

IN RE: PETITION FOR VARIANCE
W side of Balfred Avenue, 93' N of
Helmsby Road
1st Election District
1st Councilmanic District
(30 Balfred Avenue)

Rollingwood Pool, Inc.
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2012-0165-A**

* * * * *

OPINION AND ORDER

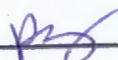
This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by the legal owner of the subject property, Rollingwood Pool, Inc. Petitioner is requesting Variance relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposal building addition/replacement with a side street setback of 22 feet in lieu of the minimum required 35 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Bob Krabbe with Rollingwood Pool, Inc., and Keith A. Heindel, professional land surveyor with Professional Surveys, LLC, the consultant who prepared the site plan. Gerry H. Tostanoski, Esquire appeared as counsel for the Petitioner. The file reveals that the Petition was properly advertised and the property was properly posted as required by the Baltimore County Zoning Regulations. No Protestants or other parties were present.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date 2-24-12

By 

Bob Krabbe, a member of the pool's grounds committee, testified as to the proposed request and project. The Petitioner, a community pool of approximately 400 members in the Catonsville area, wish to raze an existing shed attached to their main building and replace it with a new 24 feet x 48 feet shed. The new shed is necessary to house maintenance equipment as well as a new pool cover. Unfortunately, the County had previously determined that the technical "front" of the structure is on Balfred Avenue, bordering the site even though the actual entrance faces a parking area in the interior of the site. Accordingly, the existing structure built in the early 1950s, finds itself regulated by later imposed setbacks applicable to the front of the structure.

The witness described the site as an irregular shaped parcel bordered by a residential community and several larger uses, including a state forest park. Moreover, the topography of the site limits, as a practical matter, where the new pool cover must be stored to allow it access to the already existing pool. Without the requested variance, a new shed will not be able to be constructed at the necessary and appropriate site on the property.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Moreover, I find that strict enforcement of the B.C.Z.R. would cause the Petitioner to suffer practical difficulty and undue hardship.

Therefore, I also find that the variances requested can be granted in strict harmony with the spirit and intent of the said regulations, and in such a manner as to grant relief without injury to the public, health, safety, and general welfare. In all manner and respect, the variances requested meet the requirements of Section 307 of the B.C.Z.R. as well as those requirements established in *Cromwell v. Ward*, 102 Md. App. 691 (1995) and *McLean v Soley*, 270 Md. 208 (1973).

ORDER RECEIVED FOR FILING

Date 2-24-12 2

By [Signature]

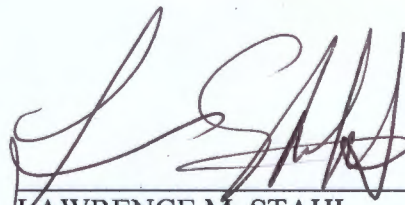
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 24th day of February, 2012 by this Administrative Law Judge that Petitioner's Variance request from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposal building addition/replacement with a side street setback of 22 feet in lieu of the minimum required 35 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is 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, Petitioner 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.



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 2-24-12

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 24, 2012

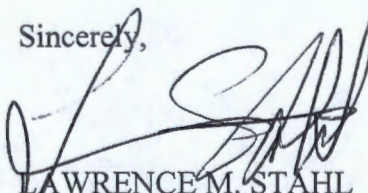
GERRY H. TOSTANOSKI, ESQUIRE
TYDINGS & ROSENBERG
100 EAST PRATT STREET, 26TH FLOOR
BALTIMORE, MD 21202

Re: Petition for Variance
Case No. 2012-0165-A
Property: 30 Balfred Avenue

Dear Mr. Tostanoski:

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 with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 30 Baltrol Ave Baltimore MD 21228 which is presently zoned DR 3.5/RC 2
 Deed References: WJR 3490 Folio 381 10 Digit Tax Account # 0118471340
 Property Owner(s) Printed Name(s) Rollingwood Pool Inc,

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) 1B01, 2.C.1.a, BC2R, to permit a proposed building addition/ replacement with a side street setback of 22 feet in lieu of the minimum required 35 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

"TO BE PRESENTED AT HEARING"

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

ROLLINGWOOD POOL, INC
Ginger L. Nalley, PRESIDENT

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2012-0165-A

Filing Date

1/18/2012

Do Not Schedule Dates:

Reviewer JNP

g.tostanaski@tydingslaw.com

**Zoning Property Description For
#30 Balfred Avenue, Baltimore, MD 21228**

November 23, 2011

Beginning at a point on the west side of Balfred Avenue, which is 50 feet wide, at the distance of 93 feet north of the centerline of Helmsby Road, which is 50 feet wide; thence running the following courses,

- 1.) South 25 degrees 20 minutes 33 seconds East 480.80 feet; thence,
 - 2.) North 86 degrees 46 minutes 37 seconds East 5.40 feet; thence,
 - 3.) South 03 degrees 07 minutes 25 seconds East 168.96 feet; thence,
 - 4.) South 71 degrees 50 minutes 59 seconds West 170.27 feet; thence,
 - 5.) North 48 degrees 38 minutes 22 seconds West 325.29 feet; thence,
 - 6.) North 46 degrees 05 minutes 18 seconds West 97.67 feet; thence,
 - 7.) North 46 degrees 36 minutes 30 seconds West 34.94 feet; thence,
 - 8.) South 42 degrees 56 minutes 30 seconds West 106.36 feet; thence,
 - 9.) North 04 degrees 31 minutes 29 seconds West 439.76 feet; thence,
 - 10.) North 64 degrees 55 minutes 40 seconds East 109.08 feet; thence,
 - 11.) South 81 degrees 43 minutes 53 seconds East 291.85 feet to the point of beginning,
- as recorded in the following deeds: Liber W.J.R. 3490 folio 381, etc., Liber R.R.G. 4259 folio 328, etc., and Liber O.T.G. 4781 folio 264, etc., containing 6.29 acres, more or less. Located in the First Election District and First Councilmanic District of Baltimore County, Maryland.



My License Expires 12/31/13.

This description was prepared from deed information only and is not the result of an actual boundary survey and is not to be used for any other purpose than the zoning hearing for which this description is prepared.

X:\Jobs\2011\2011114\Corr\Zoning Description~11222011.doc

CERTIFICATE OF POSTING

RE: Case No.: 2012-0165-A

Petitioner/Developer: ROLLINGWOOD POOL INC. /

Date of Hearing/Closing: 2/21/12

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

Attention:

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 at

30 BALFRED AVE CATONSVILLE MD 21228

ROLLINGWOOD POOL INC.

The sign(s) were posted on 2/3/12
(Month/Day/Year)

Sincerely,

B Leddon
(Signature of Sign Poster/Date)

B LEDDON
(Printed Name)

**SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784**

410-781-4000

ZONING NOTICE

CASE # 2012-0165-A

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

105 WEST CHESAPEAKE AVE
ROOM 205/
PLACE: TOWSON MD 21204 JEFFERSON BUILDING
DATE AND TIME: TUESDAY, FEB 21, 2012 @ 1:30 PM
REQUEST: VARIANCE TO PERMIT A PROPOSAL
BUILDING ADDITIONAL REPLACEMENT WITH A SIDE
STREET SETBACK OF 22 FEET IN LIEU OF
THE MINIMUM REQUIRED 35 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

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

No. **78287**

Date: **11/2/2012**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept	Obj	BS Acct	Amount
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Total: **375.00**

Rec From: **Fullingwood Food Inc**

For: **30 E. H. Avenue
 216-0165-A (R.H. Food Inc)**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

RECEIVED BY: **11/2/2012**
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**CASHIER'S
 VALIDATION**

**NOTICE OF ZONING
HEARING**

The Administrative Law Judges 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: # 2012-0165-A

30 Balfred Avenue
W/s of Balfred Avenue, 93
feet north of Helmsby Road
1st Election District
1st Councilmanic District
Legal Owner(s):
Rollingwood Pool, Inc.

Variance: to permit a proposal building additional replacement with a side street setback of 22 feet in lieu of the minimum required 35 feet.

Hearing: Tuesday, February 1, 2012 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

IT 2/603 February 7 296316

CERTIFICATE OF PUBLICATION

2/10/ 2012

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 2/7/ 2012.

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

S. Wilkinson

LEGAL ADVERTISING



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
January 27, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0165-A

30 Balfred Avenue
W/s of Balfred Avenue, 93 feet north of Helmsby Road
1st Election District – 1st Councilmanic District
Legal Owners: Rollingwood Pool, Inc.

Variance to permit a proposal building additional replacement with a side street setback of 22 feet in lieu of the minimum required 35 feet.

Hearing: Tuesday, February 21, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Gerry Tostanoski, 100 East Pratt Street, Baltimore 21202
Ginger Nalley, P. O. Box 3191, Baltimore 21228
Bob Krabbe, P.O. Box 3191, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 6 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 7, 2012 Issue - Jeffersonian

Please forward billing to:
Rollingwood Pool Inc.
Ginger Nalley, President
P.O. Box 3191
Baltimore, MD 21228

443-829-6214

NOTICE OF ZONING HEARING

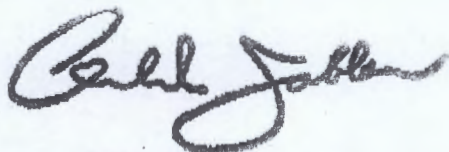
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30 Balfred Avenue
W/s of Balfred Avenue, 93 feet north of Helmsby Road
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Legal Owners: Rollingwood Pool, Inc.

Variance to permit a proposal building additional replacement with a side street setback of 22 feet in lieu of the minimum required 35 feet.

Hearing: Tuesday, February 21, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (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 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: 2012-0165-A
Petitioner: Kollingswood Pool Inc.
Address or Location: 30 Belfred Ave Baltimore MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kollingswood Pool Inc.
Address: P.O. Box 3191 Baltimore MD 21228

Telephone Number: 443-829-6214



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 14, 2012

Ginger L Nalley
P O Box 3191
Baltimore MD 21228

RE: Case Number: 2012-0165A, Address: 30 Balfred Avenue

Dear Ms. Nalley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 18, 2012. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a cursive "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Bob Krabbe, P O Box 3191, Baltimore MD 21228
Gerry H Tostanaski, 100 East Pratt Street, Baltimore MD 21202

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 1-27-12

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

RE: Baltimore County
Item No 2012-0165-A
Variance
Rollingwood Pool, Inc.
30 Baltfred Avenue

Dear Ms. Lewis:

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. 2012-0165-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

for Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

FEB 15 2012

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: February 15, 2012

SUBJECT: DEPS Comment for Zoning Item # 0165-A
Address 30 Balfred Ave
Rollingwood Pool Inc/ Ginger
Nalley President

Zoning Advisory Committee Meeting of January 23, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RE: PETITION FOR VARIANCE
30 Balfred Avenue; W/S Balfred Avenue,
93' N of Helmsby Road
1st Election & 1st Councilmanic Districts
Legal Owner(s): Rollingwood Pool, Inc
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-165-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

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

RECEIVED

JAN 24 2012

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of January, 2012, a copy of the foregoing Entry of Appearance was mailed to Bob Krabbe, P. O. Box 3191, Baltimore, Maryland 21228 and Gerry Tostanoski, Tydings & Rosenberg, LLP, 100 East Pratt Street, 26th Floor, Baltimore, MD 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

2/21
1:30**Debra Wiley - ZAC Comments - Distribution Mtg. 1/23/12**

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 1/23/2012 11:08 AM
Subject: ZAC Comments - Distribution Mtg. 1/23/12

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0162-A (8727 Liberty Road)
No hearing set per database as of 1/23

2012-0163-A (1403 Valley View Avenue)
Administrative Variance - Closing Date: 2/6/12

2012-0164-A (2452 Ellis Road)
No hearing set per database as of 1/23

2012-0165-A (30 Balfred Avenue)
No hearing set per database as of 1/23

Thanks and have a great day !

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

M E M O R A N D U M

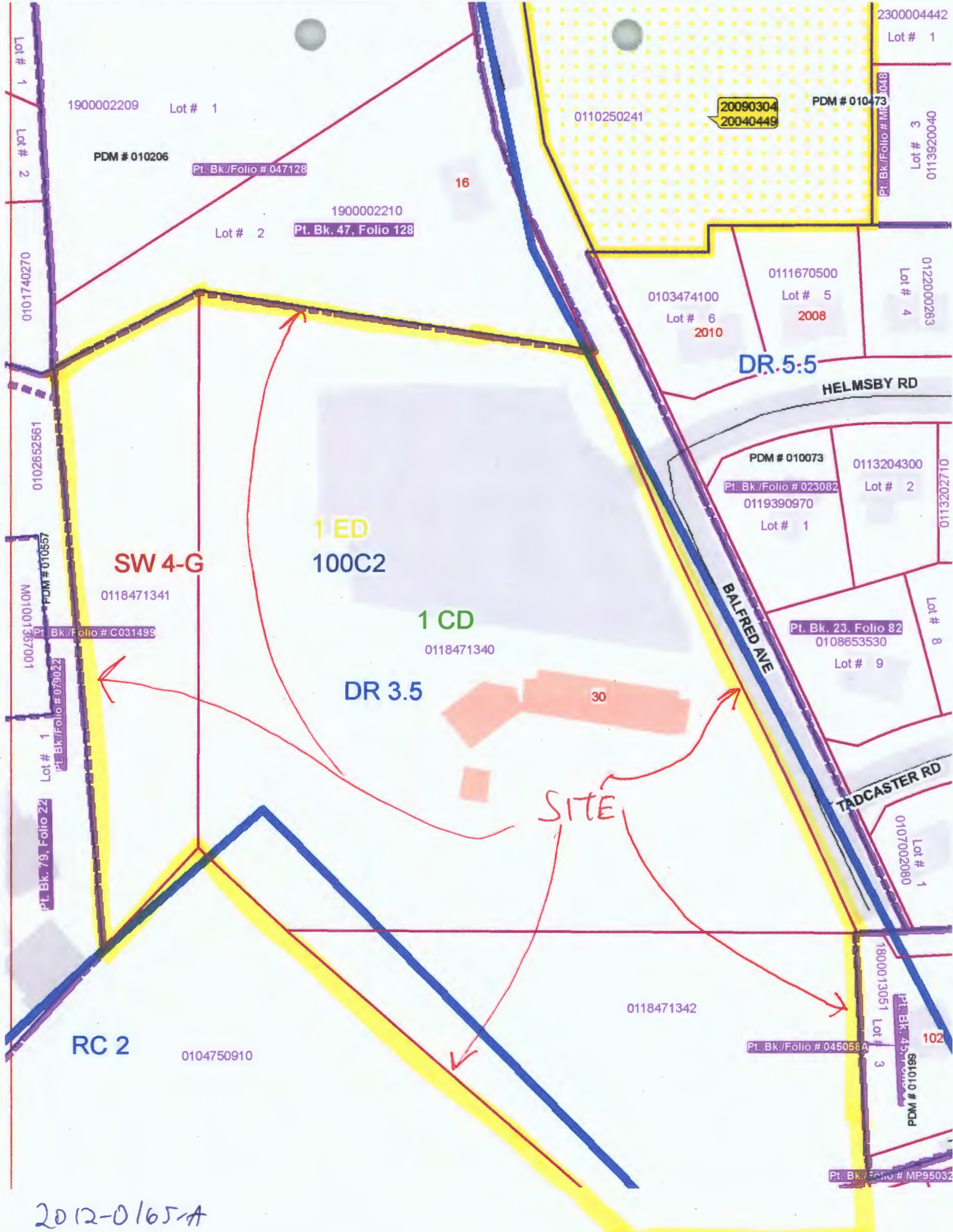
DATE: March 27, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0165-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 26, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]



2300004442
Lot # 1

1900002209 Lot # 1

PDM # 010206

Pt. Bk./Folio # 047128

1900002210

Lot # 2 Pt. Bk. 47, Folio 128

0110250241

20090304
20040449

PDM # 010473

Pt. Bk./Folio # M1048

Lot # 3
0113920040

0111670500

Lot # 5

2008

0103474100

Lot # 6
2010

DR 5.5

HELMSBY RD

PDM # 010073

Pt. Bk./Folio # 023082

0119390970

Lot # 1

0113204300

Lot # 2

Pt. Bk. 23, Folio 82
0108653530

Lot # 9

1 CD

0118471340

DR 3.5

30

SITE

TADCASTER RD

Lot # 1
0107002080

0118471342

Pt. Bk./Folio # 045058A

Lot # 3
1800013051

102

Pt. Bk. 43, Folio 199

PDM # 010199

Pt. Bk./Folio # MP95032

RC 2

0104750910

2012-0165-A

Case No.:

2012-0165A

Exhibit Sheet

2/22/12
R
3-27-12
ow

Petitioner/Developer

Protestant

No. 1	PLAN TO ACCOMPANY ZONING VARIANCE Petition	
No. 2	Photos of site A-L	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO.

2^{A-L}

ZONING NOTICE

CASE # 2012-0165-A

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

105 WEST CHESTER AVE
ROOM 105
TOWSON MD 21204 JEFFERSON BUILDING

PLACE: PLACE
DATE AND TIME: TUESDAY FEB 21 2012 @ 1:30 PM

REQUEST: VARIANCE TO PERMIT A PROPOSED
BUILDING ADDITIONAL REPAIRMENT WITH A SIDE
STREET SETBACK OF 22 FEET IN LIEU OF

THE MINIMUM REQUIRED 35 FEET

POSTERS MAY BE TO EITHER OR BOTH SIDES AND SOMETIMES NECESSARY
TO CARRY HEARING AND EX-1001

NO ONE KNOWS THE SIGN AND MUST HAVE THE HEARING, CHECK THIRTY-SEVEN
UNCLIPPED AVAILABLE

ZONING NOTICE

CASE # 206-0165-A

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

105 WEST CHESAPEAKE AVE
Bldg 245
PLACE: TOWSON, MD 21204 SEPTEMBER BUILDING
DATE AND TIME: Tuesday, Feb 21, 2012 @ 1:30 PM
REQUEST: VARIANCE TO PERMIT A PERSONAL
BUILDING ADDITIONAL ENCROACHMENT WITH A SIDE
STREET SETBACK OF 72 FEET IN LIEU OF
THE MINIMUM REQUIRED 85 FEET

PROPOSED VARIANCE IS BASED ON SPECIAL CIRCUMSTANCES AND IS NOT NECESSARY
TO OBTAIN A VARIANCE CALL 410-516-1100

DO NOT REMOVE THIS SIGN AND POST HERE DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE













old
school







PHOTO #6

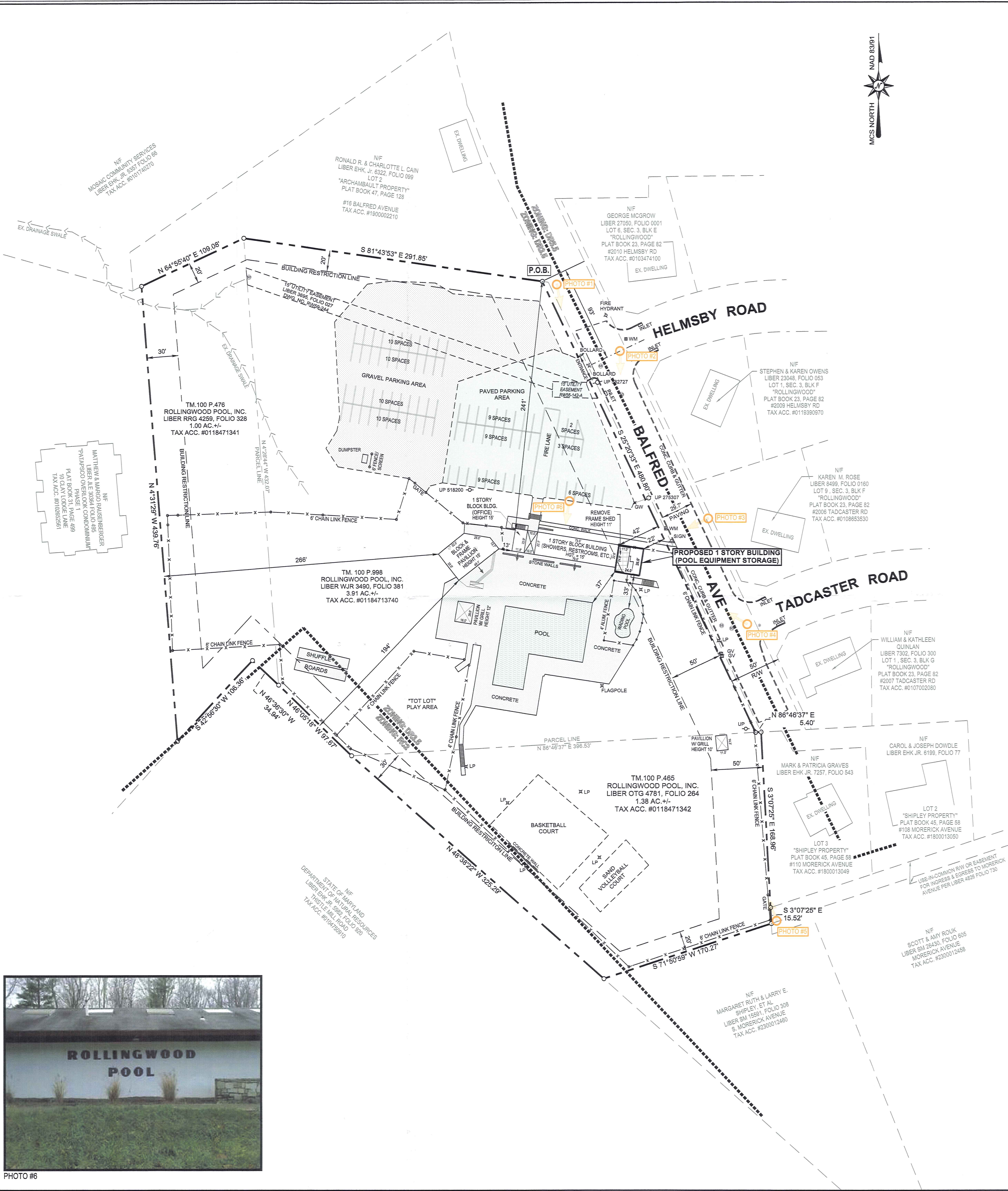


PHOTO #1



PHOTO #2



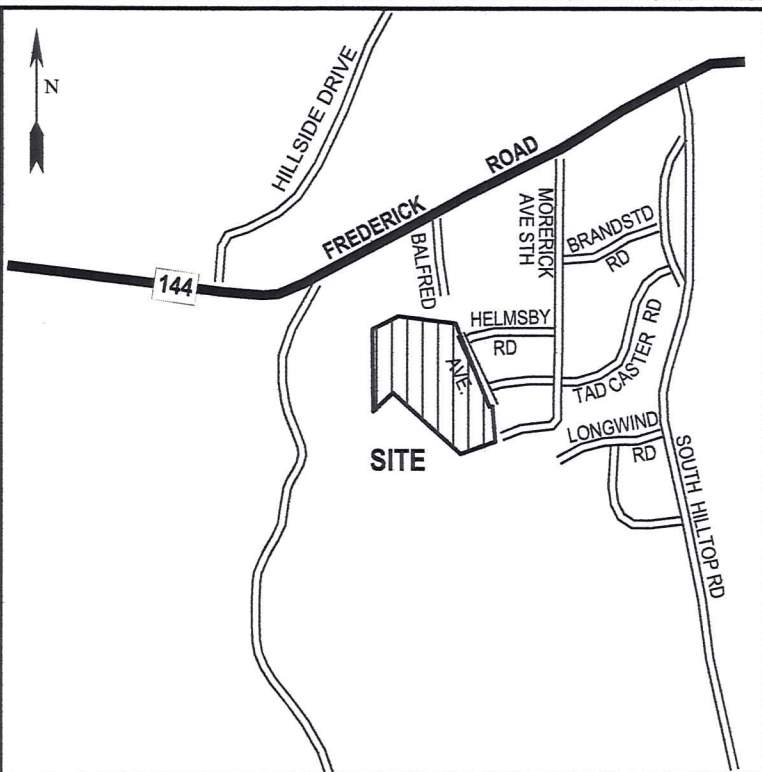
PHOTO #3



PHOTO #4



PHOTO #5



VICINITY MAP
SCALE: 1" = 1,000'

GENERAL NOTES

- OWNER:
ROLLINGWOOD POOL, INC.
P.O. BOX 3191
BALTIMORE, MARYLAND 21228
- SITE AREA:
GROSS: 6.57 AC. +/- (INCLUDES 1/2 OF BALFRED AVE. R/W)
NET: 6.29 AC. +/- (273,945 SQ. FT.)
- BUILDING AREA:
EXISTING: 2,277 SQ. FT.
TO BE REMOVED: 267 SQ. FT.
PROPOSED ADDITION: 624 SQ. FT.
TOTAL PROPOSED: 2,634 SQ. FT.
- UTILITIES:
PUBLIC WATER
PUBLIC SEWER
- THE SITE IS NOT LOCATED WITHIN A FEMA FLOODPLAIN (SEE FIRM #2400100370F).
- PARKING CALCULATIONS:
POOL (COMMERCIAL):
REQUIRED: 1 PER 4 PERSONS x 250 PERSONS = 63 SPACES
PROVIDED: 78 SPACES
- CURRENT ZONING: (MAP 100c2)
DR3.5: 5.87 AC. +/-
RC2: 0.42 AC. +/-
- DEED REFERENCES:
WJR 3490 FOLIO 381, FEBRUARY 13, 1959
RRG 4259 FOLIO 328, JANUARY 20, 1964
OTG 4781 FOLIO 264, JULY 12, 1967
- TAX ACCOUNT:
0118471340, 0118471341, 0118471342
- REGIONAL PLANNING DISTRICT: 324 (CATONSVILLE)
- COUNCILMANIC DISTRICT: 1
- CENSUS TRACT: 400500
- WATERSHED: PATAPSCO RIVER
- TAX MAP: 100, GRID: 17, PARCELS: 998, 476 & 465
- NO KNOWN PREVIOUS ZONING CASES ON FILE
- PERMITS ON FILE: B612499, B612505, B629364, E625040, E625042, & E631180
- NO KNOWN PREVIOUS CRG OR DRC APPROVALS ON FILE
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE HISTORIC.
- THE PROPERTY OUTLINE SHOWN HEREON IS FROM DEEDS & PLATS OF RECORD AND FIELD LOCATED INFORMATION AND DOES NOT REPRESENT AND ACTUAL BOUNDARY SURVEY BY PROFESSIONAL SURVEYS, LLC.
- THE IMPROVEMENTS SHOWN HEREON WERE LOCATED BY FIELD SURVEY DATED 11/08/2011.
- BASIC SERVICE MAPS:
SEWER = NOT WITHIN A FAILED AREA
WATER = NOT WITHIN A FAILED AREA
TRANSPORTATION = LEVEL D
- EXISTING SIGNAGE IS LOCATED ON THE NORTH FACE OF THE EXISTING BLOCK BUILDING. (SEE PHOTO #6)
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

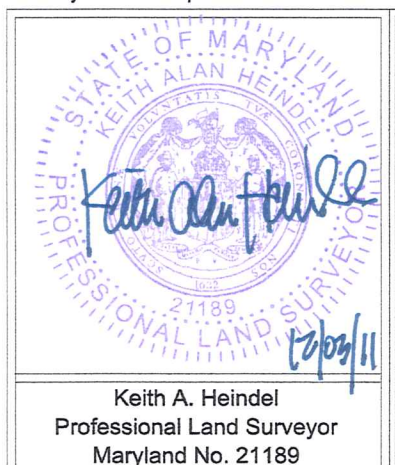
PETITIONER'S

EXHIBIT NO. 1

PLAN TO ACCOMPANY SPECIAL HEARING ROLLINGWOOD POOL, INC. (#30 BALFRED AVENUE)

1ST ELECTION DISTRICT COUNCILMANIC DISTRICT: 1
BALTIMORE COUNTY, MARYLAND 21228

My License expires 12/31/13.



Professional
Surveys

194 E. Main Street
2nd Floor
Westminster, MD 21157
Phone 410-751-8795
Fax 410-751-8796

DRAWING NAME: ZONING PLAN
SCALE: 1" = 60' DATE: 11/22/11 DRAWN BY: GJK/KAH
JOB: 2011-114 CHECK BY: KAH SHEET: 1/1



The original document contains a purple seal and blue signature. If the seal or signature are not so colored, the drawing is an unauthorized copy and may contain unauthorized alterations. To report an illegal copy, please call: 410-751-8795.