

IN RE: **PETITION FOR ADMIN. VARIANCE**
W/S Stone Spring Court, 115' N of the c/l
Vineyard Hill Road
(4 Stone Spring Court)
1st Election District
1st Council District

Edmund W. Hooven, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-615-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Edmund W. Hooven, Jr., and his wife, Beth Ann Hooven. The Petitioners seek relief from Section 427.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence that adjoins the front yard of another residence with a height of 6 feet in lieu of the maximum permitted height of 42 inches. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

By

0/23/05

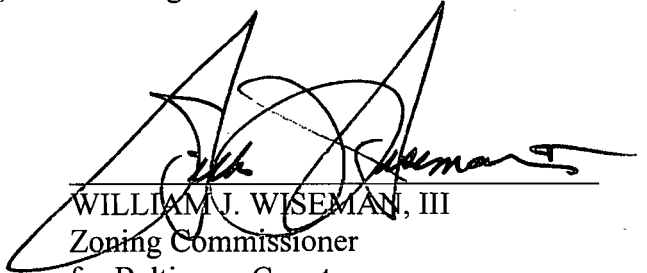
7/22

Based upon the documentation contained therein, I am persuaded to grant the requested variance. It was indicated that the proposed fence is necessary to replace an existing wood fence and will be located along the existing fence line without any deviation. There were no adverse comments from any County reviewing agency and the neighbors on the affected side submitted a letter of support indicating they have no objection to the Petitioners' proposal. Thus, it is clear that a grant of the relief will not result in any detrimental impact to adjacent properties or surrounding locale.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of June 2005 that the Petition for Administrative Variance seeking relief from Section 427.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence that adjoins the front yard of another residence with a height of 6 feet in lieu of the maximum permitted height of 42 inches, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 6/23/05
By [Signature]

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

June 23, 2005

Mr. & Mrs. Edmund W. Hooven, Jr.
4 Stone Spring Court
Catonsville, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Stone Spring Court, 115' N of the c/l Vineyard Hill Road
(4 Stone Spring Court)
1st Election District – 1st Council District
Edmund W. Hooven, Jr., et ux - Petitioners
Case No. 05-615-A

Dear Mr. & Mrs. Hooven:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", is written over a large, stylized, handwritten "A" or similar symbol.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4 STONE SPRING CT
which is presently zoned _____

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) _____

427. A to permit a 72 inch high fence be located in the front of an adjoining residence in lieu of the required 42 inch height.

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

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, _____ 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.

Legal Owner(s):

EDMUND W. HOOVER JR

Name - Type or Print

Ed W. Hoover Jr

Signature

Beth Ann Hoover

Name - Type or Print

Beth Ann Hoover

Signature

4 STONE SPRING CT W-4106016226

Address

CATONSVILLE MD

City

State

Telephone No.

21228

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-615-A

REV 10/25/01

Reviewed By SK Date 5/23/05

Estimated Posting Date 6/5/05

ORDER RECEIVED FOR FILING
Date 6/23/05
By [Signature]

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

4 STONE SPRING CT.

Address

CATONSVILLE

MD

21228

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):-

- ① Landscape - The previous owner spent a significant amount of money on plants + flowers. We have maintained the foliage. An assortment of the plants are animal friendly (i.e. deer, rabbit, etc.) while we enjoy the wild life, they do tend to an extent as to ruin the landscape. We hope to alter this.
- ② Existing fence - The existing fence is a selfmade, offensively looking wooden structure that has been in place some twelve years. It presently requires a significant amount of work to remodel it to a fashionable, usable & attractive aesthetic look. Since it is made of wood it will continue to require a certain amount of upkeep every year. We plan to replace this along the same fence line with a more attractive, labor free enclosure six foot high and constructed of aluminum with black or bronze color.

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.

Edmund W. Hoover Jr

Signature

EDMUND W. HOOPER JR

Name - Type or Print

Beth Ann Hoover

Signature

Beth Ann Hoover

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26TH day of MAY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires

3/26/06

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 4 STONE SPRING CT.

Address

CATONSVILLE

MD

21228

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):-

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- ② Existing fence - The existing fence is a selfmade, offensively looking wooden structure that has been in place some twelve years. It presently requires a significant amount of work to remodel it to a fashionable, usable & attractive aesthetic look. Since it is made of wood it will continue to require a certain amount of upkeep every year. We plan to replace this along the same fence line with a more attractive, labor free enclosure six foot high and constructed of aluminum with 'kollon' bronze color.

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.

Edmund W. Hoover Jr

Signature

Edmund W. Hoover Jr

Name - Type or Print

Beth Ann Hoover

Signature

Beth Ann Hoover

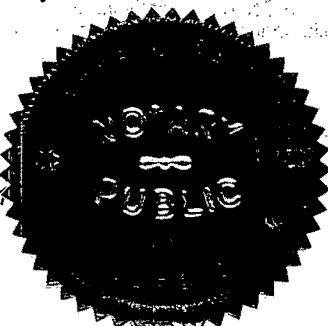
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of MAY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires

3/26/06



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4 STONE SPRING CT
which is presently zoned _____

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)

427. A to permit a 72 inch high fence be located in the front of an adjoining residence in lieu of the required 42 inch height.

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):

EDMUND W. HOOVEN JR

Name - Type or Print

Edmund W. Hooven Jr

Signature

Beth Ann Hooven

Name - Type or Print

Beth Ann Hooven

Signature

4 STONE SPRING CT

Address

CATONSVILLE

City

MD

State

W-4106016226

H 4107199505

Telephone No.

21228

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Telephone No.

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. 05-615-A

Reviewed By AM

Date 5/23/05

REV 10/25/01

Estimated Posting Date

6/5/05

ZONING DESCRIPTION FOR 4 STONE SPRING COURT

Beginning at the point of the West side of Stone Spring Court which is 24 feet wide at the distance of 115 feet North of the centerline of the nearest improved intersecting street of Vineyard Hill Road which is 24 feet wide.

Being lot #2R, Block A, Section 1 in the subdivision of Foxhall Farms as recorded in Baltimore County Plat Book #62, Folio #124, containing .339 acres.

Also known as 4 Stone Spring Court and located in the 1st Election District, 1ST Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 445397

DATE 5/23/05 ACCOUNT 1N001-0000 6150
AMOUNT \$ 65.00

RECEIVED FROM: Edmund Moore
FOR: Administrative Expenses

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DATE
5/24/2005	5/23/2005	15:39:39	
ED 0004	WALKIN	DOOR	DOOR
RECEIPT # 414350	5/23/2005		00:00
Ept	5	520 ZONING VERIFICATION	
R.N.	445397		
Receipt Tot		\$65.00	
\$65.00	OK	\$65.00	OK
Baltimore County, Maryland			

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

REVISION TO SIGN

RE: Case No.: 05-615-A

Petitioner/Developer: NOOVER

Date of Hearing/ Closing: JUNE 20, 2005

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

Attention: Becky Hart

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 #4 STONE SPRING COURT

The sign(s) were posted on

JUNE 4, 2005

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

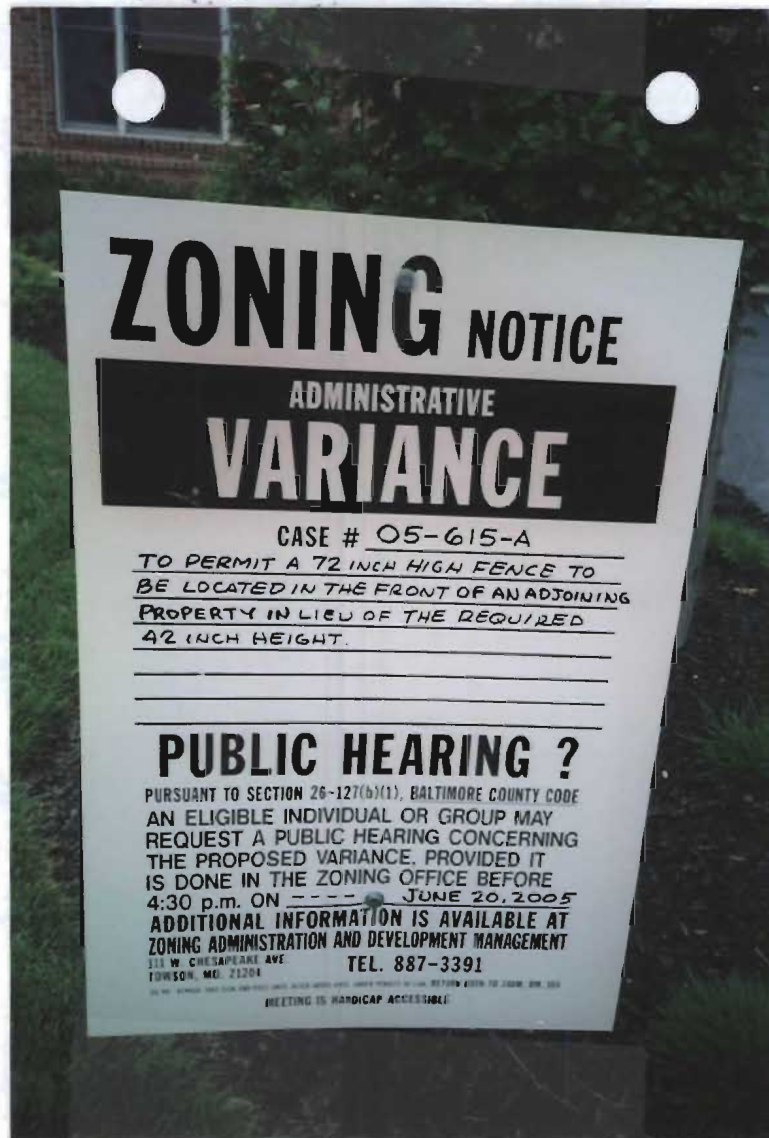
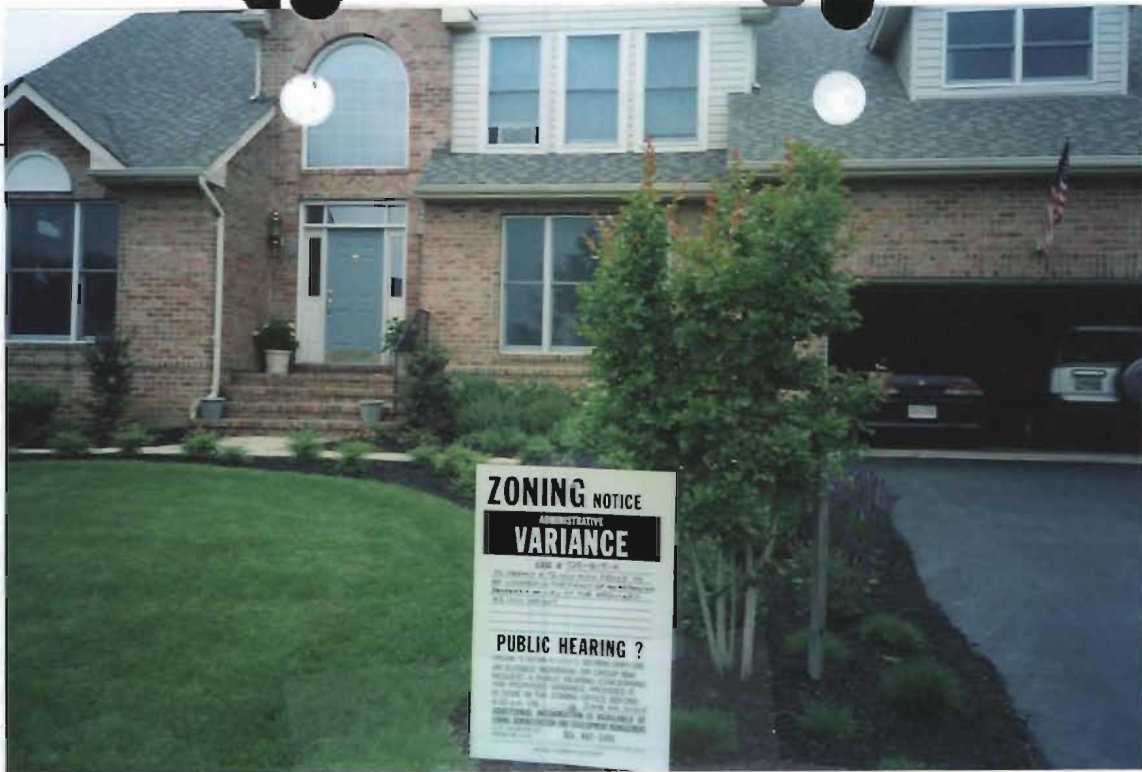
(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: 05-615-A

Petitioner/Developer: EDMOND & BETH HOOKER

Date of Hearing/ Closing: JUNE 20, 2005

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

Attention: Becky Hart

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 #4 STONE SPRING COURT

The sign(s) were posted on JUNE 4, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 05-615-A

TO PERMIT A 72 INCH HIGH FENCE TO
BE LOCATED IN THE FRONT AND ADJOINING
PROPERTY IN LIEU OF THE REQUIRED
42 INCH HEIGHT.

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 ----- JUNE 20, 2005
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 887-3391

FOR THE BOARD OF ZONING AND PLANNING OFFICE (BZPO) 111 W. CHESAPEAKE AVE., TOWSON, MD. 21204
MEETING IS HANDICAP ACCESSIBLE

RECEIVED

JUN -

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: 05-615-A
Petitioner: EDMUND W. HOOVER JR
Address or Location: 4 STONE SPRING CT. CATONSVILLE, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDMUND W. HOOVER JR
Address: 4 STONE SPRING CT.
CATONSVILLE, MD 21228

Telephone Number: 410 719 9505

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 615 -A Address 4 Stone Spring Ct.

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

Filing Date: 5/23/05 Posting Date: 6/5/05 Closing Date: 6/20/05

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- 615 -A Address 4 Stone Spring Ct.

Petitioner's Name Edmund & Beth Hoover Telephone 410-601-6226 wk.

Posting Date: 6/5/05 Closing Date: 6/20/05

Wording for Sign: To Permit a 72 inch high fence be located in the front of an adjoining property in lieu of the required 42 inch height.

**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. Koitoko, Director*

June 20, 2005

Edmund W. Hoover, Jr.
Beth Ann Hoover
4 Stone Spring Court
Catonsville, Maryland 21228

Dear Mr. and Mrs. Hoover:

RE: Case Number: 05-615-A, 4 Stone Spring Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 23, 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, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 9, 2005

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

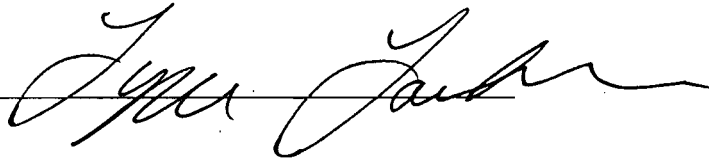
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-615- Administrative Variance

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 Curtis Murray in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 6, 2005

FROM: ^{DMK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2005
Item No. 607, 610, 614, 615, 616, 618,
620, 621, 623, 625, 628, 630, 631, 632

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-06062005.doc

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



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

Maryland Department of Transportation

Date: 6.3.05

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

RE: Baltimore County
Item No. 615 BPR

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

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

June 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **June 6, 2005**

Item No.: 595, ~~608-632~~

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

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

JUN 28 2005

FROM: John D. Oltman, Jr JDO

ZONING COMMISSIONER

DATE: June 28, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 6, 2005

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

05-611 *Granted 6/24/05*
05-613 *7/20 (BW)*
05-615 *LS - 6/23/05*
05-617 *LS - 6/30/05*
05-618 *LS - 6/27/05*
05-619 *7/20 (BW)*
05-620 *7/21 (BW)*
05-621 *7/21 (BW)*
05-622 *LS - 6/27/05*
05-624 *LS - 6/27/05*
05-628 *7/27 (gm)*
05-629 *8/4 (BW)*
05-631 *7/27 (gm)*

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr. *JO*

DATE: June 28, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 6, 2005

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

05-611

05-613

05-615

05-617

05-618

05-619

05-620

05-621

05-622

05-624

05-628

05-629

05-631

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

RECEIVED
DATE: June 9, 2005

JUN 10 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-615- 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 Curtis Murray in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

6 STONE SPRING CT.
CATONSVILLE, MD
21228
410-744-9426

April 6, 2005

To Whom It May Concern:

Mr. Hooven has discussed with us in detail the removal of their existing wooden fence which currently encloses his backyard and replacing it. The new fence will be bronze in color and ornamental aluminum in construction.

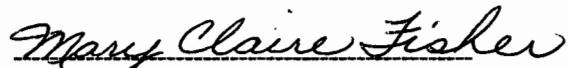
The new fence will be constructed along the existing wood fence line which is presently in place without any deviation.

We have no objections to this improvement as explained and feel it will enhance the area.

Therefore, we both agree to Mr. Hooven's plan.

Sincerely,


Stephen Fisher


Mary Claire Fisher

615

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

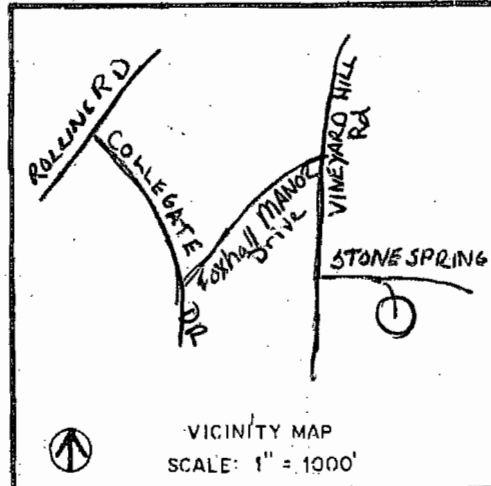
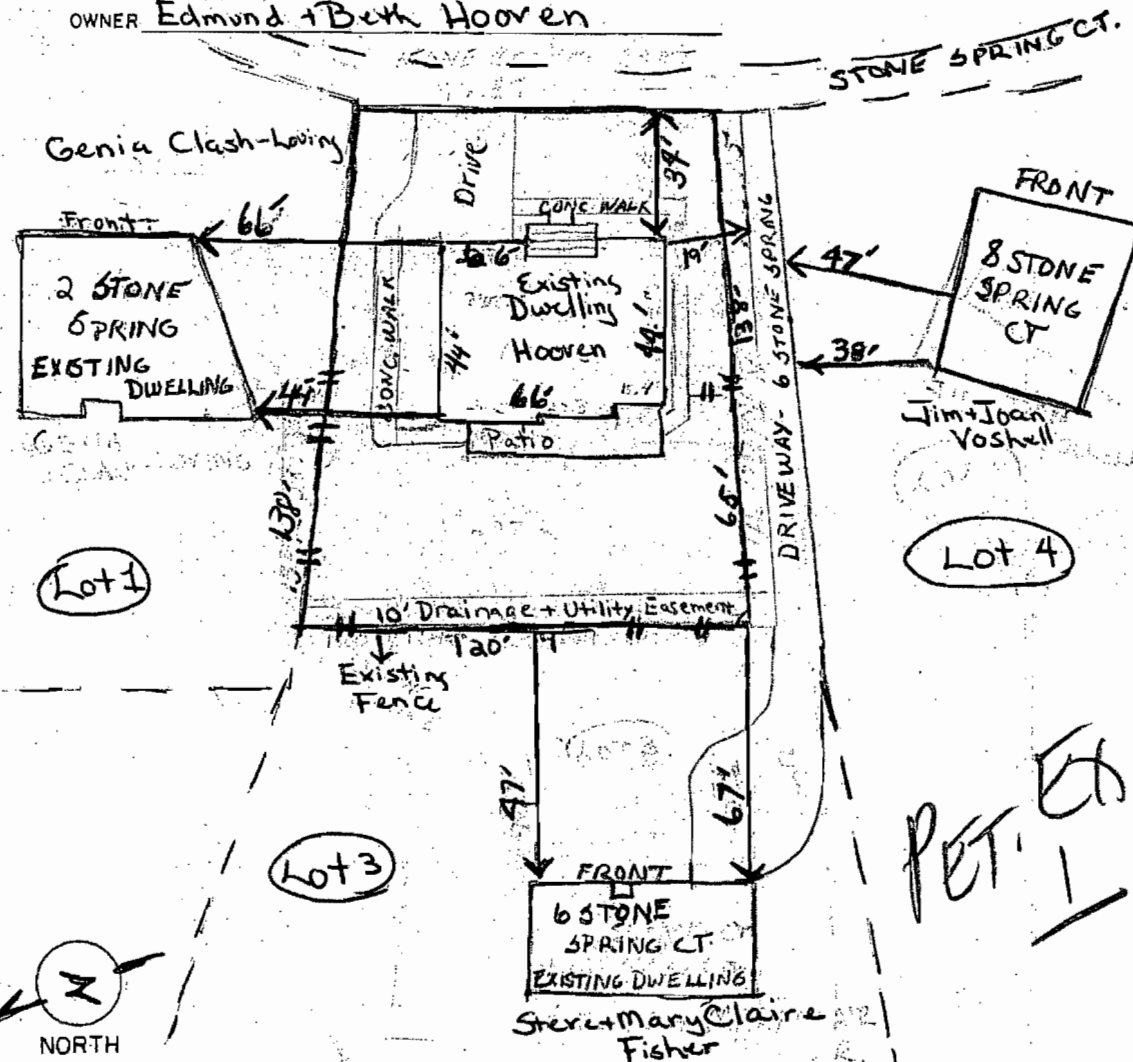
PROPERTY ADDRESS 4 STONE SPRING CT.

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

SUBDIVISION NAME FOXHALL FARMS

PLAT BOOK # 62 FOLIO # 124 LOT # 28 SECTION # 1

OWNER Edmond + Beth Hooven



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 108 A1

ZONING DR-2

LOT SIZE .339 ACRES 14766.84 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA	☐	☒
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100 YEAR FLOOD PLAIN	☐	☒
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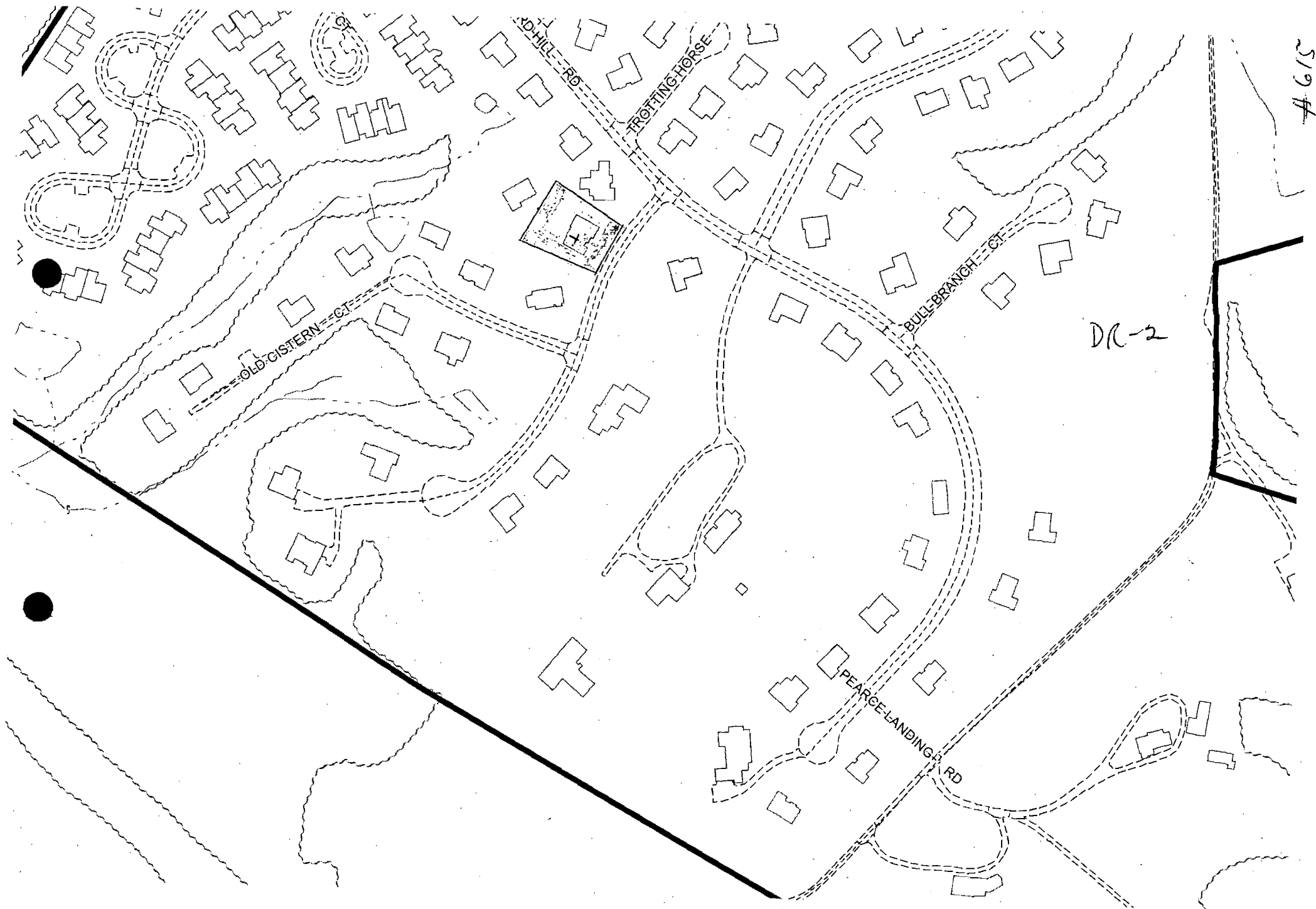
HISTORIC PROPERTY/ BUILDING	☐	☒
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PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY BR ITEM # 615 CASE # 05-615-A

PREPARED BY BETH HOOVEN

SCALE OF DRAWING: 1" = 50'



#615

DC-2

108 A1







