IN RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE
W/S of Washington Boulevard,
220 ft. S of Sulphur Spring Road
13th Election District
1st Councilmanic District

Clyde P. Slacum, Todd Slacum and Gary Slacum

Petitioners

(3922 Washington Boulevard)

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 04-024-XA

* * * * * * * * * * *

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Variance filed by the legal owners of the subject property, Clyde P. Slacum, Todd Slacum and Gary Slacum. The Petitioners are requesting special exception and variance relief for property located at 3922 Washington Boulevard in the western area of Baltimore County. The special exception request is from Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a contractor's office and storage yard and the variance request is from Section 238.1 of the B.C.Z.R., for a front yard setback of 26 ft. in lieu of the required 50 ft. and from Section 238.2 of the B.C.Z.R. for a side yard setback of 0 ft. in lieu of the required 30 ft.

The property was posted with Notice of Hearing on August 23, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 31, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 502.1 of the B.C.Z.R. - Special Exceptions

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;

3/17/03 17/03 12/03

- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- Interfere with adequate light and air; [Bill No. 45-1982]
- Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these Zoning Regulations; [Bill No. 45-1982]
- Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment dated August 28, 2003 was received from the Department of Environmental Protection & Resource Management (DEPRM) stating that an evaluation of the septic system must be conducted prior to building permit approval, a copy of In addition, a comment was received from the State Highway which is attached hereto. Administration dated July 23, 2003 setting forth several roadway improvements that will be required pursuant to the special exception and variance requests. A copy of this correspondence

9/17/03

Interested Persons

Appearing at the hearing on behalf of the variance and special exception requests were Clyde and William Slacum. Patrick C. Richardson, Jr. appeared on behalf of Richardson Engineering, LLC, the engineering firm that prepared the site plan of the property. No Protestants or citizens attended the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Findings of fact and conclusions of law

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.37 acres, more or less, zoned BR-AS. The subject property is improved by an existing office and storage sheds for the Petitioners' construction company as it has for the past 15 years. The Petitioners desire to raze the existing office and erect a new more functional building on the present location. Mr. Richardson proffered that only 0.5 acres of the 1.37 acre parcel nearest Washington Boulevard was usable for such construction due to steep rise in elevation of land in the rear of the property. This is clearly shown in the photographs of Petitioners' Exhibit No. 2. Since the Petitioners would like to store some materials in the new larger building, they are requesting a special exception for a contractor storage yard. Mr. Richardson proffered that because the surrounding properties were commercial or industrial, there would be none of the negative impacts listed in Section 502.1. The property to the north is an Exxon service station and Petitioner's Exhibit No. 2 shows the line of tress and vegetation along the common border which would be the area most impacted by the 0 side yard setback request.

A review of the Petitioners' Exhibit No. 3, the zoning map, shows the remarkable irregularity of the shape of the property. In addition to being constrained by having only 0.5 acres available for use by the Petitioners, the building setback lines shown as "B.R.L." lines shown on Petitioners' Exhibit No. 1 show a very restricted and irregularly shaped area in which a

B.C.Z.R., for a front yard setback of 26 ft. in lieu of the required 50 ft. and from Section 238.2 of the B.C.Z.R. for a side yard setback of 0 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. The Petitioners must comply with the ZAC comments from DEPRM dated August 28, 2003 requiring that an evaluation of the septic system be conducted prior to building permit approval, a copy of which is attached hereto.
- 3. The Petitioners must be in compliance with the conditions of the State Highway Administration dated July 23, 2003 relating to several roadway improvements that are required pursuant to the special exception and variance requests. A copy of this correspondence is also attached hereto.
- 4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, that the Petitioners' request for Special Exception of Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a contractor's office and storage yard, be and it is hereby APPROVED.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:rai

Zoning Commissioner



Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

September 17, 2003

Messrs. Clyde, Todd & Gary Slacum 3922 Washington Boulevard Baltimore, Maryland 21227

Re: Petition for Special Exception

Case No. 04-024-XA

Property: 3922 Washington Boulevard

Dear Messrs. Slacum:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception 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,

6hn V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Patrick C. Richardson, Jr.
Richardson Engineering, LLC
730 W. Padonia Road
Cockeysville, MD 21030



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



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 3922 WASHINGTON BLVD

I/We do solemnly declare and affirm, under the penalties of

which is presently zoned <u>BR-AS</u>
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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A contractors office and storage yard per Section 236.4

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, 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.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: Name - Type or Print Name - Type or Print I Signature Name - Type or Print Telephone No. **Address** Signature City State Zip Code WASHINGTON BLVD 410-525-1173 **Attorney For Petitioner:** Address Telephone No. BALTIMORE MO 21227 Name - Type or Print Zip Code City State Representative to be Contacted: Signature PATRICK C RICHARDSON. Company W. PADONIA Telephone No. Address Telephone No. OCKEYSVILLE MD 21030 Zip Code Zip Code City State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. 04-024-XA UNAVAILABLE FOR HEARING Date 7/15/04 JRE Reviewed By_



REV 9/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3922 WASHINGTON BOULEVARD which is presently zoned BR-AS

I/We do solemnly declare and affirm, under the penalties of

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)

238.1 for a front yard setback of 26' IN LIEU OF THE REQUIRED 50' AND SECTION 238.2 FOR A SIDE YARD SETBACK OF O' IN LIEU OF THE REQUIRED 30'

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

LOT SHAPE AND INFORMATION PRESENTED AT THE HEARING

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.

			perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:			Legal Owner(s):
Name - Type or Print	······································		Charles 1000 SACUM Name Gype or Brint
			John Shum
Signature			Starture Sacre Sam Jan Man
Address	, , , , , , , , , , , , , , , , , , ,	Telephone No	Name - Type or Print
City	State	Zip Code	Signature
Attorney For Petitioner:			3322 WASAINGTON BLud, 4/0525-//2 Address Telephone No.
Nome Tune of Original		····	BALTMORE NO 21227
Name - Type or Print			City State Zip Code
Signature •		· · · · · · · · · · · · · · · · · · ·	Representative to be Contacted:
Company		······································	PATRICK C. RICHARDSON, JR.
Address		Telephone No.	730 W. PADQUIA RD 410-560-/502. Address Telephone No.
City	Clair.	, , , , , , , , , , , , , , , , , , ,	COCKEYSVILLE MD 21030
Сπγ	State	Zip Code	City State Zip Code OFFICE USE ONLY
Case No.			ESTIMATED LENGTH OF HEARING
			UNAVAILABLE FOR HEARING Reviewed By

730 W. Padonia Road, Suite 101 Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION SLACUM PROPERTY 3922 WASHINGTON BOULEVARD 13TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the West side of Washington Boulevard approximately 220 feet south of Sulphur Spring Road, thence running and binding on the west side of Washington Boulevard right-of-way (1) South 52 degrees 56 minutes 59 seconds West 115.91 feet, leaving said right-of-way and the following courses and distances, (2) North 17 degrees 48 minutes 02 seconds West 157.24 feet, (3) North 69 degrees 25 minutes 00 seconds West 17.12 feet, (4) South 53 degrees 28 minutes 07 seconds West 117.82 feet, (5) North 15 degrees 36 minutes 57 seconds West 511.78 feet, (6) South 46 degrees 02 minutes 10 seconds West 439.82 feet, (7) North 53 degrees 22 minutes 16 seconds East 20.84 feet, (8) South 32 degrees 51 minutes 34 seconds East 201.35 feet, to the point of beginning;

Containing a net area of 59,677 square feet, or 1.37 acres of land, more or less.



COUNTY, MARYLAND DGET & FINANCE EOUS RECEIPT

No. 27055

5-03 ACCOUNT 001-006-6150

* 705.00

Ten, INC.

12 Whishington D.Nol.

I Exception + Verience Taken by: JRF

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RUSINESS ACTUAL
7/16/2003 7/15/2003 11:3
REG NSOS NALKIN KMCM KXM
> ECEIPT N 169/65 7/15/200
Dest 5 5/28 70HING VERIFING
CR NO. 027033
Recet Tot \$77
705.00 CK
Daltimore County, Mari

CASHIER'S VALIDAT

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 <u>Towson</u>, <u>Maryland</u> on the property identified herein as follows:

Case: #04-024-XA
3922 Washington Boulevard
W/side of Washington Blvd. at the distance of 220 feet south of Sulphur Spring Road
13th Election District - 1st Councilmanic District
Legal Owner(s): Clyde, Todd & Gary Slacum
Special Exception: to permit a contractor's office and storage yard. Variance: to permit a front yard setback of 26 feet in lieu of the required 50 feet and for a side yard setback of 0 feet in lieu of the required 30 feet.
Hearing(s): Tuesday. Sentember 16, 2003 at 10:00 a.m. Hearing(s): Tuesday, September 16, 2003 at 10:00 a.m. In Room 407, County Courts Building, 401 Bosley Ave-

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handloapped 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.

C617984

7/397 July 31

CERTIFICATE OF PUBLICATION

<u> </u>
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 7 31 ,20 <u>0'3.</u>
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.: 04-024-XA Petitioner/Developer: CLYDE, TODD

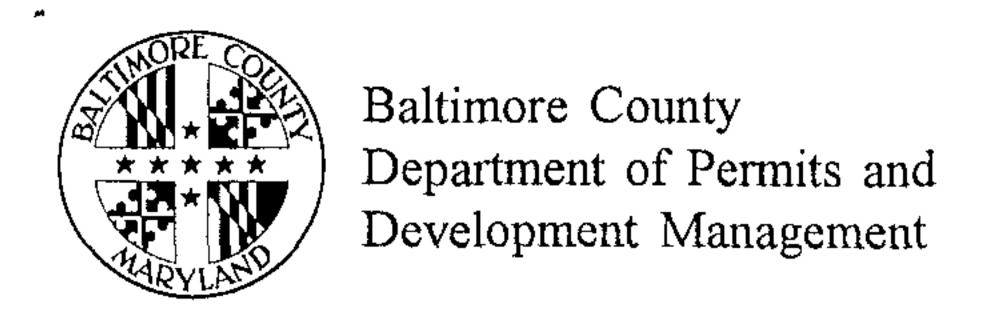
GARY SLACUM

Date of Hearing/Closing: 9/16/03 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: 3922 WASHINGTON BLVI The sign(s) were posted on (Month, Day, Year) Sincerely, (Signature of Sign Poster) ZONING NOTICE SSG Robert Black (Print Name) 1508 Leslie Road A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSUN, MD (Address) PLACE: HEAVE TO LOCALINIA CULBIS BADO, HOLD POSLEY AVE Dundalk, Maryland 21222 DATE AND TIME; DESDAY STRING RILL 2003 AT 10 CO APR. A. REQUEST: SHELIN EXTERICATION TRACTICES OFFICE AND (City, State, Zip Code) STUDICE YARD. VARIANCE TO FIRM (A FRONT YARD STRICK OF 25 FILT WHAT OF THE RETAINED SOUTH IND THE A SHE YARD STRUKE OF OFFICE WILL (410) 282-7940 CE THE GOVERN 30 LET (Telephone Number)

POSTPHREMENTS DUE TO WEATHER OR STREET CONTINUE ARE COMPRESS DECEMBRY.

PO MEL WERRALD LINE THEN THE SEEL TRLET BYL, 64, METHORST ARREST SERVICE OF THE

HANOICAPPED ACCESSIBLE



Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353

Fax: 410-887-5708

July 23, 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: 04-024-XA

3922 Washington Boulevard

W/side of Washington Blvd. at the distance of 220 feet south of Sulphur Spring Road 13th Election District – 1st Councilmanic District

Legal Owners: Clyde, Todd & Gary Slacum

Special Exception to permit a contractor's office and storage yard. Variance to permit a front yard setback of 26 feet in lieu of the required 50 feet and for a side yard setback of 0 feet in lieu of the required 30 feet.

Hearings:

Tuesday, September 16, 2003, at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Clyde, Todd, & Gary Slacum, 3922 Washington Blvd., Baltimore 21227 Patrick Richardson, Jr., 730 W. Padonia Road, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 30, 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.

PATUXENT PUBLISHING COMPANY TO:

Thursday, August 28, 2003 Issue - Jeffersonian

Please forward billing to:

Clyde Slacum C.T.G. Inc. 3922 Washington Blvd.

410-525-1173

Baltimore, MD 21227

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: 04-024-XA

3922 Washington Boulevard

W/side of Washington Blvd. at the distance of 220 feet south of Sulphur Spring Road 13th Election District – 1st Councilmanic District

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Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(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

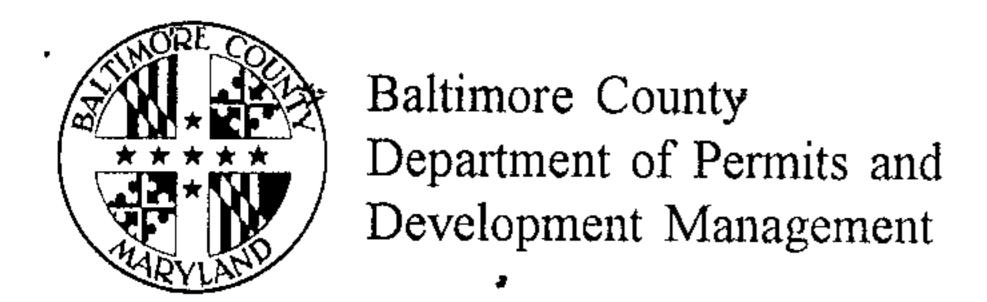
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 04-024-xA				
Petitioner: CLYDE SLACUM, TODD SLACUM, GARY SLACUM				
Address or Location: 3922 WASHINGTON BLVD				
PLEASE FORWARD ADVERTISING BILL TO:				
Name: <u>CLYDE SLACUM</u>				
Address: C.T.G. INC. 3922 WASHINGTON BUVD				
BALTIMORE, MD 21227				
Telephone Number: 410-525-1173				
reichholle Mulliber. 410-303-1175				



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

September 12, 2003

CTG, Inc. 3922 Washington Blvd. Baltimore, MD 21227

Gentlemen:

RE: Case Number: 04-024-XA, 3922 Washington Blvd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 15, 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.

Supervisor, Zoning Review

U. Calliela D

WCR:klm

Enclosures

c: People's Counsel Patrick Richardson, Jr., 730 W. Padonia Road, Cockeysville 21030



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

July 23, 2003

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

RE: Baltimore County Item No. 024 (JRF)

US 1

3922 Washington Blvd.

Mile Post 1.45

Dear Ms. Hart:

We have reviewed the referenced plan and have no objection to approval of the Special Hearing and the Special Exception.

However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements will be required:

- The construction of standard 8" combination curb and gutter located 15' from the edge of the existing travel lane, from property corner to property corner, including 5' sidewalk and a closed storm drain system.
- Verify the bearing capacity of the existing shoulder to determine whether or not full depth replacement will be required.
- Hydraulic analysis will be required.

Should you require any additional information regarding this subject, please contact Larry Gredlein at 410-545-5606 or by E-mail (lgredlein@sha.state.md.us).

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley RES/767

DATE:

August 28, 2003

SUBJECT:

Zoning Item 024

Address

3922 Washington Blvd.

Zoning Advisory Committee Meeting of July 21, 2003

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

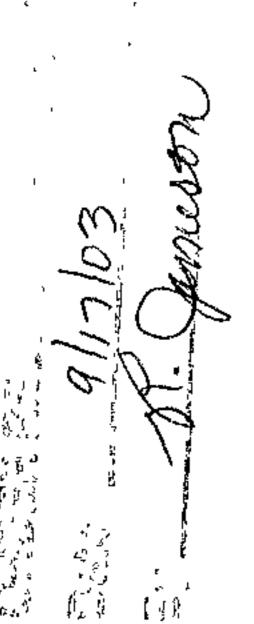
Additional Comments:

An evaluation of the septic system must be conducted prior to building permit approval.

Reviewer:

Sue Farinetti

Date: August 28, 2003





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

July 21, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 21, 2003

Item No.: 015-020, 022-026

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

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

DATE: August 4, 2003

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case 04-017 and 04-024

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:

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits &

Development Management

DATE: Se

DATE: September 12, 2003

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 28, 2003

Item Nos, 015, 017, 018, 020, 022,

023/, 024/025, and 026

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE
3922 Washington Blvd; W/side Washington * ZONING COMMISSIONER
Blvd, 220' S Sulpher Spring Road
13th Election & 1st Councilmanic Districts * FOR
Legal Owner(s): Clyde, Todd & Gary Slacum
Petitioner(s) * BALTIMORE COUNTY

* 03-024-XA

* * * * * * * * *

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
People's Counsel for Baltimore County

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 day of July, 2003, a copy of the foregoing Entry of Appearance was mailed to Patrick C Richardson, Jr, 730 W Padonia Road, Cockeysville, MD 21030, Representative for Petitioner(s).

RECEIVED

JUL 2 5 2003

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

mmerman

Per.....

Wireless telecommunications towers, subject to Section 426 [Bill Nos. 61-1967; 85-1967; 64-1986; 30-1998]

Section 237 B.R. Zone Height Regulations [BCZR 1955]

Same as in B.L. Zones.

Section 238 B.R. Zone Area Regulations [BCZR 1955]

Minimum requirements, except as provided in Article 3, shall be as follows:

- Front yard for residences, as in Sections 302 and 303.1; for commercial buildings the front building line shall be not less than 50 feet from the front property line if on a dual highway; and not less than 25 feet from the front property line and not less than 50 feet from the center line of any other street, except as specified in Section 303.2.
- Side and rear yards for residences, as in Section 302; for other buildings, 30 feet.
- Parking areas and loading space in accordance with the provisions of Section 409.
- Storage and display of materials, vehicles and equipment are permitted in the front yard, but not more than 15 feet in front of the required front building line.
- Floor area ratio. The maximum permitted floor area ratio for any site in a B.R. Zone, except in C.C.C. and C.T. Districts, shall be 2.0. [Bill Nos. 7-1962; 111-1968; 100-1970]

Section 238A Special Regulations for C.C.C. Districts [Bill Nos. 111-1968; 100-1970;⁵ 26-1988; 36-1988]

Contrary provisions of these zoning regulations notwithstanding, the regulations of this section shall apply in C.C.C. Districts superimposed upon B.R. Zones. (All aspects of matters not governed by the following provisions of this section shall be governed by all other applicable provisions of these zoning regulations.)

- 238A.1 Apartments shall be permitted, but only above the first story of a building. Elderly housing facilities shall be permitted in any story of a building.
- No apartment window facing a property line other than a street line shall be closer than 25 feet thereto. The minimum distance between the centers of facing windows of different apartments on the same lot shall be 50 feet.

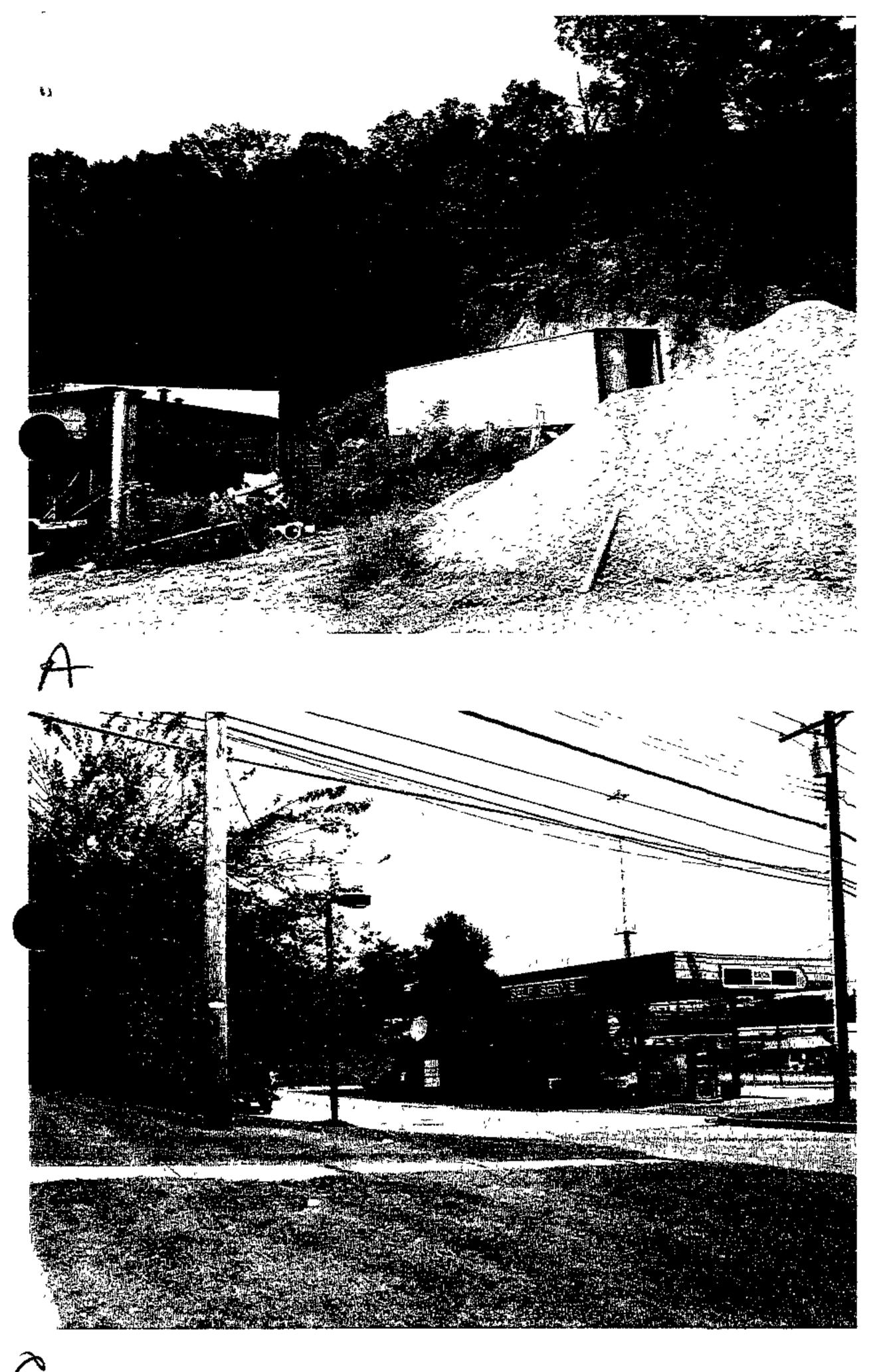
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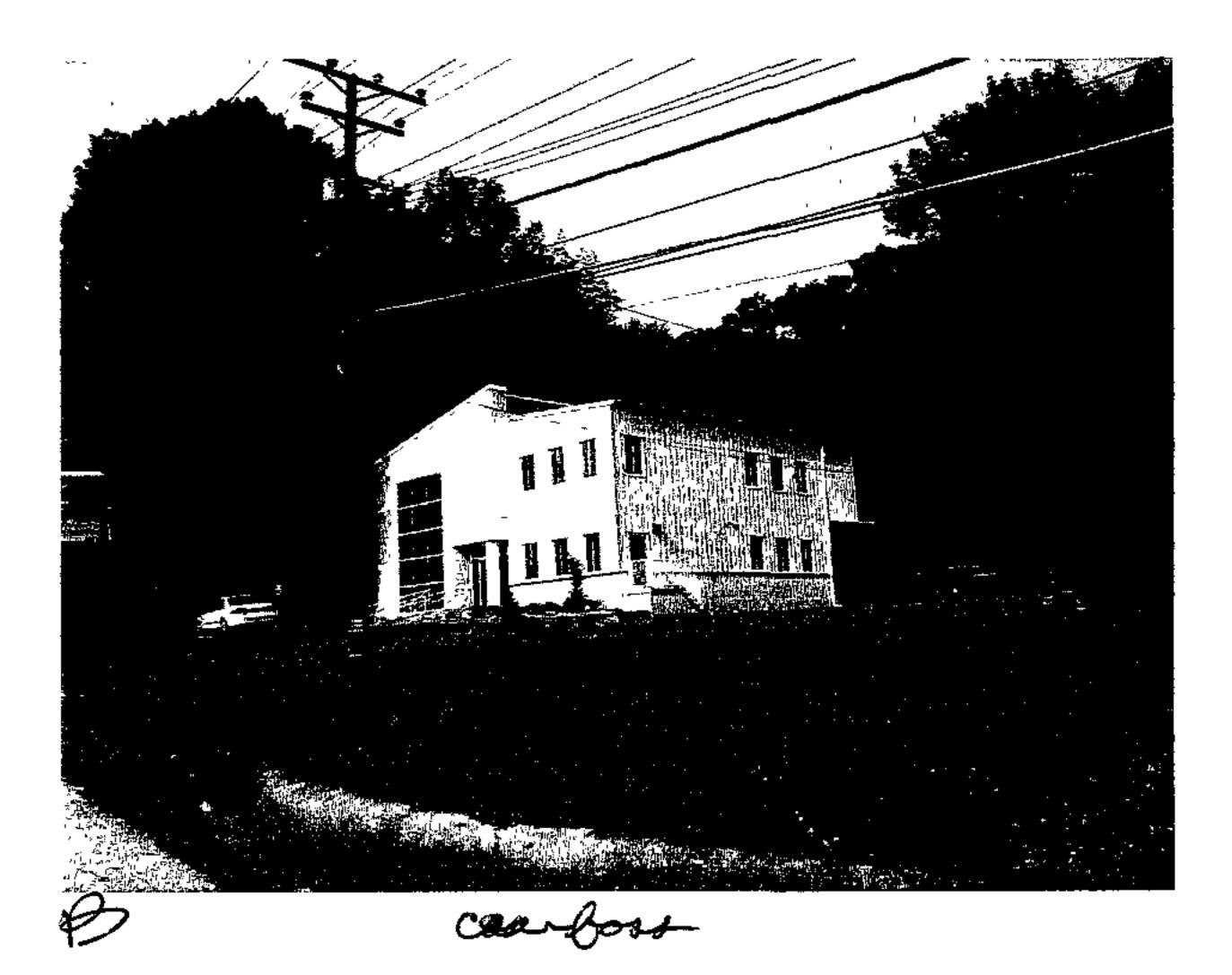
⁵ Editor's Note: This bill redesignated former Section 238A as Section 238B.

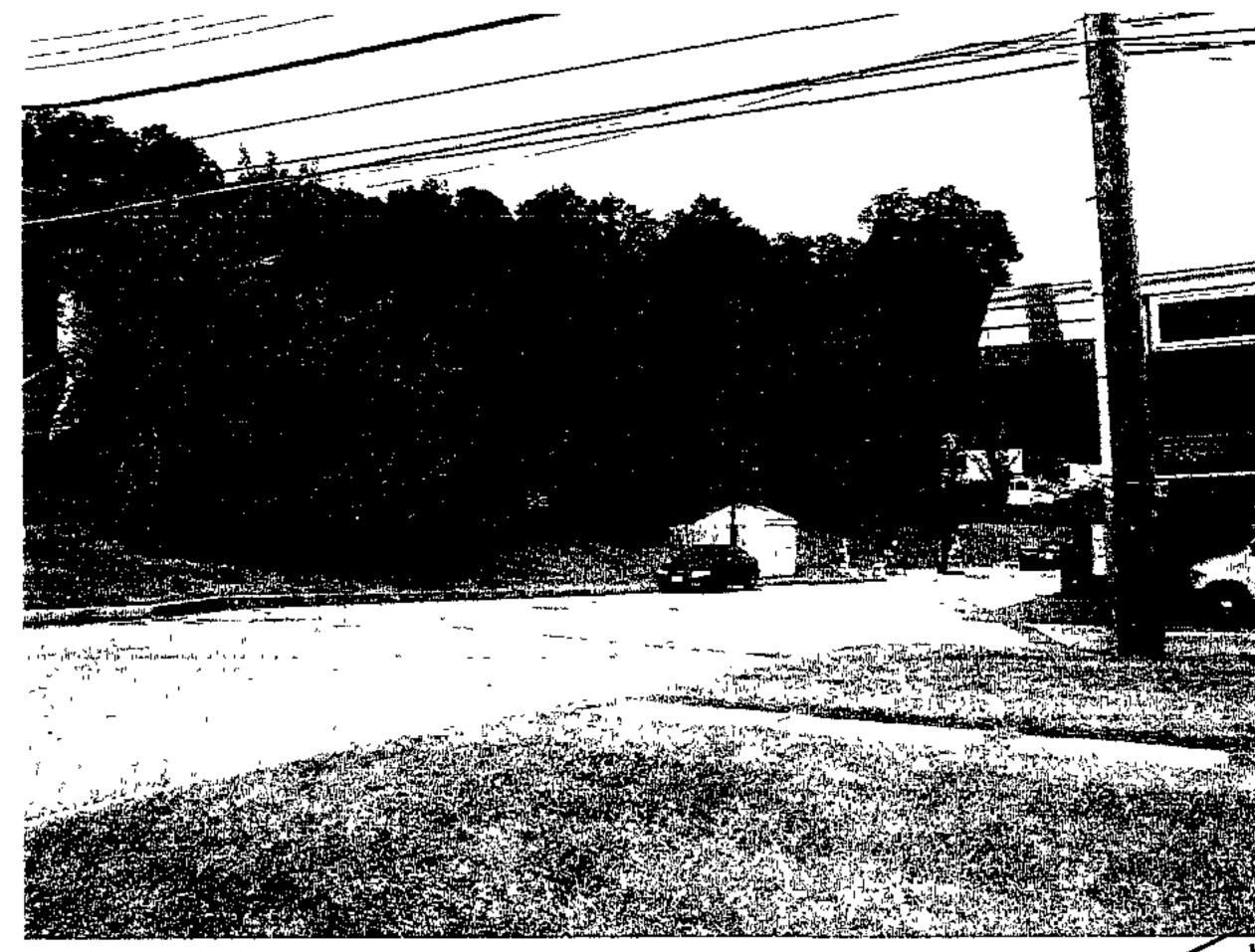
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PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL	
RICK RICHARDSON	730 W PADOWIA RD 3922 WASHINGTON BLID 3922 WASHINGTON BLUD	COCKEYSULLE MD 21030	RENG @ FIVESTONES.COM	
Lyde Slaun	3922 WASHINGTON BLIC	BALTIMORE MD. 2122		
Wh. SLACUM	ANTE MOLDMINSHM 226E	756CTO. MD. 21227	· · · · · · · · · · · · · · · · · · ·	
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