IN RE: PETITION FOR ADMIN. VARIANCE S/S of Big Falls Road, 10 ft. SW centerline of Monkton Road 7th Election District 3rd Councilmanic District **(16957 Big Falls Road)** Hina C. & Gregory Waltemeyer *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-543-A

* * * * * * * * * * * * * * * *

ORDER OF DISMISSAL

WHEREAS, the Petitioners herein filed a Petition for Administrative Variance for the property located at 16957 Big Falls Road in the Monkton area of Baltimore County. A variance was requested from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (swimming pool) be located in the side yard in lieu of the required rear yard.

WHEREAS, prior to the July 5, 2004 closing deadline it was discovered that the subject property had not been posted for the requisite fifteen (15) days prior to the closing date. This office contacted the Petitioners by telephone in late June to make them aware of this oversight and suggested that they make arrangements with the Department of Permits & Development Management to schedule another closing date, after which time they would have to post their property with a new notice of posting.

WHEREAS, this office sent a letter to the Petitioners dated October 20, 2004 requesting that they notify this office of their intention to pursue their request within two (2) weeks of the date of the letter. Because the Petitioners have not responded to the letter, the administrative variance request shall be dismissed.

THEREFORE, IT IS ORDERED, this 9 day of November, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.1 of the

RECEIVED FOR FILING
Date 11/9/04
By

Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (swimming pool) be located in the side yard in lieu of the required rear yard, be and it is hereby DISMISSED, without prejudice.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

PLEASE RETURN TO ZONING OFFICE
DATE 11/19/08
BY Ray

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
William J. Wiseman III, Zoning Commissioner

November 9, 2004

Mr. & Mrs. Gregory Waltemeyer
16957 Big Falls Road
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 04-543-A
Property: 16957 Big Falls Road

Dear Mr. & Mrs. Waltemeyer:

Enclosed please find the Order to Dismiss regarding the above-captioned case.

Should you have any questions or require any additional information concerning this matter, please feel free to contact this office at 410-887-3868.

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Printed on Recycled Paper

Zoning Commission

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 20, 2004

Mr. & Mrs. Gregory Waltemeyer
16957 Big Falls Road
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 04-543-A
Property: 16957 Big Falls Road

Dear Mr. & Mrs. Waltemeyer:

It would be appreciated if you would notify this office as to whether you plan to pursue your request for administrative variance concerning the above-captioned case. We called your home in early July to determine whether a notice of hearing had been posted on your property as required by law, but have not heard from you since that time.

If I do not hear from you within two (2) weeks from the date of this letter, I plan to prepare and sign an Order to Dismiss this case.

Thank you for your attention and cooperation in this matter.

Very truly yours,

John Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

PLEASE RECEIVED FOR FILING
Date 11/9/04
By

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16957 BIG FALLS ROAD

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit an accessory structure (swimming pool) be located in the side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

HINA C WALTEMEYER
Name - Type or Print

Signature

GREGORY WALTEMEYER
Name - Type or Print

Signature

16957 BIG FALLS RD — 410-329-6269
Address — Telephone No

MONKTON — MD — 21111
City — State — Zip Code

Representative to be Contacted:

TATE GALLOWAY / MARYLAND POOLS INC.
Name

9515 GERWIG LANE #119 — 410-995-6600
Address — Telephone No

COLUMBIA — MD. — 21046
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-543-A

Reviewed By BR **Date** 5/24/04

Estimated Posting Date 6/6/04

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 11/9/01
By

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 16957 BIG FALLS ROAD
Address
MONKTON MD. 21111
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

EXISTING SEPTIC FIELD AND RESERVE AREA EXTEND 144' BEYOND REAR OF HOUSE. WE ARE REQUESTING A VARIANCE TO ALLOW A SWIMMING POOL TO BE CONSTRUCTED IN THE SIDE YARD IN ORDER TO ALLOW HOMEOWNER EASY AND SAFE ACCESS TO POOL AREA WITHOUT GOING TO GREAT EXPENSE TO MOVE SEPTIC SYSTEM

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.

Signature
HINA WALTEMEYER
Name - Type or Print

Signature
GREG WALTEMEYER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of MAY, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared HINA WALTEMEYER & GREG WALTEMEYER the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires MARCH 1, 2005

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 16957 BIG MILLS ROAD
Address
MORKTON Md. 21111
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

EXISTING SEPTIC FIELD AND RESERVE AREA
EXTEND 144' BEYOND REAR OF HOUSE.
WE ARE REQUESTING A VARIANCE TO ALLOW
A SWIMMING POOL TO BE CONSTRUCTED IN
THE SIDE YARD IN ORDER TO ALLOW HOMEOWNER
EASY AND SAFE ACCESS TO POOL AREA WITHOUT
GOING TO GREAT EXPENSE TO MOVE SEPTIC SYSTEM

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.

Signature
HINA WALTEMEYER
Name - Type or Print

Signature
GREG WALTEMEYER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of MAY, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

HINA WALTEMEYER & GREG WALTEMEYER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires MARCH 1, 2005

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16957 BIG FALLS ROAD

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit an accessory structure (swimming pool) be located in the side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No

City — State — Zip Code

Legal Owner(s):

HINA C. WALTEMEYER
Name - Type or Print

Signature

GREGORY WALTEMEYER
Name - Type or Print

Signature

16957 BIG FALLS RD — 410-329-6269
Address — Telephone No

MONKTON — MD — 21111
City — State — Zip Code

Representative to be Contacted:

TATE GALLOWAY / MARYLAND POOLS INC.
Name

9515 GERWIG LANE #119 — 410-995-6600
Address — Telephone No

COLUMBIA — MD. — 21046
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 04-543-A

Reviewed By BR **Date** 5/24/04

Estimated Posting Date 6/6/04

REV 10/25/01

ZONING DESCRIPTION

Zoning Description For 16957 Big Falls Road

BEGINNING FOR THE SAME at a pipe at the end of the North 58 degrees East 147 foot line as described in a Deed from George M. Barry, et al to Jay Donald Ruhl and wife, dated February 20, 1953 and recorded among the Land Records of Baltimore County in Liber GLB No. 2250, folio 440, etc., said pipe also being at the end of the north 60 degrees 38 minutes east 147.00 foot line in a Deed from Stanley F. Long and wife to Patricia A. R. Bode, et al dated January 12, 1970, and recorded in Liber OTG No. 5065, folio 15, etc., thence binding on the first above mentioned deed as now surveyed by magnetic bearings and binding partly on the last mentioned deed and also binding partly on that parcel of land conveyed by deed from Stanley F. Long and wife to John Costa, Jr., and wife, dated December 4, 1956 and recorded among the Land Records of Baltimore County in Liber GLB No. 3066, folio 358, etc., north 45 degrees 34 minutes 54 seconds west 624.59 feet to an iron pin 18.5 feet southeast of the centerline of the present road-bed of Big Falls Road, thence running along that road and still binding on the first aforementioned Deed, south 60 degrees 47 minutes 06 seconds west 15.63 feet to a pipe, thence by a line of division and running parallel to and 15 feet from, measured at right angles, the first line of the parcel being described herein, south 45 degrees 34 minutes 54 seconds east 183.98 feet to a pipe, thence by another line of division, south 44 degrees 25 minutes 06 seconds west 126.04 feet to a pipe and to intersect the first or south 48 degrees 30 minutes east 625 foot line in the first deed above mentioned, thence binding on that deed, south 45 degrees 34 minutes 54 seconds east 403.58 feet to a pipe, thence still binding on said deed and along property belonging to Patricia A.R. Bode, et al, north 60 degrees 47 minutes 06 seconds east 147.00 feet to the place of beginning. Containing 1.438 acres of land, more or less. The improvements thereon being known as 16957 Big Falls Road, Monkton, MD 21111.

#543

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13671

DATE 5/24/04 ACCOUNT R001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Paid 2001

FOR: Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

H Item 543

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/25/2004	5/24/2004	15:34:03	2

REG WS02 MAIN ADMIN 001
RECEIPT # 337733 5/24/2004 OFLN
Dept .5 526 ZONING VERIFICATION
CC NO. 013671
Rcpt Tot 65.00 CK
65.00 CH 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: 04-543-A

Petitioner: GREG & HIDA WALTEMEYER

Address or Location: 16957 BIG ROCKS Rd. MOPKTON, Md. 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: GREG & HIDA WALTEMEYER

Address: 16957 BIG ROCKS Rd.
MOPKTON, Md. 21111

Telephone Number: 410-329-6269

Revised 2/20/98 - SCJ

6/8/04

Posting was not done in a timely manner. Had to assign a new closing & posting date.

Kristen

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 04-543 -SPH Address 16957 Big Falls Rd.

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

Filing Date: ~~5/24/04~~ 6/8/04 **Posting Date:** ~~6/4/04~~ 6/20/04 **Closing Date:** ~~6/21/04~~ 7/5/04

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing The order will be mailed to you by First Class mail.

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

(Detach Along Dotted Line)

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

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 04-543 -SPH Address 16957 Big Falls Rd.

Petitioner's Name Greg & Hina Waltemeyer Telephone 410-329-6269

Posting Date: ~~6/4/04~~ 6/20/04 **Closing Date:** ~~6/21/04~~ 7/5/04

Wording for Sign: *Administrative Special Hearing to approve* an accessory structure (swimming pool) be located in the side yard in lieu of the required rear yard.

WCR - 6/28/00

Department of Permits and Development Management

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

Baltimore County

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

July 6, 2004

Hina C. Waltemeyer
Gregory Waltemeyer
16957 Big Falls Road
Monkton, Maryland 21111

Dear Mr. and Mrs. Waltemeyer:

RE: Case Number:04-543-A, 16957 Big Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 24, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Tate Galloway/ Maryland Pools, Inc 9515 Gerwig Lane # 119 Columbia 21046

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Department of Permits and Development Management

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

Baltimore County

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

June 21, 2004

Hina Waltemeyer
Gregory Waltemeyer
16957 Big Falls Road
Monkton, Maryland 21111

Dear Mr. and Mrs. Waltemeyer:

RE: Case Number:04-543-A, 16957 Big Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 24, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Tate Galloway Maryland Pools, Inc. 9515 Gerwig Lane # 119 Columbia 21046

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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

June 8, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 7, 2004

Item No.: 540-549, 552 & 553

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

Printed with Soybean Ink on Recycled Paper

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

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.5.04

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

RE: Baltimore County
Item No. 543 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,

K. A. McDonald

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

6/21 AV

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr

DATE: June 22, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 7, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-540
04-542
04-543
04-544
04-545
04-546
04-547
04-549
04-551
04-552
04-558

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

RECEIVED

BALTIMORE COUNTY, MARYLAND

JUL - 7 2004

INTER-OFFICE CORRESPONDENCE

ZONING COMMISSIONER

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

DATE: June 14, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-540, 4-543, and 4-546**
Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By: Mark A Cunningham

Division Chief: Lyn Lanham

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 1, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For June 14, 2004
Item Nos. 540, 542, 543, 544, 545,
546, 547, 548, 549, 552, 553, and 558

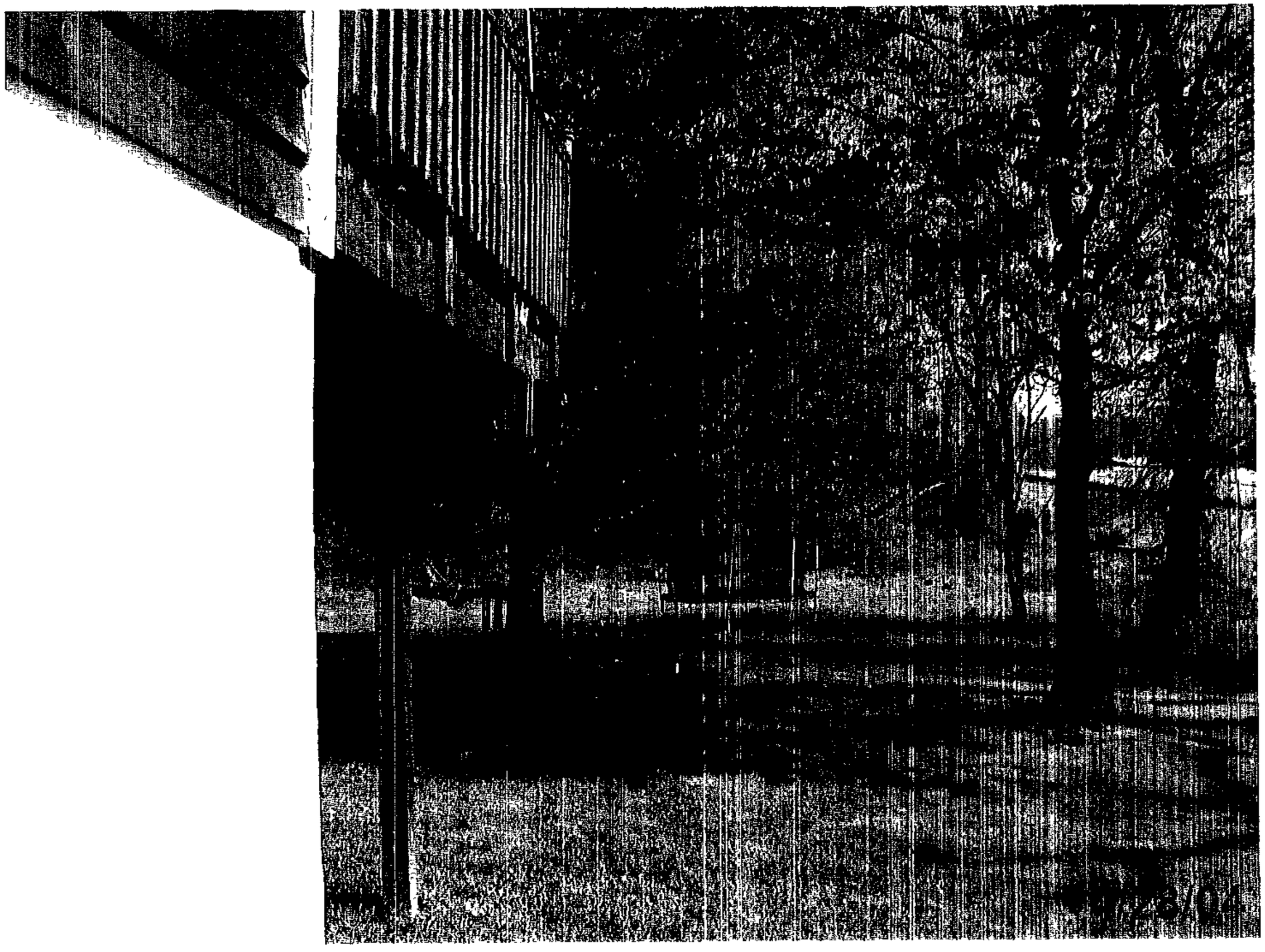
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

#543

#573



#543

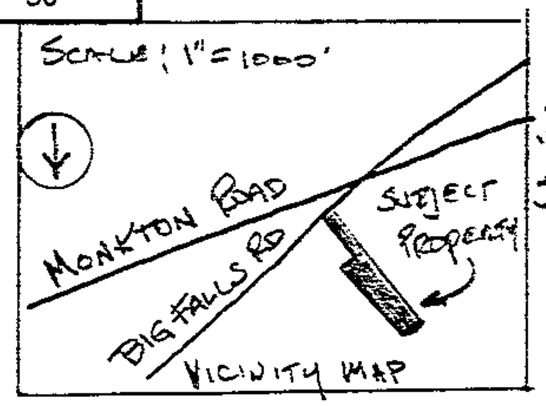
#543

#543

#543

SETBACKS:	
REAR PL.	6'
SIDE PL.	6'
HOUSE	0'
SEPTIC	20'
WELL	30'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE



EXISTING DWELLING
#804 LOT 3
"LOW PROPERTY
JOHN & LYNNE McGLYNN
2400001726

PRIVATE WELL & PRIVATE SEPTIC

EXISTING DWELLING
#802 CASTLE BRIDGE CT
LOT 2 "LOW PROPERTY"
JOSEPH & CANDACE ENOCH
PARCEL 468
2400001725

SITE PLAN

1"=60'

S. RA. revision o.k. 4/16/04

FRONT

NORTH

FRONT

16957 BIG FALLS ROAD

ACCOUNT #1600014450
MAP 22, GRID 15, PARCEL 93
ELECTION DISTRICT NO.07 COUNCILMANIC DIST. 3
BALTIMORE COUNTY, MARYLAND
LOT SIZE 1.43 Ac. 62291 sq. Ft.
1"=200' SCALE MAP # NW27B RC 5

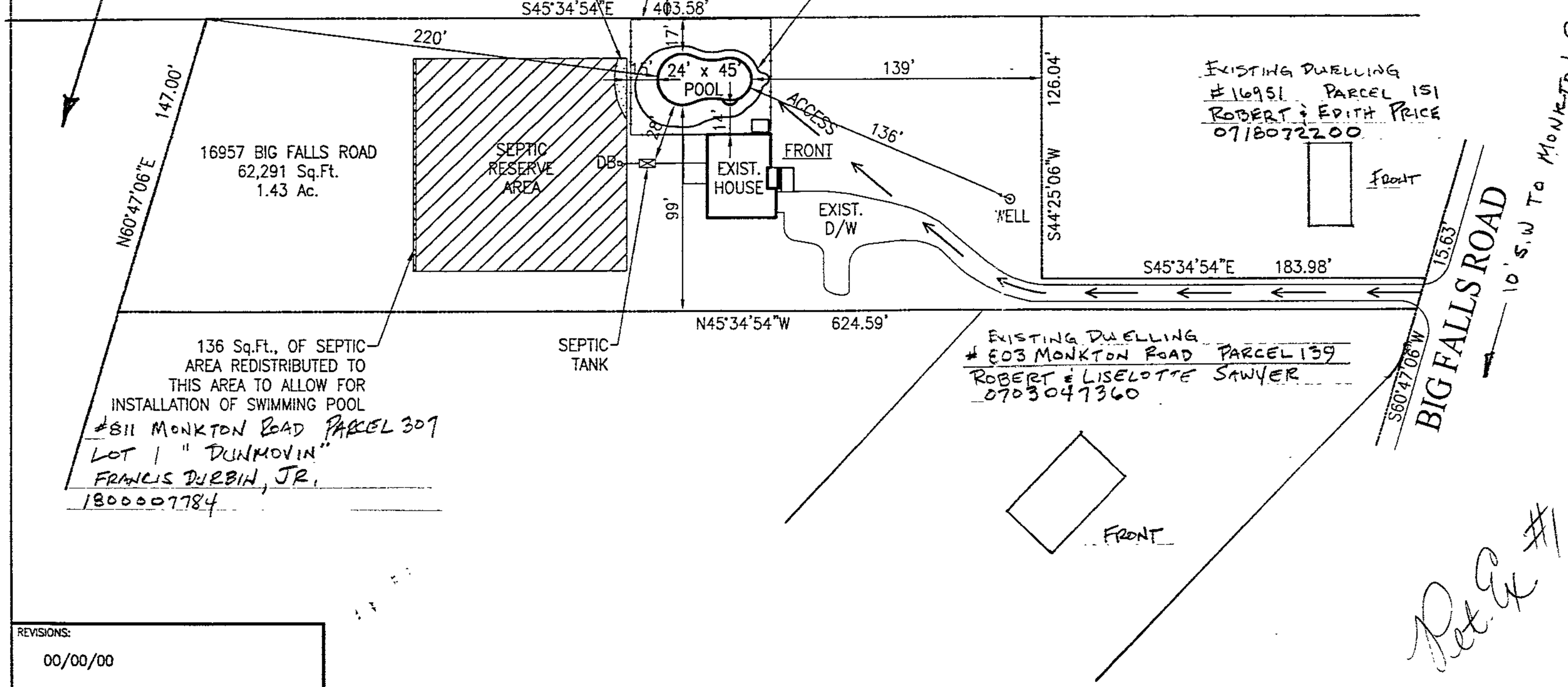
	YES	NO
CHESAPEAKE BAY CRITICAL AREA		☒
100 YEAR FLOOD PLAIN		☒
HISTORIC PROPERTY/BLDG.		☒
PRIOR ZONING HEARING - NONE		

#905 MONKTON RD PARCEL 472
LOT 5 " WYNDSTONE FARM
DAVID & ALICIA WORAT
2100001197

132 Sq.Ft., OF SEPTIC RESERVE AREA TO BE DISPLACED TO ALLOW FOR INSTALLATION OF SWIMMING POOL

205 Ln.Ft., 48" HIGH FENCE TO CODE (BY OTHERS)

982 Sq.Ft., BROOM FINISH CONCRETE DECK (BY MPI) 850 SF IN CONTRACT, OWNER TO PAY DIRECT FOR DIFFERENCE OR CAN BE ADDED BY ADDENDUM



#811 MONKTON ROAD PARCEL 307
LOT 1 " DUNMOVIN"
FRANCIS DURBIN, JR.
1800007784

Pet. Ex #1

REVISIONS:
00/00/00

Maryland POOLS Inc.

9515 GERWIG LANE
SUITE 119
COLUMBIA, MD 21046
410-995-6600

8166 MAIN STREET
SUITE 402
FAIRFAX, VA 22030
703-359-7192

800-252-SWIM
WWW.MARYLANDPOOLS.COM

EQUIPMENT LIST

DIRT/GRADING:	HAUL
SPA:	NONE
RAISED BEAM:	NONE
TILE:	TBD
COPING:	9" ROUNDNOSE BRICK – GREY
PLASTER:	WHITE MARBELITE
FILTER SYS:	C&C 420 SF CART. W/2HP PUMP
CLEANING SYS:	PCC-2000
TREATMENT SYS:	MINERAL SPRINGS
CONTROL SYS:	NONE
HEATER:	(HEAT PUMP)
LIGHTS:	ONE WATTS: 500 VOLTS: 120
LOVESEAT:	(1) @ 6' – OUTSIDE
AQUA BENCH:	(2) @ 8'
RAIL GOODS:	NONE
DECKING:	850 BROOM FINISH CONCRETE
FENCE:	BY OWNER
POOL COVER:	NONE TYPE: N/A
CHEMICALS:	$100 CHEMICAL ALLOWANCE
OTHER ITEMS:	8' DIVING BOARD & STAND (2) DOOR ALARMS
ELECTRIC:	200 FT.

POOL DATA

SIZE/SHAPE:	24' x 45' – CUSTOM		
POOL AREA:	842	SPA:	OTHER: 12
TOTAL AREA:	854		
PERIMETER:	125	SPA:	
GALLONAGE:	34,860	DEPTH:	3'-0" TO 8'-6"

DIRECTIONS TO SITE

US-29 N/COLUMBIA PIKE TOWARD BALT., 6.8 MILES. I-70 E TOWARD BALT., 4.3 MILES. I-695 N/BALT. BELTWAY INNER LOOP EXIT# 91B-TOWARD I-95 N/TOWSON, 11.6 MILES. I-83 N EXIT# 24 TOWARD TIMONIUM/YORK PA., 12.9 MILES. MD-137 E EXIT# 27 TOWARD HEREFORD, 0.3 MILES. R/T ONTO MD-137/MT. CARMEL RD., 0.3 MILES. R/T ONTO MD-45/YORK RD., 0.1 MILES. L/T ONTO MD-138/MONKTON RD., 0.6 MILES. R/T ONTO BIG FALLS RD., 0.1 MILES. SITE ON LEFT

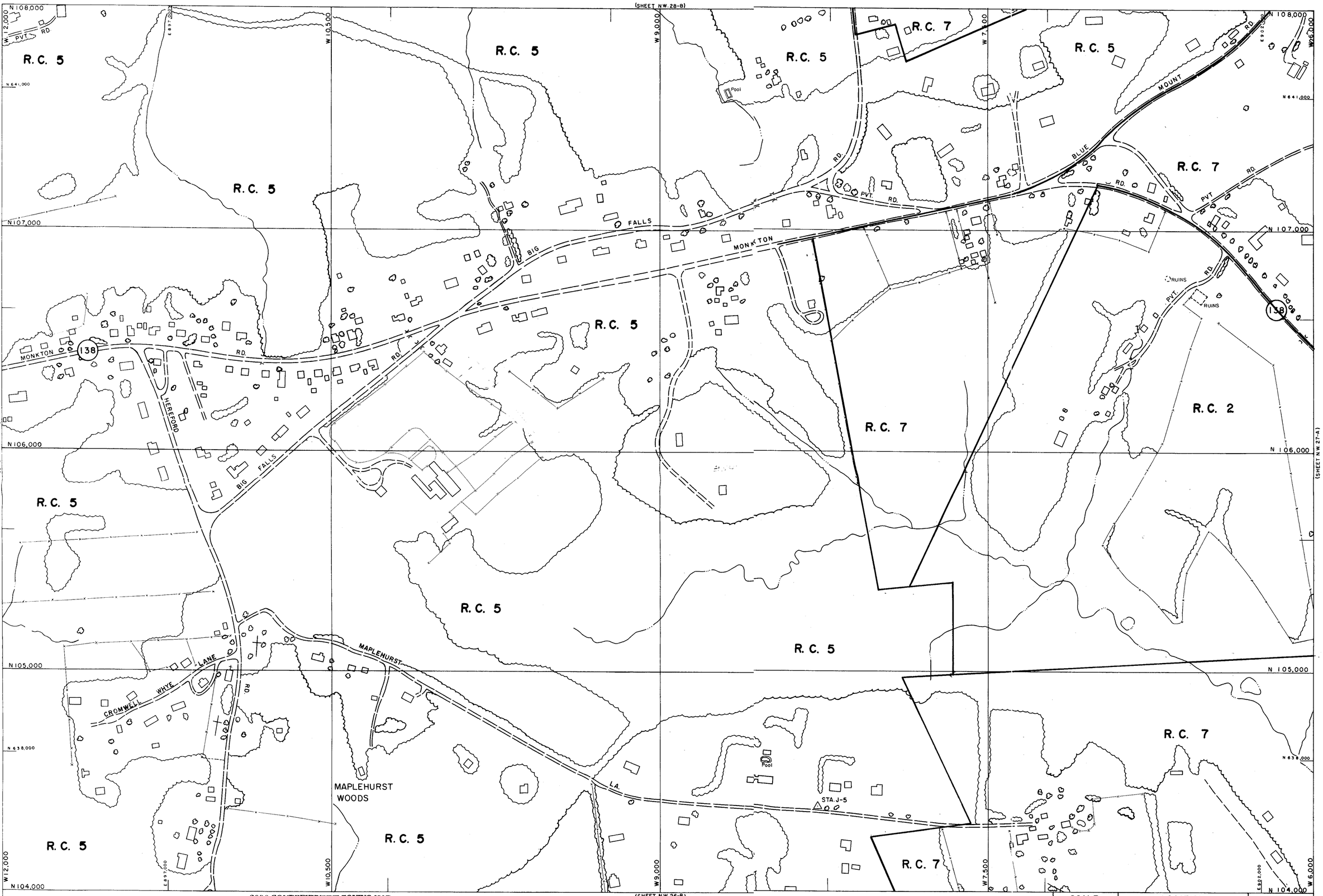
MAP # 7
GRID G-11

Greg & Hina Waltemeyer
16957 Big Falls Road
Monkton, Maryland 21111
Baltimore County

HOME PHONE: 410-329-6269
OFFICE PHONE 1:
OFFICE PHONE 2:

SITE PLAN			ZONE: TWO
LOT:	SUBDIVISION NAME: 16957 BIG FALLS RD.	DISTRICT: 07	PIN # 1600014450
SCALE: 1"=60'	BY: J.L.R. / DATE: 4/12/04	JOB NUMBER: TG04-7818	SHEET #: S-1

#543



HH-SE

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartenfelder
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	EAST OF HEREFORD	N. W. 27-B
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 27 B