



NORTH TOWARD WISLAVA FROM R/W OF 23 WATERVIEW RD



EAST FROM R/W OF 23 WATERVIEW RD



NORTH TO WISE AVE FROM CENTER OF WATERVIEW RD



21 + 19 WATERVIEW RD

92-24-A

CRITICAL AREA 32
92-24-A
CRITICAL AREA
32
CRITICAL AREA
32

DAVID FLOWERS
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND
RESOURCE MANAGEMENT

CRITICAL AREA REVIEW

PROPERTY LOCATED AT 23 WATERVIEW ROAD FALLS WITHIN THE CRITICAL AREA RESTRICTIONS. PROPOSED ADDITION REQUIRES ZONING VARIANCE (ATTACHED) TO ALLOW STRUCTURE TO BE WITHIN ONE FOOT OF THE PROPERTY LINE.

PROPERTY

LOT 14 DEED S191-32 PROPERTY # 15-20-301340
23 WATERVIEW ROAD
BALTIMORE MARYLAND 21222

IMPERVIOUS SURFACE	CURRENT	PROPOSED
HOUSE	1152	1152
SIDEWALK	288	288
GARAGE		240
ENTRANCE		240
TOTAL	1440	1920
LAND	7990	7990
IMPERVIOUS	18%	24%

ATTACHED BILLS REFERENCE IMPERVIOUS SURFACE LIMITATIONS, PURPOSED ADDITION IS WITHIN BILL LIMITATIONS.

TREES AND SHRUBBERY ARE INDICATED ON SITE PLAN.

ATTACHMENTS:
HOUSE BILLS
SITE PLAN

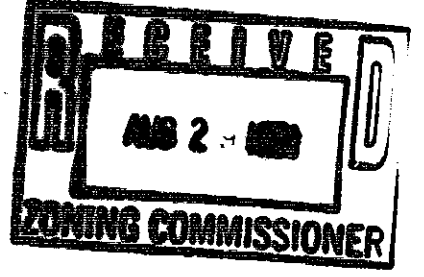
SUBMITTED BY:
WILLARD E. MC JILTON
23 WATERVIEW ROAD
BALTIMORE MARYLAND 21222
HOME: 301 477 9049
WORK: 301 455 0515

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner
DATE: August 20, 1991

FROM: Mr. J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 32
McJilton Property
Chesapeake Bay Critical Area Findings



SITE LOCATION

The subject property is located at 23 Waterview Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Willard Eugene McJilton

APPLICANT PROPOSAL

The applicant proposes to build a new garage attached to the existing house. The applicant has requested a variance from section 1802.3.C.1 of the Baltimore County Zoning Regulations to permit "a side yard setback of one foot and a rear setback of 26 feet in lieu of the required 10 feet and 30 feet respectively".

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.D

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353

Your petition has been received and accepted for filing this 22th day of July, 1991.

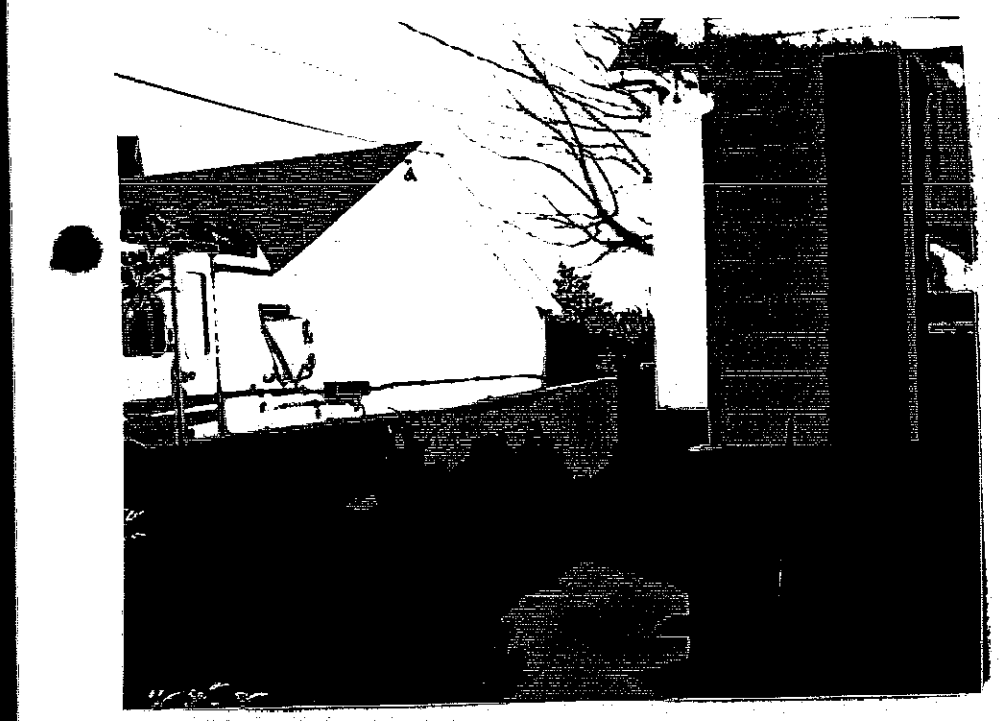
Arnold Jablon
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Willard E. McJilton, et ux
Petitioner's Attorney:



23 WATERVIEW FROM WATERVIEW RD Subject Property

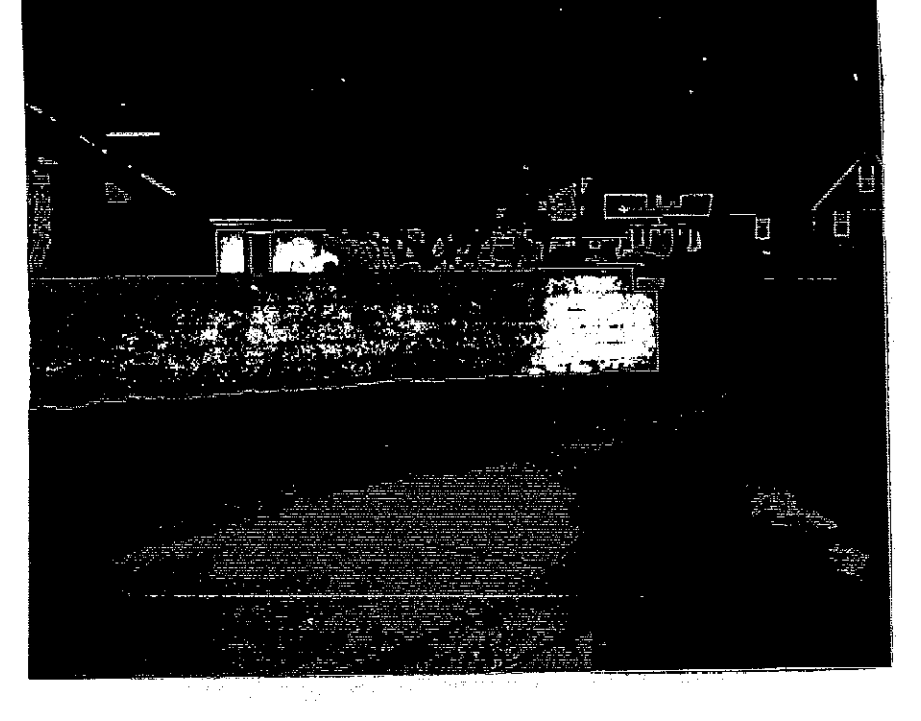


CORNER OF 23 WATERVIEW AND 25 WATERVIEW

92-24-A



23 + 21 WATERVIEW FROM WATERVIEW RD



R/W OF 23 WATERVIEW LOOKING NORTH TO WISE AVE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: August 20, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for August 6, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 25, 28, 32, 33, 34, 36, 39, 40, 42, 43 and 44.

For Item 463 (Case No. 91-494-A), the previous minor subdivision comments are applicable.

For Items 35 and 37, revised County Review Group Plans are required.

Robert W. Bowling / DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
August 19, 1991

Mr. & Mrs. Willard E. McJilton
23 Waterview Road
Baltimore, MD 21222

RE: Item No. 32, Case No. 92-24-A
Petitioner: Willard McJilton, et ux
Petition for Residential Variance

Dear Mr. & Mrs. McJilton:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: August 16, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Walker Property, Item No. 505
Parsons Property, Item No. 9
Donovan Property, Item No. 10
Wolf Property, Item No. 17
Pearson Property, Item No. 19
Stifler Property, Item No. 22
Felts Property, Item No. 24
Melchor Property, Item No. 25
Faulkner Property, Item No. 27
McJilton Property, Item No. 32
Horne Property, Item No. 33
Elsnic Property, Item No. 38
Mugrage Property, Item No. 39
Copeland Property, Item No. 42
Eckert Property, Item No. 44
Hartel Property, Item No. 50
Gimbel/Gaffney Property, Item No. 51

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PR/JL/pat
NUMEROUS.ITM/ZACI

Rec'd 8/21/91

