IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
S/S Quaker Bottom Road, 566' W
centerline of York Road
8th Election District
3rd Councilmanic District
(917 Quaker Bottom Road)

Todd L. Morrill, Legal Owner and Susan C. Petti, Contract Purchaser Petitioners

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 03-248-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Todd L. Morrill and the contract purchaser, Susan C. Petti. The special hearing request is to approve the construction of a single-family dwelling on an undersized lot. In addition, variance relief is requested to approve a single-family dwelling with a rear yard setback of 29.5 ft. in lieu of the required 50 ft.

Appearing at the hearing on behalf of the special hearing and variance requests were Susan Petti, contract purchaser, Guy Ward, representing the engineering firm who prepared the site plan of the property, and Howard Alderman, attorney at law, representing the Petitioner. Appearing in opposition to the Petitioner's request was Mr. Ken Bosley.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance, contains 0.50 acres, more or less, zoned R.C.5. The property is located on the west side of York Road, south of Quaker Bottom Road. The property is unimproved at this time. The property owner is interested in selling the subject property to Ms. Susan Petti who hopes to construct a single-family residential dwelling thereon. Ms. Petti presented the elevation drawings of the house she intends to build on the property. Furthermore, the footprint of the house is shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence. As a result of a breakfast room located on the rear of the dwelling, the Petitioner is requesting a variance to allow that breakfast

1663

room to be situated 29.55 ft. from the eastern property line in lieu of the required 50-ft. In addition, the special hearing relief is needed, given that the lot itself is undersized.

It should be noted that the same property came before this Deputy Zoning Commissioner back in September of 2000. At that time, the property owner requested approval and was granted same to construct a house on this same portion of the property. However, the home to be constructed by Ms. Petti is somewhat larger than the house which was approved for the previous petitioner. As a result, the new special hearing and variance requests were filed by this property owner in order for her house to be built on the property.

As stated previously, Mr. Ken Bosley, a resident of the surrounding community, appeared out of concern for the construction of a house on this property. Mr. Bosley took issue with the ability to install a septic system on the subject site. However, the site plan shows and Mr. Ward testified that the property did pass percolation tests as are indicated on the site plan submitted into evidence. Accordingly, it is appropriate, in my judgment, to approve the variance and special hearing to allow Ms. Petti to construct her home on this property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners 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 and special hearing are 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 Petitioners seek 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.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this /b day of January, 2003, that the Petitioner's request for special hearing relief to approve the construction of a single-family dwelling on an undersized lot and variance relief to approve a single-family dwelling with a rear yard setback of 29.5 ft. in lieu of the required 50 ft., be and is are hereby GRANTED, subject, however, to the following restriction:

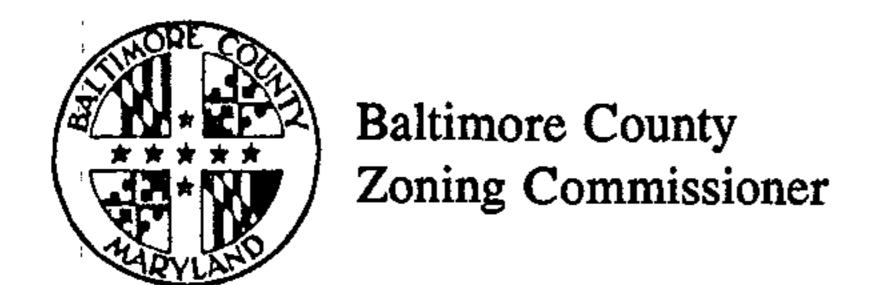
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order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

TIMOTHY M. KOTROCC

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

January 16, 2003

Howard L. Alderman, Jr., Esquire Levin & Gann, P.A. Nottingham Centre, 8th Floor 502 Washington Avenue Towson, Maryland 21204

> Re: Petition for Special Hearing Case No. 03-248-SPH

Property: 917 Quaker Bottom Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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,

Why lotro co

Timothy M. Kotroco

Deputy Zoning Commissioner

TMK:raj Enclosure

Copies to:

Todd L. Morrill P. O. Box 21 Freeland, MD 21053

Susan C. Petti 38 Trailwood Road Baltimore, MD 21236

Guy C. Ward McKee & Associates, Inc. 5 Shawan Road, Suite 1 Cockeysville, MD 21030

Ken Bosley P. O. Box 334 Cockeysville, MD 21030 Zendersige.



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at _	917 Quaker Bottom	Road
- ·	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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See Attached

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

I, or we, agree to pay expenses of above Special Hearing, 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: Legal Owner(s): Susan C. Petti Todd L. Morrill Name - Type or Print Name - Type or Print Signature Signature 38 Trailwood Road (410) 31.6-4990 Address Telephone No. Name - Type or Print Baltimore, Maryland 21236 City State Zip Code Signature **Attorney For Petitioner:** P.O. Box 21 (410) 357-5488 Address Telephone No. Freeland, Maryland 21053 Howard L. Alderman, Jrf.) Name - Type of Print City State Zip Code Representative to be Contacted: Signature Guy C. Ward Levin and Gann. P.A. Nottingham Centre,8th Floor (410) McKee & Associates. Inc. 321-0600 5 Shawan Road, Suite 1 Washington Avenue (410) 527-1555 Address Telephone No. Address Telephone No. Towson, Maryland 21204 Cockeysville, Maryland 21030 City State Zip Code City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

REV 9/15/98

Case No. 03-248-

Attachment 1 Petition for Special Hearing

Case Number	
	_

Address: 917 Quaker Bottom Road

Legal Owner(s): Todd L. Morrill

Petitioner: Susan C. Petti, Contract Purchaser

Present Zoning: RC-5

Petition for Special Hearing:

Pursuant to Section304 of the BCZR, to amend the previously approved Special Hearing Case which permitted the construction of a single family dwelling on an undersized lot. (See attached order dated September 24, 2000- No zoning case number issued) Amendment is made to permit a larger proposed dwelling than that which was previously approved which will require a variance of the rear yard setback from the minimum required 50 feet to a proposed 29.5 feet +/- is requested.

Justification:

- 1. The lot has existed in its current configuration since prior to 1955 and was previously improved by a dwelling.
- 2. The existing lot line configuration in conjunction with the required principal building setbacks, as stated in the Section 1A04.3.B.(2) BCZR, create a hardship and practical difficultly by restricting the buildable area of the property.
- 3. For such further reasons that will be presented at the hearing on this Petition.

FOR ADDITIONAL INFORMATION ON THIS PETITION PLEASE CONTACT:

Guy C. Ward, R.S., Associate

McKee & Associates, Inc

Engineering, Surveying, Land Planning, Real Estate Development Shawan Place, 5 Shawan Road, Suite 1, Hunt Valley, MD 21030 Tel: (410) 527-1555 Fax: (410) 527 1563 E-Mail: mckee@qis.net

#248



Pettion for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 917 Quaker Bottom 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)

Please see attached

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

Please see attached

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agre-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.

Susan C. Petti Name - Type or Print Signature 38 Trailwood Road (410) 316-4990 Telephone No. Address Baltimore, Maryland 21236 Zip Code State City Attorney For Petitioner: Howard L. Alderman, Jr. Name - Type or Print Signature <u>Levin and Gann.</u> Company Nottingham Centre, 8th Floor 502 Washington Avenue (410)<u>321**-**0600</u> Address Telephone No. Towson, Maryland 21204 Zip Code State Tase No. 03-248-5PHA

Contract Purchaser/Learner:

REV-9115198

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.

<u>Legal Owner(s):</u>				
Todd L. Morrill				
Name - Type or Print	/			
Signature	(
oignature				
Name - Type or Print				
Signature				
P.O. Box 21	(410) 357 - 54			
Address		Telephone No.		
	21053			
City	State	Zip Code		
Representative to be C	ontacted:			
Guy C. Ward				
McKee & Associates, Inc.	<u> </u>			
Name	F07 4 F			
5 Shawan Road, Suite 1	(410) 527 - 155	<u>55</u>		
Address		Telephone No.		
Cockeysville, Maryland	21030	Zip Code		
City	State	Zip Code		
OFFICE USE ONLY				
ESTIMATED LENGTH OF HEARING				
UNAVAILABLE FOR HEARING				

Attachment 1 Petition for Variance

Case Number	

Address: 917 Quaker Bottom Road

Legal Owner(s): Todd L. Morrill

Petitioner: Susan C. Petti, Contract Purchaser

Present Zoning: RC-5

Petition for Variance from Section:

1A04.3.B.(2) Building setbacks. Any principal building hereafter constructed in an RC-5 Zone shall be situated...at least 50 feet from any other lot line other than a street line,...

A variance of the rear yard setback from the minimum required 50 feet to a proposed 29.5 feet +/- is requested.

Justification:

- 1. The existing lot line configuration in conjunction with the required principal building setbacks, as stated in the Section 1A04.3.B.(2) BCZR, create a hardship and practical difficultly by restricting the buildable area of the property.
- 2. For such further reasons that will be presented at the hearing on this Petition.

FOR ADDITIONAL INFORMATION ON THIS PETITION PLEASE CONTACT:

Guy C. Ward, R.S., Associate

McKee & Associates, Inc

Engineering, Surveying, Land Planning, Real Estate Development Shawan Place, 5 Shawan Road, Suite 1, Hunt Valley, MD 21030 Tel: (410) 527-1555 Fax: (410) 527 1563 E-Mail: mckee@qis.net

#248

Zoning Description for 917 Quaker Bottom Road

Beginning at point located 234 feet south of the south side of Quaker Bottom Road which is 18 feet, +/-, wide at a distance of 566 feet,+/- west of the centerline of the nearest improved intersecting street York Road, which is 66 feet wide, as recorded in deed liber 12928 folio 222 and thence running for the four bearings and distances as follows:

- 1. South 04 degrees 00 minutes 00 seconds East 165.58 feet,
- 2. South 82 degrees 15 minutes 00 seconds West 132.00 feet,
- 3. North 04 degrees 00 minutes 00 seconds West 165.58 feet,
- 4. North 82 degrees 15 minutes 00 seconds East 165.58 feet to the place of beginning containing 21,810 S.F.+/-, or 0.50 acres,+/-.

Also know as 917 Quaker Bottom Road and located in the 8th Election District, 3rd Councilmanic District.

Item#248

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 <u>Towson</u>. <u>Maryland</u> on the property identified herein as follows:

Case: #03-248-SPHA

917 Quaker Bottom Road

S/side Quaker Bottom Road 566 feet west of centerline York Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Todd Morrill

Special Hearing: to amend the previously approved Special Hearing case which permitted the construction of a single-family dwelling on an undersized lot. To permit a larger proposed dwelling than that which was previously approved which will require a variance to the rear yard setback from the minimum required 50 feet to a proposed 29.5 feet +/- is requested.

Hearing: Wednesday, January 15, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake

Avenue.

LAWRENCE E. SCHMIDT
Zonling 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. Ç580559 JT 12/842 Dec. 31

CERTIFICATE OF PUBLICATION

LEGAL ADVERTISING

J. WULMAN

-	BALTIMORE COUNTY, MARY DO OFFICE OF BUDGET & FINANCE No. 1924 MISCELLANEOUS RECEIPT	ASIMEST CLUB TIN). (1
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BALTIMORE COUNTY, MARYLAND)
OFFICE OF BUDGET & FINANCE	
RAISCELL ANFOUS RECEIPT	

No.19216

RECEIVED Guy Ward

FOR: Variance Special Heaving and approval

I under sized lot #03-248-5944

Distribution White-Cashier Pink-Agency Yellow-customer Cash - \$100

PATT DECETPT
BUSINESS ACTUAL TIME
1/22/2002 11/21/2002 11:51:16
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REIPT & 205453 11/21/2002 DFLN
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Baltimore County, Maryland

CASHIER'S VALIDATION

CENTIFICATE OF POSTING

RE: Case No. 03-248-SPHA

Petitioner/Developer: McKee 14950ci ate

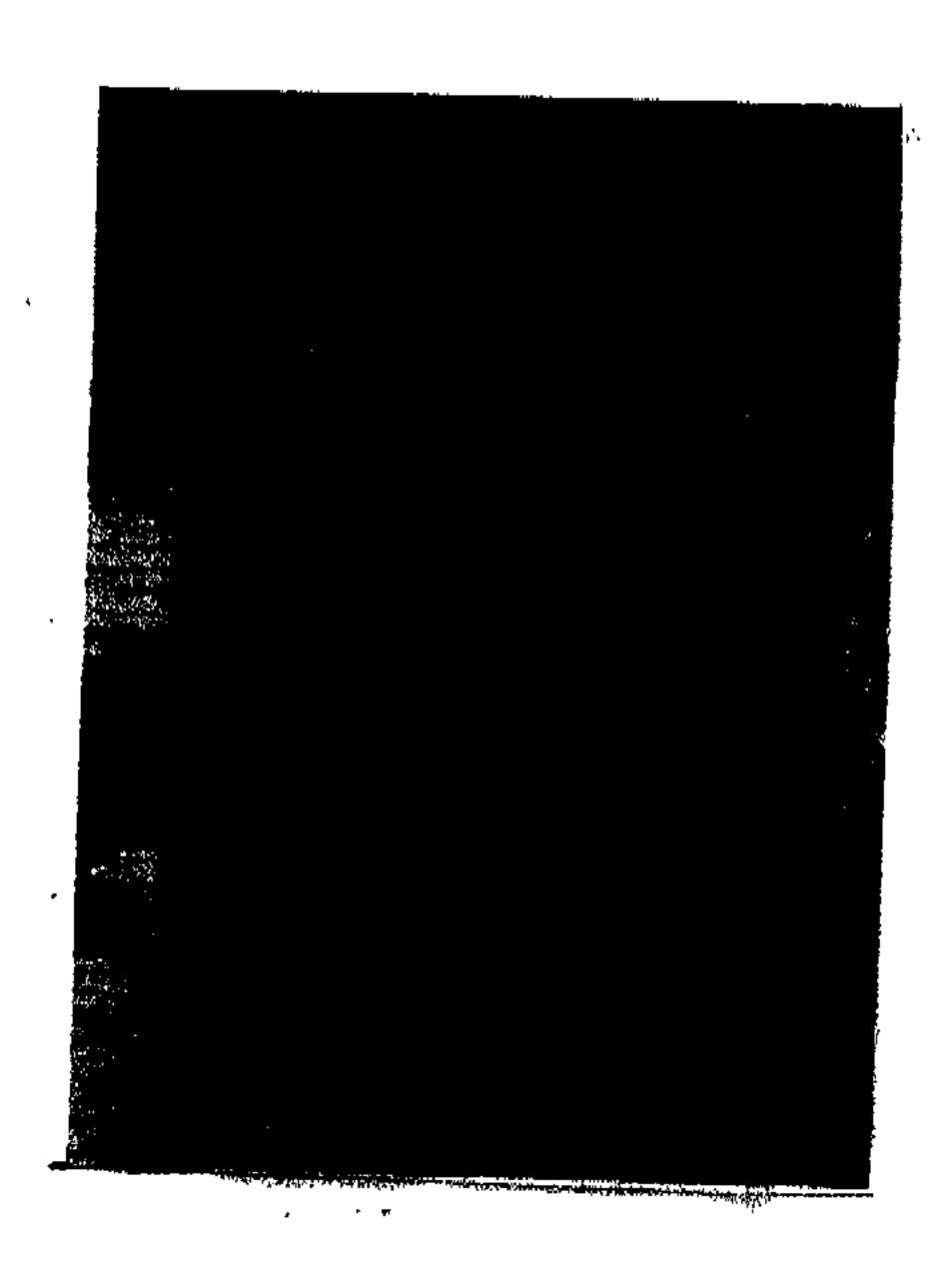
ET' AL.

Date of Hearing/Closing: Jan. 15, 2003

Bakimore County Department of
Permits and Bevelopment Management
County Office Building, Room III
III West Chesapeake Avenue
Tourses MED 21204

Attention: ATTENTION, BECKY HART 887-5708

a Gentlement



Sincerely.

| 2/30/0| Attack M. Okefe

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

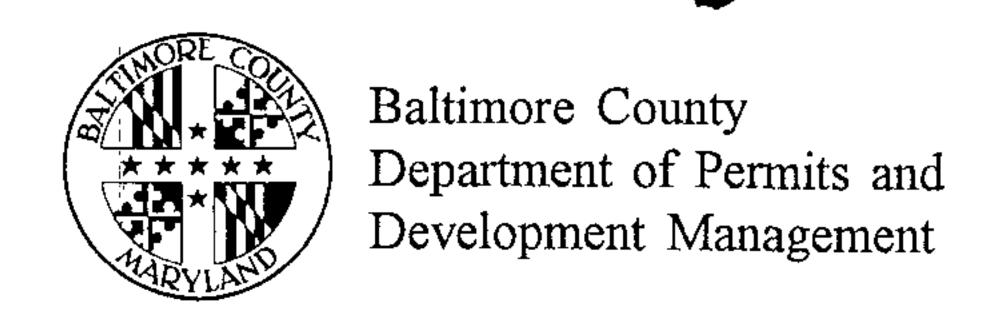
(Address)

HUNT VALLEY, MD, 21030

(City, State, Zip Code)

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

(Telephone Number)



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

Fax: 410-887-5708

December 17, 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: 03-248-SPHA

917 Quaker Bottom Road

S/side Quaker Bottom Road 566 feet west of centerline York Road

8th Election District – 3rd Councilmanic District

Legal Owner: Todd Morrill

Special Hearing to amend the previously approved Special Hearing case which permitted the construction of a single-family dwelling on an undersized lot. To permit a larger proposed dwelling than that which was previously approved which will require a variance to the rear yard setback from the minimum required 50 feet to a proposed 29.5 feet +/- is requested.

Hearings:

Wednesday, January 15, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon

Director

AJ:rlh

C: Howard L. Alderman, Jr., Levin and Gann, 502 Washington Ave., 8th Floor, Towson 21204 Susan C. Petti, 38 Trailwood Road, Baltimore 21236 Todd Morrill, P.O. Box 21, Freeland 21053 Guy Ward, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 31, 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:

Susan C. Petti 38 Trailwood Road Baltimore, MD 21236

410-316-4990

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: 03-248-SPHA

917 Quaker Bottom Road S/side Quaker Bottom Road 566 feet west of centerline York Road 8th Election District — 3rd Councilmanic District Legal Owner: Todd Morrill

Special Hearing to amend the previously approved Special Hearing case which permitted the construction of a single-family dwelling on an undersized lot. To permit a larger proposed dwelling than that which was previously approved which will require a variance to the rear yard setback from the minimum required 50 feet to a proposed 29.5 feet +/- is requested.

Hearings:

Wednesday, January 15, 2003 at 9:00 a.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

awrence B. 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

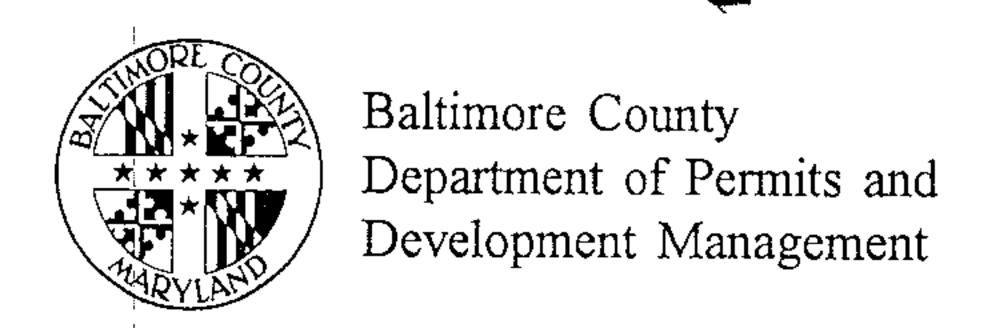
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <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: 03-248-SPHA
Petitioner: Susan C. PETTI, Contract Purchase
Address or Location: 917 QUAKER BOTTOM RD
PLEASE FORWARD ADVERTISING BILL TO:
Name: SUSAN C. PETTI
Address: 38 TRAILWOUD REDAD
BAUT. MD 21736
Telephone Number: 410 · 316 · 4990



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

January 9, 2003

Howard L. Alderman Levin & Gann 502 Washington Avenue Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 03-248-SPHA, 917 Quaker Bottom Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 21, 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,

U. Call Rilla Q

W Carl Richards, Jr. Supervisor, Zoning Review

WCR:rlh

Enclosures

People's Counsel Todd L. Morrill, PO Box 21, Freeland 21053 Susan C. Petti, 38 Trailwood Road, Baltimore 21236 Guy Ward, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville 21030



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor John D. Porcari Secretary

Parker F. Williams Administrator

Date: 12.17.02

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

RE:

Baltimore County

Item No. 248

RDD

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,

fu

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



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

December 19, 2002

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

ATTENTION: George Zahner

Distribution Meeting of 12/23/02

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:

242-249, 251-269

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 7-35

DATE:

January 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of <u>December 16, 2002</u>

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

241-248, 251, 252, 256, 259

Sim

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: December 30, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

31

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-248

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

DATE: January 17, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For December 23, 2002 Item Nos. 241, 243, 244, 245, 246, 248, 249, 250, 251, 252, 253, 254, 255, 256,

and 269

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

917 Quaker Bottom Rd; Sside Quaker Bottom Rd, 566ft W of ctrline York Rd

8th Election District

3rd Councilmanic District

Legal Owner: Todd L. Morrill Contract Purchaser: Susan C. Petti

Petitioner(s)

* BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 03-248-SPHA

* * * * * * * * *

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 \(\sum \) day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to Guy C. Ward, McKee and Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville, MD 21030, and to Howard L. Alderman, Jr., Levin and Gann, P.A., Nottingham Centre, 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



FORMAL DEMAND FOR HEARING

CASE NUMBER:				
Address: <u>9/7</u> Petitioner(s):	VA	KER BOTT	04 Rd	
Petitioner(s): /		SINAILICO		
TO THE ZONING COMN				
KEWNE	=1H	Print PROJES 7	<u>+ </u>	
Name - Ty	pe or F	PINT PROTEST	ANT	
() Legal Owner C)R	Resident	of	
Address BOX 33	34, 1	COCKETSU	1LLE/MS 211	152
City		State	Zip Code	
	77/-	-4316		
4/6-7	elepho	one Number		
which is located approx property, which is the s formally demand that ATTACHED IS THE REC DEMAND.	t a pu	blic hearing be	set in this matte	the y er.
Signature Signature	<u> </u>	3 Ray	/2/17/02 Date	
Signature Revised 9/18/98 - wcr/sq		<u> </u>	Date	

To: File

From: JCM 12/17/02

Re: 917 Quaker Bottom Road

Mr. Bosley was advised that this matter has been set in for a public hearing for 01/15/03 and he was given the hearing file for review. He was advised that a "Demand for Hearing Form" was not necessary. He still wanted to file his request for hearing because he said the sign that was posted on the property stated that a formal demand for hearing was required.

December 12, 2002

Department of Permits and Development Management County Office Building 111 West Chesapeake Ave. Towson, Maryland 21204

Re: 917 Quaker Bottom Road Sparks, Maryland 21152 Building Permit Application To construct a dwelling on an undersized lot

Dear Sir:

This is a request for a public hearing on the above reference matter.

Thank you.

Yours truly,

Kenneth Bosley

PO Box 334

Cockeysville, MD 21030

1 800 497-0880



Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

December 20, 2002

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

Re: Zoning Advisory Committee Agenda, 12/23/02 re: case numbers-03-241-SPHXA, 03-242-SPH, 03-243-A, 03-244-A, 03-245-A, 03-246-SPHX, 03-247-A, 03-248-SPHA, 03-249-A, 03-250-SPHXA, 03-251-A, 03-252-A, 03-253-A, 03-254-A, 03-255-SPH, 03-256-A, 03-269-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/19/02. 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

CASE NAME Month / Petti Property
CASE NUMBER 03- 248- SPHAL
DATE 15 JAN 03

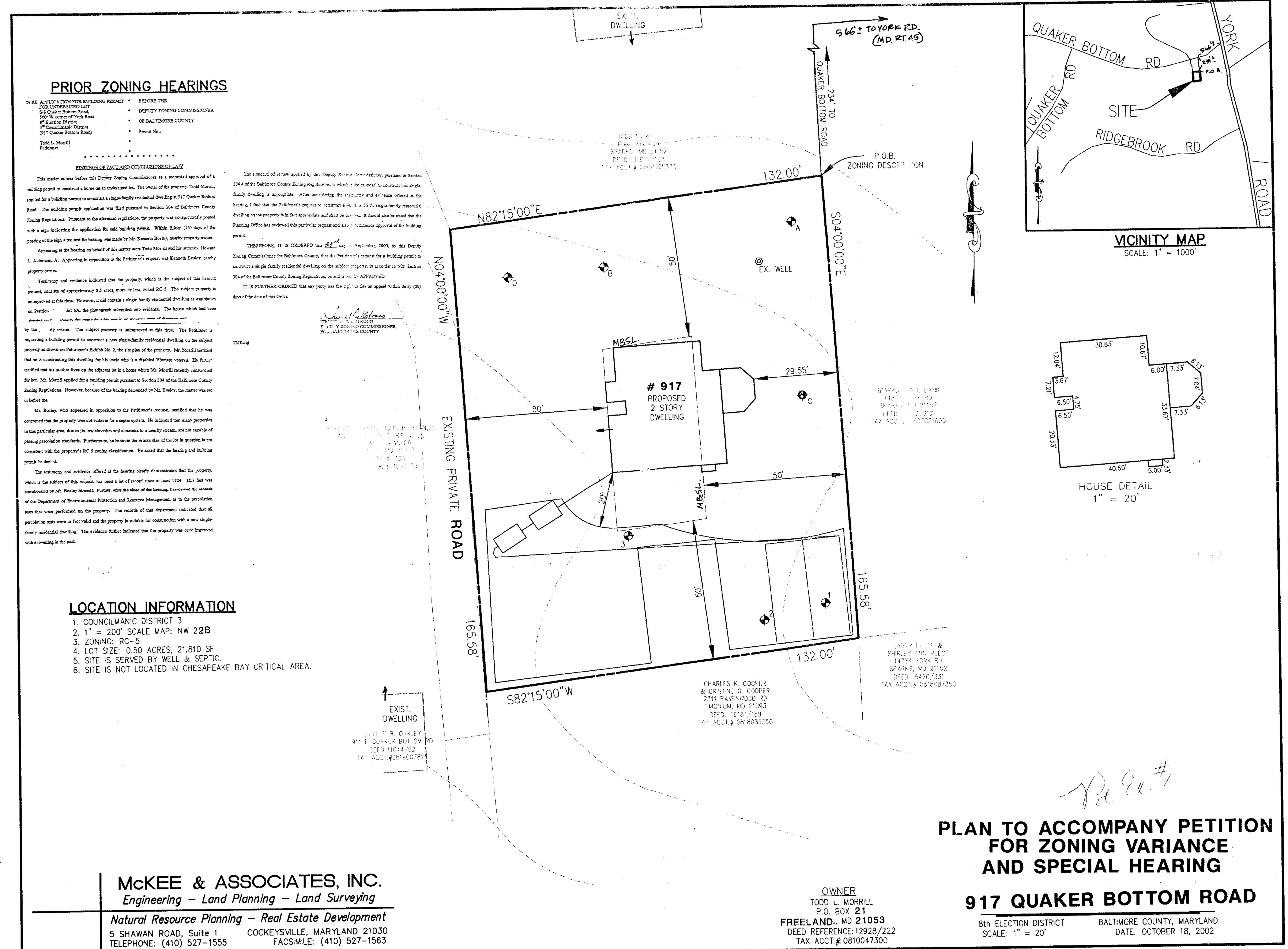
PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
50644 CHi	38 Trailwood Ld	BAltimore WID ZIZ36	spetti@bd.com
Howard L Alderman or Eng	Laint Gann A Svite 800		<i>V</i>
	502 Washington Aren	Towson MD 21204	
Guy C. Ward	Mckeed Assoc, lu. Siteled	, , ,	
	Five Shavan Place	Hout Valley My 21030	
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Ken Bosley Apreared

Zi Item





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