

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Bay Front Road, 350' W		
centerline of Lodge Farm Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
7th Councilmanic District	*	OF BALTIMORE COUNTY
(7428 Bay Front Road)		
	*	CASE NO. 03-363-A
Victoria E. & Bernard A. Augustyniak		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Victoria and Bernard Augustyniak, the legal owners of the subject property. The variance request is for property located at 7428 Bay Front Road in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 3 ft. in lieu of the required 25 ft. for a garage on a double-fronted lot. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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

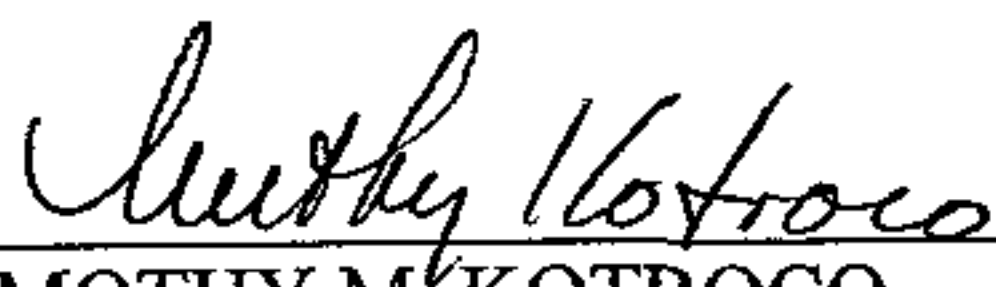
ORDER RECORDED FOR FILING
 11/19/03
 BY *R. J. [Signature]*

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 13th day of March, 2003, that a variance from Section 303.1 of the B.C.Z.R., to permit a front yard setback of 3 ft. in lieu of the required 25 ft. for a garage on a double-fronted lot, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
2. Compliance with any recommendations, if any, made by the Department of Environmental Protection & Resource Management (DEPRM).
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 3/2/03
By [Signature]



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. & Mrs. Bernard A. Augustyniak
7428 Bay Front Road
Baltimore, Maryland 21219

Re: Petition for Administrative Variance
Case No. 03-363-A
Property: 7428 Bay Front Road

Dear Mr. & Mrs. Augustyniak:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



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on Recycled Paper



C B C A

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7428 BayFront Rd
which is presently zoned D.R.-5.5

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)

303.1 to permit a front yard

setback of 3 ft. in lieu of the required 25 ft. for a garage on
a double-fronted lot.

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

X Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

X Signature

Attorney For Petitioner:

7428 BayFront Rd. 410-477-6787
Address Telephone No.

Name - Type or Print

Baltimore, MD 21219
City State Zip Code

Signature

Representative to be Contacted:

Company

Name

Address Telephone No.

Address Telephone No.

City State Zip Code

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. 03-363-A

Reviewed By BR Date 2/6/03

REV 10/25/01

Estimated Posting Date 2/17/03

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 7428 Bayfront Road
Address
Baltimore, md. 21219
City State Zip Code

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

The reason we are asking for a variance is that we have a deep on the back of our home and established growing trees in part of our yard area. If the new garage is set back at the proposed distance of 25 feet from the property line, would take away valuable yard space and run into already established growing trees. We also need our yard area for pool, children, pets & to entertain friends. Also to park boat, & vehicles. Our present garage sets 3 ft. back from our property line, and 15 feet (back) from the middle of the road and does not interfere in any way with our neighbors, nor the road. We are concerned about our yard area and our trees. Thank you for your consideration in this matter. Also setting the new bldg. back that far (25') would take away value from our home.

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.

x [Signature]
Signature
BERNARD A. AUGUSTYNIAK
Name - Type or Print

x [Signature]
Signature
VICTORIA E. AUGUSTYNIAK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23RD day of JANUARY, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VICTORIA EUGENIA AUGUSTYNIAK & BERNARD A. AUGUSTYNIAK
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Herbert Zeibekirchen
Notary Public

My Commission Expires 10-1-2004

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.

That the Affiant(s) does/do presently reside at 7428 Bayfront Rd
Address
Baltimore, MD City State 21219 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):

Also setting the new lobby sheet back would take away value from our home.
The reason we are asking for a variance is that we have a deck on the back of our house, and established growing trees in part of our yard area. If the new garage is set back at the proposed distance of 25 ft. from the property line, would take away valuable yard space and run into already established trees. We also need our yard area for pool, children, pets and to entertain friends. Also to park boat & vehicles. Our present garage sets back 3 feet from our property line and 15 feet from the middle of the road and does not interfere in anyway with our neighbors, nor the road. We are concerned about our yard area and our trees. Thank you for your consideration in this matter.

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.

x [Signature]
Signature
BERNARD A. Augustyniak
Name - Type or Print

x [Signature]
Signature
Victoria E. Augustyniak
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of JANUARY, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VICTORIA EUGENIA AUGUSTYNIAK & BERNARD A. Augustyniak
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Herbert Feilentschen
Notary Public

My Commission Expires 10-1-2004



C B C A

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7428 Bayfront Rd.
which is presently zoned D.R.-S.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) 303.1 to permit a front yard

setback of 3 ft. in lieu of the required 25 ft. for a garage on
a double-fronted lot.

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):

BERNARD A. Augustyniak
Name - Type or Print

[Signature]
Signature

Victoria C. Augustyniak
Name - Type or Print

[Signature]
Signature

7428 Bayfront Rd. 410-477-5707
Address Telephone No

Baltimore Md. 21219
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. 03-363-A

Reviewed By BR Date 2/6/03

REV 10/25/01

Estimated Posting Date 2/17/03

ZONING Description

Zoning Description For 7428 Bay Front Road

Beginning at a point on the North side of Bay Front Rd. which is 20 ft wide at the distance of 350 ft West of the centerline of the nearest improved intersecting street Lodge Farm Road which is 40 ft wide. As recorded in Baltimore County Plat Book #10, Folio #97, containing 9,000 square feet. Also known as 7428 Bay Front Road, And located in the 15th Election District, 7th Councilmanic District,

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21013

DATE 9/6/03 ACCOUNT 18001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: 11/11/03

FOR: U V 01013

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Info = 363

PAID RECEIPT

BUSINESS RETURN

09/09/03 09:00:00

RECEIVED BY: [Signature]

RECEIPT # 13323 2/07/2003

DEPT 5 520 ZONING VERIFICATION

CR NO. 021013

Receipt Tot 405.00

By CR 05.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-363-A

Petitioner/Developer: VICTORIA

AUGUSTYNICK

Date of Hearing/Closing: 3/4/03

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 7428 BAY FRONT

RD

The sign(s) were posted on

2/18/03
(Month, Day, Year)

Sincerely,

[Signature] 2/18/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

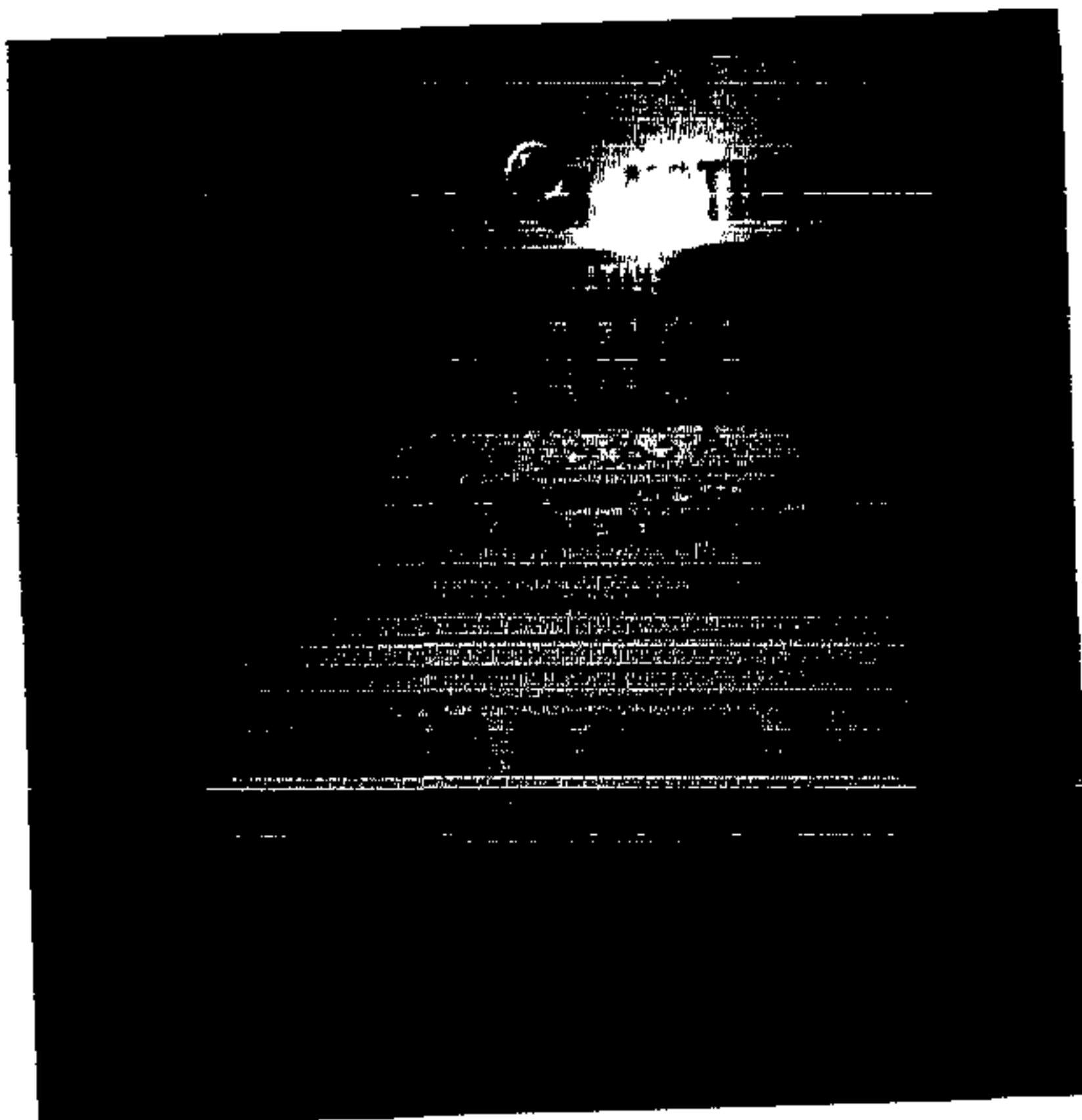
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 03- 363 -A Address 7428 Bay Front Rd.Contact Person: Bruno Rudatir Phone Number: 410-887-3391
Planner Please Print Your NameFiling Date: 2/6/03 Posting Date: 2/17/03 Closing Date: 3/4/03

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.

Detach Along Dotted Line.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 03- 363 -A Address 7428 Bay Front Rd.Petitioner's Name Victoria Augustyniak Telephone 410-477-6707Posting Date: 2/17/03 Closing Date: 3/4/03Wording for Sign: To Permit a front yard setback of 3 ft. for a garage
on a double-fronted lot in lieu of the required 25 ft.

**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: 03-363-A
Petitioner: VICTORIA E AUGUSTYNIAK
Address or Location: 7428 BAYFRONT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: VICTORIA E AUGUSTYNIAK
Address: 7428 BAYFRONT ROAD
BALTIMORE, MD 21219
Telephone Number: 410-477-6707

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 3, 2003

Bernard A. Augustyniak
7428 Bayfront Road
Baltimore, MD 21219

Dear Mr. Augustyniak:

RE: Case Number: 03-363-A, 7428 Bayfront Road

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

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MARYLAND DEPARTMENT OF TRANSPORTATION

Robert L. Ehrlich, Jr., *Governor* • Michael S. Steele, *Lt. Governor* • Trent M. Kittleman, *Acting Secretary*

Date: 2-19-03

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

RE: Baltimore County
Item No. 363 BR

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,

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

My telephone number/toll-free 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 • Phone 410.545.0300 • www.marylandroads.com



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

February 14, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: February 18, 2003

Item No.: ³⁶³ 361-364, 367 & 368, 370 & 371

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

File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS / TBT*
DATE: April 2, 2003
SUBJECT: Zoning Item 363
Address 7428 Bay Front Road

RECEIVED

APR 4 2003

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of 2/18/03

- _____ 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:
- _____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to 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).

Additional Comments:

See attached comments.

Reviewer: Kieth Kelley

Date: 3/5/03

CBCA Zoning Comments (zoning item #363)

✓ 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 3% 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.

✓ _____ 5% forest must be established or maintained. This equates to 3 trees for a lot of this size.

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

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

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

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

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

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

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

BALTIMORE COUNTY, MARYLAND

RECEIVED

INTER-OFFICE CORRESPONDENCE

MAR 7 2003

ZONING COMMISSIONER
DATE: March 6, 2003

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

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-363 – 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:

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: February 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For February 24, 2003
Item Nos. 361, 362, 363, 364, 365, 366,
367, 368, 369, 370, and 371

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

RWB:CEN:jrb

cc: File

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

February 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

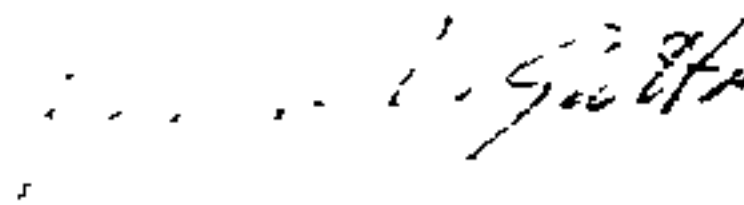
Re: Zoning Advisory Committee Agenda, 02/24/03 re: case numbers 03-361-A, 03-362-SPHA, 03-363-A, 03-364-SPHA, 03-365-SPHXA, 03-366-SPH, 03-367-SPHA, 03-368-A, 03-369-A, 03-370-A, 03-371-SPH

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 02/21/03. The information has been submitted to Mr. Mike Nortrup.

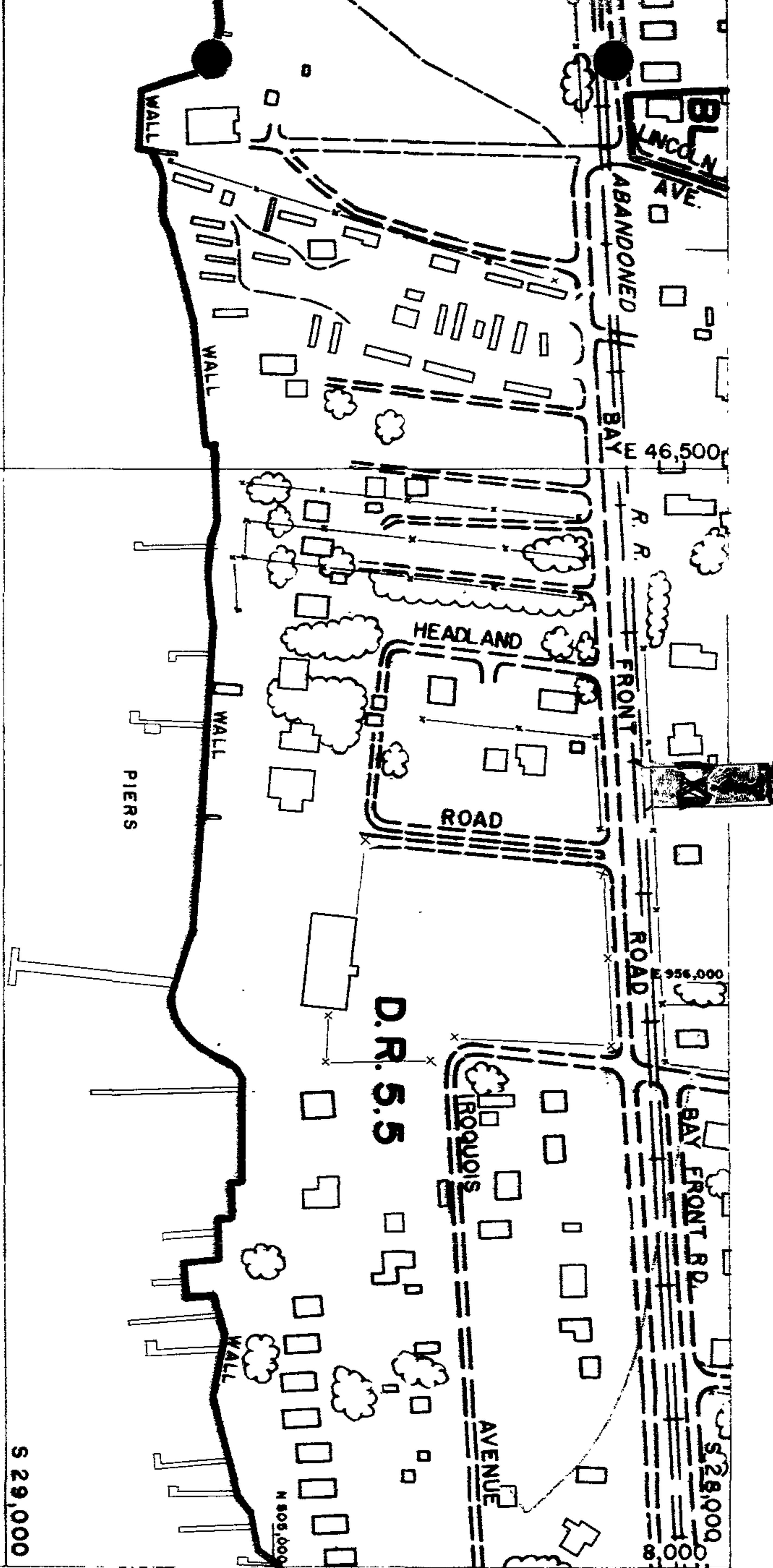
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



SE 84

363

Special Hearing

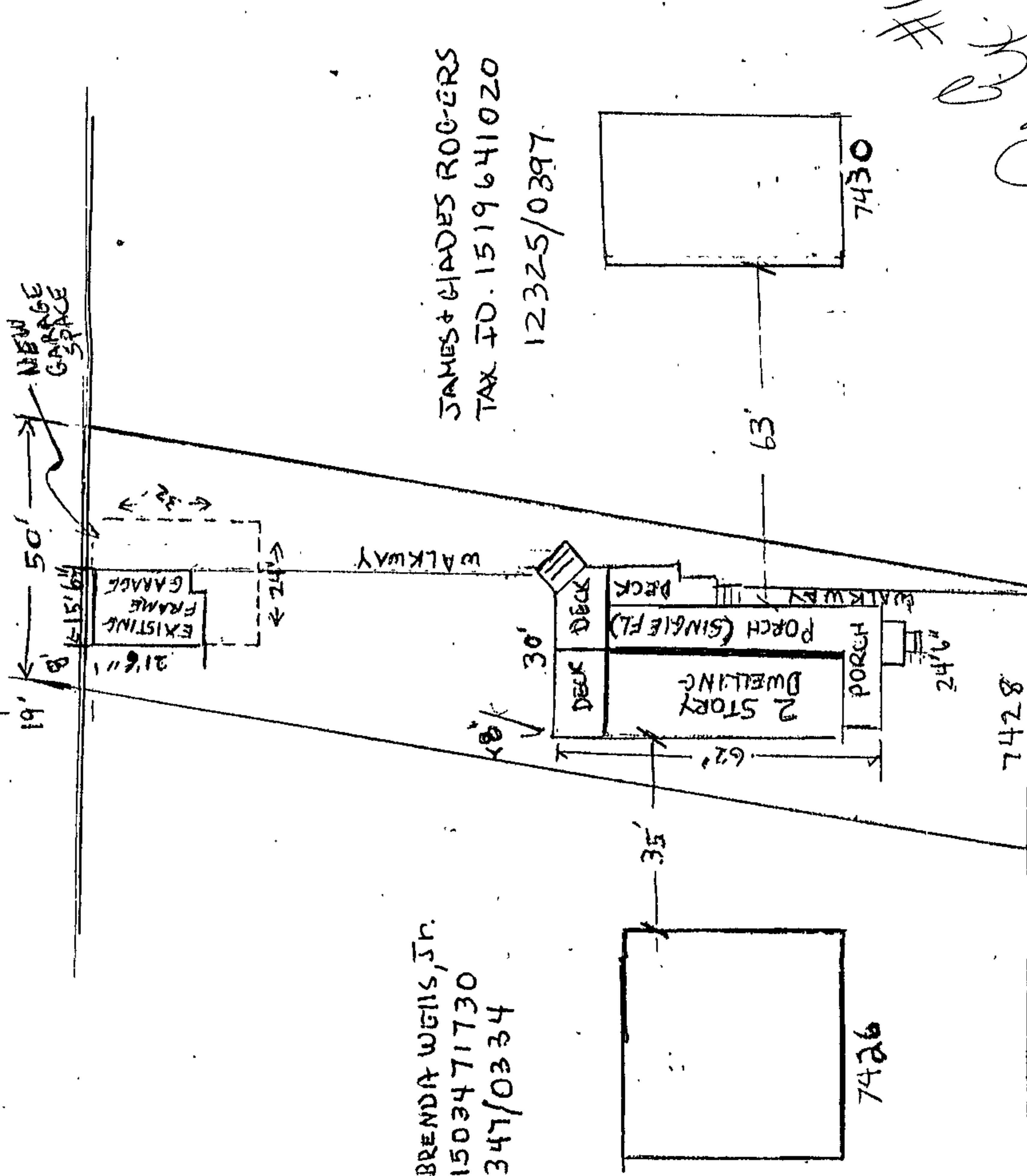
see pages 5 & 6 of the CHECKLIST for additional required information

2A

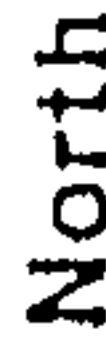
plat book # 0, lot # 97, section # UA UA

OWNER: Victor C. Amador

CENTER OF ELLEN AVE.



JAMES + GLADES ROGERS
TAX ID. 1519641020
12325/0397



date: 1/24/03

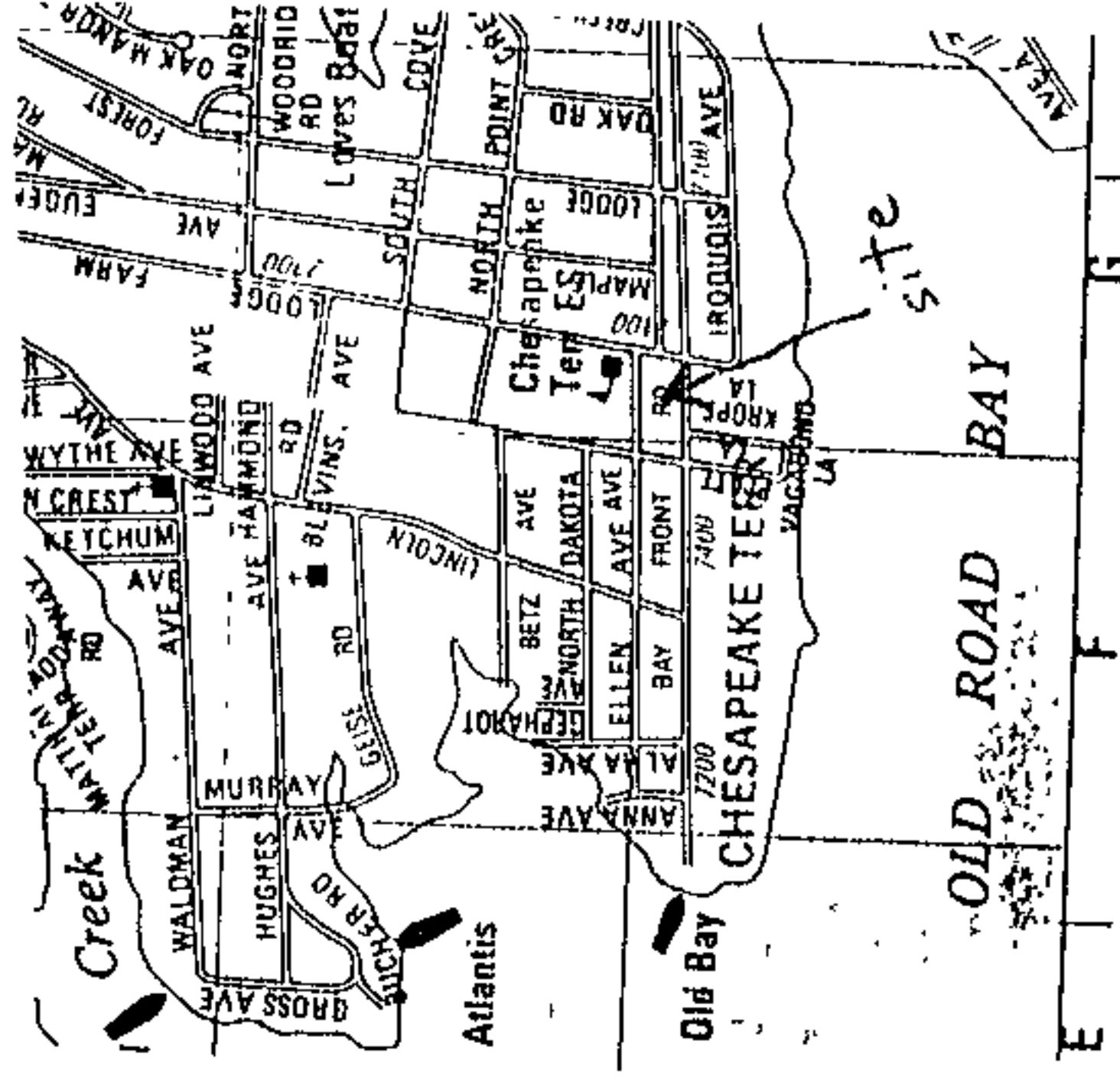
Scale of Drawing: $1'' = 30'$

reviewed by:	ITEM #	CASE#:

CASE#:

363

03-363-A



Vicinity Map

scale: 1"=1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1"=200' scale map#:

Zoning: D R-5.5

Lot size: _____
acres

2140
 2141

SEWER: ☒

WATER: [X]

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

North

date: 1/24/03

Scale of Drawing: $1'' = 30'$



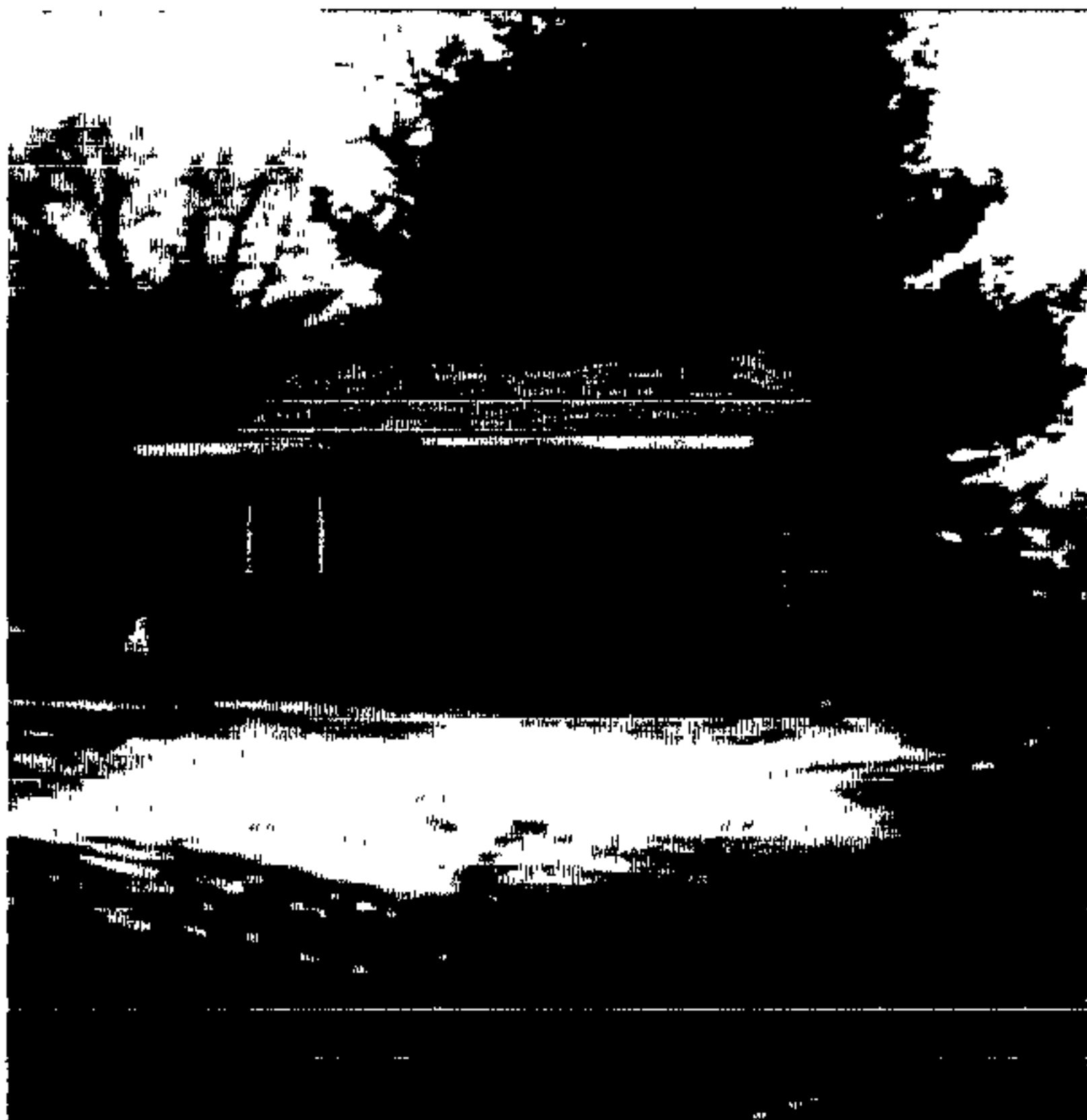
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