IN RE: PETITION FOR VARIANCE

N side Sulphur Spring Road, 500 feet W c/l Shelbourne Road 13th Election District 1st Councilmanic District (1116 Sulphur Spring Road)

William L. Nelson, Sr. and Catherine Nelson Petitioner

- * BEFORE THE
- * DEPUTY ZONING
- * COMMISSIONER
- * FOR BALTIMORE COUNTY
- * Case No. 08-034-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 owners of the subject property, William L. Nelson, Sr. and Catherine Nelson. Petitioners are requesting variance relief as follows:

- From Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a
 front yard setback of 25 feet and a side yard setback of 3 feet for a new dwelling under
 construction in lieu of the required 30 feet and 10 feet, respectively; and
- From Section 400.1 of the B.C.Z.R. to permit an existing accessory structure (garage) be located 0 feet from the property line in lieu of the required 2.5 feet.

The Property and the requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the hearing in support of the variance requests were Petitioners William L. Nelson, Sr. and Catherine L. Burley. There were no Protestants or other interested persons in attendance at the hearing.

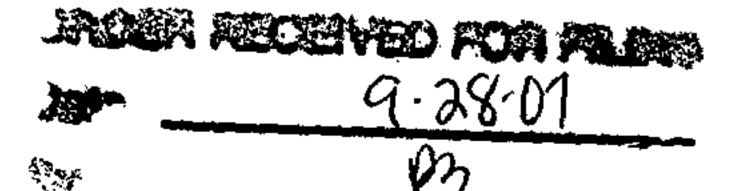
Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel, angled outward at the east end of the property. It is approximately 127 feet deep and measures approximately 300 feet wide along Sulphur Spring Road and 200 feet wide across the rear of the property. The lot also contains approximately 8,732 square feet, zoned D.R.3.5, and is

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<u> </u>	9-28-07
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located in the Arbutus area of Baltimore County. Real property tax records indicate that Petitioner Mr. Nelson obtained the property in 1979. Petitioners indicated the lot was improved with a dwelling which had been there for a very long time -- over 100 years -- and that they lived in the dwelling until recently. The lot was also improved with a two-car garage to the rear of the property on the far northwest corner abutting the rear and side yard property lines.

With the original dwelling in a state of disrepair, in April 2007, Petitioners razed the dwelling in order to build a new two-story replacement dwelling with an attached two-car garage. Petitioners also planned to keep the existing garage. Petitioners began construction of the new home but were made aware during routine county inspections of the work that the side of the dwelling with the attached garage would encroach too closely to the side yard setback line. Petitioners were also informed that with the new construction of the replacement dwelling, the existing garage structure had to comply with current zoning regulations as well. This is shown on a photograph of the side yard which was marked and accepted into evidence as Petitioners' Exhibit 3. Thus, Petitioners filed the instant Petition seeking variances from the front yard and side yard setback requirements for the newly constructed attached garage, and a variance from the lot line requirement for the existing garage.

In support of this request, Petitioners indicated that the size and configuration of their lot left them little alternative in terms of the placement of the new structure. As depicted in the site plan from August 2003 which was marked and accepted into evidence as Petitioners' Exhibit 2, only about one-third of the lot, located on the western side of the lot, is buildable. The lot slopes down to the east and is wooded with trees. This is shown on the photograph which was marked and accepted into evidence as Petitioner's Exhibit 4. The middle and eastern side of the lot also presents building challenges due to percolation problems stemming from an underground spring. As a result, Petitioners are forced to build the replacement dwelling closer to the side yard setback



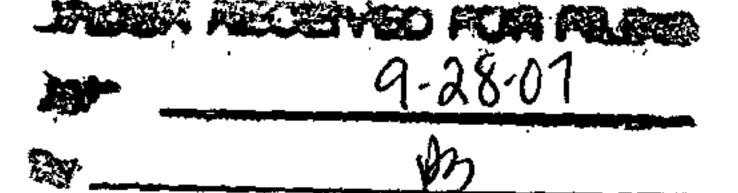
on the western side of the lot. In addition, Petitioners are in need of variance relief from the front setback requirement in order to place the home 25 feet from the property line instead of the required 30 feet due to the location of the existing garage on the rear of the property. If the home is placed further back, it will be unreasonably close to the existing garage.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The ZAC comment received from the Department of Environmental Protection and Resource Management (DEPRM) dated September 19, 2007 indicates that the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. There were no other comments from reviewing agencies.

Considering all the testimony and evidence presented, I am persuaded to grant the relief requested. I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests, including the configuration of the lot and the constraints on the lot which severely limit the available area on which to build. These are the kind of peculiar circumstances that make the regulations impact this property disproportionately compared to others in the district. Therefore I find the property unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. It would be almost impossible financially to move the existing footprint of the replacement dwelling further east, especially due to the downward slope of the lot and the percolation problems. It would likewise be prohibitive to attempt to move the existing garage the required 2.5 feet east in order to comply with the lot line requirements.

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 Petitioners, I find that Petitioners' variance requests should be granted.

THEREFORE, IT IS ORDERED, this ______ day of September, 2007 by this Deputy Zoning Commissioner, that Petitioners' variance requests as follows:

- From Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 25 feet and a side yard setback of 3 feet for a new dwelling under construction in lieu of the required 30 feet and 10 feet, respectively; and
- From Section 400.1 of the B.C.Z.R. to permit an existing accessory structure (garage) be located 0 feet from the property line in lieu of the required 2.5 feet.

be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

- 1. 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. 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).

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

9-28-01 20-28-01

4



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

September 28, 2007

WILLIAM L. NELSON, SR. AND CATHERINE NELSON 113 BROWNS TERRACE BALTIMORE MD 21227

Re: Petition for Variance
Case No. 08-034-A
Property: 1116 Sulphur Spring Road

Dear Mr. and Mrs. Nelson:

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.

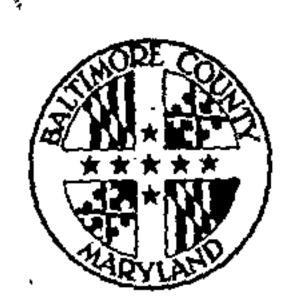
Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 116 Sulphur Soring ROAD
which is presently zoned DR-3.5

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

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship

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

for we could acress it. We didn't use the right did of the house because of the wet land and springs

Property is to be posted and advertised as prescribed by the zoning regulations.

regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

[. [] [] [<i>[] [] [] [] [] [] [] </i>	06600.		Local Ounce/ob		
Contract Purchaser/L	<u>.63366.</u>		Legal Owner(s):		
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	<del></del>	William L.N.	e15011 Sr.	·
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Signature		·	Signature L	Bueley	<del></del>
Address		Telephone No.	Name of Type of Print	e L Bull	in -lall
City	State	Zip Code	Signature		1. 475 -
Attorney For Petition	<u>er:</u>		1116 DUD	bur Spring Ko	1.443-220
			Address DALTO.	Md. 2122	Telephone No
Name - Type or Print	<del></del>	<del></del>	City	State	Zip Code
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Address	<del></del>	Telephone No.	Address	<del></del>	Telephone No.
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			OF	FICE USE ONLY	
$C_{non} M_n \qquad \Delta \hat{Y} \sim \hat{\alpha}$	041 - A		ESTIMATED LENG	TH OF HEARING	
Case No.	24-AD FOR		UNAVAILABLE FO		<del></del>

1B02.3.C.1 to permit a front yard setback of 25 ft. and a side yard setback of 3 ft. for a new dwelling under construction in lieu of the required 30 ft. and 10 ft., respectively; and Section 400.1 to permit an existing accessory structure (garage) be located zero ft. from the property line in lieu of the required 2.5 ft.

# ZONING DESCRIPTION

# Zoning Description For 1116 Sulphur Spring Road

BEGINNING for the same thereof in center of the Sulpher Spring Road at the end of the third line of all that parcel of land described in a Deed from Emil Budnitz, Trustee, to the said Sarah Dorsey, dated December 23rd, 1903 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 274, folio 100, &c., thence reversing said third line and binding thereon along the center of the Sulphur Spring Road, South 36 degrees west 309 feet 6 inches; thence north 2-3/4 degrees west parallel with the second line in the Deed hereinabove referred to 7-2/5 perches, more or less, to intersect the first line in the Deed hereinabove referred to; thence north 84-1/2 degrees east, binding on the first line in said Deed hereinabove referred to, 200 feet, more or less, to the beginning of the first line and the ending of the fourth line in the said Deed hereinabove referred to; thence reversing said fourth line in the said Deed hereinabove referred to; thence reversing said fourth line in the said Deed hereinabove referred to; thence reversing said fourth line and binding thereon south 46 degrees east 12 perches to the place of beginning in the Sulphur Spring Road aforesaid. The improvements thereon being known as No. 1116 Sulphur Spring Road.

# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baitimore 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:

Case: # 08-034-A

1116 Sulphur Spring Road

N/side of Sulphur Spring Road, 500 feet west of centerline of Shelbourne Road

13th Election District - 1st Councilmanic District

Legal Owner(s): William L. Nelson, Sr. & Catherine L. Burley

Variance: to permit a front yard setback of 25 feet and a side yard setback of 3 feet for a new dwelling under construction in lieu of the required 30 feet and 10 feet respectively; and to permit an existing accessory structure (garage) be focated zero feet from the property line in lieu of the required 2.5 feet.

Hearing: Thursday, September 27, 2007 at 11:00 a.m. in Room 407, County Courts Bullding, 401 Bosley.

Avenue, Towson 21204.

= J. WISEMAN, WILLIAM

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing. Contact the Zoning Review Office at (410) 887-3391.

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hat the annexed advertisement was published eessive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., Street THIS IS TO CERTIFY, .20*Q* each of once in

The Jeffersonian

Arbutus Times

Catonsville Times Towson Times Owings Mills Times

'Reporter NE Booster/

North County News

Wulling.

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET AND FINANCE MISCELLANEOUS RECEIPT

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8 E .... PORT NORTH NORTH NATIONAL CONTRACTOR Which with \$45,(B) ********* Baltimire Comming Burnand 孔精 独 CASHIER'S PAID PETER F. 157 Mecan 101 **E** 20 PM · (*; HEINES 7/20/2007/ 끟 3 Amount 0 0 No. 3887 Date: Acct BS Rept Cate Total: Sub Rev 1 1.6 Source Rev PINK - AGENCY Org Sub Orgn Agcy 700 WHITE - CASHIER DISTRIBUTION Fund Rec From: For:

VALIDATION

YELLOW - CUSTOMER

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# **CERTIFICATE OF POSTING**

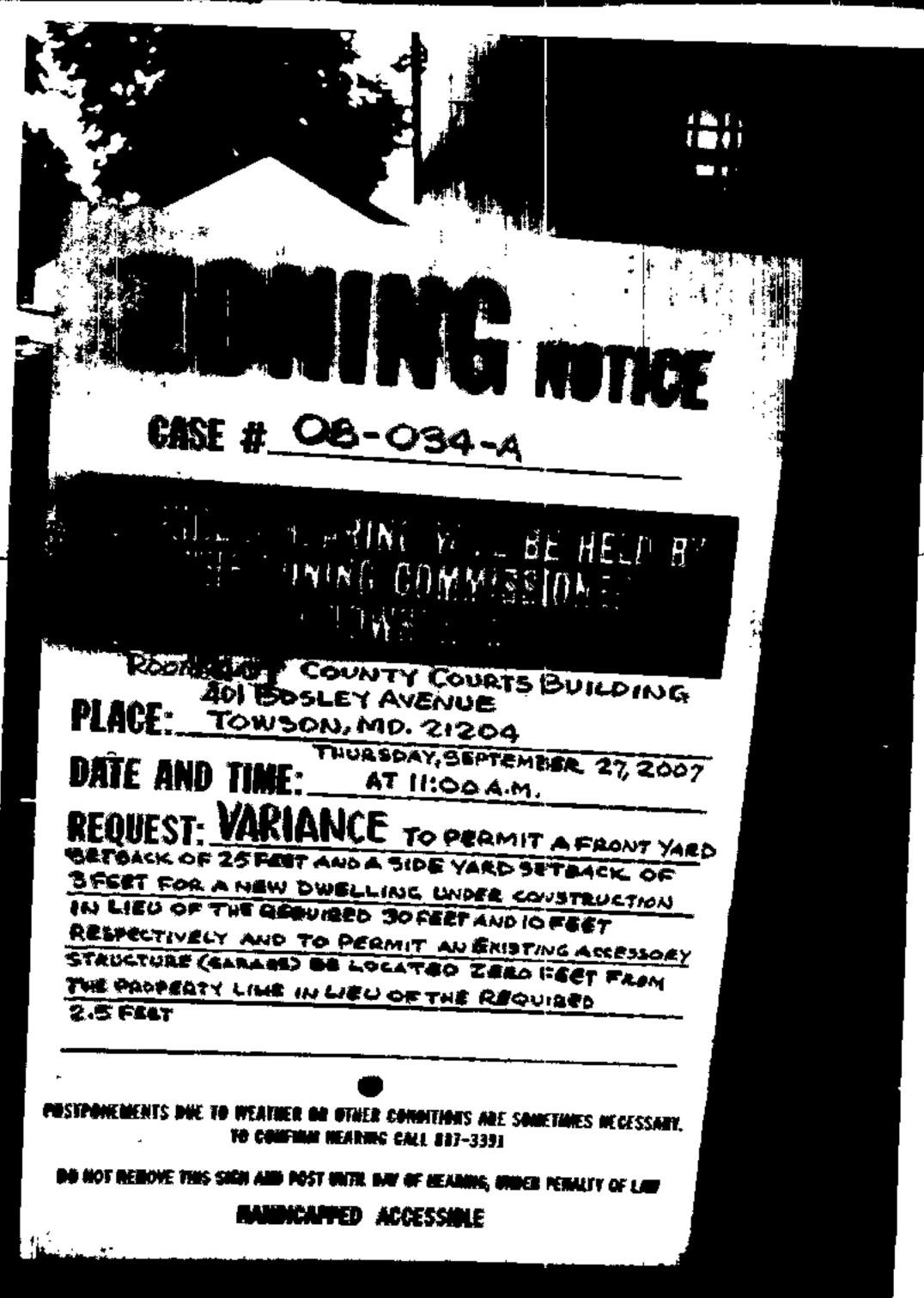
Baltimore County Department of Permits and Development Management County Office Building, Room 111 _ 111 West Chesapeake Avenue Towson, MD 21204 Attention: Christen Matthews Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the propery located at _ #1116 SULPHUR SPRING ROAD The sign(s) were posted on SEPT. | | (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) CARLAGEDE, MORE
(Printed Name) 3225 RYERSON CIRCLE BAUTIMORE, MD, 21227 (City, State, Zip Code) (Telephone Number)

RE: Case No.: 08-034-A

Petitioner/Developer: NELSON & BURLOY

Date of Hearing/Closing: SEPT. 27, 7007







JAMES T. SMITH, JR. County Executive

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

## 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:

CASE NUMBER: 08-034-A

1116 Sulphur Spring Road

N/side of Sulphur Spring Road, 500 feet west of centerline of Shelbourne Road

13th Election District – 1st Councilmanic District

Legal Owners: William L. Nelson, Sr. & Catherine L. Burley

<u>Variance</u> to permit a front yard setback of 25 feet and a side yard setback of 3 feet for a new dwelling under construction in lieu of the required 30 feet and 10 feet respectively; and to permit an existing accessory structure (garage) be located zero feet from the property line in lieu of the required 2.5 feet.

Hearing: Wednesday, September 19, 2007 at 11:00 a.m. in Room 106, County Office Building,

Horoco III Provins

Timothy Kotroco

Director

TK:klm

C: William Nelson, Sr. & Catherine Burley, 1116 Sulphur Spring Road, Baltimore 21227

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 4, 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, September 11,2007 Issue - Jeffersonian

Please forward billing to:

William L. Nelson, Sr. 1116 Sulphur Spring Road Baltimore, MD 21227

443-220-4781

# NOTICE OF ZONING HEARING

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Hearing: Thursday, September 27, 2007 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391

101 1-8363 410-24



JAMES T. SMITH, JR. County Executive

TIMOTHY September 06p2007

Department of Permits and

Development Management

# **NEW 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:

CASE NUMBER: 08-034-A

1116 Sulphur Spring Road

N/side of Sulphur Spring Road, 500 feet west of centerline of Shelbourne Road

13th Election District – 1st Councilmanic District

Legal Owners: William L. Nelson, Sr. & Catherine L. Burley

<u>Variance</u> to permit a front yard setback of 25 feet and a side yard setback of 3 feet for a new dwelling under construction in lieu of the required 30 feet and 10 feet respectively; and to permit an existing accessory structure (garage) be located zero feet from the property line in lieu of the required 2.5 feet.

Hearing: Thursday, September 27, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: William Nelson, Sr. & Catherine Burley, 1116 Sulphur Spring Road, Baltimore 21227

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPT. 12, 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, September 4,2007 Issue - Jeffersonian

Please forward billing to:
William L. Nelson, Sr.
1116 Sulphur Spring Road
Baltimore, MD 21227

443-220-4781

# 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:

CASE NUMBER: 08-034-A
1116 Sulphur Spring Road
N/side of Sulphur Spring Road, 500 feet west of centerline of Shelbourne Road
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Legal Owners: William L. Nelson, Sr. & Catherine L. Burley

<u>Variance</u> to permit a front yard setback of 25 feet and a side yard setback of 3 feet for a new dwelling under construction in lieu of the required 30 feet and 10 feet respectively; and to permit an existing accessory structure (garage) be located zero feet from the property line in lieu of the required 2.5 feet.

Hearing: Wednesday, September 19, 2007 at 11:00 a.m. in Room 106, County Office Building,

1 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

# 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.

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Petitioner	: Willia	m L	inwood	NRISON		<del>.</del> .	
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Revised 7/11/05 - SCJ



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

September 18, 2007

William L. Nelson, Sr. Catherine L. Burley 113 Browns Terrace Baltimore, MD 21227

Dear Mr. Nelson and Ms. Burley:

RE: Case Number: 08-034-A, 1116 Sulphur Spring Road

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 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,
U. Call Richall D

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf Enclosures

c: People's Counsel



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

Neil J. Pedersen, Administrator

John D. Porcari, Secretary

Maryland Department of Transportation

Date: July 23, 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. 8-34-A 1116 SULPHUR SPRINGRD NELSON BURLEY 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. 8-34-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,

McMae T. Daug A Steven D. Foster, Chief Fon Engineering Access Permits

Division

SDF/MB



JAMES T. SMITH, JR. County Executive

JOHN J. HOHMAN, Chief
Fire Department

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

July 25, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 23, 2007

Item Number: 020 through 034

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

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

NECEIVEN AUG 0 6 2007

BY:____

**DATE:** August 2, 2007

**SUBJECT:** 

Zoning Advisory Petition(s): Case(s) 08-034- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

# BALTIMORE COUNTY, MARYLAND

# Inter-Office Correspondence



TO:	Timothy	Timothy M. Kotroco										
FROM:	Dave Ly	Dave Lykens, DEPRM - Development Coordination 301										
DATE:	Septemb	er 19, 2007		DECETT SEP 1 9 2								
SUBJECT	C	Zoning Item # 08-34-A Address 1116 Sulphur Spring Road (Nelson/Burley Property)										
Zc	oning Advisor	y Committee Meeting	g of 7/23/07	BY:								
	_	of Environmental Pre above-referenced zo	otection and Resource oning item.	Management has no								
<del></del>	<b>-</b>	Department of Environmental Protection and Resource Management offers llowing comments on the above-referenced zoning item:										
	Protection	on of Water Quality, S	must comply with the streams, Wetlands and the Baltimore County	l Floodplains (Sections								
	Conserv	* * *	must comply with the ctions 33-6-101 through									
	Critical	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).										
<u>A</u>	dditional Com	ments:										
•												
Re	eviewer: J	ohn Russo	Date:	8/9/07								

# BALTIMORE COUNTY, MARYLAND

## INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** July 30, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For July 30, 2007

Item Nos. 08-020, 021, 022, 023, 026, 029, 031, 032, 033, and/034

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

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS-07302007.doc

RE: PETITION FOR VARIANCE
1116 Sulpher Spring Road; N/S Sulphur
Spring Road, 500' W c/line Shelbourne Rd
13th Election & 1st Councilmanic Districts
Legal Owner(s): William Nelson, Sr.

& Catherine Burley

BEFORE THE BOARD

OF APPEALS

* FOR

Petitioner(s) *

**BALTIMORE COUNTY** 

* 08-034-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 all 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 27th day of July, 2007, a copy of the foregoing Entry of Appearance was mailed to, William Nelson & Catherine Burley, 1116 Sulpher Spring Road, Baltimore, MD 21227, Petitioner(s).

RECEIVED

JUL 27 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.

PLEASE PRINT CLEARLY

NAME	CASE NUMBER	DATE
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# PETITIONER'S SIGN-IN SHEET

E-MAIL	> 113 Brawus Tarace									
CITY, STATE, ZIP	Salk Mille									
ADDRESS	Muly Harbardunk									
NAME	Matheman & Suland									



PETITIONER'S

EXHIBIT NO.

