

IN RE: PETITION FOR ADMIN. VARIANCE

W/S of Calder Avenue,
400 ft. NW of York Road
7th Election District
3rd Councilmanic District
(18910 Calder Avenue)

Cathy L. & George M. Miller
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-556-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Cathy L. and George M. Miller. The variance request is for property located at 18910 Calder Avenue in the Parkton area of Baltimore County. The variance request is from Section 1A03.4.B.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a 5 ft. property line setback in lieu of the required 25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 11, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER RECEIVED FOR FILING

Date

By

7/2/04

D. J. Quinn

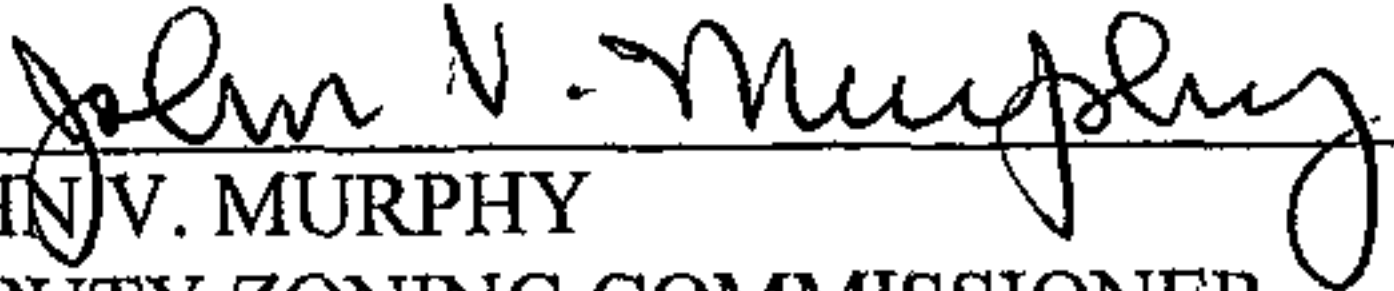
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2 day of ^{July}~~June~~, 2004, that a variance from Section 1A03.4.B.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a 5 ft. property line setback in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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;

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

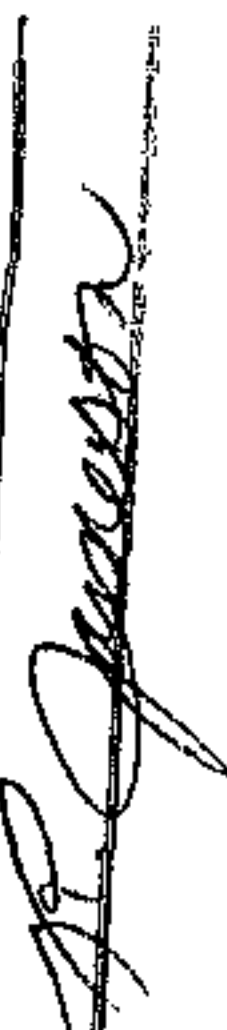
JVM:raj

ORDER RECEIVED FOR FILING

Date

7/2/04

By



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

June 30, 2004

Mr. & Mrs. George M. Miller
18910 Calder Avenue
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 04-556-A
Property: 18910 Calder Avenue

Dear Mr. & Mrs. Miller:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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 black ink that reads "John V. Murphy". The signature is written in a cursive style.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Kathy Steen
18912 Calder Avenue
Parkton, MD 21120

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 18910 CALDER AVE., PARKTON
which is presently zoned RC4

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) 1A03.4.B.2.2 (BC2R)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A 5' PROPERTY LINE
SETBACK IN LIEU OF THE REQUIRED 25'.

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:

Dorothy K. WArnick
Name - Type or Print
Dorothy K. WArnick
Signature
1530 Providence Rd 410-825-3791
Address Telephone No.
Towson, MD 21286
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

George M. Miller
Name - Type or Print
George M. Miller
Signature
CATHY L. MILLER
Name - Type or Print
Cathy L. Miller
Signature
18910 CALDER AVE., 410-357-4807
Address Telephone No.
PARKTON, MD 21120
City State Zip Code

Representative to be Contacted:

KATHY STEEN
Name
18912 CALDER AVE 410-343-1356
Address Telephone No.
PARKTON, MD. 21120
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, 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. 04-556-A

Reviewed By CTM Date 6/1/04

Estimated Posting Date 6/13/04

06/25/01

ORDER RECEIVED FOR FILING

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 18910 CALDER AVE.
Address
PARKTON, MD 21120
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):

Dorothy K. WARWICK is purchasing the above property and needs to build an addition to accomodate her living on 1st floor as she cannot do steps. The house sits on the lot in an unusual way and the addition works best with the rest of the house coming straight off the back

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.

Dorothy K. Warwick
Signature

Dorothy K. WARWICK
Name - Type or Print

Cathy L. Miller
Signature

George M. Miller, CATHY L. MILLER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dorothy Warwick, Cathy Miller & George Miller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Donna L. Freeman
Notary Public

My Commission Expires 9/1/04

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

18910 CALDER AVE
Address
PARKTON, MD 21120
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):

DOROTHY K. WARWICK is purchasing the Above property and needs to build an addition to accomodate her living on 1st FLOOR. AS she cannot do steps. The house sits on the lot in an unusual way and the addition works best with the rest of the house coming straight off the Back

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.

Dorothy K. Warwick
Signature

Cathy L. Miller
Signature

DOROTHY K. WARWICK
Name - Type or Print

GEORGE M. MILLER, CATHY L. MILLER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dorothy Warwick, Cathy Miller & George Miller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Donna L. Freeman
Notary Public

My Commission Expires 9/1/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 18910 CALDER AVE., PARKTON
which is presently zoned RC4

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) 1A03.4.3.2.2 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A 5' PROPERTY LINE
SETBACK IN LIEU OF THE REQUIRED 25'.

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:

Dorothy K. Warknick
Name - Type or Print
Dorothy K. Warknick
Signature
1530 Providence Rd 410-825-3791
Address Telephone No.
Towson, MD 21286
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

George M. Miller
Name - Type or Print
George M. Miller
Signature
Cathy L. Miller
Name - Type or Print
Cathy L. Miller
Signature
18910 CALDER AVE., 410-357-4807
Address Telephone No.
PARKTON, MD. 21120
City State Zip Code

Representative to be Contacted:

KATHY STEEN
Name
18912 CALDER AVE 410-343-1356
Address Telephone No.
PARKTON, MD. 21120
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. 04-556-A

Reviewed By CTM Date 6/1/04

REV 10/25/01

Estimated Posting Date 6/13/04

Zoning description for 18910 Calder Avenue, Parkton, Maryland 21120. *

As recorded in Deed Liber 6764 Folio 319

Beginning for the same at a railroad spike found in the centerline of Calder Avenue said railroad spike also being at the end of the first or north 66 degrees east 396 foot more or less line as described in the first parcel of a deed dated February 10, 1981 and conveyed by J. Michael McLaughlin Jr. to Michael W. Steen and Kathleen W. Steen his wife and recorded among the land records of Baltimore County, Maryland in liber 6260 folio 176, said railroad spike also designated as point no. 3 as shown on plat of the Steen Property recorded among the aforementioned land records in plat book E.H.K. Jr. 48 folio 122; thence leaving the end of the said first line of Steen deed and binding on the centerline of Calder Avenue south 00-25-15 east a distance of 70.50 feet to the end of the seventh or north 68-13-15 east 20.00 foot line (erroneously called north 69-13-15 east in deed) as described in parcel A in a deed dated May 14, 1975 and conveyed by Edward C. Mackie to Edward C. Hubbert, Sr. and Edith L. Hubbert his wife and recorded among the aforementioned land records in liber 5530 folio 756; thence leaving the centerline of Calder Avenue and binding on and running reversly with the seventh and part of the sixth lines of aforementioned Hubbert deed south 70-42-56 west passing over a concrete monument found at 20.00 feet and going a total distance of 152.00 feet to a concrete monument found at the end of the fourth or south 24 degrees east 662/3 foot line as described in the 2nd parcel of the aforementioned deed from McLaughlin to Steen said concrete monument also designated as point no. 5 as shown on aforementioned plat of the Steen property; thence leaving the sixth line of Hubbert deed and binding on and running reversly with the fourth line of the 2nd parcel of Steen deed north 19-27-50 west a distance of 66.69 feet to a concrete monument found in the aforementioned first line of the 1st parcel of Steen deed, said concrete monument also designated as point no. 4 as shown on aforementioned Plat of Steen Property; thence leaving the beginning of the fourth line of the 2nd parcel of Steen deed and running with and binding on the aforementioned first line of the first parcel of Steen deed north 70-42-32 east a distance of 175 feet to a the place beginning containing 0.2504 acres of land more or less as now surveyed by John C. Mellema, Sr. Inc. Land Surveyors. Bearings based on plat of the Steen Property Datum. ***

* BEGINNING AT A POINT ON THE WEST
SIDE OF CALDER AVE. 400' ± NORTHWEST
OF YORK RD

*** ALSO KNOWN AS 18910 CALDER AVE
7TH ED 3RD COUNCILMANIC

ISS6

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13067

DATE 6/1/04 ACCOUNT 0001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: KATHY STEEN

FOR: OA-SS6-A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME
6/01/2004 4/01/2004 09:16:19

RECEIVED BY: KATHY STEEN
RECEIPT # 354359 6/01/2004 0916

RECEIPT # 528 TIDING VERIFICATION
REQ. NO. 013587

Receipt Tot 465.00
\$65.00 TX 4.00 EA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION KRISTEN MATTHEWS

Date June 14, 2004

RE: Case Number 04-556-A

Petitioner/Developer DOROTHY WARWICK

Date of Hearing/Closing JUNE 28, 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 18910 CALDER AVE.

The sign(s) were posted on JUNE 11, 2004

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 04-556-A
TO PERMIT AN EXISTING SINGLE FAMILY
DWELLING WITH ADDITION TO HAVE A 5
FOOT PROPERTY LINE SETBACK IN LIEU OF
THE REQUIRED 25 FEET
18910 CALDER AVE

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MON. JUN 28, 2004
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
LONDON, MD 21781 TEL. 887-3391
MEETING IS HANDICAP ACCESSIBLE

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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 556 -A Address 18910 CALDER AVE
Contact Person: LYNDY T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/1/04 Posting Date: 6/13/04 Closing Date: 6/28/04

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

- 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.
- 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.
- 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.
- 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 ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04- 556 -A Address 18910 CALDER AVE
Petitioner's Name DOROTHY WANNICK Telephone 410 825 3791
Posting Date: 6/13/04 Closing Date: 6/28/04
Wording for Sign: To Permit AN EXISTING SINGLE FAMILY
DWELLING WITH ADDITION TO HAVE A 5' PROPERTY
LINE SETBACK IN LIEU OF THE REQUIRED 25'

I HAVE RECEIVED POSTING

**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: 04-556-A
Petitioner: DOROTHY K. WARWICK
Address or Location: 18910 CALDER AVE., Parkton, MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: KATHY STEEN
Address: 18912 CALDER AVE.
PARKTON, MD. 21120

Telephone Number: 410-343-1356

**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*

June 28, 2004

George M. Miller
Cathy L. Miller
18910 Calder Avenue
Parkton, Maryland 21120

Dear Mr. and Mrs. Miller:

RE: Case Number:04-556-A, 18910 Calder Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 1, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Kathy Steen 18912 Calder Avenue, Parkton 21120
Dorothy Warnick 1530 Providence Road Towson 21286

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

June 17, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 14, 2004

Item No.: 3550, 554-557, 559-571

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 2, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For June 21, 2004
Item Nos. 550, 554, 555, 556, 557, 559,
560, 561, 562, 563, 564, 565, 566, 568,
and 569

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr
DATE: July 1, 2004
SUBJECT: Zoning Item # 04- 556
Address 18910 Calder Ave.

Zoning Advisory Committee Meeting of June 14, 2004.

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

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

The proposed addition must be at least 20 feet from the septic system . An inspection of the well and septic system may be required prior to permit approval

Reviewer: Sue Farinetti

Date: June 15, 2004

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr
DATE: July 21, 2004
SUBJECT: Zoning Item # 04- 556
Address 18910 Calder Ave.

Zoning Advisory Committee Meeting of June 14, 2004.

The Agricultural Preservation section of DEPRM offers the following comments regarding the above Zoning item:

This proposal appears to conflict with BCZR 1A03.4.B.3; 10% Coverage Restrictions for Impervious Surfaces. This standard is important in protecting the source water for the Metropolitan Drinking Water Supply System. If the request exceeds the 10% limit, it should be reduced accordingly. If it cannot be reduced below 10% and extraordinary conditions exist that would lead the Hearing Officer to grant the petition, then mitigative measures must be required.

Reviewer: Wally Lippincott

Date: July 21, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 15, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case 4-556 and 4-559
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: John J. [Signature]

MAC/LL

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.15.04

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

RE: Baltimore County
Item No. 556 LTM

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



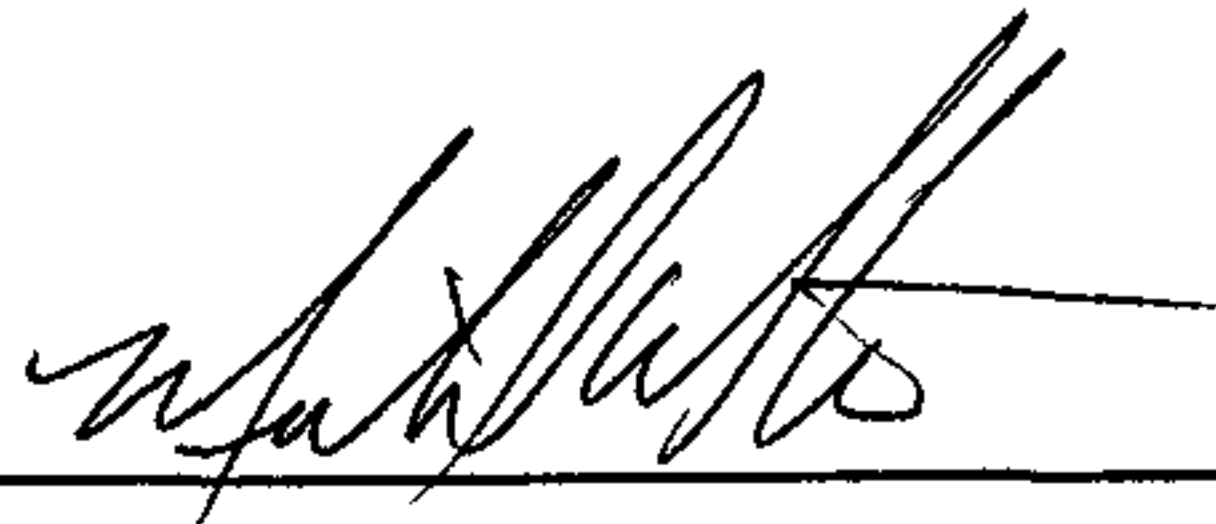
Michael W. Steen

Kathleen W. Steen

18912 Calder Avenue

Parkton, Maryland 21120

We the undersigned, as adjacent property owners, have no objections to the proposed variance at 18910 Calder Avenue, Parkton, Maryland 21120.

 5/7/04

Kathleen W. Steen 5/7/04

#556

Edward Hubbert, Sr.

Edith Hubbert

18908 Calder Avenue

Parkton, Maryland 21120

We the undersigned, as adjacent property owners, have no objections to the proposed variance at 18910 Calder Avenue, Parkton, Maryland 21120.

Edward C Hubbert

Edith L Hubbert

#556

☐ SPECIAL HEARING

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

TAX MAP 17
PARCEL 411

[illegible]

CALDEN

0.2504 Ac ±

PROP. ADDITION

PLAT OF
THE STEEN PROPERTY
EHRK. JR 48 F0410 122



NORTH

PREPARED BY JOHN C. MELLEMA SR. INC. SCALE OF DRAWING: 1" = 30'

LAND SURVEYORS

LOCATION INFORMATION

ELECTION DISTRICT 07

03
COUNCILMANIC DISTRICT

1"=200' SCALE MAP #

ZONING KC-4

LOT SIZED 2504

SQUARE FEET

PRIVATE

03/21/20

WATER

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

**HISTORIC PROPERTY/
BUILDING**

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

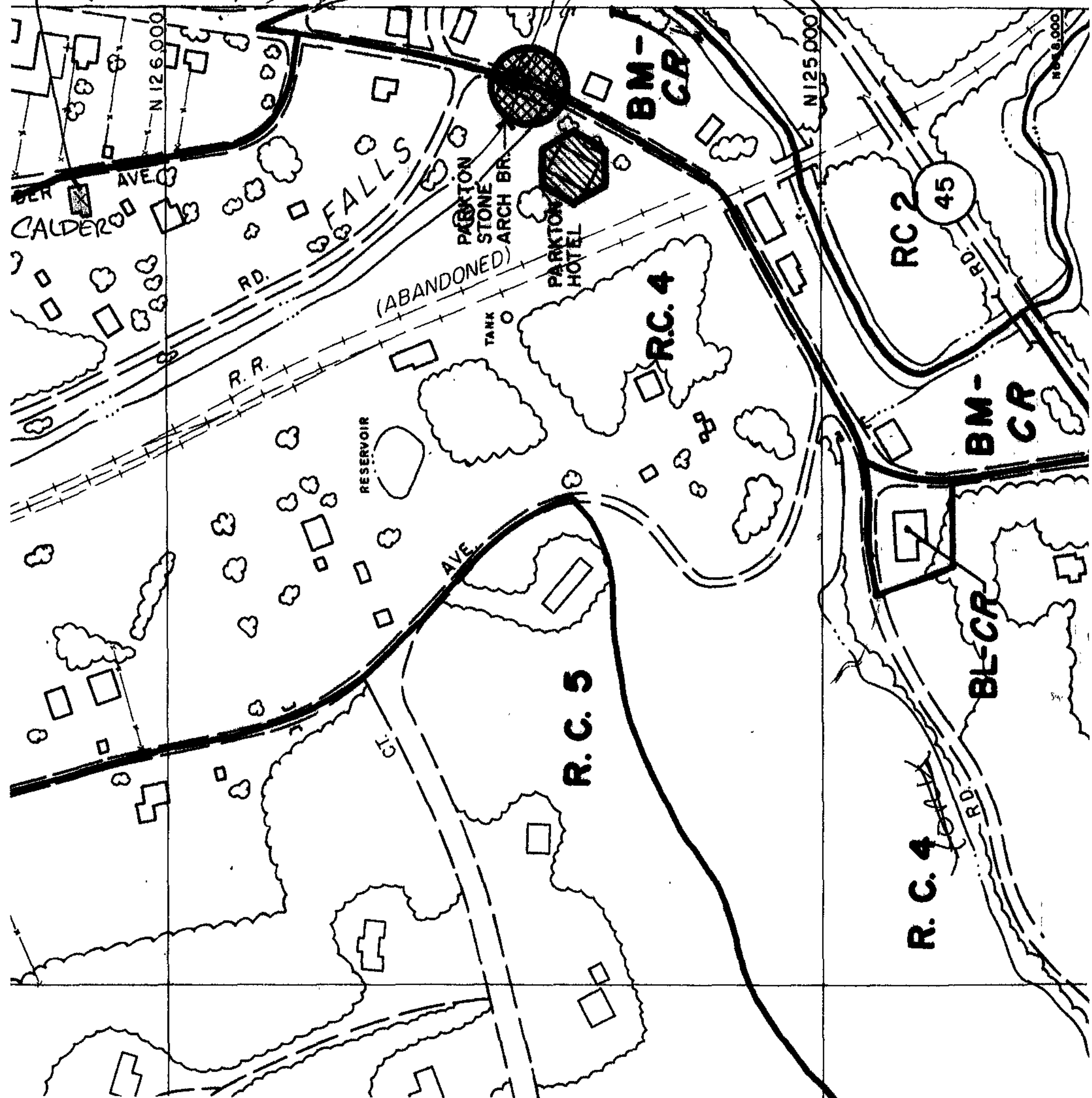
(TM) 556

556

1" = 200'
NW 32-C

SITE

YORK RD
(SHEET N.W. 32-B)



R.C. 4



Front of House

STEEN PROP LINE

With 18912 CALDER AVE

IN REAR



Front of House

556



Back of House

Hubberts Prop LINE

Fence / GARAGE

556



Back of House

Site of Addition

556

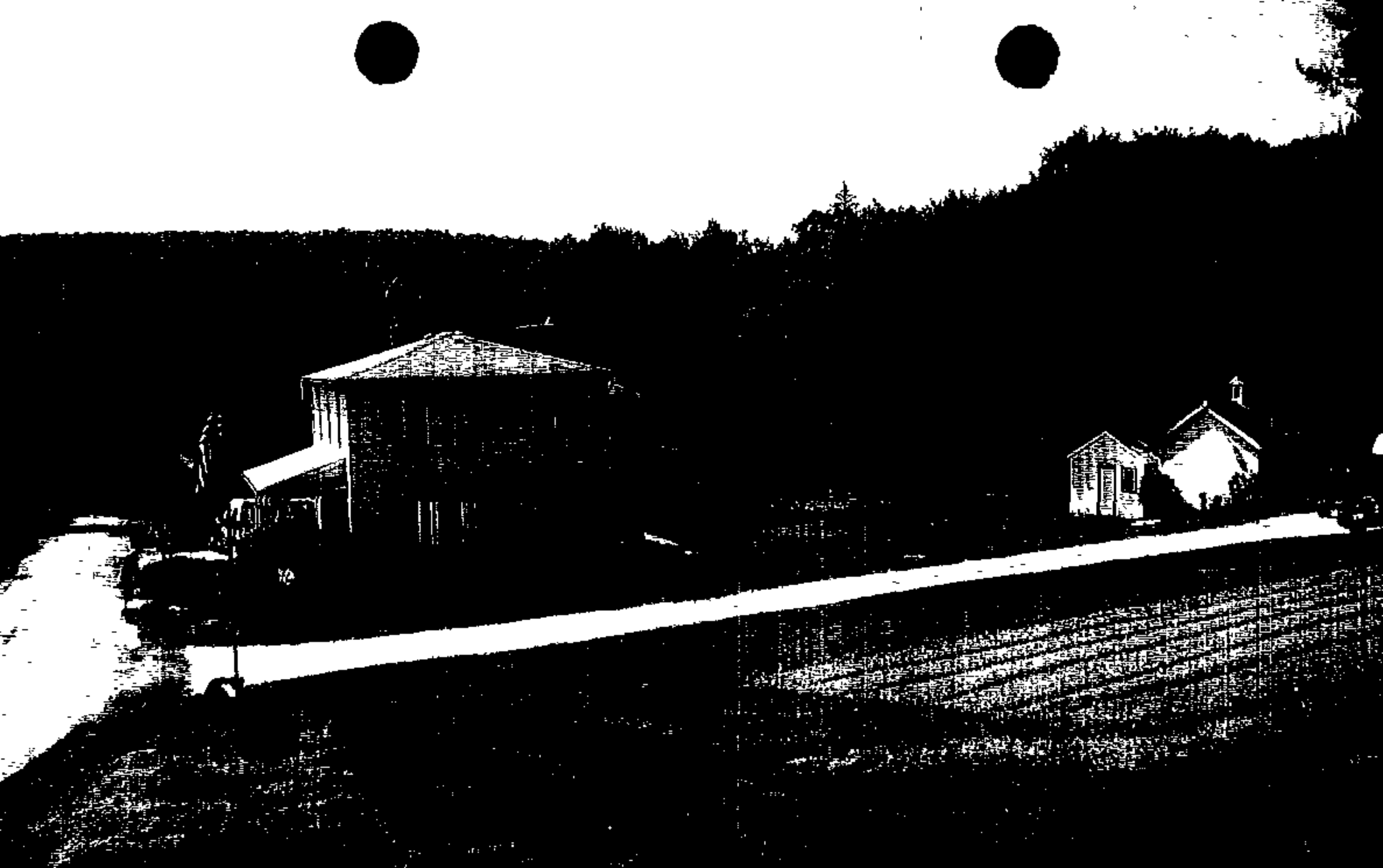


Side/Back View of House

Addition AREA

STEEN DRIVEWAY

556



Side of House
From Steep Prop.



Front of House

Hubberts Prop LINE

556



Back of House

Addition Area

556