



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

April 24, 2024

James Bates & Shannon Vincent – Shannon.vincent@yahoo.com
7609 Maple Road
Dundalk, MD 21222

RE: Petition for Administrative Variance
Case No. 2024-0065-A
Property: 7609 Maple Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order 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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A blue ink signature of Derek J. Baumgardner, consisting of stylized initials and a surname.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7609 Maple Road)		
12 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
James Bates & Shannon Vinzent	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0065-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, James Bates and Shannon Vinzent (“Petitioners”) for the property located at 7609 Maple Road, Dundalk (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Sections 1B02.3.C.1 and 301.1, to permit a front yard open projection (open porch) with a front setback of 11 ft. in lieu of the required 18.75 ft.

The Property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence (the “Site Plan”). (Pet. Ex. 1). Photographs were submitted showing the location of the Property in a residential neighborhood. (Pet. Ex. 2A-2D). There were no adverse Zoning Advisory Committee (“ZAC”) comments received by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on April 7, 2024, 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 affidavit as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to 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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR 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 BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24th day of **April, 2024**, by the Administrative Law Judge for Baltimore County Zoning Regulations ("BCZR"), Sections 1B02.3.C.1 and 301.1, to permit a front yard open projection (open porch) with a front setback of 11 ft. in lieu of the required 18.75 ft., be and it is hereby **GRANTED**.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 7609 Maple Rd Currently Zoned DR 5.5
Deed Reference 44126 / 0407 10 Digit Tax Account # 1223050470
Owner(s) Printed Name(s) James Bates / Shannon Vincent

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1B02.3.C.1. & 301.1 → To permit a front yard open projection (open porch) with a front setback of 11 feet in lieu of the required 18.75 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

James Bates / Shannon Vincent
Name #1 - Type or Print Name #2 - Type or Print

James Bates / [Signature]
Signature #1 Signature #2

7609 Maple Rd / Dundalk MD
Mailing Address City State

21222 / 410-903-6483 / Shannon.Vincent@yahoo.com
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Owner(s)/Petitioner(s):

Name - Type or Print

Signature

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0065-A Filing Date 3/26/24 Estimated Posting Date 4/7/24 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 7609 Maple Rd Dundalk MD 21222
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. **(Clearly state practical difficulty or hardship here)**

We request the variance due to not having enough
space on the back side of our house.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

James Bates
Signature of Owner (Affiant)

James Bates
Name - Print or Type

Shannon Vinzant
Signature of Owner (Affiant)

Shannon Vinzant
Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of Feb, _____, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: SHANNON VINZANT & JAMES BATES

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Ronald L. Douglas
Notary Public

Embossed Hereon Is My
Anne Arundel County, Maryland Notary Public Seal
My Commission Expires September 21, 2024
My Commission Expires RONALD L. DOUGLAS



Property Descriptions

A)

Beginning at a point on the (West) side of (Maple Road) which is (20') wide at the distance of (274') (North) of the centerline of the nearest improved intersecting street (Willow Road) which is (24') wide.

B)

Being Lot # (117), Block (x), Section # (x) in the subdivision of (Northshire) as recorded in Baltimore County Plat Book # (0014), Folio # (0029), containing (6,250 Sq Ft). Located in the (12th) Election District and (7th) councilman district.



LOT 116

N52°07'W 125.0'

LOT 117

N37°53'E 50.0'

SHED

S52°07'E 125.0'

LOT 118

1 STORY
FRAME
DWELLING

CONC. DRIVE

PROP.
OPEN
PORCH

S37°53'W 50.0'

MAPLE ROAD

PROPERTY LINE SURVEY IS RECOMMENDED



LOCATION DRAWING FOR:

7609 MAPLE ROAD

1. This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title, securing financing, or refinancing.
4. A property line survey is necessary to determine the exact location of improvements and encroachments, if any.
5. Distances to property lines are accurate to within 2-feet, unless otherwise shown.
6. All fences shown hereon are approximately located.
7. No title report furnished.

CERTIFICATION:

I hereby certify this drawing and survey work reflected in it, is in compliance with the requirements set forth in the COMAR 06.12.13 and the improvements as shown are correct to the best of my knowledge.

Gerald A. Placsek

L.S. NO. 21259 Exp Date: 8/13/2021

LIBER	18201	FOLIO	70
LOT	117	BLOCK	
SECT.		PLAT	
SUBD.	NORTHSHIRE		
PLAT BOOK	14	FOLIO	29
COUNTY	BALTIMORE CO.		
SCALE	1"=20'	CASE NO.	20-9989LM
DATE	11-20-20	JOB NO.	HLD20-056

Pa,

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<https://clover.com>, f



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE

TOWSON, MD 21204

4108873353

WWW.BALTIMORECOUNTYMD.GO

V

Cashier: Tyler C.

Transaction **102181**

Total **\$75.00**

DEBIT CARD SALE **\$75.00**

VISA 4134

Retain this copy for statement
validation

Station: Permit Processing - Mini

04-Mar-2024 9:51:27A

\$75.00 | Method: CONTACTLESS

US DEBIT XXXXXXXXXXXX4134

VISA CARDHOLDER

Reference ID: 406400557253

Auth ID: 265512

MID: *****2995

AID: A0000000980840

AthNtwkNm: VISA

RtInd:CREDIT

***** REPRINT *****

Payment SK6RKKD41Q2M8

Clover Privacy Policy

<https://clover.com/privacy>

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0065 -A Address 7609 MAPLE ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/26/24 Posting Date: 4/7/24 Closing Date: 4/22/24

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0065 -A Address 7609 MAPLE ROAD

Petitioner's Name: JAMES BATES + SHANNON VINZANT Telephone (Cell) 410-903-6483

Posting Date: 4/7/24 Closing Date: 4/22/24

Wording for Sign: To Permit _____

To permit a front yard open projection (open porch) with a front setback of 11 feet in lieu of the required 18.75 feet.

Revised 1/2022

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2024-0065-A
Property Address: 7609 MAPLE ROAD
Legal Owners (Petitioners): JAMES BATES + SHANNON VINZANT
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JAMES BATES
Address: 7609 MAPLE ROAD
DUNDALK MD 21222

Telephone Number: 410-903-6483

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 12 **Account Number -** 1223050470

Owner Information

Owner Name:	BATES JAMES R VINZANT SHANNON J	Use:	RESIDENTIAL
Mailing Address:	7609 MAPLE RD BALTIMORE MD 21222-1408	Principal Residence:	YES
		Deed Reference:	/44126/ 00407

Location & Structure Information

Premises Address:	7609 MAPLE RD BALTIMORE 21222-1408	Legal Description:	7609 MAPLE RD NORTHSHIRE
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0096 0024 0201 12020027.04 0000 117 2024 **Plat Ref:** 0014/ 0029

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1949	780 SF	6,250 SF	04	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNITS	SIDING/3	2 full	

Value Information

	Base Value	Phase-in Assessments		
		Value As of 01/01/2024	As of 07/01/2023	As of 07/01/2024
Land:	48,200	60,600		
Improvements	112,600	196,000		
Total:	160,800	256,600	160,800	192,733
Preferential Land:	0	0		

Transfer Information

Seller: MARIANETTI ADRIAN D	Date: 02/17/2021	Price: \$213,000
Type: ARMS LENGTH IMPROVED	Deed1: /44126/ 00407	Deed2:
Seller: WISNIEWSKI VICTOR V	Date: 06/16/2003	Price: \$80,000
Type: NON-ARMS LENGTH OTHER	Deed1: /18201/ 00706	Deed2:
Seller: WISNIEWSKI VICTOR V	Date: 02/15/1991	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01721/ 00579	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



2024-0065

1 of 4



2024-0065-A

2 of 4



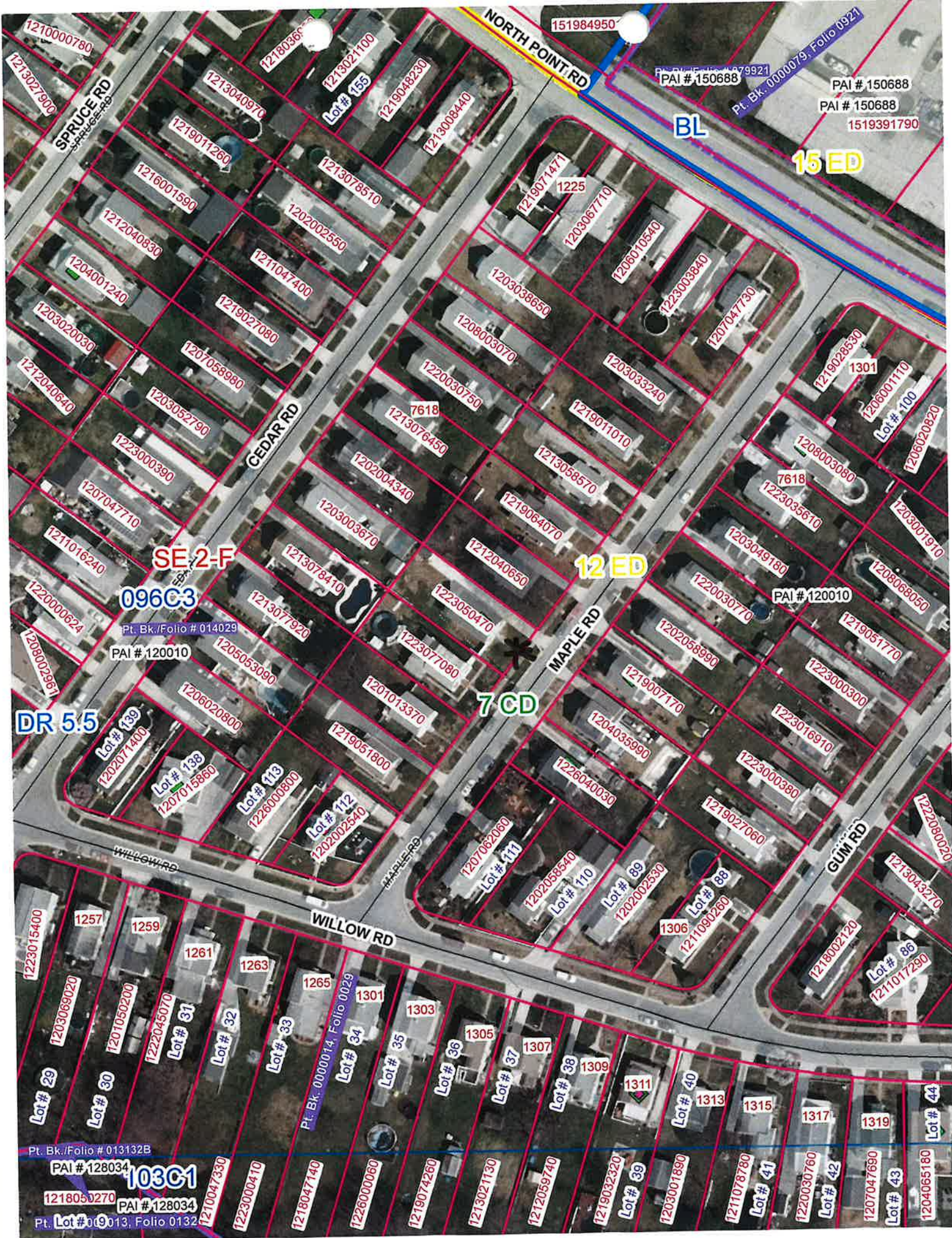
2024-0065-A

3 of 4



2024-0065-A
4 of 4







ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Owner(s) Printed Name(s) James Bates / Shannon Vincent

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

James Bates / Shannon Vincent
Name #1 - Type or Print Name #2 - Type or Print

James Bates / [Signature]
Signature #1 Signature #2

7609 Maple Rd / Dundalk MD
Mailing Address City State

21222 / 410-903-6483 / Shannon.Vincent@yahoo.com
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Owner(s)/Petitioner(s):

Name - Type or Print

Signature

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0065-A Filing Date 3/26/24 Estimated Posting Date 4/7/24 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

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Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. **(Clearly state practical difficulty or hardship here)**

We request the variance due to not having enough
space on the back side of our house.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

James Bates
Signature of Owner (Affiant)

James Bates
Name - Print or Type

Shannon Vinzant
Signature of Owner (Affiant)

Shannon Vinzant
Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of Feb, _____, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

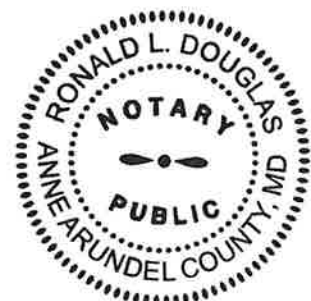
Print name(s) here: SHANNON VINZANT & JAMES BATES

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Ronald L. Douglas
Notary Public

Embossed Hereon Is My
Anne Arundel County, Maryland Notary Public Seal
My Commission Expires September 21, 2024
My Commission Expires RONALD L. DOUGLAS



Property Descriptions

A)

Beginning at a point on the (West) side of (Maple Road) which is (20') wide at the distance of (274') (North) of the centerline of the nearest improved intersecting street (Willow Road) which is (24') wide.

B)

Being Lot # (117), Block (x), Section # (x) in the subdivision of (Northshire) as recorded in Baltimore County Plat Book # (0014), Folio # (0029), containing (6,250 Sq Ft). Located in the (12th) Election District and (7th) councilman district.



LOT 116

LOT 117

LOT 118

N52°07'W 125.0'

S52°07'E 125.0'

N37°53'E 50.0'

S37°53'W 50.0'

SHED

11.8'

16'

30.3'

26.3'

14'

27.2'

PROP.
OPEN
PORCH

11'

PATIO

1 STORY
FRAME
DWELLING

CONC. DRIVE



MAPLE ROAD

PROPERTY LINE SURVEY IS RECOMMENDED

LOCATION DRAWING FOR: 7609 MAPLE ROAD

1. This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title, securing financing, or refinancing.
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6. All fences shown hereon are approximately located.
7. No title report furnished.

CERTIFICATION:

I hereby certify this drawing and survey work reflected in it, is in compliance with the requirements set forth in the COMAR 06.12.13 and the improvements as shown are correct to the best of my knowledge.

Gerald A. Placsek

Gerald A. Placsek

L.S. NO. 21259 Exp Date: 8/13/2021

LIBER	18201	FOLIO	70
LOT	117	BLOCK	
SECT.		PLAT	
SUBD.	NORTHSHIRE		
PLAT BOOK	14	FOLIO	29
COUNTY	BALTIMORE CO.		
SCALE	1"=20'	CASE NO.	20-9989LM
DATE	11-20-20	JOB NO.	HLD20-056

Scanned with CamScanner

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 26, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0065-A
Address: 7609 MAPLE RD
Legal Owner: James Bates, Shannon Vinzent

Zoning Advisory Committee Meeting of March 26, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 2, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0065-A
Address: 7609 MAPLE RD.
Legal Owner: James Bates, Shannon Vinzent

Zoning Advisory Committee Meeting of April 2, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 20, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0065-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No Exception taken.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.