

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Keyser Road, 480 ft. E
centerline of Topping Road
3rd Election District
2nd Councilmanic District
(3418 Keyser Road)

Melvin & Lee Mintz
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-596-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Melvin and Lee Mintz. The administrative variance is requested for property located at 3418 Keyser Road in the "Stanton Woods" subdivision of Baltimore County. The administrative variance request is from Section 1B02..3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (1B01.2.C.4 of the 1974 Regs.), to permit a proposed addition to have a front yard setback of 67 ft. from the centerline of road in lieu of the minimum required 75 ft., and to amend the building envelope of Lot 39 of the "Stanton Woods" Final Development Plan. 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 July 8, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING

Date

7/29/04

By

Ray

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, 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."

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

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

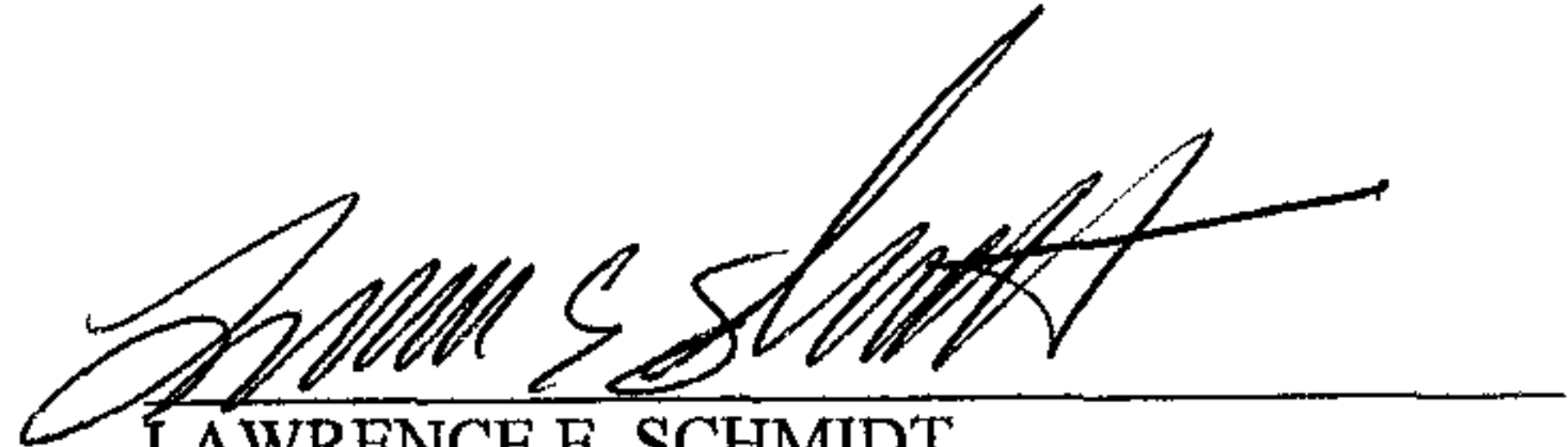
THEREFORE, IT IS ORDERED, this 29th day of July, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (1B01.2.C.4 of the 1974 Regs.), to permit a proposed addition to have a front yard setback of 67 ft. from the centerline of road in lieu of the minimum required 75 ft., and to amend the building envelope of Lot 39 of the "Stanton Woods" Final

ORDER RECEIVED FOR FILING
Date 7/29/04
By Ray

Development Plan, 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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

Date 7/29/04
Raj

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

July 29, 2004

Mr. & Mrs. Melvin Mintz
3418 Keyser Road
Baltimore, Maryland 21208

Re: Petition for Administrative Variance
Case No. 04-596-A
Property: 3418 Keyser Road

Dear Mr. & Mrs. Mintz:

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, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3418 KEYSER ROAD
which is presently zoned DR 1

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) 1B02.3.B (1B01.2.C.4 - 1974 regs.)
- to permit a proposed addition to have a front yard setback of 67 feet from the centerline of road in lieu of the minimum required 75 feet; and to amend the building envelope of lot 39 of the Stanton Woods final development plan.

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):

Name - Type or Print MELVIN MINTZ

Signature [Signature]

Name - Type or Print LEE MINTZ

Signature [Signature]

Address 3418 Keyser Rd Telephone No. 4106531683

City BALTO State MD Zip Code 21208

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

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. 04-596-A

Reviewed By [Signature] Date 6/24/04

Estimated Posting Date 7/4/04

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

Address 3418 Keyser Rd
City BALTO State MD Zip Code 21208

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):

We need space for our grandmother and to go into the back would be impossible due to the steep slope behind the present garage

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 [Signature]
Name - Type or Print Melvin Mintz

Signature [Signature]
Name - Type or Print Lee Mintz

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melvin Mintz + Lee Mintz
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SHARON KRAUSS
Notary Public, State of Maryland
Carroll County
My Commission Expires: Oct. 20, 2004

[Signature]
My Commission Expires 10/20/04

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 3418 Keyser Rd
Address
BALTO MD 21208
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):

We need space for our granocitico and to build in the back would be impossible due to the steep slope behind the present garage

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]
Signature

MELVIN MINTZ
Name - Type or Print

[Signature]
Signature

LEE MINTZ
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of JUN, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melvin Mintz + Lee Mintz
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SHARON KRAUSS
Notary Public, State of Maryland
Carroll County
My Commission Expires: Oct. 20, 2004

[Signature]
Notary Public

My Commission Expires 10/20/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3418 KEYSER ROAD
which is presently zoned DR 1

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) 1B02.3.B (1B01.2.C.4 - 1974 regs.)

- to permit a proposed addition to have a front yard setback of 67 feet from the centerline of road in lieu of the minimum required 75 feet; and to amend the building envelope of lot 39 of the Stanton Woods final development plan.

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):

MELVIN + LEE MINTZ
Name - Type or Print

Signature

Lee MINTZ
Name - Type or Print

Signature

3418 KEYSER RD 4106551685
Address Telephone No

MD 21208
City State Zip Code

Representative to be Contacted:

SAME
Name

Address Telephone No.

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

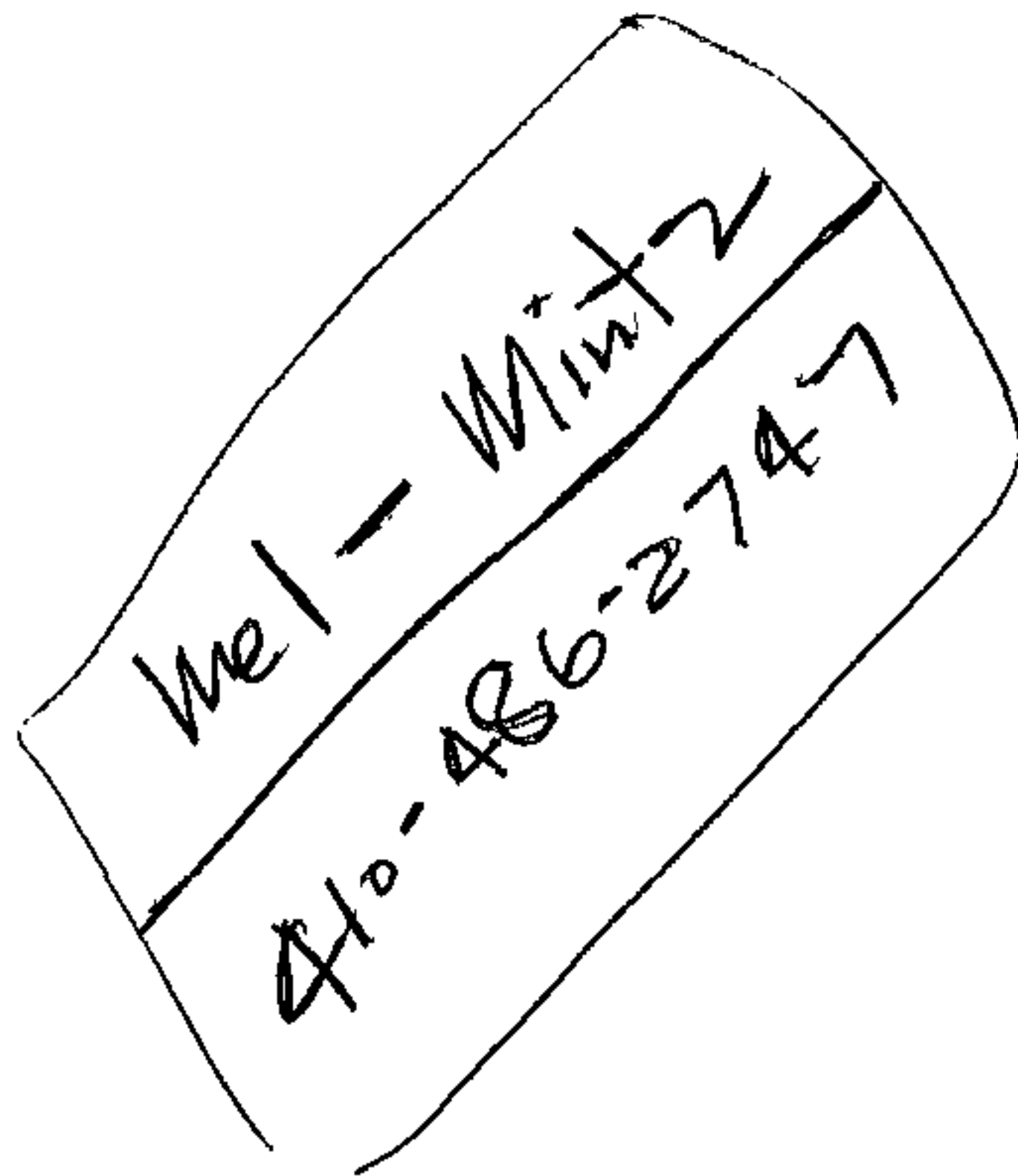
CASE NO. 04-596-A

Reviewed By RDD Date 6/24/04

Estimated Posting Date 7/4/04

Zoning Description

Beginning at a point on the north side of Keyser Road, which has a right-of-way width of 69 feet, at a distance of 480 feet east of the centerline of the nearest improved intersecting street, Topping Road, which is 50 feet wide. Being lot 39 in the subdivision of Stanton Woods as recorded in Baltimore County Plat Book 37, Folio 144, containing 0.678 acres (29,534 square feet). Also known as 3418 Keyser Road and located in the 3rd Election District, 2nd Councilmanic District.



Item # 596

THE UNIVERSITY OF CHICAGO PRESS

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1. Variance

Application 102-40388

THE UNIVERSITY OF CHICAGO

1995

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2003-0012-A
TO PERMIT A PREPARED ADDITION
TO A FRONT YARD GARAGE TO HIS
INTERIOR A LEAST 10' HIGH
AND IN PLACE OF A WALL
THE STANLEY WOODS FOR THE VARIANCE
PLAN

PUBLIC HEARING ?

PERMIT TO BE IN THE ZONING OFFICE FOR
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE BY THE ZONING OFFICE BEFORE
4:30 PM ON 7-26-04

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL 857-1391

7-8-2003

**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: 04-596-A

Petitioner: Melvin & Lee Mintz

Address or Location: 3418 Keyser Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Melvin Mintz

Address: 3418 Keyser Road
Balto. Md. 21208

Telephone Number: (410) 653-1683

Mr. Mintz
will return
sign on closing
date, to Dave
Duvall

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 596 -A Address 3418 Keyser Road

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/24/04 Posting Date: 7/4 Closing Date: 7/19

Any contact made with this office regarding the status of the administrative variance 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 ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04- 596 -A Address 3418 Keyser Road

Petitioner's Name Melvin + Lee Mintz Telephone 410-653-1683

Posting Date: 7/4/04 Closing Date: 7/19/04

Wording for Sign: To Permit a proposed addition to have a front yard setback of 67 feet from the centerline of road in lieu of the minimum required 75 feet; and to amend the building envelope of lot 39 of the Stanton Woods final development plan

WCR - Revised 6/28/00

REVISED
7/08/04

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 596 -A Address 3418 Keyser Road

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/24/04 Posting Date: 7/14/04 Closing Date: 7/26/04

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

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.
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Case Number 04- 596 -A Address 3418 Keyser Road

Petitioner's Name Melvin + Lee Mintz Telephone 410-653-1683

Posting Date: 7/14/04 Closing Date: 7/26/04

Wording for Sign: To Permit a proposed addition to have a front yard setback of 67 feet from the centerline of road in lieu of the minimum required 75 feet; and to amend the building envelope of lot 39 of the Stanton Woods final development plan

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR/SCJ – Revised 2/4/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.
Suite 100, 320 E. Towsontown Boulevard
Towson, MD 21286

Telephone: 410-823-4470
Fax: 410-823-4473

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson, MD 21204

Telephone: 410-296-3668
Fax: 410-296-5326

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234

Telephone: 410-665-5562

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Martin Ogle
5016 Castlestone Drive
Baltimore MD 21237

Telephone: 410-933-9470
Fax: 410-931-1767
Cell: 443-629-3411
E-Mail: Mert1114.aol.com

Linda O'Keefe
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Fax: 410-666-0929
Cell: 443-604-6431

J. Lawrence Pilson, R.S.
McKee & Associates, Inc.
5 Shawan Place Suite 1
Cockeysville, MD 21030

Telephone: 410-527-1555
Fax: 410-527-1563

**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 26, 2004

Melvin Mintz
Lee Mintz
3418 Keyser Road
Baltimore, Maryland 21208

Dear Mr. Mintz:

RE: Case Number:04-596-A, 3418 Keyser Road

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

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 1, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 1, 2004

Item No.: 585, 592-596 598-609

Dear Ms. Mathews:

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 23, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For July 12, 2004
Item Nos. 585, 592, 593, 594, 595, 596,
597, 598, 599, 600, 601, 602, 603, 605,
606, 607, 608, and 609

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 JDO

DATE: July 30, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

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

04-585

04-592

04-593

04-594

04-595

04-596

04-600

04-601

04-603

04-604

04-605

04-606

04-607

04-608

04-609

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2004
RECEIVED

JUL - 9 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 4-596 - 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:



Division Chief:



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: 7.2.04

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

RE: Baltimore County
Item No. 596 DD

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

TO: DEPT

FROM: MELVIN MINTZ

Re: ADDENDUM PHOTOS FOR CASE # 04-596-A

PHOTOS:

1. VIEW FROM WEST LOOKING EAST
BLACK TOP DRIVEWAY IN FRONT OF
PRESENT GARAGE TO KEYSER
ROAD SHOWN OPEN WITH THE
REMAINDER OF THE HOUSE EAST.
THE NEW GARAGE WILL EXTEND
DIRECTLY IN FRONT OF PRESENT
GARAGE 20' TO CORRESPOND TO
EXISTING SIDEWALK
2. SAME VIEW AS ABOVE BUT CLOSED
3. VIEW FROM EAST LOOKING WEST
4. VIEW FROM SOUTH LOOKING NORTH
NEW GARAGE WILL EXTEND DIRECTLY
IN FRONT OF PRESENT GARAGE
5. SAME VIEW AS #4 FURTHER AWAY

Thank you
Melvin Mintz

Item # 596

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

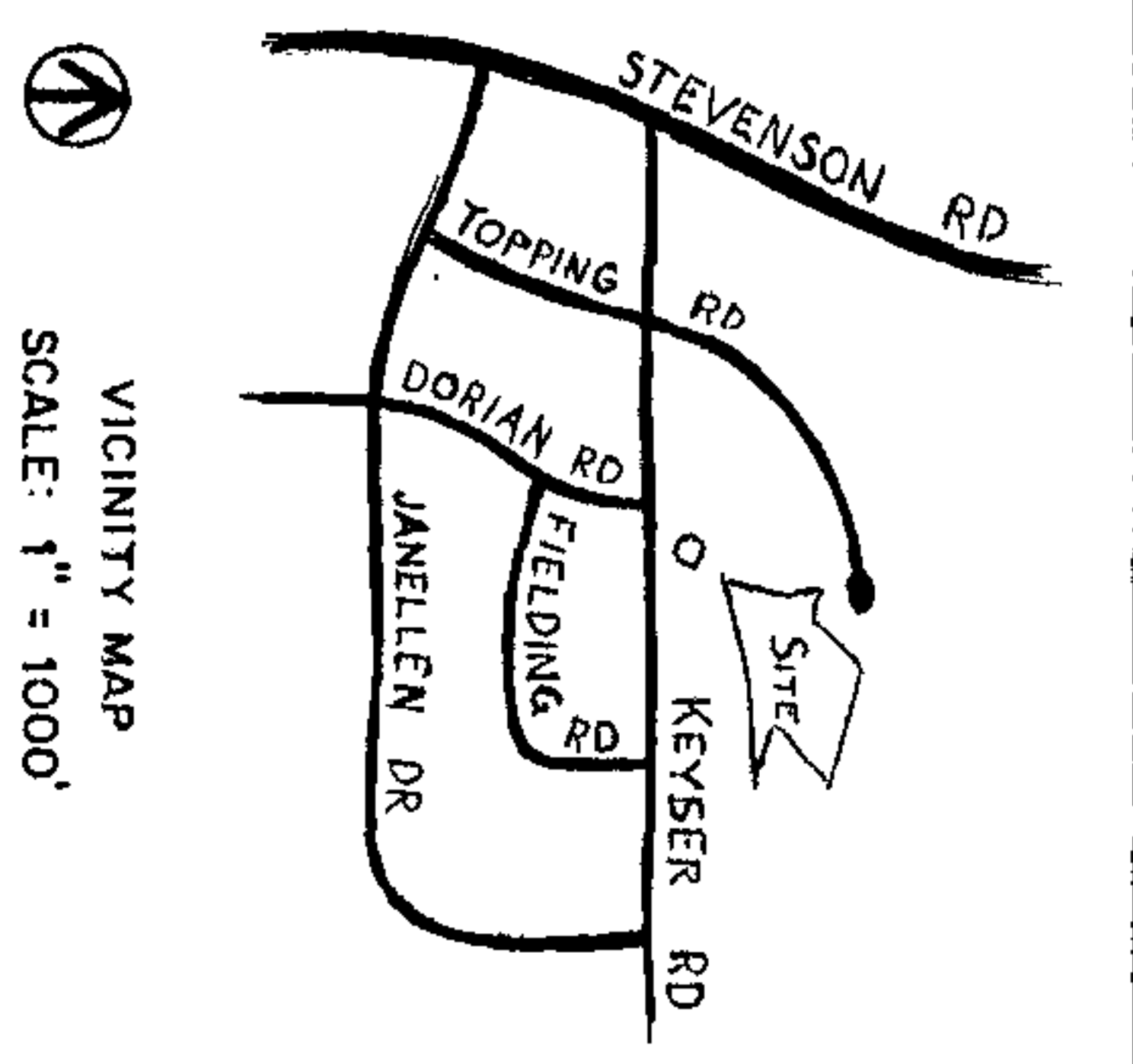
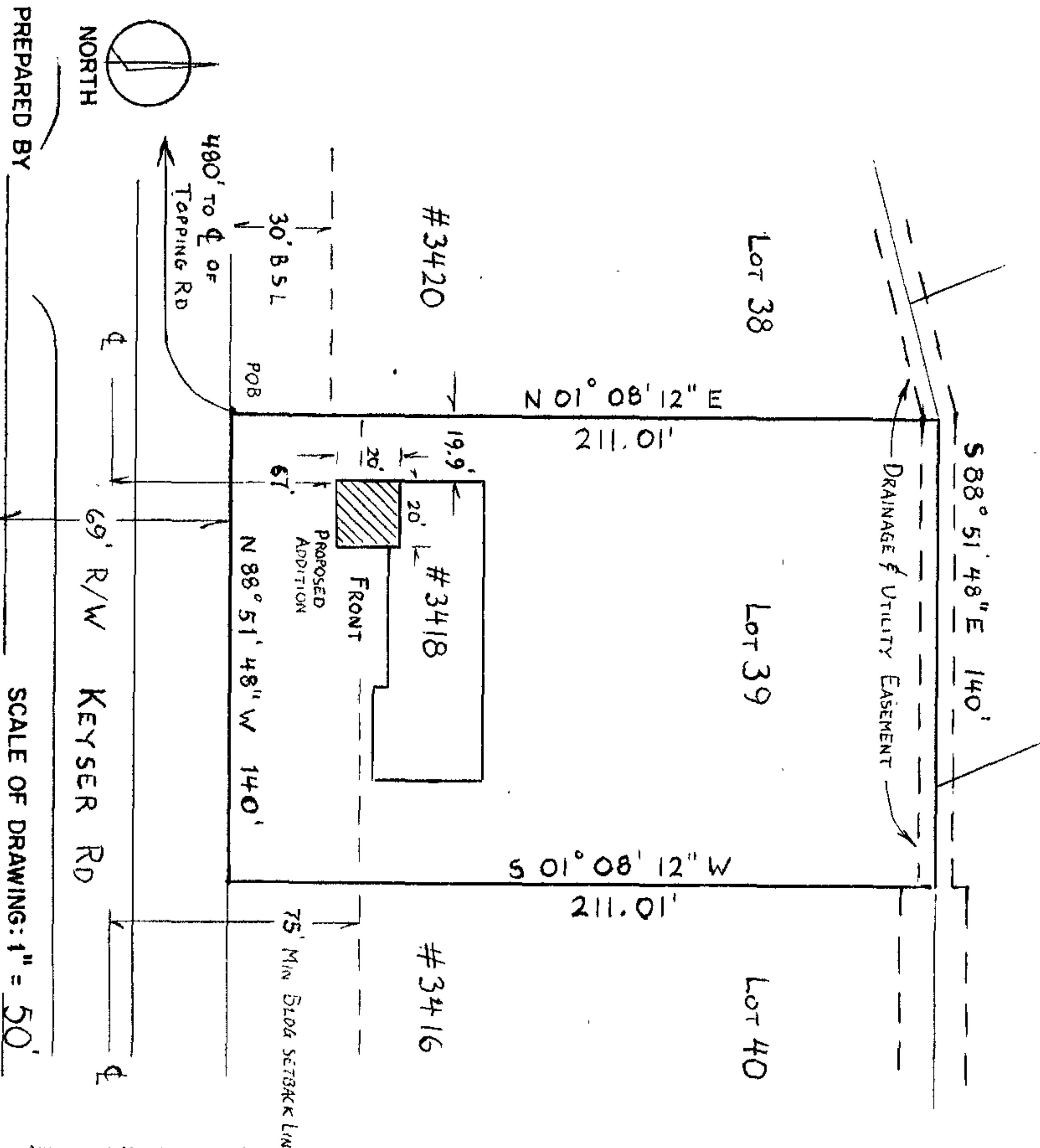
PROPERTY ADDRESS 3418 KEYSER ROAD

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

SUBDIVISION NAME STANTON WOODS

PLAT BOOK # 37 FOLIO # 144 LOT # 39 SECTION #

OWNER MELVIN AND LEE MINTZ



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 3RD

COUNCILMANIC DISTRICT 2ND

1" = 200' SCALE MAP # NW 10 E

ZONING DR 1

LOT SIZE 0.678 ACRES 29,534 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

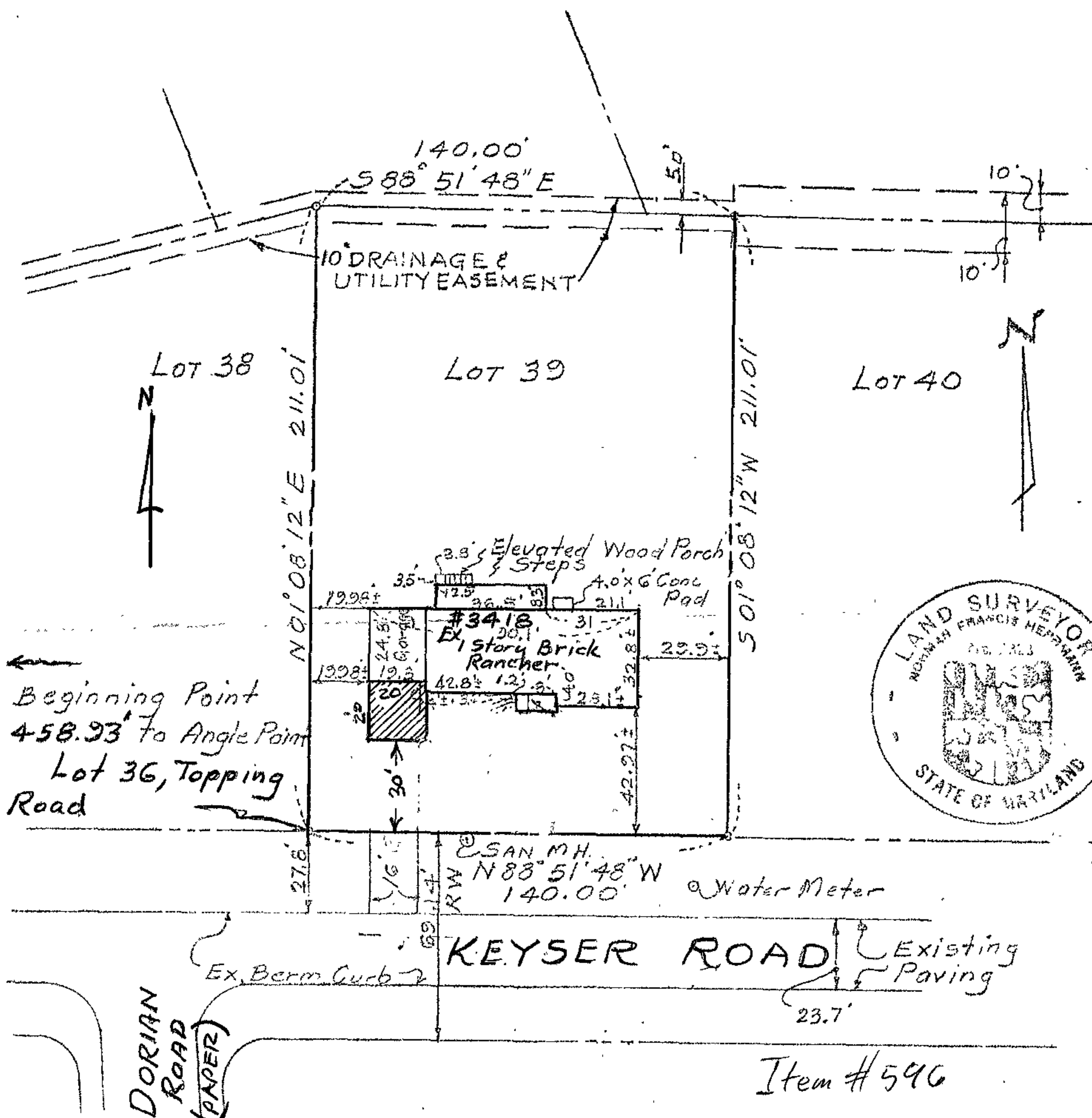
HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY 596 104-596-A

Plat showing property known as No. 3418 Keyser Road, Baltimore County, Maryland. Also known as Lot 39, as shown on Plat 1, Stanton Woods, and recorded among the Land Records of Baltimore County in Plat Book E. H. K. Jr. 37-144.



THIS IS TO CERTIFY that I have located the improvements on the lot shown hereon, and that said improvements exist, and that said improvements lie entirely within the boundaries.

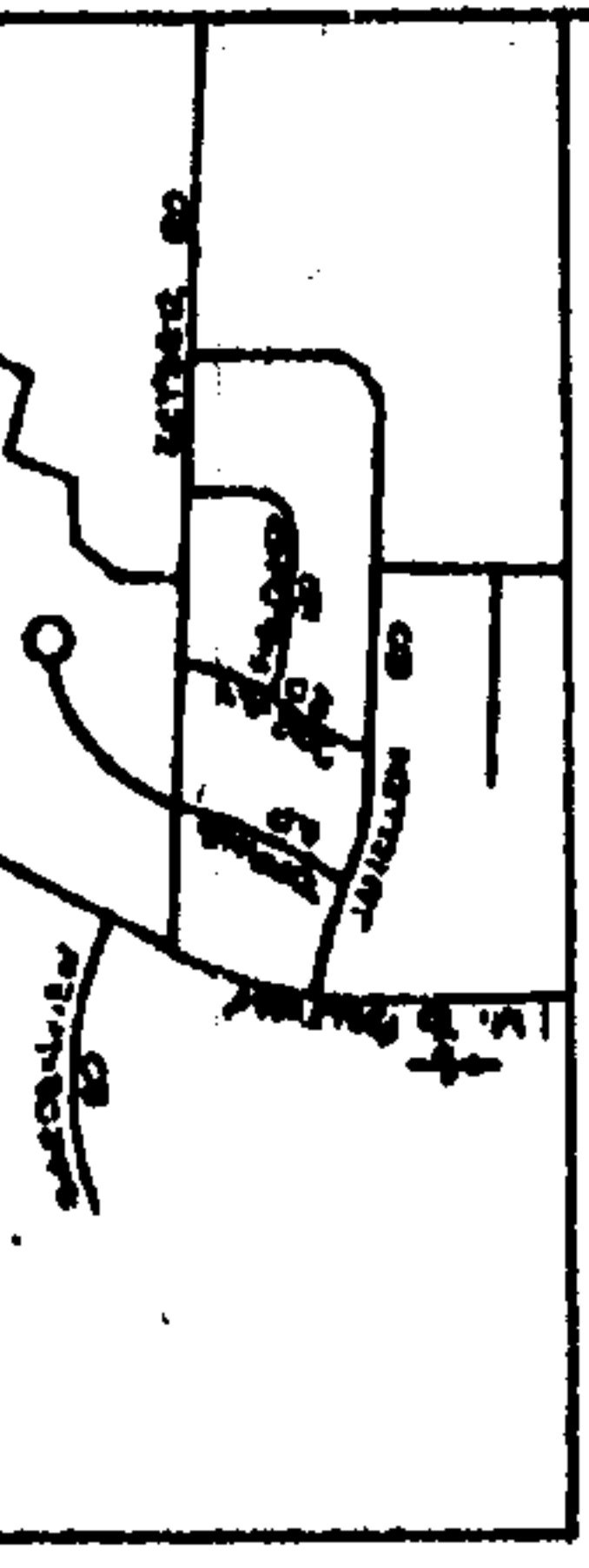
Norman Francis Heppner

Per MCA ENGINEERING CORPORATION
THIS PLAT NOT INTENDED FOR USE IN THE
ESTABLISHMENT OF PROPERTY LINES.

MCA ENGINEERING CORPORATION
1020 Cromwell Bridge Road, Baltimore, Maryland 21204

Scale: 1" = 50'

Issued: 12-9-75



VICINITY MAP
Scale 1:1000

STANTON WOODS
PLAT NO 2

GENERAL NOTES

	FLAT NO 1	TOTAL
ZONING	DR 1	DR 1
AREA (ACRES) 68093	19.19	40.90
STREET AREA	1.92	4.51
PROPOSED LOTS	21	40
PERMITTED LOTS		40
68093 DENSITY PERMITTED	100/sk	100/sk
OFF STREET PARK SPACES	42	80
STREET SPACE REQUIRED	0	0

CHX. R 37 FCU 146

File # 100-33474
Date JUL 25 1974
Post:

OK.
OK 17 45
17 45 30 00

Item # 596

PLAT NO. 1

STANTON WOODS

303 Election District
Baltimore County, Md

July 11, 1974

NOT:

OWNERS CERTIFICATE

EMPLOYERS CERTIFICATE
