

IN RE: PETITION FOR ADMIN. VARIANCE
NE/Corner of Northcliff Road
and Manor Road
11th Election District
3rd Councilmanic District
(4300 Northcliff Road)

Jane Tscheulin & Paul Tuma
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-542-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jane Tscheulin and Paul Tuma. The variance request is for property located at 4300 Northcliff Road in the Glen Arm area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations, to permit accessory structures (swimming pool and tennis court) to be located in the side and front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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
Date 6/10/03
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 Zoning Commissioner for Baltimore County, this 10th day of June, 2003, that a variance from Section 400.1 of the Baltimore County Zoning Regulations, to permit accessory structures (swimming pool and tennis court) to be located in the side and front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

6/10/03
J. J. Jemison



**Baltimore County
Zoning Commissioner**

June 24, 2003

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

Mr. & Mrs. John P. Watson
4302 Northcliff Road
Glen Arm, Maryland 21057

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(4300 Northcliff Road)
Jane Tscheulin & Paul Tuma – Petitioners
Case No. 03-542-A

Dear Mr. & Mrs. Watson:

In response to your letter of June 10, 2003 (received June 12, 2003) concerning the above-captioned matter, the following comments are offered.

The Petitioners in the instant case sought variance relief from Section 400.1 of the B.C.Z.R., which requires that any accessory structure (shed, garage, swimming pool, tennis court, etc.) be located in the rear yard of a property, which is defined by the orientation of the dwelling. The Petitioners propose to locate a swimming pool and tennis court in the front/side yard of their property.

Pursuant to Section 26-127 of the Baltimore County Code, the owner of a residential property may seek variance relief without the necessity of a public hearing through a Petition for Administrative Variance. Under that process, the applicant must conspicuously post a sign on his/her property giving public notice of the relief being requested for a period of 15 days, during which time, any property owner residing within 1000 feet of the property can request a public hearing. If no letter of opposition or demand for public hearing is made within this 15-day posting period, the matter is referred to the Zoning Commissioner's Office for resolution and a decision is rendered based upon the documentation contained within the case file. The subject property was posted from May 25th through June 9th, 2003. Your letter was written after the expiration of the 15-day posting period, and obviously received after the issuance of my written decision. In that no objection was received during the posting period and no adverse comments were received from any County reviewing agency, I granted the relief on June 10, 2003.

As to the concerns raised in your letter, I have reviewed the site plan submitted by the applicants. The plan does not identify any right-of-way to your property and frankly, I do not understand the specific nature of your concerns. In any event, you should be advised that the grant of a variance does not in any way impact individual property rights. Whatever rights may exist under your deed are unaffected by the grant of the variance for the subject property.

Please do not hesitate to contact me should you have any further questions on the subject.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Jane Scheulin & Mr. Paul Tuma
4300 Northcliff Road, Glen Arm, Md. 21157
Case File

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





Baltimore County
Zoning Commissioner

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

June 10, 2003

Ms. June Tscheulin
Mr. Paul Tuma
4300 Northcliff Road
Glen Arm, Maryland 21057

Re: Petition for Administrative Variance
Case No. 03-542-A
Property: 4300 Northcliff Road

Dear Ms. Tscheulin & Mr. Tuma:

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

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4300 Northliff Rd Glenview MD 21057
which is presently zoned BC 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) 400.1 BCZR

To Permit AN Accessory Structures (Swimming Pool And Tennis Court) to be Located in The Side And Front yard in Lieu of The Required Rear Yard.

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):

JANE TSCHULIN

Name - Type or Print

Signature

PAUL TUMA

Name - Type or Print

Signature

4300 Northliff Rd 410 811 9772

Address Telephone No.

Glenview MD 21057

City State Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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. 03-542-A

Reviewed By JRF Date 5/14/03

Estimated Posting Date 5/25/03

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4300 North Cliff Rd
Address
Glen Azka MD 21057
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 hardship with existing zoning for the installation of the proposed swimming pool and tennis court is as follows:

- 1) Due to existing orientation and location of house, the area at the rear is very limited for the proposed improvements (swimming pool, tennis court).
- 2) The area at the rear of the existing structure is currently occupied by 60-100 foot pine & oak trees which would require removal in order to meet current zoning which would have negative impact on property and area.

The proposed improvements in the proposed locations will only improve property value.

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.

Signature [Signature]
Name - Type or Print Jane Tschudin

Signature [Signature]
Name - Type or Print Paul Tuma

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Amy K. Golabewski
Notary Public

My Commission Expires My Commission Expires June 1, 2005

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 4300 Northcliff Rd
Address
Glen Allen MD 21057
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 hardship with existing zoning for the installation of the proposed swimming pool & Tennis Court is as follows:

- 1) DUE to existing orientation and location of house the AREA at the rear of the home is very limited for the proposed improvements (swimming pool & tennis court).
- 2) THE AREA at the rear of the existing structure is currently occupied by 60-100 foot pine and oak trees that would require removal to meet current zoning which would have negative impact on property.

The proposed improvements in the proposed locations will only improve property value.

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.

Signature

Name - Type or Print

JANE Tschulin

Signature

Name - Type or Print

PAUL TUMA

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of May, 2003 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Amy K. Golabiewski
Notary Public

My Commission Expires My Commission Expires June 1, 2005

REV 10/25/01





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4300 Northcliff Rd ^{Glen Arm MD 21057}
which is presently zoned RC5

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) 400.1 BC2R

*To Permit AN ACCESSORY STRUCTURES (swimming pool and tennis)
to be located in the side and front yard in lieu of the
required rear yard.*

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):

JANE TSCHULIN
Name - Type or Print

Signature

PAUL V. TUNN
Name - Type or Print

Signature

4300 Northcliff Rd 410 817 9772
Address Telephone No.

Glen Arm MD 21057
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. 03-542-A

Reviewed By JRF Date 5/14/03

REV 10/25/01

Estimated Posting Date 5/25/03

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 4300 NORTHCLIFF RD.
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)

NORTHCLIFF RD which is 50'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 15' EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street MANOR RD
(name of street)

which is 30' wide. *Being Lot # 1
(number of feet of right-of-way width)

Block ---, Section # --- in the subdivision of Shearborne Prop.
(name of subdivision)

as recorded in Baltimore County Plat Book # ---, Folio # ---

containing 3.39 Ac. Also known as 4300 NORTHCLIFF RD.
(square feet or acres) (property address)

and located in the 11 Election District, 3 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber ---, Folio ---" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

542

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23534**

DATE 5-14-03 ACCOUNT 001-006-6150
AMOUNT \$ 65.00

RECEIVED FROM: PALIL TUMA
4311 NORTHLIFF RD ITEM # 542
FOR: VARIANCE TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	NO.
5/14/2003	5/14/2003	10:48:00	2
REC'D BY: MAIL	JENH JEE		
RECEIPT # 270457	5/14/2003		JEH
Dep't	5 528 ZONING VERIFICATION		
OR NO.	023534		
Receipt Tot	\$65.00		
.00	OK	80.00	Ch
		15.00	Ch
Baltimore County, Maryland			

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-542-A

Petitioner/Developer: _____

PAUL TUMA &
JANE TSCHERLIN

Date of Hearing/Closing: 6/9/03

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

Attention: MS. BECKY 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 _____

4300 NORTHCLIFF ROAD

The sign(s) were posted on 5/25/03
(Month, Day, Year)

CASE # 03-542-A

Sincerely,

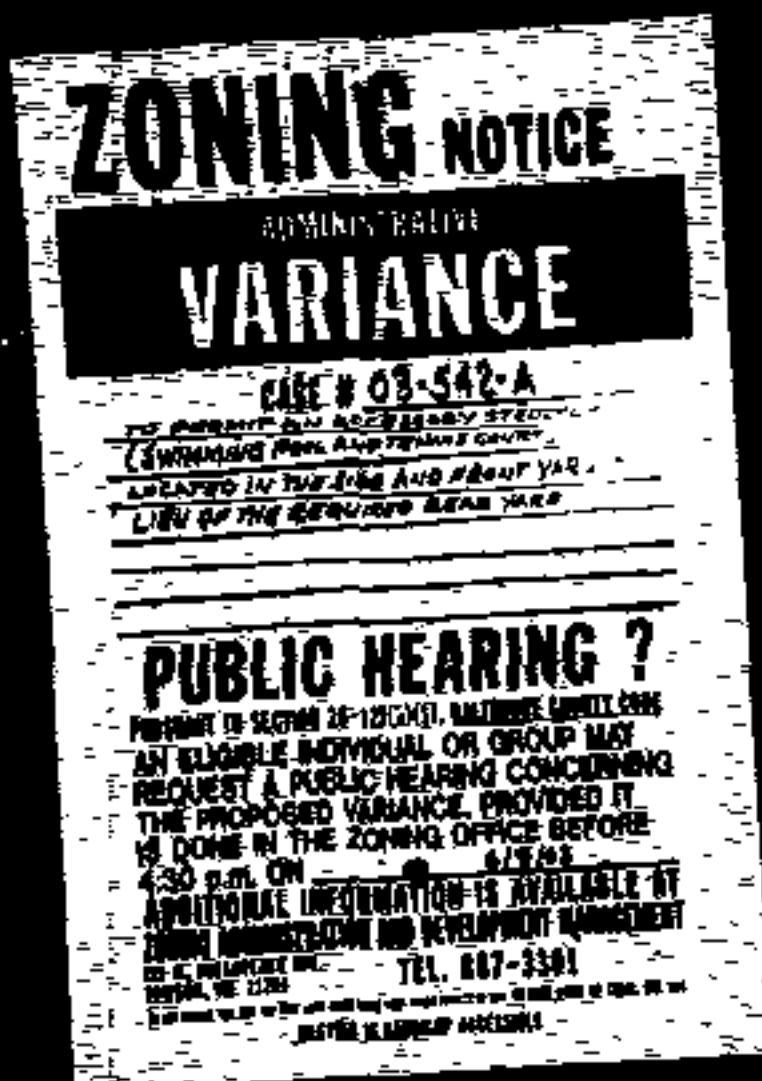
Richard E. Hoffman 5/25/03
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



4300 NORTHCLIFF ROAD

POSTED 5/25/03

Richard E. Hoffman 5/25/03

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 542 -A

Address 4300 NORTHCLIFF RD

Contact Person: JUN R. FERNANDO

Planner: Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-14-03

Posting Date: 5-25-03

Closing Date: 6-9-03

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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 542 -A

Address 4300 NORTHCLIFF RD

Petitioner's Name PAUL TUMA & JANE TSCHULIN Telephone 410-817-9772

Posting Date: 5-25-03

Closing Date: 6-9-03

Wording for Sign: To Permit an accessory structures (swimming pool and tennis court) to be located in the side and front yard in lieu of the required rear yard.

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: 03-542-A
Petitioner: PAUL TUMA / JANE TSCHUELIN
Address or Location: 4300 Northcliff Rd Glen HAM, MD 21057

PLEASE FORWARD ADVERTISING BILL TO

Name: PAUL TUMA
Address: 4300 Northcliff Road
Glen HAM, MD 21057

Telephone Number: 410 817 9772



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

June 9, 2003

Paul Tuma
Jane Tscheulin
4300 Northcliff Road
Glen Arm, MD 21057

Dear Mr. Tuma and Ms. Tscheulin:

RE: Case Number: 03-542-A, 4300 Northcliff Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 14, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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





**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

June 3, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 19, 2003

Item No.: 532-536, 538-542

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



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.27.03

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

RE: Baltimore County
Item No. 542 JRF

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

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 2, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-542, 03-556 and 03-557
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:

Lynne L. Johnson

AFK/LL:MAC

RECEIVED

JUN 16 2003

ZONING COMMISSIONER

Mr. Lawrence Schmidt
Zoning Commissioner
401 Bosley Ave. Room 405
Towson, MD 21204

RECEIVED

JUN 12 2003

ZONING COMMISSIONER
Ref. Case # 03-542-A

Dear Mr. Schmidt;

We are the property owners at 4302 Northcliff Road which adjoins the property requesting the variance.

Our objection is to the reference to common R/W per deed 14996/107 based on deed 3188/316.

These deeds specify this right of way extends 315 ft. to our property line + N. 39° 28' W 324.5.

They do not convey any further right of way on our property as shown on the plan submitted.

Sincerely,

John P. Zortson
Beverly M. Watson

LS

PULL

I received this letter today (6/18).

Admin. variance approved 6/10/03.

Will get the file back to you like
Per 6/18.

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burlan
Deputy Secretary

May 19, 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

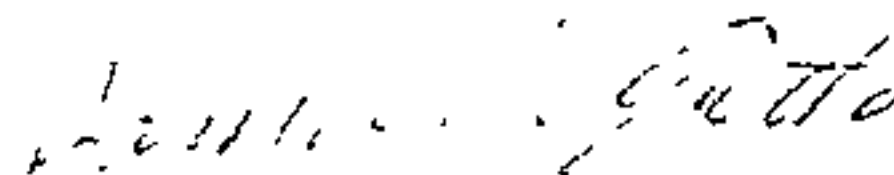
Re: **Zoning Advisory Committee Agenda 05/27/03 re: case numbers 03-532-X, 03-533-A, 03-534-SPH, 03-535-A, 03-536-SPH, 03-537-XA, 03-538-A, 03-539-A, 03-540-A, 03-541-A, 03-542-A, 03-543-X**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/19/03. The information has been submitted to Mr. Mike Nortrup.

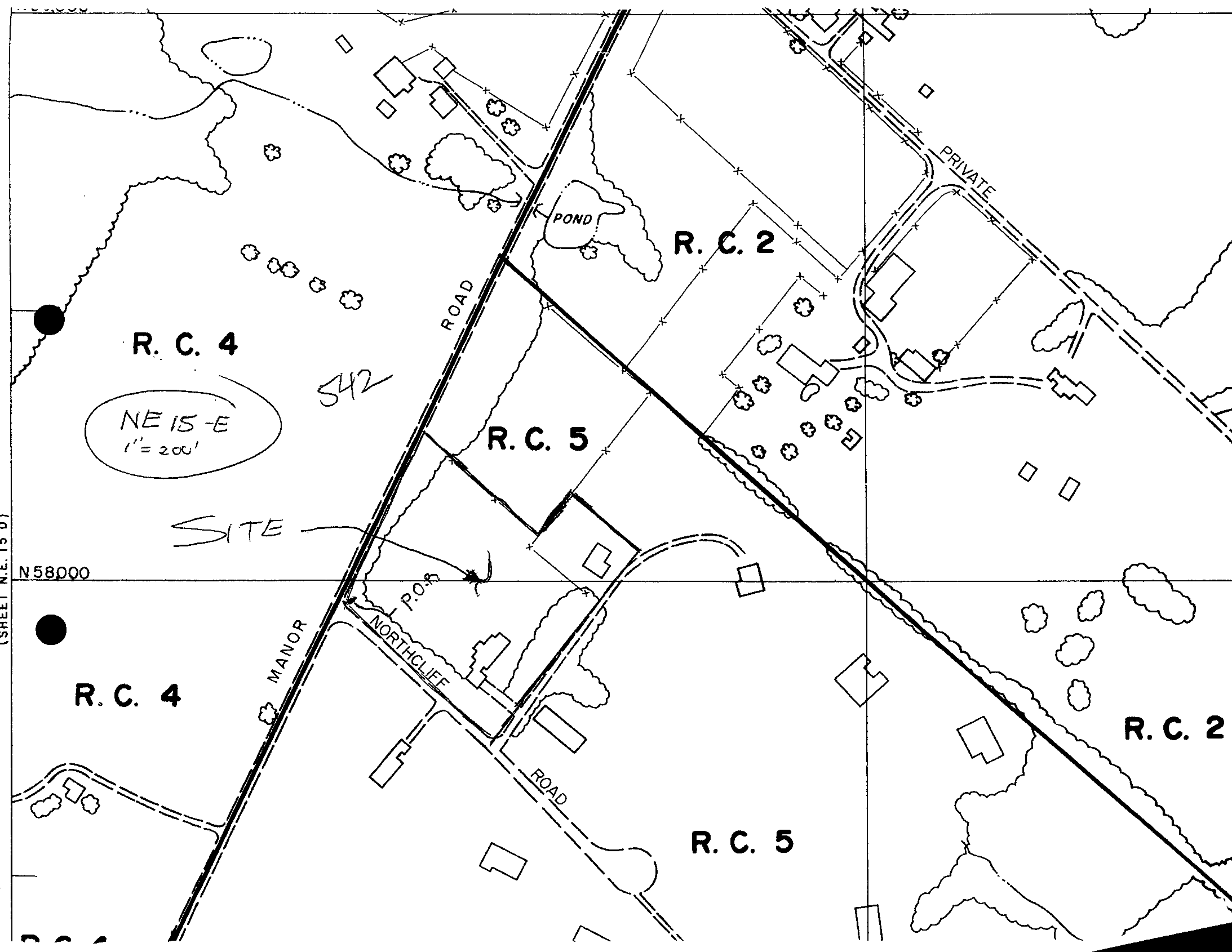
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

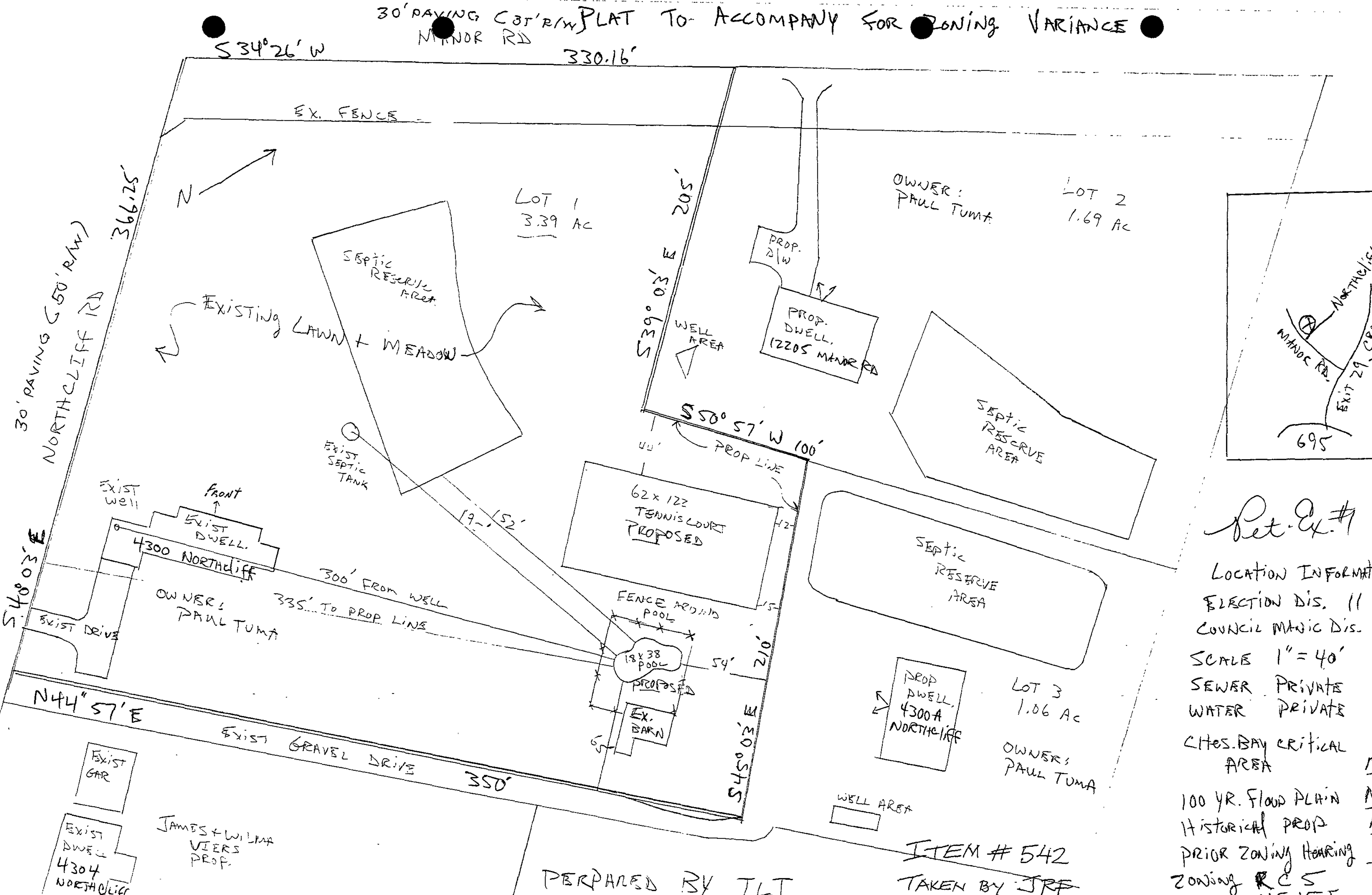


James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup



30' PAVING C&T R/W PLAT TO ACCOMPANY FOR ZONING VARIANCE



Ret. Ex. #1

LOCATION INFORMATION

ELECTION DIS. 11

COUNCIL MANIC DIS. 3

SCALE 1" = 40'

SEWER PRIVATE

WATER PRIVATE

CITES. BAY CRITICAL AREA

100 YR. FLOOD PLAIN

HISTORICAL PROP

PRIOR ZONING HEARING

ZONING R C S

MAP A NE 15 E

