ORDER REGENVED FOR FILING
Date
By

IN RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING - N/S Geist Road, ½ Mile E of Mantua Mill Road

(2404 Geist Road)

8th Election District
3rd Council District

Russell Q. Summers, Jr., et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 04-100-SPH

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Special Hearing filed by the owners of the subject property, Russell Q. Summers, Jr., and his wife, Susan R. Summers. The Petitioners request a special hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code (B.C.C.), of Sections 26-203(C)(8) and Section 26-278 thereof, to allow the construction of an addition to an existing historic structure. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence 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 residing 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 case, 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. The information contained therein indicates that the Petitioners propose the construction of a 16'8" x 21'4" addition to the rear of the existing dwelling, which is

apparently listed on the Maryland Historic Trust Inventory as Item No. 01102, "Leser House." Due to its designation as a historic structure, special hearing relief is requested to satisfy the requirements of Section 26-278 of the Code, which requires that historic buildings be preserved. In this regard, the Petitioners' request has been reviewed by the County's Landmarks Preservation Commission, which has no objections to the proposal, as evidenced by a letter of support received from that entity through the Office of Planning, dated September 25, 2003. Based upon all of the evidence contained within the case file, including pictures and affidavits, I find that the relief requested meets the spirit and intent of Section 307.1 of the B.C.Z.R. and will not result in any detriment to the health, safety and general welfare of the surrounding locale. Thus, the requested relief shall be granted.

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 ______ day of September 2003 that the Petition for Special Hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code (B.C.C.), of Sections 26-203(C)(8) and Section 26-278 thereof, to allow the construction of an addition to an existing historic structure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his 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.

AWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

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 26, 2003

Mr. & Mrs. Russell Q. Summers, Jr. 2404 Geist Road Glyndon, Maryland 21071

RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING N/S Geist Road, ½ Mile E of Mantua Mill Road (2404 Geist Road)

8th Election District — 3rd Council District Russell Q. Summers, Jr., et ux - Petitioners Case No. 04-100-SPH

Dear Mr. & Mrs. Summers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Special Hearing 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:

Office of Planning
People's Counsel; Case File



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at which is	2404	Geist Road	Glyndon
which is	presently z	oned	MA

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 Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

COHSTRUCT AND ADDITION TO BUILDING

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Special Hearing, 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:	-	Legal Owner(s):
Name - Type or Print	<u>,</u>	Name - Pope or Print O Seewer . T.
Signature	· · · · · · · · · · · · · · · · · · ·	Signature
Address	Telephone No.	Name - Type or Print
City	Zip Code	Signature WWW 19, WWWWWWW 410
Attorney For Petitioner:		Address Telephone Md. 2107
Name - Type or Print		City State Zip Co
Clanatura		Representative to be Contacted:
Signature		Same as appare
Company		Name
Address	Telephone No.	Address Telephone N
City State	Zip Code	City State Zip Co
4	and/or found to b	City State Zerequired, it is ordered by the Zoning Commissioner of Baltimore this petition be set for a public hearing, advertised, as required by the set for a public hearing.
		Zoning Commissioner of Baltimore County
Case No. 04=100-SPL	1 Re	viewed By CTM Date 8/26/03
REV 9/18/98	Est	timated Posting Date $0/7/03$

Affidavit in Support of Administrative Special Hearing

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. 2404 Geist Road That the Affiant(s) does/do presently reside at Address Alx wgan 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. 763/2003 Signature RUSSEIL W. SUMMORS, JR Suzan K. Summers Name - Type or Print Date 1/3/03 Notary Public marula Hoffman My Commission Expires 3/1/05 6. For STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 39^{4-h} day of <u>101</u>y, <u>3003</u>, before me, a Notary Public of Maryland, in and for the County aforesaid, personally appeared 299mmuccs, 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

Notary Public

My Commission Expires

CARROLL CO.

REU 9/18/98

Date/

Affidavit in Support of Administrative Special Hearing

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.

	-	'			i
That the Affiant(s) does/do presently reside at	Address Address	Geist	Road	·	i
	Gly vide	$\frac{1}{\sqrt{s}}$	ld .	. 0	Zip Code
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	idditional information.	Affiant(s) wi	Il be required	d to pay a repo	sting and
Musical Summer, 7 71 Signature Signature	Signat	ure	m R. C	Munner	· · · · · · · · · · · · · · · · · · ·
RUSSER O SUMMERS, JA Name - Type or Print	Name	- Type of Print		Summer	2
Date 1/31/03 Notary Public Man	alle Hoffman	My Comm	ission Exp	ires 3/1/05	
STATE OF MARYLAND, COUNTY OF BALTIM I HEREBY CERTIFY, this 39 ^{+W} day of of Maryland, in and for the County aforesaid, personal county and the county aforesaid.	Tuly.	<u>3003</u> , be	fore me, a No	otary Public of the	PROLL CO
the Affiant(s) herein, personally known or satisfact					
AS WITNESS my hand and Notarial Seal	· · · · · · · · · · · · · · · · · · ·	1. Sh	of his/her/thei	NOTAL PUBL	Dellet.
Date	Notzry Public My Commissi		10/1	/03	

REV 9/18/98

Historic LESER HOUSE Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

MHT# 01102

for the property located at which	2404	Geist	Road	Glyndon
which	is presently z	oned		Md.

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 Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

CONSTRUCT AND ADDITION TO BUILDING

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations. l, or we, agree to pay expenses of above Special Hearing, 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 solemni perjury, that I/we is the subject of	ly declare and affirm, under e are the legal owner(s) of the this Petition.	r the penalties of the property which
Contract Purchaser/Lessee			Legal Owner	11 1	
Name - Type or Print	<u></u>	I	Name - Type or Pi		612 01
Signature	·		Signature	O Scenner of	# 921 70 UN
Address		Telephone No.	Name - Type or Pr	rint _	662
City	State	Zip Code	All the second s	www. R. www	
Attorney For Petitioner:	; ; ;		Address 340	14 Ge137 Qd	Telephone No.
Name - Type or Print	······································	······································	City	State	Zip Code
Signature		· · · · · · · · · · · · · · · · · · ·	Kepresentat	ive to be Contacted:	bove
Company			Name		MOVE
Address) 	Telephone No.	Address	······································	Telephone No.
City	State	Zip Code	City	State	Zip Code
A Public Hearing having been formal thisday ofregulations of Baltimore County and that	1		`	d by the Zoning Commissione public hearing, advertised, as commissioner of Baltimore Cor	
Case No. 04-100.	SPH	1R	_	<u>Date</u> 8/	
REV 9/18/98	i :	Es	timated Posting Da	te 9/7/03	

ZONING DESCRIPTION

Zoning description for 2404 Geist Road Glyndon, Maryland 21071

Beginning at a point on the north side of Geist Road, which is approximately one-half mile from the nearest improved intersecting street, Mantua Mill Road, the property is in two parcels; Parcel 24 and Parcel 123.

SEE ATTACHED

As recorded in Deed Liber SM 7401, Folio 843 Baltimore County Plat Book page 332.

#100

BEGINNING for the first at an iron pipe now set on the north side of Geist Road, as said road is now travelled and also in the second line of the land described in a deed from The Title Guarantee Company to Frances J. Lomas, dated March 9, 1948, and recorded among the Land Records of Baltimore County in Liber JWB No. 1636 folio 455, said iron pipe being distant north three degrees thiery-six minutes fifty seconds east twenty-six feet from a stone heretofore planted at the beginning of said second line and market "C" on the north side and "R" on the south side; and thence running with and binding on part of said second line north three degrees thirty-six minutes fifty seconds east one hundred and thirty-five and forty-two one hundredths feet to an iron pipe; thence running for lines of division the three following courses and distances, viz. north eighty-one degrees thirty-five minutes fifty seconds east to and along a rail fence, ninety and seventy one-hundredths feet; northeasterly, still binding on said rail fence, by a line curving to the left with a radius of nine hundred and forty-nine and thirty one-hundredths feet and a chord which bears north seventy-seven degrees thirty-three minutes east one hundred and thirty-four feet the distance of one hundred and thirty-four and twelve one-hundredths feet to a corner of said fence, and still binding on said rail fence to another corner thereof, and continuing the same direction, in all, south sixteen degrees forty-eight minutes ten seconds east one hundred and thirty-five and eighty-one one-hundredths feet to an iron pipe now set on the northwest side of said Geist Road; and thence binding on the northwest side of Geist Road, as said road is now travelled, the two following courses and distances, viz. south seventy-six degrees twenty-nine minutes fifty seconds west one hundred and ninety-nine and forty-nine one-hundredths feet to an iron pipe and south eighty-nine degrees twenty-seven minutes fifty seconds west seventy-four and forty-one onehundredths feet to the place of beginning. Containing .783 of an acre of land, more or less.

Together with the right of way for ingress and egress over Geist Road from the above property to Falls Road on the east and to Dover Road on the West.

BEING the same property described in a Deed dated November 6, 1958, and recorded among the Land Recordsof Baltimore County in Liber GLB 3446 folio 414, which was granted and conveyed by Louise D. Leser, reserving unto herself a life estate with full powers, unto Frederica F. Leser, Remainderperson. This Deed being in execution of those said powers.

100

Beginning for the second at a point in the bed of Geist Road, said point being in the 2nd of N 3 degrees 36' 50"E 2317.0 foot line of a deed dated August 26, 1974 conveyed by John S. Tytus to Linda Cooper Green and recorded among the Land Records of Baltimore County in Liber EHKJR 5473 folio 317 said point being N 3 degrees 36' 50"E. 16.00 feet from a stone found at the beginning of said 2nd line, said point of beginning also being at beginning of the 3rd or N 86 degree 44' E. 94.19 foot line of a deed dated July 14, 1961 conveyed by Frances J. Lomas et vir to Grace Miller Whedbee Administratrix D.B.N. C.T.A. of the Estate of C. Wilbur Miller and recorded among the Land Records of Baltimore County in Liber WJR 3866 folio 577, running thence binding on part of said 2nd line of EHKJR 5473 folio 317 as now surveyed (1) N 3 degrees 36' 50" E 135.42 foot line of a deed dated November 6, 1958 conveyed by Louise D. Leser to Frederica Fulton Leser and recorded among the Land Records of Baltimore County in Liber GLB 3446 folio 414, running thence binding reversely on the 6th thru the 4th courses of the herein last mentioned deed the 3 following courses as now surveyed viz: (2) binding on the north side of said Geist Road N 89 degrees 27' 50" E 74.41 feet, (3) binding on the north side of said Geist Road N 76 degrees 29 ! 50" E 199.49 feet, and (4) leaving the north side of said Geist Road N 16 degrees 48' 10" W135.81 feet, running thence for new lines of division the two following courses as now surveyed viz: (5) N 73 degrees 30' 10" E 157.60 feet to a pipe set, and (6) S 16 degrees 48' 10"E passing over a pipe set at 133.58 feet in all 148.58 feet to the bed of said Geist Road, running thence binding in the bed of said Geist Road and binding reversely on part of the 5th and all of the 4th and 3rd lines of the herein second mentioned deed the three following courses, as now surveyed, viz: (7) S 75 degrees 20' 45" W 240.21 feet, (8) S 77 degrees 15' 45" W 99.97 feet and (9) S 85 degrees 44' 45" W 94.17 feet to the place of beginning.

Containing 0.580 acres of land more or less.

Together with a right of way for ingress and egress over the private road (Geist Road) from the above described property to Falls Road on the east and to Dover Road on the west, subject to the right of those entitled thereto to use said road through the above described property.

BEING the same property described in a Deed dated November 4, 1974, and recorded among the Land records of Baltimore County in LiberEHKJR 5492 folio 283, which was granted and conveyed by Linda Cooper Green unto the said Louise D. Leser.

#100

MISCELLANEOUS OFFICE BALTIMORE OF BUDGET & FINANCE COUNTY, RECEIPT MARY

W

AMOUNT ₩.

FROM: RECEIVED

DISTRIBUTION WHITE - CASHIER

PINK -

HITTINI II

CERPIFICATE OF POSTING

		Date: September 9, 200?
	ADMINISTRA	TIVE
RE:	Case Number 04-100-	-SPH
	Date of Hearing/Closing: SEPTE	MBER 22, 2003
were		perjury that the necessary sign(s) required by law cated at 2404 GEIST ROAD
	The sign(s) were posted on	September 5,2003 (Month, Day, Year)
		Signature of Sign Poster)
	ANC	LINDA O'KEFFE (Printed Name of Sign Poster)
	PUEL	523 PENNY LANE (Street Address of Sign Poster)
	ADDITIONIAL MEDICALITY STANTE AND DEVILOPMENT STANTE	HUNT VALLEY mp 2/030 (City, State, Zip Code of Sign Poster)
		410-666-5366 (Telephone Number of Sign Poster)

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case I	ور Number بروا	100	-SPH	Address	2404	GEIST	RD.	
		LIOYD.]	_				<u> </u>
		Planner	, Please Print You	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u> </u>	Phone Num	per: 410	J-887-339 <u>1</u>
Filing	Date: ුර	126/03	Pos	ting Date:	0/7/03	Closing	Date:	9/22/0
Any co throug	ntact made h the contac	with this office ot person (plan	e regarding to ner) using the	the status of ne case num	the administ ber.	rative special	hearing	j should be
	reverse side reposting mais again res	COST: The personal content of this form) The personal content of the content of t	and the pe nly by one call associate	titioner is res of the sign po d costs. Th	sponsible for osters on the e zoning no	r all printing/p approved lis- tice sign mus	osting of the total the standard the standar	costs. Any e petitioner the
	a tormal re	: The closing quest for a page a public hearing	ublic hearin	g.Please	understand :	that even if	there is) feet to file no formal
	commission order that (typically wi	After the closiner. He may: the matter be thin 7 to 10 days	(a) grant the set in for avection the class of the class	ne requested a public hea osing date) a	t relief; (b) c aring. You as to whathe	leny the requ will receive	ested re written	elief; or (c) notification
	(whether discommission changed given	PUBLIC HEA ue to a neigh er), notification ving notice of this	bor's forma n will be fo he hearing o	I request or prwarded to date, time an	by order o you. The id location.	f the zoning sign on the As when the	or dep property sign wa	uty zoning y must be s originally
SU Pla	SAR ARS		(Deta	ach Along Dotted L	ine)			
Petitio	ner: This F	Part of the For	m is for the	Sign Poste	r Only			
		USE	THE SPECIA	AL HEARING	SIGN FOR	MAT		
Case N	lumber 03-	100 -9	SPH Addi	ress Z40	4 GE	15T R	Ď	
		RUSSELL	1			lephone		
Postin	g Date:	7/7/03	., ., 	Clo		·	103	1
Wordin	g for Sign:	Administrativ	e Special H	earing to app	rove A	JAIVER	PUR	SUANT
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(c)	(8) AN	O SECTION	L1 26-2	78 TO	CON5	TRUCT A	<u></u>	
		1 TO B				 -		

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

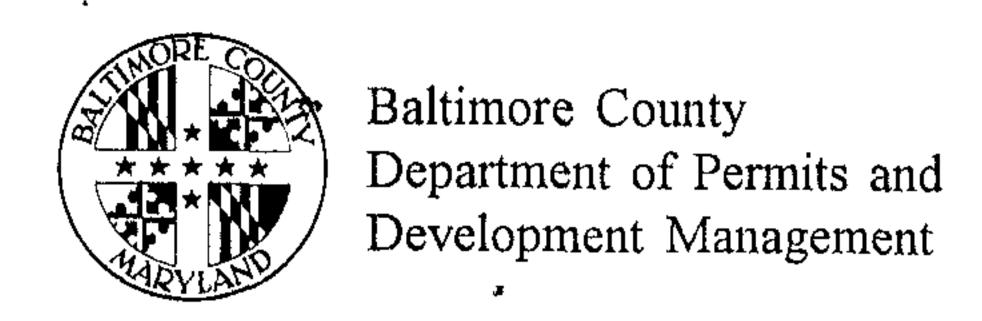
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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.

tem Number or Case Number: DA-100-SPH	
Petitioner: Susan at Russell Summers, Jr.	
Address or Location: 2404 Geist Rd. Glyndon Md. 21071	
PLEASE FORWARD ADVERTISING BILL TO:	
Vame: Russell Summers	·
Address: 3404 Geist Rd.	
Glyndon Md. 21071	
	F 1 - 1
Telephone Number: 410 - 833 - 7960	表。



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

September 22, 2003

Russell Summers, Jr. Susan Summers 2101 Geist Road Glyndon, MD 21071

Dear Mr. and Mrs. Summers:

RE: Case Number: 04-100-SPH, 2404 Geist Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 26, 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:

Enclosures

c: People's Counsel



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

County Office Building, Room 111 Mail Stop #1105

September 11, 2003

111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: September 8, 2003

Item No.: 098 - 111

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: 9.10.03

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

RE: Baltimore County

Item No. 100 (LTM)

Dear. Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

1-

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 pres /727

DATE:

October 9, 2003

SUBJECT:

Zoning Item <u>04-100</u>

Address

2404 Geist Road

Zoning Advisory Committee Meeting of: September 8, 2003

The proposed addition must be a minimum of 20 feet to the septic area and 30 feet to the well. An inspection of the well and septic system may be required prior to permit approval.

Reviewer: Sue Farinetti

Date: October 9, 2003

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 26, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 15, 2003

Item No. 100

The Bureau of Development Plans Review has reviewed the subject-zoning item.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation.

RWB:CEN:jrb

cc: File

RECEIVED

SEP 2 5 2003

BALTIMORE COUNTY, MARYLAND MEMORANDUM 701

ZONING COMMISSIONER

TO:

Arnold Jablon, Director

DATE: September 25, 2003

Dept. of Permits & Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

2404 Geist Road, Glyndon

INFORMATION

Item Number:

04-100

Petitioner:

Russell Q. Summers (Owner)

Zoning:

Requested Action:

Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The property at No. 2404 Geist Road is listed on the Maryland Historical Trust Inventory. The Office of Planning does not oppose an addition to the house.

Division Chief

KA:kra

RE:	PETITION FOR ADMINSTRATIVE SPECIAL HEARING	*	BEFORE THE
	2404 Geist Road; N/side Geist Rd, ½ mile E Mantua Mill	*	ZONING COMMISSIONER
	8 th Election & 3 rd Councilmanic Districts	*	FOR
	Legal Owner(s): Russell, Jr & Susan Sumr	ners	
	Petitioner(s)	*	BALTIMORE COUNTY
		*	04-100-SPH

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

Page 16's Counsel for Bultimore Count

People's Counsel for Baltimore County

RECEIVED

SEP 1 6 2003

Per....

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 September, 2003, a copy of the foregoing Entry of Appearance was mailed to Russell, Jr & Susan Summers, 2404 Geist Avenue, Glydon, MD 21071, Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

194D Ward Mar Norwan.
In read Gest Now.
Gryndon, M. 21071

Kisse / Summes

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Septimber 28 nexhiber as sha do not object the addit Mun inest and 1 Rusell TH Hay Coner x to the west of L boundry no somot s closest wham Weare

CCUMMARK, M.

TAINE I KIINTING

2404 Geist Road

Glyndon, Maryland 21071

MADE JOHNES HORING -

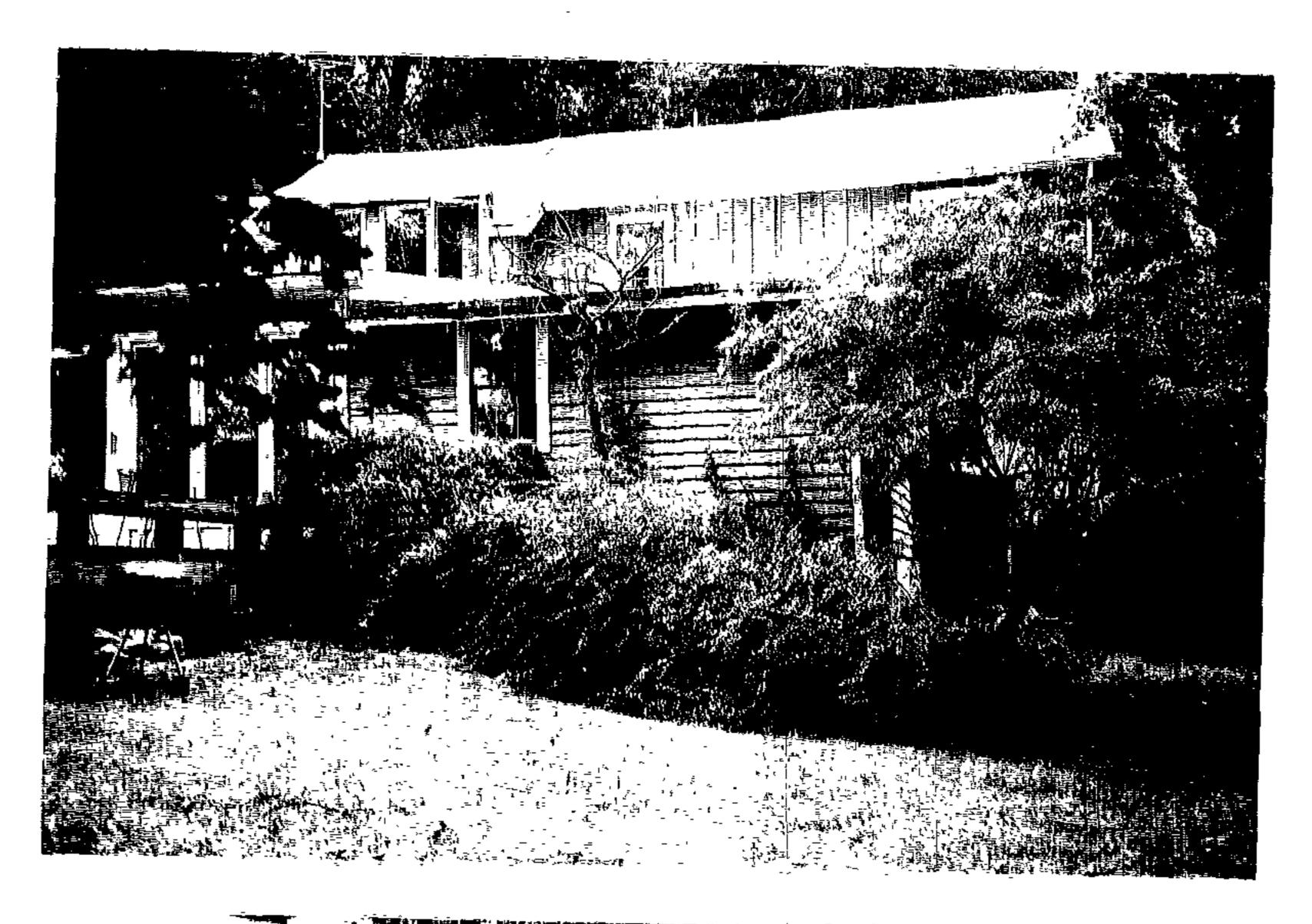
PALM TREE PRINTING 2404 Geist Road, Glyndon, Maryland 21071

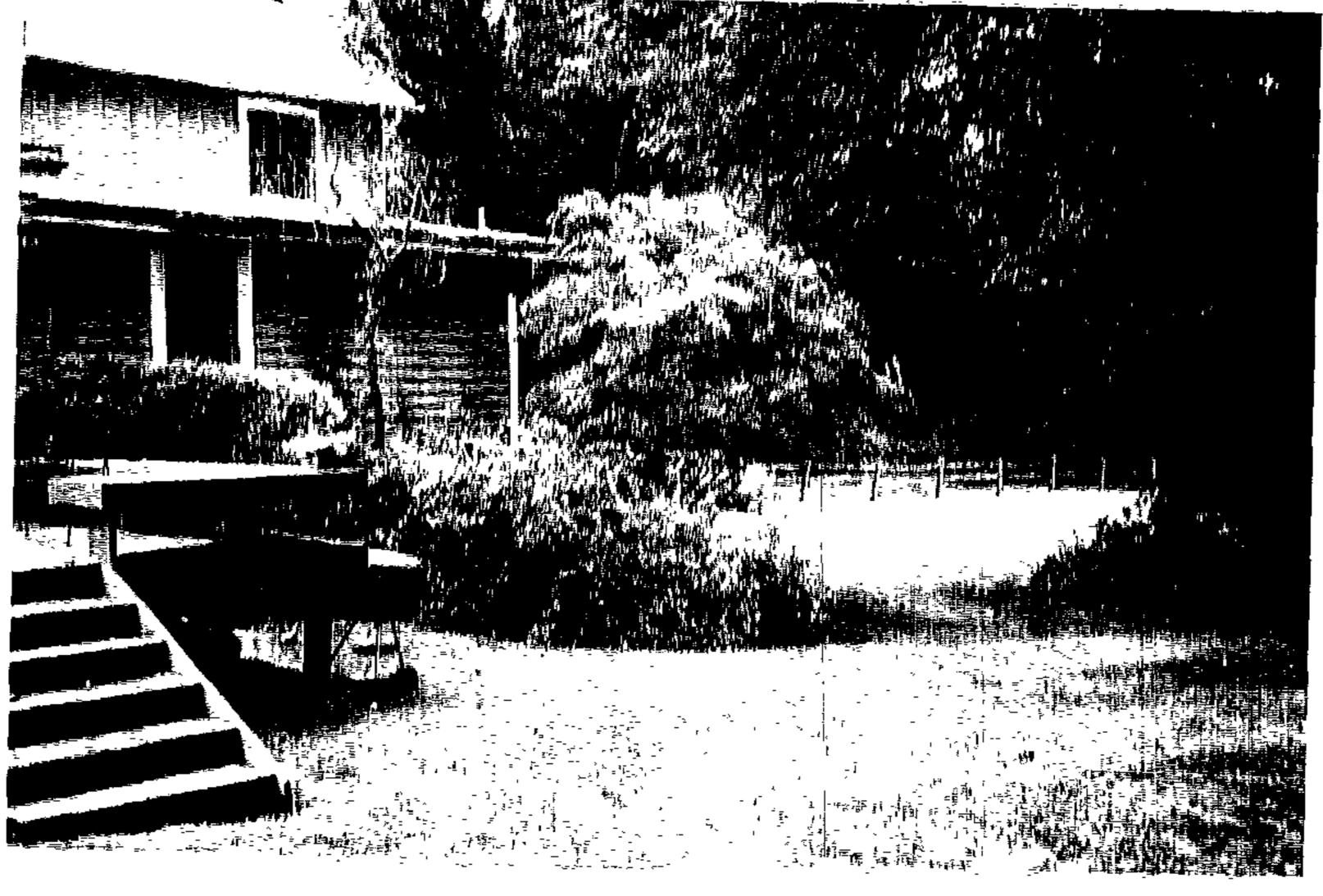
> Phone (410) 833-5595 Fax (410) 833-0436

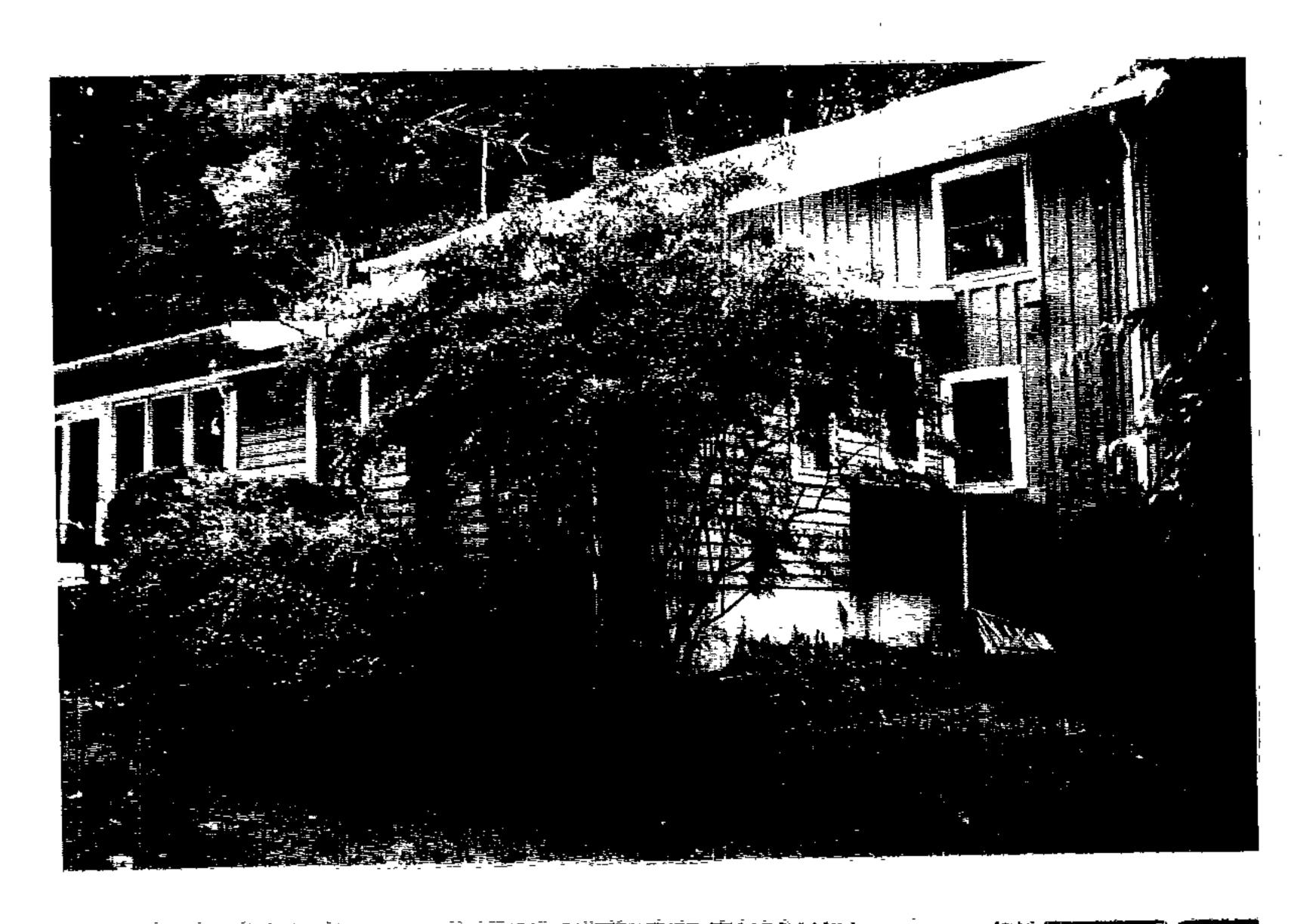
DATE: 8/19/10035

14000S = 2404 GERST ROMAN

RO: ZONING HEARING













	PROPERTY ADDRESS 3404 Geist Roo SUBDIVISION NAME Glyndon, Md. 21 PLAT BOOK # 2401 FOLIO #843 LOT # SECT OWNER RUSSELL Q. SUMMERS Jr. SUSUN R. SUMMERS	1071 Baltimore County 1011 #_ parcels 24 4 133	D E SITE
	N 81'35'30" E 90.70' L=134, 12' Radio de la companya de la company	16'8"× ADDITION! 157.80 16'8"× ADDITION!	BIG SPRING TUFTON VICINITY MAP SCALE: 1" = 2000'
	AL TY	S' E 99.97 N 75 20'45' E 240.21' S' E 99.97' R'SO' E 189.40' ROAD	LOCATION INFORMATION ELECTION DISTRICT 8 COUNCILMANIC DISTRICT 3 1"=200' SCALE MAP # NW 19-F ZONING RC-2 LOT SIZE 1.36 ACREAGE SQUARE FEET
	is then.	MHT#O110Z LESER HOUSE	PUBLIC PRIVATE SEWER
الما المن المنافع الم	PREPARED BY JRJ MILLY	SCALE OF DRAWING: 1"=60"	ZONING OFFICE USE ONLY REVIEWED BY ITEM# CASE #

