IN RE: PETITION FOR ADMIN. VARIANCE S/S Fallscroft Way, 295' E of the c/l Falls Road **(1013 Fallscroft Way)** 8th Election District 6th Council District David B. Michels, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-587-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, David B. and Dolores A. Michels. The Petitioners seek relief from Section 1A04.3.B.2 (1A00.3.B.3-RDP) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building to a lot line other than a street line setback of 43 feet in lieu of the minimum required 50 feet for a proposed garage addition, and to amend the Final Development Plan of Fallswood, Section One, Lot 5, only, accordingly. 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.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner who resides or owns property within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/ Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this regard, there was no request for a public hearing, thus, the file was forwarded to the undersigned Zoning Commissioner for disposition.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would

ORDER RECEIVED FOR FILING
Date 5/15/03
By

adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict 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 B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of August 2003, that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.2 (1A00.3.B.3-RDP) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building to a lot line other than a street line setback of 43 feet in lieu of the minimum required 50 feet for a proposed garage addition, and to amend the Final Development Plan of Fallswood, Section One, Lot 5, only, 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) The Petitioners shall not allow or cause the proposed garage addition to be converted to a second dwelling unit and/or apartments. There shall be no kitchen or bathroom facilities within the garage addition.

3) When applying for any permits, 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

CAMERA RECORD
8/18/03

Baltimore County
Zoning Commissioner

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

August 18, 2003

Mr. & Mrs. David B. Michels
1013 Fallscroft Way
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Fallscroft Way, 295' E of the c/l Falls Road
(1013 Fallscroft Way)
8th Election District – 6th Council District
David B. Michels, et ux - Petitioners
Case No. 03-587-A

Dear Mr. & Mrs. Michels:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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. Geoffrey C. Schultz, McKee & Assoc., Inc.
5 Shawan Road, Suite 1, Cockeysville, Md. 21030
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1013 Fallscroft Way

which is presently zoned RC-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)

1A04.3B.2 (1A00.3B.3 - RDP) to permit a principal building to a Lot-Line other than a Street Line Setback of 43 feet in-lieu-of the minimum required 50 feet and to amend the Final Development Plan.

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):

David B. Michels
Name - Type or Print

X
Signature

Dolores A. Michels
Name - Type or Print

X Dolores A Michels
Signature

1013 Fallscroft Way — (410) 560-0577
Address — Telephone No.

Timonium, Maryland — 21093
City — State — Zip Code

Representative to be Contacted:

Geoffrey C. Schultz
McKee and Associates, Inc.
Name

5 Shawan Road, Suite1 — (410) 527-1555
Address — Telephone No.

Cockeysville, Maryland — 21030
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. 03-587-A **Reviewed By** BR **Date** 6/13/03

REV 9/15/98

Estimated Posting Date 6/22/03

Date 8/19/03
By

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 1013 Fallscroft Way
Address

Timonium Maryland 21093
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):

We are in need of garage space for an additional vehicle. However, since the existing family room is located in front of the garage, the only way to expand it is to push out the rear. As the house is configured on the lot, the addition cannot be practically situated architectually and still be functional without encroaching on the setback line.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x Signature

David B. Michels
Name - Type or Print

x Dolores A. Michels
Signature

Dolores A. Michels
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

David B. Michels and Dolores A. Michels

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

JUNE 13, 2003
Date

William David Gulick Jr.
Notary Public

My Commission Expires _____

REV 09/15/98

WILLIAM DAVID GULICK, JR.
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 14, 2006

Affidavit in Support of Administrative Variance

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Address

Timonium Maryland 21093
City State Zip Code

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x Dolores A Michels
Signature

Dolores A. Michels
Name - Type or Print

x
Signature

David B. Michels
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

David B. Michels and Dolores A. Michels

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

JUNE 13, 2003
Date

William David Gulick Jr.
Notary Public

My Commission Expires _____

REV 09/15/98

WILLIAM DAVID GULICK, JR.
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 14, 2006

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1013 Fallscroft Way

which is presently zoned RC-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)

1A04.3B.2 (1A00.3B.3 - RDP) to permit a principal building to a Lot-Line other than a Street Line Setback of 43 feet in-lieu-of the minimum required 50 feet and to amend the Final Development Plan.

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):

David B. Michels
Name - Type or Print

X
Signature

Dolores A. Michels
Name - Type or Print

X
Signature

1013 Fallscroft Way (410) 560-0577
Address Telephone No.

Timonium, Maryland 21093
City State Zip Code

Representative to be Contacted:

Geoffrey C. Schultz
McKee and Associates, Inc.
Name

5 Shawan Road, Suite1 (410) 527-1555
Address Telephone No.

Cockeysville, Maryland 21030
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. 03-587-A **Reviewed By** BN **Date** 6/13/03

REV 9/15/98 **Estimated Posting Date** 6/22/03

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

June 13, 2003

STATE OF MARYLAND
GEOFFREY CRAIG SCHMITZ
No. 21154
PROFESSIONAL LAND SURVEYOR

ZONING DESCRIPTION OF
1013 FALLSCROFT WAY
8TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the south side of Fallscroft Way (50-foot wide right-of-way) at the distance of 295 feet east of the center of Falls Road (120-foot wide right-of-way) and being Lot No. 5 as shown on a plat of "Section One-Fallswood" recorded at Plat Book 38, folio 117.

CONTAINING 49,500 square feet or 1.136 acres of land as recorded at Deed Liber 15330, folio 85.

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

#587

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25008

DATE 6/13/03 ACCOUNT R001-006-6150

AMOUNT $ 130.00

RECEIVED FROM: Kevin Michaels Enterprises Ltd

FOR: Item - Variance & ED Amendment

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 587

PAID RECEIPT
DESCRIPTION ACTUAL TIME DRW
6/06/2003 6/13/2003 11:21:16 1
R001 6150 WALKIN JRIC JRR
RECEIPT # 139872 6/13/2003 OFTR
Dept 5 928 200106 VERIFICATION
CHECK. 25008
Amount Due $130.00
130.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: July 8, 2003

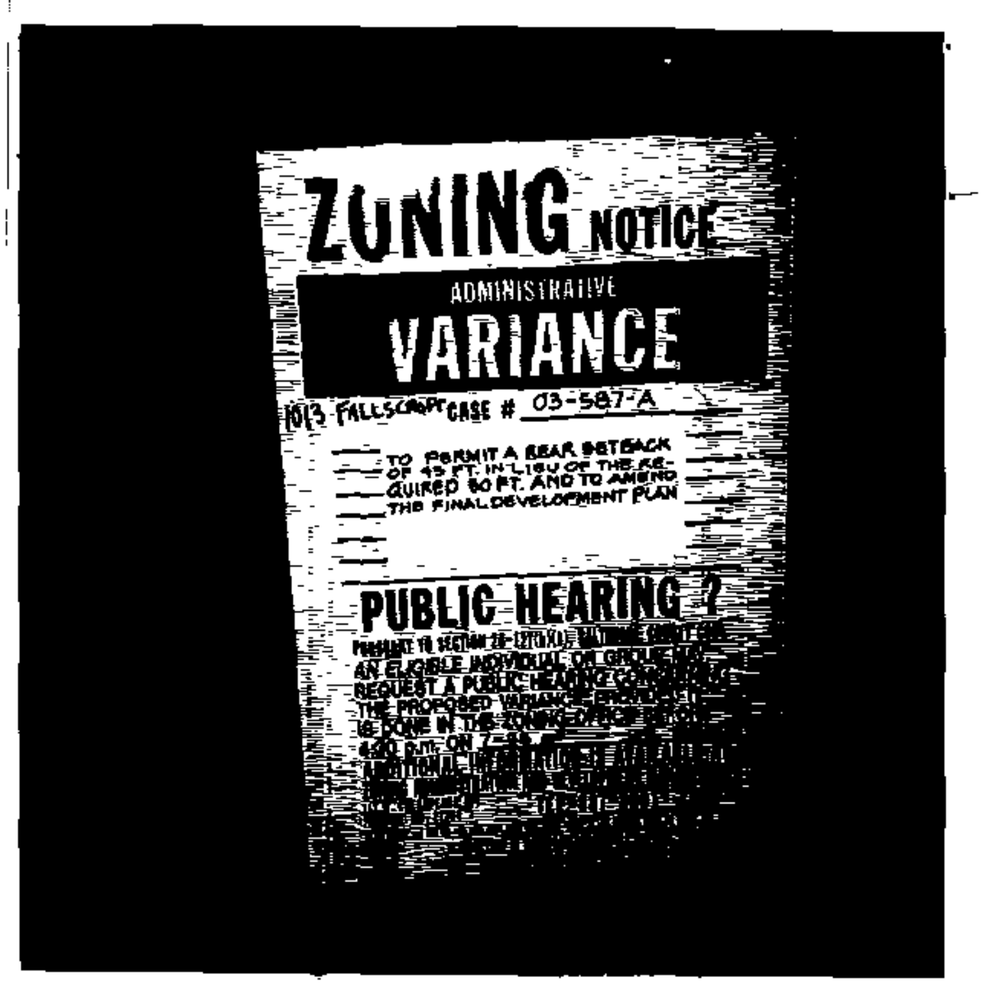
RE: Case Number 03-587-A

Petitioner/Developer: David and Delores Michels

Date of Hearing/Closing: July 28, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1013 Fallscroft Way

The sign(s) were posted on July 8, 2003
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. Lawrence Pilson
(Printed Name of Sign Poster)

5 Shawan Road, Suite 1
(Street Address of Sign Poster)

Cockeysville, Maryland 21030
(City, State, Zip Code of Sign Poster)

(410) 527-1555
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

DATE: July 9, 2003

TO: Baltimore County PDM

RE: 1013 Fallscroft Way
03-587-A

ATTENTION: Ms. Becky Hart

(X) We are submitting ( ) We are returning ( ) We are forwarding

(X) Herewith ( ) Under separate cover

No.	Description
1	Certificate of Posting with Photograph

( ) For processing (X) For your use ( ) For your review

( ) Please call when ready ( ) Please return to this office ( ) In accordance with your request

Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

J. Lawrence Pilson

J. Lawrence Pilson, R.S.

Enclosure

CC: MCKEE FILES

RECEIVED

JUL 10 2003

ZONING COMMISSIONER

RECEIVED

JUL - 9 2003

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 587 -A Address 1013 Fallscroft Way

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/13/03 **Posting Date:** ~~6/22/03~~ 7/8/03 **Closing Date:** ~~7/07/03~~ 7/28/03

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.

POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

---

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

ase Number 03- 587 -A Address 1013 Fallscroft Way

etitioner's Name David & Delores Michels Telephone 410-527-1555

osting Date: ~~6/22/03~~ 7/8/03 Closing Date: ~~7/07/03~~ 7/28/03

/ording for Sign: To Permit a rear setback of 43 ft. in lieu of the required 50 ft. and to amend the Final Development Plan.

WCR - Revised 6/28/00

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: 03-587-A

Petitioner: David B. Michels

Address or Location: 1013 Fallscroft Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: David B. Michels

Address: 1013 Fallscroft Way
Timonium, Maryland 21093

Telephone Number: (410) 560-0577

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 7, 2003

David Michels
Dolores Michels
1013 Fallscroft Way
Timonium, MD 21093

Dear Mr. and Mrs. Michels:

RE: Case Number: 03-587-A, 1013 Fallscroft Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 13, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Geoffrey Schultz, McKee and Associates, 5 Shawan Rd., Ste. 1, Cockeysville 21030

Printed with Soybean Ink
on Recycled Paper

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.1.03

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

RE: Baltimore County
Item No. 587 BR

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
Fire Department

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

AY
7/7

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

July 1, 2003

RECEIVED
JUL 1 4 2003
ZONING COMMISSIONER

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 577-580, 583-588, 590-601
587

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS/TGT

DATE: August 7, 2003

SUBJECT: Zoning Item 587
Address 1013 Fallscroft Way

Zoning Advisory Committee Meeting of: June 30, 2003

The proposed garage must be a minimum of 20 feet from the septic reserve area.

Reviewer: Sue Farinetti Date: August 7, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 1, 2003

RECEIVED

JUL - 1 2003

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case 03-587 – 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: Lyn Lanham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 5, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2003
Item Nos. 577, 578, 580, 581, 587,
589, 590, 593, 594, 595, 596, 597,
598, 599, and 600

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

RWB:CEN:jrb

cc: File

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

July 1, 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, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS & 03-601-A**

Dear Ms. Hart:

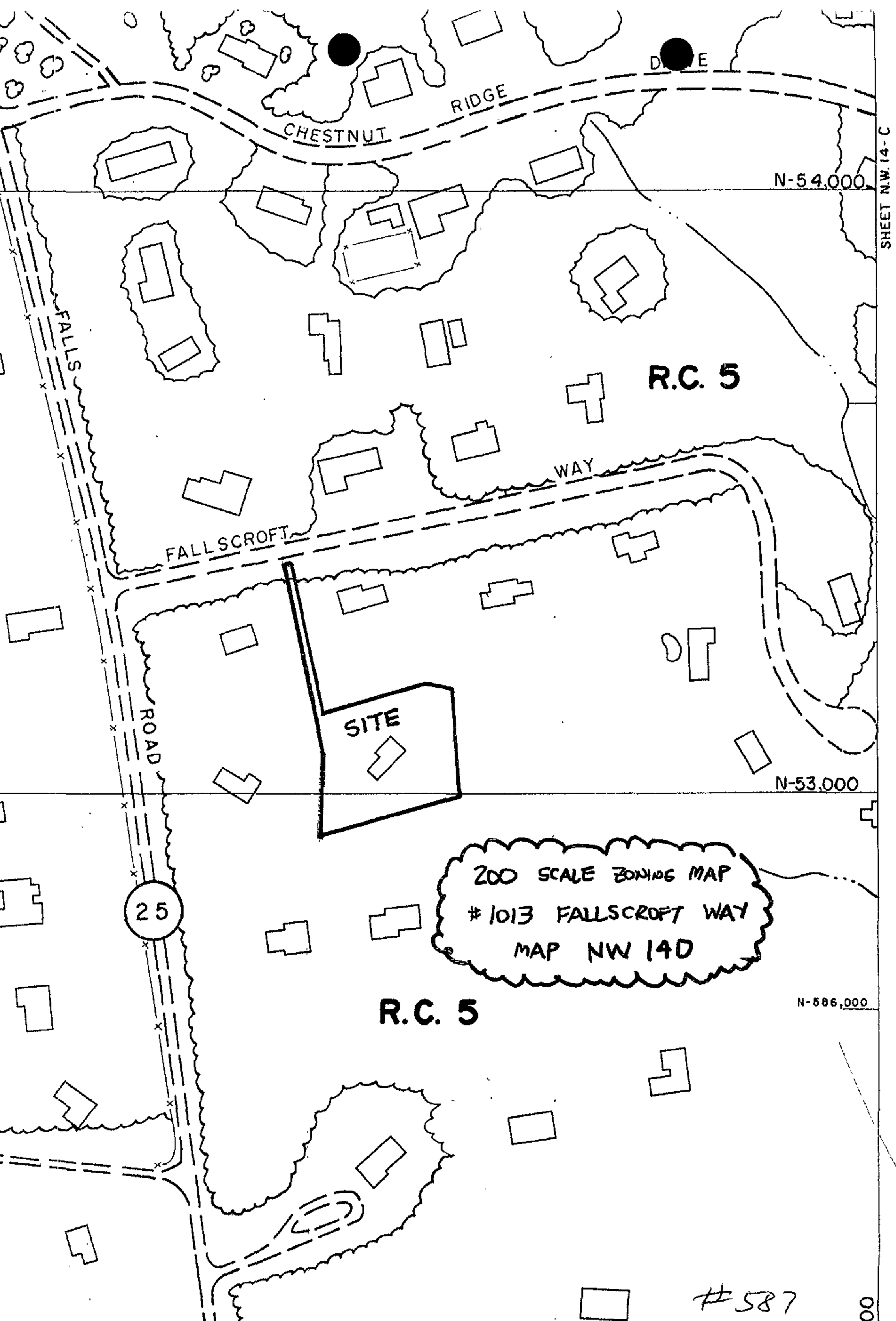
The Maryland Department of Planning has received the above-referenced information on 07/01/03. The information has been submitted to Mr. Mike Nortrup.

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,

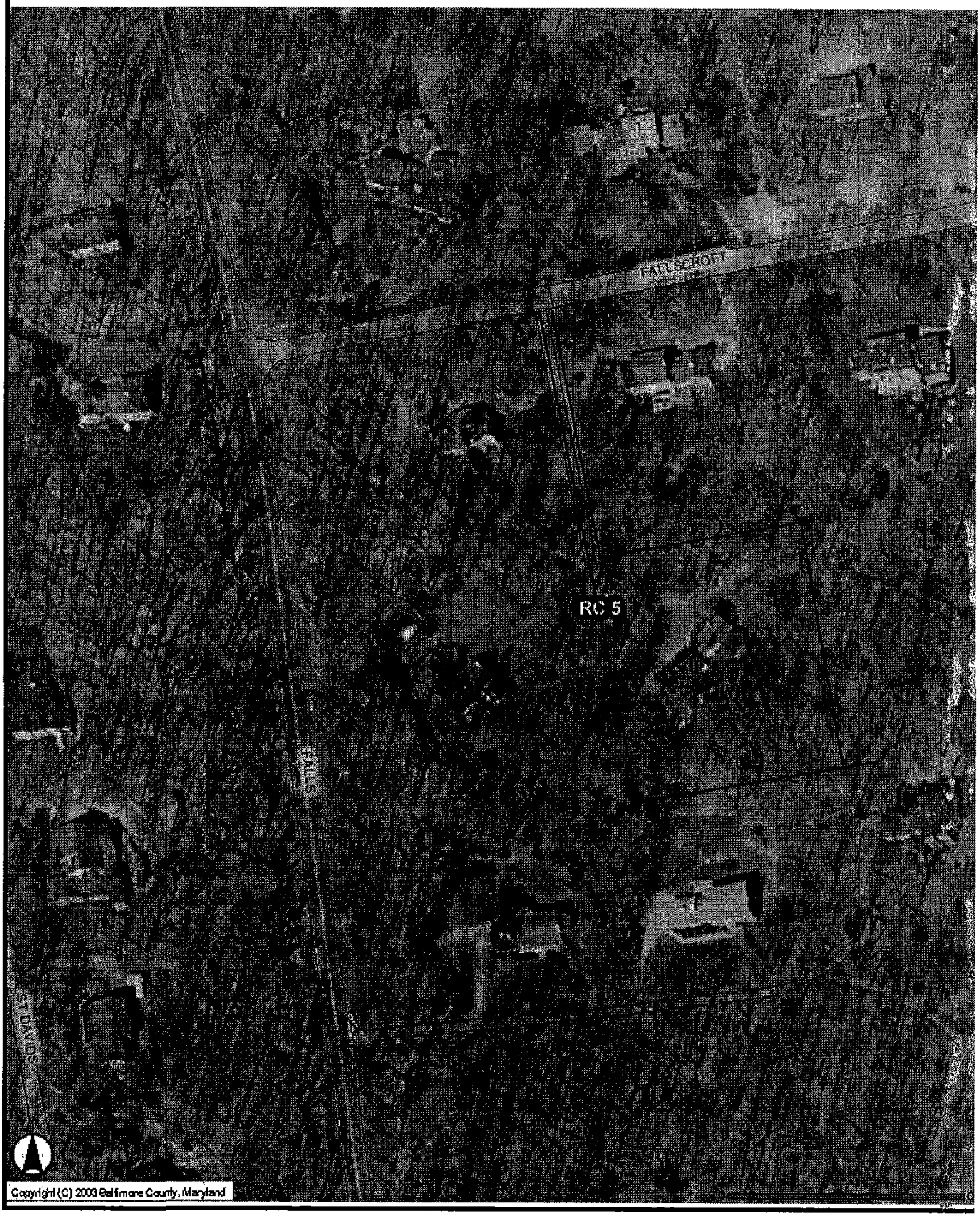
James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup


CHESTNUT RIDGE
DRIVE
N-54,000
SHEET N.W. 14-C
FALLS ROAD
R.C. 5
FALLSCROFT WAY
SITE
N-53,000
25
200 SCALE ZONING MAP
#1013 FALLSCROFT WAY
MAP NW 14D
R.C. 5
N-586,000
#587

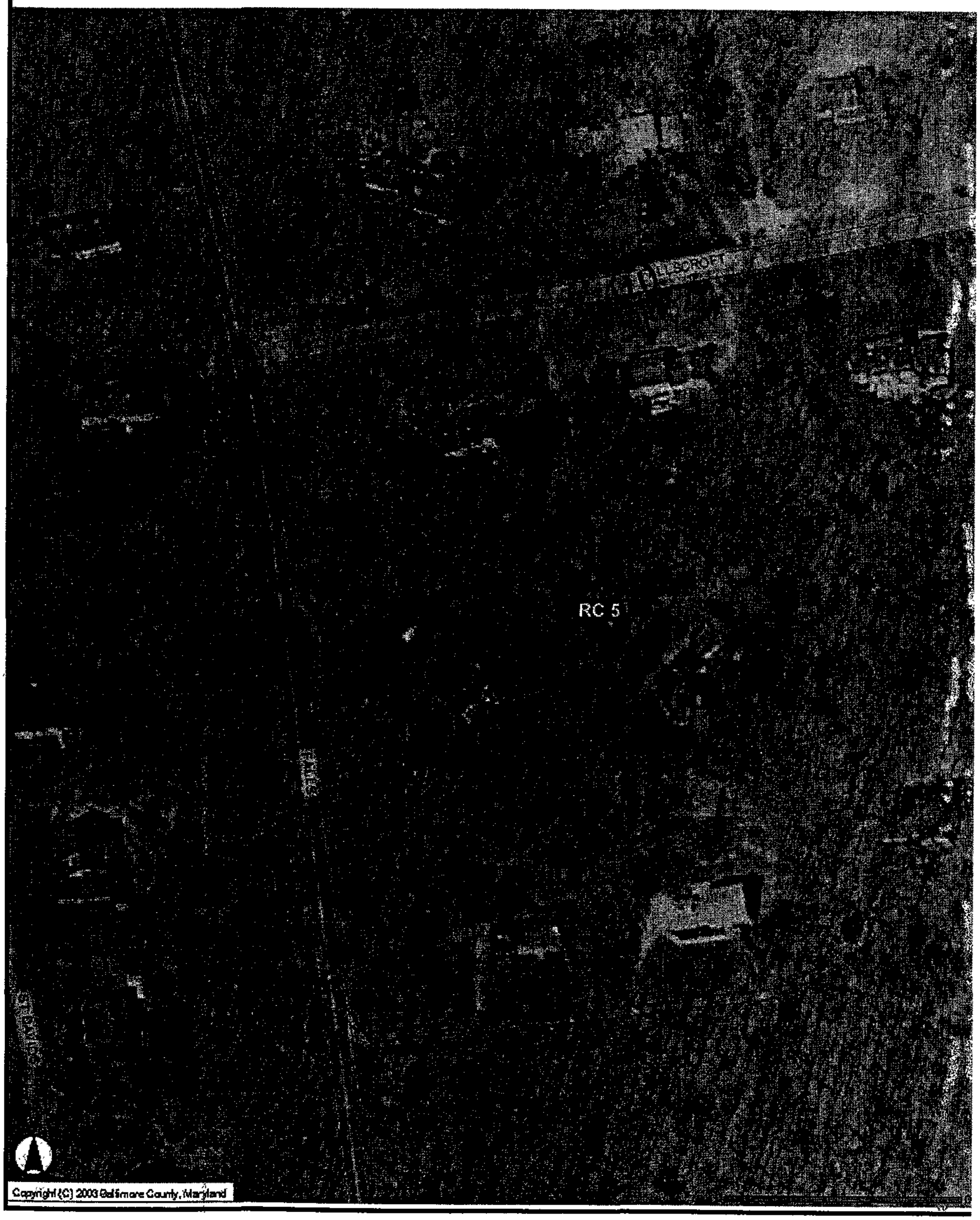
Baltimore County - My Neighborhood

>



#587

Baltimore County - My Neighborhood



1013 FALLSCROFT WAY - PHOTO EXHIBIT #587

Initial

Date (Fech

Time In

Time Promised 12:50

6 .0569

Last Name (Apellido) Yeager

Twin Check 6697

First Name (Nombre) B

Initials

Phone (Telefono) 410-529-4746

QC / Pkg Initials

Address (Domicilio)

Order Number 41

Print Count 25

Would you like...

Double Prints? Y ~~N~~

Pictures on CD? Y ~~N~~

Index Print? Y ~~N~~

Type		Brand	Frames
☐ 35mm	☐ 110	☐ Fuji	☐ 12-15
☐ Digital	☐ APS	☐ Kodak	☐ 24-27
		☐ ___	☐ 36-40

Special Instructions

PRICE
$6.21
DEPT 65

06/12/03 12.54
THANK YOU!
FOR SHOPPING
AT WAL-MART
PHOTO CENTER

4X6 SNGL FILM DEV 25 6.21
TOTAL $ 6.21

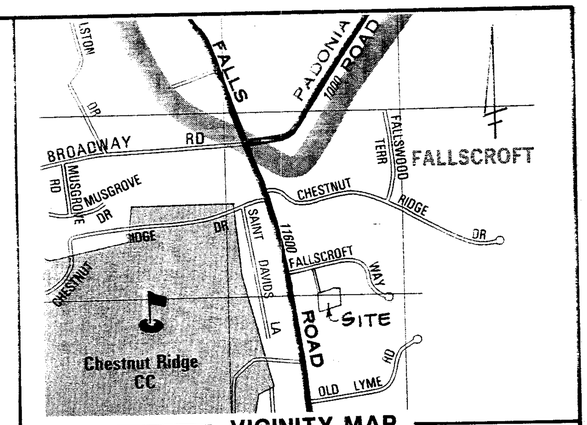
48580210387

WAL★MART®

1-Hour Photo

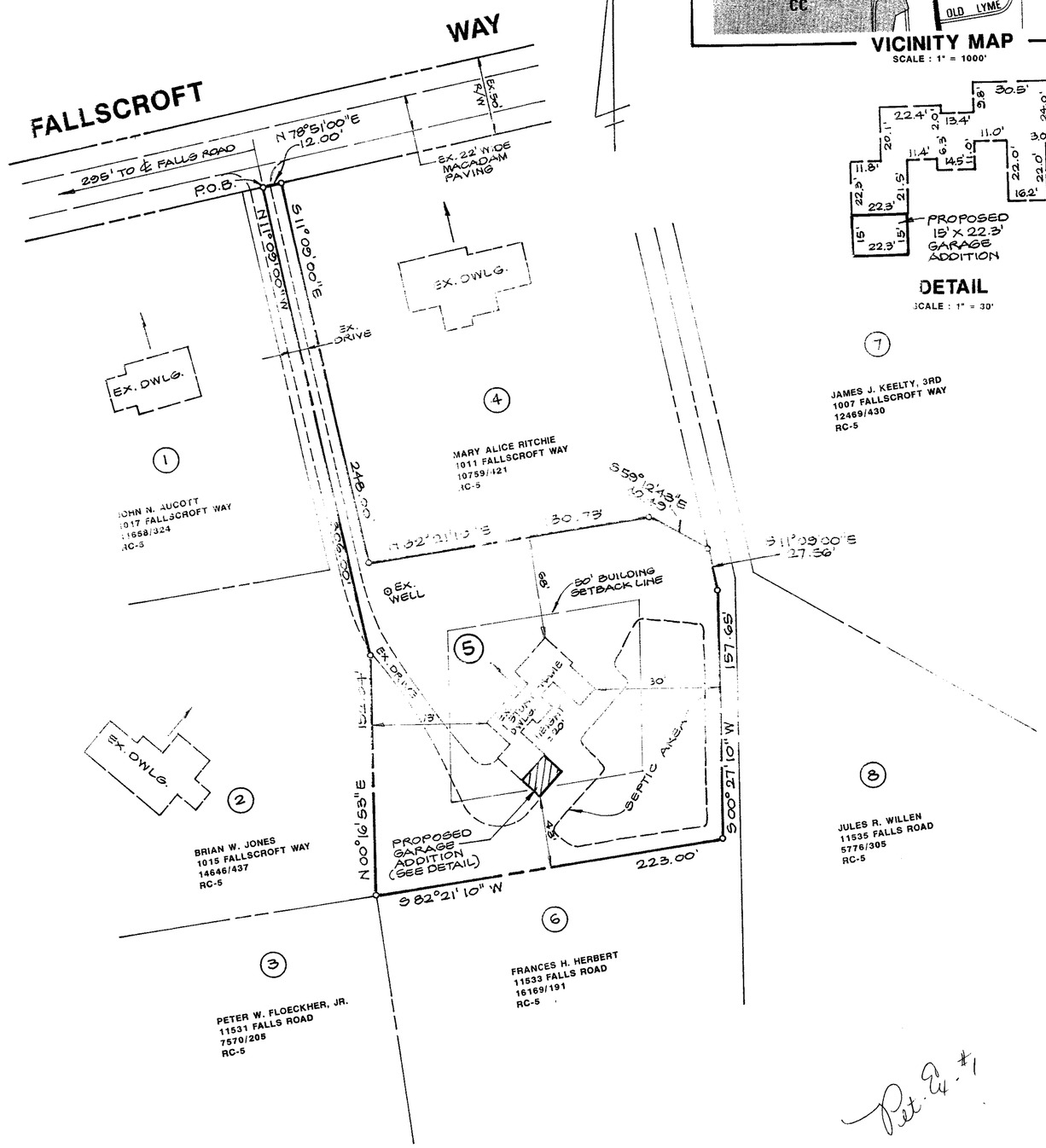
GENERAL NOTES

1) EXISTING ZONING – RC-5
2) GROSS AREA 49,750 S.F. = 1.142 AC.
3) NET AREA 49,500 S.F. = 1.136 AC.
4) 200-SCALE ZONING MAP NO. NW 14 D
5) THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS SITE.
6) LOTS WILL OPERATE ON PRIVATE WELL AND SEPTIC SYSTEMS.
7) SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
8) SITE IS NOT HISTORIC
9) SITE DOES NOT FALL WITHIN A 100-YEAR FLOOD PLAIN.
10) THERE ARE NO STREAMS, WETLANDS, DRAINAGE SYSTEMS OR MANAGEMENT SYSTEMS WITHIN 50 FEET OF THE SITE.



VICINITY MAP
SCALE : 1" = 1000'

DETAIL
SCALE : 1" = 30'



Pet. Ex. #1

STATE OF MARYLAND
GEOFFREY C. SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

GC 6/13/03
GEOFFREY C. SCHULTZ DATE
MARYLAND REG. NO. 21154

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
COCKEYSVILLE, MD 21030
PHONE - (410) 527-1555

OWNER
DAVID B. & DELORES A. MICHELS
1013 FALLSCROFT WAY
TIMONIUM, MD 21093
(410) 560-0577
DEED REFERENCE : 15330/85
TAX ACCOUNT NUMBER : 17-00-00940

PLAT TO ACCOMPANY
PETITION FOR ADMINISTRATIVE ZONING VARIANCE

"1013 FALLSCROFT WAY"

~~8TH~~ 2ND COUNCILMANIC DISTRICT
8TH ELECTION DRISTRICT BALTIMORE COUNTY, MARYLAND
SCALE : 1" = 50' DATE : JUNE 10,2003

LOT 5 - SECTION ONE
"FALLSWOOD"
△ 38/117

#587