

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
S/S of Sparks Road, 400 ft. E
centerline of Sparks Station Road
10th Election District
3rd Councilmanic District
(1433 Sparks Road)

Margaret & Brian Flowers
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-418-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Margaret and Brian Flowers. The Petitioners are requesting special hearing and variance relief for property they own at 1433 Sparks Road in the Sparks area of Baltimore County. The Petitioners are requesting a variance from Section 400.3 of the B.C.Z.R., to permit a height of 18 ft. in lieu of the required 15 ft. to construct a pool house. In addition, a special hearing is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a second kitchen in the pool house for convenience, not to be used as a dwelling.

The property was posted with Notice of Hearing on April 10, 2004, 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 April 15, 2004 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

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Date 5/5/04
By J. J. [Signature]

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.”

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief was Margaret Flowers, Petitioner. No protestants or citizens appeared at the hearing. People’s Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Ms. Flowers testified that the property, which is the subject of this special hearing request, consists of 3.612 acres of land, more or less, and is zoned RC 2. The property is improved by an existing home which she indicated had been the original farmhouse in the area. As an older home it lacks the amenities of a family room and other facilities to allow her to entertain guests. She indicated that she considered enlarging the existing home but decided that much of the entertainment occurs near the pool and so determined that building a pool house was the most reasonable improvement to make. She wants to have new kitchen and bathroom facilities in the

ADDER RECEIVED FOR FILING
Date 5/15/04
By [Signature]

pool house. This would cut the distance that she and guests would have to travel to the main home which is over 100 ft. away. The request to vary the height comes about solely for architectural purposes to allow a peaked roof on the pool house to compliment the roof of the main house. She sees no adverse impact on the surrounding community as the surrounding lots are very large and improvements spaced substantially from her proposed pool house.

At the hearing, we discussed the dangers that the County sees in allowing second kitchens and baths on a building this size. Some future owner could sell or rent the property as having two homes, which would violate the County regulations. The Petitioner said she understood the problem and agreed to place a notice in the Land Records of Baltimore County that the pool house would not become a second dwelling.

Findings of Fact and Conclusions of Law

I find that the Petitioners' request for special hearing is quite reasonable under the circumstances. The second kitchen and bathroom would be for convenience only and not be used as a dwelling. The Petitioner will place a notice in the land records that the pool house may not be used as a dwelling. I find that under these circumstances the request will not adversely affect the surrounding community or be a detriment to the health safety and welfare of the nearby properties. Consequently, I will grant the special hearing.

The Petitioner testified that the primary reason for the variance was to allow a roof with a higher pitch so that the pool house is architecturally compatible with the existing home. I find that 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. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested nor will be permitted as a result of any such granting of a variance from the regulations. Furthermore, any such variance can be granted in strict harmony with the spirit and intent of said

ORDER RECEIVED FOR FILING
Date 5/5/04
By D. O. [Signature]

height, area, off-street parking or sign regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

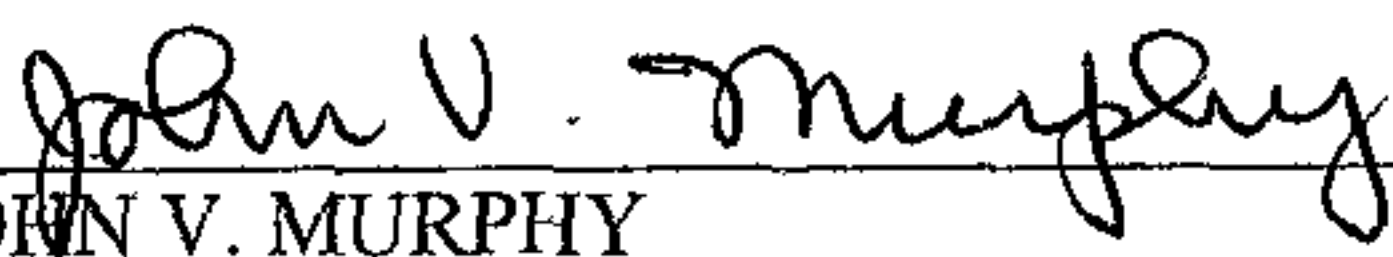
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing request shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 5 day of May, 2004, that the variance from Section 400.3 of the B.C.Z.R., to permit a height of 18 ft. in lieu of the required 15 ft. to construct a pool house, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the special hearing requested pursuant to Section 500.7 of the B.C.Z.R., to approve a second kitchen in the pool house for convenience, not to be used as a dwelling, 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 shall execute a Declaration of Understanding on a format directed by the Director of Permits and Development Management to the effect that the pool house shall not become a second dwelling and that this Declaration shall be recorded in the Land Records of Baltimore County.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 5/5/04
By J.R. Gorman

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

May 5, 2004

Mr. & Mrs. Brian Flowers
1433 Sparks Road
Sparks, Maryland 21152

Re: Petitions for Special Hearing & Variance
Case No. 04-418-SPHA
Property: 1433 Sparks Road

Dear Mr. & Mrs. Flowers:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink 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 Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1433 Sparks Rd Sparks
which is presently zoned RC-2

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 under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a second kitchen in the pod house for convenience, not to be used as a dwelling.

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:

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):

Brian Flowers
Name - Type or Print _____
Signature [Signature] _____
Margaret Flowers
Name - Type or Print _____
Signature [Signature] _____
1433 Sparks Rd (410) 472-2196
Address _____ Telephone No. _____
Sparks, MD 21152
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 BSM Date 3/12/04

ORDER RECEIVED FOR FILING
5/5/04
[Signature]
Case No. 04-418-SPHA
APR 9 11 2004



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1433 Sparks Rd Sparks, MD 21152
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 to permit a height of 18 ft. in lieu of the required 15 ft. to construct a pool house.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) We are constructing a timberframe poolhouse. The design requires an 18 foot height because of the slope of the roof. We would like to include a small kitchen because the poolhouse is located a distance from the main house, and we anticipate eating and entertaining by the pool. The building is not intended to be used as a dwelling.

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. 04-418-SPHA

REV 9/15/98

Legal Owner(s):

Brian Flowers
Name - Type or Print _____
Signature _____
Margaret Flowers
Name - Type or Print _____
Signature _____

1433 Sparks Rd (410)472-2196
Address _____ Telephone No. _____
Sparks, MD 21152
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 BSH Date 3/12/04

ORDER RECEIVED OFFICE OF PERMITS
S/S
RC-2

**Zoning Description
1433 Sparks Rd
Sparks, MD 21152**

Beginning for the same at a point, said point being a rebar found at the northeasternmost corner of Lot one as shown on Final Subdivision Plat, Section One – Plat One, Sharrett's Ridge, said Plat being recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 54, folio 35, said point also being situated on the southeast side of Sparks Road, said road having a future 60 foot right-of-way width; thence running with and binding on said southeast side of Sparks Road as now surveyed,

- 1) South 80 37' 33" East 255.60 feet to a point being a rebar and cap set, said point intersecting the fourth or North 20 ¼ East 51 ¾ perches line of a deed being recorded among the Land Records of Baltimore County in Liber 8849, folio 114; thence leaving said point and running with and binding reversely on part of the said fourth line;
- 2) South 12 46' 17" West 624.28 feet to a point being a rebar and cap set; thence leaving said point and running for a new line of division over, across, and through that land of which this deed is a part;
- 3) North 77 13' 43" West 255.15 feet to a point being a rebar and cap set, said point being situated in the easternmost line of Lot Two as shown on the above referenced plat of Sharrett's Ridge; thence running with and binding on the outline of said plat;
- 4) North 12 46' 17" East 609.13 feet to the point of beginning.
Containing 157,353 square feet or 3.612 acres of land, more or less.

Being known as Lot One, Minor Subdivision – Fox Property, recorded in Plat Book SM 1, folio 108, among the Baltimore County Plat Records. Being part of that ;and described in a deed dated August 23, 1979 from Bradley G. Moore, Personal Representative of the Estate of Effie Peery Shermantine to Irene Zulouf, said deed being recorded among the Land Records of Baltimore County in Liber 6110, folio 587.

BAITIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 34522

DATE 3/12/04

ACCOUNT R 001-006-6150

AMOUNT \$ 130.00

RECEIVED

FROM Margaret Plawins

FOR:

Special Housing's Advance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

TELEPHONE

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS AGENCY TIME 2
3/12/2004 01022004 1045501

RECEIPT 1 28332 3/12/2004 0104

DATE 3 5 528 ZIMING VERIFICATION

EX. NO. 006522
PAYEE ID \$130.00
\$130.00 TX 4.00 CR
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: #04-418-SPHA
1433 Sparks Road
S/side of Sparks Road, 400 ft. e/ of centerline of Sparks Station Road

10th Election District
3rd Councilmanic District
Legal Owner(s): Brian Flowers
Special Hearing: to permit a second kitchen in the pool house for convenience, not be used as a dwelling
Hearing: Friday, April 30, 2004 at 10:00 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.

4/21/2004 Apr. 16 C659674

CERTIFICATE OF PUBLICATION

4/15/2004

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 4/15/2004.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date April 15, 2004

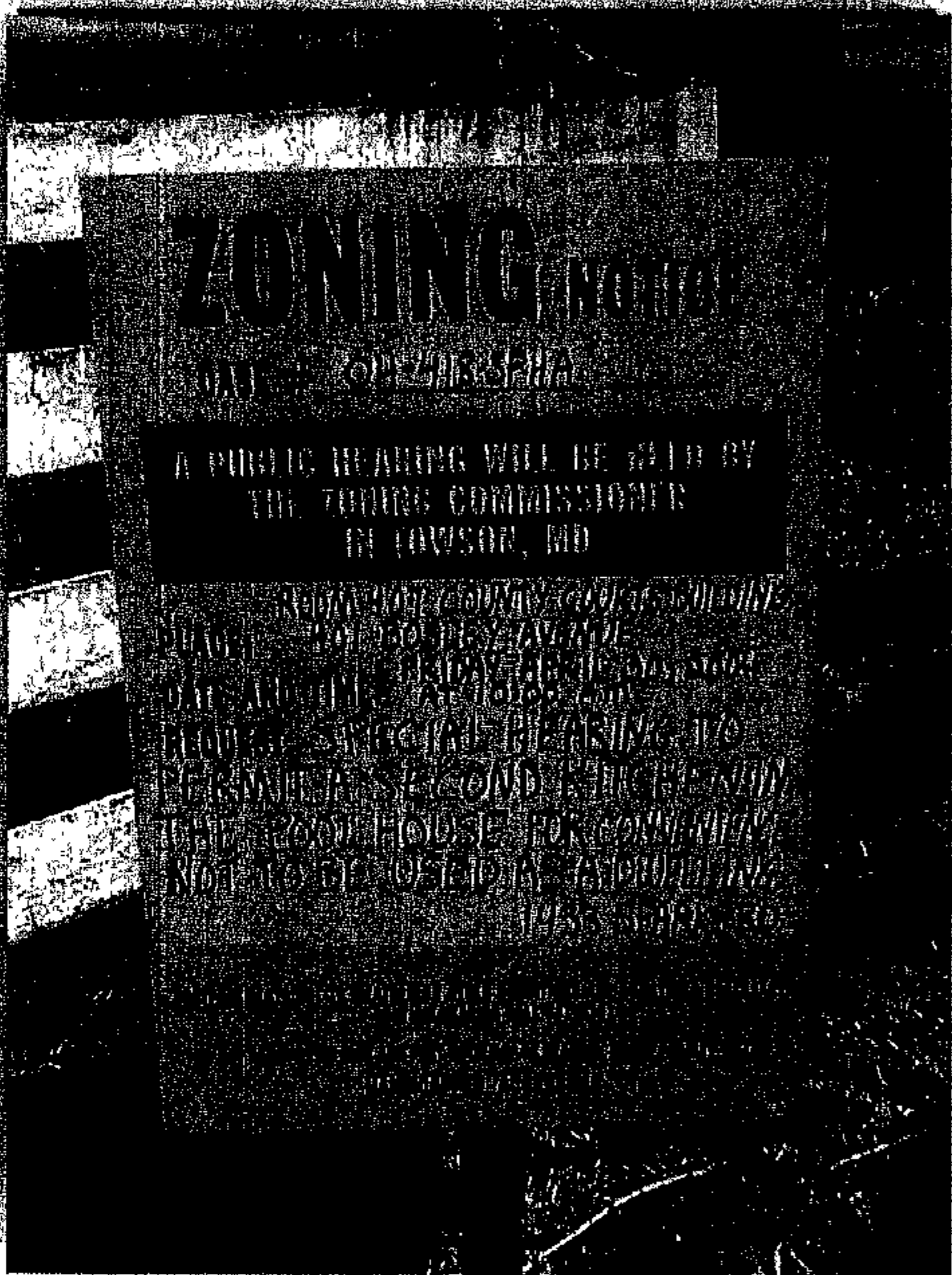
RE: Case Number 04-418-SPHA

Petitioner/Developer MARGRET FLOWERS

Date of Hearing/Closing APRIL 30, 2004

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 1433 SPARKS ROAD

The sign(s) were posted on APRIL 10, 2004



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

410-666-5366
(Telephone Number of Sign Poster)



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

March 23, 2004

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: 04-418-SPHA

1433 Sparks Road

S/side of Sparks Road, 400 ft. e/of centerline of Sparks Station Road

10th Election District – 3rd Councilmanic District

Legal Owners: Brian Flowers

Special Hearing to permit a second kitchen in the pool house for convenience, not be used as a dwelling.

Hearing: Friday, April 30, 2004, at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Brian & Margaret Flowers, 1433 Sparks Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 15, 2004.**
- (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
Thursday, April 15, 2004 Issue - Jeffersonian

Please forward billing to:
Margaret and Brian Flowers
1433 Sparks Road
Sparks, MD 21152

410-472-2196

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: 04-418-SPHA

1433 Sparks Road

S/side of Sparks Road, 400 ft. e/of centerline of Sparks Station Road

10th Election District – 3rd Councilmanic District

Legal Owners: Brian Flowers

Special Hearing to permit a second kitchen in the pool house for convenience, not be used as a dwelling.

Hearing: Friday, April 30, 2004, at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

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/neighbor 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: 04-418-SPHA

Petitioner: Margaret and Brian Flowers

Address or Location: 1433 Sparks Rd Sparks, MD 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: Margaret and Brian Flowers

Address: 1433 Sparks Rd

Sparks, MD 21152

Telephone Number: (410) 472-2196



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

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

April 23, 2004

Brian Flowers
Margaret Flowers
1433 Sparks Road
Sparks, MD 21152

Dear Mr. and Mrs. Flowers:

RE: Case Number: 04-418-SPHA, 1433 Sparks Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 12, 2004.

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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel





**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

March 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 22, 2004

Item No.: 413-416, 418-423

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.

6. 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

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



State Highway Administration

Driven to Excel

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.19.04

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

RE: Baltimore County
Item No. 418 BPR

Dear Ms. Matthews:

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, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley *RBS/JAW*
DATE: April 30, 2004
SUBJECT: Zoning Item # 04-418
Address 1433 Sparks Rd.

Zoning Advisory Committee Meeting of March 22, 2004

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 offers the following comments on the above-referenced zoning item:

A septic system and septic reserve area must be provided for the pool house.

Reviewer: Sue Farinetti

Date: April 30, 2004

Jim
4/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 31, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-418**

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:



Division Chief:



AFK/LL

RECEIVED
APR - 1 2004
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 14, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 29, 2004
Item Nos. 413, 414, 415, 416, 418,
419, 420, 421, and 423

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 HEARING * BEFORE THE
 AND VARIANCE * ZONING COMMISSIONER
 1433 Sparks Road; S/side of Sparks Rd, *
 400' E c/line of Sparks Station Road *
 10th Election & 3rd Councilmanic Districts * FOR
 Legal Owner(s): Brian & Margaret Flowers *
 Petitioner(s) * BALTIMORE COUNTY
 * 04-418-SPHA

* * * * *

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 25th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to Brian & Margaret Flowers, 1433 Sparks Road, Sparks, MD 21152, Petitioner(s).

RECEIVED

MAR 25 2004

Per.....

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

R. C. 2

R. C. 2

R. C. 4

RD.

SPARKS

FARM

RD.

R. C. 2

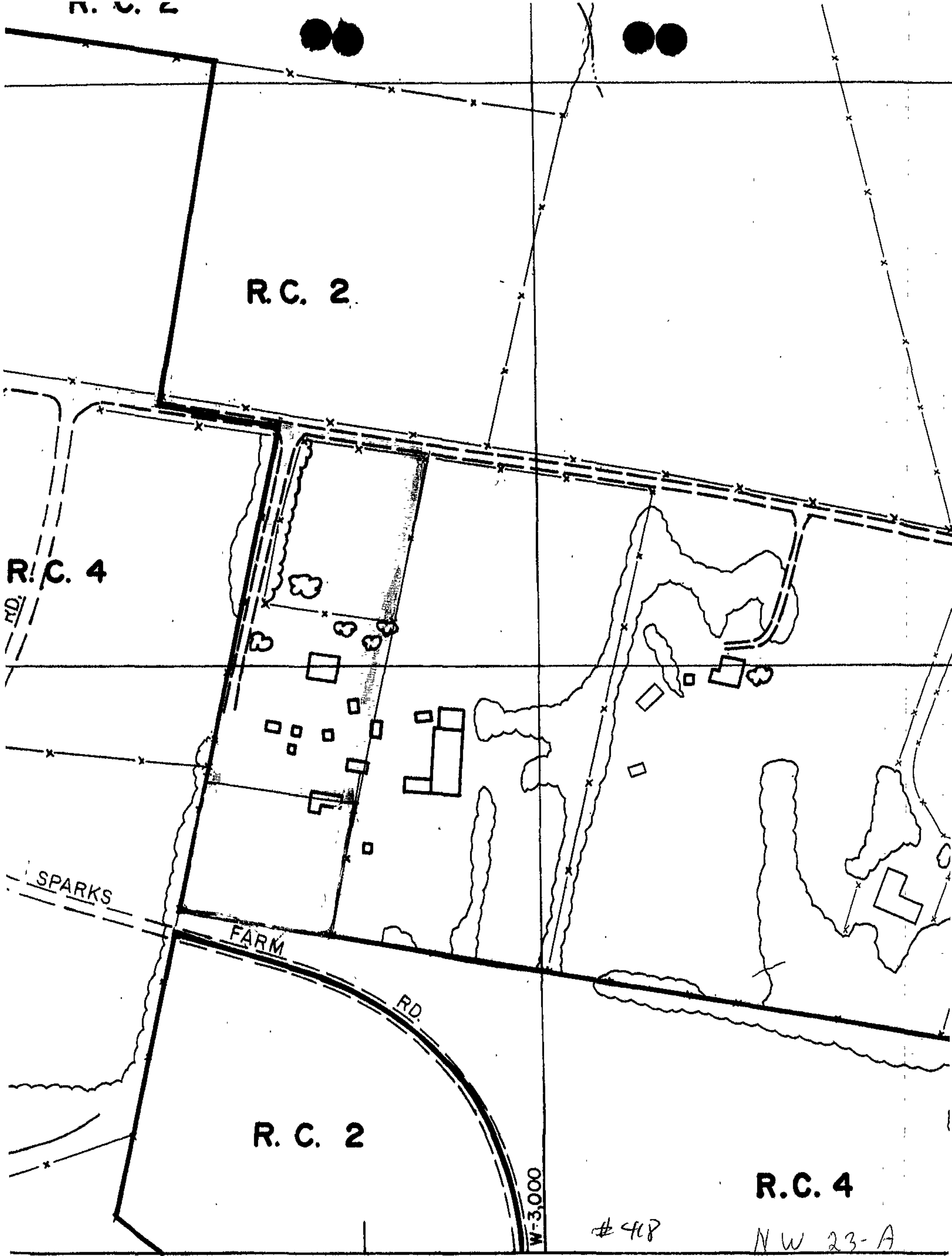
R. C. 4

418

NW 23-A

W-3,000

10487 NW 22-A1



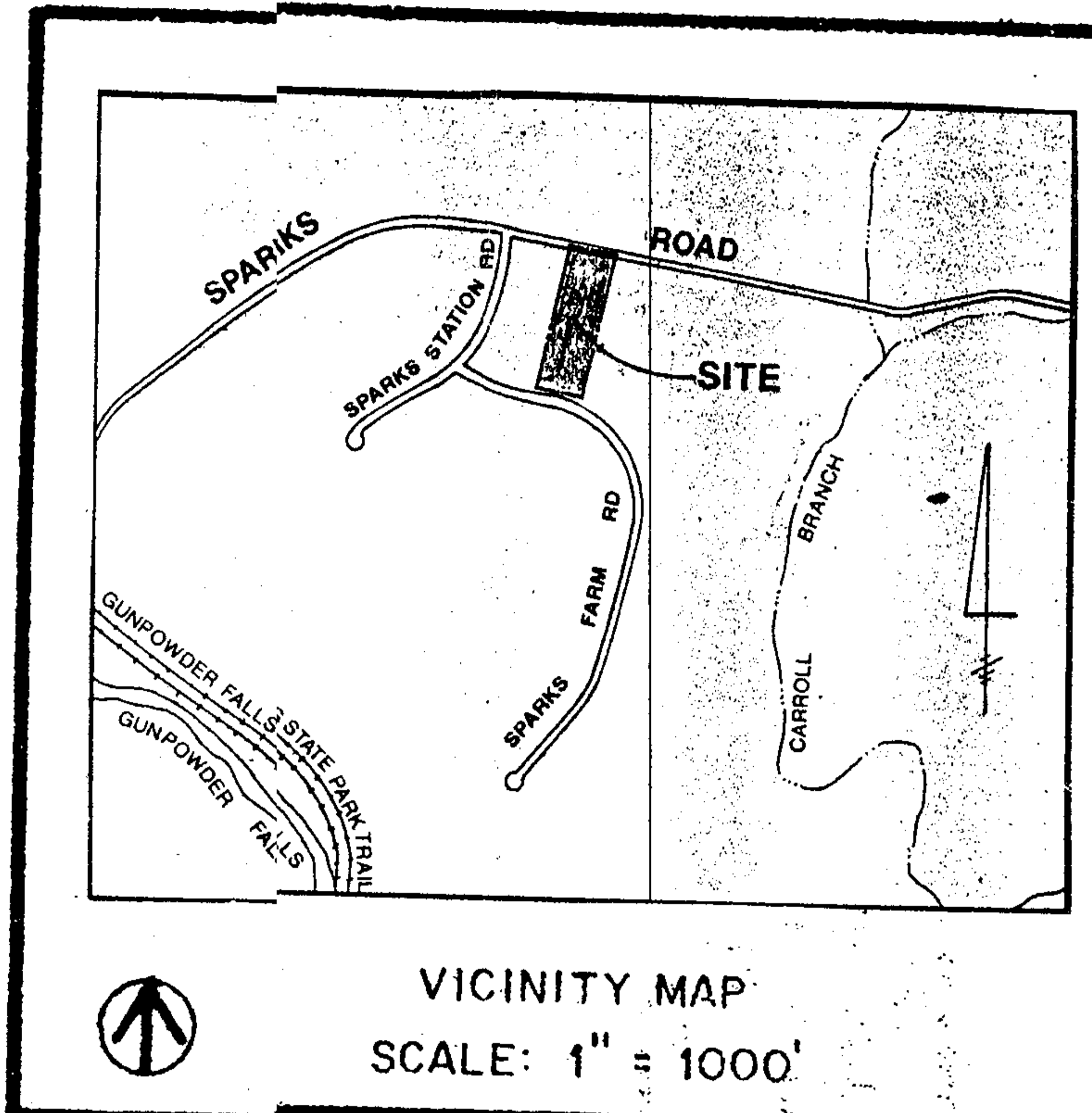
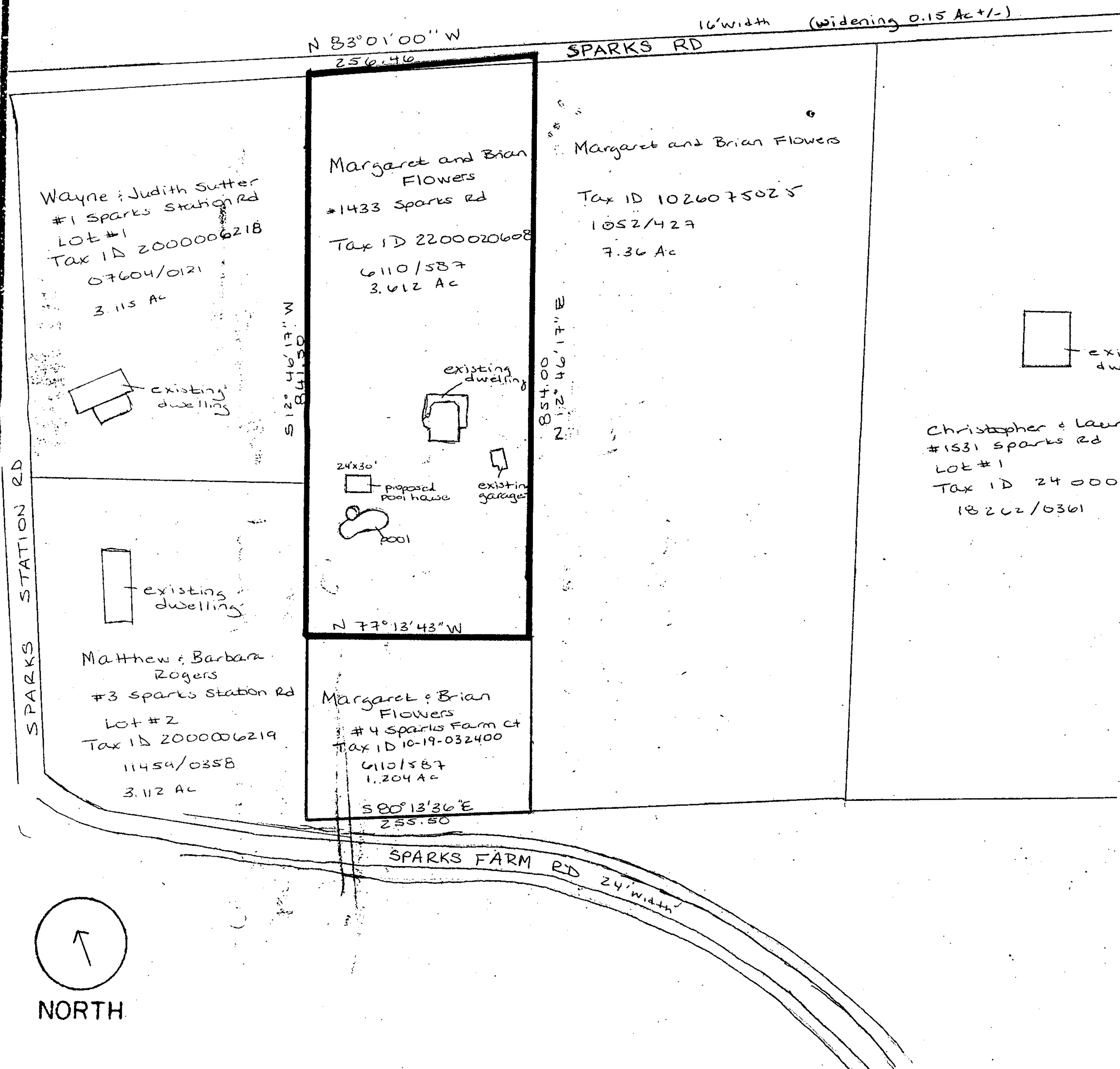
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 1433 Sparks Rd Sparks MD 21152 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A

PLAT BOOK # S.M.1 FOLIO # 108 LOT # N/A SECTION # N/A

OWNER Margaret and Brian Flowers



LOCATION INFORMATION

ELECTION DISTRICT 10
COUNCILMANIC DISTRICT 3
1" = 200' SCALE MAP # NW 23-A
ZONING RC-2

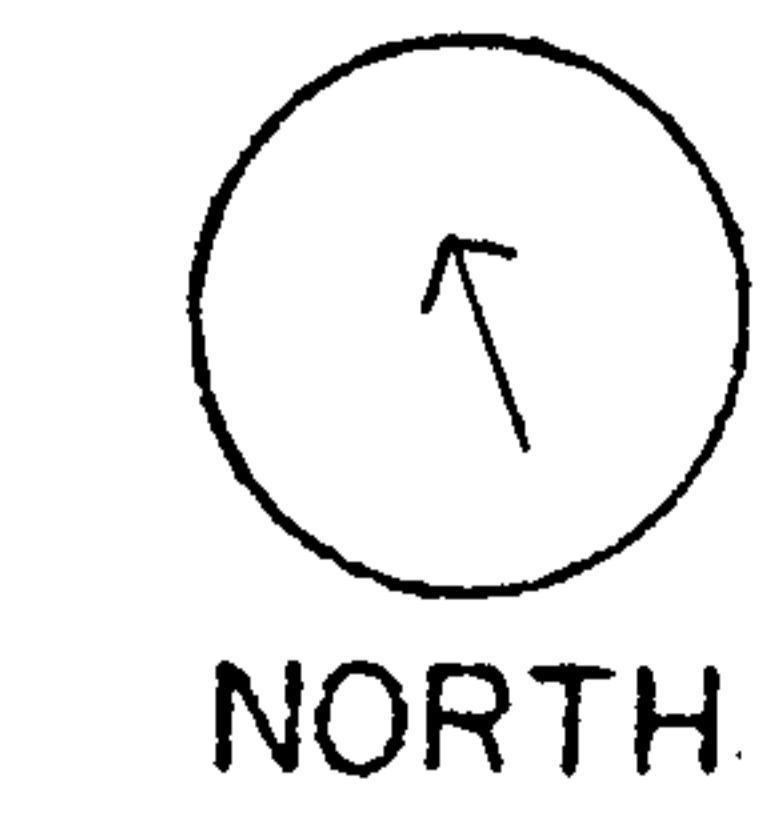
LOT SIZE	ACREAGE	SQUARE FEET
3.612	157,353	

	PUBLIC	PRIVATE
SEWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	None	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
BK	418	04-418-SP/A



PREPARED BY Margaret Flowers

SCALE OF DRAWING: 1" = 100'