

**IN RE: PETITION FOR ADMIN. VARIANCE**

S side of Heather Hill Lane, SW corner  
Heather Hill Lane and Falls Road  
8<sup>th</sup> Election District  
2<sup>nd</sup> Councilmanic District  
**(1501 Heather Hill Lane)**

Christopher E. and Theresa A. Spoleti  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2008-0577-A**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Christopher E. and Theresa A. Spoleti for property located at 1501 Heather Hill Lane. The variance request is from Section 1A04.3.B.2.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback from a lot line of 40 feet in lieu of 50 feet required. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct an addition onto the rear of their home. The configuration of the existing house governs the location of the proposed addition. The dwelling, located on 1.06 acres of property, is served by private water and sewer. The Board of Directors of the Heather Hill Community Association has reviewed the plans for the proposed addition as stated in a letter dated May 24, 2008.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 22, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to

**RECEIVED FOR FILED**  
**7.14.08**  
*[Signature]*

indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14<sup>th</sup> day of July, 2008 that a variance from Section 1A04.3.B.2.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback from a lot line of 40 feet in lieu of 50 feet required is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

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7-14-08  




# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1501 Heather Hill Lane  
which is presently zoned RC-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)

1A.04.3.B.2.5, BCZR, to permit a principal building  
setback from a lot line of 40 feet in lieu of 50 feet  
required.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

Christopher E. Spoleti  
Name - Type or Print \_\_\_\_\_  
Signature Christopher E. Spoleti  
Theresa A. Spoleti  
Name - Type or Print \_\_\_\_\_  
Signature Theresa A. Spoleti  
1501 Heather Hill Lane  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Cockeysville MD 21030  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

Robert S. Rosenfelt, P.E.  
Name \_\_\_\_\_  
Colbert Matz Rosenfelt, Inc.  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
2835 G Smith Avenue 410-653-3838  
Baltimore MD 21209  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2008-0577-A

Reviewed By CM Date 6-13-08

REV 10/25/01

Estimated Posting Date 6-22-08

7-14-08

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1501 Heather Hill Lane  
Address  
Cockeysville MD 21030  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

The configuration of the existing house governs the location of the proposed addition.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Christopher E. Spoleti  
Signature  
Christopher E. Spoleti  
Name - Type or Print

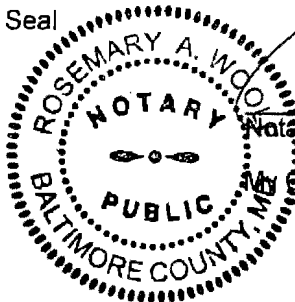
Theresa A. Spoleti  
Signature  
Theresa A. Spoleti  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5<sup>th</sup> day of June, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christopher E. Spoleti & Theresa A. Spoleti  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Notary Public

Commission Expires 7/1/11

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Address  
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City State Zip Code

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Christopher E. Spoleti  
Signature  
Christopher E. Spoleti  
Name - Type or Print

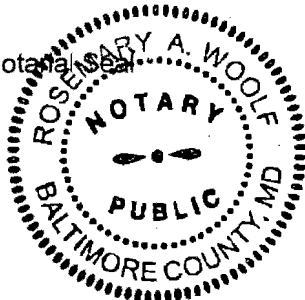
Theresa A. Spoleti  
Signature  
Theresa A. Spoleti  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of June, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christopher E. Spoleti & Theresa A. Spoleti  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Rosemary A. Woolf  
Notary Public  
My Commission Expires 7/1/11



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1501 Heather Hill Lane  
which is presently zoned RC-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)

1. App. 3. B. 2. S., BCZR, to permit a principal building  
setback from a lot line of 40' feet in lieu of 50 feet  
required.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

Christopher E. Spoleti  
Name - Type or Print \_\_\_\_\_  
Signature [Signature] \_\_\_\_\_  
Theresa A. Spoleti  
Name - Type or Print \_\_\_\_\_  
Signature [Signature] \_\_\_\_\_  
1501 Heather Hill Lane  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Cockeysville MD 21030  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

Robert S. Rosenfelt, P.E.  
Name \_\_\_\_\_  
Colbert Matz Rosenfelt, Inc.  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
2835 G Smith Avenue 410-653-3838  
Baltimore MD 21209  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

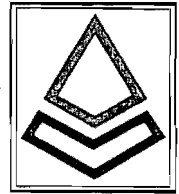
Zoning Commissioner of Baltimore County

CASE NO. 2008-0577-A  
7.14.08 ph  
REV 10/25/01

Reviewed By CM Date 6-23-08  
Estimated Posting Date 6-22-08

# Colbert Matz Rosenfelt, Inc.

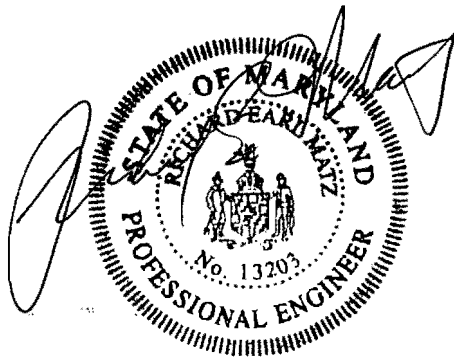
Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION 1501 HEATHER HILL LANE

Being at a point at the intersection of Heather Hill Lane, which is 50 feet wide, and Falls Road, which is 80 feet wide, on the southwest corner, 667 feet south of the centerline of Deep Run Court.

Being Lot #1, in the Subdivision of Heather Hill, as recorded in Baltimore County Plat Book #55, Folio #32, and containing 46,297 square feet or 1.06 acre. Also known as 1501 Heather Hill Lane, and located in the 8<sup>th</sup> Election District, 2<sup>nd</sup> Councilmanic District.



6/13/08

# 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: # 2008-0577-SPH  
18301 Middletown Road

N/west side of Middletown Road and York Road  
7th Election District

3rd Councilmanic District  
Legal Owner(s): Melvin & Dianne Benhoff

Special Hearing: pursuant to Sections 1A04.3.B.1.b and 1A04.3B (BZCR) that a setback of a proposed dwelling to be as close as 80 feet to the centerline of a collector road that is also a scenic route in lieu of the required 150 feet.

Hearing: Thursday, August 7, 2008 at 11:00 a.m. in Jefferson Building, 1st Floor, 105 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) 887-4386.

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

JT 7/652 July 22 178857

## CERTIFICATE OF PUBLICATION

7/23/2008

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 7/22/2008.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **15993**

Date: **6-13-08**

**PAID RECEIPT**

BUSINESS ACTUAL TIME WORK  
 6/13/2008 6/13/2008 11:09:21 2

| Fund | Agcy | Orgn | Sub<br>Orgn | Rev<br>Source | Sub<br>Rev | Rept<br>Catg | BS<br>Acct | Amount | Bar/b  |
|------|------|------|-------------|---------------|------------|--------------|------------|--------|--------|
| 001  |      | 001  |             | 6-150         |            |              |            | 65.00  | CR NO. |
|      |      |      |             |               |            |              |            |        |        |
|      |      |      |             |               |            |              |            |        |        |
|      |      |      |             |               |            |              |            |        |        |
|      |      |      |             |               |            |              |            |        |        |
|      |      |      |             |               |            |              |            |        |        |

Total: **65.00**

Rec From: **C. Spiller**

For: **1500 Parcel Fee - Ad Val**  
**71040 2008-0577-A**

REQ 4302 MAIL JENA JEF  
 RECEIPT # 592763 6/13/2008 OFLN  
 5 500 ZONING VERIFICATION  
 015993  
 Recpt Tot: 65.00  
 65.00 CR 6.00 CA  
 Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S  
 VALIDATION**

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATHHEWS

**DATE:** 07/22/08

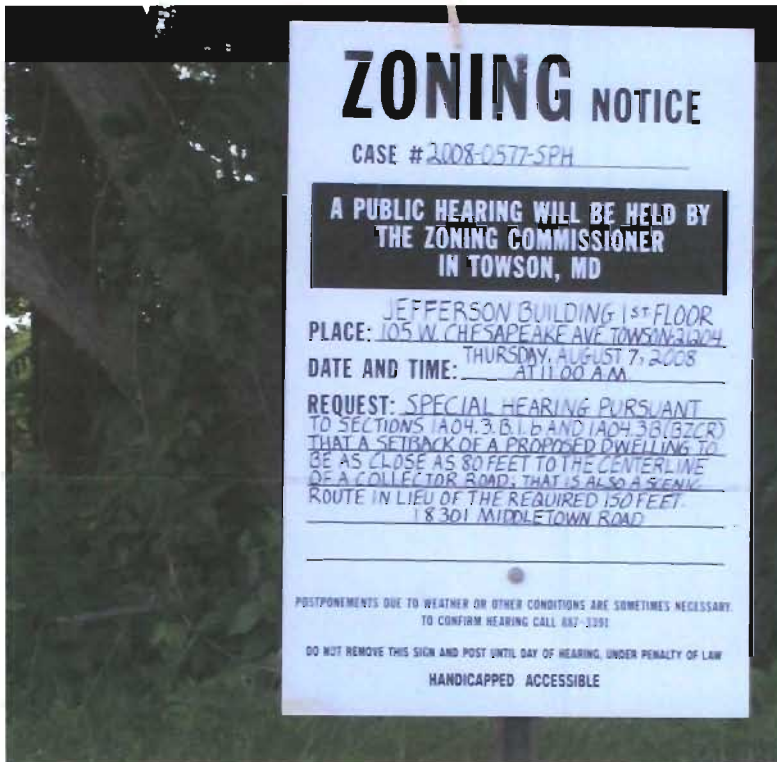
**Case Number:** 2008-0577-SPH

**Petitioner / Developer:** MELVIN & DIANNE BENHOFF

**Date of Hearing (Closing):** AUGUST 7, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
18301 MIDDLETOWN ROAD

**The sign(s) were posted on:** JULY 20, 2008



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATTHEWS

**DATE:** 06/24/08

**Case Number:** 08-0577-A

**Petitioner / Developer:** CHRISTOPHER SPOLETI~COLBERT, MATZ & ROSENFELT, INC.

**Date of Hearing (Closing):** JULY 7, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
1501 HEATHER HILL LANE

The sign(s) were posted on: 06/22/08



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 08- 0577 -AAddress 1501 HEATHER HILL LNContact Person: CRAIG MCGRAW

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 6-13-08Posting Date: 6-22-08Closing Date: 7-7-08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 08- 0577 -AAddress 1501 HEATHER HILL LN (Lucky Farm)Petitioner's Name CHRISTOPHER SPALETITelephone 410-453-3838Posting Date: 6-22-08Closing Date: 7-7-08

Wording for Sign: To Permit A REAR SETBACK OF 40 FEET IN LIEU OF  
THE REQUIRED 50 FEET

WCR - Revised 6/25/04

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

PROPERTY ADDRESS 1501 HEATHER HILL LANE

SUBDIVISION NAME HEATHER HILL

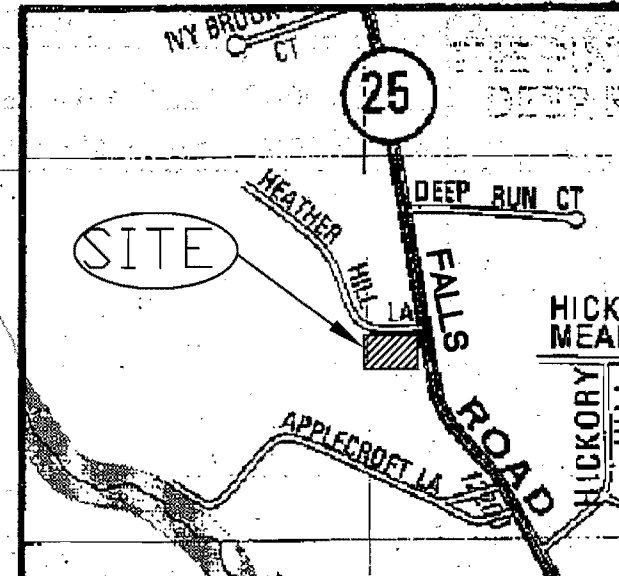
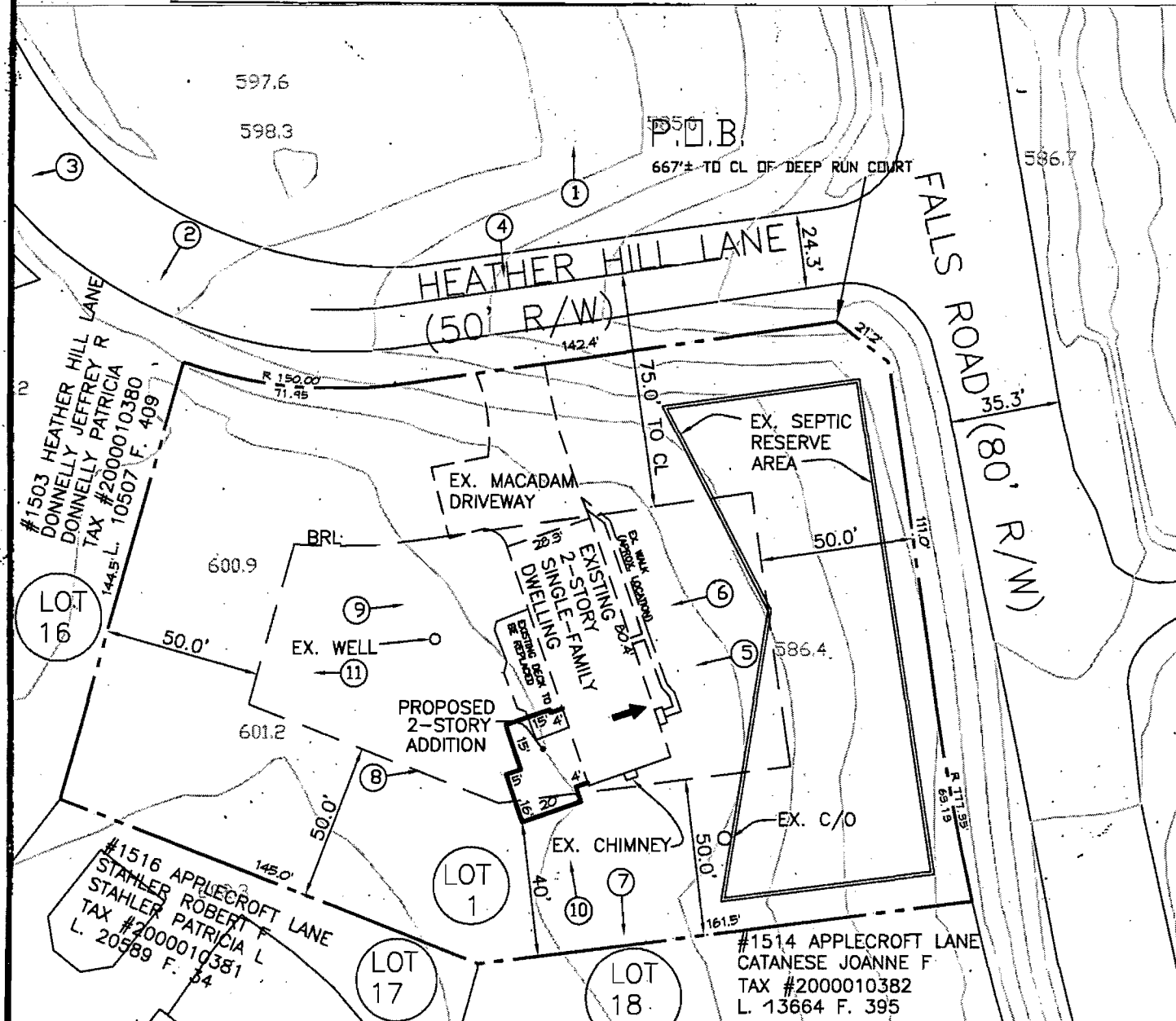
PLAT BOOK #55 FOLIO #32 LOT #1 SECTION #N/A

OWNER SPOLETI CHRISTOPHER E AND THERESA A

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

TAX #2000010366

DEED REF.: 10062/181



VICINITY MAP

SCALE: 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 50C2

ZONING R.C.5

LOT SIZE 1.06 46,297  
ACREAGE SQUARE FEET

|       | PUBLIC                   | PRIVATE                             |
|-------|--------------------------|-------------------------------------|
| SEWER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| WATER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|                              | YES                                 | NO                                  |
|------------------------------|-------------------------------------|-------------------------------------|
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/BUILDING   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING         | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |



NORTH

## PHOTO KEY

COLBERT MATZ ROSENFELT, INC.  
2835 SMITH AVENUE, SUITE G

PREPARED BY BALTIMORE, MD 21209

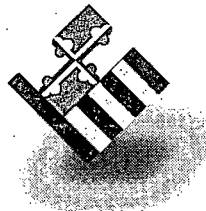
DATE: JUNE 13, 2008

SCALE OF DRAWING: 1" = 50'

CMR# 2008-096

ZONING OFFICE USE ONLY  
REVIEWED BY ITEM # CASE #

0577



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

TIMOTHY M. KOTROCO, *Director*  
Department of Permits and  
Development  
July 7, 2008

Christopher E. & Theresa A. Spoleti  
1501 Heather Hill Ln.  
Cockeysville, MD 21030

Dear: Christopher E. & Theresa A. Spoleti

RE: Case Number 2008-0577-A, Address: 1501 Heather Hill Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 13, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

Robert S. Rosenfelt, P.E., Colbert Matz Rosenfelt, Inc, 2835 G Smith Ave, Baltimore, MD 21209



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 3, 2008, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 23, 2008

Item Number: 0572, 0573, 0574, 0576, 0577, 0578, 0579, 0580

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

**HEATHER HILL HOMEOWNERS ASSOCIATION**  
**P.O. Box 721**  
**Brooklandville, MD 21022**

May 24, 2008

Dr. and Mrs. Christopher Spoleti  
1501 Heather Hill Lane  
Cockeysville, Maryland 21030

Dear Chris and Terry,

The Board of Directors of the Heather Hill Community Association has reviewed the plans for your proposed addition. They have approved the proposal and wish you much success with the exciting project.

Thank you for complying with the covenants by submitting your proposal for review.

Sincerely,



Patricia L. Stahler, President

0577

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** June 26, 2008

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

**RECEIVED**  
JUN 27 2008

**BY:** .....

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 08-577- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioners requested 40-foot variance.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By: \_\_\_\_\_  
CM/LL

*Curtis Murray*

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** June 26, 2008

**FROM:** Dennis A. Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For June 30, 2008  
Item Nos. 08-0572, 0573, 0574, 0576,  
~~0577~~ 0578, and 0579

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

DAK:CEN:lrk

cc: File

ZAC-06262008-NO COMMENTS



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

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

Maryland Department of Transportation

Date: 6-23-2008

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

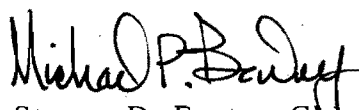
RE: Baltimore County  
Item No 2008-0577-A  
1501 HEATHER HILL LN.  
SPOLETI PROPERTY  
ADMIN. VARIANCE

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. 2008-0577-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,

*For*   
Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB



ROOK FARM CT

RC 4

RC 4

HEATHER HILL LN

HEATHER HILL LANE

FALLS ROAD

DEEP RUN CT

SITE

P.O.B

RC 4

RC 5

APPLECROFT LN

HICKORY HILL RD

RC 5

1501 Heather Hill Lane

1"=200'

MAP # 50C2

N

6/11/08

0577

CMA # 2008.096

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

PROPERTY ADDRESS 1501 HEATHER HILL LANE

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

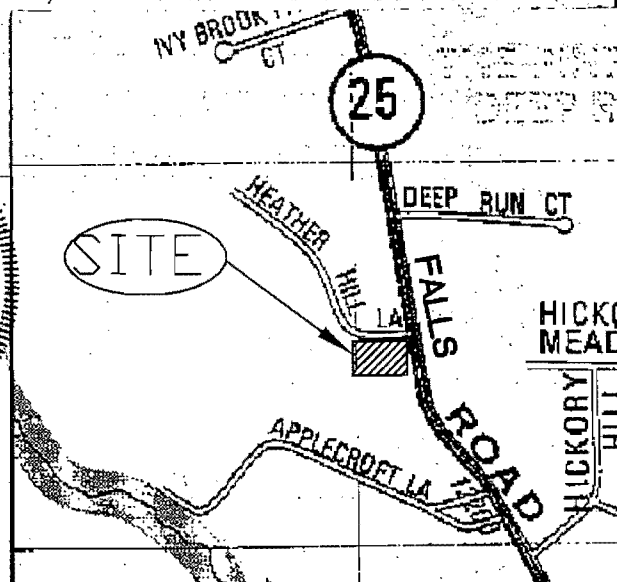
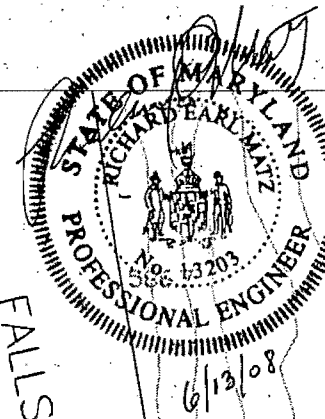
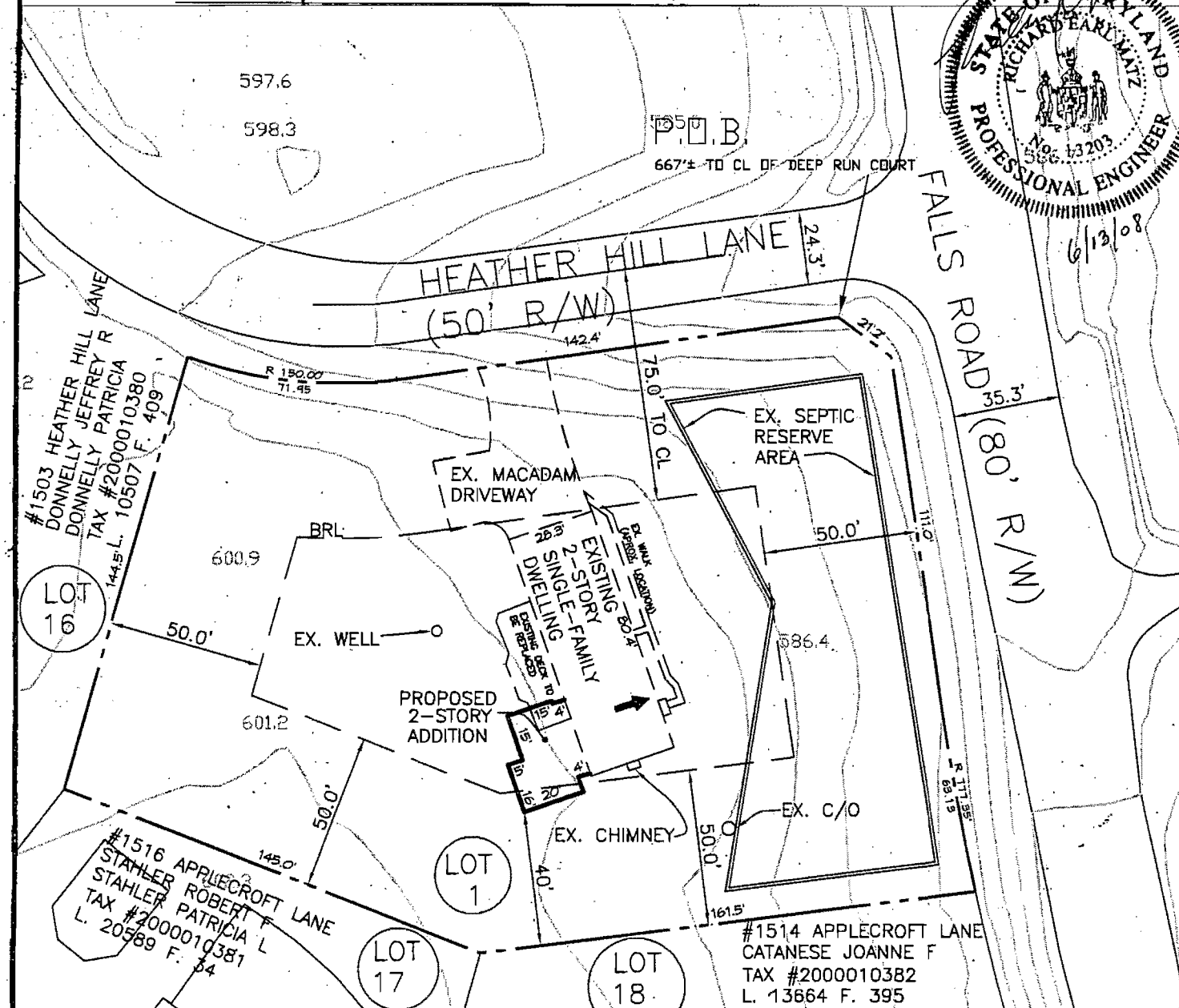
SUBDIVISION NAME HEATHER HILL

TAX #2000010366

DEED REF.: 10062/181

PLAT BOOK #55 FOLIO #32 LOT #1 SECTION #N/A

OWNER SPOLETI, CHRISTOPHER E AND THERESA A



VICINITY MAP  
SCALE: 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 50C2

ZONING R.C.5

LOT SIZE 1.06 46,297  
ACREAGE SQUARE FEET

|       | PUBLIC                   | PRIVATE                             |
|-------|--------------------------|-------------------------------------|
| SEWER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| WATER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|                              | YES                                 | NO                                  |
|------------------------------|-------------------------------------|-------------------------------------|
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/ BUILDING  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING         | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

## ZONING OFFICE USE ONLY

REVIEWED BY CM ITEM # 0577 CASE # 2008 0577-A

NORTH  
COLBERT MATZ ROSENFELT, INC.  
2835 SMITH AVENUE, SUITE G  
BALTIMORE, MD 21209  
PREPARED BY

DATE: JUNE 13, 2008  
SCALE OF DRAWING: 1" = 50'

CMR# 2008-096



0577

②



0571



④



0577



0511



⑦



0571

8



0511

9



0571

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0577



0577