

IN RE: PETITION FOR VARIANCE
W/S Galloway Road, 550'N of the c/l
Cold Spring Road
(3520 Galloway Road)
15th Election District
5th Council District

Joseph P. Walters, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-483-A
*

* * * * *

ORDER ON THE MOTION FOR RECONSIDERATION

WHEREAS, this matter came before me for consideration of a Petition for Variance filed by the owners of the subject property, Joseph P. Walters, Jr. and his wife, Rosanne Walters. The Petitioners sought relief from Sections 1A04.3.B.2 and B.5 of the B.C.Z.R. to permit a proposed single-family dwelling with property line setbacks of 19'4" and 10' in lieu of the required 50' each and to permit more than one dwelling on a lot on a temporary basis, and to approve the subject property as an undersized lot, pursuant to Section 304.2 of the B.C.Z.R.

At the public hearing held on June 23, 2003, testimony revealed that the Petitioners proposed to raze the existing single family dwelling and construct a new dwelling in its place; however, wished to continue to occupy the existing dwelling until the new dwelling was completed. By Order dated July 21, 2003, I granted the relief requested subject to certain restrictions.

By letter dated August 1, 2003, the Office of People's Counsel for Baltimore County filed a Motion for Reconsideration, seeking clarification of the relief granted. Specifically, I granted the Petitioners a period of ninety (90) days from the date of the issuance of a use and occupancy permit for the new dwelling in which to raze the existing dwelling; however, did not impose this condition as a restriction to the relief granted. The Office of People's Counsel further opined that imposing same as a restriction would prevent any misunderstanding regarding two

ORDER RECEIVED FOR FILING

Date

By

8/12/03

[Signature]

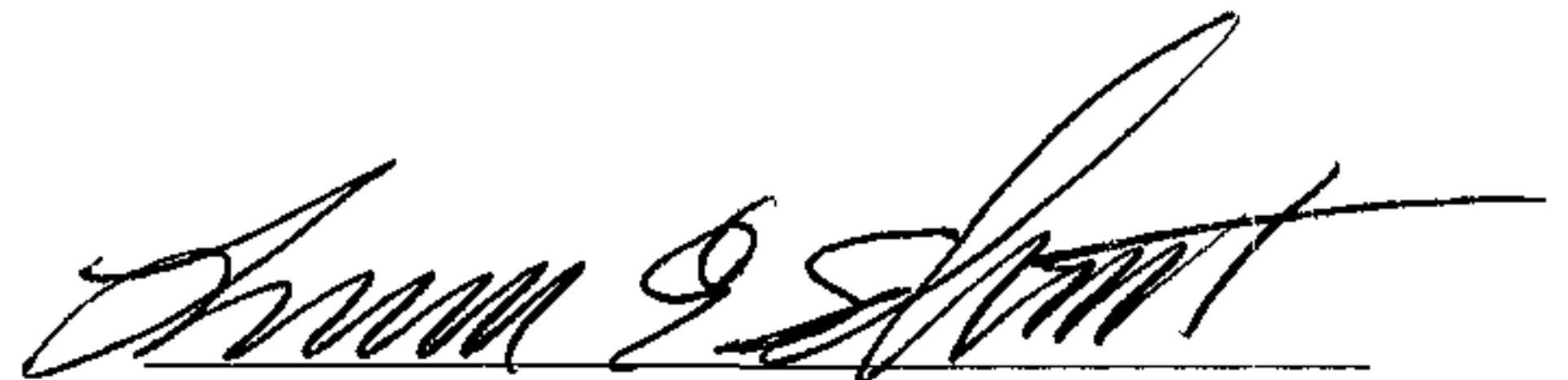
dwelling on the subject property and provide the Code Enforcement Division of the Department of Permits and Development Management with a time frame should it be necessary to take action.

After due consideration of their request for reconsideration, I am persuaded to grant the Motion and will amend Restriction No. 5 of the Order issued on July 21, 2003 to incorporate the condition noted above.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of August, 2003 that Restriction No. 5 of the Order issued July 21, 2003 be and is hereby AMENDED as follows:

“5) The Petitioners shall have ninety (90) days from the date of the issuance of a use and occupancy permit for the new dwelling to raze the old structure. Moreover, the existing septic system will be pumped out, back-filled and abandoned at such time as the old structure is razed and the new house is connected to public sewer.”

All other terms and conditions of the Order issued July 21, 2003 shall remain in full force and effect.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Joseph P. Walters, Jr.
3520 Galloway Road, Baltimore, Md. 21220
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; Development Plans Review Division, DPDM
Office of People's Counsel; Case File

RECEIVED FOR FILING
8/12/03
1998

IN RE: PETITION FOR VARIANCE
W/S of Galloway Road, 550' N
centerline of Cold Spring Road
15th Election District
6th Councilmanic District
(3520 Galloway Road)

Rosanne & Joseph P. Walters, Jr.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-483-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Variance for the property located at 3520 Galloway Road in the Bowley's Quarters community of eastern Baltimore County. The petition was filed by Rosanne and Joseph P. Walters, Jr., property owners. Variance relief is requested from Sections 1A04.3.B.2, 1A04.3.B.5 and 304.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling with property line setbacks of 19 ft. 4 in. and 10 ft. in lieu of the required 50 ft., to permit more than one dwelling on a lot on a temporary basis, and to approve an undersized lot. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the petition for variance.

Appearing at the requisite public hearing held for this case were Joseph P. Walters, Jr. and Roseanne Walters, Petitioners. Also present in support of the request was Norma Bankard. There were no protestants or other interested persons present.

Testimony and evidence presented was that the subject property is an irregularly shaped parcel with frontage on Galloway Creek in the Bowley's Quarters community of eastern Baltimore County. The property is composed of two lots (Nos. 52 & 53) of Plat No. 1 of the "Bowley's Quarters" subdivision. This community was platted and recorded among the Land Records of Baltimore County many years ago. The property is approximately 100 ft. wide and

7/21/03
R. Walters

ranges to a depth of 300 to 388 ft. The property abuts the water on its front side (west) and also partially along the side yard (north).

Mr. & Mrs. Walters own the lot and reside in a single-family dwelling, which is located thereon and known as 3520 Galloway Road. They propose to ultimately raze the structure and build a new dwelling on the property. However, they will continue to occupy the existing dwelling while the new house is under construction. The new house will be set back further from the creek than the existing house. Additionally, due to the narrowness of the lot, the house will maintain a 10 ft. (+/-) setback towards the northern side property line and a 19 ft. 4 in. setback towards the southern property line.

Variance relief is requested to approve the deficient setbacks and to approve an undersized lot. The R.C.5 regulations require a minimum lot area of one acre and the subject lot is .83 acres (36,000 sq. ft.). Additionally, the R.C.5 regulations require a 50 ft. setback to the nearest property line. Obviously, given the 100 ft. total width of the property, compliance with this section is impossible.

There were no protestants present and no adverse Zoning Advisory Committee (ZAC) comments. Obviously, this redevelopment of the property represents an enhancement to the site. The new house will be further set back from the water than the existing dwelling, which is consistent with the Chesapeake Bay Critical Area requirements. Also, this increased setback will improve the view from adjacent properties.

Based upon the testimony and evidence offered, I am easily persuaded to grant the relief requested. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the Baltimore County Zoning Regulations. The uniqueness associated with this property, its unusual

2/21/03
R. J. J. J.

configuration and the fact that it is an existing lot of record that was created well prior to the adoption of the B.C.Z.R., persuades me to grant the variance relief.

In granting the relief, however, I will impose certain conditions, all of which are acceptable to the Petitioners. Obviously, the property is subject to the Chesapeake Bay Critical Area regulations and other environmental standards. In this regard, it is to be noted that the property is presently served by existing public water and that a new sewer line is being installed nearby. It is anticipated that the new dwelling will be connected to that sewer. Secondly, the Petitioners are subject to the floodplain regulations as set out in the Zoning Advisory Committee (ZAC) comment from Development Plans Review. Finally, the proposed house shall be constructed substantially in accordance with the building elevation plans reviewed and approved by the Office of Planning.

Relief is also requested to enable the Petitioners to reside in the house while the new house is under construction. Ultimately, the existing dwelling will be razed. The Petitioners requested a period of 90 days after a use and occupancy permit is issued for the new building and to remove the old structure. This appears to be an appropriate timeframe and relief will, therefore, be granted.

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.

THEREFORE, IT IS ORDERED, this 21st day of July, 2003, by this Zoning Commissioner, that the Petitioners' request for variance from Sections 1A04.3.B.2, 1A04.3.B.5 and 304.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling with property line setbacks of 19 ft. 4 in. and 10 ft. in lieu of the required 50 ft.,

7/21/03
R. O'Connell

to permit more than one dwelling on a lot on a temporary basis, and to approve an undersized 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 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 the Zoning Advisory Committee (ZAC) recommendations submitted by Development Plans Review dated May 6, 2003, a copy of which is attached hereto and made a part hereof.
- 3) The Petitioners shall submit building elevation drawings to the Office of Planning for their review and approval.
- 4) The proposed dwelling shall comply with the Chesapeake Bay Critical Areas regulations and other requirements deemed appropriate by DEPRM, as set forth in their letter by Keith Kelley dated May 29, 2003, a copy of which is attached hereto and made a part hereof.
- 5) The existing septic system located on this property will be pumped out, backfilled and abandoned when the old structure is razed and the new house shall be connected to public sewer.
- 6) 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:raj

7/21/03
R. G. 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

July 21, 2003

Mr. & Mrs. Joseph P. Walters, Jr.
3520 Galloway Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 03-583-A
Property: 3520 Galloway Road

Dear Mr. & Mrs. Walters:

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 black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info



Printed with Soybean ink
on Recycled Paper



Petition for Variance
CBCA Flood
to the Zoning Commissioner of Baltimore County
for the property located at 3520 Galloway Rd, Baltimore Md 21220
which is presently zoned R.C. 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) 1 A 04.3.B.2 & 5, 304.2 (BCZR)

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING TO HAVE PROPERTY LINE SETBACKS OF 19'4" AND 10' IN LIEU OF THE REQUIRED 50', TO PERMIT MORE THAN ONE DWELLING ON A LOT (DURING A PERIOD OF CONSTRUCTION) AND TO APPROVE AN UNDERSIZED LOT.

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

SEE ATTACHED

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

Case No. 03-483-A

REV 9/15/98

Legal Owner(s):

Joseph P. Walters Jr.

Name - Type or Print

Signature

Rosanne Walters

Name - Type or Print

Signature

3520 Galloway Road (410) 335-6945

Address Telephone No.

Baltimore Maryland 21220-4429

City State Zip Code

Representative to be Contacted:

SAME AS ABOVE

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By LTM Date 4/16/03

ATTACHMENT TO
Petition for Variance
3520 Galloway Road

The property known as 3520 Galloway Road, Baltimore Maryland 21220 is unusual in the fact that its location, elevation and structural condition are not normal with other properties in the area.

The existing dwelling is located at the West water edge of the property and is at an elevation of only 6 foot above zero mean sea level making the dwelling subject to constant flooding. The dwelling is also infested with termites that have caused structural damage

The current conditions of the dwelling are the result of Acts-of-God and not the result of the applicant's own actions.

The current dwelling has been in use as a primary residence since it was constructed in 1932. R.C. 5 Zoning was implemented after lot designation and now presents an undue hardship on me to improve my living conditions. The R.C. 5 Zoning requirement would not allow a building envelope and would be an unreasonable requirement that would prevent the use of the property for its permitted purpose.

Granting of this variance and thus allowing the replacement of the current dwelling will allow the new dwelling to comply with Federal/State/Local Flood requirements, The Baltimore County Buffer Management Plan, and current building codes and allow the property to be utilized as it was intended.

Joseph & Rosanne Walters Jr.

483

MORE COUNTY, MARYLAND

DEPT. OF BUDGET & FINANCE

EXTRAORDINARY RECEIPT

No. 23623

4/16/03

ACCOUNT

1001 006 050

AMOUNT \$

50.00

J. WALTERS

UNPAID LOT

ER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VAL

MORE COUNTY, MARYLAND

DEPT. OF BUDGET & FINANCE

EXTRAORDINARY RECEIPT

No. 23622

4/16/03

ACCOUNT

1001 006 650

AMOUNT \$

65.00

J. WALTERS

VARIANCE

ION

CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S V

PAID RECEIPT

BUSINESS ACTUAL

4/16/2003 4/16/2003 0

REG 0302 MAIL JEN JE

RECEIPT # 264604 4/16/

Dept 5 528 ZORING VERT

OR NO. 023623

Recpt Tot

50.00 OK

Baltimore County, M

PAID RECEIPT

BUSINESS ACTUAL

4/16/2003 4/16/200

REG 0302 MAIL JEN JE

RECEIPT # 264602 4

Dept 5 528 ZORING V

OR NO. 023622

Recpt Tot

65.00 OK

Baltimore County

ZONING DESCRIPTION FOR
3520 Galloway Road

Beginning at a point on the West side of
Galloway Road which is 30 feet
wide at the distance of 550 feet North of the
centerline of the nearest improved intersecting street Cold Spring Road
which is 50 feet wide, being Lot # 52/53,
in the subdivision of Bowleys Quarters as recorded in the
Baltimore County Plat Book # 7 , Folio # 12 ,
containing 36,000 square feet . Also known as 3520 Galloway Road
and located in the 15th Election District, 6th Councilmanic District.

483

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: #03-483-A

3520 Galloway Road
E/ide of York Road, 71 feet northwest centerline of
Thornhill Road

15th Election District - 6th Councilmatic District

Legal Owner(s): Joseph & Rosanne Walters

Variance: to permit a proposed single family dwelling to have property line setbacks of 19 feet, 4 inches and 10 feet in lieu of the required 50 feet. To permit more than one dwelling on a lot. (during a period of construction) and to approve an undersize lot.

Hearing: Monday, June 23, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Basile 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.

6/022 June 5

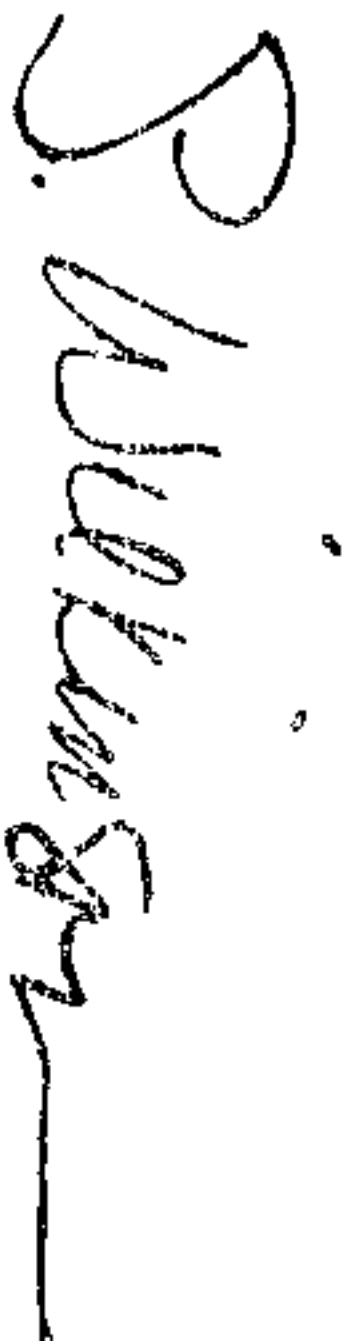
C607469

CERTIFICATE OF PUBLICATION

6/5/, 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 6/5/, 2003.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 03-483-A

Petitioner/Developer: JOSEPH &

ROSEANNE WALTERS

Date of Hearing/Closing: 6/23/03

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

ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

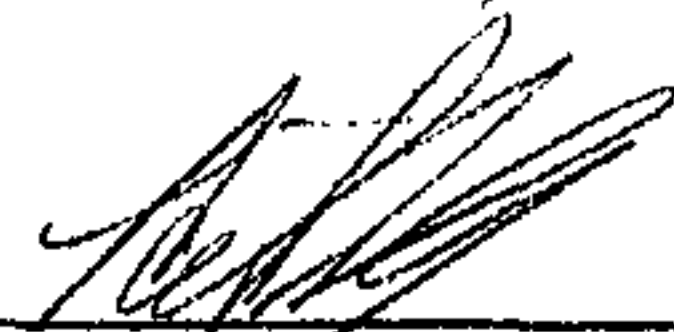
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3520 GALLOWAY RD

The sign(s) were posted on _____

6/2/03
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster)

6/2/03
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

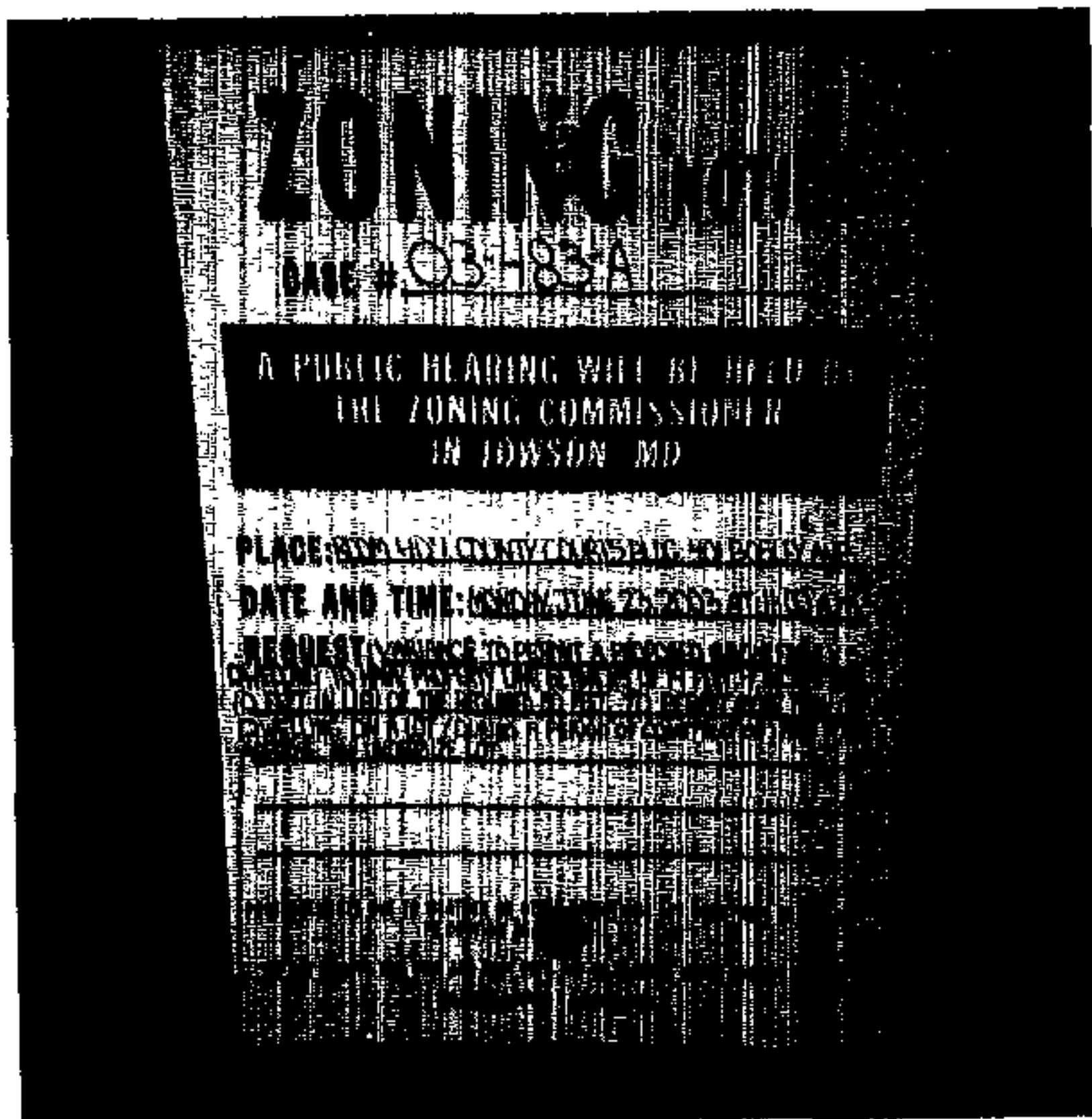
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR VARIANCE * BEFORE THE
3520 Galloway Road; Eside York Road; 71' *
NW c/line Thornhill Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Joseph P, Jr. & * FOR
Rosanne Walters *
Petitioner(s) * BALTIMORE COUNTY
* 03-483-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 6th day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to, Joseph P & Rosanne Walters, 3520 Galloway Road, Baltimore, MD 21220, Petitioner(s).

RECEIVED

MAY 06 2003

Per.....

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



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

April 28, 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: 03-483-A

3520 Galloway Road ~~WEST SIDE GALLOWAY RD 550' NORTH OF~~
~~E/~~side of York Road, 71 feet northwest centerline of Thornhill Road ~~CENTERLINE OF~~
15th Election District – 6th Councilmanic District ~~GOLDSPRING ROAD~~
Legal Owners: Joseph and Rosanne Walters

Variance to permit a proposed single family dwelling to have property line setbacks of 19 feet, 4 inches and 10 feet in lieu of the required 50 feet. To permit more than one dwelling on a lot, (during a period of construction) and to approve an undersize lot.

Hearings: Monday, June 23, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:klm

C: Joseph P. and Rosanne Walters, Jr., 3520 Galloway Road, Baltimore 21220-4429

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 7, 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, June 5, 2003 Issue - Jeffersonian

Please forward billing to:
Joseph Walters
3520 Galloway Road
Baltimore, MD 21220

410-335-6945

NOTICE OF ZONING HEARING

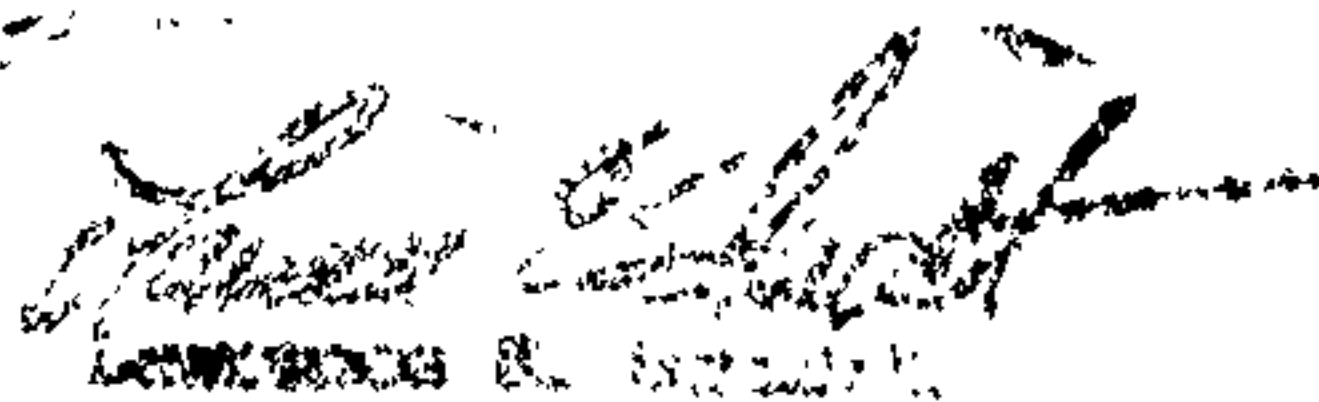
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-483-A

3520 Galloway Road
E/side of York Road, 71 feet northwest centerline of Thornhill Road
15th Election District – 6th Councilmanic District
Legal Owners: Joseph and Rosanne Walters

Variance to permit a proposed single family dwelling to have property line setbacks of 19 feet, 4 inches and 10 feet in lieu of the required 50 feet. To permit more than one dwelling on a lot, (during a period of construction) and to approve an undersize lot.

Hearings: Monday, June 23, 2003 at 11:00 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/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: 03-483-A

Petitioner: Joseph P. Walters Jr.

Address or Location: 3520 Galloway Rd
Bowely's Quarters, Md. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joseph Walters

Address: 3520 Galloway Rd
Baltimore Md 21220

Telephone Number: (410) 335-6945



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

June 20, 2003

Joseph P. Walters, Jr.
Rosanne Walters
3520 Galloway Road
Baltimore, MD 21220-4429

Dear Mr. and Mrs. Walters:

RE: Case Number: 03-483-A, 3520 Galloway Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 16, 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



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

April 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 28, 2003

Item No.: 478-480, 483-487, 489-490, 492-495

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.*

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

cc: File

Visit the County's Website at www.baltimorecountyonline.info

June 6/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 8, 2003

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

SUBJECT: 3520 Galloway Road

INFORMATION:

Item Number: 03-483

Petitioner: Joseph P. Walters, Jr.

Zoning: RC 5

Requested Action: Variance

RECEIVED
MAY - 9 2003
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the existing dwelling and shed are razed within 60 days of the issuance of the certificate of occupancy.

Prepared by: Mark A. Gump

Section Chief: James L. Lusk
AFK/LL:MAC:

RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
 Attention: ~~Jeffrey Long~~ LYNN LASHAM
 County Courts Building, Room 406
 401 Bosley Avenue
 Towson, MD 21204

Permit or Case No. 03-483-A

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

RE: Undersized Lots

Residential Processing Fee Paid
 (\$50.00)

Accepted by CTM
 Date 4/16/03

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:

Print Name of Applicant Joseph & Rosanne Walters Address 3520 GALLOWAY RD, BALTIMORE MD 21220-4429 Telephone Number (410) 335-8945

Lot Address 3520 GALLOWAY RD Election District 15 Councilmanic District 6 Square Feet 38,000 SF

Lot Location: NE S (W) side/corner of GALLOWAY ROAD 550 feet from (NE S W) corner of COLD SPRING
 (street) (street)

Land Owner: Joseph & Rosanne Walters Tax Account Number 15-11-771780

Address: 3520 GALLOWAY RD, BALTIMORE MD 21220-1429 Telephone Number (410) 335-8945

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)	<u>X</u>	
2. Permit Application		<u>X</u>
3. Site Plan	<u>X</u>	
Property (3 copies)	<u>X</u>	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u>X</u>	
4. Building Elevation Drawings	<u>X</u>	
5. Photographs (please label all photos clearly)	<u>X</u>	
Adjoining Buildings	<u>X</u>	
Surrounding Neighborhood		
6. Current Zoning Classification: <u>RCS</u>		

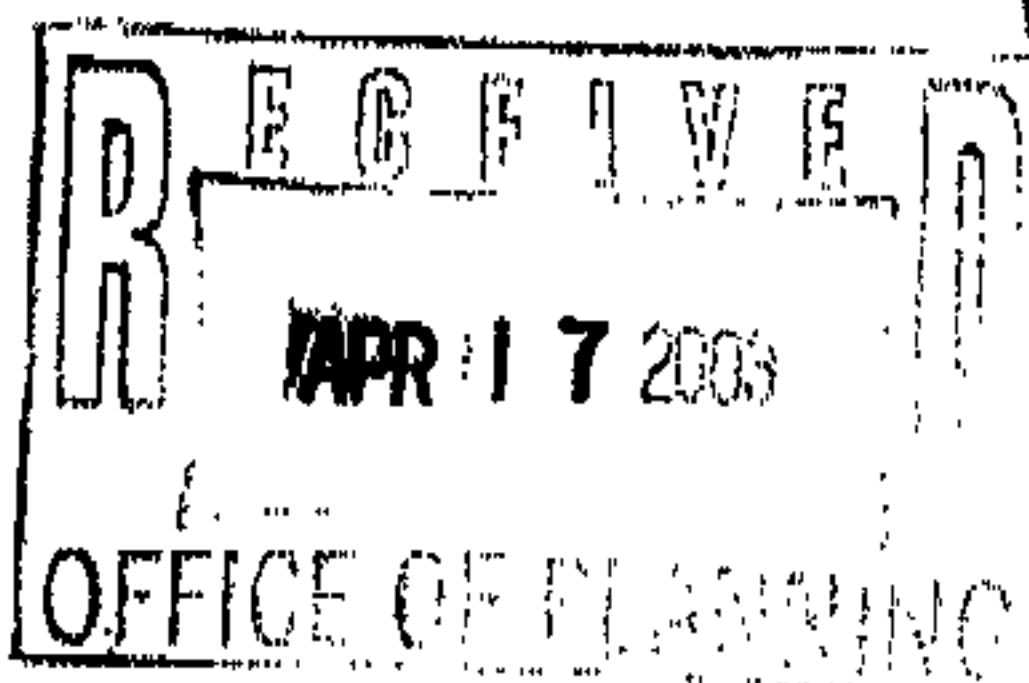
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with ill

1) PROVIDE SITE PLAN SHOWING 6" DIVERGENCE ALL PAVED SURFACES.
 2) PROVIDE HEIGHT OF HOME

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



Date 4/23/03

Date	4/23/03	Pages	1
From	Lynn Lasham	Co.	
Phone #	3480	Fax #	
To	Larry Mosley	Co./Dept.	
Phone #		Fax #	3824

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



Robert L. Flanagan, Secretary
Nell J. Pedersen, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.1.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 483 LTM

Dear Ms. Hart:

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



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

August 1, 2003

CAROLE S. DEMILIO
Deputy People's Counsel

Lawrence E Schmidt, Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: In the Matter of Rosanne and Joseph Walters, Jr.
Case No.: 03-483-A

Dear Mr. Schmidt:

With this letter, we respectfully request a reconsideration of your decision in the aforementioned case.

We agree with the recommendations of the Office of Planning (attached) that the Order should require the "existing dwelling and shed are razed within 60 days of the issuance of the certificate of occupancy." We believe this is an appropriate restriction, in addition to those set forth in your order dated July 21, 2003.

The time limitation will prevent any misunderstanding regarding two dwellings on the site and will provide zoning enforcement with a time frame should it be necessary to take action.

Our sense is that Petitioners would have no objection to this time table as it appears to be their intention to end up with a single dwelling on the site. However, as you know, zoning relief generally follows the property, not the property owner.

Thank you for your attention to this request for reconsideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Carole S. Demilio".

Carole S. Demilio
Deputy People's Counsel for Baltimore County

CSD/rmw
Enclosure

RECEIVED

AUG - 4 2003

ZONING COMMISSIONER

**Department of Environmental Protection
and Resource Management**

401 Bosley Avenue, Suite 416
Towson, Maryland 21204

James T. Smith, Jr., County Executive
David A.C. Carroll, Director



Baltimore County

*One of the Best-Managed
Counties in America*

May 29, 2003

Mr. Joseph Walters, Jr.
3520 Galloway Road
Baltimore, MD 21220

Re: Permit Application #B516150
New dwelling-3520 Galloway Road

Dear Mr. Walters:

Environmental Impact Review (EIR) has reviewed the above-referenced permit application for the proposed dwelling and has placed the application on hold because we need to convey to you the following regulations.

The property is located in the Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area (CBCA). LDA regulations state that impervious surfaces are limited to 15% of the property. The lot size is 36,000 square feet. Fifteen percent (15%) of the site is 5,400 square feet. Existing impervious areas are 2,581 square feet or 7.2%. Proposed imperviousness of the lot will be 2,448 square feet or 6.8% for the proposed dwelling and 2 existing sheds, gazebo, and boat ramp. You have 2,952 square feet of imperviousness left for an impervious driveway, sidewalk, etc.

Another LDA regulation states that a minimum 15% forest cover must be established or maintained. This equates to 11 trees for a lot of this size. The trees present on site are too numerous to count. Any tree removed in the 100 foot buffer needs to be replaced on a 1 to 1 basis. Any tree to be planted must be native to Maryland, deciduous, and 5-6' tall.

BMA regulations state that the proposed dwelling cannot go any closer to the water than the existing dwelling. The existing dwelling is about 5' from Galloway Creek. The submitted plot plan shows the proposed dwelling to be 80' from Galloway Creek, thus it is in compliance with BMA regulations.

Please sign and return a copy of this letter to indicate your understanding of the CBCA Regulations. Your permit application will be approved once I receive a copy of this signed letter. The conditions stated above will be checked at the time of Use & Occupancy request.

If you have any questions regarding these requirements or if I can be of assistance, please contact me at 410-887-3980.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Keith Kelley".

Keith Kelley
Natural Resource Specialist
Environmental Impact Review

Visit the County's Website at www.baltimorecountyonline.info



CASE NAME 03-483-A
CASE NUMBER 03-483-A
DATE 6/23/03

CITIZEN'S SIGN-IN SHEET

[illegible]

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

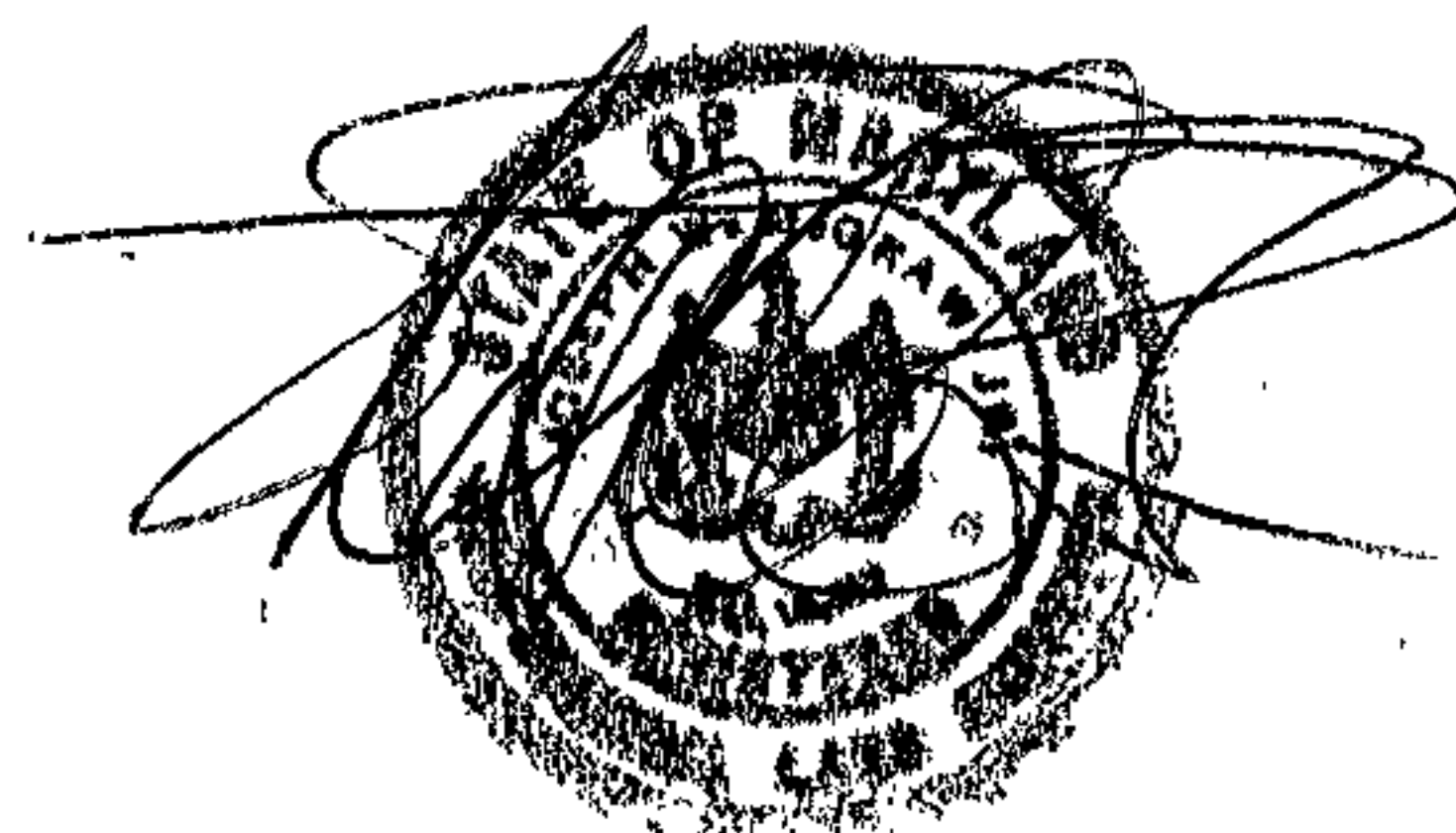
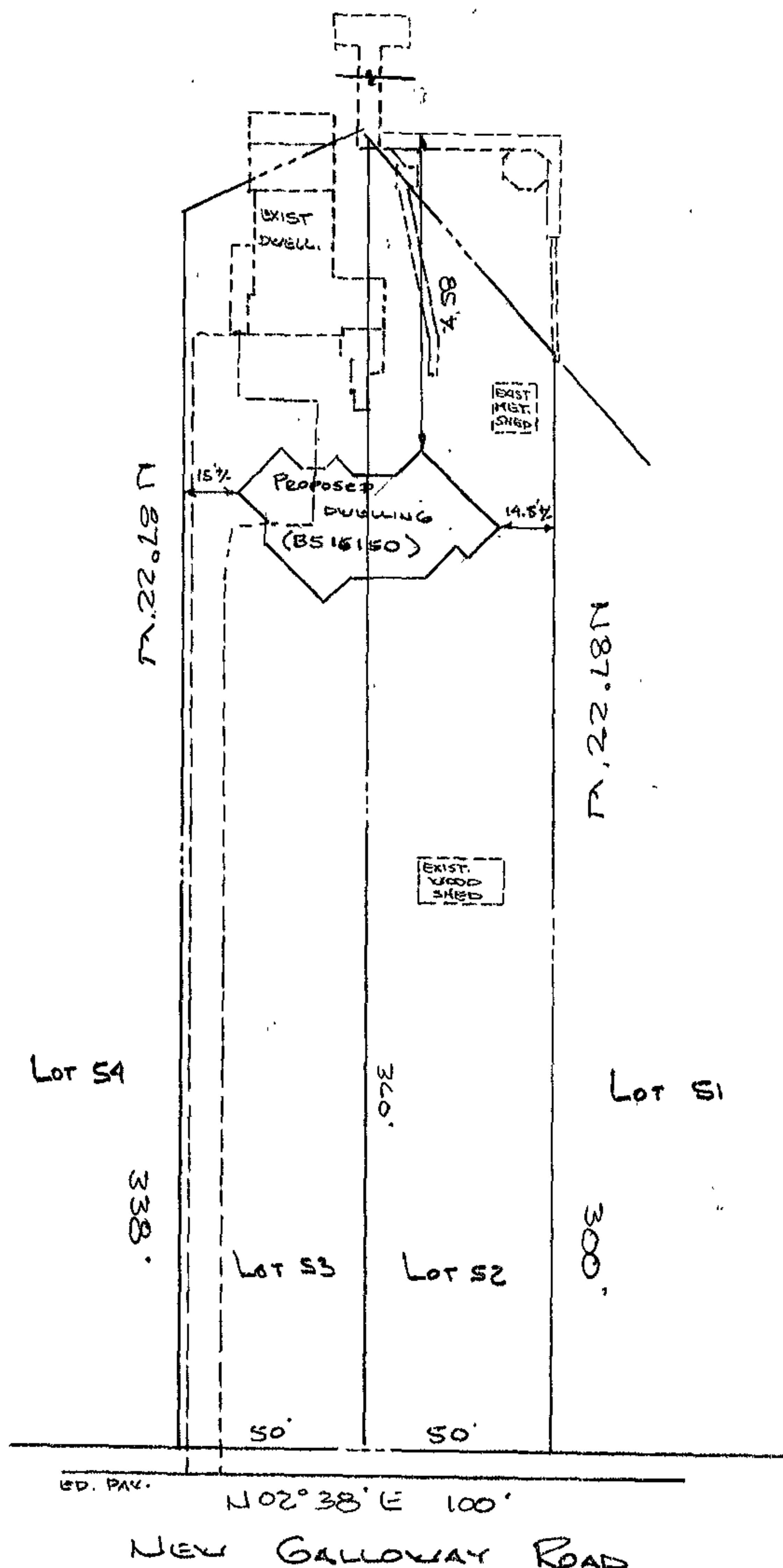
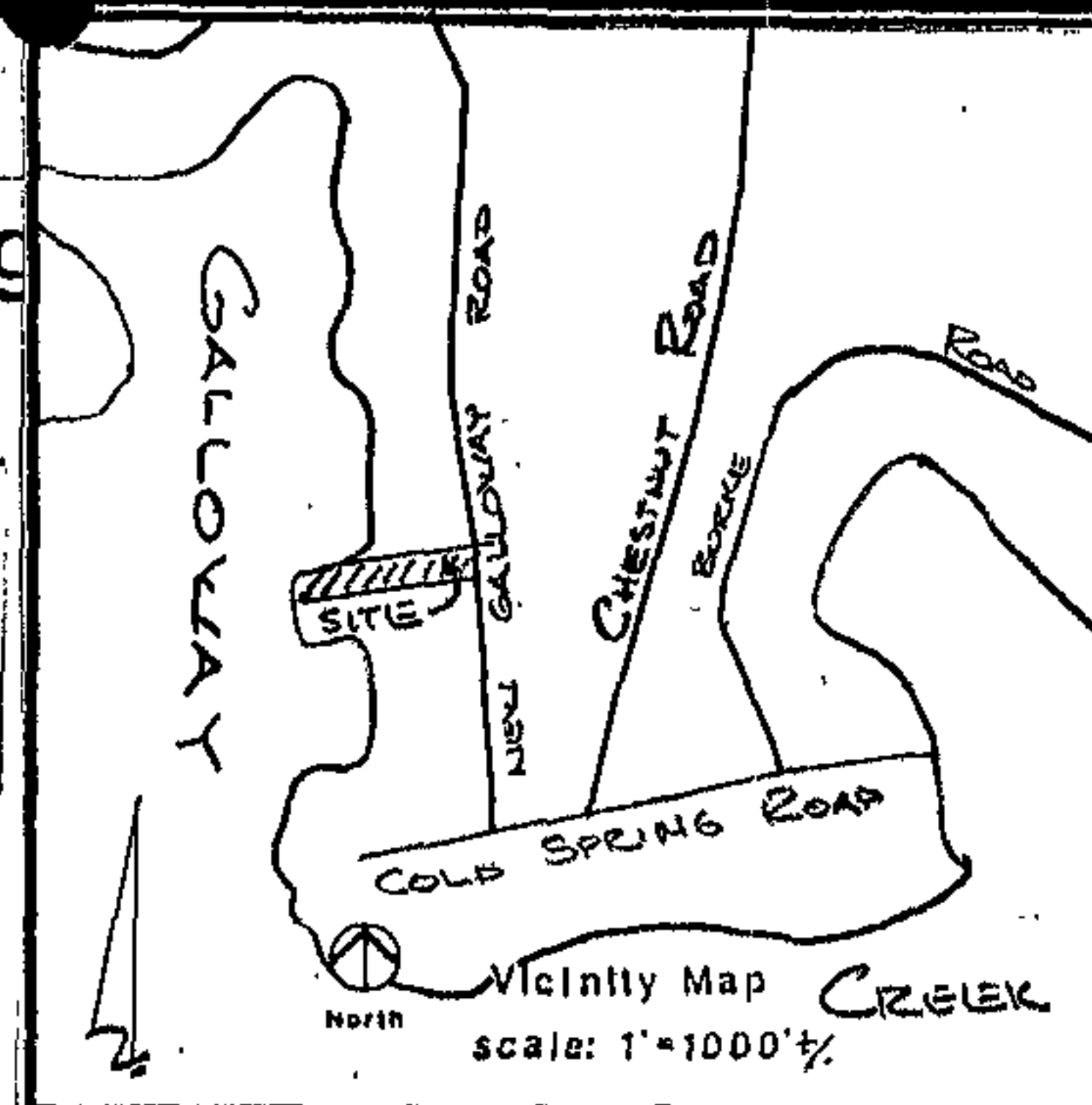
PROPERTY ADDRESS: 3520 NEW GALLOWAY ROAD

Subdivision name: BOWLEY'S QUARTERS PLAT No. 1

plat book# 7, folio# 12, lot# 53, section# 52

OWNER: JOSEPH WALTERS

GALLOWAY CREEK



LOCATION INFORMATION

Election District: 15TH

Councilmanic District: 5TH

1"=200' scale map#:

Zoning: RC-S

Lot size: _____
acres square feet

SEWER: ☒ public ☐ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ yes ☐ no

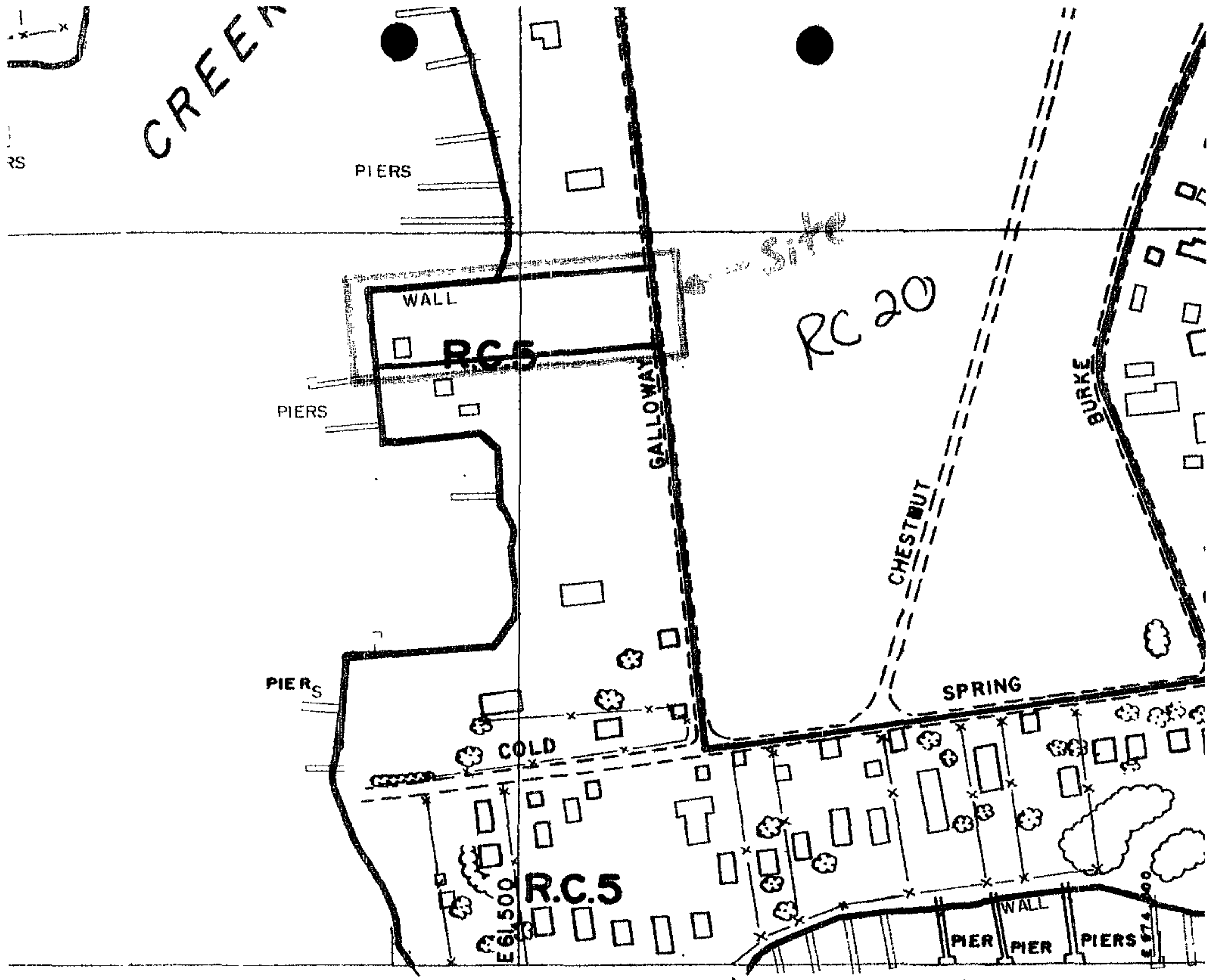
Prior Zoning Hearings: NONE KNOWN

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

J.S.T. Engineering Co., Inc.
6912 North River Drive
Baltimore, MD. 21220
410-335-9142 Fax 410-335-9144

Scale: 1"=50' Date: 6-23-03



NG

HE 2K
1" = 200'

483

CASE NUMBER

Ø3-483-A

3520 Galloway Rd

Joseph + Rosanne
Walters

NOTICE OF ZONING HEARING

**PEOPLE'S COUNSEL
(Entry of Appearance)**

3

**CERTIFICATE OF PUBLICATION
(PATUXENT Publishing Company)**

4

PLAT [REDACTED]

5

**DEPRM
Environmental Impact Review (EIR)**

6

**DEPRM
Razing Agreement**

7

**SUPPORT OF VARIANCE
3524 Galloway Rd. Lot 51**

8

**SUPPORT OF VARIANCE
3518 Galloway Rd. Lot 54**



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

April 28, 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: 03-483-A

3520 Galloway Road

E/side of York Road, 71 feet northwest centerline of Thornhill Road

15th Election District – 6th Councilmanic District

Legal Owners: Joseph and Rosanne Walters

Variance to permit a proposed single family dwelling to have property line setbacks of 19 feet, 4 inches and 10 feet in lieu of the required 50 feet. To permit more than one dwelling on a lot, (during a period of construction) and to approve an undersize lot.

Hearings: Monday, June 23, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:klm

C: Joseph P. and Rosanne Walters, Jr., 3520 Galloway Road, Baltimore 21220-4429

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 7, 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.



(Click here for a plain text ADA compliant screen.)



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 1511771780

Owner Information

Owner Name:	WALTERS JOSEPH P,JR WALTERS ROSANNE	Use:	RESIDENTIAL
Mailing Address:	3520 GALLOWAY RD BALTIMORE MD 21220-4429	Principal Residence:	YES
		Deed Reference:	1) /16291/ 132 2)

Location & Structure Information

Premises Address 3520 GALLOWAY RD			Zoning WATERFRONT			Legal Description LT 52,53 3520 GALLOWAY RD BOWLEYS QUARTERS				
Map 98	Grid 4	Parcel 4	Sub District	Subdivision	Section	Block	Lot 52	Group 82	Plat No: Plat Ref:	1 7/ 12
Special Tax Areas			Town Ad Valorem Tax Class							
Primary Structure Built 1942			Enclosed Area 960 SF			Property Land Area 31,900.00 SF			County Use 34	
Stories 1		Basement NO		Type STANDARD UNIT				Exterior SIDING		

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2002 07/01/2003	
Land:	116,720	203,470		
Improvements:	39,050	52,800		
Total:	155,770	256,270	155,770	189,270
Preferential Land:	0	0	0	0

Transfer Information

Seller: BEAUCHAMP ROBERTA J	Date: 04/02/2002	Price: \$275,000
Type: NOT ARMS-LENGTH	Deed1: /16291/ 132	Deed2:
Seller: KRATZ GEORGE L,JR	Date: 10/18/1984	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6803/ 405	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

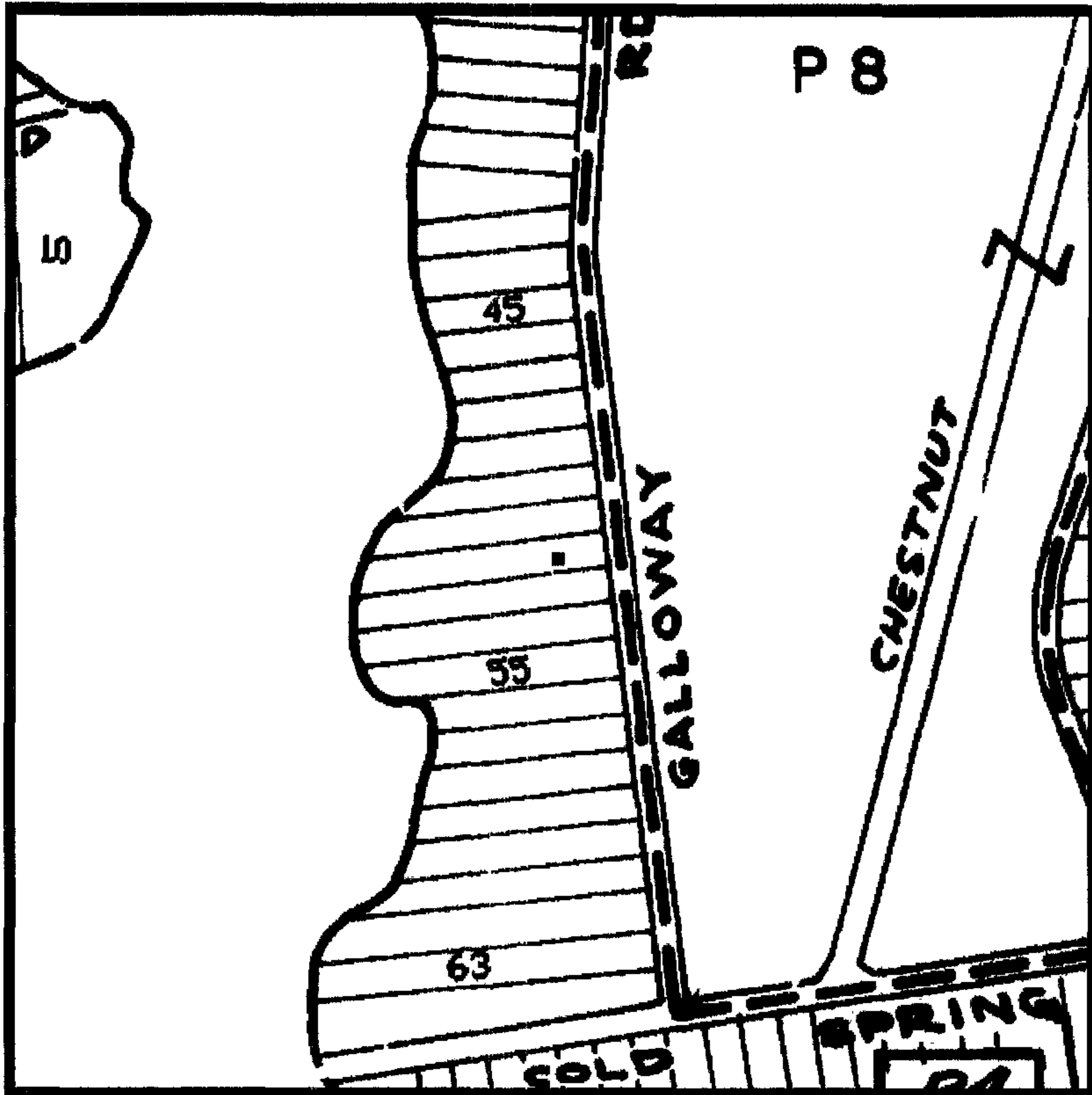
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



District - 15 Account Number - 1511771780



Property maps provided courtesy of the Maryland Department of Planning ©2001.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us

RE: PETITION FOR VARIANCE	*	BEFORE THE
3520 Galloway Road; Eside York Road; 71'		
NW c/line Thornhill Road	*	ZONING COMMISSIONER
15 th Election & 6 th Councilmanic Districts		
Legal Owner(s): Joseph P, Jr. &	*	FOR
Rosanne Walters		
Petitioner(s)	*	BALTIMORE COUNTY
	*	03-483-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 6th day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to, Joseph P & Rosanne Walters, 3520 Galloway Road, Baltimore, MD 21220, Petitioner(s).

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



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

WHAT IS "PEOPLE'S COUNSEL?"

The position of People's Counsel was created by the citizens of Baltimore County when they amended the Baltimore County Charter in 1974. Originally, People's Counsel was to defend the comprehensive zoning maps, but in 1978 the voters expanded the function to include defense of the master plan and protection of the air, land and water resources of Baltimore County.

People's Counsel is an experienced Attorney, a Baltimore County resident, and a member of the Maryland Bar. The Charter intends that the position be free from political influence, and to act on behalf of the general public. In this connection, after appointment, People's Counsel has tenure, and there is no need for reappointment.

WHAT DOES PEOPLE'S COUNSEL DO?

People's Counsel may appear as a party before local, state, and federal administrative agencies and courts, on behalf of the public in general in land use and environmental cases. People's Counsel's standing in these cases is equal to that of other parties. This means that the office can pursue appeals to the Circuit Court and to the Appellate courts.

In addition, while the office cannot represent any individual person or association, it frequently helps to facilitate the presentation of land use cases

before the Zoning Commissioner or the County Board of Appeals by persons or groups without attorneys.

In accordance with the Charter mandate, People's Counsel also investigates special situations dealing with land use. This may take the form of site visits, consultations with various experts in or out of the county, legal or other research. The County Charter empowers People's Counsel to "have full access to the records of all county agencies," to "be entitled to call upon the assistance of county employees, and" to "have the benefit of all other facilities or information of the county in carrying out his duties."

WHAT MATTERS DOES PEOPLE'S COUNSEL ENTER?

People's Counsel enters an appearance in all cases involving reclassifications, Petitions for variances, special exceptions, and special hearings; as well as other land use related matters, to determine if legal involvement is appropriate. Standards for involvement are based on the possibility of broad public impact; adverse affect on the public health, safety, and welfare; establishment of important precedent for the future; and the existence of significant legal issues.

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: #03-483-A

3520 Galloway Road

E/side of York Road, 71 feet northwest centerline of Thornhill Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Joseph & Rosanne Walters

Variance: to permit a proposed single family dwelling to have property line setbacks of 19 feet, 4 inches and 10 feet in lieu of the required 50 feet. To permit more than one dwelling on a lot, (during a period of construction) and to approve an undersize lot.

Hearing: Monday, June 23, 2003 at 11:00 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) 887-4388.

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

6/022 June 5

6607469

CERTIFICATE OF PUBLICATION

6/5/, 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 6/5/, 2003.

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

J. Wilkinson

LEGAL ADVERTISING

ACCOUNT NO.

PHONE NUMBER

LEGAL ADVERTISING



CJ0556945

4103356945

10750 Little Patuxent Parkway
Columbia, MD 21044
Advertising 410-337-2425 (Ext. 3418) or (Ext. 3425)
Billing 410-730-3990 (Ext. 1217)
TIN/EIN 52-2064223

INVOICE NO. C607469

- Columbia Flier
- Howard County Times
- Laurel Leader
- Anne Arundel
- Gazette
- Arbutus Times
- Catonsville Times
- Owings Mills Times
- Towson Times
- Northeast Booster
- Northeast Reporter
- Baltimore Messenger
- Jeffersonian
- North County News

JOSEPH WALTERS

3520 GALLOWAY ROAD
BALTIMORE MD 21220

03-483-A Zoning Hearing

INVOICE DATE

6/4/2003

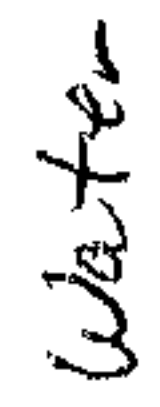
PAYMENT DUE UPON RECEIPT OF INVOICE

DATE		DESCRIPTION	LINES	TIMES	TOTAL LINES	RATE	AMOUNT
START	STOP						
6/5/2003	6/5/2003	NOTICE OF ZONING HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a	82	1	82		82.00
SKIP INSERTIONS							
PUBLICATIONS ▶						ADJUSTMENTS	
P.O. NO. J 6/022						PROOF CHANGES	
						PREPAID AMOUNT	
						TOTAL AMOUNT DUE	82.00

CANCOPY

This invoice has been printed with environmentally safe ink.

Water



PROPERTY ADDRESS 3520 GALLOWAY RD, BALTIMORE MD 21220

PLAT BOOK # 7 FOLIO # 12 LOT # 52/53 SECTION #

OWNER JOSEPH & ROSANNE WALTERS

**Department of Environmental Protection
and Resource Management**

401 Bosley Avenue, Suite 416
Towson, Maryland 21204

James T. Smith, Jr., County Executive
David A.C. Carroll, Director



Baltimore County

*One of the Best-Managed
Counties in America*

May 29, 2003

Mr. Joseph Walters, Jr.
3520 Galloway Road
Baltimore, MD 21220

Re: Permit Application #B516150
New dwelling-3520 Galloway Road

Dear Mr. Walters:

Environmental Impact Review (EIR) has reviewed the above-referenced permit application for the proposed dwelling and has placed the application on hold because we need to convey to you the following regulations.

The property is located in the Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area (CBCA). LDA regulations state that impervious surfaces are limited to 15% of the property. The lot size is 36,000 square feet. Fifteen percent (15%) of the site is 5,400 square feet. Existing impervious areas are 2,581 square feet or 7.2%. Proposed imperviousness of the lot will be 2,448 square feet or 6.8% for the proposed dwelling and 2 existing sheds, gazebo, and boat ramp. You have 2,952 square feet of imperviousness left for an impervious driveway, sidewalk, etc.

Another LDA regulation states that a minimum 15% forest cover must be established or maintained. This equates to 11 trees for a lot of this size. The trees present on site are too numerous to count. Any tree removed in the 100 foot buffer needs to be replaced on a 1 to 1 basis. Any tree to be planted must be native to Maryland, deciduous, and 5-6' tall.

BMA regulations state that the proposed dwelling cannot go any closer to the water than the existing dwelling. The existing dwelling is about 5' from Galloway Creek. The submitted plot plan shows the proposed dwelling to be 80' from Galloway Creek, thus it is in compliance with BMA regulations.

Please sign and return a copy of this letter to indicate your understanding of the CBCA Regulations. Your permit application will be approved once I receive a copy of this signed letter. The conditions stated above will be checked at the time of Use & Occupancy request.

If you have any questions regarding these requirements or if I can be of assistance, please contact me at 410-887-3980.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Keith Kelley".

Keith Kelley
Natural Resource Specialist
Environmental Impact Review

Visit the County's Website at www.baltimorecountyonline.info



To: DAVID RITER

BC Department of Environmental

FROM: Joseph Walters
3520 Galloway Rd
Baltimore, Md 21220
Permit # 03-483-A

Dave,

Here is the letter you requested.

Thanks,

Jan

May 9, 2003

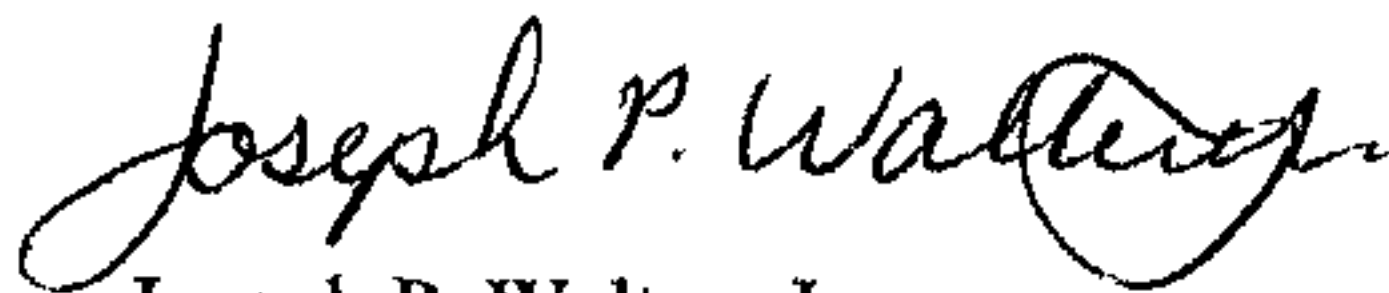
Baltimore County Department of Environment
401 Bosley Avenue, Suite 416
Towson, Maryland 21204

Permit #: 03-483-A
Joseph & Rosanne Walters
3520 Galloway Road
Baltimore, Maryland 21220

Mr, David Riter,

Per our conversation this morning reference my plans for the existing septic holding tank located on the property. Our plan is to *pump, collapse/backfill* and then *abandon* the existing septic system at the time we raze the old structure.

Sincerely,



Joseph P. Walters Jr.

SUPPORT OF VARIANCE

The legal homeowners of the property at **3524 Galloway Road,**
Baltimore Maryland 21220, also known as lot **52** on Map **98,** Grid **4,**
Parcel **4** Tax ID: **1519072441.**

Are in support of the following requested variance as proposed:

Case Number: 03-483-A

3520 Galloway Road, Baltimore, Md. 21220.

15th Election District - 6th Council manic District

Legal Owners: Joseph & Rosanne Walters Jr.

Variance to permit a proposed single family dwelling to have
property line setbacks of 15 feet, 0 inches and 10 feet in lieu of
the required 50 feet. To permit more than one dwelling on a lot,
(during a period of construction) and to approve an undersize lot.

Signed this ____ th day of June, 2003.

Owner

Albert E. Rode Sr.
Albert E. Rode

(410) 335-6936

Owner

Dorothy L. Rode
Dorothy L. Rode

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 1519072441

Owner Information

Owner Name:	RODE ALBERT E RODE DOROTHY L	Use:	RESIDENTIAL
Mailing Address:	9914 MAIDBROOK RD BALTIMORE MD 21234-1240	Principal Residence:	NO
		Deed Reference:	1) / 5924/ 323 2)

Location & Structure Information

Premises Address 3524 GALLOWAY RD				Zoning WATERFRONT		Legal Description 650 N COLD SPRING RD BOWLEYS QUARTERS				
Map 98	Grid 4	Parcel 4	Sub District	Subdivision	Section	Block	Lot 51	Group 82	Plat No: Plat Ref:	1 7/ 12
Special Tax Areas				Town Ad Valorem Tax Class						
Primary Structure Built 1940				Enclosed Area 510 SF		Property Land Area 17,485.00 SF			County Use 34	
Stories 1		Basement NO		Type STANDARD UNIT			Exterior SIDING			

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2002 07/01/2003	
Land:	49,620	138,370		
Improvements:	19,680	20,600		
Total:	69,300	158,970	69,300	99,190
Preferential Land:	0	0	0	0

Transfer Information

Seller: HELMINIAK LOUIS L	Date: 08/18/1978	Price: \$15,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5924/ 323	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

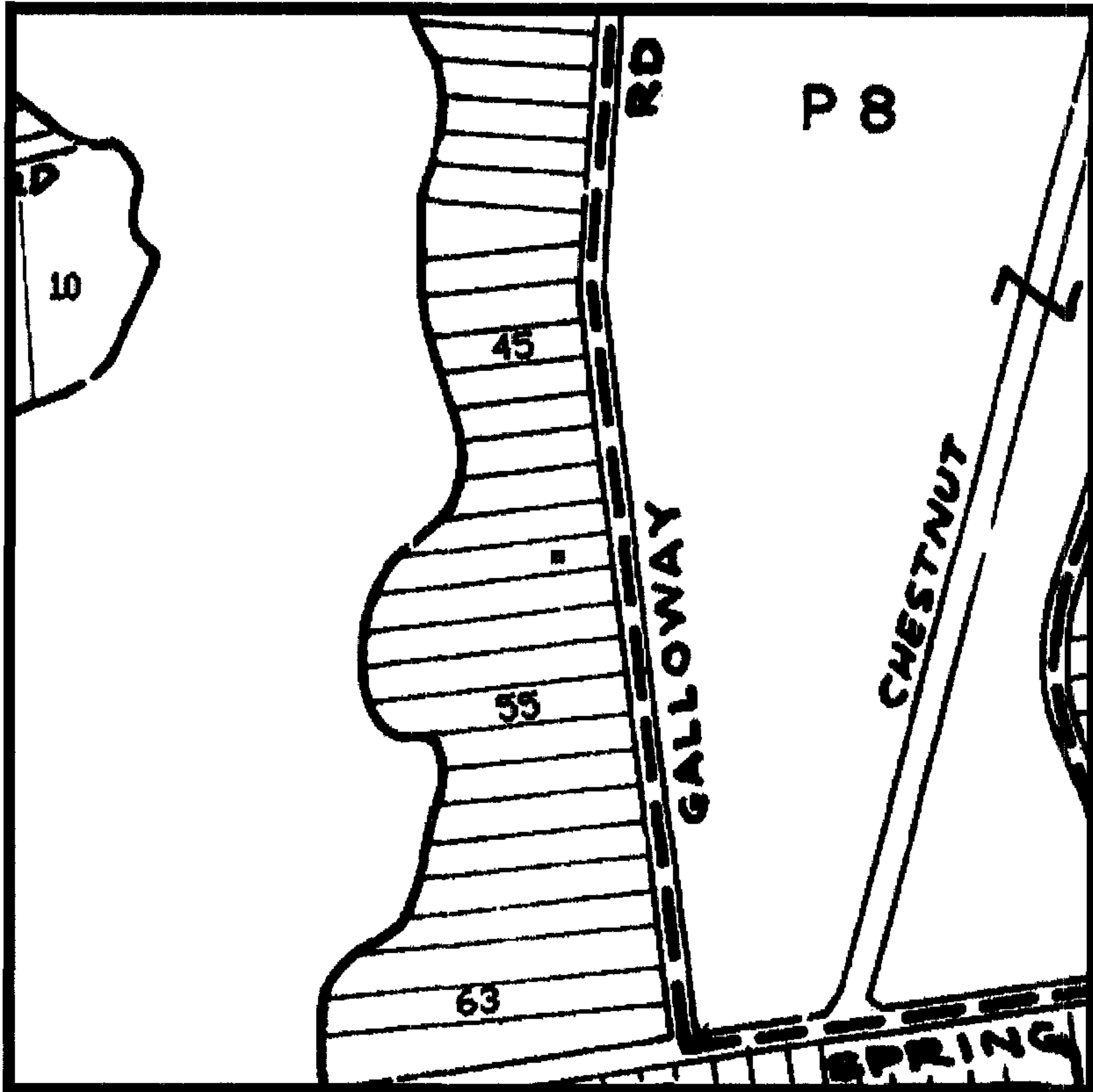
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



District - 15 Account Number - 1519072441



Property maps provided courtesy of the Maryland Department of Planning ©2001.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us

SUPPORT OF VARIANCE

The legal homeowners of the property at **3518 Galloway Road,**
Baltimore Maryland 21220, also known as lot **54** on Map **98,** Grid **4,**
Parcel **4** Tax ID: **1511771210.**

Are in support of the following requested variance as proposed:

Case Number: 03-483-A

3520 Galloway Road, Baltimore, Md. 21220.

15th Election District - 6th Council manic District

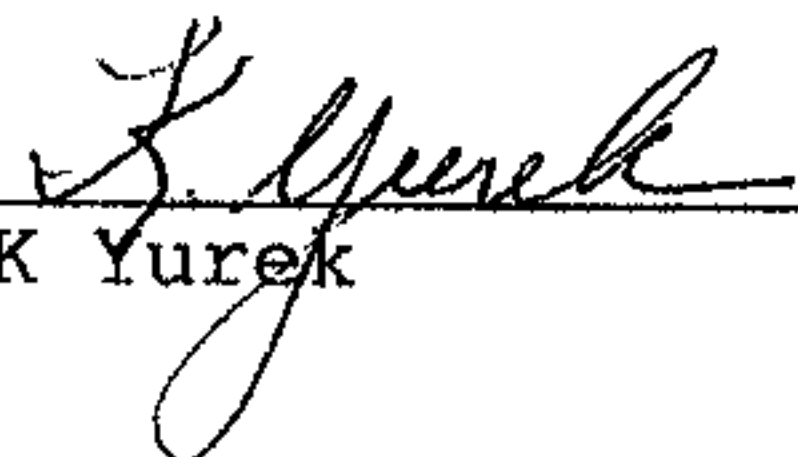
Legal Owners: Joseph & Rosanne Walters Jr.

Variance to permit a proposed single family dwelling to have
property line setbacks of 15 feet, 0 inches and 10 feet in lieu of
the required 50 feet. To permit more than one dwelling on a lot,
(during a period of construction) and to approve an undersize lot.

Signed this 22 ND day of June, 2003.

(401) 256-3591

Owner


K Yurek

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 1511771210

Owner Information

Owner Name:	YUREK GLENN A/KARL M YUREK RUSSELL A/BRIAN L	Use:	RESIDENTIAL
Mailing Address:	4709 KNAPP CT ELLCOTT CITY MD 21043-6517	Principal Residence:	NO
		Deed Reference:	1) /13846/ 527 2)

Location & Structure Information

Premises Address 3518 GALLOWAY RD				Zoning WATERFRONT		Legal Description 500 NW COLD SPRING RD BOWLEYS QUARTERS				
Map 98	Grid 4	Parcel 4	Sub District	Subdivision	Section	Block	Lot 54	Group 82	Plat No: Plat Ref:	1 7/ 12
Special Tax Areas				Town Ad Valorem Tax Class						
Primary Structure Built 1943				Enclosed Area 504 SF		Property Land Area 11,750.00 SF			County Use 34	
Stories 1		Basement NO		Type STANDARD UNIT			Exterior FRAME			

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2002 07/01/2003	
Land:	48,180	48,180		
Improvements:	17,220	17,930		
Total:	65,400	66,110	65,400	65,636
Preferential Land:	0	0	0	0

Transfer Information

Seller: YUREK ALEXANDER F	Date: 06/23/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13846/ 527	Deed2:
Seller: KRATZ GEORGE L,SR	Date: 04/03/1973	Price: \$45,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5347/ 584	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

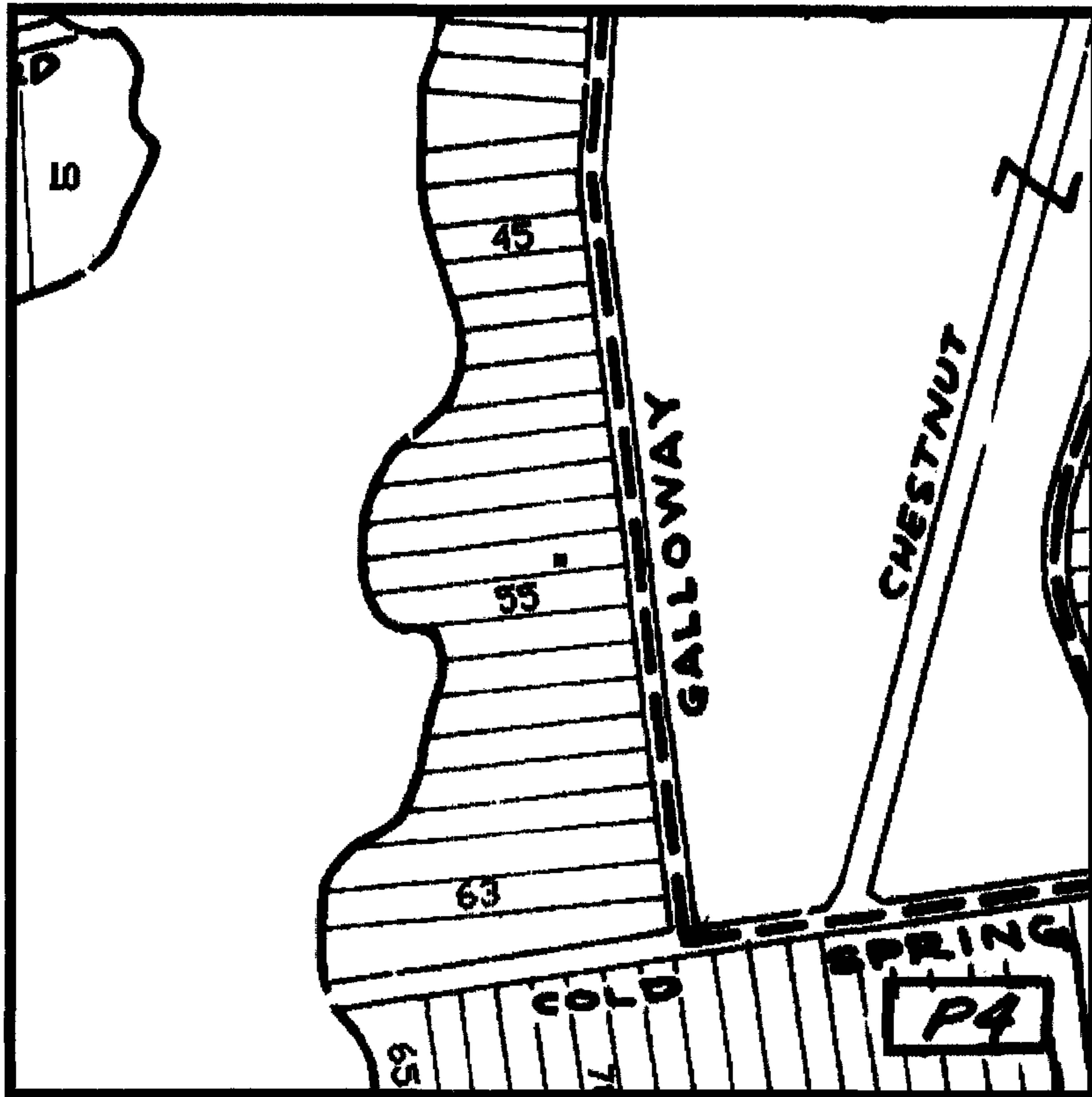
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



District - 15 Account Number - 1511771210



Property maps provided courtesy of the Maryland Department of Planning ©2001.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us

Mr. Joseph Walters, Jr.
May 29, 2003
Page 2

I/We have read and do hereby agree to implement the above requirements to bring my/our property into compliance with Chesapeake Bay Critical Area Regulations.

Joseph P. Walters 6-2-03
signature date

kdk#19/joewalters

Rosanne Walters 6/2/03
signature date

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3520 GALLOWAY RD, BALTIMORE MD 21220

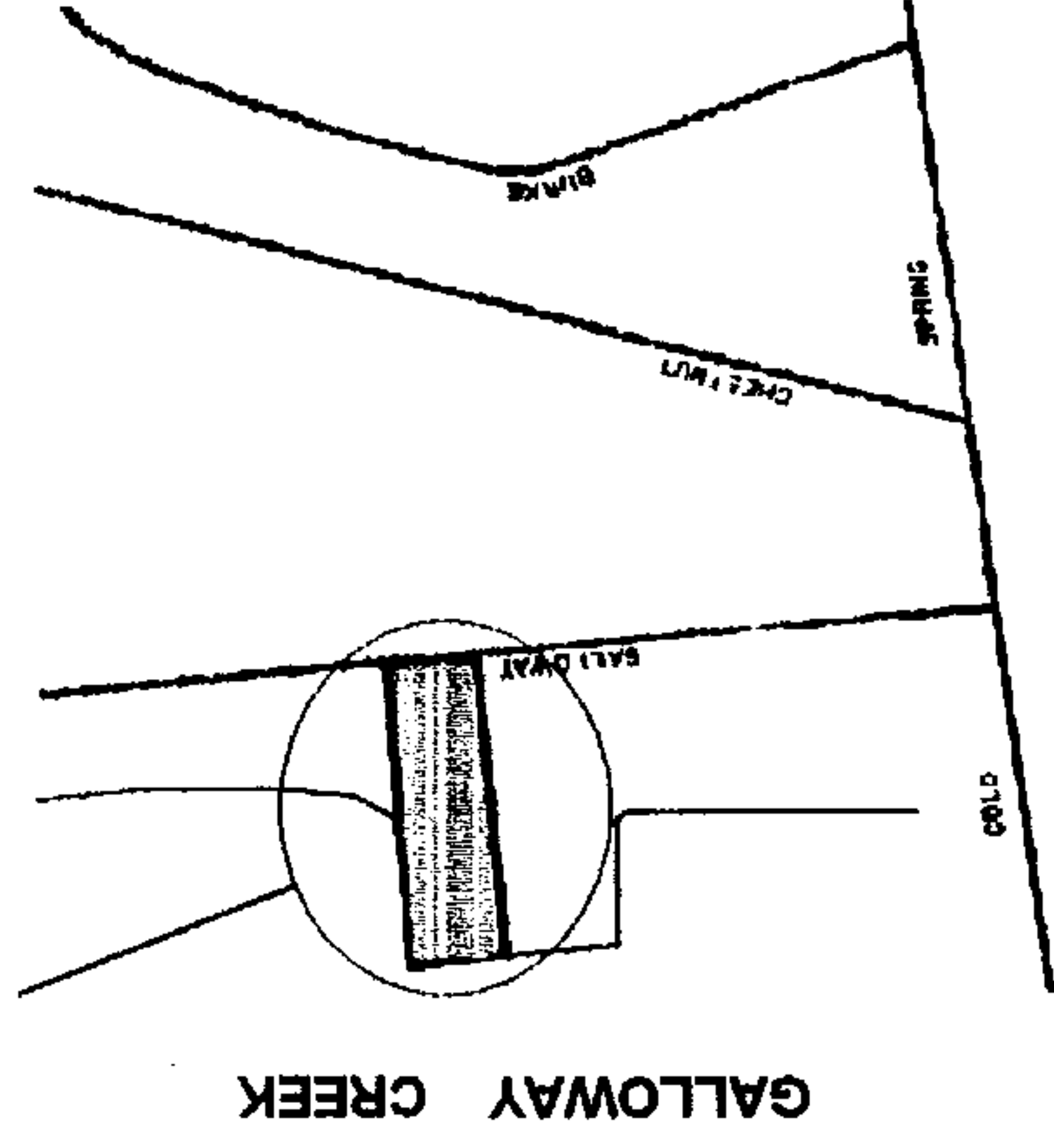
SUBDIVISION NAME BOWLEYS QUARTERS

PLAT BOOK # 7 FOLIO # 12 LOT # 52/53 SECTION #

OWNER JOSEPH & ROSANNE WALTERS

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

SUBJECT PROPERTY



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # N.E. 2-K

ZONING R.C.5

LOT SIZE .83 ACRES 36,000 SF SQUARE FEET

SEWER PUBLIC ☒ PRIVATE ☐

WATER EXISTING ON-SITE ☒

CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐

100 YEAR FLOOD PLAIN YES ☒ NO ☐

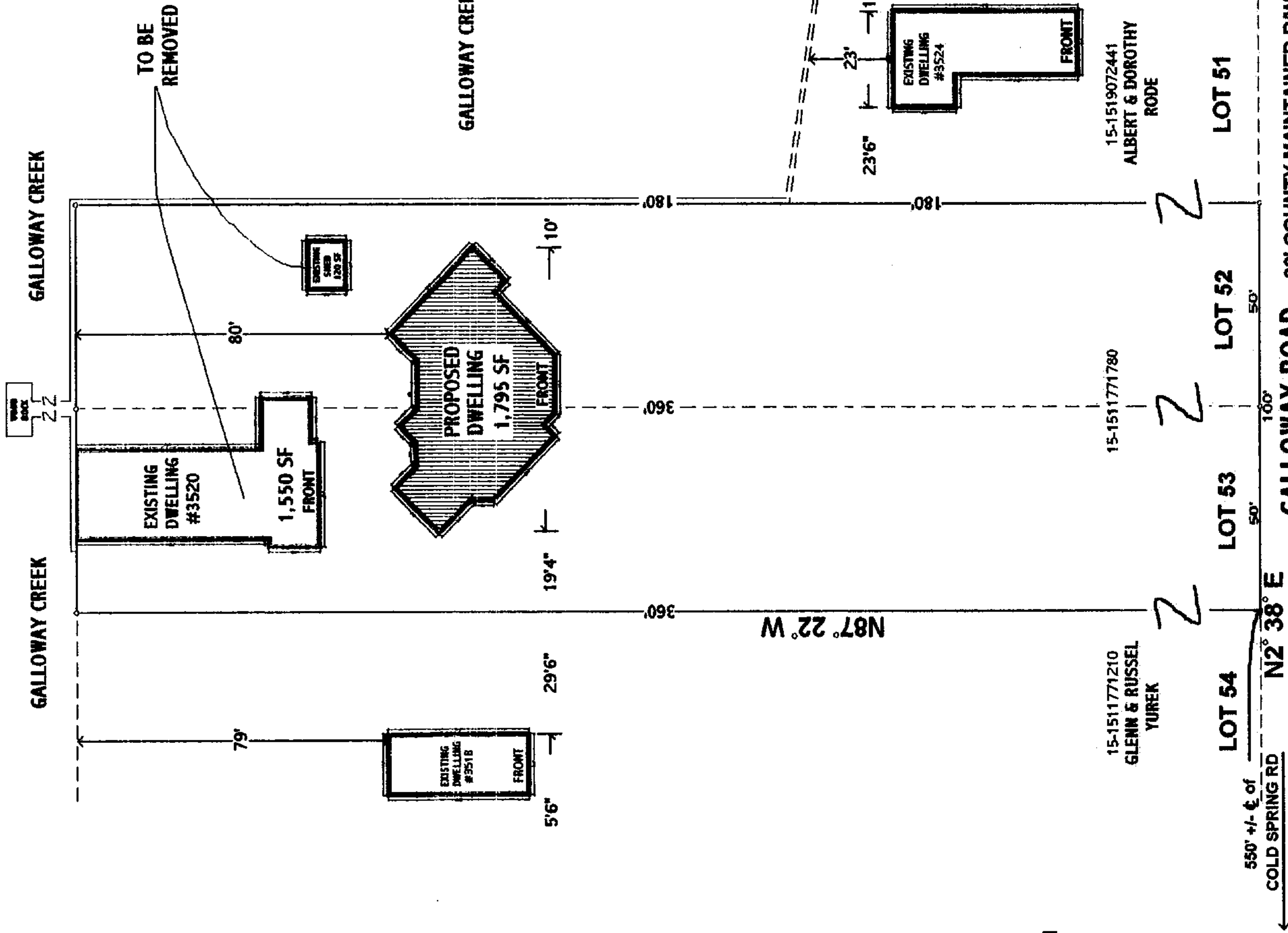
HISTORIC PROPERTY / BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY CASE #

REVIEWED BY ITEM #

483



NO OWNERSHIP WITH ADJACENT LOTS WITHIN THE PAST 6 YEARS.



NORTH

GALLOWAY ROAD - 30' COUNTY MAINTAINED R/W

SCALE OF DRAWING: 1" = 50'

PREPARED BY JPW

Mr. Joseph Walters, Jr.
May 29, 2003
Page 2

I/We have read and do hereby agree to implement the above requirements to bring my/our property into compliance with Chesapeake Bay Critical Area Regulations.

Joseph P. Walters 6-2-03
signature date

Rosanne Walters 6/2/03
signature date

kdk#19/joewalters