

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
S/S Pebble Lane, 130' SE of c/line of	*	ZONING COMMISSIONER
Cinder Road & Pebble Lane, Lot 3		
(6 Pebble Lane)	*	FOR
8 th Election District	*	BALTIMORE COUNTY
3 rd Council District		
	*	Case No. 08-420-SPHA
Dale L. Craig, et ux		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Dale L. Craig, and his wife, Katharine D. Craig. The Petitioners seek relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a single lot amendment for Lot 3 Section 2 only, of the Third Amended Final Development Plan for "Roc Valley" and specifically to show a rear yard set back of 18 feet in lieu of the required 30 foot setback depicted on the plat. A variance is also requested by the Petitioners for relief from Section 1B02.3C.1 of the (1975) B.C.Z.R. to permit a single-family dwelling with an addition to have a rear yard setback of 18 feet in lieu of the required 40 feet.¹ The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Dale Craig, property owner, and Bruce E. Doak, a property line surveyor with Gerhold, Cross & Etzel, Ltd.,

¹ Section 1B02.3B provides for special regulations applicable to existing developments. In this regard, the minimum standards for net area, lot width ... and *rear yard depth* are to be prescribed by the zoning regulations applicable at the time the plan was approved. In this case, the minimum controlling setbacks are as outlined in the tables found in B.C.Z.R. Section 1B01.2C.

ORDER RECEIVED FOR FILING
 Date 5-27-08
 By [Signature]

the engineering firm that prepared the site plan for the subject property. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is a triangularly shaped parcel, consisting of approximately 0.4222 acres (18,391 square feet), more or less, zoned D.R.2 and located in the Timonium area. The property is identified as Lot 3, Section 2, on a plat entitled "Plan of Subdivision – Roc Valley", recorded in the land records of Baltimore County at Plat Book 49, Folio 88. Petitioners have owned and resided on the property since 1983. The property is improved with a modest 1-½ story (Cape Cod) single-family dwelling that fronts on Pebble Lane. It is the Petitioners desire to add a small addition (20' wide x 16'5" deep) at the rear of their 2,407 square foot home. It is this addition that would enlarge the family room, kitchen and breakfast nook that creates a need for a variance from the applicable requirements as it encroaches into the rear yard setback as noted. It was Mr. Craig's opinion that the proposed improvements, at this location on the property, would be in complete harmony with the rest of the neighborhood. Mr. Doak testified that a grant of the requested variance would be in harmony with the intent of the zoning regulations and would create no injury to public health, safety and general welfare. As to the need for a special hearing and zoning approval to amend the development plan, Mr. Doak stated his belief that this is not necessary. Essentially, it was his testimony that the planner in the Zoning Review Office felt that a special hearing was needed. Mr. Doak stated that based on his experience the setbacks were not changing and the variance being requested was to allow the proposed addition only to cross the existing setback lines. While I find that he is correct that the minimal building setbacks as shown on the development plan are not changing, the proposed addition nevertheless will extend beyond the 30 foot minimum building setback line as provided for Lot 3 and as shown on the subject Third Amended Final Development Plan. During the hearing, I indicated my acceptance with Mr. Doak's position and stated that I would ultimately dismiss the special hearing petition as moot.

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Date 5-27-08
BY [signature]

After further consideration, however, and revisiting the applicable regulations, I find that special hearing relief is needed.

The review, approval, and amendment of Final Development Plans is provided in B.C.Z.R. Section 1B01.3A.7. Pursuant to that section, I may approve an amendment to a previously approved Final Development Plan if I determine: (1) the requirements of B.C.Z.R. Section 502 are met, (2) the amendment is in accordance with the Comprehensive Manual of the Development Policies (C.M.D.P.) as determined by the Office of Planning, and (3) the amendment is consistent with the spirit and intent of the B.C.Z.R.

With regard to the particular items identified in B.C.Z.R. Section 502, I am required to evaluate the adverse impact of the proposed amendment on the surrounding properties. I note that the property at issue is at the far end of an existing residential subdivision. The property to the rear of the home contains an existing 10-foot drainage and utility easement and further south the homeowners open space area designated as the property of Deer Fox Association, Inc. is heavily wooded. As such, it is unlikely that a dwelling or any structure or use could be located on this adjacent property. As to the instant dwelling and proposed addition, it is unlikely that it could be located on the property in any other location other than where it is situated on Petitioner's Exhibit. Indeed, it is hard to imagine what adverse affects on neighboring properties could be generated by the proposed amendment, and there was no testimony of any anticipated adverse affects by any County reviewing agency or neighboring property owners. Therefore, although I do not enumerate each of the subsections of B.C.Z.R. Section 502, I specifically find that the proposed amendment to the Third Amended Final Development Plan for Lot 3, Section 2, of "Roc Valley" is necessary and that it meets all of the requirements of that section.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. and *Cromwell v. Ward*, 102 Md. App. 691 (1995). The variance in this case is driven

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Date 5-27-08
By [signature]

by the configuration and size of the lot. Strict compliance with the regulations would cause a practical difficulty upon the Petitioners in that a reasonable use of the land would not be permitted. Finally, the neighbors are not opposed to the proposed. Thus, I find that relief can be granted without detrimental impact to the adjacent properties.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

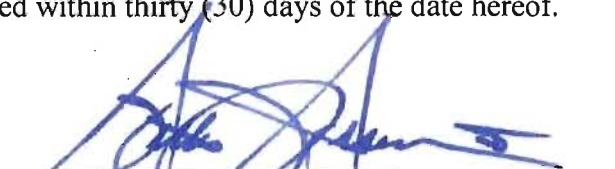
THEREFORE, IT IS ORDERED by this Zoning Commissioner for Baltimore County, this 27th day of May 2008, that the Petition for Special Hearing is granted and the proposed amendment of the Third Amended Final Development Plan for "Roc Valley", as reflected in Petitioners' Exhibit 1, be and is hereby APPROVED; and

IT IS FURTHER ORDERED that the Petition for Variance to permit a single-family dwelling with an addition to have a rear yard setback of 18 feet in lieu of the required 40 feet, pursuant to Section 1B02.3C.1 of the (1975) Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the approval set forth herein is subject to the following condition:

- 1) The Petitioners may apply for their 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 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.

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



WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 5-27-08
By [Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 27, 2008

Dale L. Craig
Katharine D. Craig
6 Pebble Lane
Lutherville, Maryland 21093

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE

S/S Pebble Lane, 130' SE of c/line of Cinder Road & Pebble Lane, Lot 3
(6 Pebble Lane)
8th Election District - 3rd Council District
Dale L. Craig, et ux - Petitioners
Case No. 08-420-SPHA

Dear Mr. and Mrs. Craig:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been approved and the 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Suite 100,
Towson, MD 21286
People's Counsel; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6 PEBBLE LAKE
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve SEE ATTACHED

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

I, or we, agree to pay expenses of above Special Hearing, 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):

DALE CRAIG

Name - Type or Print

Signature

KATHARINE CRAIG

Name - Type or Print

Signature

6 PEBBLE LAKE

Address

Telephone No.

LUTHERVILLE, MD 21093

City

State

Zip Code

Representative to be Contacted:

BRUCE DOAK

c/o GERHOLD, CROSS & ETZEL

Name

320 E. TOWSONTOWN BLVD SUITE 100

Address

Telephone No.

TOWSON MD 21286

City

State

Zip Code

410-823-4470

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 08-420-SPHA

ORDER RECEIVED FOR FILING

Date 5-27-08

By [Signature]

Reviewed By [Signature]

Date 3/7/08

SPECIAL HEARING REQUESTED

approve a civil consent for
TO AMEND LOT #3 ONLY OF THE THIRD AMENDED FINAL DEVELOPMENT
PLAN "ROC VALLEY" AND ~~TO HAVE A REAR YARD SET BACK OF 18' IN~~
~~LIEU OF THE REQUIRED 30' SET BACK SHOWN ON THE PLAT.~~

Section 2 of



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6 Pebble Lane

which is presently zoned DR 2

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

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

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 bound 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):

Dale Craig

Name - Type or Print

Signature

Katharine Craig

Name - Type or Print

Signature

6 Pebble Lane

Address

Telephone No.

Lutherville MD

City

State

21093

Zip Code

Representative to be Contacted:

GERHOLD, CROSS, & ETZEL

BRUCE DOAK c/o G.C. & E.

Name SUITE 100

320 E. TOWSON TOWN BLVD

Address

Telephone No.

TOWSON MD

City

State

823-4470

21286

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

3/7/08

Case No. 08-420-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

5-27-08

By

aw

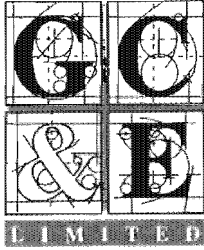
VARIANCES REQUESTED

TO PERMIT A REAR YARD SETBACK OF 18' IN LIEU OF THE REQUIRED 40'
PER SECTION 1B02.3.C.1 OF THE 1975 B.C.Z.R. 1)

a SFD with addition to have a

①

this section of the BCZR a



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

March 7, 2008

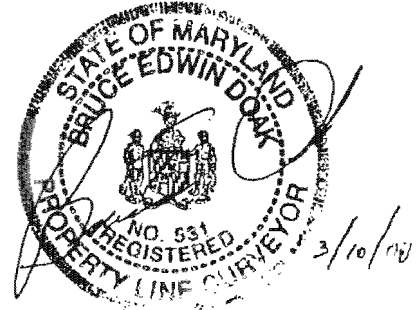
ZONING DESCRIPTION FOR THE CRAIG PROPERTY

6 Pebble Lane
Baltimore County, Maryland

Beginning for the same at a point of intersection on the South side of Cinder Road and the West side of Pebble Lane, thence running along the south side of Pebble Lane in a South Easterly direction 120 feet to the point of beginning.

Being lot # 3, Section # 2 in the subdivision of "Roc Valley" as recorded in Baltimore County Plat Book # 49, Folio # 88, containing 18,392 square feet. Also known as 6 Pebble Lane and located in the eighth election district, third councilmanic district.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



08-420-SPAA

**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: 08-420-SPHA

Petitioner: Dale CRAIG

Address or Location: 6 Pebble Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dale CRAIG

Address: 6 Pebble Lane

Lutherville Md. 21093

% Bruce Dook

Telephone Number: 410 - 823 4470

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT



No. 403

Date: 3/7/08

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Cate	BS Acct	Amount
						M A R Y L A N D		\$1,200
JAMES T. SMITH, JR.								TIMOTHY M. KOTROCO, Director
County Executive								Department of Permits and Development Management

Total: _____

Rec From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

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: #08-420-SPHA

6 Pebble Lane

S/side of Pebble Lane, 130 ft. s/east of c/line of intersection of Cinder Rd and Pebble Lane, Lot 3

8th Election District — 3rd Councilmanic District

Legal Owner(s): Dale & Catherine Craig

Special Hearing: to amend Lot 3 only of the third amended Final Development Plan "Roc Valley" to have a rear yard setback of 18 feet in lieu of the required 30 foot setback shown on the plat. **Variance:** to permit a rear yard setback of 18 feet in lieu of the required 40.

Hearing: Wednesday, May 7, 2008 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 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.

JT 4/29 April 22

170901

CERTIFICATE OF PUBLICATION

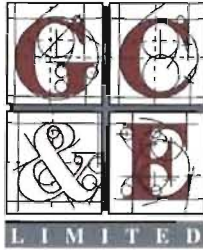
4/24/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/22/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

**RE: CASE#08-420-SPHA
PETITIONER/DEVELOPER:
Dale & Catherine Craig
DATE OF HEARING: May 7, 2008**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION: KRISTEN 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 PROPERTY LOCATED AT**

(see page 2 for full size photo)

**LOCATION:
6 Pebble Lane**



SIGNATURE OF SIGN POSTER

Bruce E. Doak

**GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX**

POSTED ON: 4/18/08

ZONING NOTICE

CASE # :08-420-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.**

Room 407, County Courts Building
PLACE: 401 Bosley Ave, Towson, MD
TIME: Wednesday, May 7, 2008 at 11:00 a.m.

Special Hearing: to amend Lot 3 only of the third amended Final Development Plan "Roc Valley" to have a rear yard setback of 18 feet in lieu of the required 30 foot setback shown on the plat.

Variance: to permit a rear yard setback of 18 feet in lieu of the required 40 feet.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
CONFIRM HEARING DATE

ZONING NOTICE

CASE # :08-420-SPHA
**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

Room 467, County Courts Building
401 Bowley Ave. Towson MD

PLACE Wednesday, May 7, 2008 at 11:00 a.m.

TIME Wednesday, May 7, 2008 at 11:00 a.m.

Special Hearing: to amend Lot 3 only of
the third amended Final Comprehensive Plan "Rear
Yard" to have a rear yard setback of 15 feet in
lieu of the required 30 foot setback shown on the
plot.

Variance: to permit a rear yard setback of 15
feet in lieu of the required 40 feet.

FOR MORE INFORMATION, CONTACT THE ZONING COMMISSIONER AT 410.336.8000







BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 28, 2008
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: 08-420-SPHA

6 Pebble Lane

S/side of Pebble Lane, 130 ft s/east of c/line of intersection of Cinder Rd and Pebble Lane, Lot 3
8th Election District – 3rd Councilmanic District

Legal Owners: Dale & Catherine Craig

Special Hearing to amend Lot 3 only of the third amended Final Development Plan "Roc Valley" to have a rear yard setback of 18 feet in lieu of the required 30 foot setback shown on the plat.
Variance to permit a rear yard setback of 18 feet in lieu of the required 40 feet.

Hearing: Wednesday, May 7, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Dale & Catherine Craig, 6 Pebble Lane, Lutherville 21093
Bruce Doak, 320 E. Towsontown Boulevard, Ste. 100, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 22, 2008.**
- (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, April 22, 2008 Issue - Jeffersonian

Please forward billing to:

Bruce Doak
Gerhold, Cross & Etzel
320 E. Towsontown Blvd., Ste. 100
Towson, MD 21286

410-823-4470

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: 08-420-SPHA

6 Pebble Lane

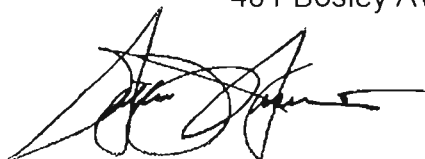
S/side of Pebble Lane, 130 ft s/east of c/line of intersection of Cinder Rd and Pebble Lane, Lot 3

8th Election District – 3rd Councilmanic District

Legal Owners: Dale & Catherine Craig

Special Hearing to amend Lot 3 only of the third amended Final Development Plan "Roc Valley" to have a rear yard setback of 18 feet in lieu of the required 30 foot setback shown on the plat.
Variance to permit a rear yard setback of 18 feet in lieu of the required 40 feet.

Hearing: Wednesday, May 7, 2008 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.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 30, 2008

Dale Craig
Katharine Craig
6 Pebble Lane
Lutherville, MD 21093

Dear Mr. and Mrs. Craig:

RE: Case Number: 08-420-SPHA, 6 Pebble Lane

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 2008. 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

WCR:amf

Enclosures

c: People's Counsel
Bruce Doak c/o Gerhold, Cross & Etzel 320 E. Towsontown Blvd, Suite 100 Towson 21286



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

State Highway
Administration

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

Maryland Department of Transportation

Date: MARCH 24, 2008

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

RE: Baltimore County
Item No. 8-420-SPHA
6 PEBBLE LANE
CRAIG PROPERTY
SPECIAL HEARING

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. 8-420-SPHA.

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,

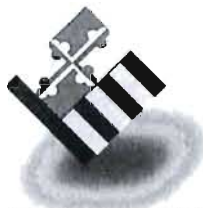
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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



BALTIMORE COUNTY

M A R Y L A N D

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

March 26, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 24, 2008

Item Number: 418,419, 420, 421, 422, 423, 424, 426, 427, 428, 429, 430, 431, 432, 433, 434
and 435

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 1, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2008
Item Nos. 08-401, 418, 419, 420, 421, 422,
426, 427, 428, 429, 430, 431, 432, 433, 434,
435, 438, 439, and 440

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-03282008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 7, 2008

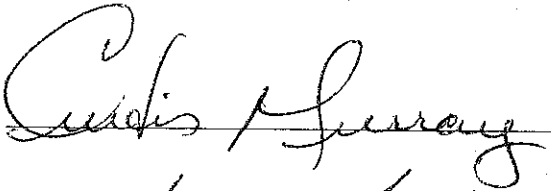
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-420- Special Hearing**

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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
6 Pebble Lane; S/S Pebble Lane, 130' SE of the* ZONING COMMISSIONER
c/line of Cinder Rd & Pebble Ln, Lot 3
8th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): Dale & Katharine Craig
Petitioner(s) * BALTIMORE COUNTY
* 08-420-SPHA

* * * * *

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/ documentation filed in the case.

RECEIVED

MAR 24 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of March, 2008, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 6 PEARLE LANE
CASE NUMBER 08-420-5PH4
DATE 5/07/08

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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Account Identifier: District - 08 **Account Number -** 1900004586

Owner Information

Owner Name:	CRAIG DALE L CRAIG KATHARINE D	Use:	RESIDENTIAL
Mailing Address:	6 PEBBLE LA LUTH-TIMONIUM MD 21093-3366	Principal Residence:	YES
		Deed Reference:	1) / 8242/ 553 2)

Location & Structure Information

Premises Address	Legal Description
6 PEBBLE LA	18391 SQ FT 0.4222 A ROC VALLEY

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
61	1	13		2		3	2	Plat Ref: 49/ 88

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1983	2,407 SF	18,391.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	91,590	147,590		
Improvements:	289,010	324,080		
Total:	380,600	471,670	380,600	410,956
Preferential Land:	0	0	0	0

Transfer Information

Seller: COLE STUART W	Date: 08/07/1989	Price: \$300,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8242/ 553	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

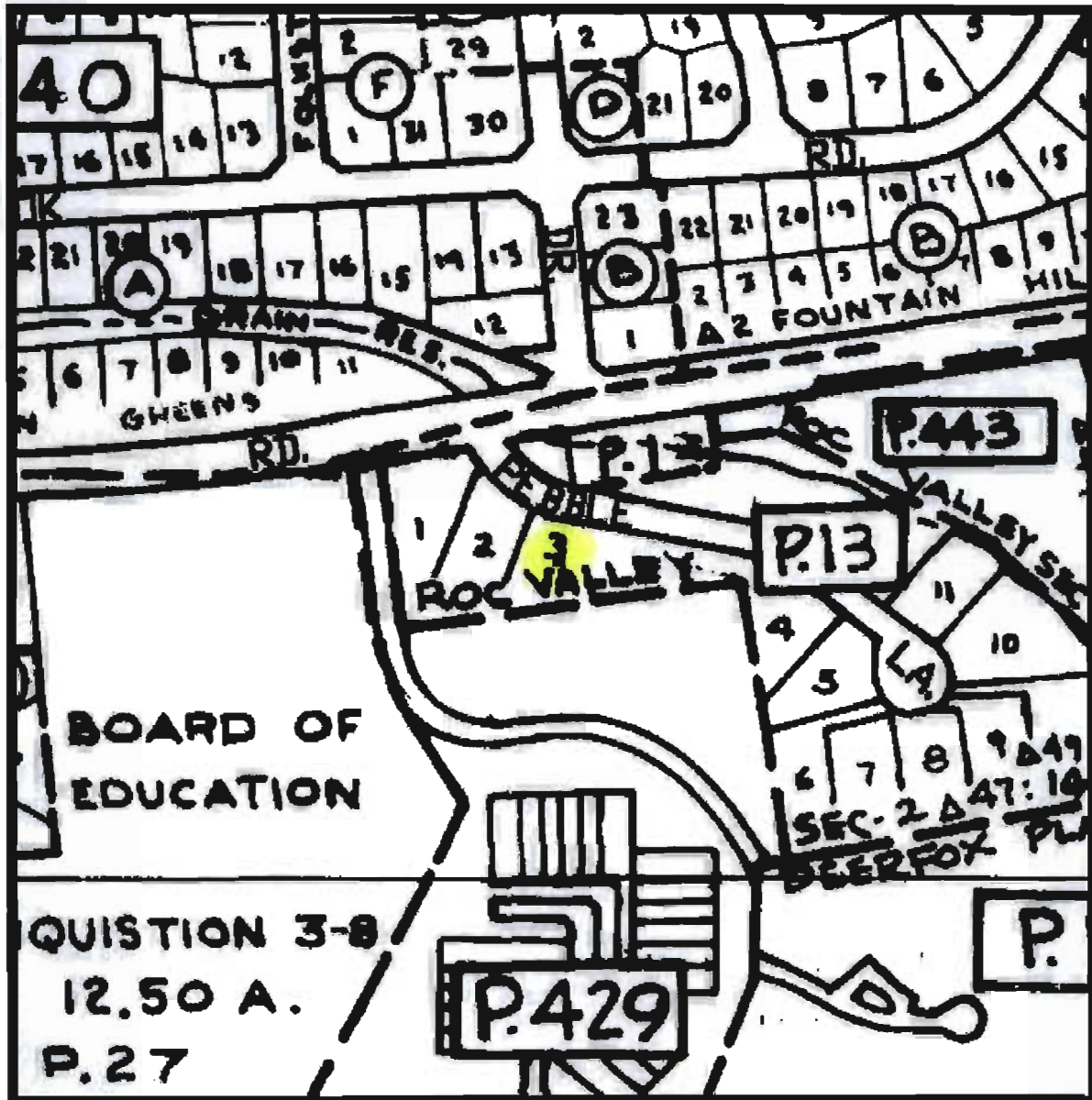
08-420-SPHA



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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District - 08 Account Number - 1900004586



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web
 site at www.mdp.state.md.us/tax_mos.htm



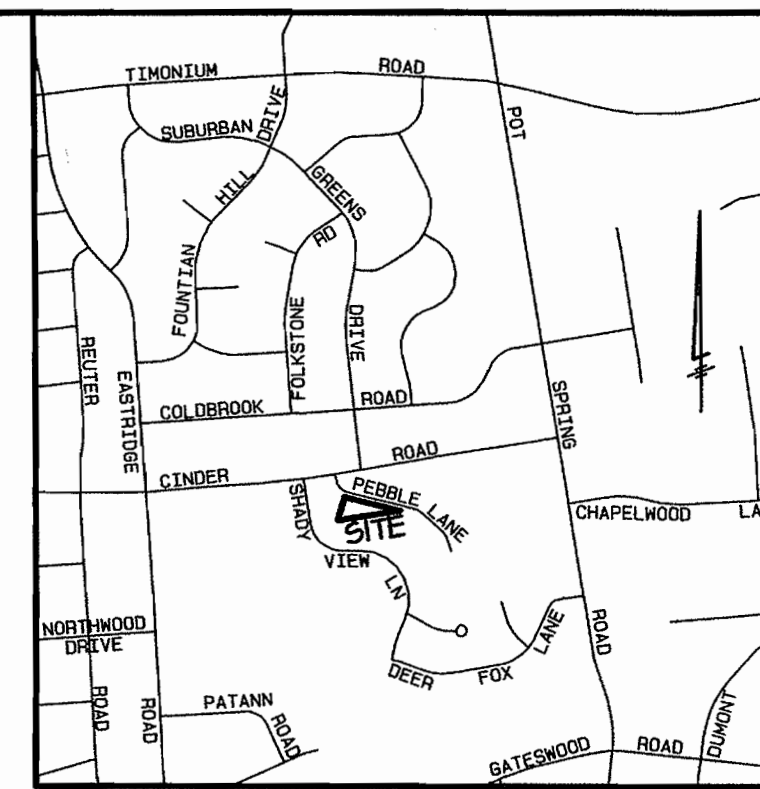
Case No.: 08-420-SPHA 6 PEBBLE LANE

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Filed 3rd Amended Final Development Plan "Pec Valley"	(taken by Bruce Book)
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

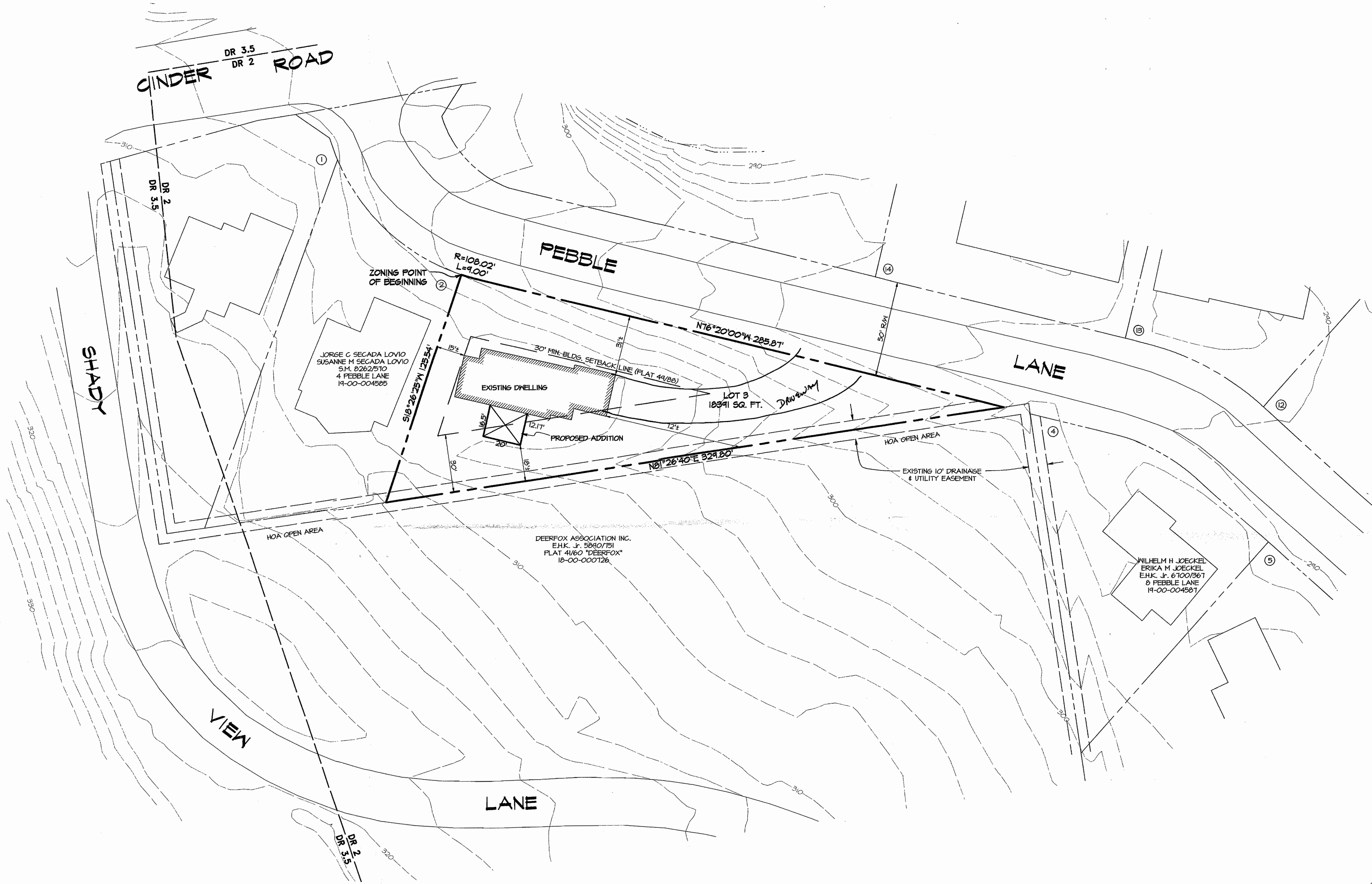


VICINITY MAP
1" = 2000'

PLAT E.H.K. J. 49/88

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM PLAT E.H.K. J. 49/88 "ROC VALLEY".
2. THE TOPOGRAPHY SHOWN HEREON HAS BEEN TAKEN FROM BALTIMORE COUNTY GIS TILE 061A1
3. CENSUS TRACT 400601 REGIONAL PLANNING DISTRICT 300B
WATERSHED LOCH RAVEN RESERVOIR SUBSEVESHED 31
SCHOOL DISTRICT: ELEMENTARY - TIMONUM E.S.; MIDDLE - RIDGELY M.S.;
HIGH - DULANEY H.S.
A.D.C. MAP & GRID 14 C12
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.

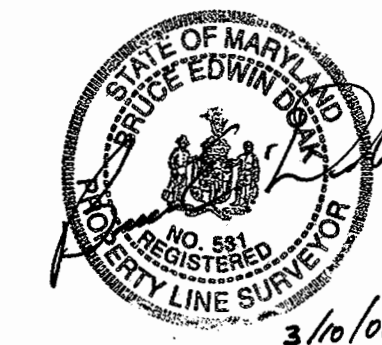


OWNER/DEVELOPER

DALE L CRAIG
KATHARINE D CRAIG
6 PEBBLE LANE
LUTHERVILLE, MD 21093

PLAN TO ACCOMPANY A
PETITION FOR A VARIANCE
AND SPECIAL HEARING
CRAIG PROPERTY

6 PEBBLE LANE
Deed Ref: S.M. No. 8242 Folio 553
Lot 3, Section 2, "Roc Valley"
Plat book 44, folio 88
Tax Account No.: 19-00-004586
Zoned DR 2; GIS Tile 061A1
Tax Map 61; Grid 1; Parcel 13; Lot 3
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



VARIANCE REQUESTED

TO PERMIT A REAR YARD SETBACK OF 18'
IN LIEU OF THE REQUIRED 40' PER SECTION
1802.3.C.1 OF THE 1975 B.C.Z.R.

SPECIAL HEARING REQUESTED

TO AMEND THE THIRD AMENDED FINAL
DEVELOPMENT PLAN "ROC VALLEY" TO
HAVE A REAR YARD SETBACK OF 18' IN
LIEU OF THE 30' SHOWN ON THE PLAT.

LEGEND

- PROPOSED ADDITION
- EXISTING BUILDING
- WOODS LINE
- EXISTING PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS

Scale: 1"=30'

Date: FEBRUARY 14, 2008

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

PETITIONER'S
EXHIBIT NO. 1

REVISION	DATE	COMPUTED:	DRAWN: SMH	CHECKED:	FILE: X:\Craig\zoning plan.pro