IN RE: PETITION FOR VARIANCE

N side Blackhead Road, 47 feet W c/l Mallard Road

(6624 Blackhead Road)

15th Election District

6th Councilmanic District

Helen Marie Gross

Petitioner

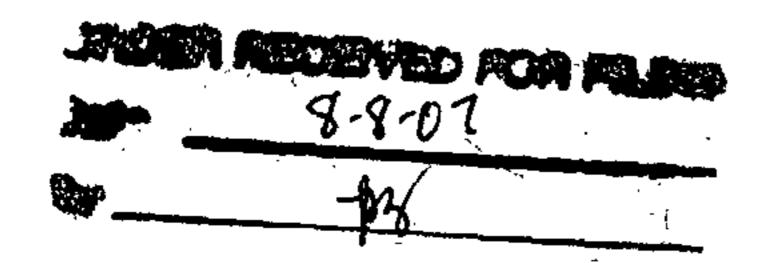
- * BEFORE THE
- * DEPUTY ZONING
- * COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 07-487-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Helen Marie Gross. Petitioner is requesting variance relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with open projection (carport) to have a property line setback of 3.9 feet in lieu of the required 35 feet. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 2.

Appearing at the hearing in support of the variance request was Helen Marie Gross, and her husband, John Gross. Also present was Vincent J. Moskunas with Site Rite Surveying Inc., the consultant who prepared the site plan.

It should be noted at the outset that the property is the subject of an active violation case (Case No. 07-0866) with the Division of Code Inspections and Enforcement. This stems from Petitioner allegedly performing renovation work and adding the carport addition without first obtaining necessary building, plumbing, and electrical permits. Petitioner was issued a Correction Notice on March 28, 2007. Those issues appear to have been resolved and the Code Enforcement case has been closed. However, the addition of the carport to the dwelling has

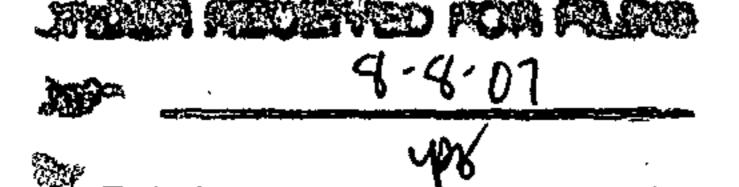


presented the aforementioned setback issue and, thus, Petitioner filed for a determination by this Commission of whether variance relief from the setback requirement should be approved.

The fact that a violation case existed is plainly not relevant to the decision on the variance relief requested in this Petition. On the one hand, Petitioner certainly cannot use the fact that the carport structure has been erected and been in use for a period of time to set a precedent in order to allow that use to continue. Nor does the fact that disapproval of the variance request may result in removal of the structure at Petitioner's cost and expense come into consideration of the zoning case, since this hardship was clearly self-imposed. On the other hand, the fact that a particular use may be occurring, which on its face could violate the regulations, and which was related to a Code Enforcement case, will not be held against Petitioner and is not taken into consideration in deciding the merits of this variance case.

Testimony and evidence presented revealed that the subject property is a rectangular-shaped parcel approximately 100 feet wide and 242 feet deep and contains 25,100 square feet or 0.576 acre, more or less, and zoned R.C.2. It is bordered by Bird River to the north and Blackhead Road to the south in the Bird River Beach subdivision located in the Chase area of Baltimore County, as more clearly shown on the site plan. The property is improved with a one-story frame dwelling built in 1986 and approximately 44 feet wide by 26 feet deep. The dwelling also contains a bump-out attached to the back of the home approximately 15 feet wide by 22 feet deep.

Petitioner and her husband purchased the property in 1973, and for the 30-plus years thereafter, the dwelling was rented to tenants. In addition, for the previous 57 years, Mr. and Mrs. Gross lived a few miles away at 5930 Ebenezer Road in a two-story dwelling. However, due to age and the feeling that their two-story home was unsuited to meet Petitioner's healthcare needs, they decided to move to the subject property earlier this year.



Mr. Gross indicated that while performing interior and exterior renovations to the property in March of this year, as well as laying concrete walks, a patio, and driveway, the carport was added onto the east side of their house, approximately 19.3 feet by 18.7 feet in dimension, so that during inclement weather conditions such as rain and snow, Mrs. Gross could safely come and go from the residence. This was necessary given his wife's medical difficulties, which have included arthritis, a heart bypass, and both knees replaced. Mr. Gross also indicated that his wife typically uses a walker to assist in her movement, and that slight ramps are needed at access points to the house, particularly from the doorway to the area where the driveway is located. He added that the safe operation of the ramps is best facilitated when under cover, hence the necessity of the carport. There is also a garage door that opens and closes on the back end of the carport for ventilation or to keep out the elements when necessary. When asked about the issue concerning the required permits prior to performing the renovation work and constructing the carport, Mr. Gross indicated that he "just did not think about permits" and that he was mostly concerned with erecting the carport in order to assist his wife's health and mobility.

Petitioner submitted photographs of the subject property and dwelling, and of the neighbor's adjacent property on the side of the home where the carport is located. These 12 photographs were collectively marked and accepted into evidence as Petitioner's Exhibit 3. The photographs reveal an attractive, well-kept home with stone and siding on the exterior, and a black shingle roof. The siding and roof pitch of the added carport appear to be consistent with those of the rest of the structure. Petitioners indicated that a privacy fence, approximately eight feet in length, was extended onto the front side of the carport in order to diminish a less than pleasing view of the neighboring property located at 6626 Blackhead Road. The photographs showed an accumulated amount of objects and belongings, as well as some debris, on the

neighboring property. Petitioners also indicated that they had no intentions to further modify or expand the carport.

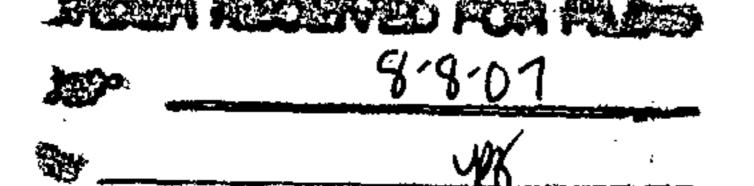
The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. ZAC comments received from the Department of Environmental Protection and Resource Management (DEPRM) dated July 10, 2007 indicates that it does not oppose Petitioner's variance request. The comment states however, that the proposal must comply with the Chesapeake Bay Critical Area Regulations, with the Limited Development Area (LAD) and Buffer Management Area (BMA) regulations. The comment further states that impervious surfaces are to be limited to 5,445 square feet, and that 15% tree cover must be provided.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The imposition of zoning on this property disproportionately impacts the subject property as compared to others in the zoning district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship, especially in light of the health and medical issues set forth by Petitioner in support of the need for the carport and the attendant variance relief.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that the



variance request should be granted with conditions consistent with the ZAC comments received from DEPRM.

THEREFORE, IT IS ORDERED, this ______ day of August, 2007 by this Deputy Zoning Commissioner, that Petitioner's variance request from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations to permit an existing single family dwelling with open projection (carport) to have a property line setback of 3.9 feet in lieu of the required 35 feet is hereby GRANTED subject to the following:

- 1. Petitioner may act in reliance on this Order upon receipt; however, Petitioner is hereby made aware that proceeding in any fashion at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
- 3. This property must comply with the Limited Development Area (LDA) and Buffer Management Area (BMA) regulations. Impervious surfaces are limited to 5,445 square feet. Any impervious surface in the 100-foot buffer will require mitigation or fee-in lieu. 15% tree cover must be provided.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

August 9, 2007

HELEN MARIE GROSS 6624 BLACKHEAD ROAD WHITE MARSH MD 21162

Re: Petition for Variance
Case No. 07-487-A
Property: 6624 Blackhead Road

Dear Ms. Gross:

Enclosed please find the decision rendered in the above-captioned case.

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure

c: Vincent J. Moskunas, Site Rite Surveying, Inc., 200 East Joppa Road, Room 101, Towson MD 21286





Datition for Variance

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	to the Zaning Commiss	ioner of Baltimore County
WOYLED .	for the pr	onerty incated at VV24 DIGCOMERU IDOG
		which is presently zonedRC2
vner(s) of the property id made a part hereof TO PERMIT PERMIT PERMIT	, hereby petition for a Variance from Second A MEXISTING SING CTION (CARPORT) コステング (CARPORT)	and Development Management. The undersigned, legal is described in the description and plat attached hereto ction(s) AOI, 3. B.3 (BCZR) LLE FAMILY DWELLING WITH TO HAVE A PROPERTY LINE (ZEQUIRED 35). Ing law of Baltimore County, for the following reasons:
		tached
roperty is to be posted or we, agree to pay expending and restriction	d and advertised as prescribed by the zo benses of above Variance, advertising, postions of Baltimore County adopted pursuant to	oning regulations. In any etc. and further agree to and are to be bounded by the zoning 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 Purchase		Legal Owner(s): Helen Marie Gross
Name - Type or Print	Name	Type or Print Welen Marie Gross Signature Helen Marie Gross Signature
Signature	•	Signature
· · · · · · · · · · · · · · · · · · ·	Telephone No.	Name - Type or Print
Address		
City	State Zip Code	Signature
Attorney For Petiti	ioner:	6624 Blackhead Road (410) 733-2260 Address Telephone No
ALLOTTICY TOTAL		White Marsh MD 21162
	City	State Zip Code
Name - Type or Print		Representative to be Contacted:
Signature		Site Rite Surveying, Inc.
Company		Name 200 E. Joppa Road, #101 (410) 828-906
· · · · · · · · · · · · · · · · · · ·	Telephone No.	Address
Address		Towson MD 21286 State Zip Code
City	State Zip Code	City State OFFICE USE ONLY
		ESTIMATED LENGTH OF HEARING
Case No.	487-A	UNIAVATI ARLE FOR HEARING
	Reviewed By	UNAVAILABLE FOR HEARING
REV 9/15/98	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

JOHN RECEIVED FOR FRANCE 8-8-07

REASONS TO ACCOMPANY VARIANCE PETITION #6624 BLACKHEAD ROAD

- Property owner does not own adjacent property in order to meet B.C.Z.R. setback requirements. The lots exist as shown on a recorded plat for "Bird River Beach" dated July 1923
- The carport was constructed without the knowledge of a required permit. Mr. and Mrs. Gross moved into the one story dwelling recently due to the physical health limitations of Mrs. Gross. Mr. Gross felt it important to have a protective barrier between his wife and inclement weather.
- This request is within the spirit and intent of the B.C.Z.R. and will not
 adversely affect the safety or welfare of the neighborhood.

ZONING DESCRIPTION #6624 BLACKHEAD ROAD

Beginning at a point on the north side of Blackhead Road which is 40 feet wide at the distance of 47 feet west of the centerline of Mallard Road which is 40 feet wide. Being Lots #63-66, in the subdivision of "Bird River Beach" as recorded in Baltimore County Plat Book #7, Folio #70, containing 25,100 S.F. Also known as 6624 Blackhead Road and located in the 15th Election District, 6th Councilmanic District.

Michael V. Moskupas

Michael V. Moskunas Reg. No. 21175

Site Rite Surveying, Inc. 200 E. Joppa Road Suite 101 Towson MD 21286 (410) 828-9060

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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:
Petitioner:
PLEASE FORWARD ADVERTISING BILL TO: Helen Givess
Address: 6624 Black head Foad :
White Marsh, MD 21162
Telephone Number: 410 733 2260

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Caso: # 07-487-A

6624 Blackhead Road

N/side of Blackhead
Road, 47 feet west of centerline of Mallard

Road

15th Election District -6th Councilmanic District Legal Owner(s): Helen Marie Gross

with open projection (carport) to have a property line setback of 3.9 feet in lieu of the required 35 feet.

Hearing: Wednesday, July 18, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204. Variance: to permit an existing single family dwelling

WILLIAM J. WISEMAN, III Zoning Commissioner for

Fing Commissioner's Of-finat (410) 887-3868. (For Information con-cering the File and/or Hearing the File and/or Ing Riview Office at (410) 887-3391. Baltimore County
NOTES: (1) Hearings are
Indicapped Accessible;
Special accommodaspecial accomm Please Contact

CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO ਨ once in each 5

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NE Booster/Reporter

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LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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Case: # 07-487-A

6624 Blackhead Road

N/side of Blackhead Road

15th Election District - 6th Councilmanic District
Legal Owner(s): Helen Marie Gross

Variance: to permit an existing single family dwelling with open projection (carport) to have a property line setback of 3.9 feet in lieu of the required 35 feet.

Hearing: Thursday, August 2, 2007 at 11:80 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for
special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For Information concerning the File and/or Hearing,
Contact the Zoning Review Office at (410) 887-3391.

JT 7/702 July 17

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in the following weekly newspaper published in Baltimore County, Md., once in each of THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing

LEGAL ADVERTISING 1 Sulman

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CERTIFICATE OF POSTING

RE: Case No.: 07-487-A

Petitioner/Developer: HELEN Gross

Date of Hearing/Closing: AUG. 2, 2007

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

Attention: Christen Matthews



Sincerely,

Signature of Sign Poster and Date)

CZAIZLANINE, MOORE
(Printed Name)

3225 RYEIZSON CIRCLE
(Address)

BALTIMOIZE, MD, 21227 (City, State, Zip Code)

(Telephone Number)

ZONING NOTICE CASE # 07-487-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING GOYMISSIONER IN TOWSON, VID

401 BOSLEY MISHUE

TOW SON, MD. 21204

THURSDAY, AUGUST 2, 2007 DATE AND TRUE: AT 11 00 A.M.

REQUEST: VARIANCE TO PERMIT AN

EXISTING SINGLE FAMILY DWELLING

WITH OPEN PROJECTION (CARPORT) TO HAVE

A PROPERTY LINE SETBACK OF 3.9 FEET IN LIEUOF THE REQUIRED 35 FEET.

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JAMES T. SMITH, JR. County Executive

May 14, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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Timothy Kotroco

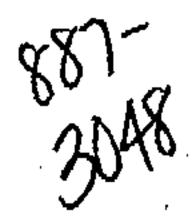
Director

TK:klm

C: Helen Marie Gross, 6624 Blackhead Road, White Marsh 21162 Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 3, 2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 3, 2007 Issue - Jeffersonian

Please forward billing to:

Helen Gross 6624 Blackhead Road White Marsh, MD 21162 410-733-2260

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WHILLIAM & WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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JAMES T. SMITH, JR. County Executive

July 9, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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Legal Owner: Helen Marie Gross

Variance to permit an existing single family dwelling with open projection (carport) to have a property line setback of 3.9 feet in lieu of the required 35 feet.

Hearing: Thursday, August 2, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:kim

C: Helen Marie Gross, 6624 Blackhead Road, White Marsh 21162 Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 18, 2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 17, 2007 Issue - Jeffersonian

Please forward billing to:

Helen Gross 6624 Blackhead Road White Marsh, MD 21162 410-733-2260

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WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT

THE ZONING REVIEW OFFICE AT 410-887-3391.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

July 26, 2007

Helen Marie Gross 6624 Blackhead Road White Marsh, MD 21162

Dear Ms. Gross:

RE: Case Number: 07-487-A, 6624 Blackhead Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 25, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr. Supervisor, Zoning Review

U. Callibal)

WCR:amf

Enclosures

c: People's Counsel Site Rite Surveying, Inc. 200 E. Joppa Road, #101 Towson 21286

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: August 2, 2007

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-487- 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 Laurie Hay 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

DATE: May 3, 2007

Management

FROM:

Dennis A. Kermedy, Supervisor

Bureau of Development Plans Review

Department of Permits & Development

SUBJECT:

Zoning Advisory Committee Meeting

For May 7, 2007

Item Nos. 07-474, 475, 477, 478, 479, 480,

481, 482, 483, 484, 486, and 487)

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-05032007.doc



Martin O'Malley, Governor Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: APKIL 30, 2007

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

RE:

Baltimore County

Item No. 7-487-A

6624 BLACKHEAD ROAD

GROSS PROPERTY

VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No.7-487-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

FOOL

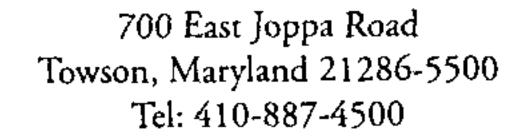
Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

Fire Department







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 May 4,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

Item Number: 474,475,477 and 479 through 487

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 Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



From:

Curtis Murray

To:

Hay, Laurie

Date:

8/1/2007 2:42:57 PM

Subject:

Fwd: Case 07-487-A — hearing is Thursday August 2 — Tom Bostwick's case

Laurie,

The hearing for the referenced case is tomorrow at 11:00. I need a comment from you! Patti came over requesting this today.

Thanks,

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
410-887-3480
Fax: 410-887-5862
cjmurray@co.ba.md.us

>>> Patricia Zook 07/27/07 11:29 AM >>> Curtis -

We need comments from Planning for case 07-487-A. This was originally scheduled in July, but postponed to August. The file came to us today and it doesn't contain Planning comments.

Thanks.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

CC:

Zook, Patricia





Patricia Zook - Case 07-487-A - hearing is Thursday August 2 - Tom Bostwick's case

From:

Patricia Zook

To:

Murray, Curtis

Date:

7/27/2007 11:29:44 AM

Subject:

Case 07-487-A – hearing is Thursday August 2 – Tom Bostwick's case

Curtis -

We need comments from Planning for case 07-487-A. This was originally scheduled in July, but postponed to August. The file came to us today and it doesn't contain Planning comments.

Thanks.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination 5wc

DATE:

July 10, 2007

SUBJECT:

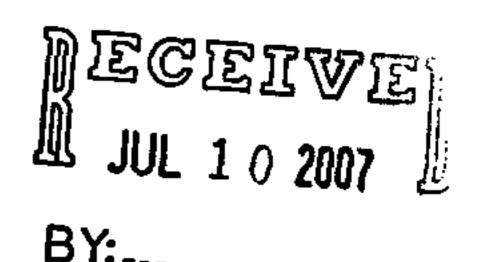
Zoning Item

07-487-A

Address

6624 Blackhead Road

(Gross Property)



Zoning Advisory Committee Meeting of April 30, 2007

_____ 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:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Name of March 2018 And Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property must comply with the Limited Development Area (LDA) and Buffer Management Area (BMA) regulations. Impervious surfaces are limited to 5,445 square feet. Any impervious surface in the 100-foot buffer will require mitigation or fee-in-lieu. 15% tree cover must be provided.

Reviewer:

Regina Esslinger

Date: 5/14/07

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 2, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

AUG 0 2 2007

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-487- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

Case No: <u>07-0866</u>

PDLV0102F Permits Development - Livability System View Cases

Address: 06624 BLACKHEAD DR Insp Area: 017 Dist: 000 Date Rcv: 3/28/2007 Grp: ENF Intk: BLANEY, R. Close: <u>4/30/2007</u> Activity: _____ Delete: <u>P</u> Problem: ADDITION & RENOVATIONS WITH OUT PERMITS BUILDING, PLUMBING & ELECTRIC BUILDING IN CRITICAL BAY AREA? SHED INSTALLED, SLAB DRIVEWAYS ARE BEING POURED ETC.,.._ CL Name: _____

CL Home Phone: _____ CL Work Phone: _____ Tax Acct. <u>1508651500</u>

Owner: <u>HELEN MARIE GROSS, 5930 EBENEZER RD WHITE MARSH MD 21162-1934</u>

F12=Cancel Enter=Continue

Case No: 07-0866

Notes: 07-0866 03/28/07 UPON INVESTIGATION - OWNER DOING WORK WITHOUT BUILDING /PLUMBING/ELECTRICAL PERMITS. CITED OWNER WITH FINES AND ISSUED CORRECTION NOTIC E. P/U 4/9/07 R.BLANEY/RW*** 4/9/07 ELECTRICIAN CALLED HOUSE HAS BEEN TESTED BY TESTING COMPANY SAID CIRCUIT S ARE OK AND REQUESTED SERVICE TO BE REINSPECTED FOR 4/10/07 ELECTRICIAN TO FILE A NEW PERMIT FOR OTHER WIRING. OWNER REQUESTED ANOTHER INSPECTION FOR 3/29/07 A ND 4/9/07. MR ALTMEYER AGREED. REFERED CASE TO C.PETTY. V.METALLO/JG*** 4/10/07 INSPECTED SERVICE OK TO RELEASE TO BGE P/U 4/24/07 C.PETTY/JG*** BE COMING INTO 4/24/07 CALLED CONTRACTOR AND HE SAID HE WILL HIS WEEK WITH TEST REPORT AND TO REOPEN ELECTRICAL PERMIT. P/U 4/29/07 C.PETTY/R W*** 4/30/07 CALLED CONTRACTOR LEFT MESSAGE ON ANSWERING MACHINE FOR HIM TO CALL ME. IN TOMORROW AND REVISE PER WITH TEST REPORT. HE WILL STOP MIT 5/3/07 CONTRACTOR REVISED PERMIT. CASE CLOSED. C.PETTY/RW***

Enter=Continue F12=Cancel

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Development Management Towson, MD 21204 (1)
127 5 7 12 1 English 176 12 Complete Language Language Inspection: 128 12 12 12 14 10-887-3620
Building Inspection: 410-887-3953 Electrical Inspection: 410-887-3960
BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE
Citation/Case No. Property No. Zoning:
Name(s): HEIFI) MARIE GROSS.
The standard of the field of the same of t
Address: S930 EBENEZZER ROAD WHITE MARSH WO 2 16
Violation Location: 6624 BCACICHEAN RO
DID UNLAWFULLY VIOLATE. THE FOLLOWING BALTIMORE COUNTY LAWS:
WORK ROUE WITHOUT PERMITS TAND
TOSPERATOROS DE UN COMO CONTRA EN CARROLLO CONCENSOR.
TO THE TENT OF THE PARTY OF THE
NOTED - BUILDING/PRUMBING-LEEFETRICAL
the first tenders be a first the second of t
Files of Inno For Building
For Founding
- 1000 FOR EZECTRICK
ELECTRICAL WIRING & EQUIPMENT TO BE
ESTED BY TEHIND PARTY - ALL WIRING
CONCEALED BEFORE REQUIRED INSPECTIONS
YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE: On or Before: Date Issued:
FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER
VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH. Print Name On the state of the
CONALA BEANEY
INSPECTOR: Konslil Beliner
PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK
UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN
RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:
On or Before:
HOP. 16 -07 MAYCH - 28 - 07
INSPECTOR:

VIOLATION SITE

PETITION FOR VARIANCE RE: 6624 Blackhead Road; N/s Blackhead Road, 47' W c/line Mallard Road 15th Election & 6th Councilmanic Districts

Legal Owner(s): Helen Marie Gross

RECEIVED

144Y - 4 2007

Per.

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-487-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of May, 2007, a copy of the foregoing Entry of Appearance was mailed Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

Max dimmerman

People's Counsel for Baltimore County

FAX COVER SHEET

SITE RITE SURVEYING, INC. 200 EAST JOPPA ROAD ROOM 101 TOWSON MD 21286

PHONE: (410) 828-9060 FAX: (410) 828-9066

SEND TO Zoning	Poept.	FRA	Bernadette L. Moskunas, VP DATE July 6,2007				
ATTENTION Kristen Ma	itthews	DA7					
FAX NO. 410-8	87-3048	Toto	I Pages including Co 2	уег:			
URGENT (Reply ASAP	🛘 Please Comment	□ Please Review	□ For Your Information			

RE: #07-487-A

#6624 Blackhead Road

Kristen,

Per our conversation and a conversation with Mr. Bill Wiseman, I regretfully ask for a postponement of the above referenced case no. I has been brought to my attention that the sign required to be posted by July 3, 2007 was not, therefore, the 15 day period cannot be met for the July 18th hearing. Obviously, to add insult to injury the notice will need to be published again. Please let me know when you are able to fit this into the Zoning Commissioner's schedule, hopefully, sooner than later. Thank you for your attention to the above.

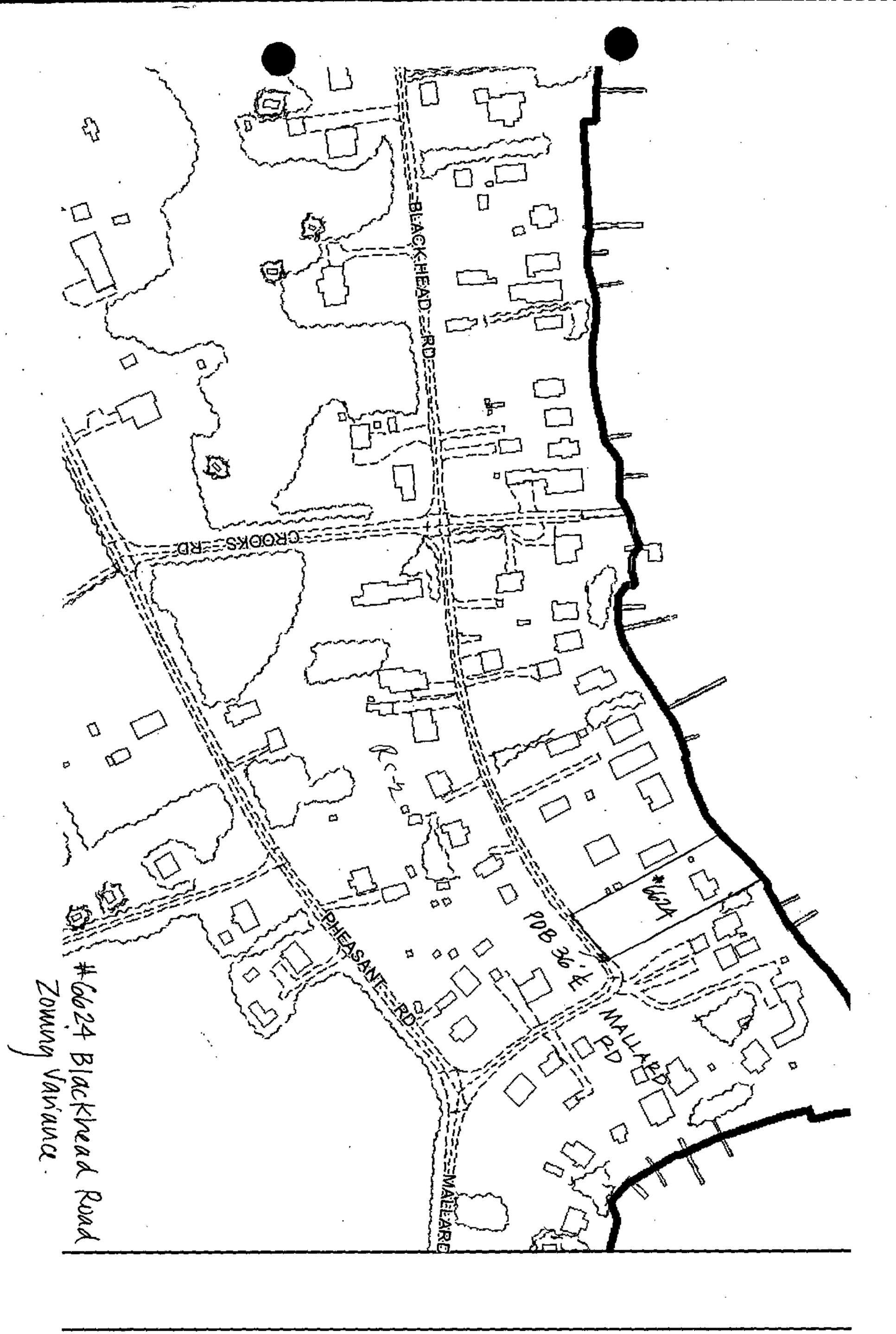
Bernadette

PLEASE PRINT CLEARLY

1-4 BLACK HEAD RD, CASE NAME 7 CASE NUMBER DATE 7/12/6-

PETITIONER'S SIGN-I

E- MAIL		VIH HVM@ AOLIGH								
CITY, STATE, ZIP	BA110, Md 21220	Townson Mo. 212-86								
ADDRESS	6624 Blackhead Kd-	200 E JOPPA. Ro.								
	Gross-Helen-John	SITE RITE SURVEYING, IUC								



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19 589 # 83m

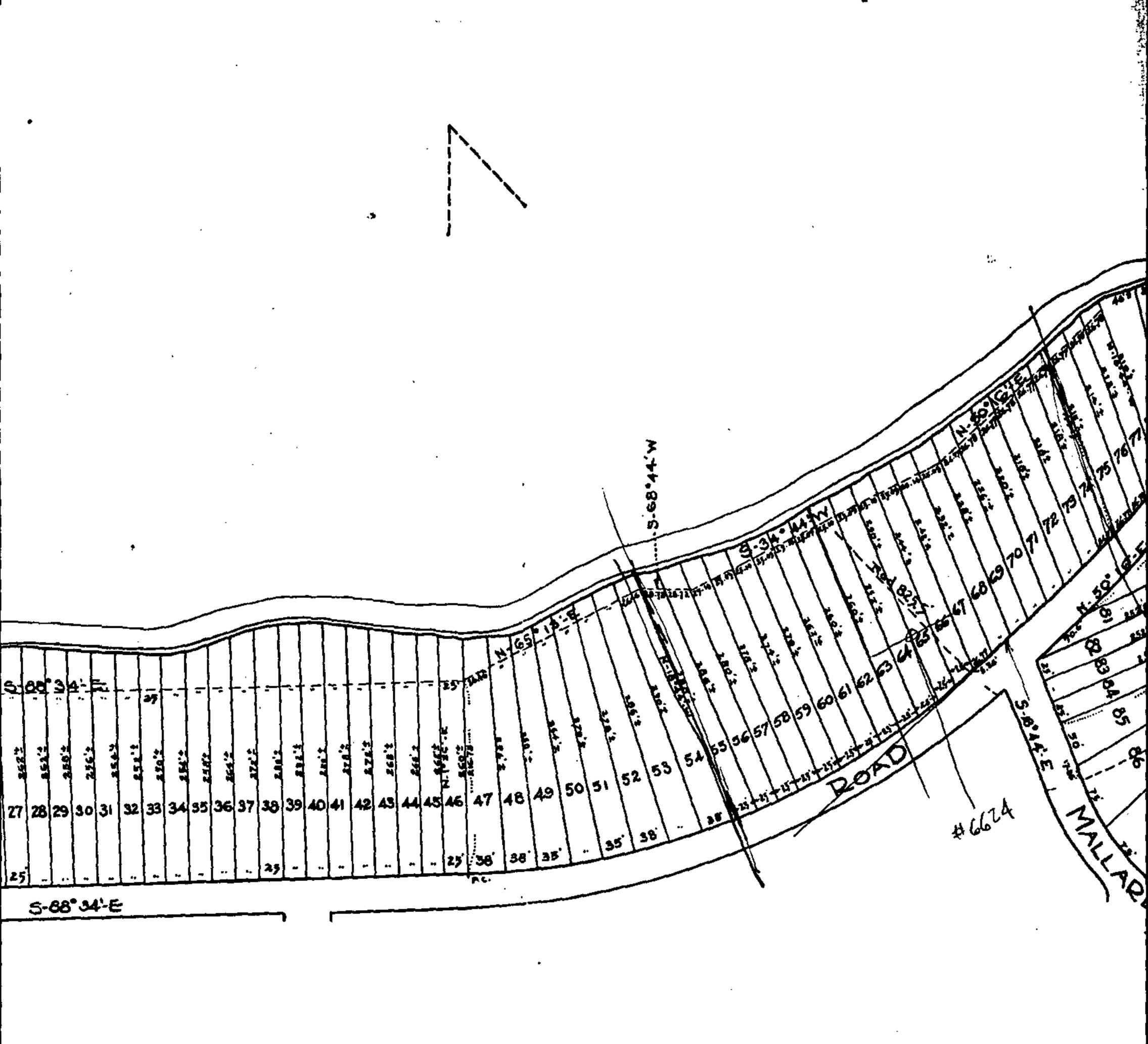
Case No.:	07-	487-	A	
case inc		_,		

Exhibit Sheet

Petitioner/Developer

Protestant

	·	
No. 1	Record Plato	
No. 2	Site Plan	
No. 3	Pustographs	
No. 4		
No. 5		
No. 6		
No. 7		-
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		
		,,,,,,,



BIRD RIVER BEACH

J.J. REQUARD & BROS. ~ CLAUDE L. HAMMOND

OVERLEA - MD.

PETITIONER'S

EXHIBIT NO.

J. SPENCE ITOWARD

Civil Engr Balto. Md.

Scale 1"-100' May 1923

Book#162&163 File 456

WPC 7PART 1-70

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Zoning Commissioner's Office 401 Bosley Avenue, Suite 405 County Courts Building Towson, Maryland, 21204

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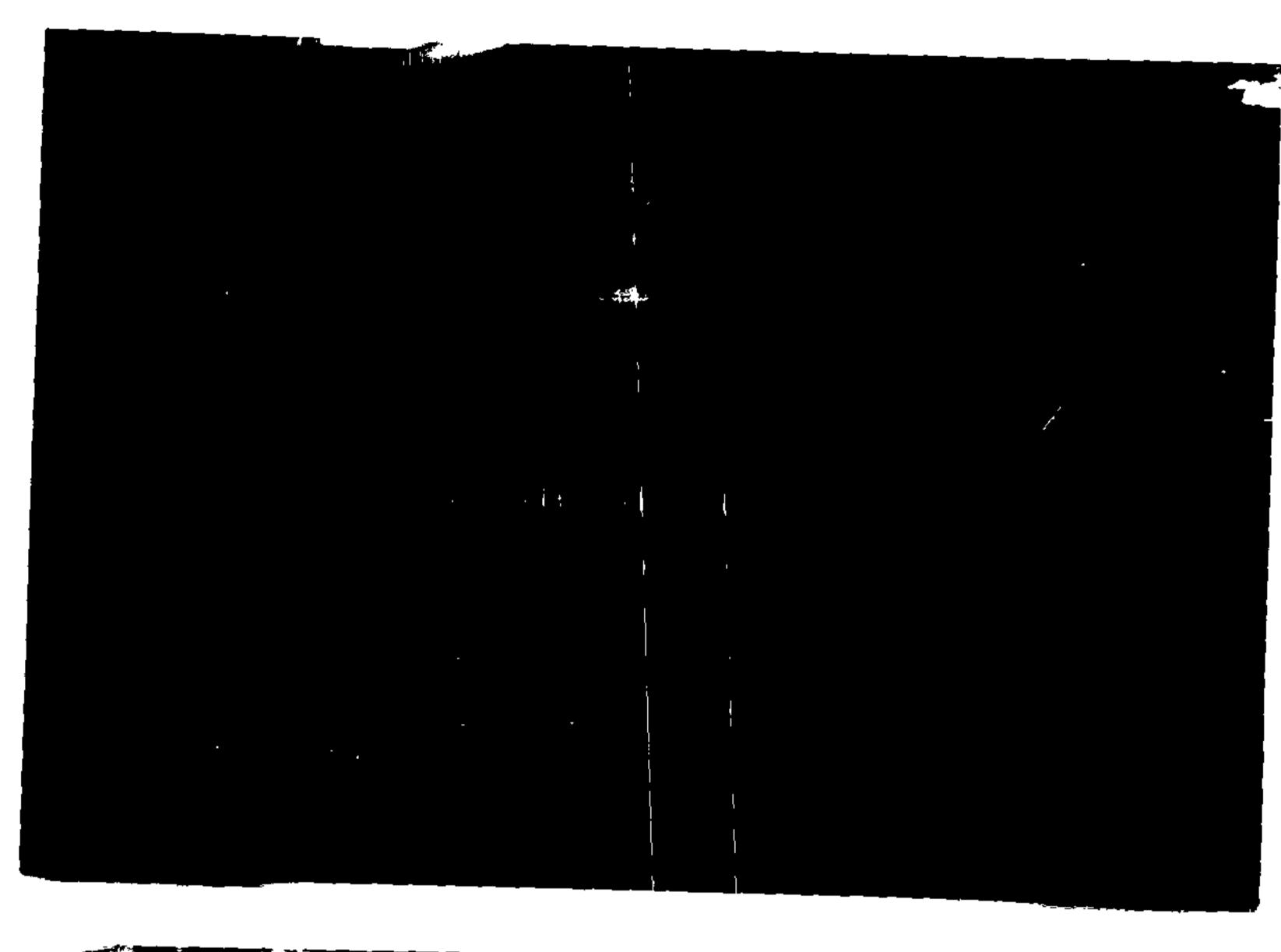
Return Service Requested

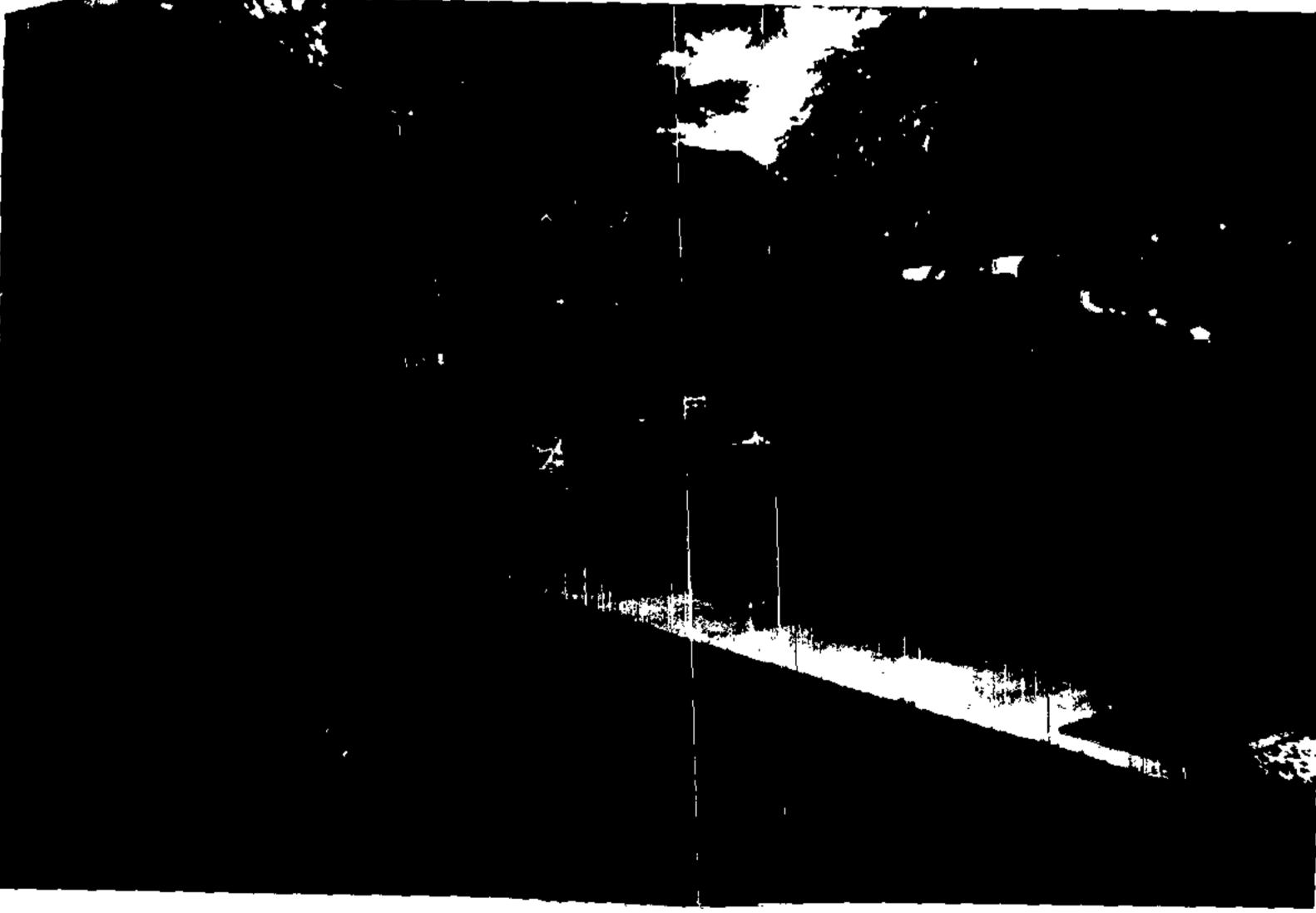


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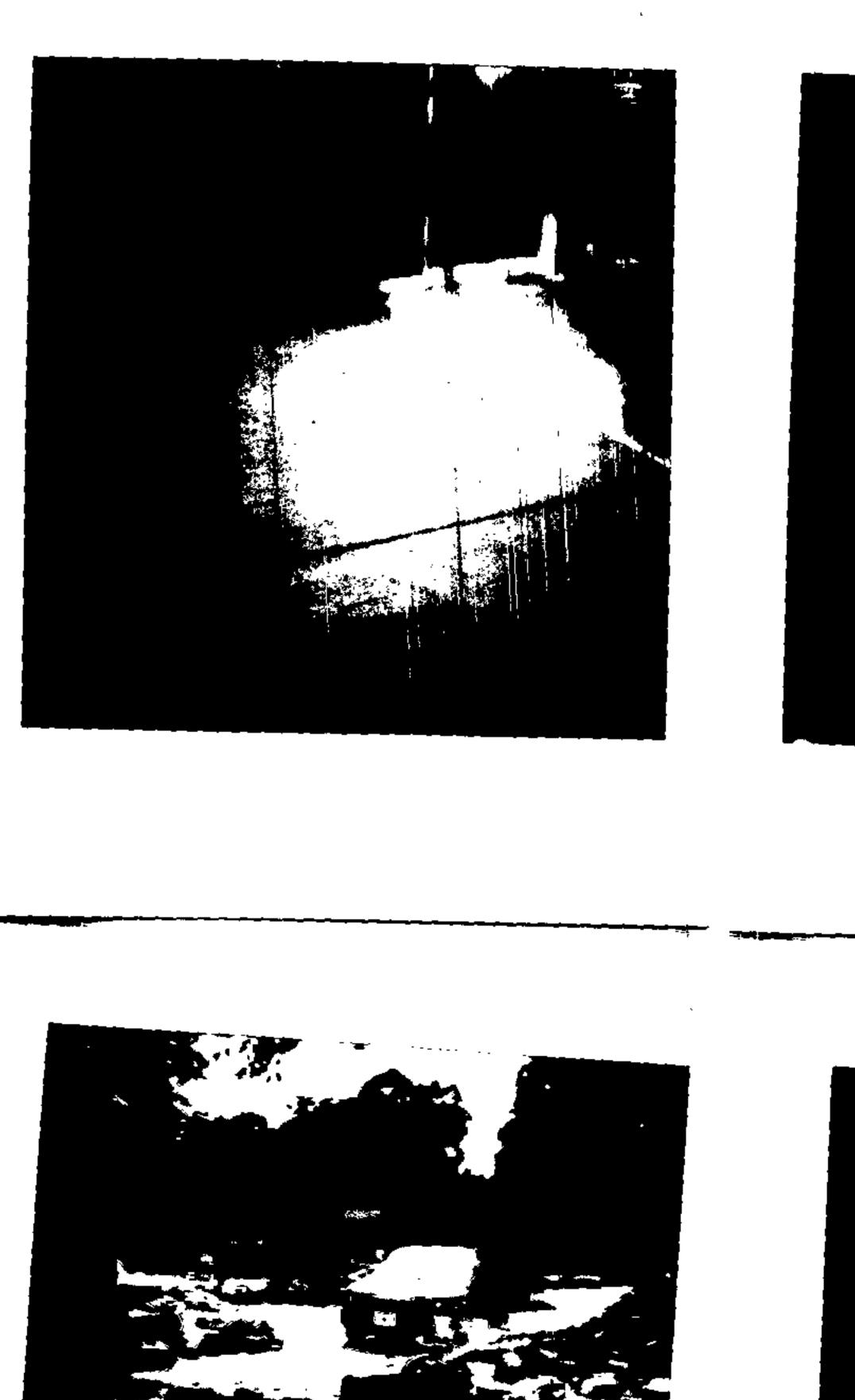


BALTIMORE COUNTY

Zoning Commissioner's Office 401 Bosley Avenue, Suite 405 County Courts Building Towson, Maryland, 21204

Dhalas 07-487-A

Return Service Requested







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