

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Cold Bottom Road, 1,075 ft. W  
centerline of Buffalo Run Road  
7th Election District  
3rd Councilmanic District  
(806 Cold Bottom Road)

Diane & Edward Werking  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 05-504-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 Diane and Edward Werking. The administrative variance is requested for property located at 806 Cold Bottom Road in the Sparks area of Baltimore County. The administrative variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (detached garage) with a height of 30 ft. in lieu of the required 15 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 April 17, 2005, 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 Office of Planning dated April 12, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

RECEIVED FOR FILE  
5/4/05  
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."

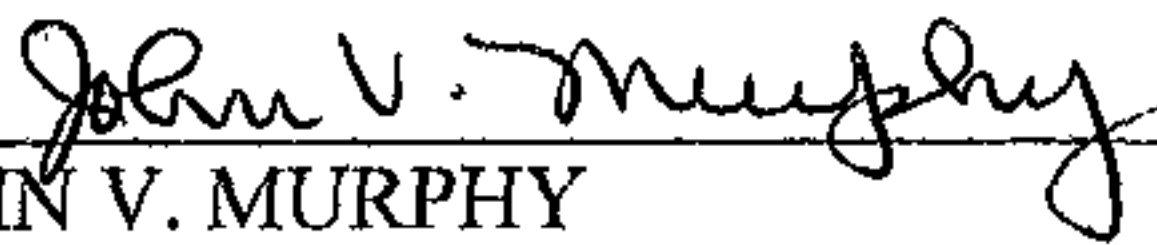
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 4 day of May, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (detached garage) with a height of 30 ft. in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. The Petitioners shall comply with the ZAC comments submitted by the Office of Planning dated April 12, 2005, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan field 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 5/4/05  
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*

May 4, 2005

Mr. & Mrs. Edward Werking  
806 Cold Bottom Road  
Sparks, Maryland 21152-9507

Re: Petition for Administrative Variance  
Case No. 05-504-A  
Property: 806 Cold Bottom Road

Dear Mr. & Mrs. Werking:

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: Steve Becker  
5750 Black Road  
Glenville, PA 17329

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 806 Cold Bottom Rd  
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR

To permit an accessory structure (detached garage) with a height of 30' in lieu of the required 15'.

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

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

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

Reviewed By JF Date 4-4-05

Estimated Posting Date 4-17-05

CASE NO. 05-504-A

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 806 Cold Bottom Rd.  
Address  
Sparks Md. 21152-9507  
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 build a garage (30x30) on the back of our property. The garage is not a problem. The problem is we would like to have some storage on the second floor. This would make the garage 30' high. This storage area would help and give us more room in our home.

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  
Edward Warkling  
Name - Type or Print

[Signature]  
Signature  
Diane Warkling  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I HEREBY CERTIFY, this 19 day of March, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]  
Notary Public

My Commission Expires 2-1-09

# 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 806 Cold Bottom Rd.  
Address  
Sparks Md. 21152-9507  
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 build a garage (30'x30') on the back of our property. The garage is not a problem. The problem is we would like to have some storage on the second floor. This would make the garage 30' high. This storage area would help and give us more room in our home.*

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.

*Edward Werking*  
Signature  
Edward Werking  
Name - Type or Print

*Diara Werking*  
Signature  
Diara Werking  
Name - Type or Print

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

I HEREBY CERTIFY, this 18 day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

*Donna Marie Holt*  
Notary Public

My Commission Expires 2-1-09



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 806 Cold Bottom Rd  
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 PCZR

To permit an accessory structure (detached garage) with  
a height of 30' in lieu of the required 15'.

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

Signature

Name - Type or Print

Signature

806 Cold Bottom Rd 443 375-7318  
Address Telephone No.

Sparks MD 21152-9507  
City State Zip Code

### Representative to be Contacted:

Name

Address

City

STEVE BECKER  
5750 BLACK ROCK RD. 443-375-7318  
Address Telephone No.

GLENVILLE PA. 17329  
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. 05-504-A

Reviewed By JF Date 4-4-05

Estimated Posting Date 4-17-05

Zoning description for 806 Cold Bottom rd.

Beginning at a point on the north side of Cold Bottom Rd. which is a 50 ft. right of way, at the distance of 1,075 ft. west of the centerline of the nearest improved intersection street, being Buffalo Run Rd. which is 30 right of way. Containing 2 acres. Also known as 806 Cold Bottom Rd and located in the 7<sup>th</sup> election district, 3<sup>rd</sup> council manic district. As recorded in Deed Liber 8268 folio 580 and include the measures measurements and directions here and on the plat in the correct location

- S48 degrees 30' W 380ft,
- N52 degrees W 231ft ,
- N 48 degrees 30' E 380ft,
- S 52 degrees E 231ft

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 443638

DATE 4-4-05 ACCOUNT 001-000-9150

AMOUNT \$ 65.00

RECEIVED FROM SRB Design Consultants

806 Cold Bottom Rd. Item # 504

FOR Admin. Verif.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

| BUSINESS                   | ACTUAL               | TIME     | DATE |
|----------------------------|----------------------|----------|------|
| 4/04/2005                  | 4/04/2005            | 00:04:39 |      |
| REC'D 0005                 | WALKER               | WEN KXH  |      |
| CHECK # 248993             | 4/04/2005            |          | DELT |
| Item # 528                 | ZIRINDI VERIFICATION |          |      |
| TR NO. 943638              |                      |          |      |
| Receipt Tot                |                      | \$65.00  |      |
| \$65.00                    | CK                   | 0.00     | CA   |
| Baltimore County, Maryland |                      |          |      |

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 05-504-A

Petitioner/Developer: EDWARD +

DIANE WERKING

Date of Hearing/Closing: 5-2-05

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:

806 COLD BOTTOM RD

The sign(s) were posted on

4-17-05

(Month, Day, Year)

Sincerely,

Robert Black 4/18/05  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

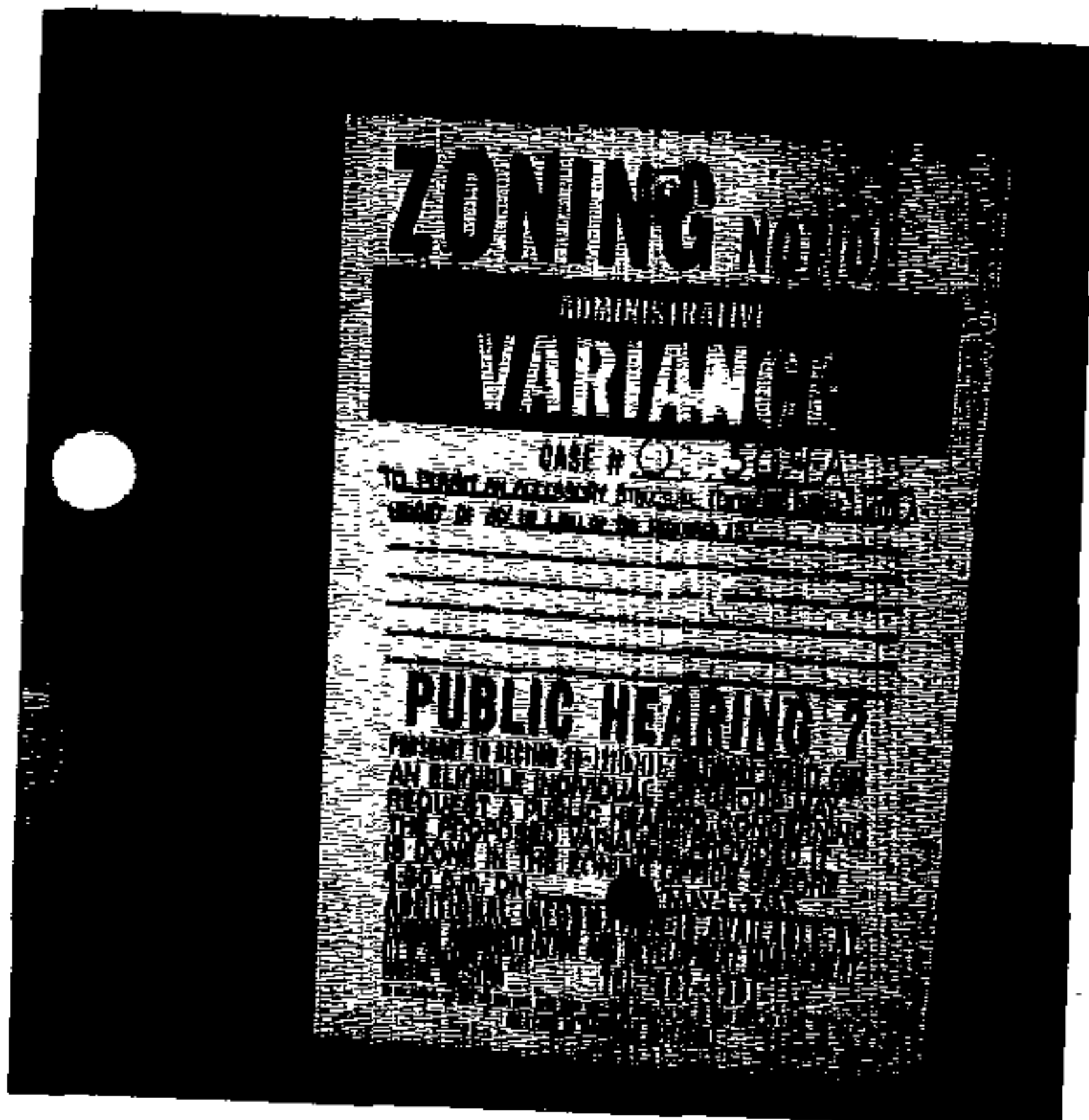
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RECEIVED

APR 19 2005

DEPT. OF PERMITS AND  
DEVELOPMENT MANAGEMENT

**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: 05-504-A

Petitioner: Wen King Edward

Address or Location: 806 Cold Bottom Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steve Becker

Address: S R B Design Building

5750 Black Rock Rd

Glennville Pa 17329

Telephone Number: 1888 633-9146

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 504 -A Address 806 COLD BOTTOM RD.

Contact Person: JUN FERNANDO Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 4-4-05 Posting Date: 4-17-05 Closing Date: 5-2-05

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 05- 504 -A Address 806 Cold Bottom Rd.

Petitioner's Name Edward & Diane Werking Telephone 1-888-633-9146

Posting Date: 4-17-05 Closing Date: 5-2-05

Wording for Sign: To Permit an accessory structure (detached garage)  
with a height of 30' in lieu of the required 15'.

WCR - Revised 6/25/04

**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*

May 2, 2005

Edward Werking  
Diana Werking  
806 Cold Bottom Road  
Sparks, Maryland 21152-9507

Dear Mr. and Mrs. Werking:

RE: Case Number: 05-504-A, 806 Cold Bottom Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 4, 2005.

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." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel  
Steve Becker 5750 Black Rock Road Glenville PA 17329

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



April 14, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 485, 486, 492, 498, 499, 500, 501, 504, 505

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook  
Fire Marshal's Office  
(O) 410-887-4881 (C) 443-829-2946  
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director      DATE: April 18, 2005  
Department of Permits & Development  
Management

FROM: Dennis A. Kennedy, <sup>DAK</sup> Acting Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
For April 18, 2005  
Item No. 485, 486, 487, 488, 490, 491,  
492, ~~494~~, 495, 497, 498, 499, 501, 503,  
and 504

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

DAK:CEN:clw  
cc: file  
ZAC-NO COMMENTS-04182005.doc

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 12, 2005

RECEIVED

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

APR 13 2005

**SUBJECT:** 5-504 – Administrative Variance

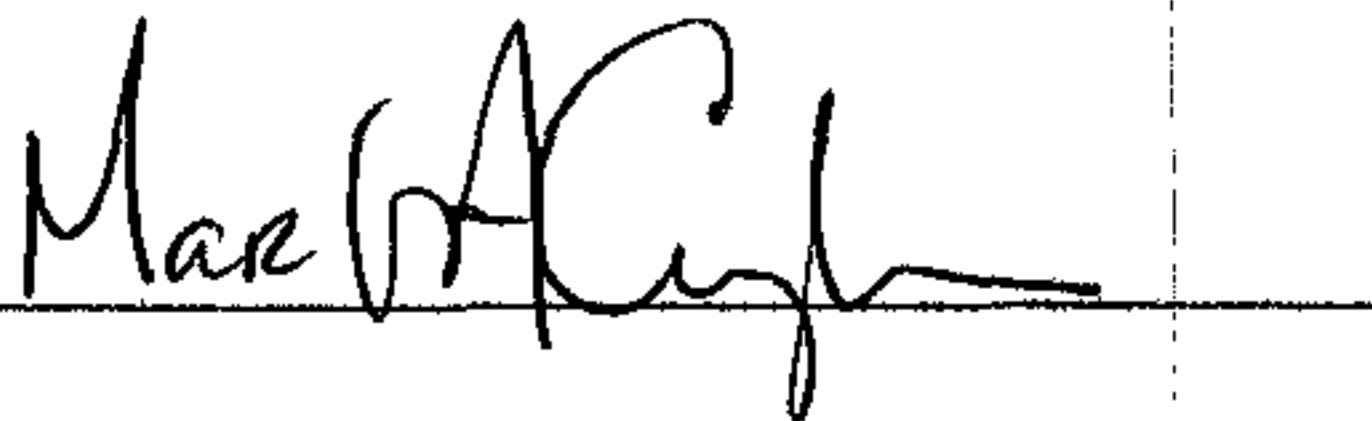
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 30 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Submit elevations (all sides) of the proposed accessory structure to his office for review and approval prior to the issuance of any building permit.

For further information concerning the matters stated herein, please contact William Hughey at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: MAC

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



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

Maryland Department of Transportation

Date: 4.8-05

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

RE: Baltimore County  
Item No. 504 JRF

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

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
FROM: John D. Oltman, Jr *JDO*  
DATE: May 24, 2005, 2005  
SUBJECT: Zoning Items # See List Below

RECEIVED  
MAY 25 2005  
ZONING COMMISSIONER

Zoning Advisory Committee Meeting of April 11, 2005

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

05-486 *Granted 6/1/05*  
*JM* 05-488 *PP (5/10)*  
~~05-490 *PP (5/11)*~~  
05-494 *Granted 4/27/05*  
05-495 *PP (5/11)*  
05-496 *Granted 4/27/05*  
05-498 *JM (5/17)*  
05-500 *PP (5/17)*  
~~05-501 *PP (5/18)*~~  
05-504 *Granted 5/4/05*

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
PDM

FROM: John D. Oltman, Jr <sup>300</sup>  
DEPRM

DATE: May 24, 2005

SUBJECT: Zoning Item # 05-504  
Address 806 Cold Bottom Road

Zoning Advisory Committee Meeting of April 11, 2005

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

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

\_\_\_\_\_ 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).

\_\_\_\_\_ 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:

Reviewer: Wally Lippincott

Date: May 24, 2005

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

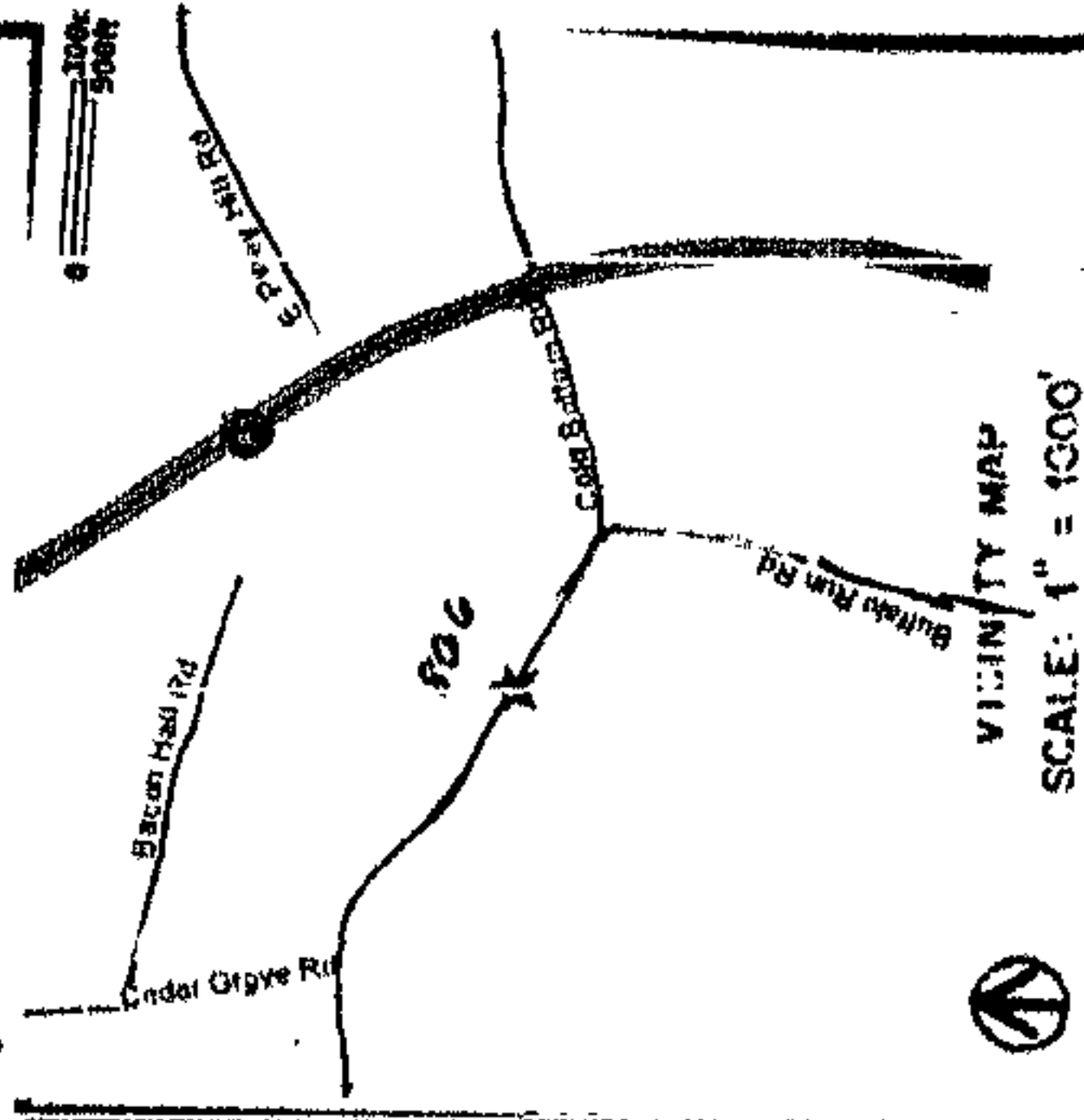
PROPERTY ADDRESS 806 Cold Bottom Rd.

SUBDIVISION NAME \_\_\_\_\_

PLAT BOOK # 590 LOT # \_\_\_\_\_ SECTION # \_\_\_\_\_

OWNER Wierking, Edward + Diane

Wooded



## LOCATION INFORMATION

ELECTION DISTRICT 7  
 COUNCILMANIC DISTRICT 3  
 1"=200' SCALE MAP # NW25C  
 ZONING RC2

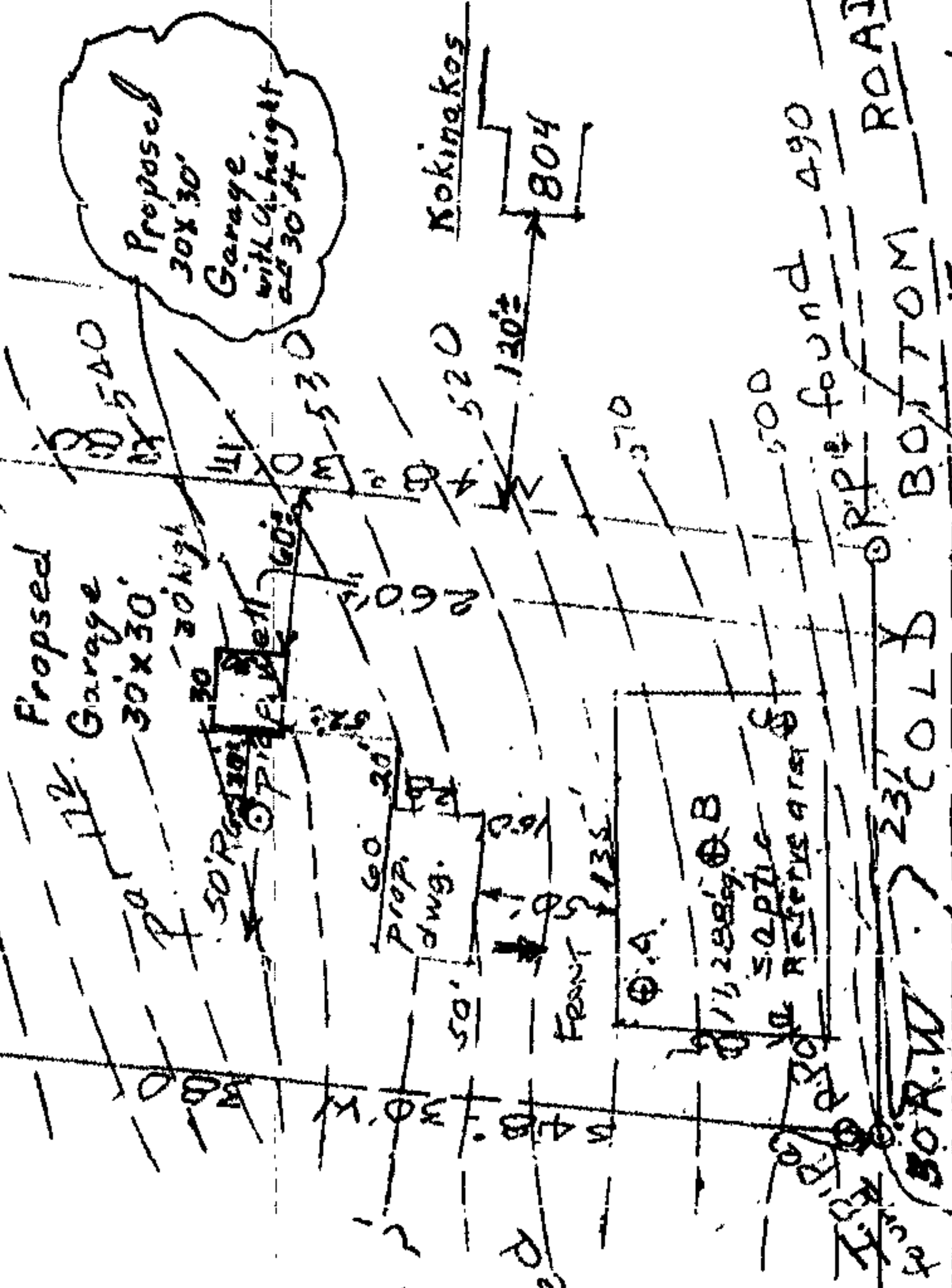
LOT SIZE 2.00 ACRES 87780 SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒  
 WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒  
 100 YEAR FLOOD PLAIN YES ☐ NO ☒  
 HISTORIC PROPERTY / BUILDING YES ☐ NO ☒  
 PRIOR ZONING HEARING YES ☐ NO ☒

ZONING OFFICE USE ONLY  
 REVIEWED BY \_\_\_\_\_ TEM # \_\_\_\_\_ CASE # \_\_\_\_\_

504



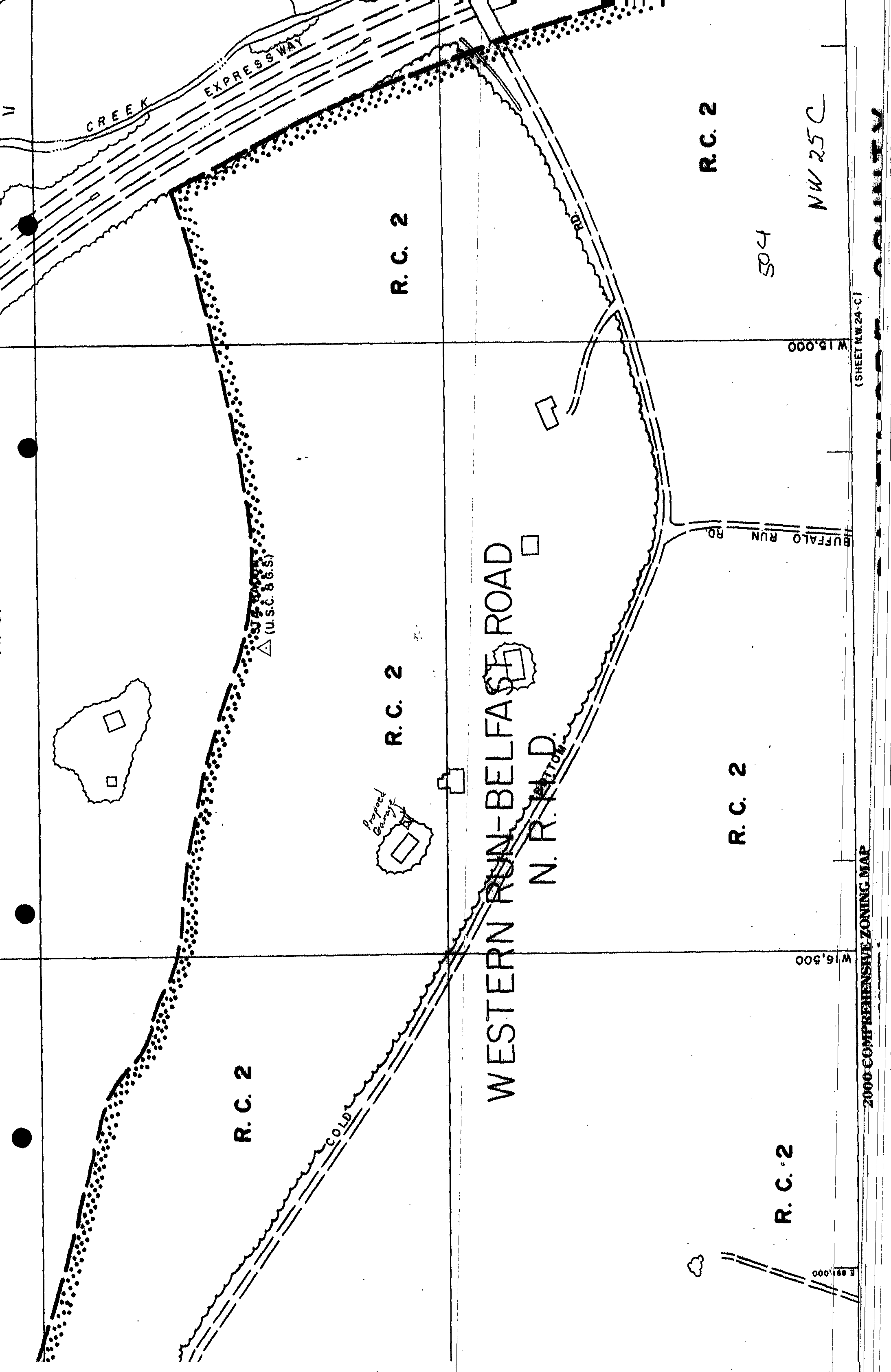
SCALE OF DRAWING: 1" = 100'

PREPARED BY Gerard Andersen

NORTH

906 Aiello Michael

*Redup*



CREEK

EXPRESSWAY

R.C. 2

R.C. 2

504

NW 25C

W 15,000

BUFFALO RUN RD.

WESTERN RUN-BELFAST ROAD

N.R. & D. RAILROAD

R.C. 2

R.C. 2

R.C. 2

R.C. 2

COLD

Proposed Garage

STATION (U.S.C. & G.S.)

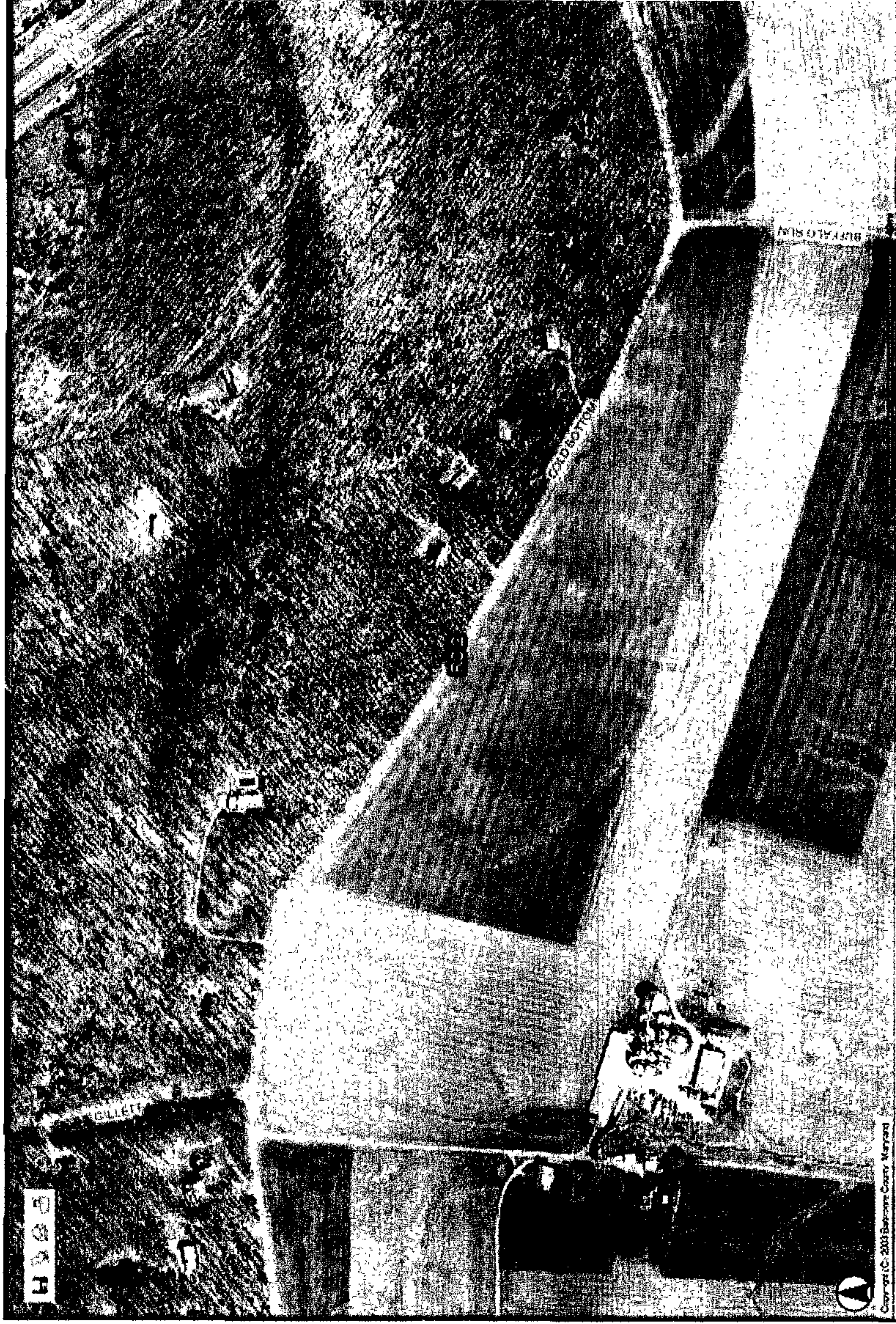
W 16,500

E 89,000

2000 Comprehensive Zoning Map

(SHEET NW 24-C)

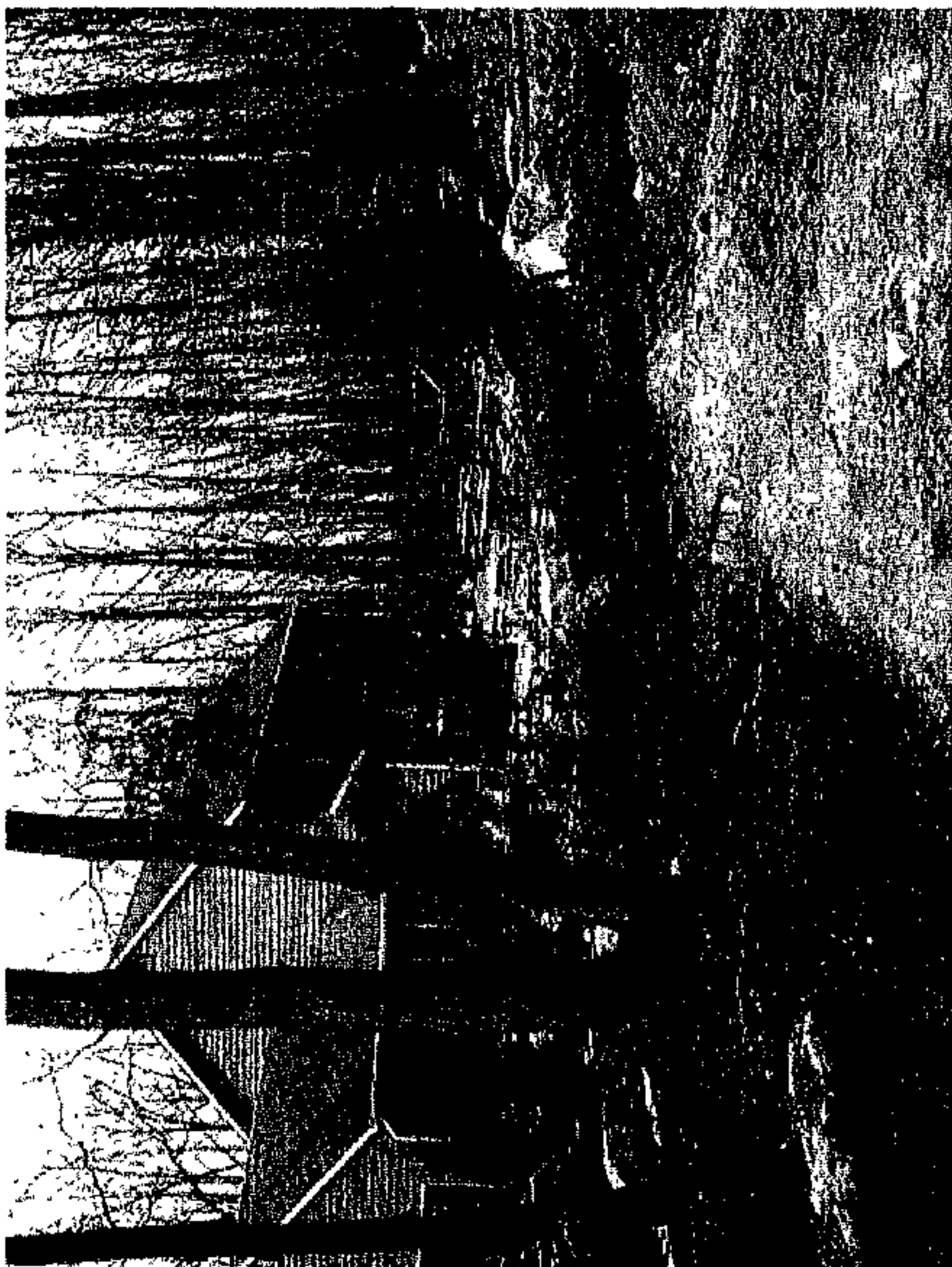
COUNTY



NW 25C

504

525



KOKINAKOS STEPHEN 07 1600002564  
804 COLD BOTTOM RD H 28 242

WERKING EDWARD J 07 1600002565  
806 COLD BOTTOM RD H 28 172

AIELLO MICHAEL S 07 1800008825  
906 COLD BOTTOM RD