

IN RE: PETITION FOR VARIANCE  
S/S Cedar Grove Road, 200' E of the c/l  
Frankewitz Road  
**(831 Cedar Grove Road)**  
15<sup>th</sup> Election District  
6<sup>th</sup> Council District

Walter J. Weiss, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 03-422-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Walter J. and Patsy J. Weiss. The Petitioners request variance relief from Sections 1A04.3.B.2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 8 feet and 10 feet in lieu of the required 50 feet, and approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary for proposed improvements to an existing dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Walter J. Weiss, property owner, and John Lang, Builder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped, waterfront parcel located on the north side of Cedar Grove Road adjacent to Sue Creek in Essex. The property contains a gross area of 11,500 sq.ft., more or less, zoned R.C.5, and is improved with a single family dwelling and several small sheds. The Petitioners have owned the property since March 2002 and propose substantial renovations to the dwelling. A slightly enlarged building footprint is proposed as well as a second floor addition. When completed, the new building will be 24 feet wide at its widest point, and approximately 45 feet deep, and contain

ORDER RECEIVED FOR FILING

Date 5/20/03

By [Signature]

nearly 1600 sq.ft. of living space. Due to the narrow width of the property and its R.C.5 zoning classification, the requested variance relief is necessary. The property is undersized under the R.C.5 zoning regulations and the minimum required side yard setbacks cannot be maintained. In this regard, Section 1A04.3.B.2 of the B.C.Z.R. requires a 50-foot setback and the lot itself is but 50 feet wide.

Based upon the testimony and evidence offered, I am persuaded to grant the variance request. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. The proposed construction/renovations represent an upgrade to the property and will benefit the community. Also, it is to be noted that there was no opposition. In this regard, the house will not be any closer to the water than existing improvements, and thus, will not interfere with the views from neighboring properties. Mr. Weiss indicated that his neighbors do not object to his proposal. However, due to its waterfront location, the proposed improvements are subject to the Chesapeake Bay Critical Areas requirements as set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM). Additionally, DEPRM's comment indicates that an evaluation of the existing septic system will be required prior to building permit approval. Although presently served by public water, the property has a private septic system. It was indicated at the hearing that a pumping station was recently constructed nearby and that public sewer will eventually be connected. Moreover, although the property lies outside Flood Zone A, it is located within Flood Zones B and C and is therefore subject to any floodplain regulations, if applicable.

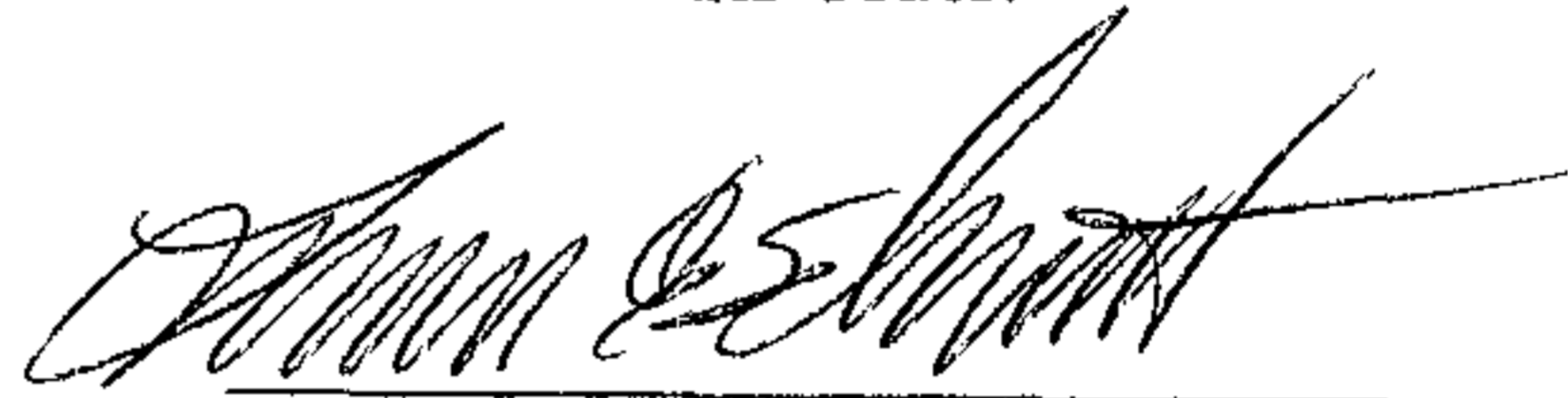
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30<sup>th</sup> day of May, 2003 that the Petition for Variance seeking relief from Sections 1A04.3.B.2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 8 feet and 10 feet in lieu of the required 50 feet, and approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed

ORDER RECEIVED FOR FILING  
5/30/03  
[Signature]

necessary for proposed improvements to an existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with any floodplain regulations, if applicable, and the ZAC comments submitted by DEPRM relative to Chesapeake Bay Critical Areas regulations and the private septic system on the subject property, copies of which are attached hereto and made a part hereof.
- 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.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 5/31/03  
By [Signature]



Baltimore County  
Zoning Commissioner

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

June 2, 2003

Mr. & Mrs. Walter J. Weiss  
831 Cedar Grove Road  
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE  
N/S Cedar Grove Road, 200' E of the c/l Frankewitz Road  
(831 Cedar Grove Road)  
15<sup>th</sup> Election District – 6<sup>th</sup> Council District  
Walter J. Weiss, et ux - Petitioners  
Case No. 03-422-A

Dear Mr. & Mrs. Weiss:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. John Lang  
9014 Manordale Lane, Ellicott City, Md. 21042  
Chesapeake Bay Critical Areas Commission,  
1804 West Street, Suite 100, Annapolis, Md. 21401  
DEPRM; People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





*Undersize Lot Flood E.O.C.A.*

# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 831 CEDAR GROVE ROAD

which is presently zoned RCF

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) 1A04.3B.2., 304 (DCZR)

To permit a side yard setback of 8-feet and 10-feet (for a dwelling) in lieu of the required 50-feet and to approve an undersize lot per Section 304 and to approve 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)

*EXISTING STRUCTURE IS IN DIRE NEED OF MAJOR REPAIRS TO STRUCTURE, MECHANICAL, AND FUNCTIONAL SYSTEMS. EXISTING LOT IS ONLY 50' WIDE... PROPOSED PROJECT WILL REDUCE WIDTH OF STRUCTURE BY 5'*

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 \_\_\_\_\_

### Legal Owner(s):

*Walter J. Weiss*  
Name - Type or Print \_\_\_\_\_

*Walter J. Weiss*  
Signature \_\_\_\_\_

*Patsy J. Weiss*  
Name - Type or Print \_\_\_\_\_

*Patsy J. Weiss*  
Signature \_\_\_\_\_

*831 CEDAR GROVE ROAD* \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

*ESSEX, MARYLAND* \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

*JOHNE LANG*  
Name \_\_\_\_\_

*9014 MANORVILLE LN* \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

*BETHESDA CITY* \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By D. THOMPSON Date 3/12/03

ORDER RECEIVED FOR FILING  
Date 3/12/03  
BY [Signature]  
Date 5/9/03

Case No. 03-422-A

Property Description

Zoning description for 831 Cedar Grove Road

Beginning at a point on the ~~south~~<sup>north</sup> side of Cedar Grove Road which is 120' ± 50' wide at the distance of ~~200'~~ East of the centerline of the nearest improved street Frankewitz Road which is 50' wide. Being lot # 4, Block , Section# in the subdivision of as recorded in Baltimore County Plat Book # CWB12, folio # 122, containing 11,500 sqft. Also known as 831 Cedar Grove Road and located in the 15<sup>th</sup> Election district, 6<sup>th</sup> Councilmanic District.

**NOTICE OF ZONING HEARINGS**

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: #03-422-A

831 Cedar Grove Road

S/Side Cedar Grove Road 200 feet east of centerline

Frankwitz Road

15th Election District-6th Councilmanic District

Legal Owner(s): Walter J. and Patsy J. Weiss.

Variance: to permit a side yard setback of 8 feet and 10

feet in lieu of the required 50 feet. To approve an under-

size lot and approve any other variances deemed neces-

sary by the zoning commissioner.

Hearing: Monday, May 12, 2003 at 10:00 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 Com-

missioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing,

Contact the Zoning Review Office at (410) 887-3391.

4/30 April 24 0599624

# CERTIFICATE OF PUBLICATION

4/24/2003

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 4/24/2003.

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

*S. Wilkinson*

LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **29**

DATE 2/13/02 ACCOUNT 001006615.0

AMOUNT \$ 115.00

RECEIVED FROM: JOHN HANIG

FOR: 01-1820-A ITEM # 1822 & UNDERSIZE LOT

221 Lewis Estate for Bill Thompson

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

*(Faint, illegible text, likely a stamp or signature area)*

**CASHIER'S VALIDATION**





# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286  
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

## CERTIFICATE OF POSTING

RE: CASE # 03-422-A  
PETITIONER/DEVELOPER:  
Walter J. and Patsy J. Weiss  
DATE OF HEARING:  
May 12, 2003

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

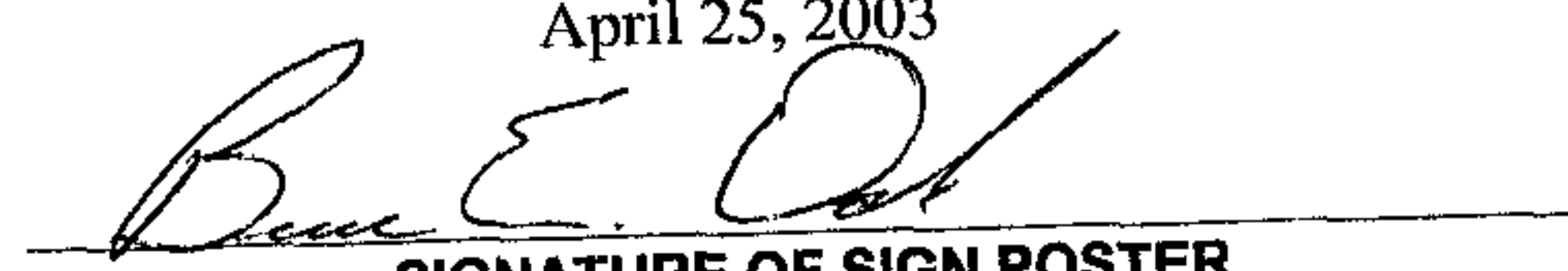
ATTENTION: REBECCA HART

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

LOCATION:  
831 Cedar Grove Road  
S/ side of Cedar Grove Road,  
200 feet east of centerline Frankewitz road

DATE:  
April 25, 2003

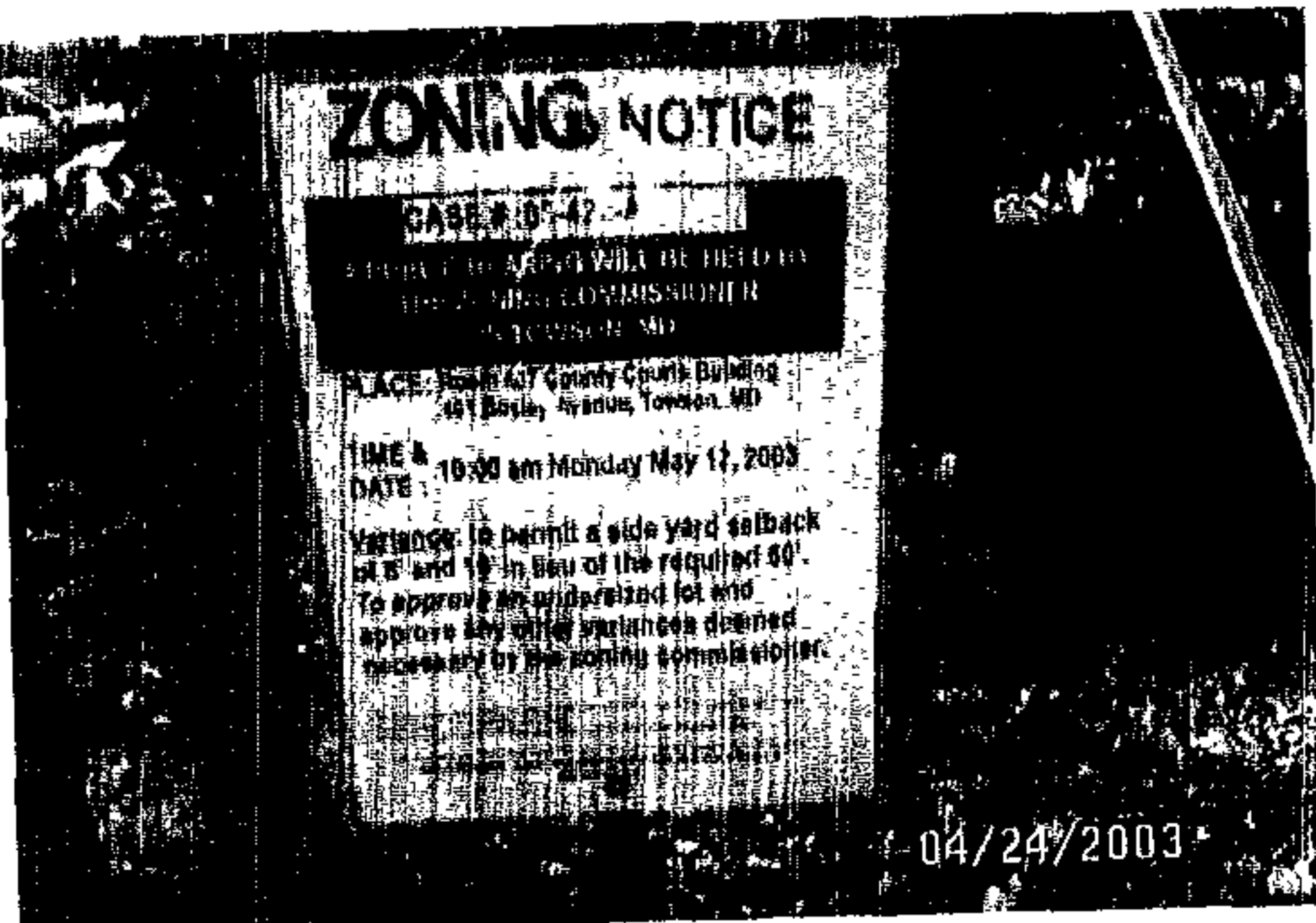


SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD  
SUITE 100  
320 EAST TOWSONTOWN BLVD  
TOWSON, MARYLAND 21286  
410-823-4470 PHONE  
410-823-4473 FAX

POSTED ON: April 24, 2003





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

March 27, 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: 03-422-A**

831 Cedar Grove Road

S/side Cedar Grove Road 200 feet east of centerline Frankewitz Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Walter J. an Patsy J. Weiss

Variance to permit a side yard setback of 8 feet and 10 feet in lieu of the required 50 feet. To approve an undersize lot and approve any other variances deemed necessary by the zoning commissioner.

Hearings: Monday, May 12, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon  
Director

AJ:rlh

C: Walter and Patsy Weiss, 831 Cedar Creek Road, Essex 21221-2006  
John Lang, 9014 Manordale Lane, Ellicott City 21042

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 26, 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  
Thursday, April 24, 2003 Issue - Jeffersonian

Please forward billing to:

John Lang  
9014 Manordale Lane  
Ellicott City, MD 21042

410-418-9166

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## 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: 03-422-A**

831 Cedar Grove Road

S/side Cedar Grove Road 200 feet east of centerline Frankewitz Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Walter J. an Patsy J. Weiss

Variance to permit a side yard setback of 8 feet and 10 feet in lieu of the required 50 feet. To approve an undersize lot and approve any other variances deemed necessary by the zoning commissioner.

Hearings: Monday, May 12, 2003 at 10:00 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 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/neighborhood 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.**

---

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**For Newspaper Advertising:**

Item Number or Case Number: 03-422-A  
Petitioner: WEISS  
Address or Location: 831 CEDAR GROVE RD., 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN LANG  
Address: 9014 MANORDALE LANE  
ELLCOTT, MD 21042  
Telephone Number: 410-418-9166



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 8, 2003

Walter J. Weiss  
Patsy J. Weiss  
831 Cedar Grove Road  
Essex, MD 21221-2006

Dear Mr. and Mrs. Weiss:

RE: Case Number: 03-422-A, 831 Cedar Grove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 12, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel  
John Lang, 9014 Manordale Lane, Ellicott City 21042

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



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

Robert L. Flanagan, *Secretary*  
Neil J. Pederson, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.25.03

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

RE: Baltimore County  
Item No. 422 DT

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.*  
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

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

March 26, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.: 407-418, 420-430

Dear Ms. Hart:

422

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.

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

cc: File

p

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley RBS |TGT  
DATE: May 6, 2003  
SUBJECT: Zoning Item 422  
Address 831 Cedar Grove Road

Zoning Advisory Committee Meeting of 3/24/03

- 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.
- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

If public sewer is not available, an evaluation of the septic system will be required, prior to building permit approval.

Reviewer: Sue Farinetti

Date: 4/23/03

5/31/03  
RBS



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: May 5, 2003

SUBJECT: Zoning Item 422  
Address 831 Cedar Grove Road (Weis Property)

Zoning Advisory Committee Meeting of March 24, 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.

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).

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:

Reviewer: Brian Lindley

Date: 4/21/03

ORDER RECEIVED FOR FILING  
Date 5/31/03  
By [Signature]

Sept  
5/12

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 9, 2003

RECEIVED

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

APR 10 2003

ZONING COMMISSIONER

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 03-422

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: Lynn Lenham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

**DATE:** April 15, 2003

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 31, 2003  
Item Nos. 407, 408, 410, 411, 412, ...  
414, 416, 417, 418, 419, 420, 421, 422,  
423, 424, 425, 426, 427, 428, 429, and  
430

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

RWB:CEN:jrb

cc: File

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

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

Permit or Case No. 03-422-A

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

Residential Processing Fee Paid  
(\$50.00)

Accepted by D. THOMPSON  
Date 3/12/03

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:

JOHN LANG, SULLIVAN BLAKE REMODELING, 9014 MANORDALE LN, ELICOTT CITY MD 410-418-9166  
Print Name of Applicant Address Telephone Number

Lot Address 891 CEDAR GROVE RD. Election District 15 Councilmanic District 6 Square Feet 11,500

Lot Location: N (S)W side/corner of CEDAR GROVE RD. 200 feet from N (S)W corner of CL FRANKIEWITZ RD.  
(street) (street)

Land Owner WALTER + PATSY WELLS Tax Account Number 1503200320

Address: 891 CEDAR GROVE RD. Telephone Number (410) 574-5295

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!  
PROVIDED?

	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: <u>R.C.5</u>		

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 recommendations

Signed by \_\_\_\_\_  
for the Director, Office of Planning and Community Conservation

Date \_\_\_\_\_

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  
831 Cedar Grove Road; S/side Cedar Grove  
Road, 200' E c/line Frankewitz Road  
15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts  
Legal Owner(s): Walter J & Patsy J Weiss  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* 03-422-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 20<sup>th</sup> day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to, John Lang, 9014 Manordale Lane, Ellicott City, MD 21042, Representative for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Robert L. Ehrlich, Jr.*  
Governor

*Michael S. Steele*  
Lt. Governor

**MDP**  
*Maryland Department of Planning*

*Audrey E. Scott*  
Secretary

*Florence E. Burtan*  
Deputy Secretary

March 25, 2003

Ms. Rebecca Hart  
Baltimore County Department of Permits and Development Management  
111 West Chesapeake Avenue  
Room 111, Mail Stop #1105  
Towson MD 21204

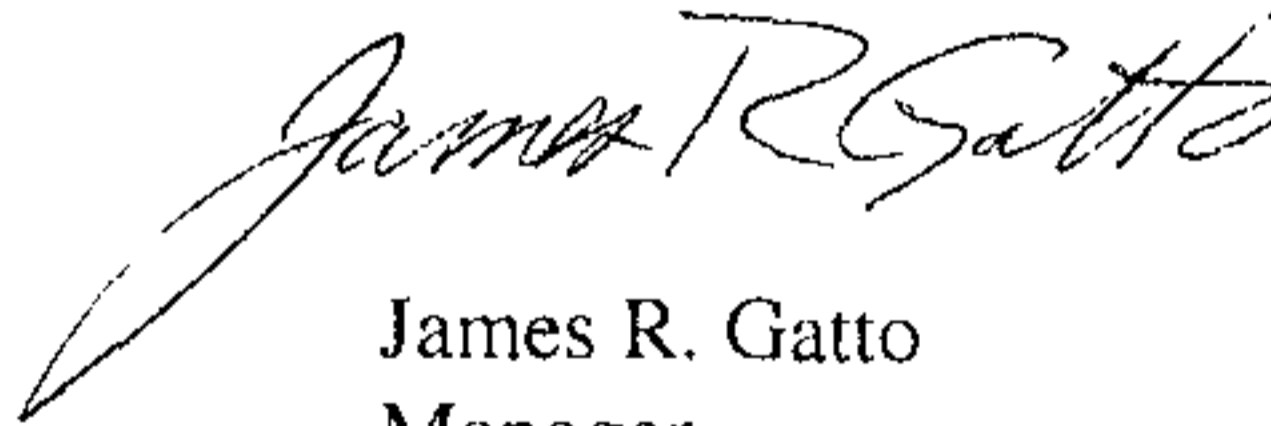
Re: Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. 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.

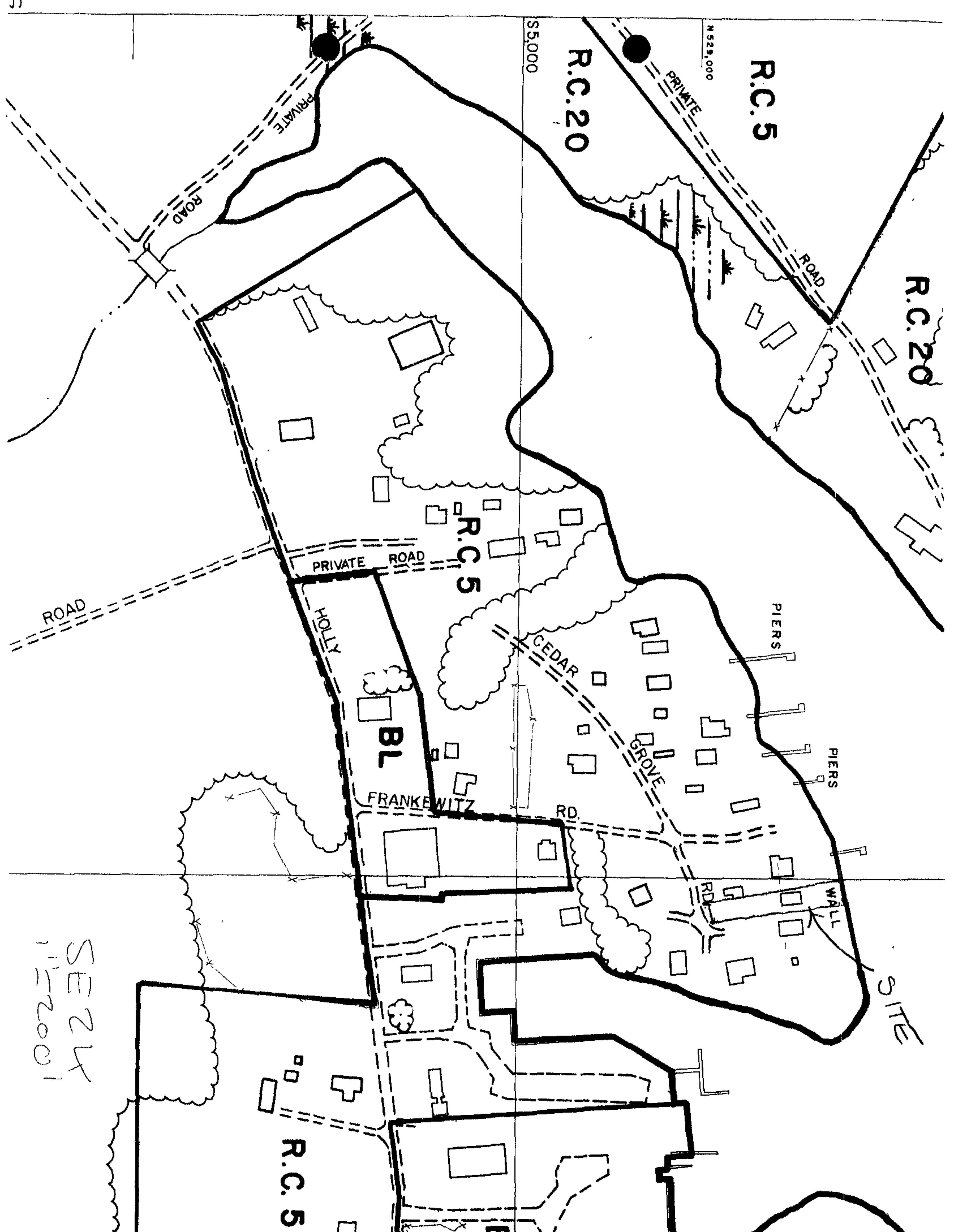
Sincerely,



James R. Gatto  
Manager  
Metropolitan Planning  
Local Planning Assistance Unit

cc: Mike Nortrup



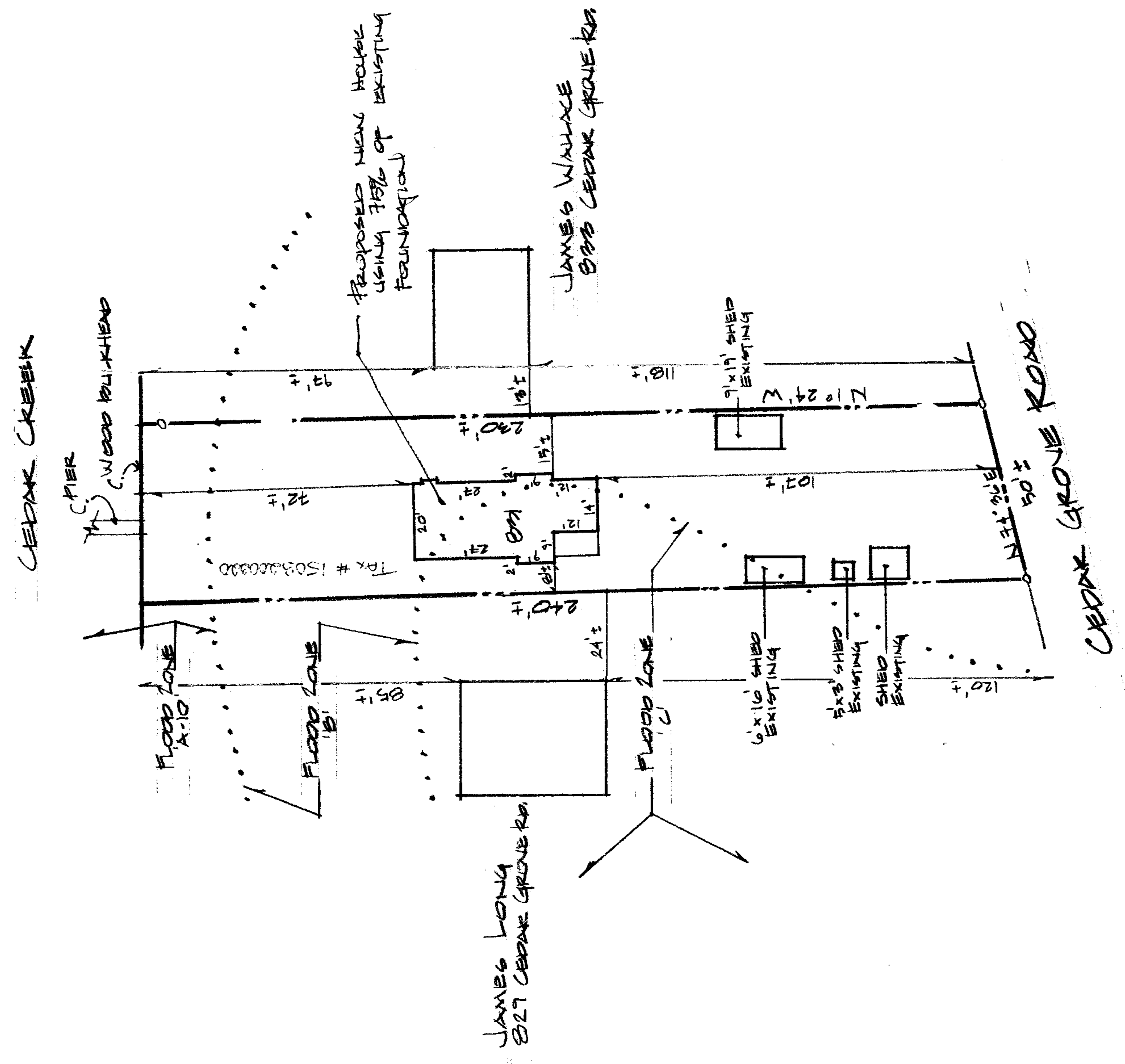


SE 24  
11-2001



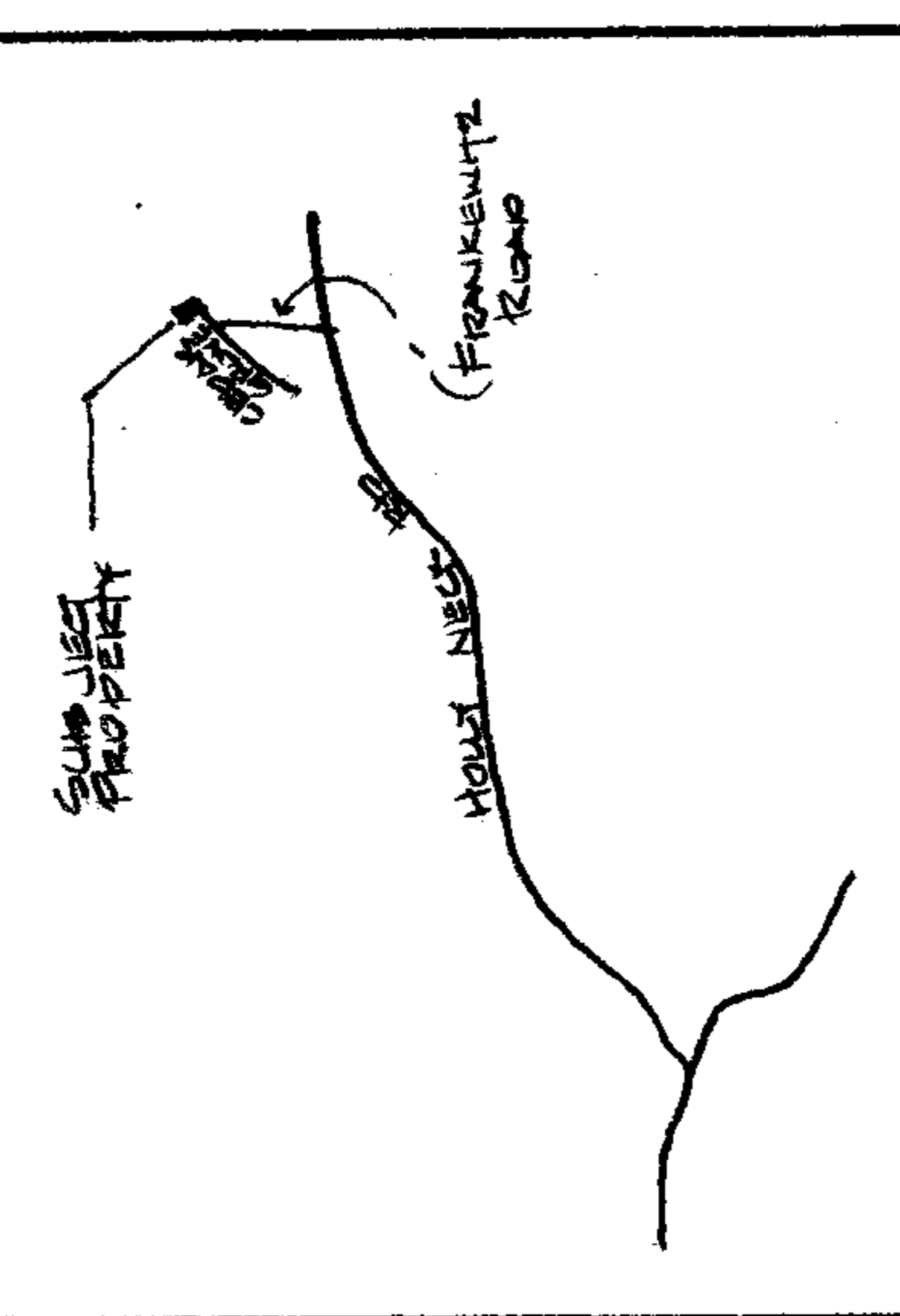
FLAT TO ACCOMPANY PETITION FOR ZONING  VARIANCE  SPECIAL HEARING

PROPERTY ADDRESS: 831 CEDAR GROVE ROAD  
 SUBMISSION NAME: CEDAR GROVE  
 PLAT BOOK # 2426 FOLIO # 122 LOT # 4 SECTION #  
 OWNER: WALTER AND TAYLOR WELLS



DRAWING PREPARED BY: JOHN LANG

DRAWING SCALE: 1" = 30'



VICINITY MAP  
SCALE: 1" = 2000'

LOCATION INFORMATION  
 ELECTION DISTRICT 15  
 COUNCILMANIC DISTRICT 6  
 1" = 200' SCALE MAP # SEBK

ZONING: R.O.S  
 LOT SIZE: 11,500  
 ACRES: 0.26 SQUARE FEET

SEWER	<input type="checkbox"/>	PUBLIC	<input type="checkbox"/>	PRIVATE	<input checked="" type="checkbox"/>
WATER	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
CHEAPEAKE BAY	YES <input checked="" type="checkbox"/>	NO	<input type="checkbox"/>		
CRITICAL AREA	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
100 YR. FLOOD PLAIN	<input type="checkbox"/>		<input type="checkbox"/>		
HISTORIC PROP./ BUILDING	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
PRIOR ZONING VARIANCE	<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>

ZONING OFFICE USE ONLY  
 REVIEWED BY: ITEM # DATE #  
 D THOMPSON 432 OS-1433-A