

IN RE: PETITION FOR VARIANCE
S/E corner Gunder & Gurdale Roads
centerline of Turkey Point Road
15th Election District
6th Councilmanic District
(6927 Gunder Road)

Barbara Pindell & Melanie Holzer,
Legal Owners

and
Leonard & Leslie Sligh, *Contract Purchasers*
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-309-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Barbara Pindell and Melanie Holzer and the contract purchasers, Leonard and Leslie Sligh. The variance request involves property located at 6927 Gunder Road in the Chase area of Baltimore County. The variance is to permit a new dwelling to be constructed on an unimproved lot with a side yard setback of 6 ft. in lieu of the required 10 ft. and a lot width of 50 ft. in lieu of the required 55 ft.

Appearing at the hearing on behalf of the variance request were the aforementioned owners and contract purchasers.

Testimony and evidence indicated that the property, which is the subject of this variance request, is an unimproved lot zoned D.R.5.5 and comprising a lot size of 0.173 acres. The property is located on the northwest corner of the intersection of Gunder Road and Gundale Road in the Twin River Beach subdivision. The lot is unimproved at this time. The Sligh's are interested in constructing a new single-family dwelling on the property. In order to proceed with the construction of this new dwelling the variance request is necessary. The Sligh's have submitted their plan to construct a home on this lot to the Office of Planning for their review and

COPIES DESTROYED FOR FILING
Date 3/12/03
By [Signature]

approval. The Planning Office has given approval to their plans pending the outcome of this variance request. It is also noted that no protestants or others were in attendance at the hearing.

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 is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the 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 on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

FILED
3/12/03
By: [Signature]

THEREFORE, IT IS ORDERED this 12th day of March, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations, to permit a new dwelling to be constructed on an unimproved lot with a side yard setback of 6 ft. in lieu of the required 10 ft. and a lot width of 50 ft. in lieu of the required 55 ft., 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 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

FILED
3/12/03
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

March 12, 2003

Mr. Barbara Pindell
Ms. Melanie Holzer
6929 Gunder Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 03-309-A
Property: 6927 Gunder Road

Dear Ms. Pindell & Ms. Holzer:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Leonard & Leslie Sligh
2043 Sue Avenue
Baltimore, MD 21221

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6927 GUNDER ROAD

which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made hereof, hereby petition for a Variance from Section(s) 1 B02.3, 304 To permit a dwelling

with a side yard setback of 6 ft. on a lot with a width of 50 ft. in lieu of the minimum required 10 ft. & 55 ft. respectively and to approve an undersize lot per Sect 304 with any other variances deemed necessary by the Zoning Commissioner.

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

PRACTICAL DIFFICULTY - UNDERSIZED LOT
WE LIKED THE NEIGHBORHOOD AND IT WAS THE ONLY ONE AVAILABLE AT THIS TIME IN OUR PRICE RANGE.

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 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:

LEONARD R. AND LESLIE A. SLIGH

Name - Type or Print

Signature

2043 SUE AVENUE (410) 686-5745

Address

Telephone No.

BAITIMORE MD 21221

City

State

Zip Code

Attorney For Petitioner:

Barbara

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

PINDELL BARBARA ANN

Name - Type or Print

Signature

HOLZER MELANIE LYNN

Name - Type or Print

Signature

6929 GUNDER RD

Address

Telephone No.

BALTO MD 21220

City

State

Zip Code

Representative to be Contacted:

Mr. E. M. Slight

Name

2043 SUE AVE

Address

Telephone No.

Balt, md, 21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr.

TRA 01-06-03

Case# 03-309-A

Zoning Description
6927 Gunder Rd.

Beginning at a point on the South-
-east corner of Gunder & Gundale Roads,
Being lot numbers 264 & 265, Sect. A in
the Subdivision of Twin River Beach as
recorded in Baltimore County Plat Book
#9 folio # 33 containing 7550 sq ft.
Also Known as 6927 Gunder Rd. and
located in the 15th Election District,
6th Councilmatic District.

309

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: #03-309-A

6927 Gunder Avenue

S/east corner Gunder and Gurdale Roads

15th Election District - 6th Councilmanic District

Legal Owner(s): Barbara Ann Pedall and Melanie Lynn Hoter

Contract Owner: Leonard R. and Leslie A. Sligh

Variance: to permit a dwelling with a side yard setback of 6 feet on a lot with a width of 50 feet, in lieu of the minimum required 10 feet and 55 feet. To approve an under-size lot and any other variances deemed necessary by the Zoning Commissioner.

Hearing: Tuesday, March 11, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

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

JL2/2782 Feb. 25

C589605

CERTIFICATE OF PUBLICATION

2/28/, 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 2/25/, 2003.

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

P. Williams

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Chk No. 16343

03-309-A

DATE 01-26-03 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED
FROM:

Mrs. Mrs. Singh

FOR:

Residential Variance Filing Fee
for 6927 Gunder Rd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS ACTUAL TIME

1/07/2003 1/06/2003 14:24:56

REG #392 WALKIN JEE JEE DROWER 2

>> RECEIPT # 245864 1/07/2003 OFLN

DEPT 5 528 ZONING VERIFICATION

CR NO. 016343

Receipt Tot \$65.00

\$5.00 CK .00 CA

Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 03-309-A

Petitioner/Developer: LEONARD R.

AND LESLIE A. SLIGH

Date of Hearing/Closing: 3/11/02

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 6927 GUNDEL AVE

The sign(s) were posted on 2/22/03
(Month, Day, Year)

Sincerely,

[Signature] 2/22/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

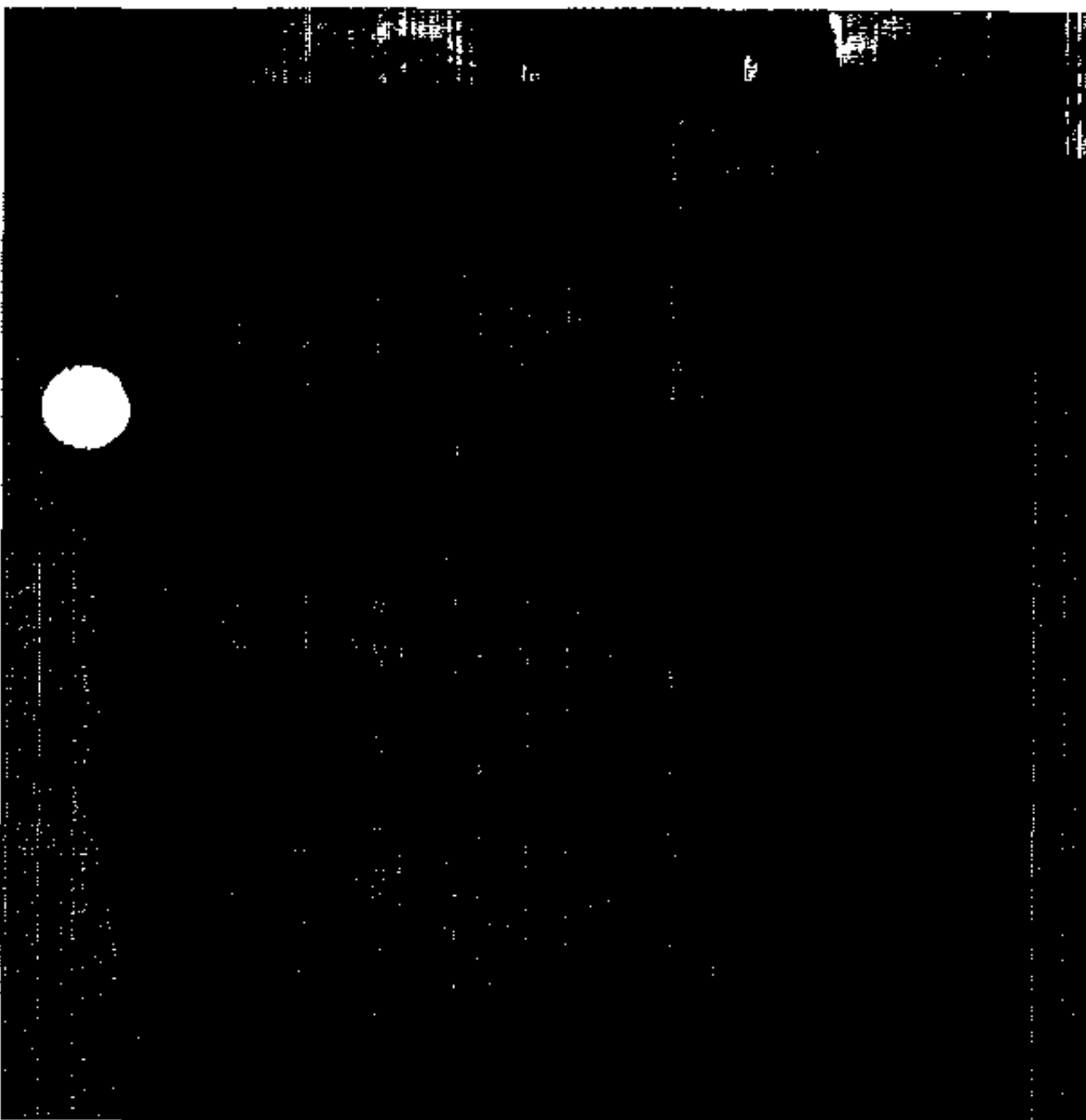
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 21, 2003

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: 03-309-A

6927 Gunder Avenue

S/east corner Gunder and Gurdale Roads

15th Election District – 6th Councilmanic District

Legal Owner: Barbara Ann Pindall and Melanie Lynn Holzer

Contract Owner: Leonard R. and Leslie A. Sligh

Variance to permit a dwelling with a with a side yard setback of 6 feet on a lot with a width of 50 feet, in lieu of the minimum require 10 feet and 55 feet. To approve an undersize lot and any other variances deemed necessary by the Zoning Commissioner.

Hearings: Tuesday, March 11, 2003 at 9:00 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: Barbara Ann Pindell and Melanie L. Holzer, 6929 Gunder Road, Baltimore 21220
Leonard and Leslie Sligh, 2043 Sue Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 24, 2003.**
- (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, February 25, 2003 Issue - Jeffersonian

Please forward billing to:

Mr. and Mrs. Leonard Sligh
2043 Sue Avenue
Baltimore, MD 21221

410-686-5745

NOTICE OF ZONING HEARING

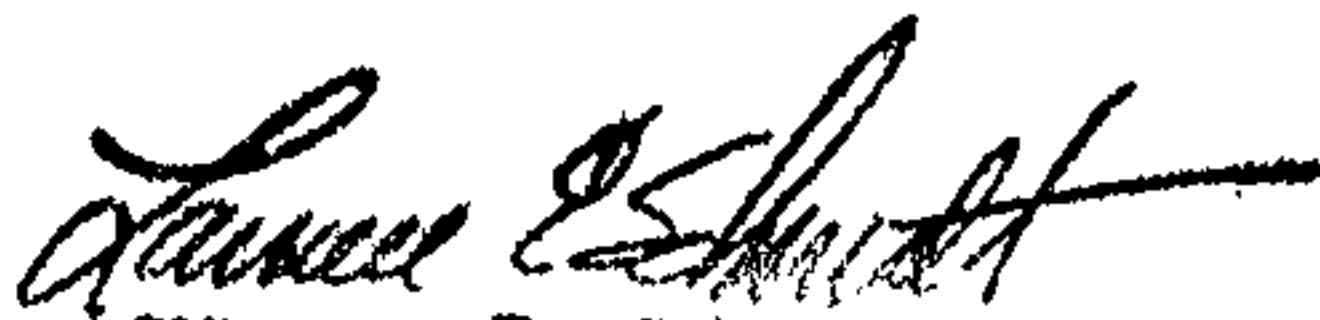
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-309-A

6927 Gunder Avenue
S/east corner Gunder and Gurdale Roads
15th Election District – 6th Councilmanic District
Legal Owner: Barbara Ann Pindall and Melanie Lynn Holzer
Contract Owner: Leonard R. and Leslie A. Sligh

Variance to permit a dwelling with a with a side yard setback of 6 feet on a lot with a width of 50 feet, in lieu of the minimum require 10 feet and 55 feet. To approve an undersize lot and any other variances deemed necessary by the Zoning Commissioner.

Hearings: Tuesday, March 11, 2003 at 9:00 a.m. in Room 407, County Courts 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: 03-309-A

Petitioner: B.A. Pindell & M.L. Holzen

Address or Location: 6927 Gvnder Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. & Mrs. Sligh

Address: 2043 Sue Ave.

Balto, Md., 21221

Telephone Number: 410-686-5745

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

March 7, 2003

Barbara Ann Pindell
Melanie Lynn Holzer
6929 Gunder Road
Baltimore, MD 21220

Dear Ms. Pindell and Ms. Holzer:

RE: Case Number: 03-309-A, 6927 Gunder Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 6, 2003.

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:klm

Enclosures

c: People's Counsel
Leonard and Leslie Sligh, 2043 Sue Avenue, Baltimore 21221

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: 1.17.03

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

RE: Baltimore County
Item No. 309 JJS

Dear Mr. Zahner:

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

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

Very truly yours,

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

My telephone number is _____

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

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: January 21, 2003

Item No.: 305, ³⁰⁹307-311, 316-322, 324 & 325

Dear Ms. Hart:

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.

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, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TBT*

DATE: February 20, 2003

SUBJECT: Zoning Item 309
Address 6927 Gunder Road (Pindell Property)

Zoning Advisory Committee Meeting of January 21, 2003

_____ 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 attached comments.

Reviewer: Keith Kelley

Date: February 12, 2003

CBCA Zoning Comments (zoning item #309)

☒ 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 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 2 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.

Sept
3/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 17, 2003

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

1121

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-309**

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: Mark A. Cunningham

Section Chief: Arnold F. Keller, III

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 28, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For January 27, 2003
Item No. 309

The Bureau of Development Plans Review has reviewed the subject-zoning item.

This site is located in a tidal floodplain area. The minimum flood protection elevation for this proposed dwelling is 11.2 feet.

The lowest floor elevations of all new structures shall be at or above the flood protection elevation.

Basements are not permitted in the floodplain area.

The *Department of Public Work's Sanitary Sewer Design Section* has determined no sewer service is available below the elevation of 8.0 feet.

RWB:HJO:jrb

cc: File

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

1/22/03

VAR. 03-309-A
Permit or Case No.

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

Residential Processing Fee Paid
(\$50.00)

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

Accepted by *[Signature]*
Date 01-26-03*John Sullivan*

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:

LEONARD R. AND LESLIE A. SLIGH 2043 SUE AVE. 21221 (410) 686-5745
Print Name of Applicant Address Telephone Number

Lot Address 6927 GUNDER RD Election District 15 Councilmanic District 6 Square Feet 7550

Lot Location: NE SW side corner of GUNDER ROAD 0 feet from NE SW corner of GUNDALE RD
(street) (street)

Land Owner: PINDELL BARBARA ANN/HOLZER MELANIE LYNN Tax Account Number 15 11 670360

Address 6929 GUNDER RD BALTO MD 21220 Telephone Number ()

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

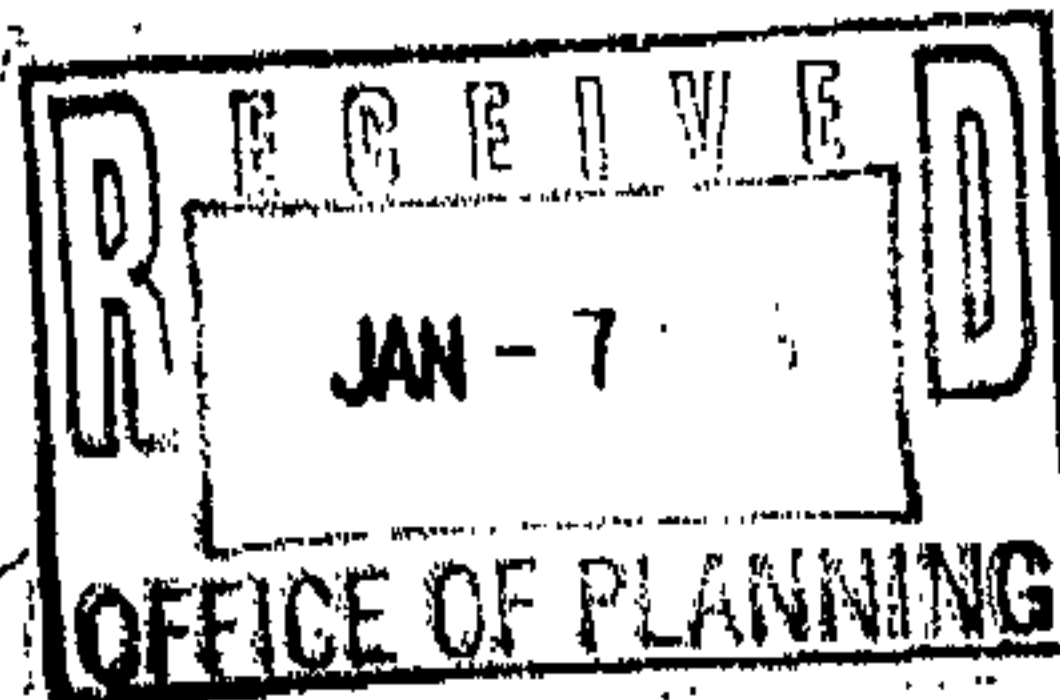
TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	YES	NO
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: D.R. - S.5		

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 the following:



Signed by *[Signature]*
for the Director, Office of Planning and Community Conservation

Date 1/21/03

Date	1/21	# of pages	1
From	Lynn Lanham	To	John Sullivan
Co.	Planning	Phone #	3900
Post-it Fax Note	7574	Fax #	2824

Revised 2/05/02

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

RE: PETITION FOR VARIANCE * BEFORE THE
6927 Gunder Rd; ES corner Gunder & Gurdale *
15th Election District * ZONING COMMISSIONER
6th Councilmanic District
Legal Owner(s): Barbara Ann Pindell & * FOR
Melaine Lynn Holzer
Contract Purchaser(s): Leonard & Leslie Sligh* BALTIMORE COUNTY
Petitioner(s) *
03-309-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 22nd day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to, Mr. & Mrs. Sligh, 2043 Sue Avenue, Baltimore, MD 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Maryland Department of Planning

Robert L. Ehrlich Jr.
Governor
Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary

January 21, 2003

Ms. Rebecca Hart
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, 01/27/03 re: case numbers 03-305-SPH, 03-306-X, 03-307-SPH, 03-308-A, 03-309-A, 03-310-A, 03-311-A, 03-312-X, 03-313-SPH, 03-314-XA, 03-315-SPH, 03-316-SPHX, 03-317-A, 03-318-A, 03-319-A, 03-320-A, 03-321-A, 03-322-A, 03-323-SPHA, 03-324-A, 03-325-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/16/03. 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

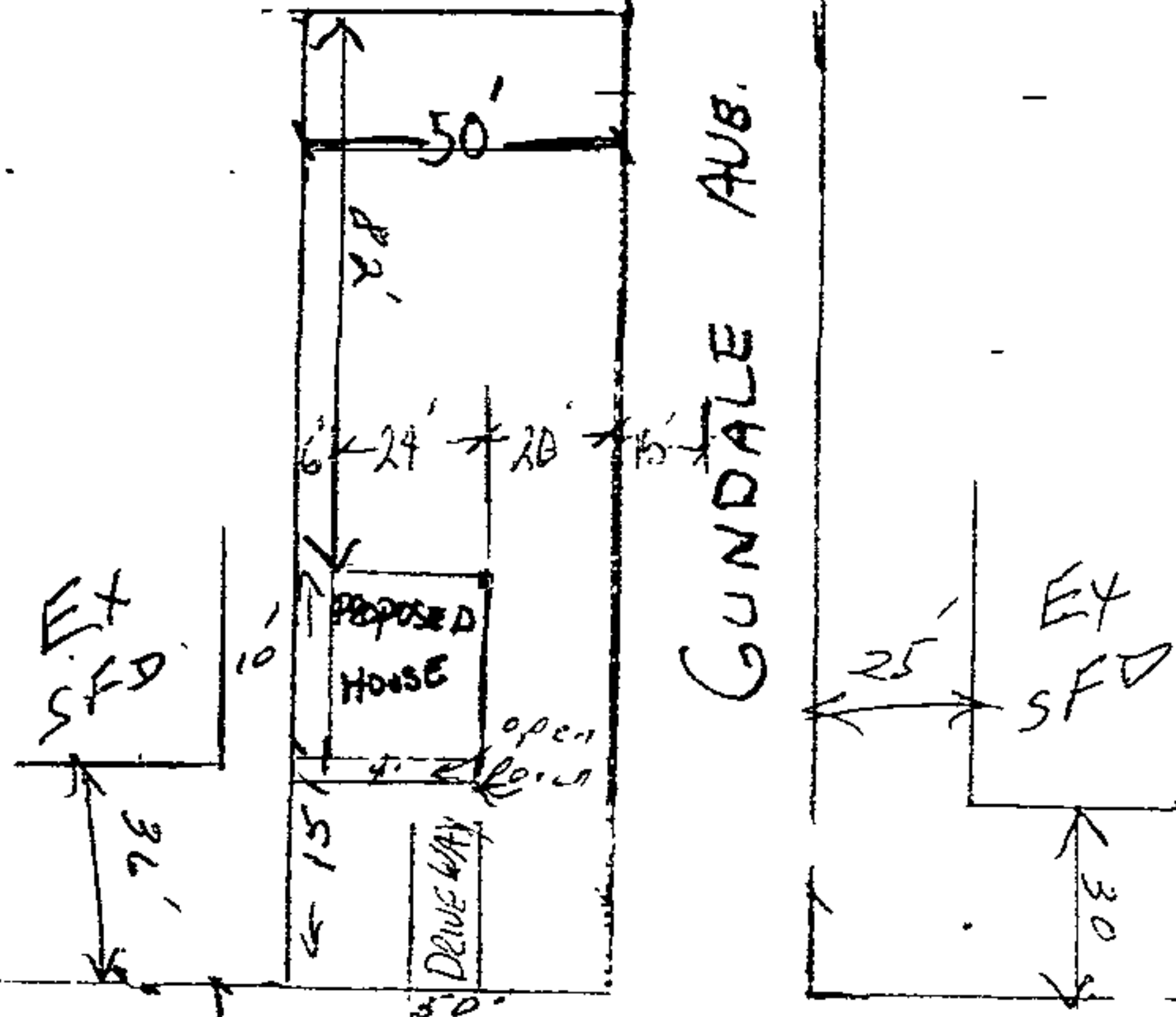
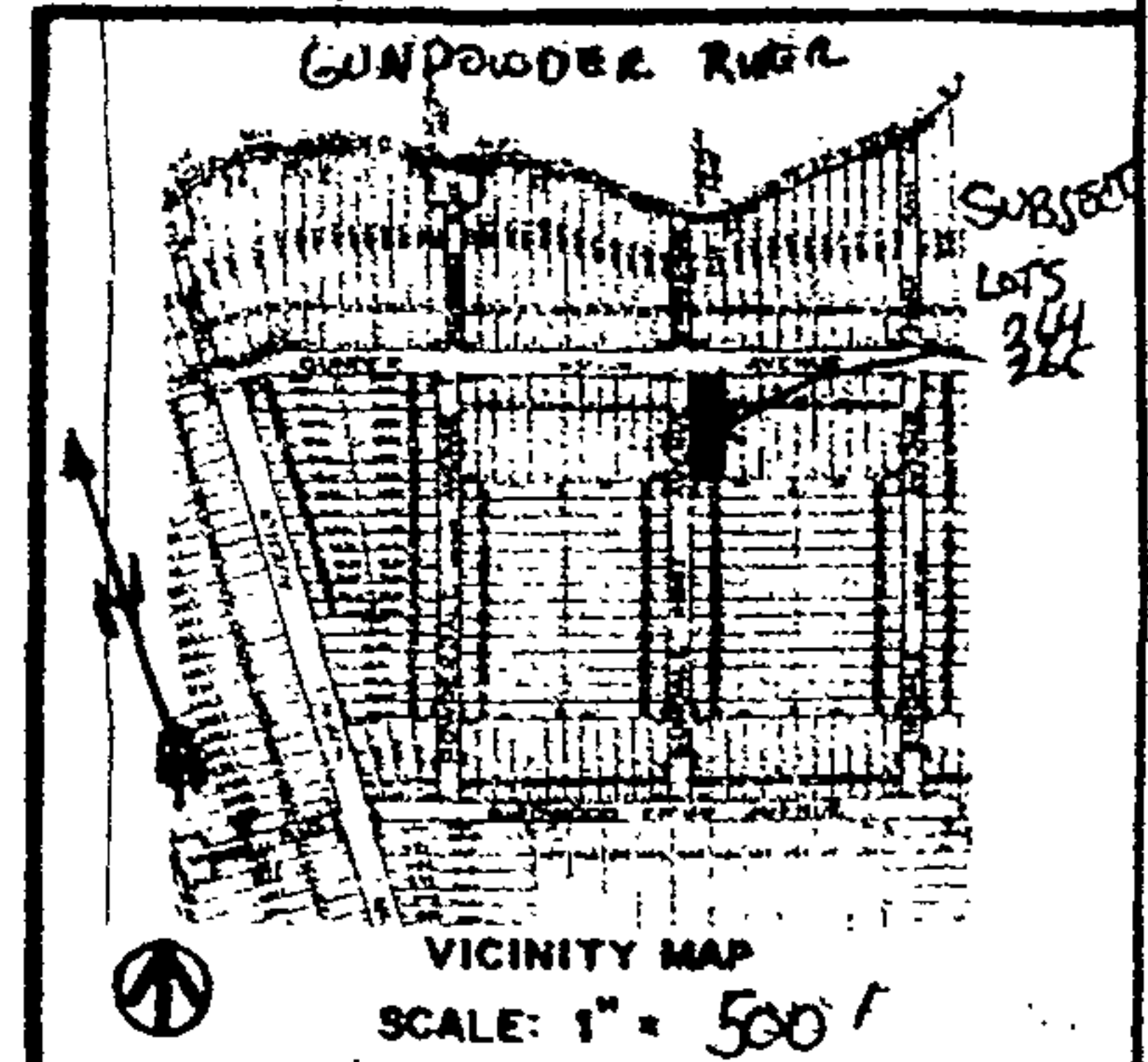
PROPERTY ADDRESS 6927 GUNDER RD

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

SUBDIVISION NAME Twin River Beach

PLAT BOOK # 9 FOLIO # 33 LOT # 269 SECTION # A

OWNER B.A. Pindell & M.L. Holzer



SCALE 1" = 50'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # N.E. 8-M

ZONING DR.-S.5

LOT SIZE 0.173 7,550
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	☒	☐	☒	☐
WATER	☒	☐	☒	☐
CHESAPEAKE BAY CRITICAL AREA			☒	☐
100 YEAR FLOOD PLAIN			☒	☐
HISTORIC PROPERTY/BUILDING			☐	☒
PRIOR ZONING HEARING			<u>N/A</u>	

ZONING OFFICE USE ONLY
REVIEWED BY IRA ITEM # 309 CASE #

* See attached COPY of Front Yard Averaging
Sheet *

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof; provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

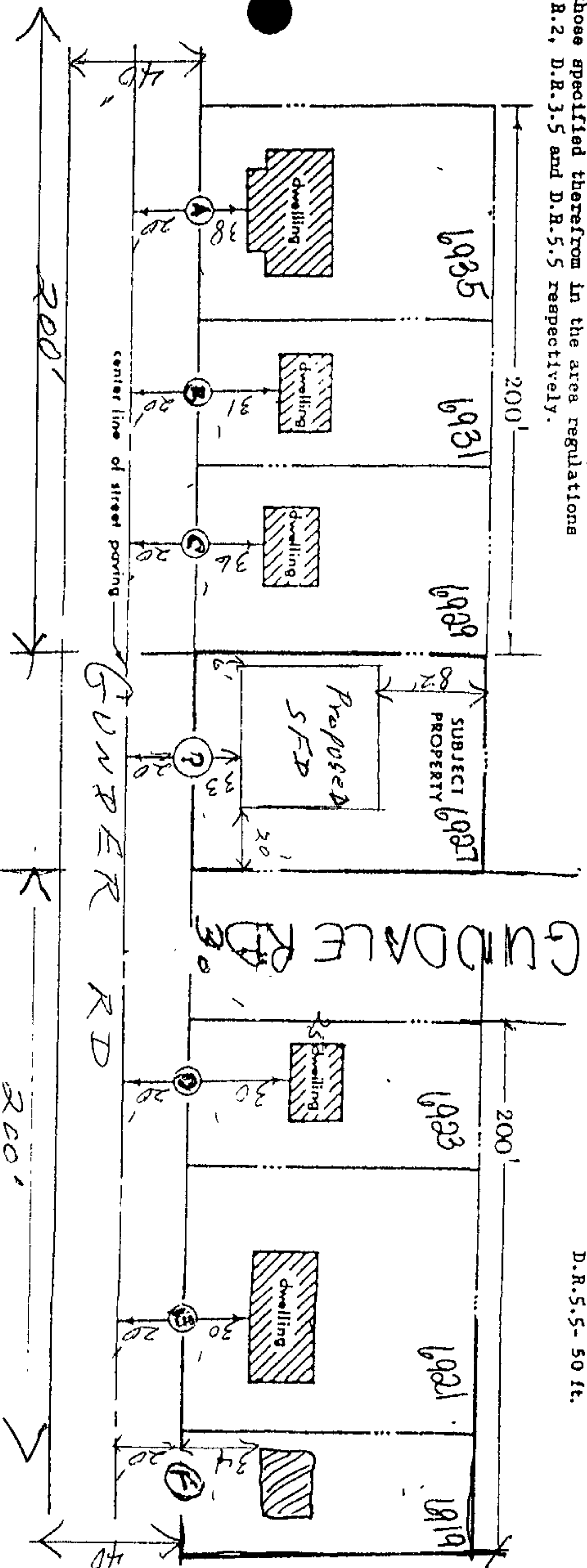
A	58	ft.
B	51	ft.
C	56	ft.
D	50	ft.
E	50	ft.
F	54	ft.

$$\text{Total } (319) \div (6) = 53.16$$

dwellings
REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS
D.R.2 - 65 ft.
D.R.3.5 - 55 ft.
D.R.5.5 - 50 ft.

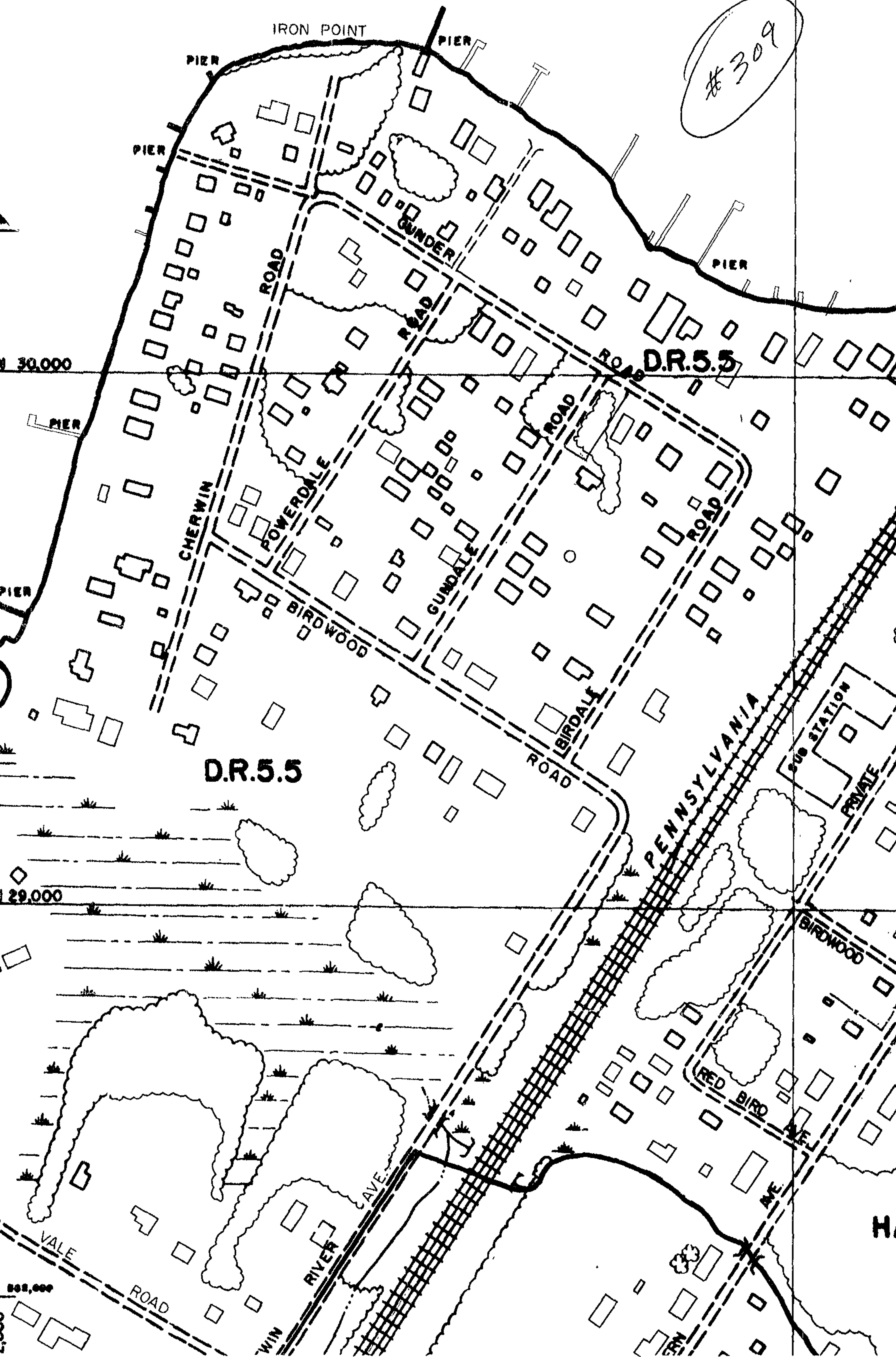
LEONARD R. + LESLIE A. SL
applicant's name
6927 GUNDER RD
building address
1303
date



NOT TO ANY SCALE 309

N 8-M

#309







Photos

Case # 03- 309 -A