

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Kemp Road, 605' E
centerline of Old Hanover Road
4th Election District
3rd Councilmanic District
(5040 Kemp Road)

Gretchen B. & Jeffery L. Tarleton
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-261-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Gretchen B. and Jeffery L. Tarleton. The variance request is for property located at 5040 Kemp Road in the Reisterstown area of Baltimore County. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a property line setback of 12 ft. and a street centerline setback of 58 ft. in lieu of the required 35 ft. and 75 ft. respectively. 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.

1/26/03
[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.

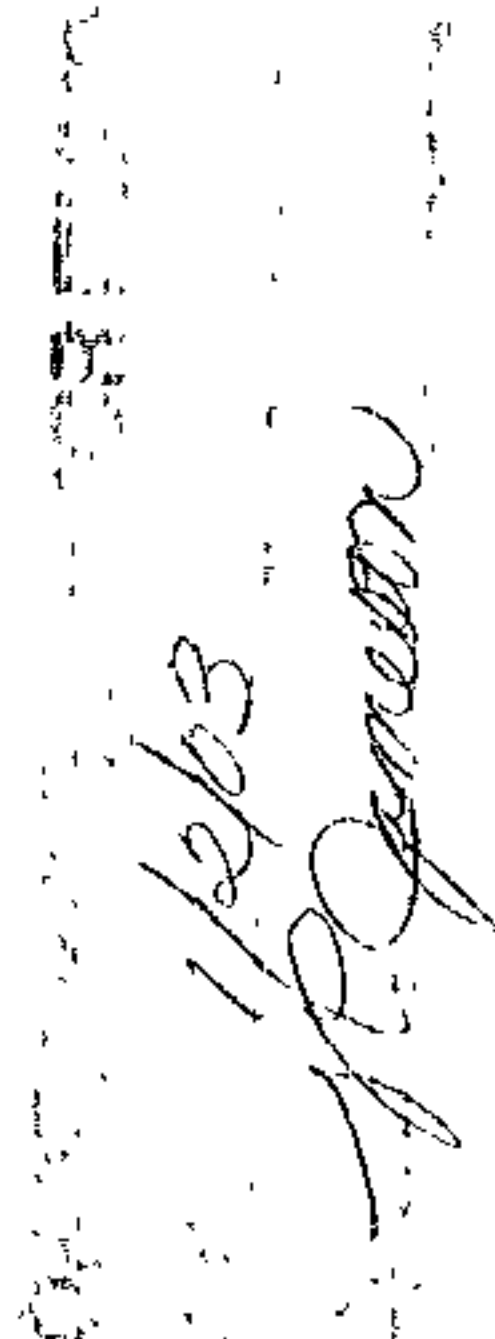
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2nd day of January, 2003, that a variance from Section 1A01.3.B.3 of the B.C.Z.R., to permit an existing single-family dwelling with addition to have a property line setback of 12 ft. and a street centerline setback of 58 ft. in lieu of the required 35 ft. and 75 ft. respectively, 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


1/2/03
J.P. [Signature]



Baltimore County
Zoning Commissioner

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

January 2, 2003

Mr. & Mrs. Jeffery L. Tarleton
5040 Kemp Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 03-261-A
Property: 5040 Kemp Road

Dear Mr. & Mrs. Tarleton:

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 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 the Zoning Commissioner of Baltimore County

for the property located at 5040 Kemp Road, Reisterstown
which is presently zoned RC2

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) AO1.3.B.3 (BC2R)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A PROPERTY LINE SETBACK OF 12' AND A STREET CENTERLINE SETBACK OF 50' IN LIEU OF THE REQUIRED 35' AND 75' RESPECTIVELY.

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

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Jeffery L. Tarleton

Name - Type or Print

Signature

Gretchen B. Tarleton

Name - Type or Print

Signature

5040 Kemp Road 410 429 8915

Address Reisterstown MD 21136 Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address

City

SAME

AS

ABOVE

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

CASE NO. 03-261-A

Reviewed By CTM Date 11/26/02

Estimated Posting Date 12/9/02

REV 10/25/01

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 5040 Kemp Road
Address
Reisterstown MD 21136
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):

The zoning regulations cannot be met due to the distance between the proposed addition and the property line.

Strict compliance with the requirements creates a practical difficulty because the best location for a garage to protect vehicles and increase the size of two bedrooms is at the proposed location. Other locations have been evaluated and are not as attractive. The proposed location will replace existing driveway. The footprint of the driveway will be reduced by the addition.

If relief is granted:

No change to residential density will occur. The proposed addition will not be higher than the building it is attached to. The proposed garage replaces existing parking. Area and signs are not affected by the proposed addition. Relief will not affect the public health, safety, or welfare.

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.

Jeffery L. Tarleton
Signature
Jeffery L. Tarleton
Name - Type or Print

Gretchen B. Tarleton
Signature
Gretchen B. Tarleton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

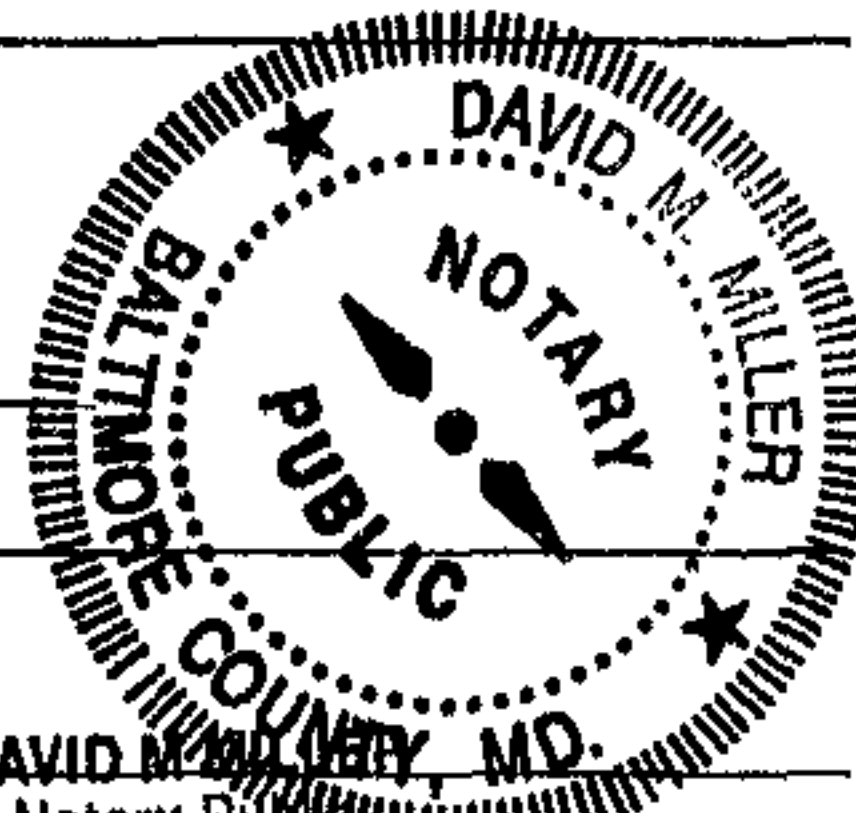
I HEREBY CERTIFY, this 23 day of November, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JEFFERY L. TARLETON & GRETCHEN B. TARLETON
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires



DAVID M. MILLER, MD.
Notary Public
Baltimore Co., State of Maryland
My Commission Expires
June 1 2004

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
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City State Zip Code

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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.

Jeffery L. Tarleton
Signature
Jeffery L. Tarleton
Name - Type or Print

Gretchen B. Tarleton
Signature
Gretchen B. Tarleton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

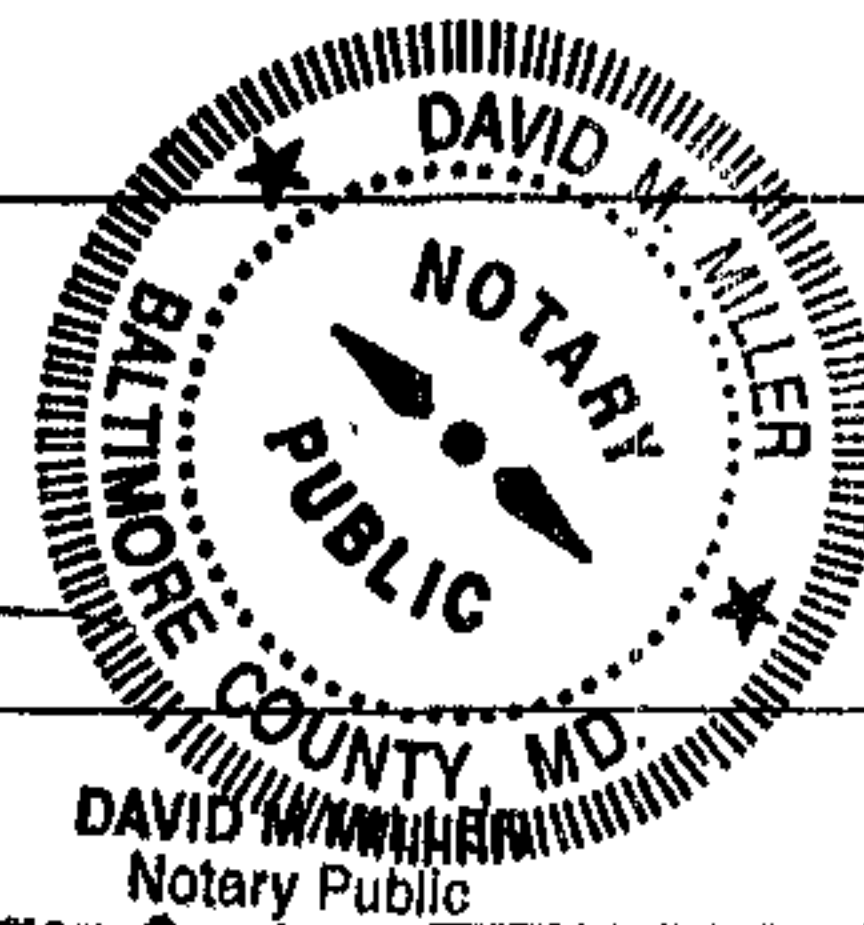
I HEREBY CERTIFY, this 23 day of November, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JEFFERY L. TARLETON & GRETCHEN B. TARLETON
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires



Baltimore Co., State of Maryland
My Commission Expires
June 1 2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5040 Kemp Road, Reisterstown
which is presently zoned RC2

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TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A PROPERTY LINE SETBACK OF 12' AND A STREET CENTERLINE SETBACK OF 58' IN LIEU OF THE REQUIRED 35' AND 75' RESPECTIVELY.

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 _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Jeffery L. Tarleton

Name - Type or Print _____

Signature _____

Gretchen B. Tarleton

Name - Type or Print _____

Signature _____

5040 Kemp Road 410 429 8915

Address _____ Telephone No. _____

Reisterstown, MD 21136

City _____ 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

CASE NO. 03-261A

Reviewed By LTM Date 11/26/02

REV 10/25/01

Estimated Posting Date 12/9/02

ZONING DESCRIPTION FOR 5040 Kemp Road, Reisterstown, MD 21136

Beginning at a point on the north side of Kemp Road 605' +/- east of the centerline of Old Hanover Road containing .8 acre. Also known as 5040 Kemp Road, and located in the 4 Election District, Councilmanic District 3.

As recorded in Deed Liber 11143, Folio 693 N 81

The land referred to ~~in this policy~~ is described in the said instrument, is situated in the BALTIMORE COUNTY, State of Maryland, and is identified as follows:

BEGINNING FOR THE SAME at a stake set on the south side of Kemp's Road as surveyed July, 1945, also being North 81 degrees West 121.7 feet from a stone at the end and on the South 84-1/4 degrees East 53-1/2 perches line mentioned in the Deed from Caryl Harvey Ducker and wife to Benjamin H. Wiley and wife dated January 18, 1940 and recorded among the Land Records of Baltimore County in Liber CWB, JR. No. 1089, folio 528, etc., running thence reversely along said line and the south side of said road 16.5 feet wide leading to the Hanover Road with the use thereof in common North 81 degrees West 200 feet to a stake thence by three lines of division, viz: North 9 degrees East 217.8 feet to a stake South 81 degrees East 200 feet to a stake South 9 degrees West 217.8 feet to the place of beginning.

SAVING AND EXCEPTING therefrom so much of the above described property as was conveyed by J. Edward Schaefer and wife unto Laura Lee Wigley, widow by Deed dated May 20, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3560, folio 302, containing two tenths of an acre (0.200) more or less.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 19240

DATE 11/26/02 ACCOUNT R001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: J. TARNETT

FOR: OLD VARIANCE

03-261-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

BALTIMORE COUNTY
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 11/26/02 ACCOUNT R001 006 6150
AMOUNT \$ 50.00
RECEIVED FROM: J. TARNETT
FOR: OLD VARIANCE
03-261-A

STATE OF POSTING

ADMIN

RE: Case No:

03-261-A

Petitioner/Developer:

O'KEE, ETAL

Date of Hearing/Closing:

12/24/02

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

Attention:

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 #5040-KEMP RD.

The sign(s) were posted on

12/5/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/8/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

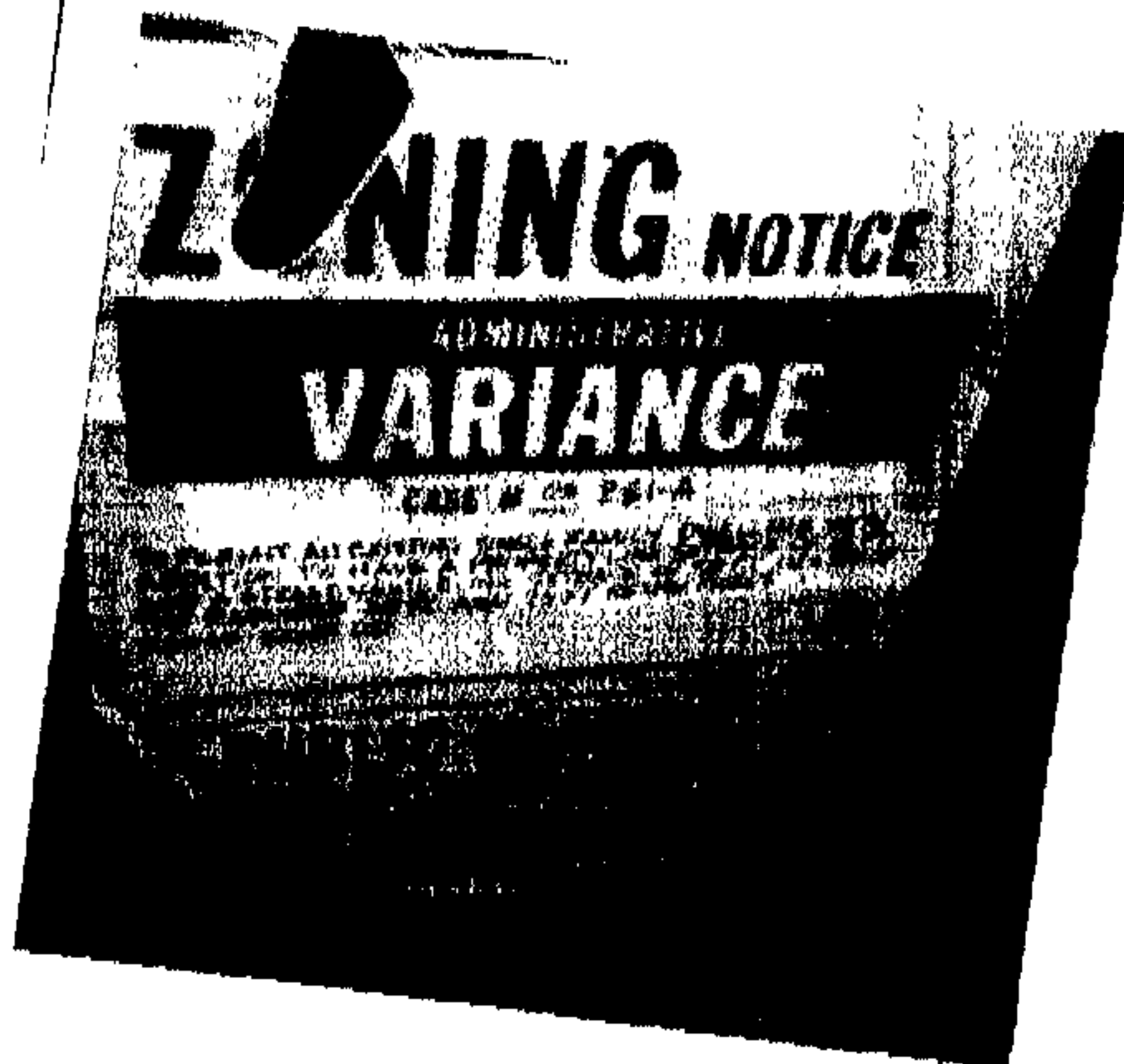
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

10-666-5366 ; CELL 410-905-8571

(Telephone Number)

Post-It Fax Note	7671	Date	12/5/02	# of pages	1
To	BETTY / ROBIN	From	O'KEEFE		
cc	Dept ZONING C.	Co			
Phone	887-3468	Phone			
Fax	666-0929	Fax			



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 261 -A

Address 5040 KEMP RD

Contact Person LYOTO T. MOXLEY

Planner: Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/26/02

Posting Date: 12/9/02

Closing Date: 12/24/02

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 HERE

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 261 A

Address 5040 KEMP RD

Petitioner's Name JEFFERY ; GRETCHEN

Telephone

Posting Date: 12/9/02

Closing Date: 12/24/02

Wording for Sign To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A PROPERTY LINE SETBACK OF
12' AND A STREET CENTERLINE SETBACK OF 58' IN LIEU
OF THE REQUIRED 35' AND 75' RESPECTIVELY

I HAVE RECEIVED POSTING INFO

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 03-261-A
Petitioner: JEFFERY + GRETCHEN TARLETON
Address or Location: 5040 KEMP RD, REISTERSTOWN MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFF TARLETON
Address: 5040 KEMP RD
REISTERSTOWN MD 21136
Telephone Number: 410 429 8915 (work 410 3377781)

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

December 23, 2002

Jeffrey L. Tarleton
Gretchen B. Tarleton
5040 Kemp Road
Reisterstown, MD 21136

Dear Mr. & Mrs. Tarleton:

RE: Case Number: 03-261-A, 5040 Kemp Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 26, 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." in a cursive style.

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: 12.30.02

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

RE: Baltimore County
Item No. 241

LTM

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,

1- 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 Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

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

December 31, 2002

ATTENTION: George Zahner

Distribution Meeting of December 23, 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:

257-290

261

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

cc: File





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 19, 2002

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:

261

242-249, 251-269

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

cc: File

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

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

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

December 31, 2002

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

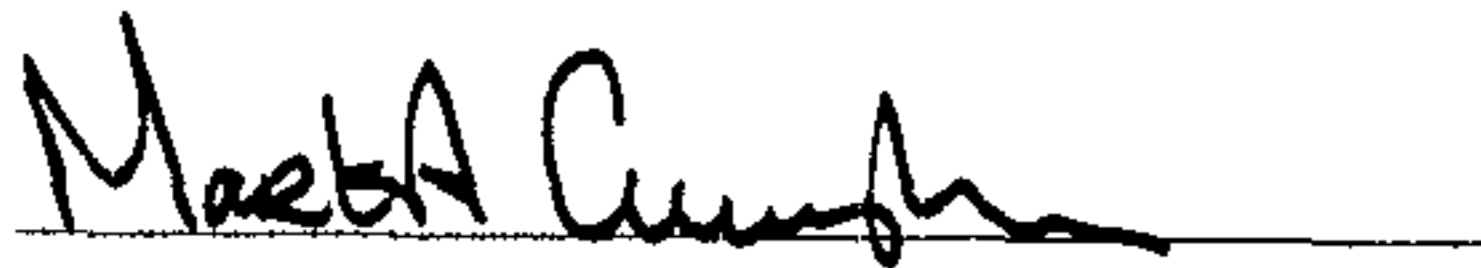
DATE: December 30, 2002

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

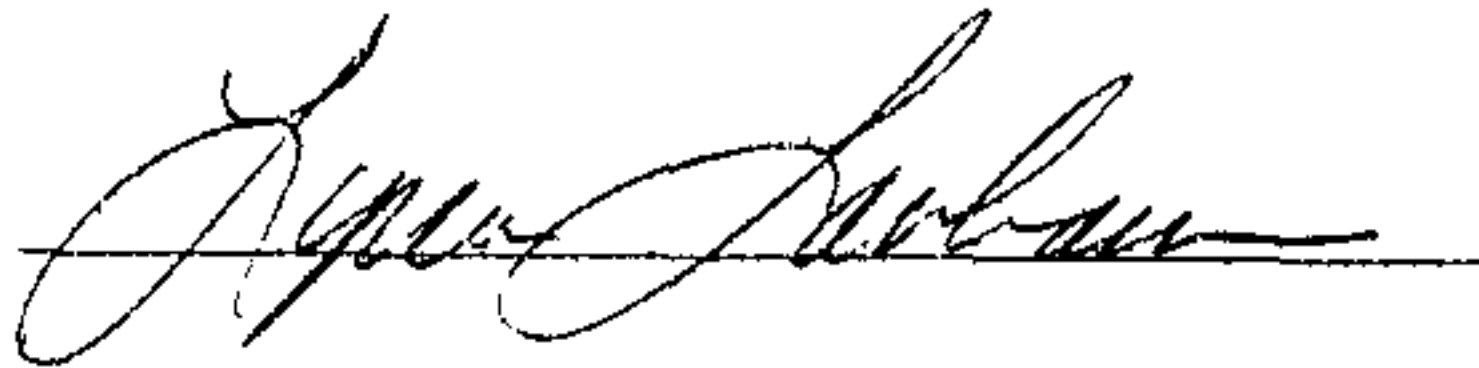
SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-256, 03-257 & 03-261**
ADMINISTRATIVE VARIANCE

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 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 30, 2002
Item Nos. 257, 258, 259, 260, 261, 262,
263, 264, 265, 266, 267, 268, 270, 271,
272, 273, 274, 275, 276, 277, 278, 279,
280, 281, 282, 283, 284, 285, 286, 287,
288, 289, and 290

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

RWB:CEN:jrb

cc: File

November 22, 2002

Zoning Review
Dept. Of Permits and Development Management
111 West Chesapeake Ave
Room 111
Towson, MD 21204

Re: Administrative Variance for 5040 Kemp Road

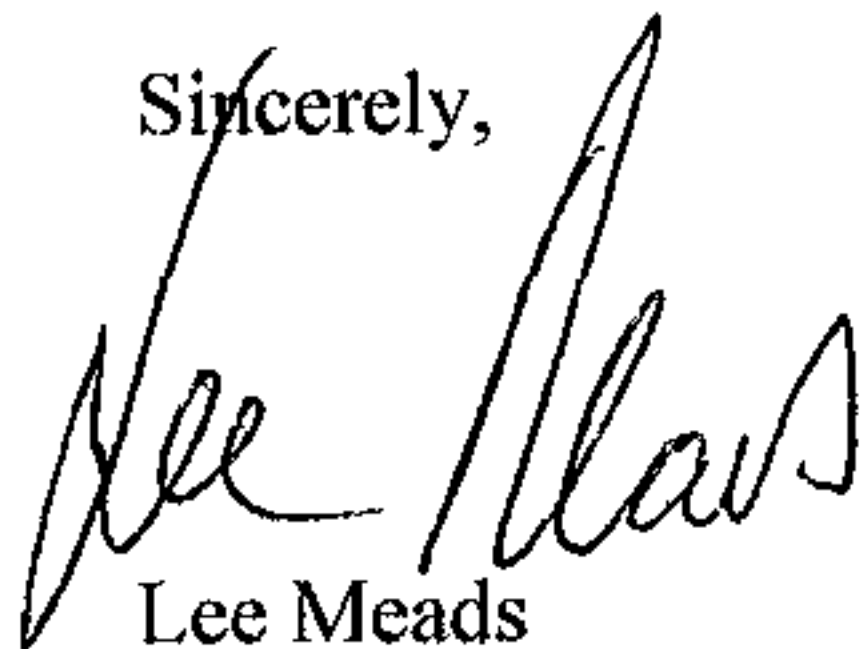
To Whom It May Concern:

We live adjacent to the Tarletons (5040 Kemp Road). We are the closest property to their proposed addition to their house.

We have absolutely no objection to their addition.

Please feel free to call us at 410 429 4523 if we can be of any assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Lee Meads". The signature is written in a cursive, flowing style with a large initial "L" and "M".

Lee Meads
5042 Kemp Road
Reisterstown, MD 21136

November 22, 2002

Zoning Review
Dept. Of Permits and Development Management
111 West Chesapeake Ave
Room 111
Towson, MD 21204

Re: Administrative Variance for 5040 Kemp Road

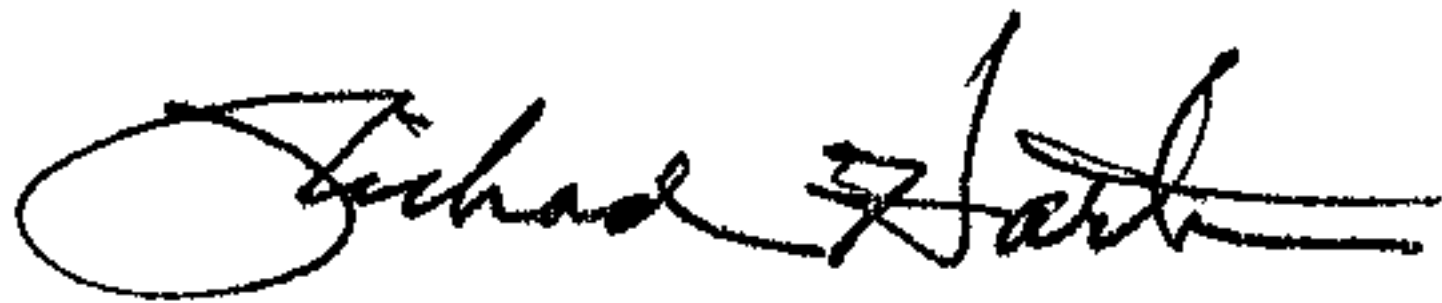
To Whom It May Concern:

We are next door neighbors to the Tarletons (5040 Kemp Road).

We have absolutely no objection to their addition.

Please feel free to call us at 410 833 0162 if we can be of any assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Hartlove". The signature is fluid and cursive, with a large initial "R" and a stylized "H".

Richard Hartlove
5034 Kemp Road
Reisterstown, MD 21136

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Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
I.A. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

December 27, 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, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

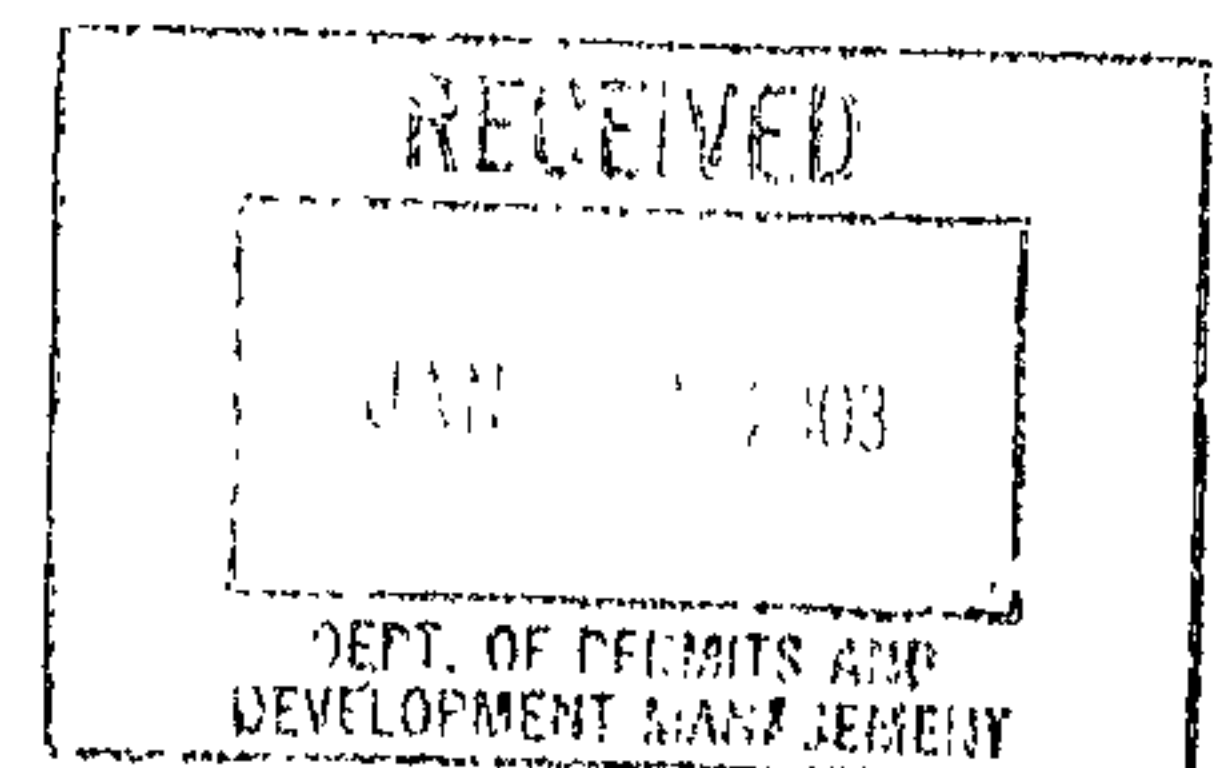
The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

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



201

R. C. 2

WESTERN

Q A R R

W
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V
E
P

SITE

KEMF

MARYLAND

R. C.

R. C. 2

P R I V A T E

R. C. 2

20

CRD.

OR

W 58,500

2000-01 "PUSHING THE FRONTIER" - KING MAR

ACCEPTED FOR

THIS PAGE INTENTIONALLY LEFT BLANK

SE W - SW

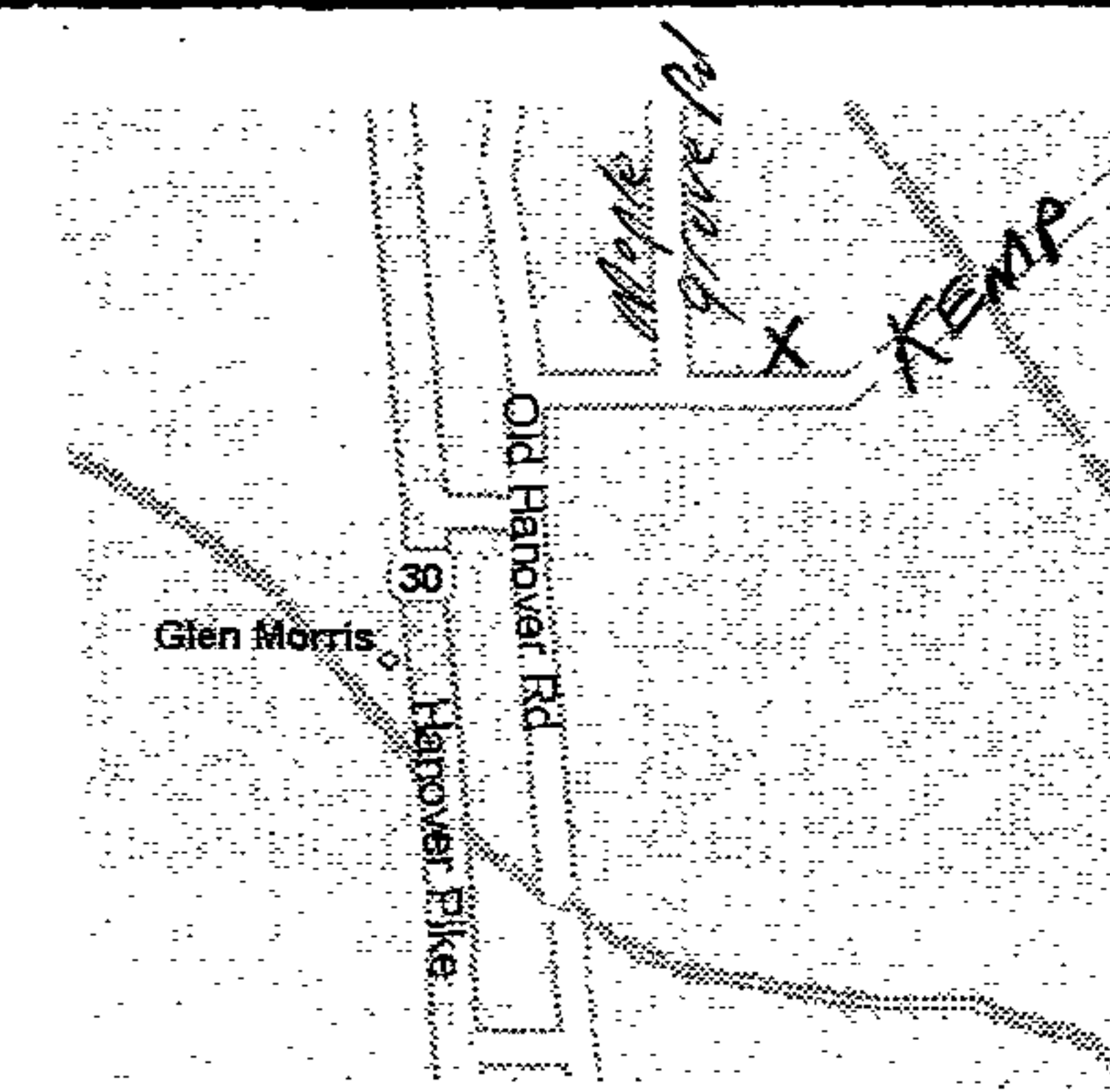
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5040 Kemp Road, Reisterstown SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Jerry & Gretchen Parleton



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NW 18 J

ZONING RC2

LOT SIZE .8

ACREAGE

SQUARE FEET

SEWER PUBLIC PRIVATE
☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY

YES	NO
☐	☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

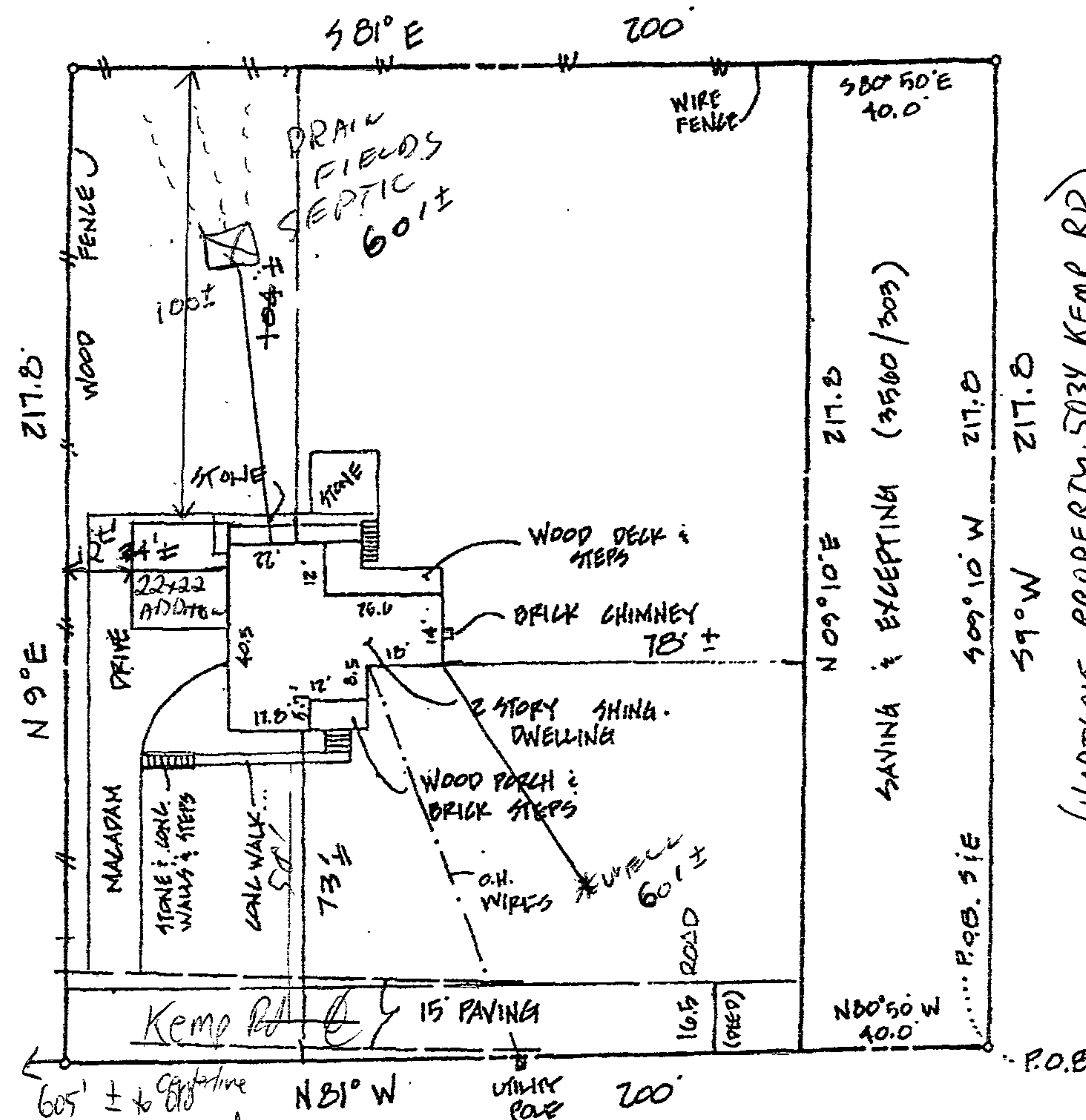
PRIOR ZONING HEARING *None*

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

LTW

26

Pat #1



MEADS PROPERTY, 5042 KEMP RD.)

(HARTLOVE PROPERTY, 5034 KEMP RD.)



NORTH

PREPARED BY JEFFERY TARGENTON 11/25/02 SCALE OF DRAWING: 1" = 30'



