

IN RE: PETITION FOR VARIANCE
N/S of Gooseneck Road, 18 ft. W
centerline of Goose Harbor Road
15th Election District
6th Councilmanic District
(1352 Gooseneck Road)

Vicki Wolff-Long & Beth Huesman
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-085-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Vicki Wolff-Long and Beth Huesman. The Petitioners are requesting variance relief for property located at 1352 Gooseneck Road in the eastern area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 12.5 ft. and 21.8 ft. for a proposed dwelling in lieu of the required 50 ft. respectively and to permit an already improved undersized lot.

The property was posted with Notice of Hearing on September 12, 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 September 16, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

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,

10/6/03
R. J. Garrett

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: The Department of Environmental Protection & Resource Management (DEPRM) ZAC comment dated September 24, 2003 states that the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, and in ZAC comment dated October 1, 2003 that no building permit will be approved until public sewerage is actually available at the property, a copy of these ZAC comments are attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request was Beth Huesman, one of the Petitioners. There were no Protestants or others in attendance.. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of approximately 16,120 sq. ft. and is zoned R.C.5. The subject property is a double lot, which is approximately 100 feet wide at the Gooseneck Road and 85 ft. wide at the water's edge. Consequently, meeting the side yard set back requirement of the R.C.5 zoning of 50 ft. on each side is impossible to accomplish. The property is presently improved by an existing home which the owner proposed to raze and replace with a new home closer to the water. This new home will be in line with the existing homes in the neighborhood rather than within a few feet of the road.

The new home she proposes is 50 ft. wide and as such violates the side yard setback requirements as any home including the present home would do. She testified the width was selected after reviewing several floor plan layouts and keeping in mind the possibility that her elderly parents may need to come live with her. She indicated that they would require wider hallways and doors. She also testified, from her personal knowledge, that the lots were laid out in this subdivision many years before the RC zoning was applied in 1979. Her lot is .37 Acres and the R.C.5 requirements are for 1 acre minimum lot size. As such, she asks approval for an undersized lot. Finally, she testified she could not purchase land on either side of her to increase the size of the lot width or acreage.

Findings of fact and conclusions of law

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no increase in residential density beyond that otherwise allowable by the Zoning Regulations. Furthermore, I find that such variances can be granted in strict harmony with the spirit and intent of said regulations, and in a manner as to grant relief without injury to the public health, safety and general welfare. However, the Petitioners must fully comply with the Chesapeake Bay Critical Bay Area legislation and the Petitioners will not be permitted to obtain a building permit until public sewer is actually available at the property.

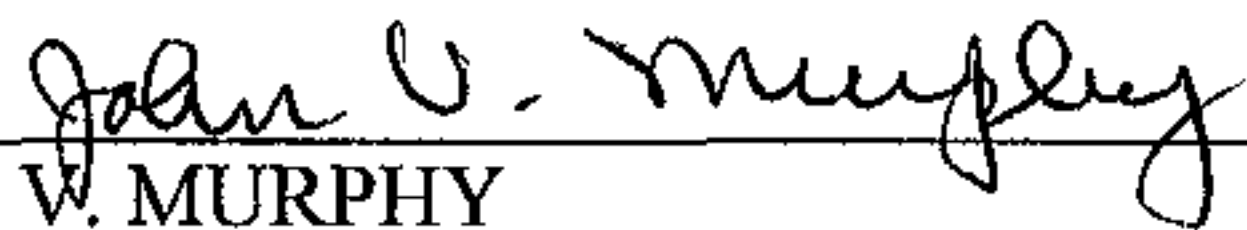
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 6 day of October, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from is from Section 1A04.3.B.2

10/6/03
R. Jameson

of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 12.5 ft. and 21.8 ft. for a proposed dwelling in lieu of the required 50 ft. respectively and to permit an already improved 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 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. Compliance with the recommendations made by DEPRM in their ZAC comment dated September 24, 2003, a copy of which is attached hereto and made a part hereof;
3. No permit shall be issued for the proposed new home until public sewerage is actually available at the property;
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.



JOHN W. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

10/6/03


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

October 6, 2003

Ms. Vicki Wolff-Long
Ms. Beth Huesman
1039 Debbie Avenue
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 04-085-A
Property: 1352 Gooseneck Road

Dear Miss Long & Miss Huesman:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1352 Gooseneck Rd
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) 1A04.3.B.2 BC2R.

To permit a side yard setbacks of 12.5' and 21.8' for a proposed dwelling in lieu of the required 50', respectively.
And, to permit an already improved 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) 1. Practical difficulty

Current zoning law requires 50ft. side offsets of property. I currently have 2 properties, which still would not allow any footage for 2 buildings.

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. 04-085-A

REV 9/15/98

Legal Owner(s):

Vicki Wolff - Long
Name - Type or Print

Signature

Beth Huesman
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 8/21/07

Zoning Description

ZONING DESCRIPTION FOR 1352 Gooseneck Road Baltimore, MD 21220.

Beginning at the point on the north side of Gooseneck Road which is 16 feet wide at the distance of 15 feet west of the centerline of the nearest improved intersecting street Goose Harbor Road which is 16 feet wide. Being Lots #260/#261 Block -, Section - in the subdivision of Bowleys Quarters as recorded in Baltimore County Plat Book # 2, Folio #0012 containing 16,120 square feet. Also known as 1352 Gooseneck Road and located in the 15th Election District, 6th Councilmanic District.

Currently, Baltimore County has no right of way on Gooseneck Road. The county maintains the road only.

#085

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27302

DATE 8-21-03 ACCOUNT 051-330-0150

AMOUNT \$ 65.00

RECEIVED FROM: Ethel R. Huesman

FOR: 1352 Goodenack Rd. Item # 581
Voucher Taken by: JRA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
MID RECEIPT
BUSINESS RETURN
8/21/2003 8/21/2003 10:10:04
REC #006 WALKIN HILL HALL
RECEIPT # 52130 8/21/2003
Dept 5 528 ZONING VERIFICATION
OR #01 027359
Receipt Tot \$65.00
65.00 OK 00 OK
Baltimore County, Maryland

**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: #04-085-A

1352 Gooseneck Road

N/side of Gooseneck Rd. at the distance of 18 ft. west of centerline of Goose Harbor Rd.

15th Election District

6th Councilmanic District

Legal Owner(s): Vicki Wolff-Long, Beth Huesman

Variance: to permit a side yard setback of 12.5 feet and 21.8 feet for a proposed dwelling in lieu of the required 50 feet, respectively, and to permit an undersized lot.

Hearing: Thursday, October 2, 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) 887-4386.

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

JT/9/732 Se16 C626900

CERTIFICATE OF PUBLICATION

9/18/ 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 9/16/ 2003.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-085-A

Petitioner/Developer: _____

Beth Huesman

Date of Hearing/Closing: 10-2-03

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

Attention: .

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 1352 Gooseneck Road
Middle River, MD 21220

The sign(s) were posted on September 12, 2003
(Month, Day, Year)

Sincerely,

Stacy Gardner 9-12-03
(Signature of Sign Poster and Date)

Stacy Gardner

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784

(City, State, Zip Code)

410-781-4000



**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

September 2, 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: 04-085-A

1352 Gooseneck Road
N/side of Gooseneck Rd. at the distance of 18 ft. west of centerline of Goose Harbor Rd.
15th Election District – 6th Councilmanic District
Legal Owners: Vicki Wolff-Long, Beth Huesman

Variance to permit a side yard setback of 12.5 feet and 21.8 feet for a proposed dwelling in lieu of the required 50 feet, respectively, and to permit a undersized lot.

Hearings: Thursday, October 2, 2003, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Vicki Wolff-Long, Beth Huesman, 1039 Debbie Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 17, 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
Tuesday, September 16, 2003 Issue - Jeffersonian

Please forward billing to:
Beth Huesman
1039 Debbie Avenue
Baltimore, MD 21221

410-391-9548

NOTICE OF ZONING HEARING

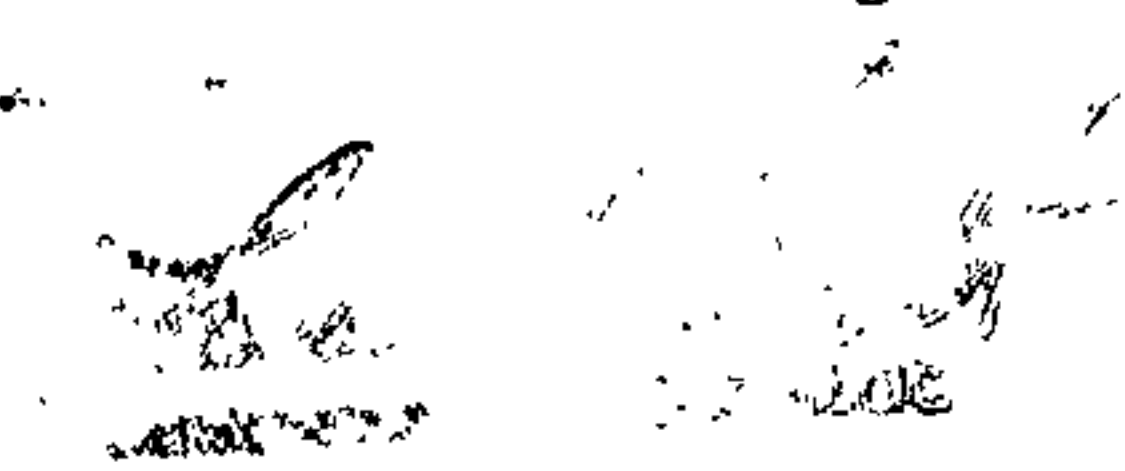
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-085-A

1352 Gooseneck Road
N/side of Gooseneck Rd. at the distance of 18 ft. west of centerline of Goose Harbor Rd.
15th Election District – 6th Councilmanic District
Legal Owners: Vicki Wolff-Long, Beth Huesman

Variance to permit a side yard setback of 12.5 feet and 21.8 feet for a proposed dwelling in lieu of the required 50 feet, respectively, and to permit a undersized lot.

Hearings: Thursday, October 2, 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: 04-085-A
Petitioner: Beth Huesman
Address or Location: 1352 Gooseneck Rd. Balt. MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Beth Huesman
Address: 1039 Debbie Ave
Balto. MD 21221
(
Telephone Number: 410 391 9548



Baltimore County
Department of Permits and
Development Management

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

September 26, 2003

Vicki Wolff-Long
Beth Huesman
1039 Debbie Avenue
Baltimore, MD 21221

Dear Ladies:

RE: Case Number: 04-085-A, 1352 Gooseneck Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 21, 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



Printed with Soybean Ink
on Recycled Paper

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



**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

August 26, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 26, 2003

Item No.: ⁰⁸⁵ 069-087

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, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.26.03

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

RE: Baltimore County
Item No. 085 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,

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Jack
10/2

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RB Seeley*

DATE: September 24, 2003

SUBJECT: Zoning Item 04-85
Address 1352 Gooseneck Road (Wolft-Long Property)

RECEIVED

SEP 26 2003

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of August 25, 2003

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelley

Date: September 12, 2003

10/6/03
R. Jameson

gjk
10/2

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley *RBS/TBT*
DATE: October 1, 2003
SUBJECT: Zoning Item 04-085
Address 1352 Gooseneck Road

Zoning Advisory Committee Meeting of August 25, 2003

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

A building permit will not be approved until public sewer is available.

Reviewer: Sue Farinetti

Date: September 2, 2003

10/6/03
S. Farinetti

gck
10/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 8, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case 04-085, and 04-095

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:

Thomas L. Harkness

AFK/LL:MAC

RECEIVED

SEP - 9 2003

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 2, 2003
Item Nos. 069, 070, 071, 072, 073, 074,
075, 077, 080, 081, 082, 085, and 086

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 VARIANCE	*	BEFORE THE
1352 Gooseneck Road; N/side Gooseneck Rd,		
18' W c/line of Goose Harbor Road	*	ZONING COMMISSIONER
15 th Election & 6 th Councilmanic Districts		
Legal Owner(s): Vicki Wolf-Long &	*	FOR
Beth Huesman		
Petitioner(s)	*	BALTIMORE COUNTY
	*	04-085-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 29th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to, Vicki Wolf-Long & Beth Huesman, 1039 Debbin Avenue, Baltimore, MD 21221, Petitioner(s).

Peter Max Zimmerman

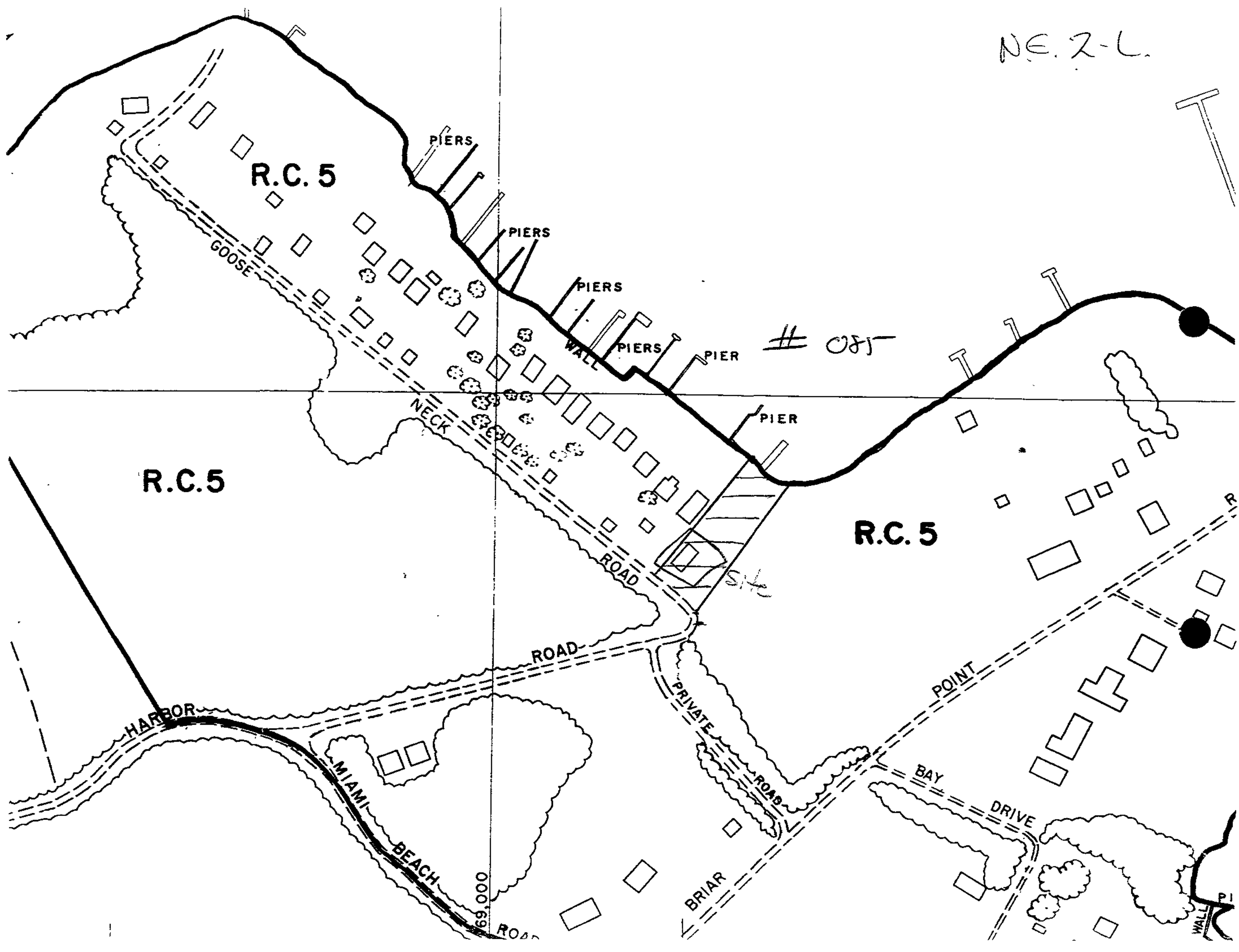
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

AUG 29 2003

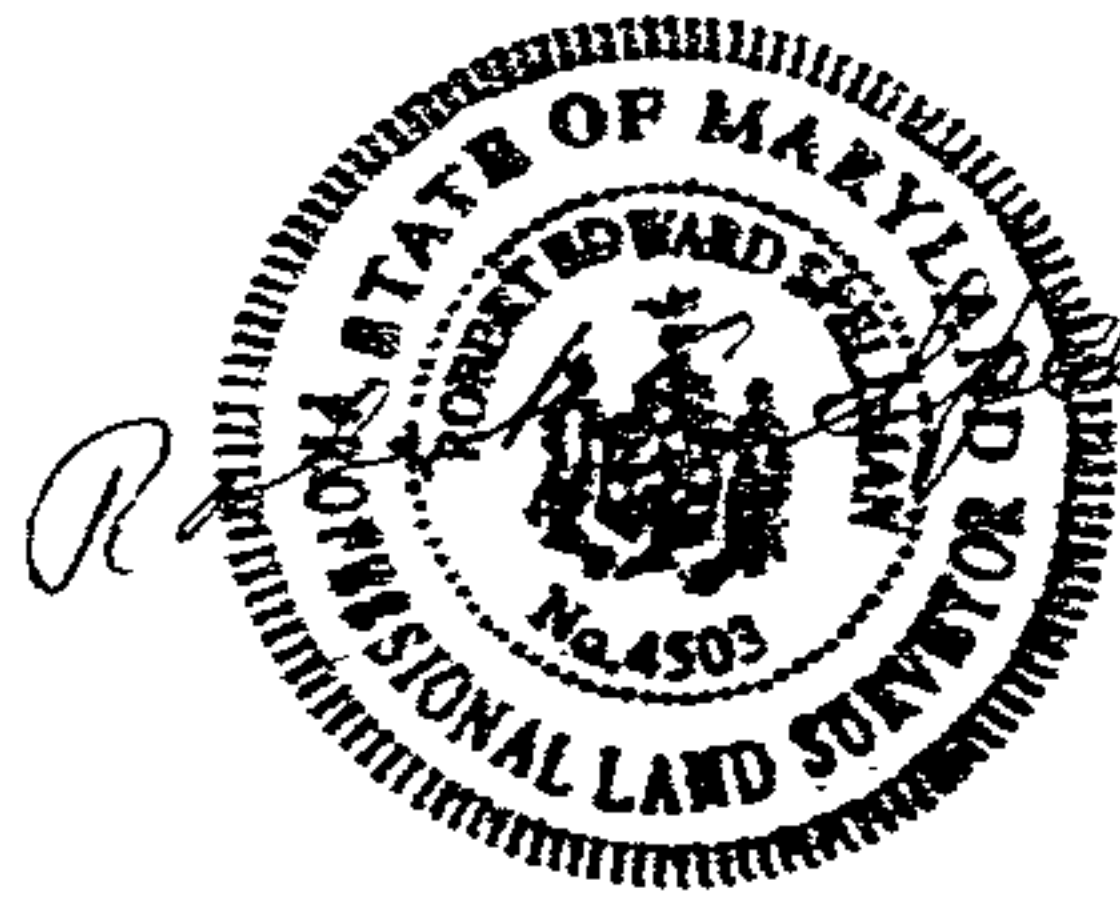
Per.....

NE. 2-L.



CASE NAME 1352 Gooseneck Rd
CASE NUMBER 04-085-A
DATE 10/2/03

[illegible]



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1352 Goose Neck Rd

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

SUBDIVISION NAME Bowleys Quarters

PLAT BOOK # Z FOLIO # 0012 LOT # 260 SECTION # —

OWNER Vicki Wolff-Long + Beth Rene Huesman

THE CERTIFICATION RELATES TO TOPOGRAPHY ONLY.

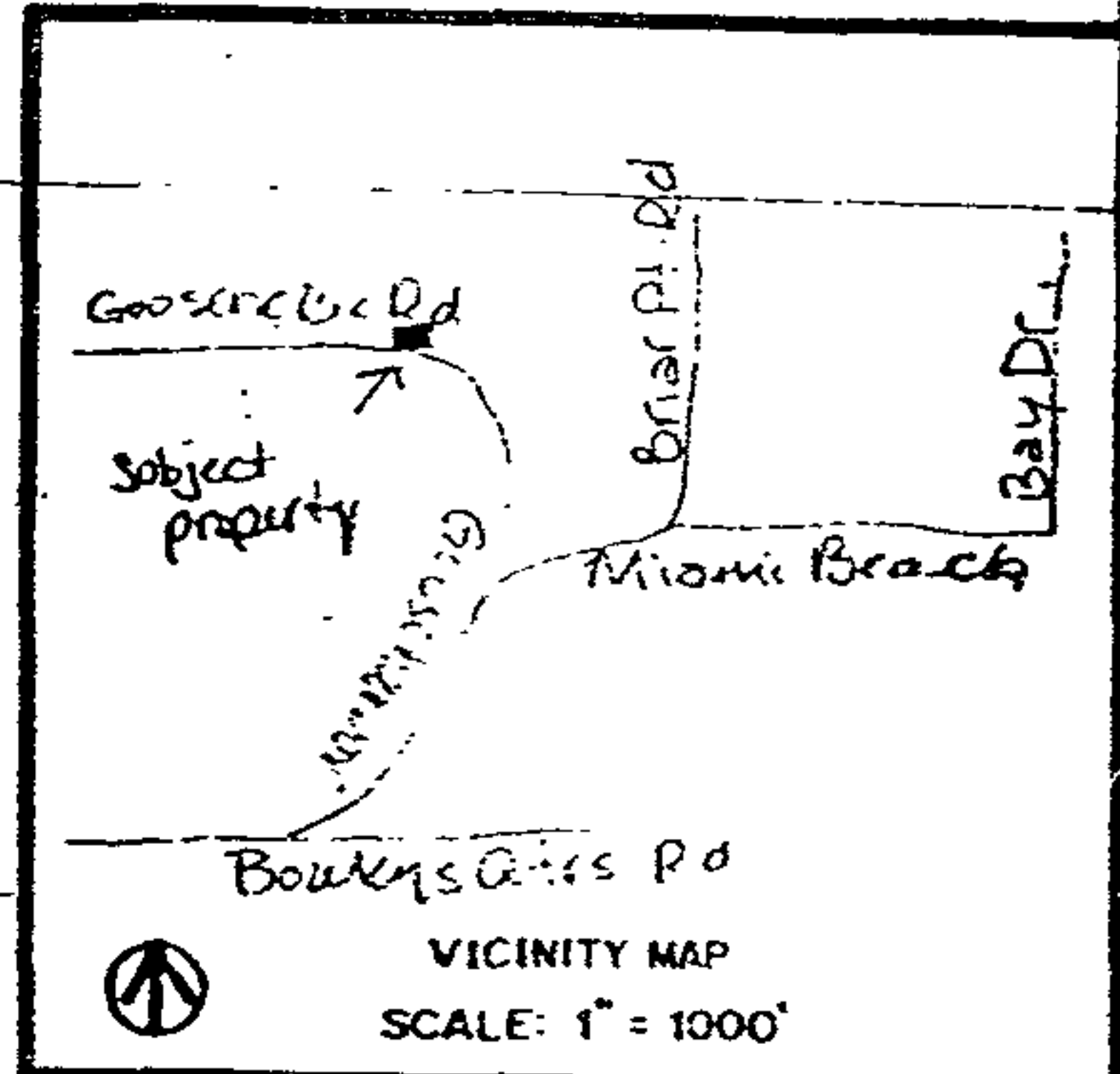
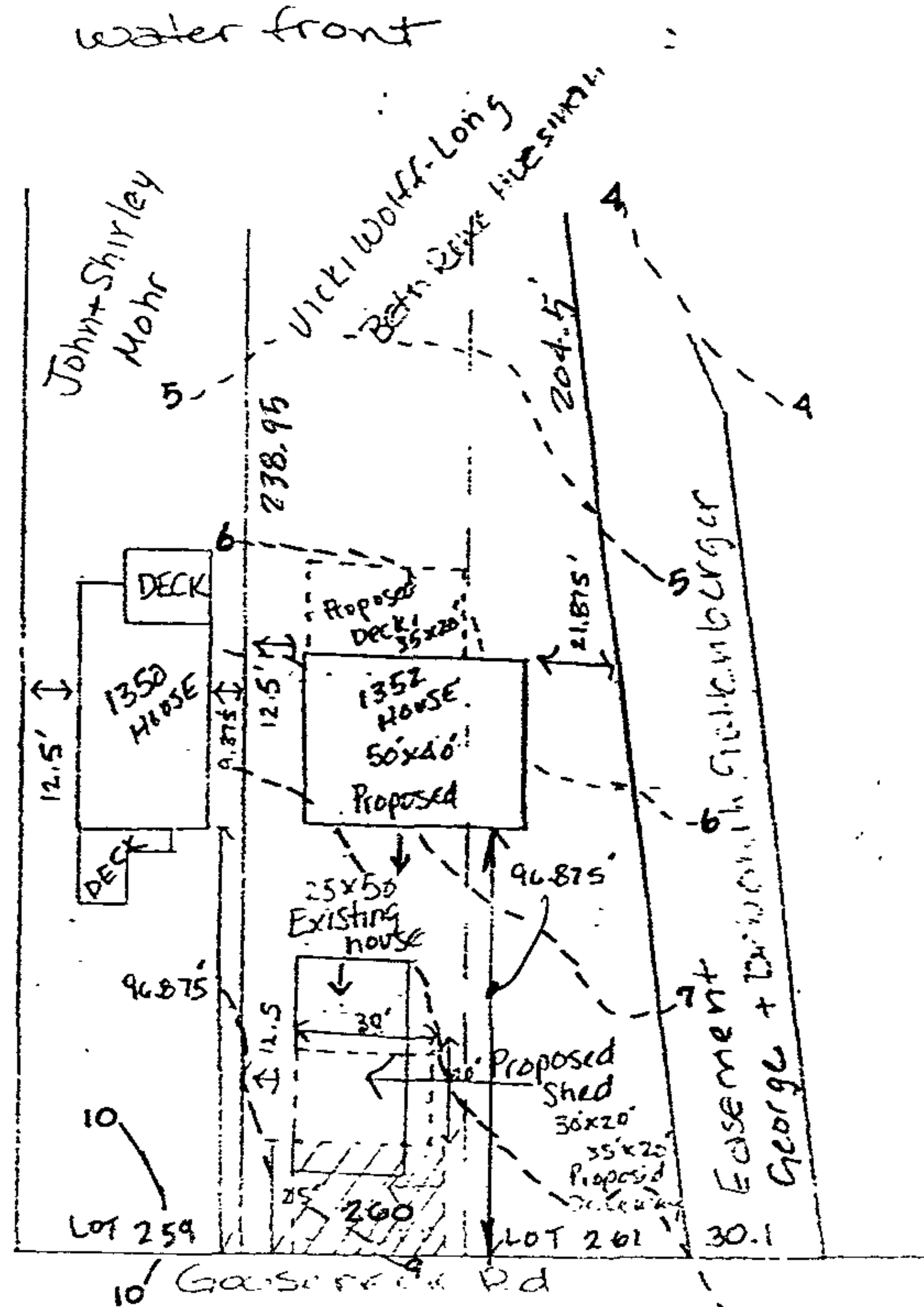
TOPOGRAPHY NOTE

THE EXISTING CONTOURS AS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY VERTICAL SURVEY CONTROL. HUB NO. 11507A. SOUTH CORNER OF END OF CONC WALK AT # 583 - B GOOSE NECK ROAD, 17' 1/2" FROM CENTERLINE OF ROAD, 125' 1/2" NORTH WEST OF HUB NO. 11507.

ELEVATION = 09.825



PREPARED BY Beth Huesman



Rel. Q. #1

LOCATION INFORMATION			
ELECTION DISTRICT 15			
COUNCILMANIC DISTRICT 6			
1" = 200' SCALE MAP # NE 2-L			
ZONING RC-5			
LOT SIZE	37	16120	
	ACREAGE	SQUARE FEET	
* Will have soon	SEWER	☒ PUBLIC	☐ PRIVATE
	WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA		YES ☒	NO ☐
100 YEAR FLOOD PLAIN		☒	☐
HISTORIC PROPERTY/ BUILDING		☐	☒
PRIOR ZONING HEARING		None	

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
JRF	085	

REVISED: 8-8-07 (topo added)

SCALE OF DRAWING: 1" = 50'