

IN RE: PETITION FOR ADMIN. VARIANCE
NE/S of Barrison Point Road, 40 ft. NE
centerline of Island View Road
15th Election District
6th Councilmanic District
(2549 Barrison Point Road)

Janet L. & Charles L. Hartlove
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-155-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, Janet L. and Charles L. Hartlove. The administrative variance is requested for property located at 2549 Barrison Point Road in the eastern area of Baltimore County. The administrative variance request is from Sections 1A04.3.B.2 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (garage) to have a property line setback of 3 ft. and existing accessory structures located in the front yard in lieu of the required 50 ft. and rear yard respectively. 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 October 3, 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: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated October 29, 2004 stating that

RECEIVED FOR FILE
Date 11/19/04
By [Signature]

the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof.

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

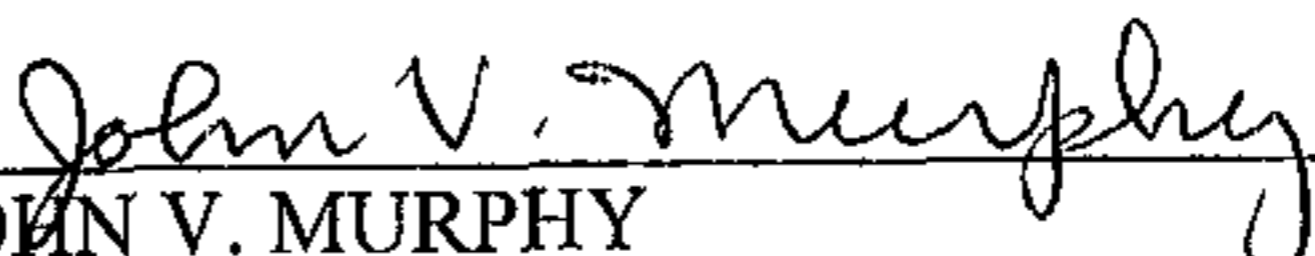
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

RECEIVED FOR FILING
11/9/04
[Signature]

THEREFORE, IT IS ORDERED, this 9 day of November, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 1A04.3.B.2 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (garage) to have a property line setback of 3 ft. and existing accessory structures located in the front yard in lieu of the required 50 ft. and rear yard respectively, 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. Compliance with the ZAC comments made by DEPRM dated October 29, 2004, a copy of which is attached hereto and made a part hereof.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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 11/9/04
By 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
William J. Wiseman III, Zoning Commissioner

November 8, 2004

Mr. & Mrs. Charles L. Hartlove
2549 Barrison Point Road
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 05-155-A
Property: 2549 Barrison Point Road

Dear Mr. & Mrs. Hartlove:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





CBCA

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at * 2549 Barrison Point Rd, 21221
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) 1A04.3.B.2, 400.1 BCZR

Zoning well assert

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE A PROPERTY LINE SETBACK OF 3' AND EXISTING ACCESSORY STRUCTURES LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED 50' AND REARYARD RESPECTIVELY,

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):

x Charles L. Hartlove
Name - Type or Print _____
Signature _____
x Janet L. Hartlove
Name - Type or Print _____
Signature _____
x 2549 Barrison Point Rd x 410-918-9228
Address _____ Telephone No. _____
x Baltimore x MD x 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME
Name _____
AS
Address _____ Telephone No. _____
ABOVE
City _____ State _____ Zip Code _____

If 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. OS-155-A

Reviewed By LTM Date 9/24/04

Estimated Posting Date 10/3/04

ADD

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 x 2549 Barrison Point Rd.
Address
x Baltimore MD 21221 x
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 would like to have a protected place to park vehicles and store equipment out of the weather. Can't/don't want to place it nearer the water, and want to keep it adjacent to the house to allow covered access to garage from house. Also would allow visitor parking access by not being on access road. Floor plan orients entry from the north side and utilities and sewer are located on south side. There is no other place on the property to locate this 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.

x Charles L. Hartlove
Signature
x Charles L. Hartlove
Name - Type or Print

x Janet L. Hartlove
Signature
x Janet L. Hartlove
Name - Type or Print

STATE OF MARYLAND, COUNTY OF ^{Hartford} BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of Sept, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

x
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

x Nancy C. Biokaw
Notary Public
My Commission Expires x 6-1-07

SEAL

ASB

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 X 2549 Barrison Point Rd.
Address
X Baltimore MD 21221 X
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 would like to have a protected place to PARK VEHICLES AND STORE EQUIPMENT, OUT OF THE WEATHER. CAN'T/DON'T WANT TO PLACE IT CLOSER TO THE WATER AND WANT TO KEEP IT ADJACENT TO THE HOUSE TO ALLOW COVERED ACCESS TO GARAGE FROM HOUSE. GARAGE WOULD ALSO ALLOW VISITOR PARKING ACCESS BY NOT BEING ON ACCESS ROAD. FLOOR PLAN OF HOUSE ORIENTS ENTRY FROM THE NORTH SIDE AND UTILITIES AND SEWER ARE LOCATED ON SOUTH SIDE. THERE IS NO OTHER PLACE ON PROPERTY TO LOCATE THIS 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.

X [Signature]
Signature

X Charles L. Hartlove
Name - Type or Print

X [Signature]
Signature

X Janet L. Hartlove
Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of Sept, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

X
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

X [Signature]
Notary Public

My Commission Expires X 6-1-07

SEAL

CBCA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2549 Barrison Point Rd, 21221
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) 1A04.3.B.2, 400.1 BCZR

Zoning well assist

*TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE)
TO HAVE PROPERTY LINE SETBACK OF 3' AND EXISTING ACCESSORY STRUCTURES
LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED 50' AND REAR YARD
RESPECTIVELY*

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):

x Charles L. Hartlove
Name - Type or Print _____
Signature _____
x Janet L. Hartlove
Name - Type or Print _____
Signature _____
x 2549 Barrison Point Rd x 410-918-9728
Address _____ Telephone No. _____
x Baltimore x MD x 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME
Name _____
AS
Address _____ Telephone No. _____
ABOVE
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. 05-155-A

Reviewed By LTM Date 9/24/04

REV 10/25/01

Estimated Posting Date 10/3/04

Zoning Description

ZONING DESCRIPTION FOR 2549 Barrison Point Road, Baltimore MD 21221

Beginning at a point on the Northeast side of Barrison Point Rd which is 20 ft.

wide at the distance of 40 ft. Northeast of the centerline of the nearest improved

intersecting street Island View Rd. which is 20 ft. wide. Being Lot # 24, Section #

A in the subdivision of Barrison Point as recorded in Baltimore County Plat Book

8, Folio # 82, containing 24,300 sq. ft.. Also know as 2549 Barrison Point Rd

and located in the 15th Election district, 19th Precinct. 6TH COUNCILMANIC.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 41359

DATE 9/24/04 ACCOUNT R001 006 0150

AMOUNT \$ 65.00

RECEIVED FROM: C. HARTLOVE

FOR: OS-155-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TYPE	DRM
9/21/2004	9/24/2004	15130000	2
REG 1602	MAIL	JEVA JEP	
RECEIPT N 365722	9/24/2004		DP11
Dept	6	520	ZINING VERIFICATION
CR NO.	04139		

Receipt Tot 65.00
65.00 CR 1.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-155-A

Petitioner/Developer: CHARLES

JOANET HARLOVE

Date of Hearing/Closing: 10/18/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

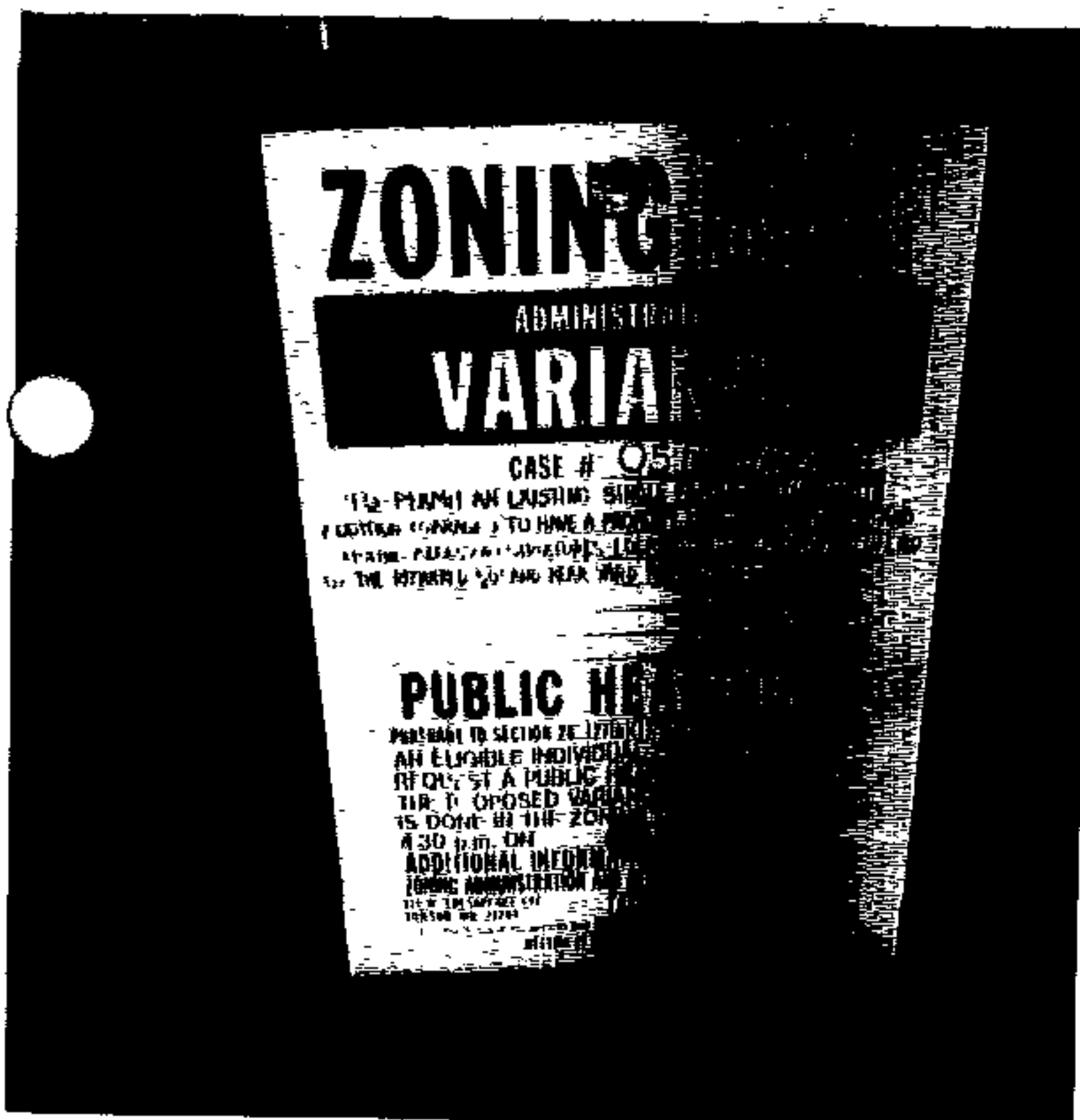
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

2549 BARRISON PT. RD.

The sign(s) were posted on

10/03/04
(Month, Day, Year)

Sincerely,



Robert Black 10/3/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RECEIVED

OCT - 5 2004

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 155 -A Address 2549 BARRISON PT. RD.
Contact Person: LOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/24/04 Posting Date: 10/3/04 Closing Date: 10/18/04

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 05- 155 -A Address 2549 BARRISON PT. RD.
Petitioner's Name CHARLES & JANET HARLOVE Telephone _____

Posting Date: 10/3/04 Closing Date: 10/18/04

Wording for Sign: To Permit An EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE A PROPERTY LINE SETBACK OF 3' AND EXISTING ACCESSORY STRUCTURES LOCATED IN THE FRONTYARD IN LIEU OF THE REQUIRED 50' AND REARYARD RESPECTIVELY.

WCR - Revised 6/25/04

I HAVE RECEIVED POSTING INFO

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 OS-155-A

Petitioner. Charles & Janet Hartlove

Address or Location: 2549 Barrison Point Rd.

PLEASE FORWARD ADVERTISING BILL TO

Name. Charles Hartlove

Address 2549 Barrison Point Rd.

Baltimore MD 21221

Telephone Number: 410-918-9728

**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*

October 18, 2004

Charles L. Hartlove
Janet L. Hartlove
2549 Barrison Point Road
Baltimore, Maryland 21221

Dear Mr. Hartlove:

RE: Case Number: 05-155-A, 2549 Barrison Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 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 that reads "W. Carl Richards, Jr.".

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

October 7, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 7, 2004

Item No.: 093, 131, 144-155, 157

Pursuant to your request, the referenced plan(s) have been reviewed 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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 13, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2004
Item Nos. 093, 146, 147, 148, 149,
150, 152, 153, 154, 155, and 157

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: October 29, 2004
SUBJECT: Zoning Item # 05-155
Address 2549 Barrison Point Road (Hartlove Property)

Zoning Advisory Committee Meeting of October 4, 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:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Must comply with the Limited Development Area and Buffer Management Area Regulations of the CBCA.

Reviewer: Martha Mickey

Date: October 29, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 12, 2004

RECEIVED

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

OCT 13 2004

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-131 and 5-155**
Administrative Variance

ZONING COMMISSIONER

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: 10-4-04

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

RE: Baltimore County
Item No. 155 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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 2549 Barrison Point Rd. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME BARRISON POINT

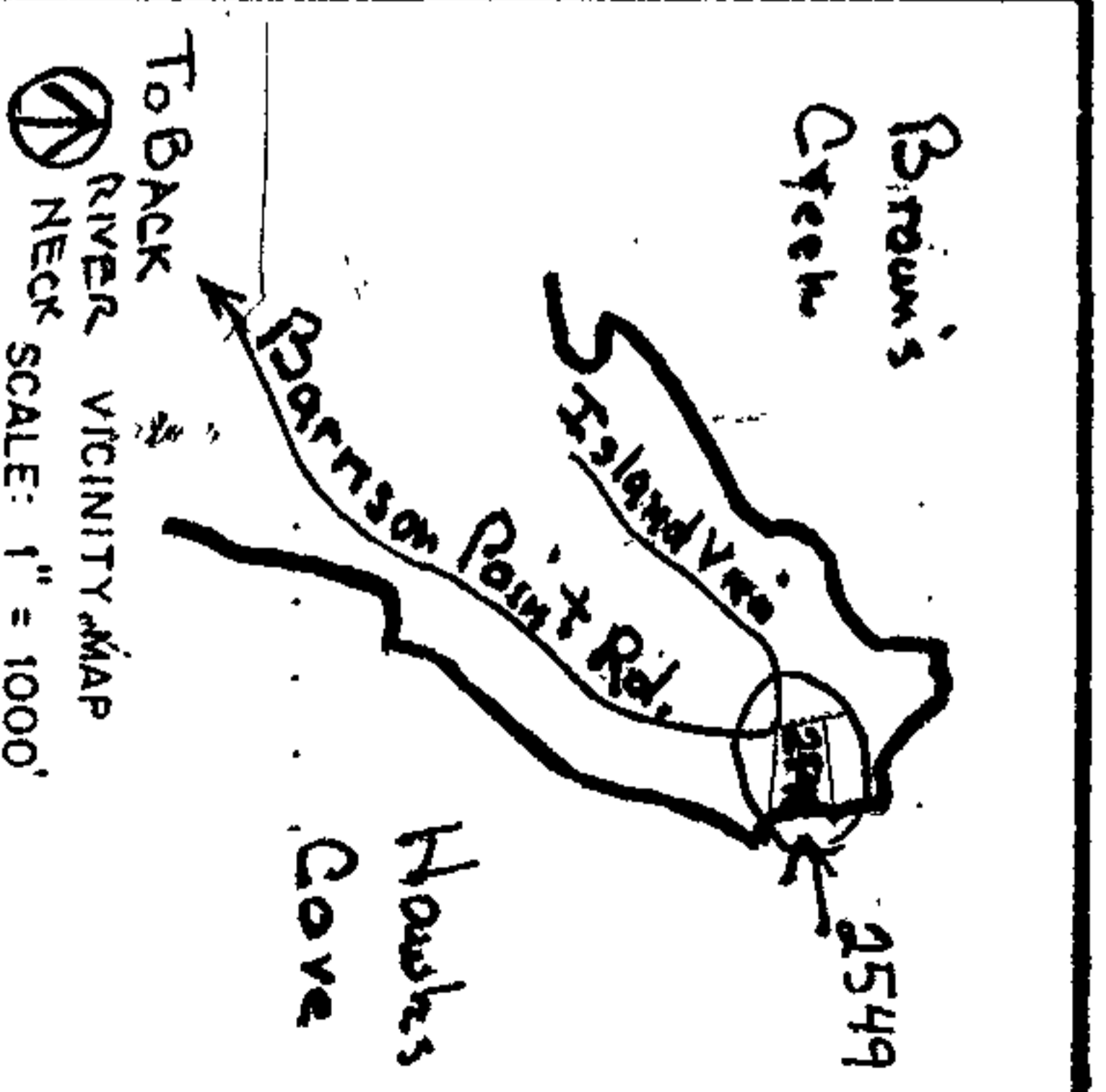
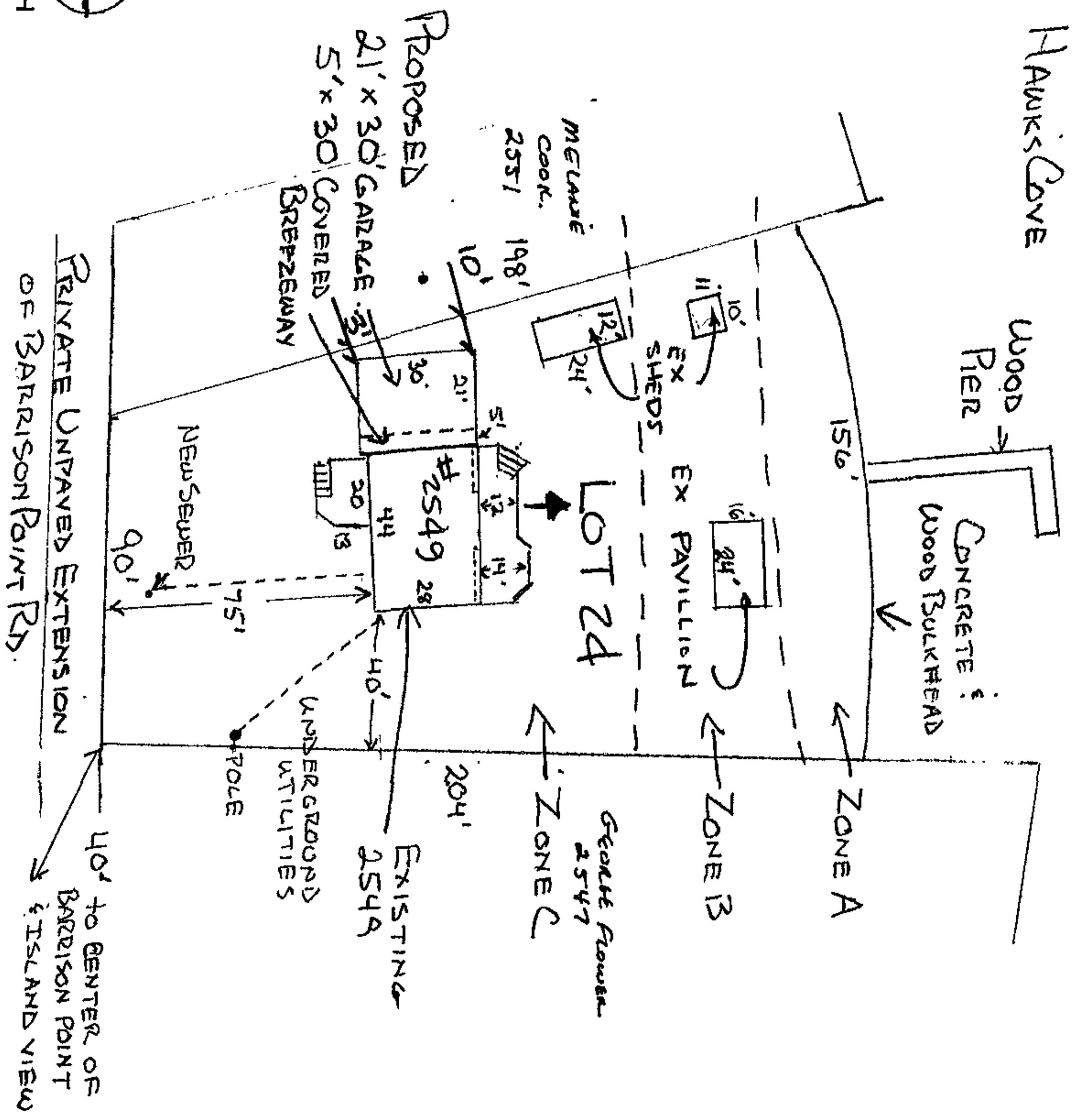
PLAT BOOK # 8 FOLIO # 82 LOT # 24 SECTION # A

OWNER CHARLES & JANET HARTLOVE



PREPARED BY CHARLES L. HARTLOVE

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 154h

COUNCILMANIC DISTRICT 14th CTM

1" = 200' SCALE MAP # SE3K

ZONING RCS

LOT SIZE 0.56 24,300 ± ACRES SQUARE FEET

SEWER PUBLIC PRIVATE

WATER

CHESAPEAKE BAY CRITICAL AREA YES NO

100 YEAR FLOOD PLAIN YES NO

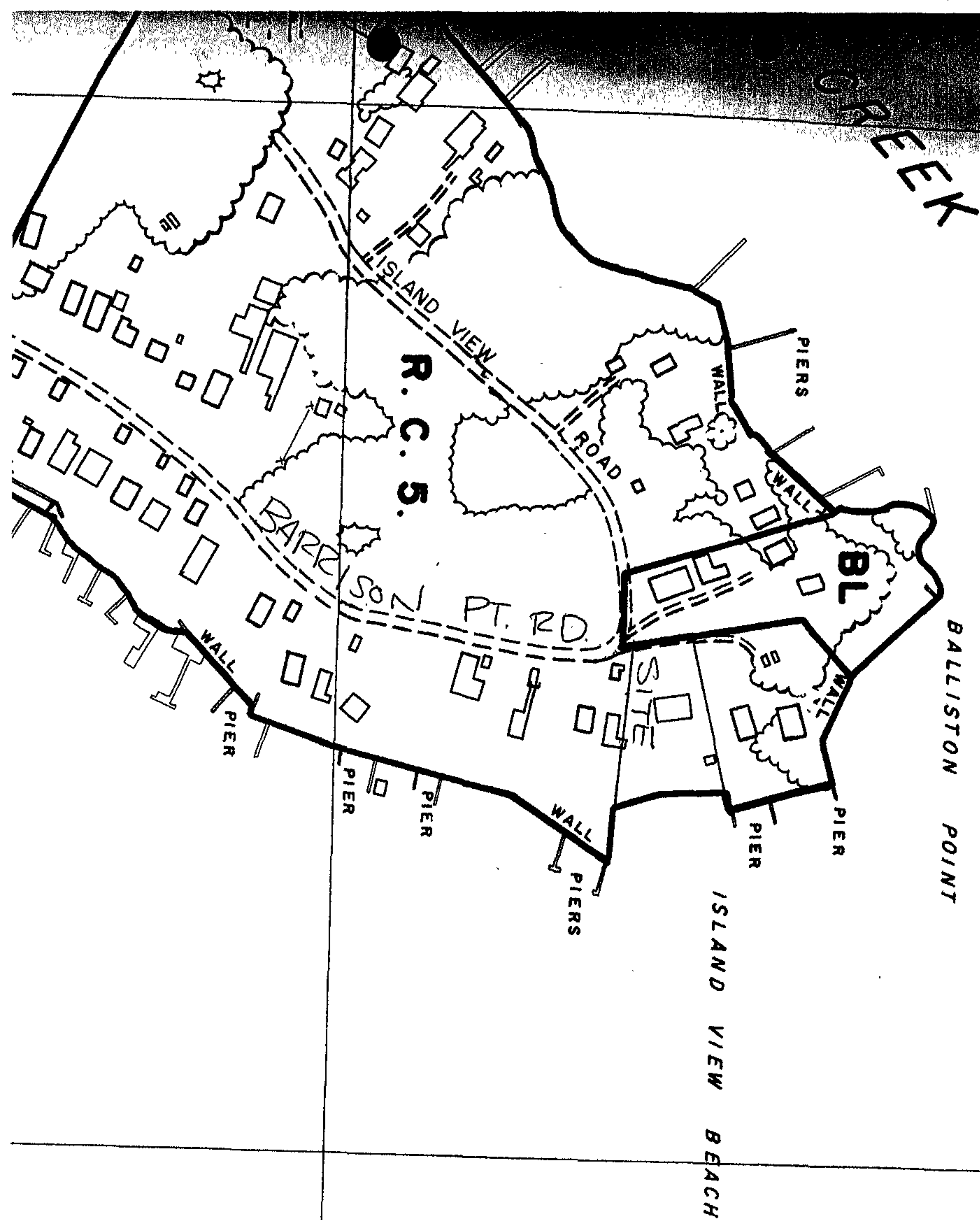
HISTORIC PROPERTY/BUILDING YES NO

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY CTM ITEM # 155 CASE #

Pet Ex #1



SE 34

Northside (proposed location)



2549

Proposed Garage/Breezeway
goes here

South side of property

2549



2547

Sewer

utilities

North side (proposed location)

2551



2549

2 sheds