

IN RE: PETITION FOR VARIANCE
N/S Bowleys Quarters Road,
867.5'W of Chestnut Road
(1011 Bowleys Quarters Road)
15th Election District
5th Councilmanic District

Stanley P. Frerking, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-287-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 1011 Bowleys Quarters Road, located in the vicinity of Galloway Road in Bowleys Quarters. The Petition was filed by the owners of the property, Stanley P. and Teresa M. Frerking, through their attorney, Newton A. Williams, Esquire. The Petitioners seek relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit building to property line setbacks of 10 feet in lieu of the required 50 feet, and to reuse an existing, undersized waterfront lot; and from Section 304 of the B.C.Z.R. to approve the subject property as an undersized lot and new structure. The subject property and relief sought are more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Stanley Frerking, property owner, Dwight Little, Professional Engineer with W. Duvall and Associates, Inc., who prepared the site plan for this property, Chip Wedekind, Builder, and Newton A. Williams, Esquire, attorney for the Petitioners. Appearing as a Protestant in the matter was Joseph F. Baird, who owns the adjacent property.

Testimony and evidence offered revealed that the subject property is a long, narrow waterfront lot, approximately 50 feet wide and 750 feet

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Date

By

MICROFILMED

deep, which abuts Seneca Creek. The configuration of this property is similar to other lots in the Bowleys Quarters community, which, as is the case with many older waterfront communities, was laid out many years ago, well prior to the adoption of any zoning regulations in Baltimore County. The subject property consists of 0.7059 acres, more or less, zoned R.C.5. Mr. Frerking testified that he purchased the property in 1996 for the sum of approximately \$160,000, at which time it was improved with a cape code style dwelling which had existed on the lot for many years. Thereafter, the Petitioners acquired a razing permit to remove that dwelling. Thus, the property is presently unimproved. The Petitioners, through Mr. Wedekind now wish to develop the property with a new, single family dwelling. In preparation for this construction, the lot has been graded and fill added. A 2400 sq.ft. cape cod style dwelling, one and one-half stories in height, is proposed for the property. Elevation drawings of the proposed dwelling along with a floor plan for same were submitted at the hearing as Petitioner's Exhibit 3. These drawings were also submitted to the Office of Planning (OP), pursuant to the undersized lot regulations contained within Section 304.2 of the B.C.Z.R. A recommendation form from that agency has been received which indicates that the Office of Planning has approved the proposed construction as being consistent with other development in the area.

However, as noted above, the property is zoned R.C.5, a rural residential classification which requires a 50-foot setback from the building to the property line. Thus, variance relief is necessary in order to proceed with the proposed construction. Obviously, with a lot width of 50 feet, compliance with this regulation is not possible. The proposed dwelling is 30 feet wide and the Petitioners propose to place the

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Date 9/24/97
[Signature]

100-1-1111

new dwelling in approximately the same location as the original dwelling. The house will be set back approximately 274 feet from the water and 10-foot side yard setbacks on both sides will be maintained. Clearly, variance relief is warranted from these setback regulations as strict compliance would render the lot unbuildable. The unique characteristic of this property is its narrow width and significant depth. Obviously, there could be no construction on the property if the 50-foot setback were to be maintained, in that the entire lot only reaches that dimension. For this reason, variance relief shall be granted from side yard setback requirements. Furthermore, I find that the Petitioners have satisfied the burdens set forth in Section 307 of the B.C.Z.R. as construed by the case law.

Variance relief is also requested to reuse an existing undersized waterfront lot and to approve an undersized lot and new structure, pursuant to Section 304. Section 304 allows residential use of an undersized lot when three requirements are satisfied. Those requirements are as follows: 1) that the lot be duly recorded either by deed or by a validly approved subdivision prior to 1955; 2) that all other requirements of the height and area regulations are complied with; and 3) that the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements. Clearly, the Petitioners satisfy the criteria in Items 1 and 3 above. This lot was laid out well prior to 1955 and the Petitioners own no adjoining property. Conflicting opinions have been issued by this Office and the Board of Appeals as to whether the Petitioners' request for variance relief from the setback regulations renders the Petitioners ineligible to satisfy the requirement in Item 2 above. I have held that the request for variance relief from setback requirements renders a property owner ineligible to utilize the authority otherwise granted in Section 304.

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By

Consistent with that ruling, the Petitioners would also need variance relief from Section 1A04.3.B.1 of the B.C.Z.R., which provides a minimum lot size of 1 acre. However, interestingly, that Section provides only that a lot having an area less than that minimum "may not be created" in an R.C. 5 zone. Arguably, that Section is not applicable in that this lot is not being created, but has existed for many years. Moreover, Section 1A04.3.B.5 provides exceptions to present requirements for certain recorded lots. This lot would meet at least the spirit, if not, the letter, of the language contained within that exception.

For all of these reasons, I will approve the Petitioners request to develop the lot as proposed. A finding shall be entered that variance relief from Section 1A04.3 as to the setbacks shall be granted and that the Petitioners' plans for residential redevelopment of the site as shown on the site plan, elevation drawings, and renderings shall be approved.

Mr. Joseph Baird testified at the hearing and expressed several concerns regarding the grading of this property. These concerns primarily related to a potential discharge of water from the property onto adjacent lots owned by him. Although these concerns did not relate to the variance relief requested per se, they are legitimate. As indicated at the hearing, relief shall be conditioned to address this concern. Moreover, compliance with environmental regulations as expressed in the Zoning Plans Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) will be incorporated in the relief granted herein.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of February, 1997 that the Petition for Variance seeking relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit building to property line setbacks of 10 feet in lieu of the required 50 feet, and to reuse an existing, undersized waterfront lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitioners may redevelop the property in accordance with Petitioner's Exhibit 1 and the renderings, floor plan, and elevation drawings submitted hereto and approved by the Office of Planning (OP), subject to the following restrictions:

- 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 relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by Robert W. Bowling, Chief of the Development Plans Review Division of the Department of Permits and Development Management, dated February 10, 1997, and the comments submitted by R. Bruce Seeley, of the Department of Environmental Protection and Resource Management (DEPRM), dated February 3, 1997, copies of both of which are attached hereto and made a part hereof.
- 3) The Petitioners shall obtain the advice and direction of DEPRM as to the regrading of the property to prevent any increase in water runoff from the site onto adjacent properties. These adjacent property owners shall be fully apprised of the Petitioners' plans in this regard and the recommendations and requirements as dictated by DEPRM.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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Date

By

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 304 of the B.C.Z.R. to approve the subject property as an undersized lot and new structure, be and is hereby DISMISSED AS MOOT.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED
DATE 6/1/78
BY [Signature]

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

February 3, 1997

FROM: R. Bruce Seeley *RBS/gp*
DEPRM

SUBJECT: Zoning Item #287 - Frerking Property
1101 Bowleys Quarters Road
Zoning Advisory Committee Meeting of January 27, 1997

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Ground Water Management

An evaluation of the septic system will be required. Soil evaluations may be required. Contact soil evaluation section of Groundwater Management at 887-2762.

RBS:GP:sp

FRERKING/DEPRM/TXTSBP

ORDER RECEIVED FOR FILING

Date

By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 10, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for February 3, 1997
Item No. 287

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ZONE47A

ORDER RECEIVED FOR PLANS
DATE 2/24/97
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 24, 1997

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
210 W. Pennsylvania Avenue
Towson, Maryland 21204

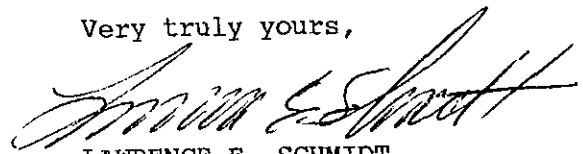
RE: PETITION FOR VARIANCE
N/S Bowleys Quarters Road, 867.5'W of Chestnut Road
(1011 Bowleys Quarters Road)
15th Election District - 5th Councilmanic District
Stanley P. Frerking, et ux - Petitioners
Case No. 97-287-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Stanley P. Frerking
1205 Britania Court, Annapolis, Md. 21403

Mr. Chip Wedekind, 9 Vermont Place, Bel Air, Md. 21014
Mr. G. Dwight Little, W. Duvall & Associates, Inc.
530 E. Joppa road, Towson, Md. 21286

Mr. Joseph F. Baird, 1144 Seneca Road, Baltimore, Md. 21220

DEPRM; OP; People's Counsel; File

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1011 MS
1101 Bowleys Quarters Road

which is presently zoned RC5

97-287-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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

SEE ATTACHED

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

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ENGINEER

W. Duvall & Associates, Inc.

(Type or Print Name)

Signature G. DWIGHT LITTLE, JR.

530 East Joppa Road

Address

Towson Maryland 21206

City

State

Zipcode

Attorney for Petitioner

Nolan, Plunhoff & Williams
Newton Williams

(Type or Print Name)

Signature Newton A. Williams

210 W. Pennsylvania Ave. 823-7800

Address

Phone No.

Towson Maryland 21204

City

State

Zipcode

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

Legal Owner(s)

Stanley P. Frerking

(Type or Print Name)

Signature Stanley P. Frerking

Teresa M. Frerking

(Type or Print Name)

Signature Teresa M. Frerking

1205 Britania CT. (410) 280-3355

Address

Phone No

Annapolis Maryland 21403

City

State

Zipcode

Name, Address and phone number or representative to be contacted

Chip Wedekind

Name

9 Vermont Place

Bel Air, MD. 21014 461-5199

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

1/20

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

MICROFILMED

Zoning Administration

Development Management

287

A variance from Section 1A04.3 to permit building to property line setbacks of ten (10) feet for the required fifty (50) feet; and a variance from Section 1A04.3 to reutilize an existing, undersized waterfront lot, and to approve an undersized lot and new structure, per Section 304.

JUSTIFICATIONS

1. Existing, older waterfront lot only fifty (50) feet wide, recorded prior to March 30, 1995.
2. New upgraded home - former dwelling closer than ten (10) feet of property line, new, better home at least ten (10) feet on each side.
3. Old waterfront community of narrow lots involved, none of which provide fifty (50) foot sideyards, and few of which provide one (1) acre R.C.5. lots.
4. New structure will foster health, safety and welfare of area; and practical difficulty and unreasonable hardship will clearly result without variances.
5. These older, narrow lots are unique, in that they predate zoning completely, much less R.C.5., one acre zone with a fifty (50) foot side yard requirement.

ORDER RECEIVED FOR FILING

Date

By

RECORDED

W. DUVAL & ASSOCIATES, INC.
Engineers • Surveyors • Land Planners530 East Joppa Road
Towson, Maryland 21286Telephone: (410) 583-8571
Fax: (410) 583-1513

97-289-A

ZONING DESCRIPTION FOR 1011 Bowleys Quarters Road

Beginning at a point on the North side of Bowleys Quarters Road which is 30' (feet) wide at the distance of 867.5' (feet) West of the centerline of the nearest improved intersecting street Chestnut Road which is 30' (feet) wide. * Being Lot # 89, in the subdivision of Bowleys Quarter as recorded in Baltimore County Plat Book # 7, Folio # 13, containing 30,750 S.F.. Also known as 1011 Bowleys Quarters Road and located in the 15th Election District, 5th Councilmanic District.



WPdec/zondes

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-287-A
(Item 287)

1011 Bowleys Quarters Road
N/S Bowleys Quarters Road,
867.5' W of rd of Chestnut
Road

15th Election District
5th Councilmanic

Legal Owner(s):

Stanley P. Frerking and
Teresa M. Frerking

Variance: to permit building
to property line setbacks of 10
feet for the required 50-foot
and to reutilize an existing wa-
terfront lot, and to approve an
undersized lot and new struc-
ture.

Hearing: Wednesday, Febru-
ary 19, 1997 at 10:00 a.m. in
Rm. 106, County Office
Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the file and/or Hearing,
Please Call 887-3391.

2/084 Feb. 6 C118072

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb 6, 1997

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on Feb 6, 1997.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-287-A
(then 287)

1101 Bowleys Quarters Road
NMS Bowleys Quarters Road
867.5 W. of 04 of Chestnut Road

15th Election District
5th Councilmanic

Legal Owner(s):
Stanley P. Freking and
Teresa M. Freking

Variance: to permit building to property line setbacks of 10 feet for the required 50 feet, and to realize an existing waterfront lot, and to approve an undersized lot and new structure.

Hearings: Wednesday, February 13, 1997 at 10:00 a.m. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

PLEASE SEE SECTION 17-101 OF THE ZONING COMMISSION'S FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations. Please Call 867-3353.
(2) For information concerning the file and/or Hearing, Please Call 867-3391.

1/3/94 Jan. 30 C1152994

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan 30, 1997

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 30, 1997

THE JEFFERSONIAN,

A. H. Enidbars
LEGAL AD. - TOWSON

1/30/94 Jan 30 C1152994

Baltimore County Government
Office of Zoning Administration
and Development Management

97-287-A



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 287

Petitioner: Stanley P. & Teresa M. Frerking

Location: 1011 Bowleys Quarters Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Chip Wedekind

ADDRESS: 9 Vermont Place

Bel Air, MD. 21014

PHONE NUMBER: 461-5199

AJ:ggs

(Revised 04/09/93)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-287-A

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

PLACE: 1101 BOWLEY'S QUARTERS RD.

DATE AND TIME: _____

REQUEST: VARIANCE SECTION 1004.3 TO PERMIT BUILDING
TO PROPERTY LINE SETBACKS OF TEN (10) FEET FOR
REQUIRED 50 FT. AND A VARIANCE FROM SECTION
1004.3 TO REUTILIZE AN EXISTING, UNDERSIZED WATERFRONT
LOT, AND TO APPROVE AN UNDERSIZED LOT AND NEW
STRUCTURE, PER SECTION 804

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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 18, 1997

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 287
Case No.: 97-287-A
Petitioner: Stanley Frerking, et ux

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 13, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



2/3/97

PER THE PETITION FILED, THIS
PROPERTY IS LOCATED AT 1101 BOWLEYS
QUARTERS. THE NOTICE OF HEARING AND
THE ADVERTISING REFLECT SAME.

THE PETITIONER CALLED AND
EXPLAINED THAT THE PROPERTY'S
CORRECT ADDRESS IS 1011. HE WILL
CONTACT THE ATTORNEY TO MAKE SURE
THAT THE PROPER POSTING TAKES PLACE
AND THAT NEWTON RERUNS THE
NEWSPAPER ADVERTISING.

A handwritten signature or set of initials, possibly 'J' or 'S', written in dark ink.

115

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 10, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for February 3, 1997
 Item No. 287

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ZONE47A

MAR 11 1997

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

TO: Mr. Arnold Jablon, Director February 3, 1997
Zoning Administration and
Development Management

FROM: R. Bruce Seeley *RBS/JP*
DEPRM

SUBJECT: Zoning Item #287 - Frerking Property
1101 Bowleys Quarters Road
Zoning Advisory Committee Meeting of January 27, 1997

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Ground Water Management

An evaluation of the septic system will be required. Soil evaluations may be required. Contact soil evaluation section of Groundwater Management at 887-2762.

RBS:GP:sp

FRERKING/DEPRM/TXTSBP

11/11/97 11:11:11



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 1.24.97
Item No. 287 (CAM)

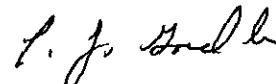
Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

January 27, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JAN. 27, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 271, 287, 288, 289, 290, 292, 293, 294, 295 AND 297.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: January 29, 1997

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 271, 287, 289, 290, 293, and 294

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 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

PETITION PROBLEMS

17-287-A

#287 --- CAM

1. Who filled out sign information?? Must be filled out by the planner taking in the petition.
2. No undersized lot information in the folder.

#289 --- JRF

1. No telephone

#291 --- C'

1. ↑

#295

- 1.

287
Compatibility
Review already
given to Gwen

RE: PETITION FOR VARIANCE
1101 Bowleys Quarters Road, N/S Bowleys
Quarters Rd, 867.5' W of c/l Chestnut Rd
15th Election District, 5th Councilmanic

Stanley P. and Teresa M. Frerking
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-287-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECORDED

CERTIFICATE OF POSTING

RE: Case No.: 97-287-A

Petitioner/Developer: _____

STANLEY FREERKING

Date of Hearing/Closing: FEB 19, 1997

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1011 BOWLEYS QUARTERS

ROAD, BALTIMORE, MARYLAND 21220

The sign(s) were posted on FEB. 3, 1997
(Month, Day, Year)

Sincerely,

Thomas P. Ogle SK

(Signature of Sign Poster and Date)

THOMAS P. OGLE SK

(Printed Name)

325 NICHOLSON ROAD

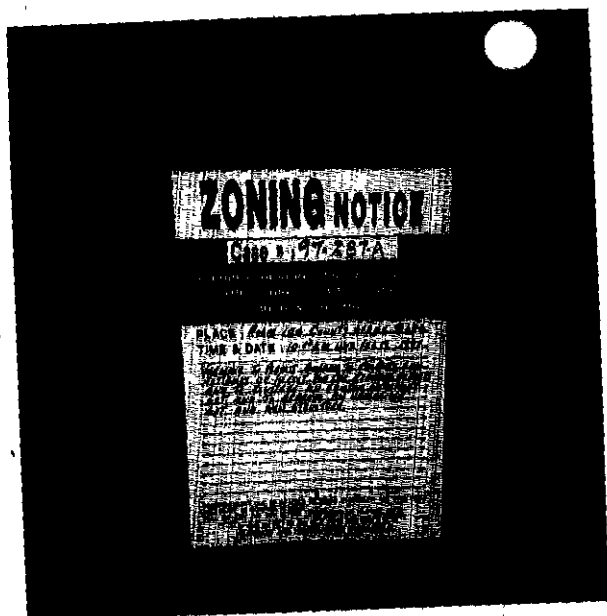
(Address)

BALTIMORE, MARYLAND 21221

(City, State, Zip Code)

(410) 687-8405

(Telephone Number)



97-287-A

RECORDED

CERTIFICATE OF POSTING

RE: Case No.: 97-287-A

Petitioner/Developer: CHIP WEDEKIND, ETAL
% NEWTON WILLIAMS, ESQ.

Date of Hearing/Closing: 2/19/97

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

CHIP

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1011 BOWLEYS QUARTERS RD.

The sign(s) were posted on

2/3/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/4/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

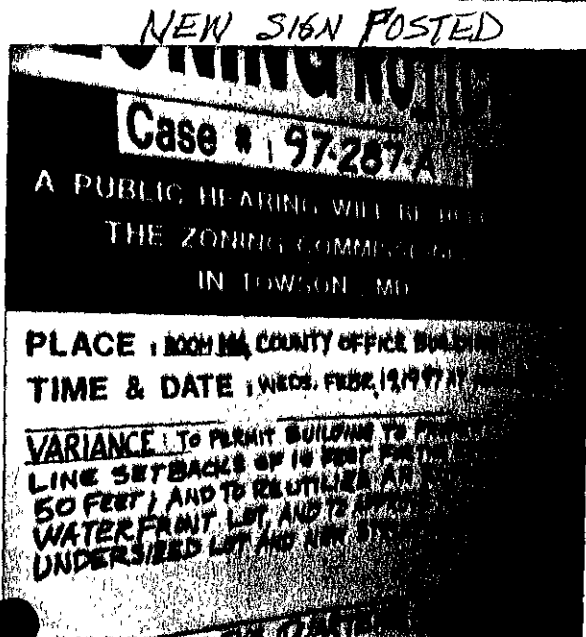
(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354
(Telephone Number)



BY P.M. O'KEEFE FEB. 3, 1997

#1011-BOWLEYS QUARTERS
ROAD - CORRECTED AND
REPOSTED PER NEWTON WILLIAMS

TO: PUTUXENT PUBLISHING COMPANY
January 30, 1997 Issue - Jeffersonian

Please forward billing to:

Chip Wedeking
9 Vermont Place
Bel Air, MD 21014
461-5199

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-287-A (Item 287)
1101 Bowleys Quarters Road
N/S Bowleys Quarters Road, 867.5' W of c/l of Chestnut Road
15th Election District - 5th Councilmanic
Legal Owner(s): Stanley P. Frerking and Teresa M. Frerking

Variance to permit building to property line setbacks of 10 feet for the required 50 feet; and to reutilize an existing waterfront lot, and to approve an undersized lot and new structure.

HEARING: WEDNESDAY, FEBRUARY 19, 1997 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 24, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-287-A (Item 287)
1101 Bowleys Quarters Road
N/S Bowleys Quarters Road, 867.5' W of c/l of Chestnut Road
15th Election District - 5th Councilmanic
Legal Owner(s): Stnaley P. Frerking and Teresa M. Frerking

Variance to permit building to property line setbacks of 10 feet for the required 50 feet; and to reutilize an existing waterfront lot, and to approve an undersized lot and new structure.

HEARING: WEDNESDAY, FEBRUARY 19, 1997 at 10:00 a.m. in Room 106, County Office Building.

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

Arnold Jablon
Director

cc: Stanley and Teresa Krerking
Chip Wedeking
W. Duvall & Associates, Inc.
Newton A. Williams, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEB. 4, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 1-30-97
OEA: DLS/10
21200 HISTORIC DISTRICT/BLDG.

PERMIT #: B194797
RECEIPT #: 321037
CONTROL #: 672
XREF #:

PROPERTY ADDRESS 1011 BOWLEY'S CHURCHES
SUITE/SPACE/FLOOR
SUBDIV:
TAX ACCOUNT #: 15-06-200640 DISTRICT/PRECINCT
OWNER'S INFORMATION (LAST, FIRST) 15 07
NAME: FREDERICK STANLEY A THERESA
ADDR: 1205 BRITAINIA CT 211403

FEE: 40.00
PAID: 40.00
PAID BY: [Signature]
INSPECTOR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES — NO —

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE
BOCA CODE

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER GRADING

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER GRADING

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

CENTRAL AIR: 1.
ESTIMATED COST: \$5,200
OF MATERIALS AND LABOR

OWNERSHIP

1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. MIDRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL Y N BATHROOMS CLASS 34
POWDER ROOMS KITCHENS LIBER 7 FOLIO 13

BUILDING SIZE

- FLOOR 5000
WIDTH
DEPTH
HEIGHT
STORIES
LOT #'S
CORNER LOT
1. Y 2. N

LOT SIZE AND SETBACKS

- SIZE 50x00
FRONT STREET
SIDE STREET
FRONT SETBK
SIDE SETBK
SIDE STR SETBK
REAR SETBK
ZONING

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
VEDI CTL 416 T. Labor - OK to file 1-30-97
ZONING :
PUB SERV :
ENVRMNT :
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

NEW CHS BLDG

MICROFILMED

ADDRESS

1144 SENECA RD BALTO 21220

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

STAN FRECKING

Dwight Little

CHIP WEDERKIND

1205 BRITANNIA LANE, ANNAPOLIS MD 21403

W. Duvall & Associates
530 E. Joppa Rd, Towson, 21286

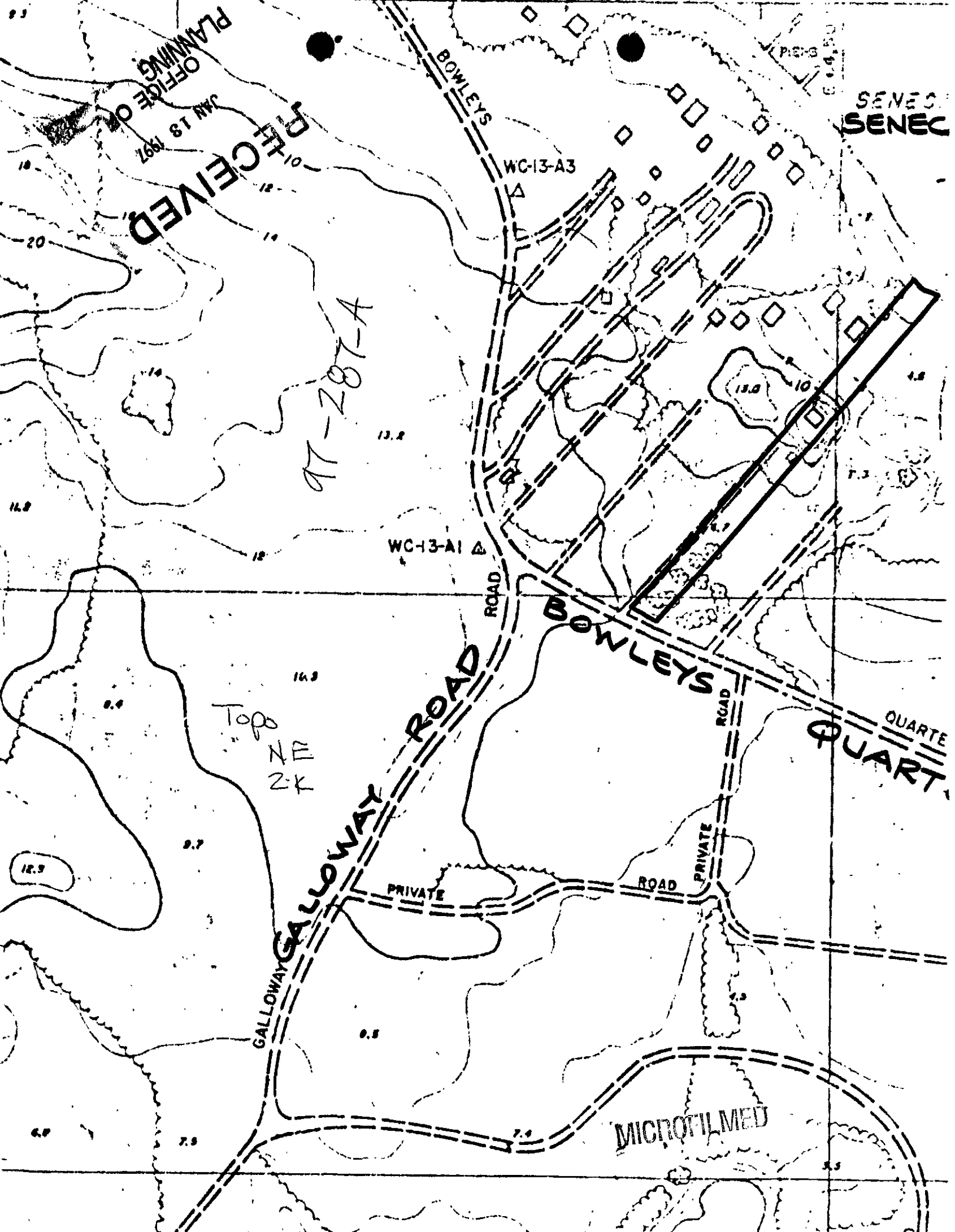
9 VERMONT PL. BRL AVE MD 21054



PLANNING
OFFICE OF
JAN 18 1997

RECEIVED

SENECA
SENECA



97-287-A

Topo
N 17
2.7

MICROFILMED

RAMSEY SEWAGE DISPOSAL
10515 Harford Rd.
Glen Arm, Maryland 21057

410 665-7922

September 6, 1996

Septic Inspection Report

LOT & LOCATION

Type of tank:

Concrete

Steel

Poly

X

Size of tank:

1500 gal.

1000 gal.

750 gal.

500 gal.

X

Drain field in feet

Number of feet

100'

Drywells

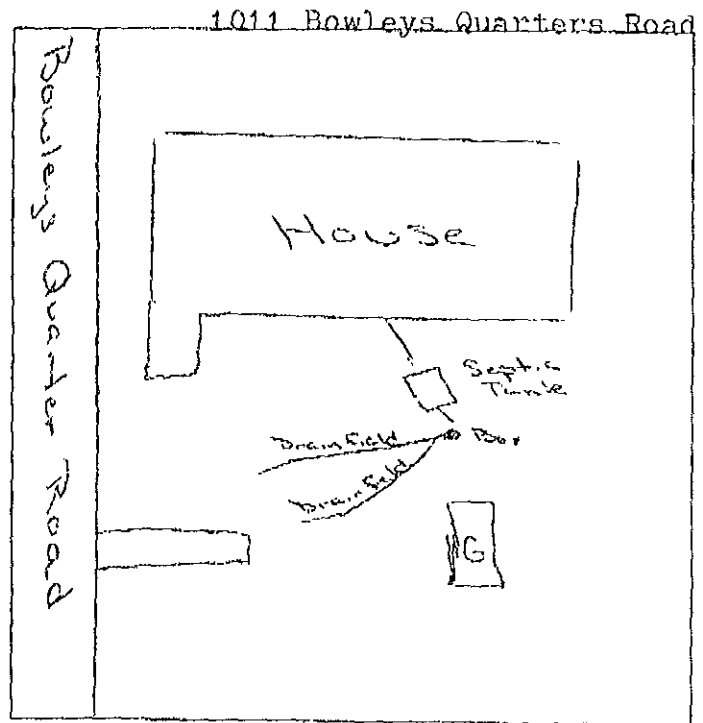
Number of wells

Recent repairs Yes

No

X

(COMMENTS)



There are no visible signs of surfacing at or around septic area. System is in good working condition at time of inspection.

NOTE: All evaluations are made on site inspections and information given by the seller or purchaser or realtor pertaining to that property. There are no guarantees implied to how long the system will operate or last.

Balto. Co. Permit # 3-5

Richard A. Ramsey

Ramsey Sewage Disposal

UNRECORDED

PROPERTY ADDRESS: #1011 BOWLEYS QUARTERS RD.

see pages 5 & 6 of the CHECKLIST for additional required information

OWNER: STANLEY P. & TERESA M. FRERIKING

TIT NO. 1
 JOSEPH F. BAIRD
 9461/154
 15-1502201440
 PT 88

EX. DWELLING RAZED
UNDER PERMIT
NO. B 284722

EX, SEPTIC TANK
(1500 GAL. TANK
& DRAIN FIELD)

For additional required information
CLARKS POINT RR.
SURFERS RD.
BOWLEYS
SENECA CREEK
SUBJECT SITE
GALLOWS RD.
CHESTNUT RD.
QUARTERS RD.
North
Vicinity Map
scale: 1"=1000'

Councilmanic District: 5

Election District: 15

1"-200' scale map#: NE 2 K

Zonting: RC5

Lot size: 0.7059 30,750
acres square feet

	public	private
SEWER:	☐	☒
WATER:	☒	☐
	yes	no
Local Area:	☒	☐

Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: **NONE**

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

97 287 A

JAN 08 '97 13:52

P. 3/3

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

B: 97-287-A
Permit Number

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

1205 BRITANIA CT,
☐ STANLEY P. & TERESA FRERKING, ANNAPOLIS, MD. 21403, 410-280-3355
Print Name of Applicant Address Telephone Number

☐ Lot Address 1011 BOWLEYS QUARTERS RD. Election District 15 Council District 5 Square Feet 30,750 SF
Lot Location: N E S W / side / corner of N/S - BOWLEYS QUARTERS 867.5 feet from N E S W corner of CHESTNUT RD.
(street) (street)

Land Owner SAME AS APPLICANTS Tax Account Number _____

Address SAME Telephone Number _____

NEWTON WILLIAMS, ATTORNEY, 502 WASH. AVE., TOWSON, MD 21204

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

PROVIDED?

1. This Recommendation Form (3 copies)

YES ☒

NO ☐

2. Permit Application

☒

☒

3. Site Plan

Property (3 copies)

☒

☐

Topo Map (available in Rm 206 C.O.B.) (2 copies)
(please label site clearly)

☒ ON SITE PLAN

☐

4. Building Elevation Drawings

☒

☐

5. Photographs (please label all photos clearly)

Adjoining Buildings

☒

☐

Surrounding Neighborhood

☒

☐

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by ZAOM

Date See Item 287

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

☒ Approval

☐ Disapproval

☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

PETITION
EXHIBIT

RECEIVED
JAN 18 1997
OFFICE OF
PLANNING

Signed by:

Ervin McDaniel
for the Director, Office of Planning & Zoning

Date:

1/17/97

287

2/16/97

Baltimore County Zoning Commission
Hearing - 1011 Bowleys Quarter Road

Last year, Chip Wedekind purchased the property next to us at 1011 Bowleys Quarter Road and introduced himself to us.

Upon meeting Mr. Wedekind, he has always presented himself to be very professional and concerned about our property and his.

He has asked many times if he could help us in anyway and has.

Ref No 7

Robert and Sharon Cadden
1021 Bowleys Quarter Road
Baltimore, Md. 21220

Donna G. Sauer
1017-BOWLEYS
Quarter Rd
Bolto, Md.
21220



Baltimore County
Department of Environmental Protection
and Resource Management

BUREAU OF RESOURCE MANAGEMENT
AND ENGINEERING SERVICES
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
(410) 887-3768
Fax: (410) 887-4804

February 5, 1997

Mr. Chip Wedikind
Chesapeake Craftsman
9 Vermont Place
Bel Air, Maryland 21014

Re: Frerking Property
1011 Bowleys Quarters Road
CBCA Variance

Dear Mr. Wedikind:

Staff of the Environmental Impact Review Section has received your application for a Chesapeake Bay Critical Area Administration Variance for grading within the 100 foot buffer to Seneca Creek. After reviewing the proposed impacts, we have determined that the above activity falls within the guidelines of the Buffer Management Area Program; therefore, a CBCA variance is not required.

We will require mitigation of the impacts based upon square footage of disturbance in the 100 foot buffer in the form of tree plantings; however, this may be worked out at the time of building permit application.

If you have any questions regarding these comments, please contact me at 887-3980.

Very truly yours,

for Tami J. Imbierowicz
Natural Resource Specialist
Environmental Impact Review

TJI

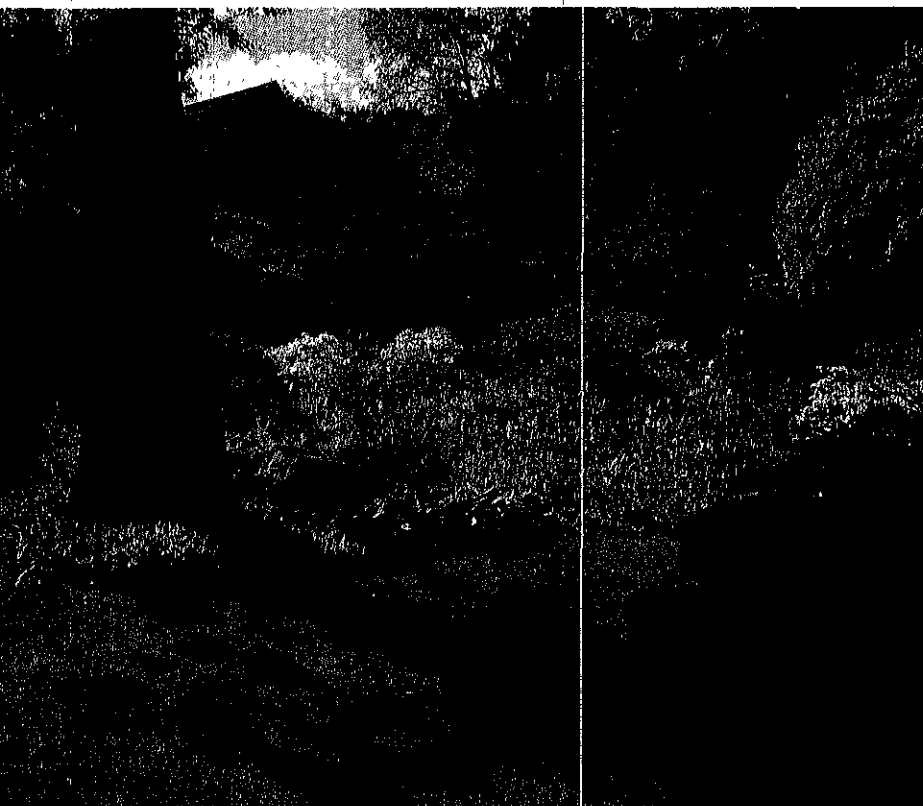
C: Scott Porter
Dennis LaBare
Stanley Frerking

w\TJI#3\frerking.doc

Det. No. 8



COPE WITH A SLOPE



CONVERT A HARD-TO-MOW INCLINE INTO AN ATTRACTIVE ASSET WITH COLORFUL FLOWERS, USEFUL HERBS AND SHRUBS.

NOT ALL YARDS ARE PANCAKE FLAT. Some have gentle banks, others boast sharp inclines. Yet, all grassy grades can be turned into low-maintenance gardens.

Steeper slopes, however, will need some containment to minimize water run-off. Dry walls, made from laid-up stone, are easiest to build. Wet walls, constructed of stone, brick or blocks using mortar, require some know-how. The techniques, however, are easily learned. Allow for drainage holes in wet walls about 4 feet apart and 6 inches to 8 inches up from the bottom. These tunnels lessen the chance of ice-caused wall damage by allowing water to flow out.

For dramatic inclines, 6-inch-by-6-inch timbers are especially good. Create planting boxes by terracing the timbers in "steps" of varying widths. Plant slopes with evergreen, ivy, vinca or pachysandra. Masses of annuals or perennials are effective for eye/nose level gardens—especially when planted with fragrant petunias, nicotiana, heliotrope, valerian and assorted herbs. For vertical focal points, include some slow growing evergreens like boxwood, Alberta spruce or Hinoki cypress.

by Walter Chandoha



Opposite: Slow-growing evergreens create vertical accents to walled-in banks planted with ground covers of cerastium, ajuga and Johnny-jump-ups.

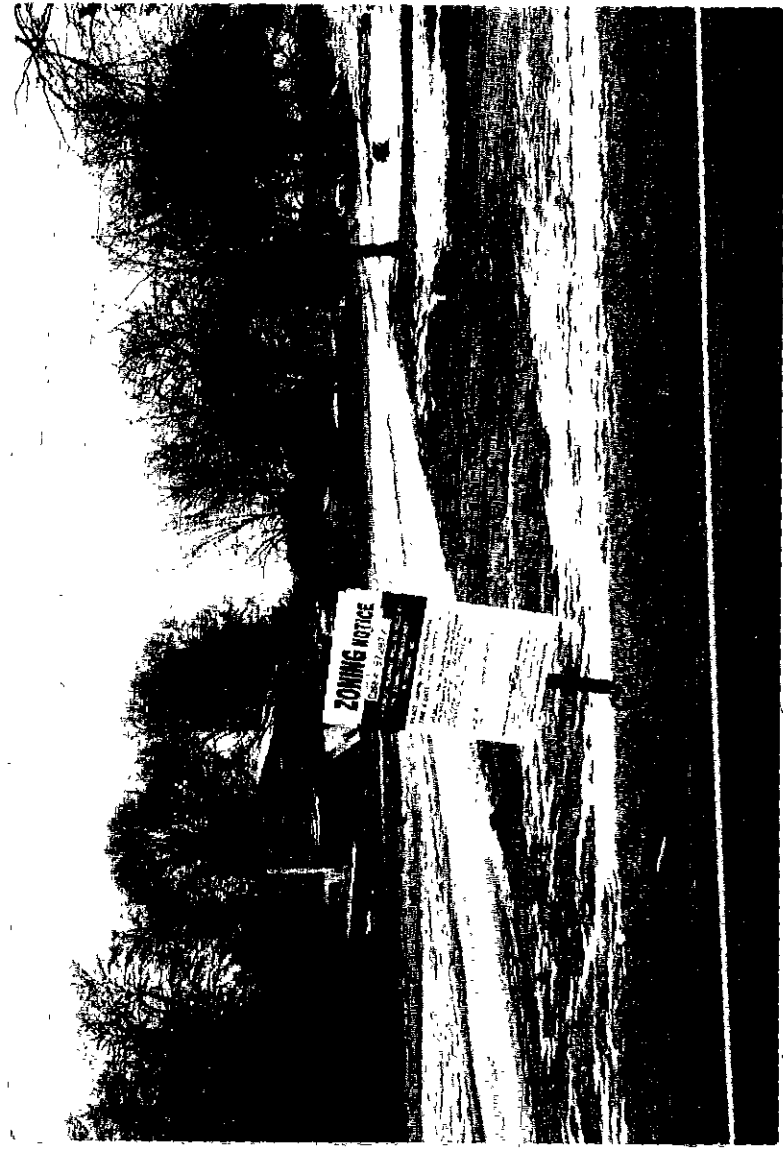
Top left: Densely planted slope is colorful in spring with blooming azalea and squill.

Bottom left: Stepped timbers planted with annuals and ground-hugging junipers tame a steep but narrow slope. See Resources for details.

MICROFILMED

Ref No 9.

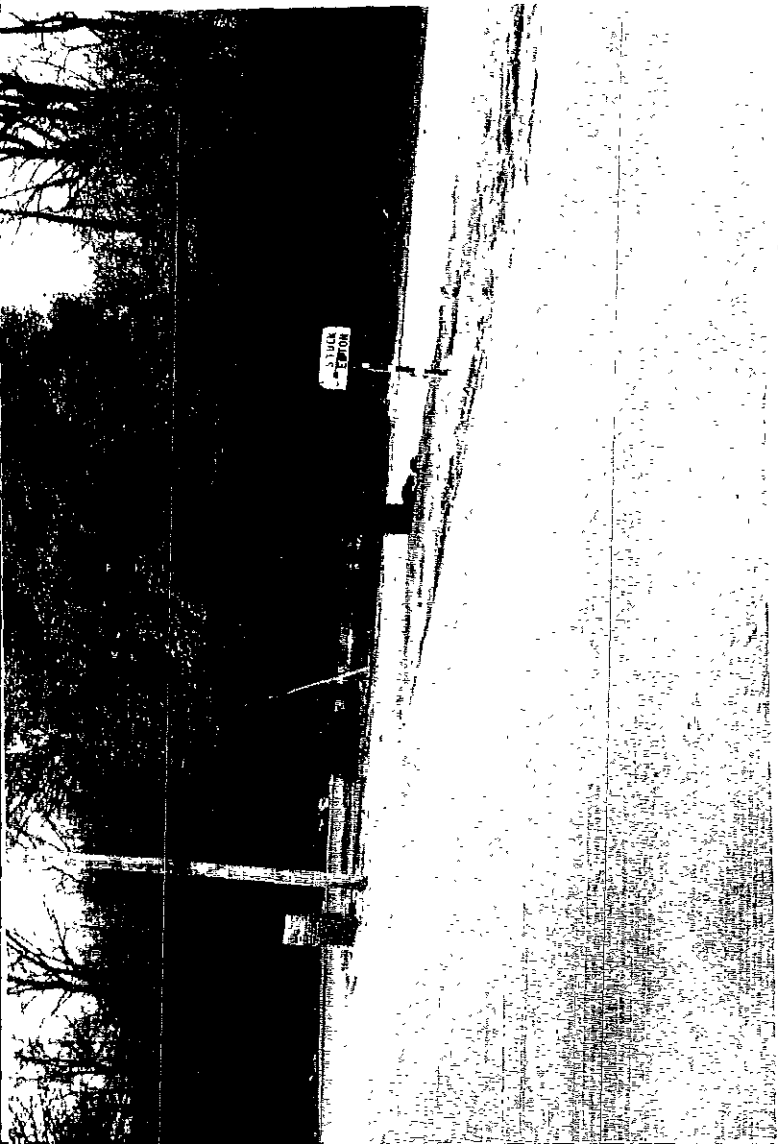




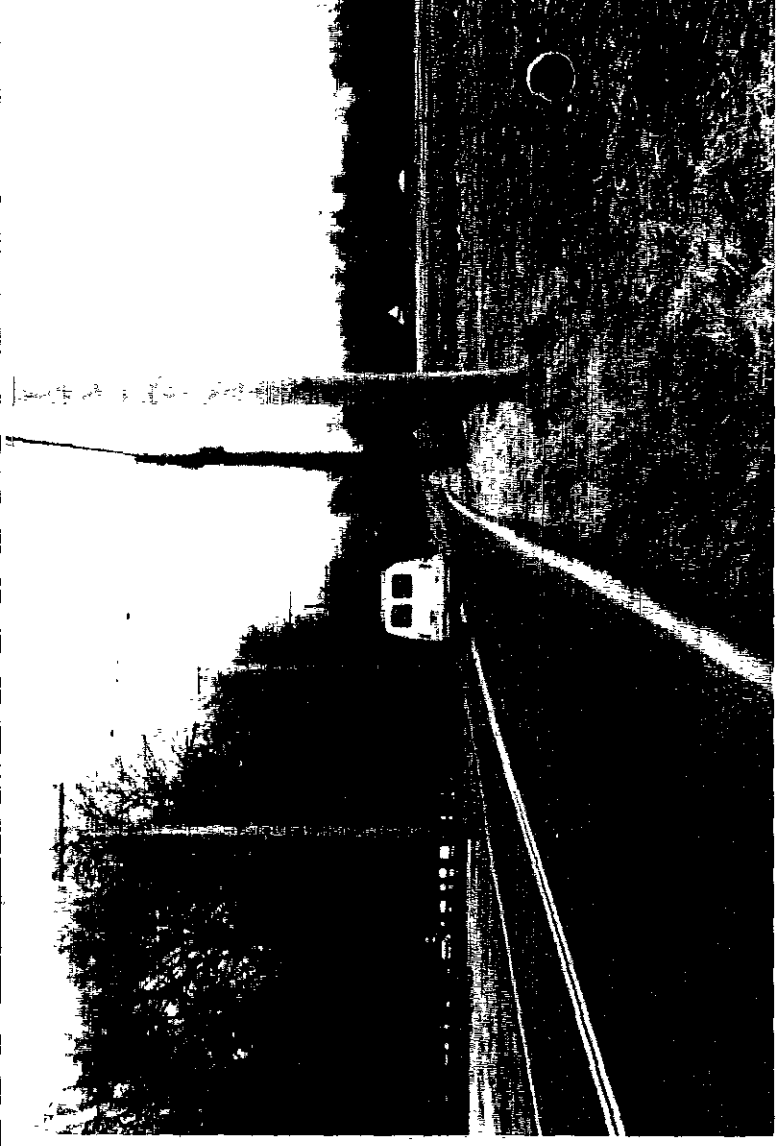
K. & Zoning Signs

Frederick Property
97-287A -
1011 Bowleys Quarters Rd.

EXHIBIT
1011 BOWLEYS QUARTERS RD.
4R



C. Looking N on Bowleys Quarters Rd.



C. Looking S toward Chestnut
Rd.

4B



Q. Looking W toward Barnes' Quarters Rd.

Ref 4c



E. Looking E along shared driveway - subject property on right



F, Adjoining homes to north —



6. Looking SW from property.



11. Looking W out driveway



I. Looking SE from center of property



V. Adjoining properties to N



X. Same - Close up.



7. Subject property from Water - Looking SW



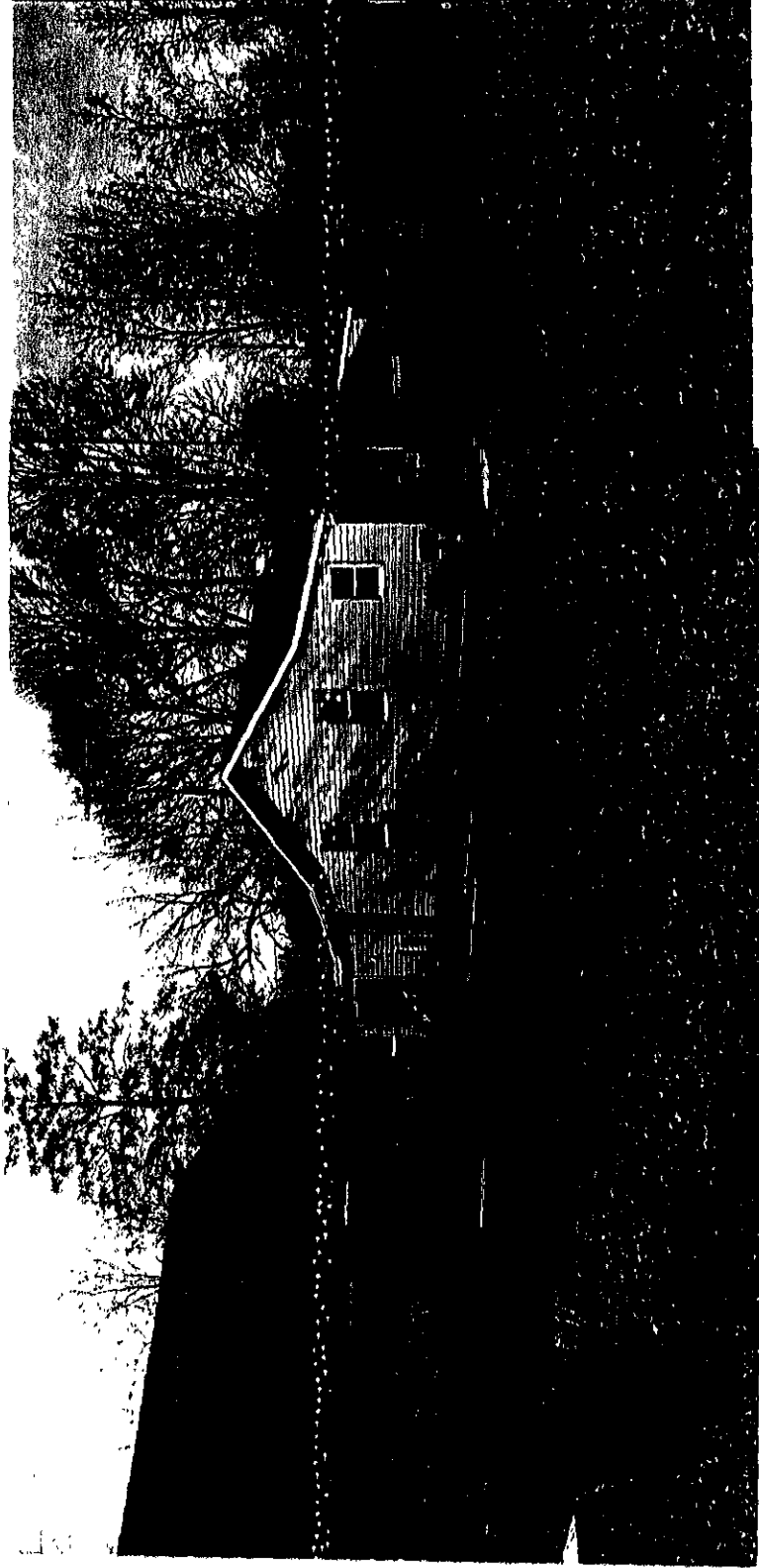
M. Subject property & Creek looking NE



N. Looking SE from property



O. New home - SE across creek.



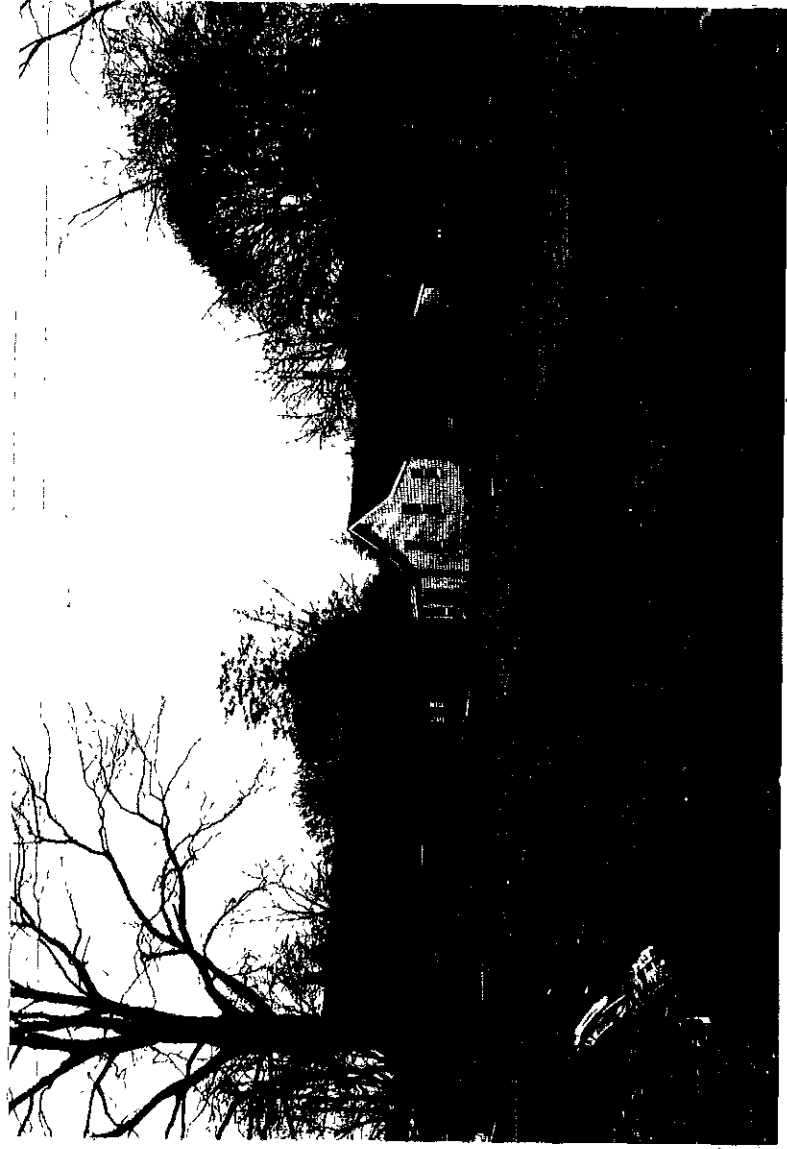
A. Looking NW/28 at adjoining homes on NW side
of Subject Property - Water side - on Lot 88
Seneca Creek.

RECEIVED

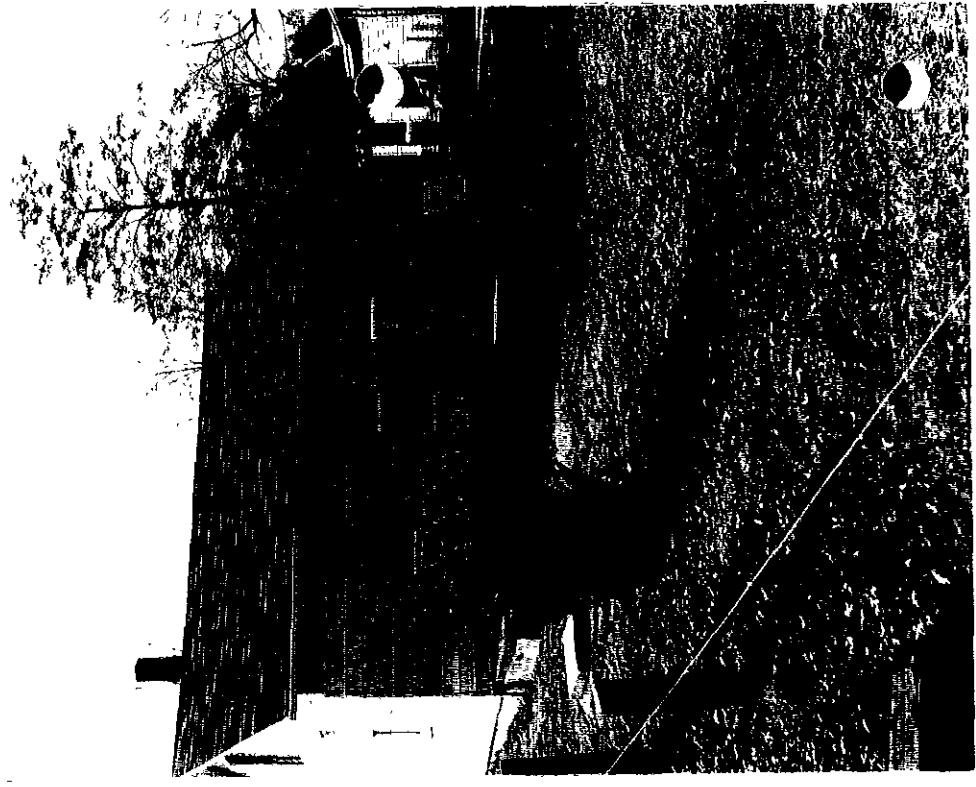
JAN 13 1997

OFFICE OF
PLANNING

97-257-A



B, Same 2 houses on lot Lot 88
adjoining Lot 89 in corner
of shot.



C, Close up of
Closest house on
Lot 88.

RECEIVED

JAN 18 1997

OFFICE OF
PLANNING & ZONING

97-037-A



D. Rear of house on Lot 87.



E. Rear of houses - white house -
Lot 88 and 89 - Green house -
further from lot 89 in
foreground.

RECEIVED

JAN 13 1997

OFFICE OF
PLANNING

97 - 257 - A



F, Brick homes to SE. of
Lot 89.



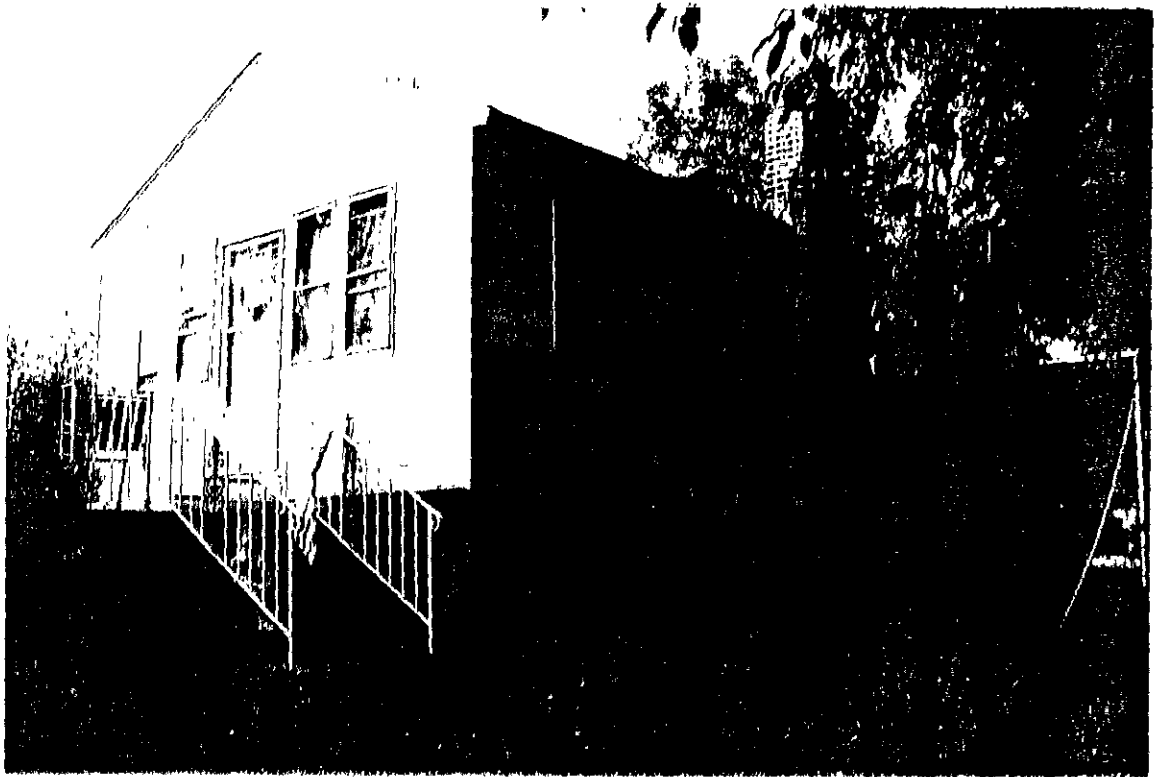
G, Close up of homes to SE. of
subject Property.

RECEIVED

JAN 18 1967

OFFICE OF
PLANNING

97-2814



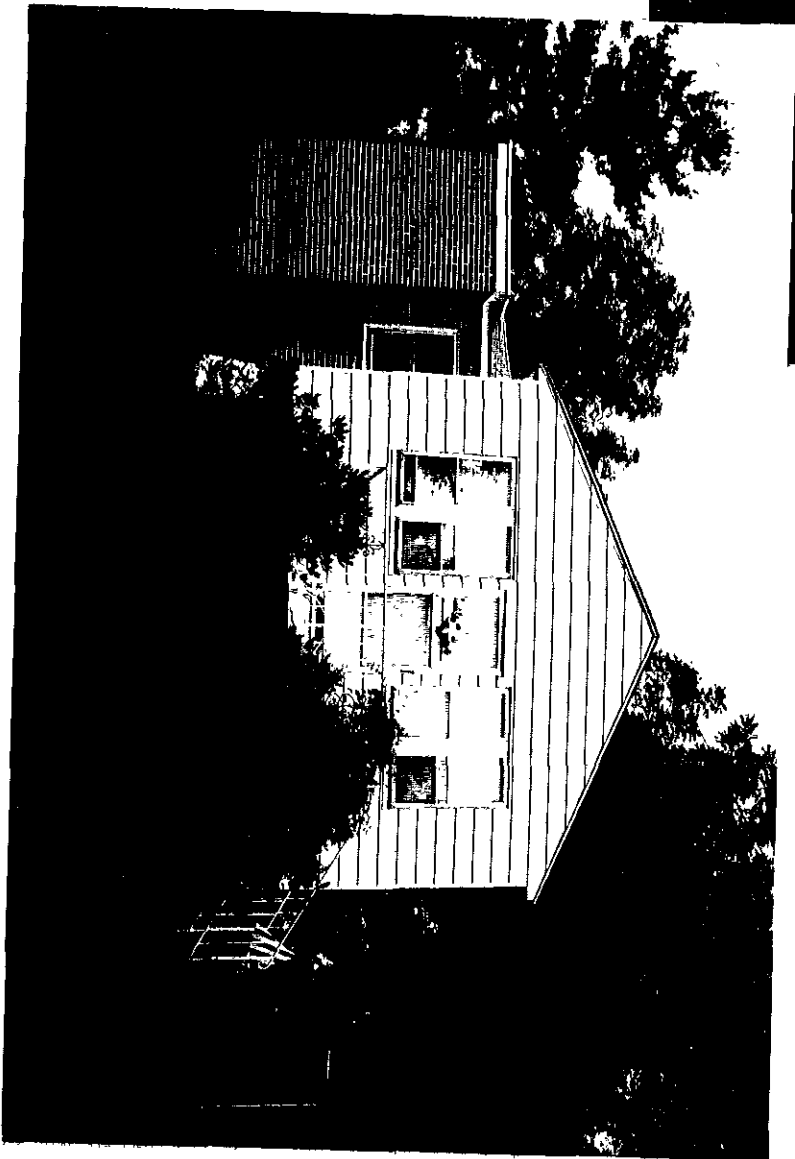
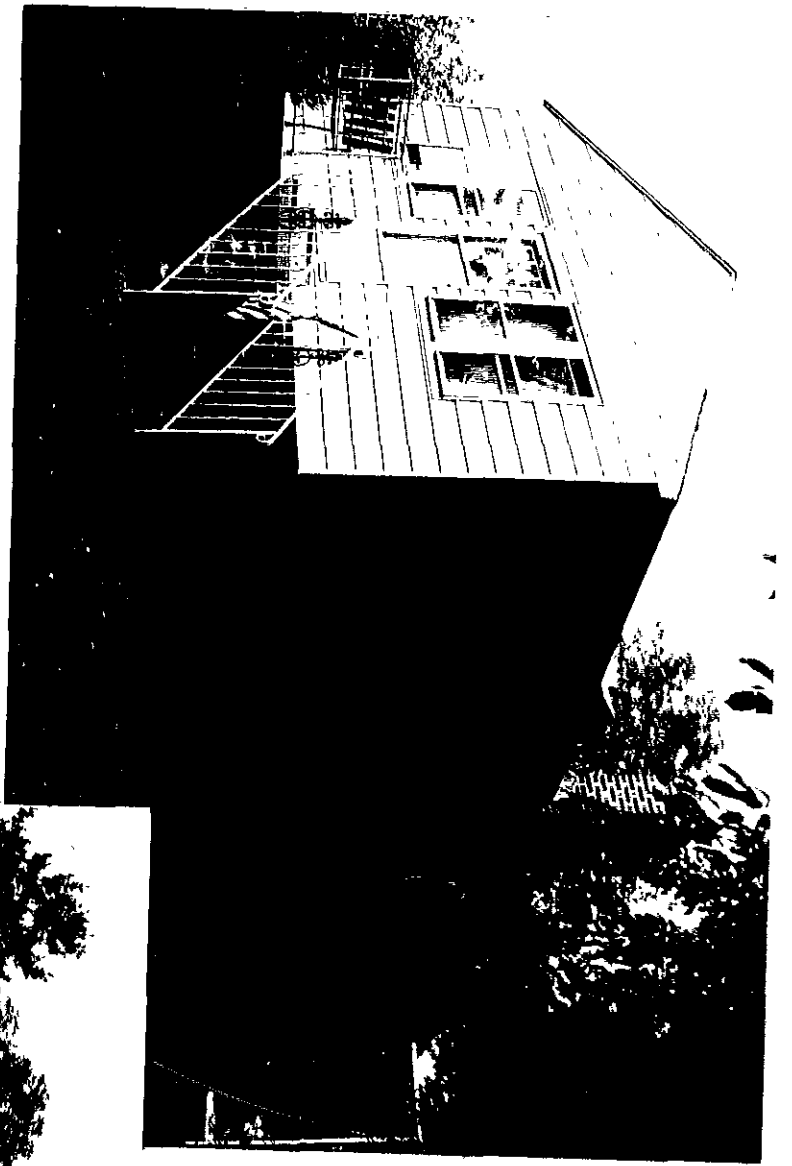
Plot No 5

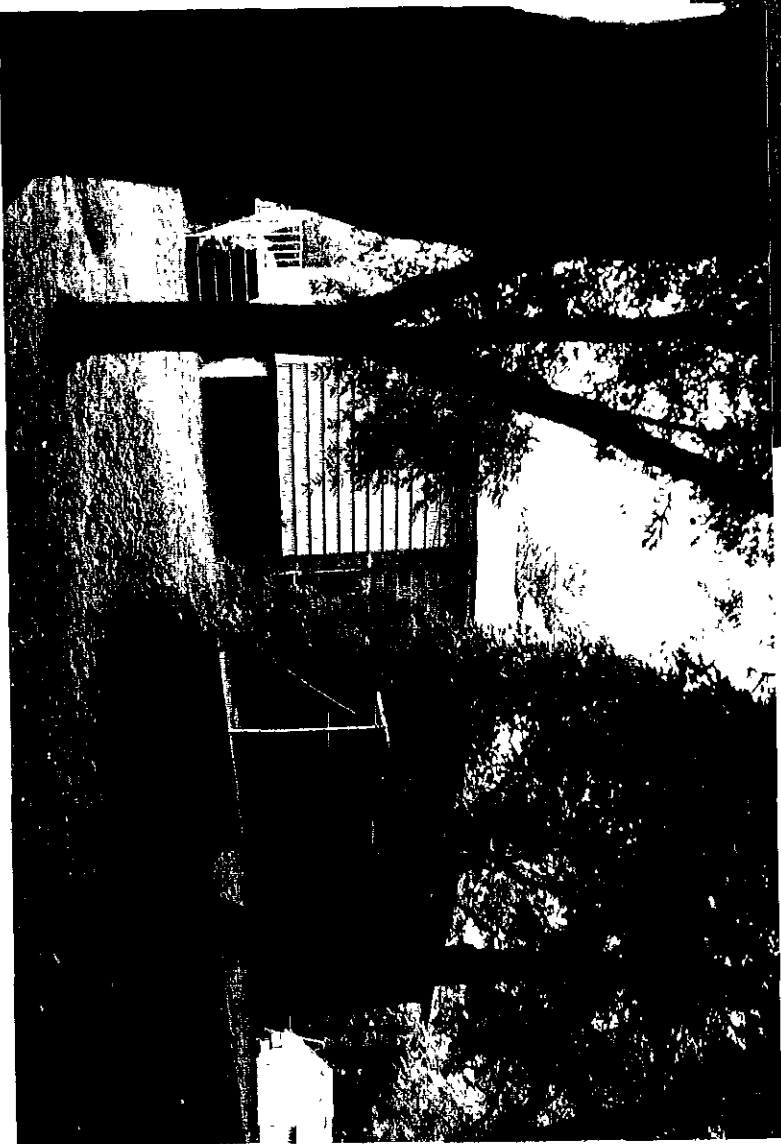


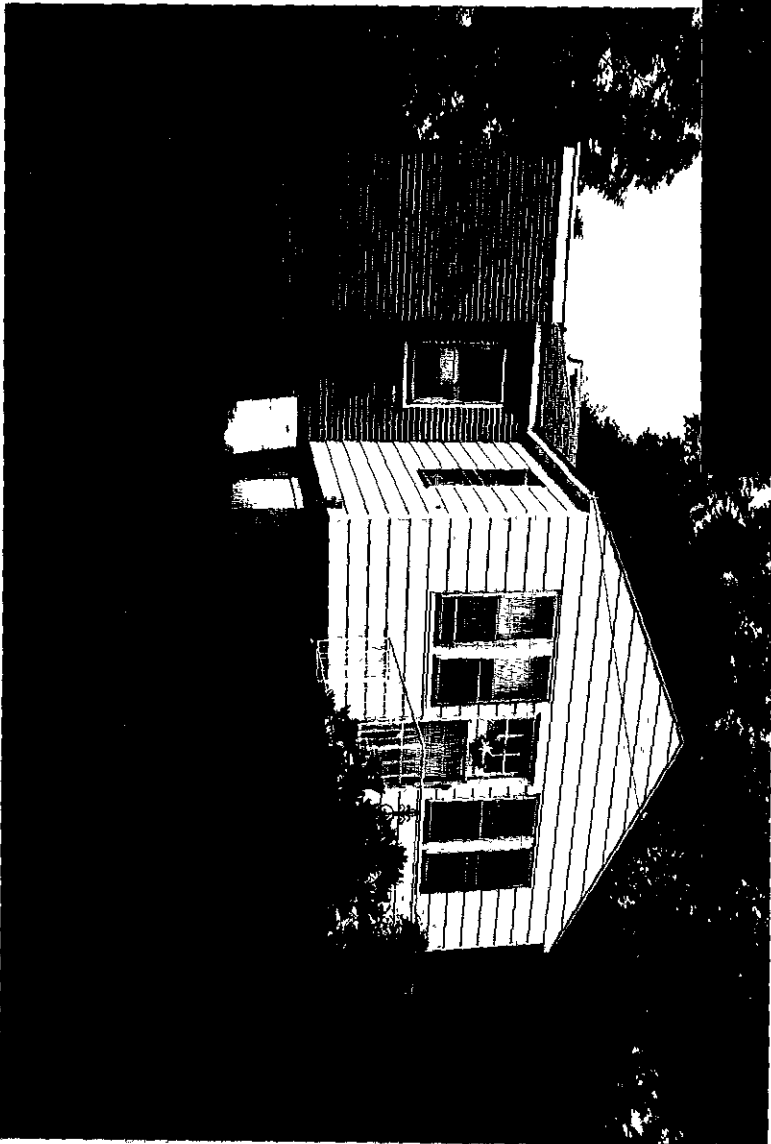
photograph

Case 97-287-A

MICROFILMED

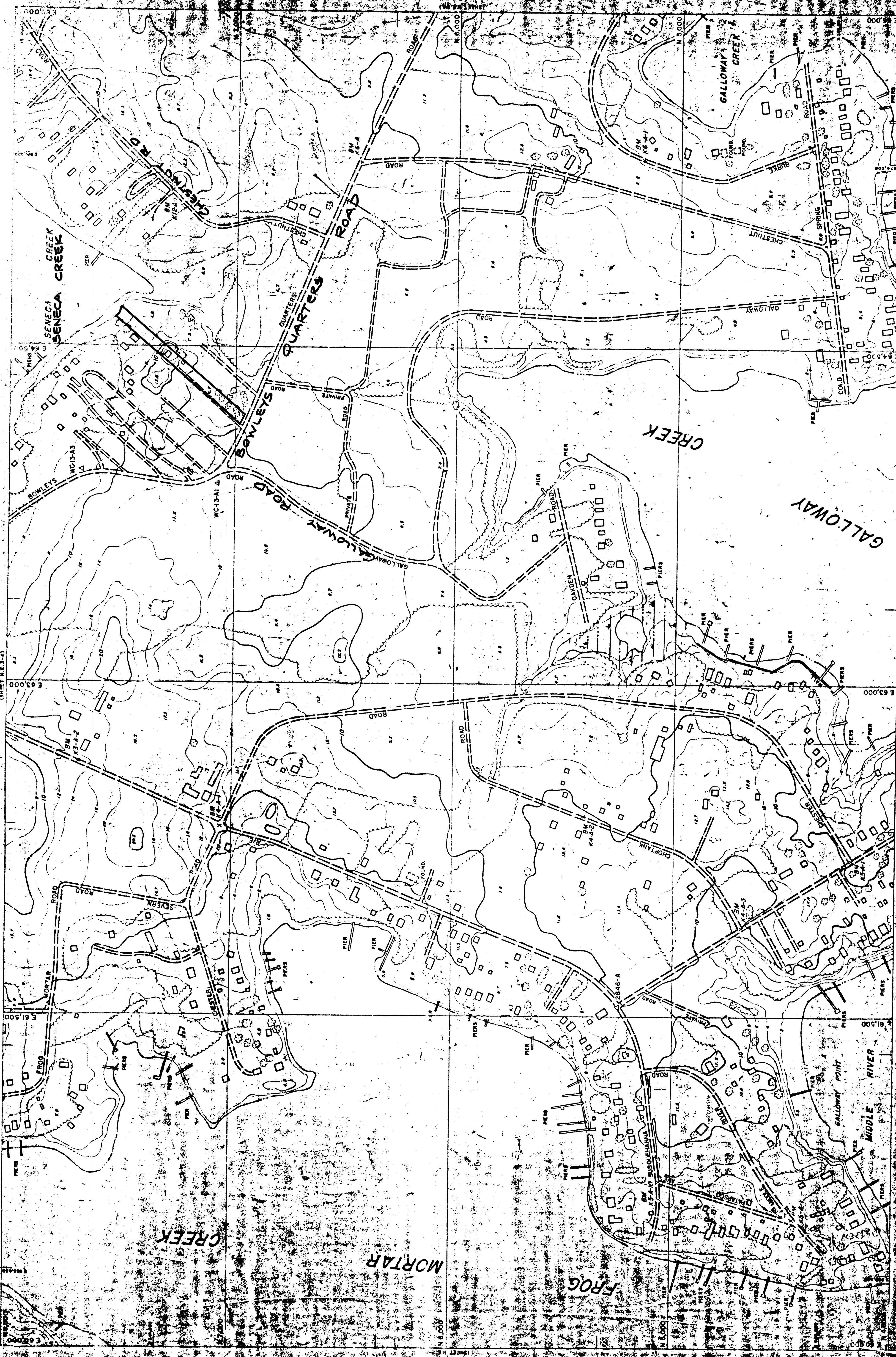








47-287-1 2 7 11 8.5 5 11

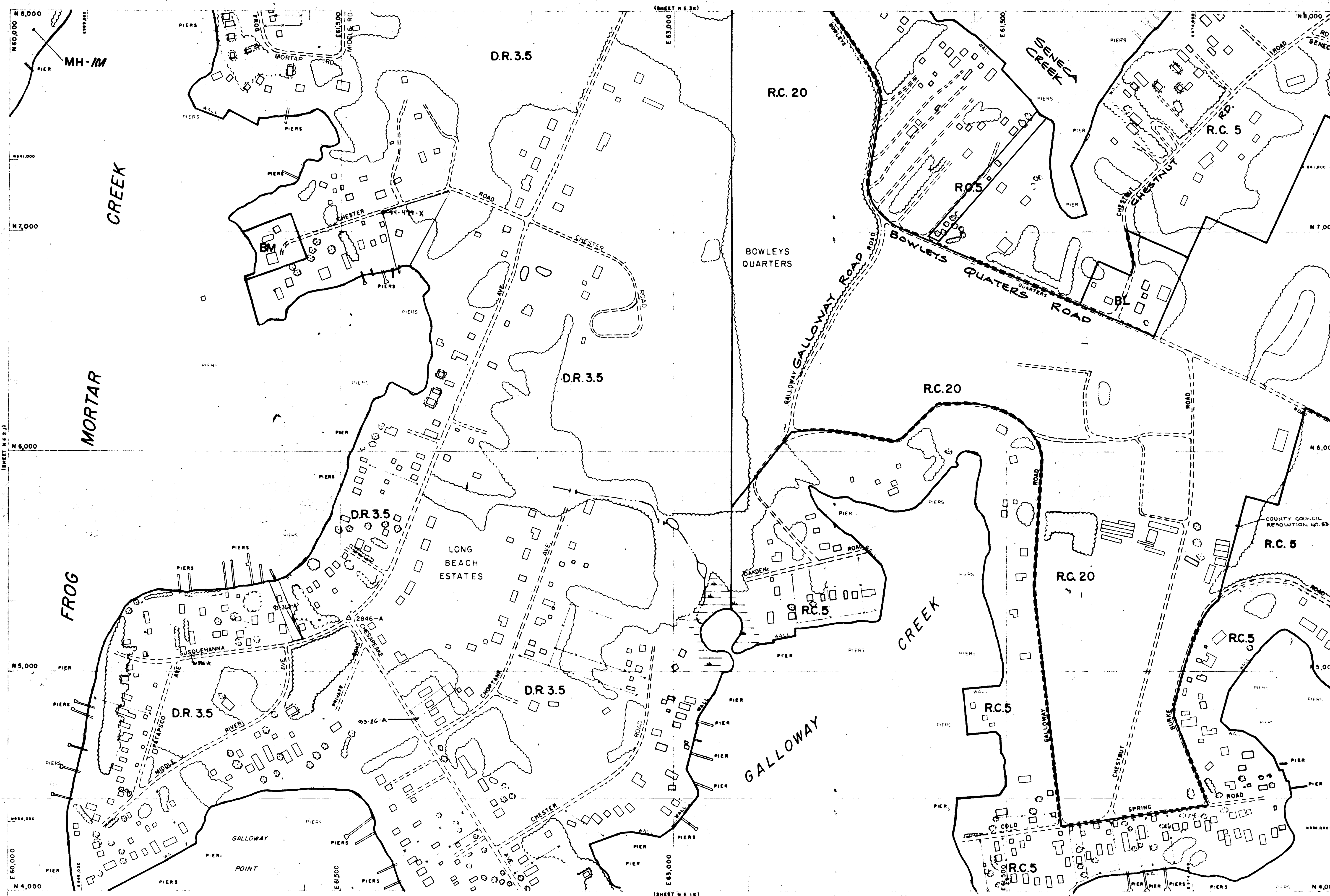


REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1:200	BOWLEYS QUARTERS	287
		DATE OF PHOTOGRAPHY		
		DEC 1954		

RECEIVED
JAN 1955
OFFICE OF
NAVY

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

MICROFILMED



I-SE Z-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

DR Nos. 103-92, 104-92, 105-92, 106-92, 107-92, 108-92, 109-92
William Howard IV
Chairman, County Council

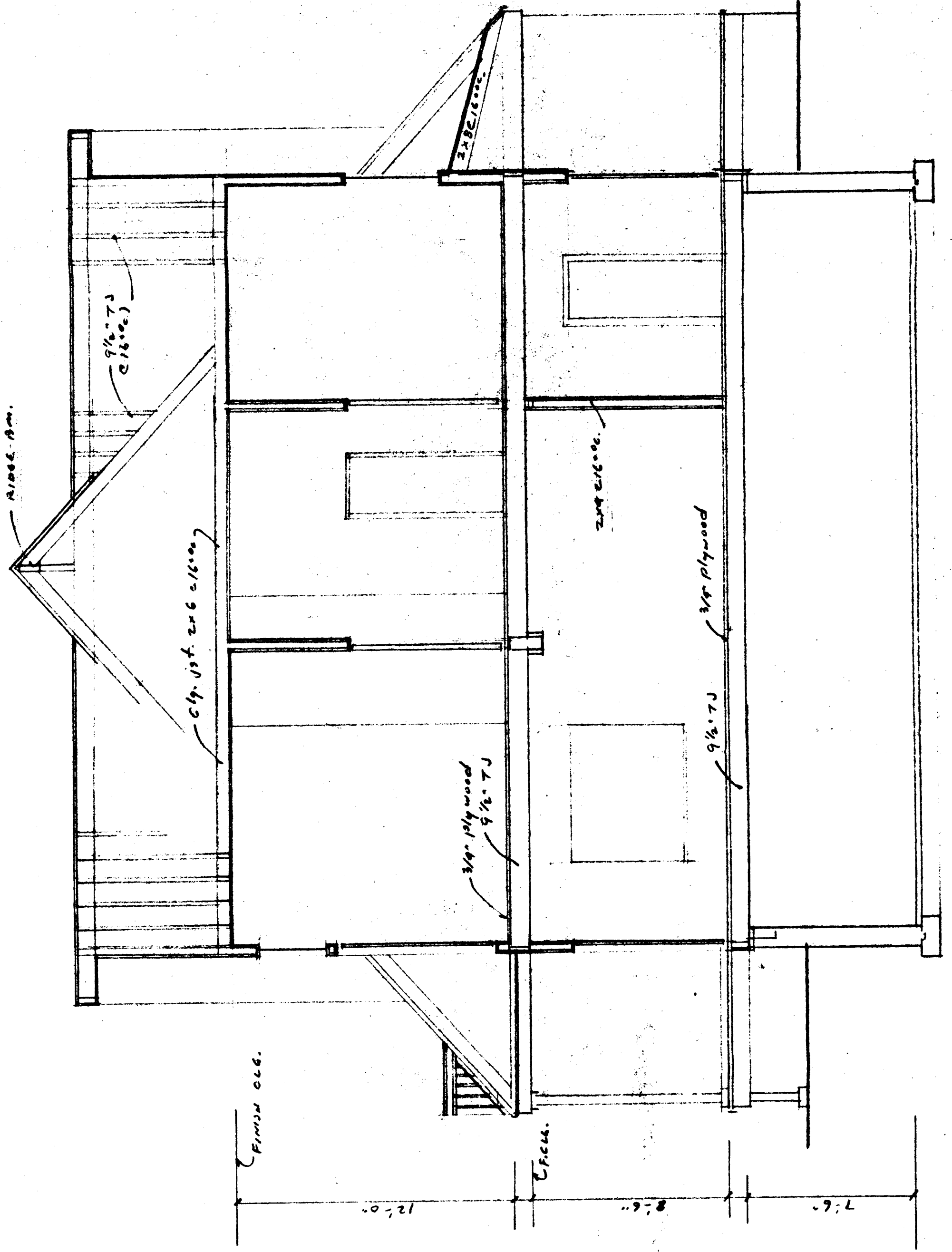
SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BOWLEYS
QUARTERS
MICROFILMED

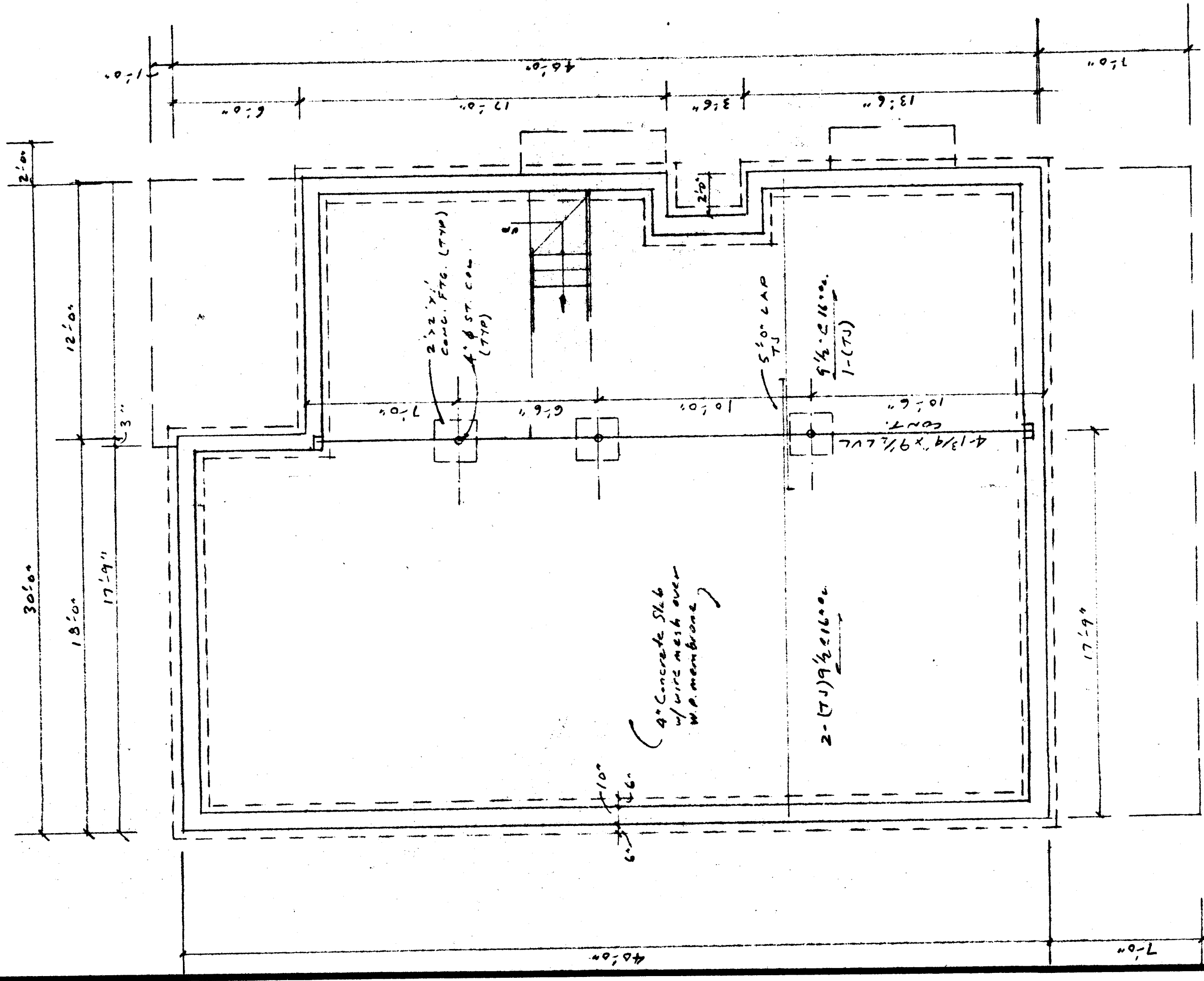
SHEET
NE
2-K

17-287-A



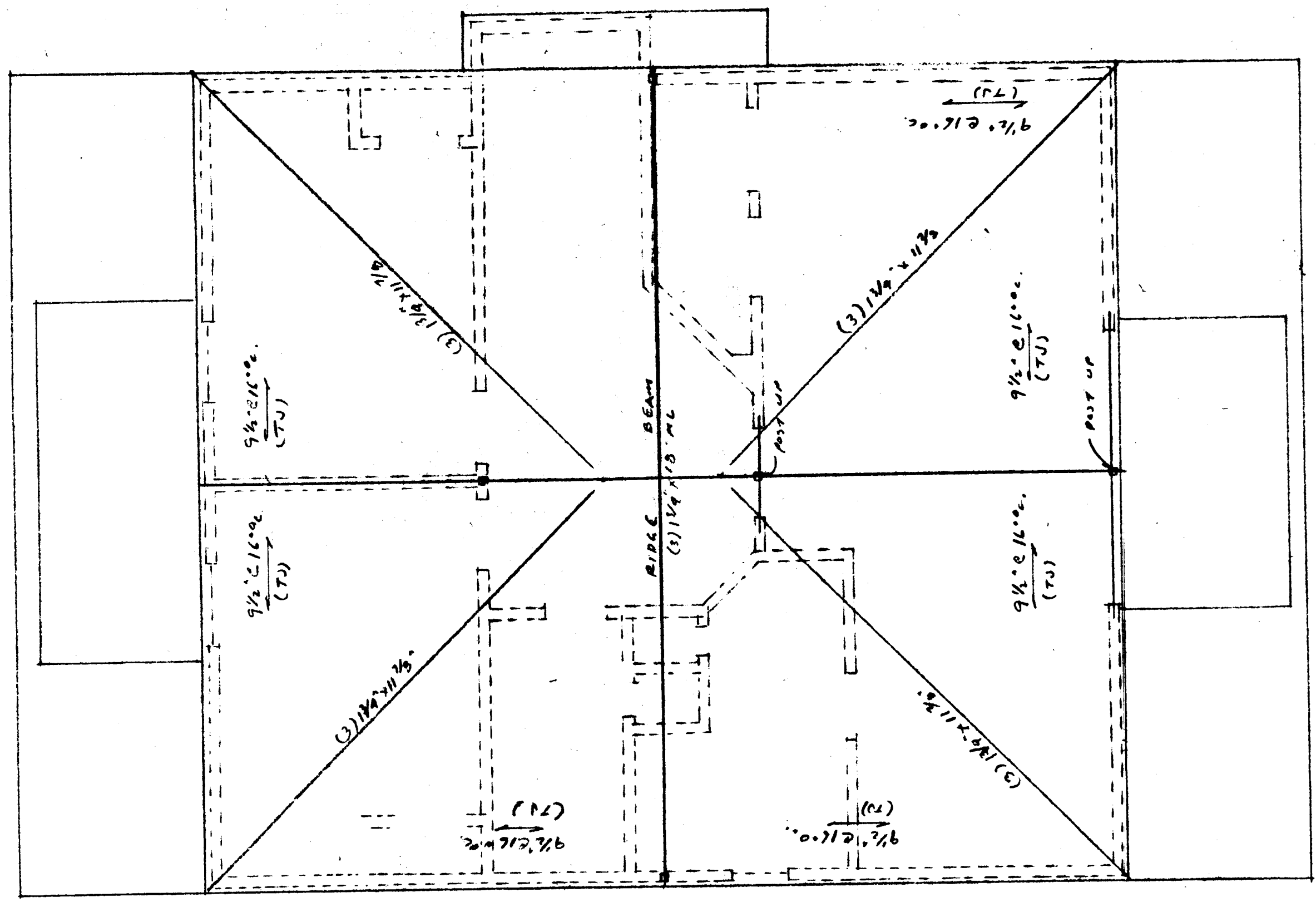


SECTION 5
scale 1/4" = 1'-0"



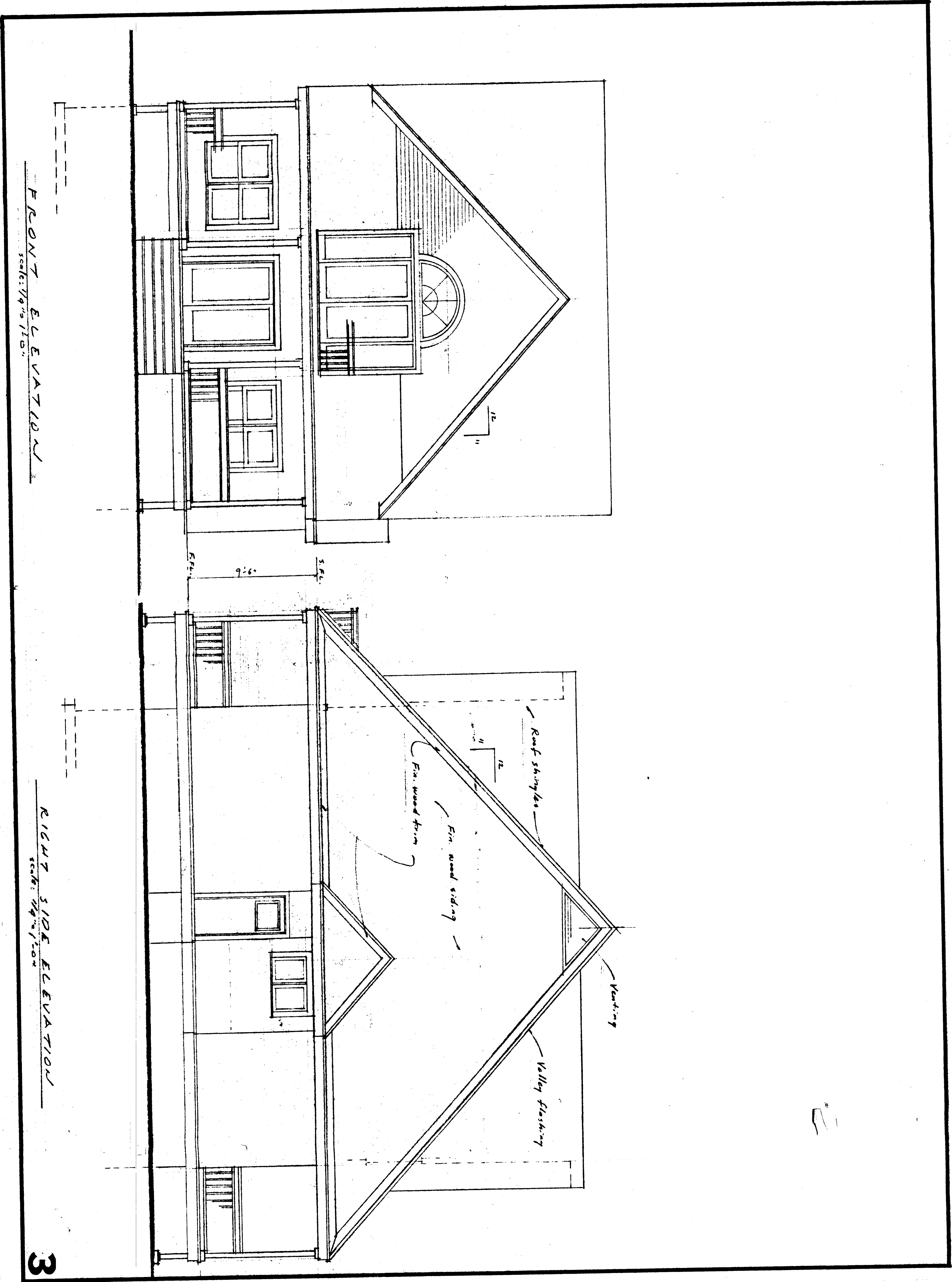
BASEMENT / FOUNDATION PLAN

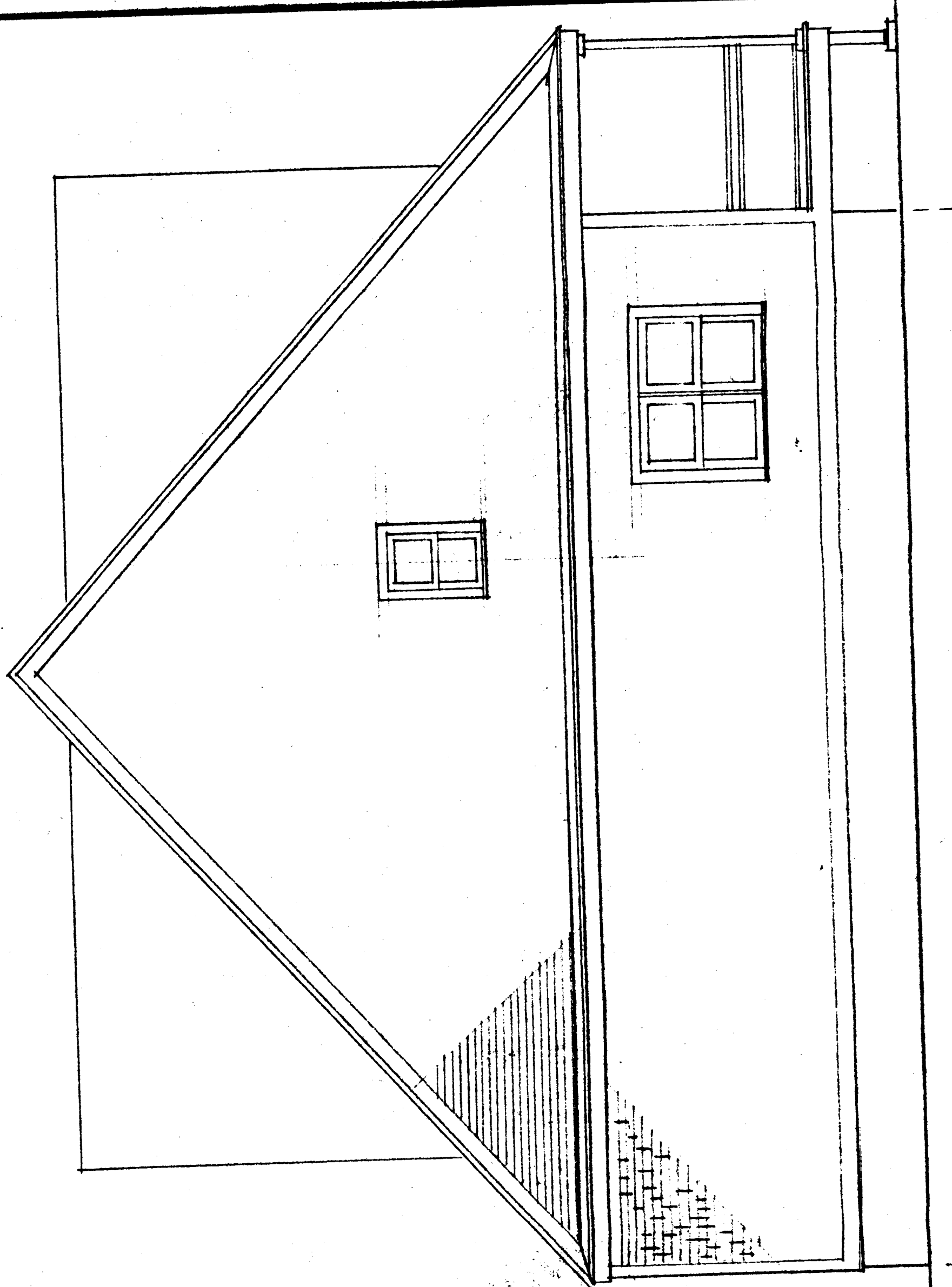
scale: 1/4" = 1'-0"
 NOTE: DOUBLE JOINT UNDER WALLS
 NOTE: BRIDGE JOINT 8'-0" ±



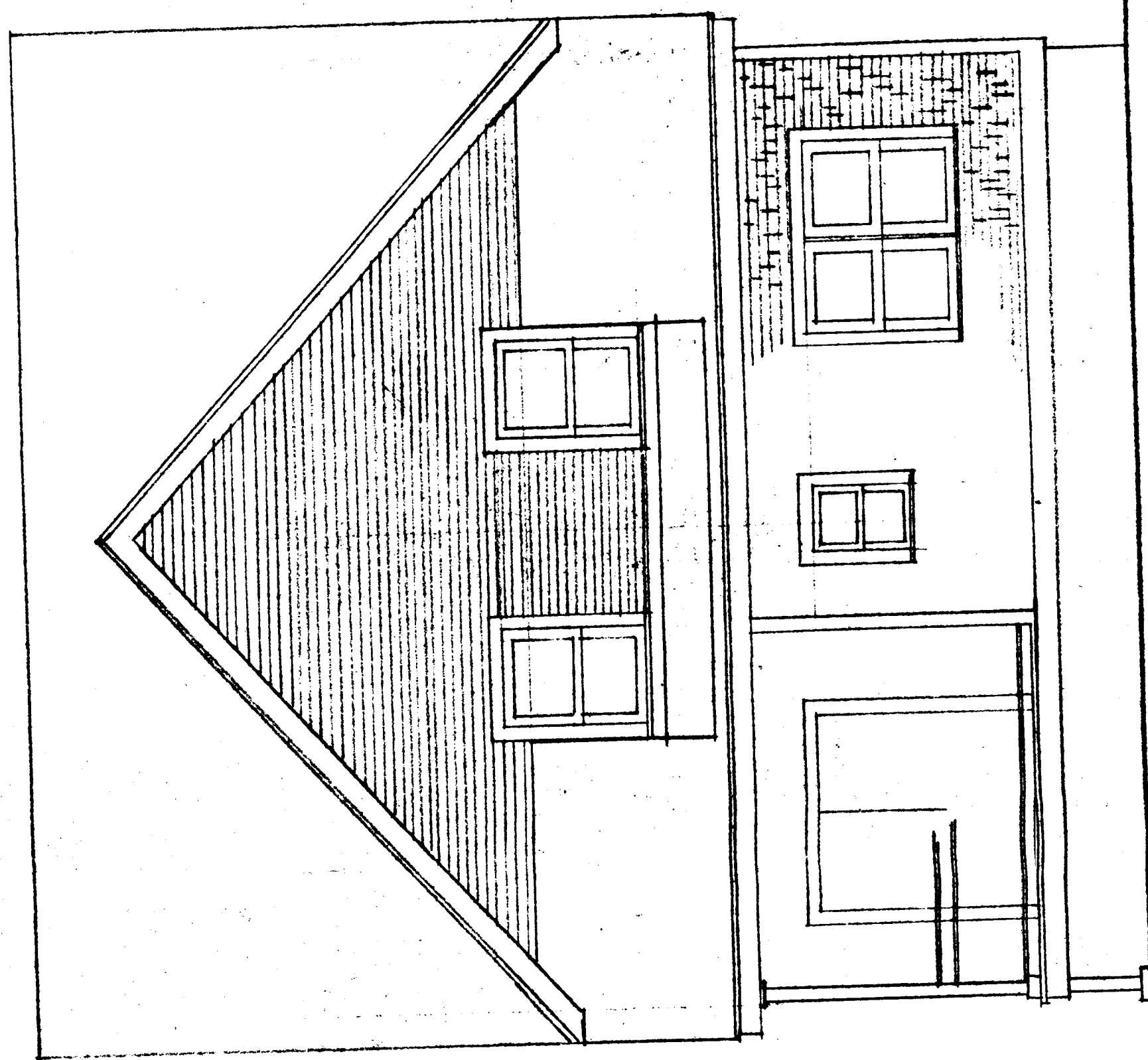
ROOF / ROOF FRAMING PLAN

scale: 1/4" = 1'-0"

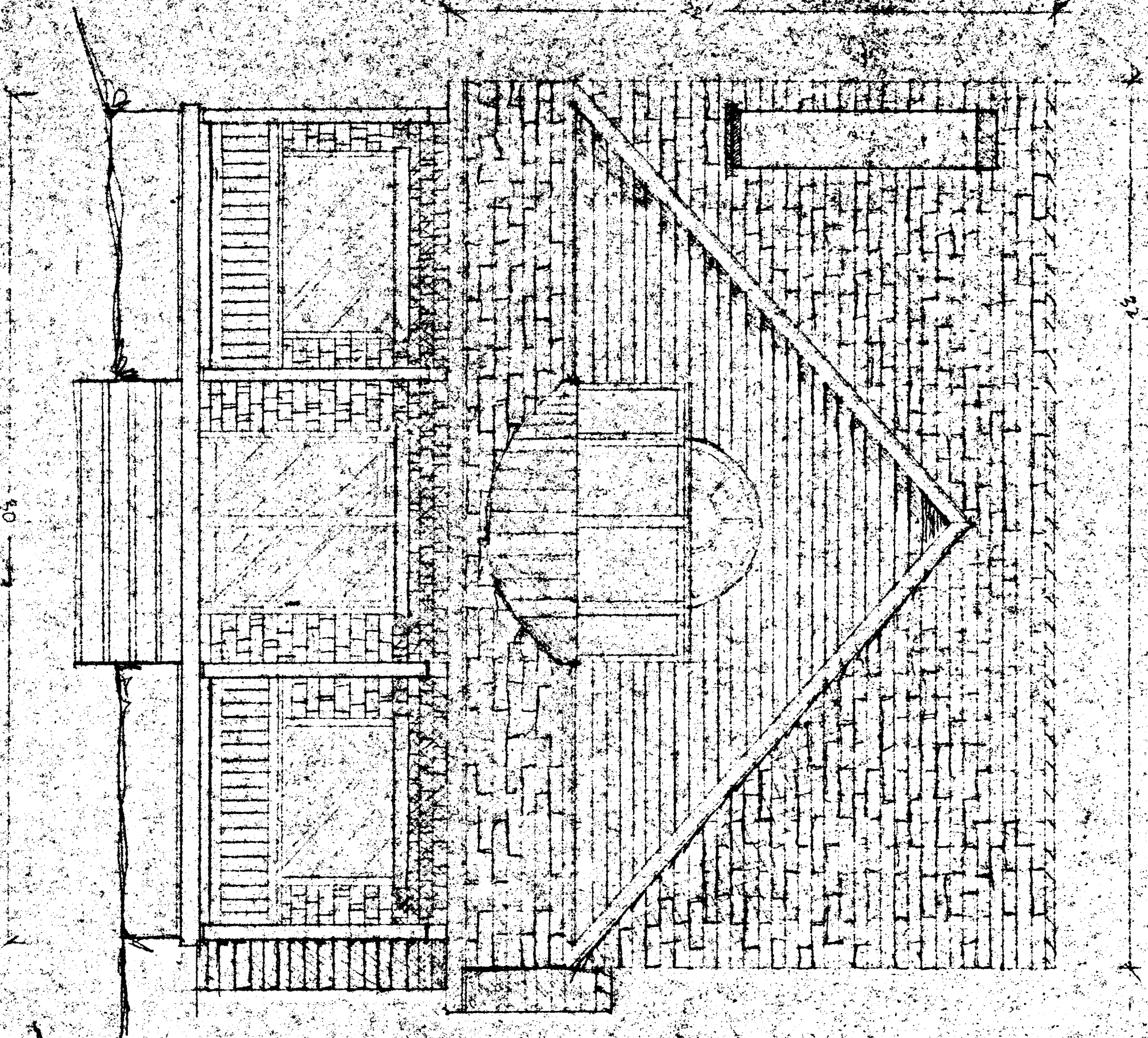




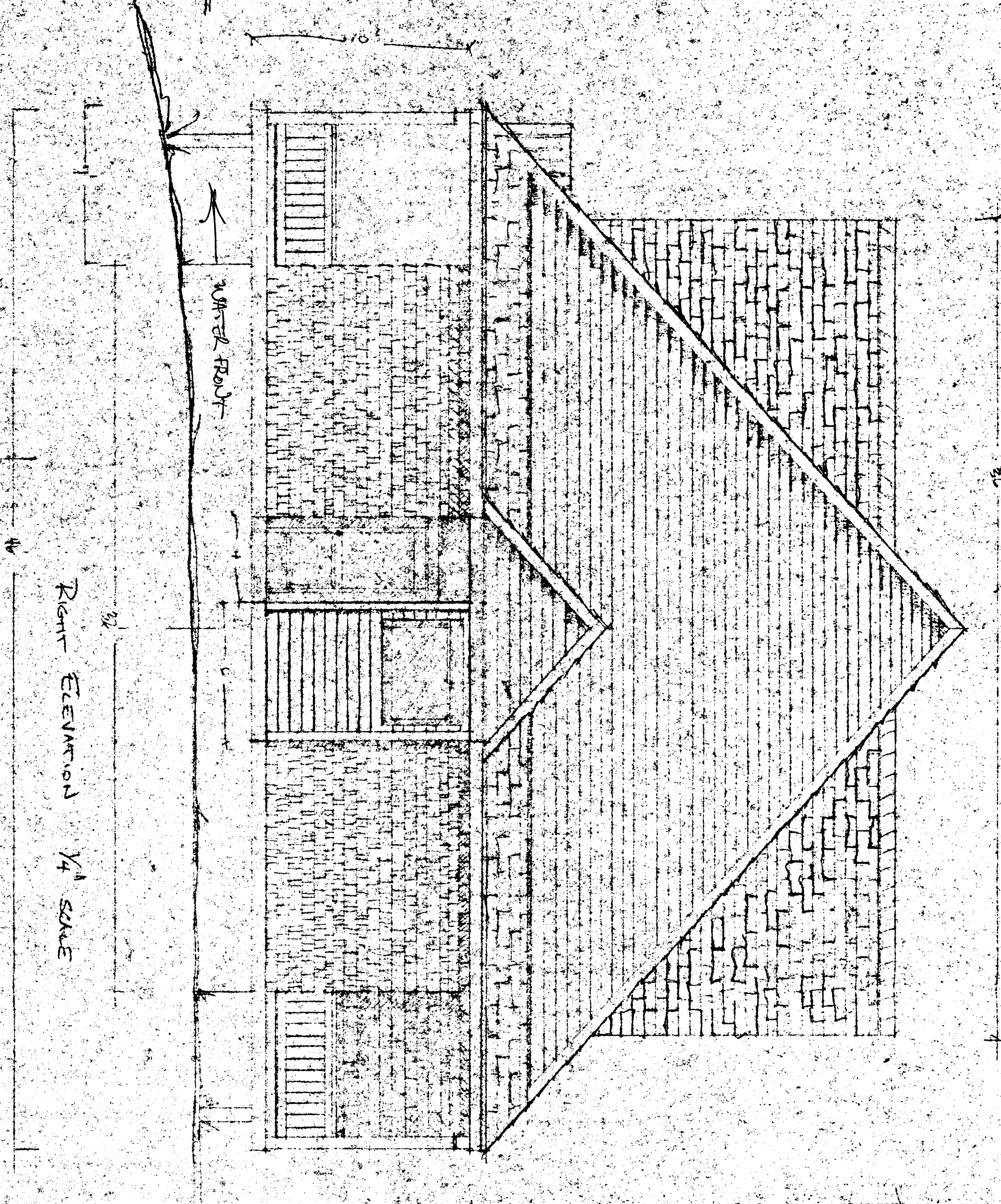
LEFT SIDE ELEVATION
scale: 1/4" = 1'-0"



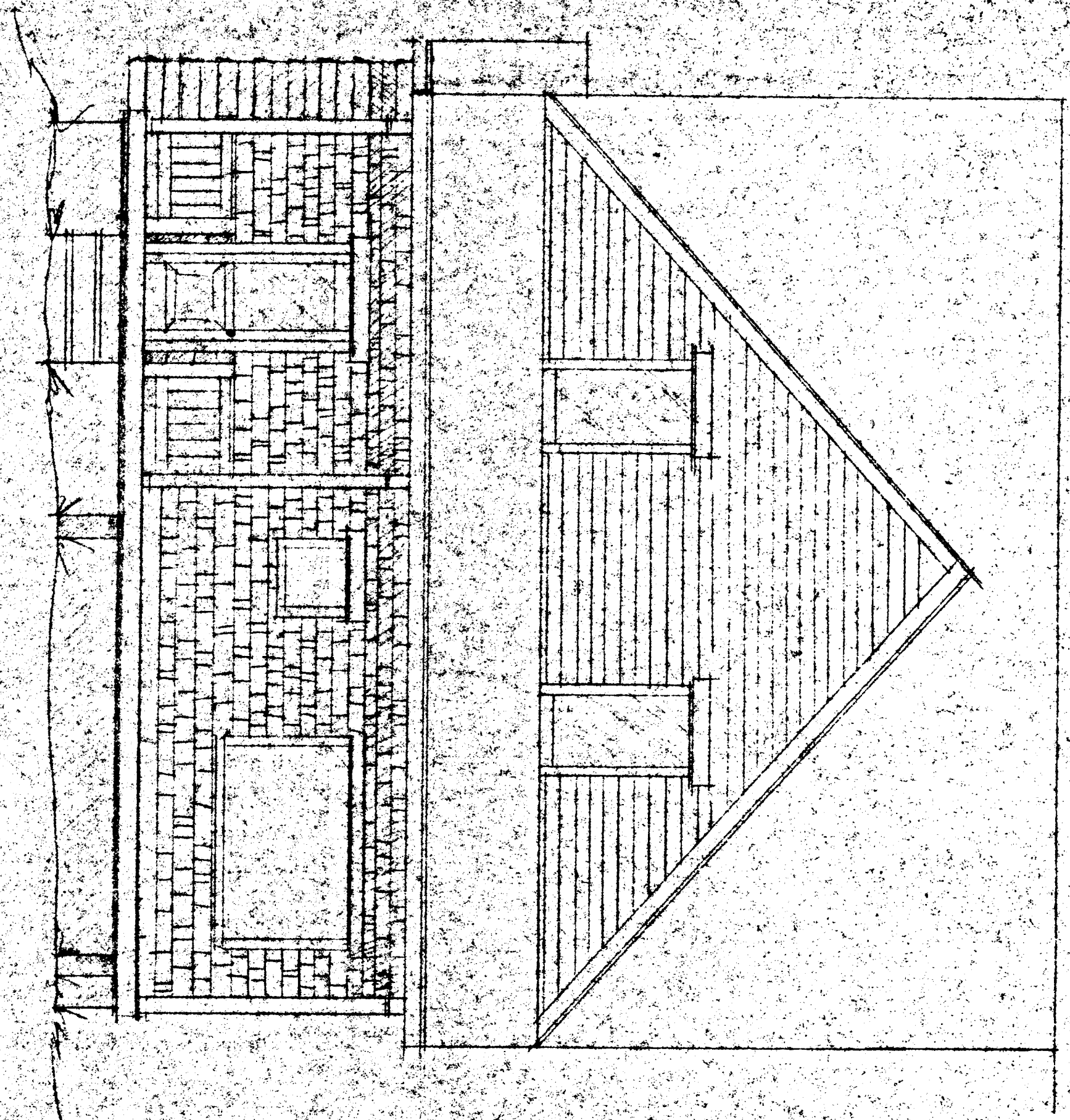
REAR ELEVATION
scale: 1/4" = 1'-0"



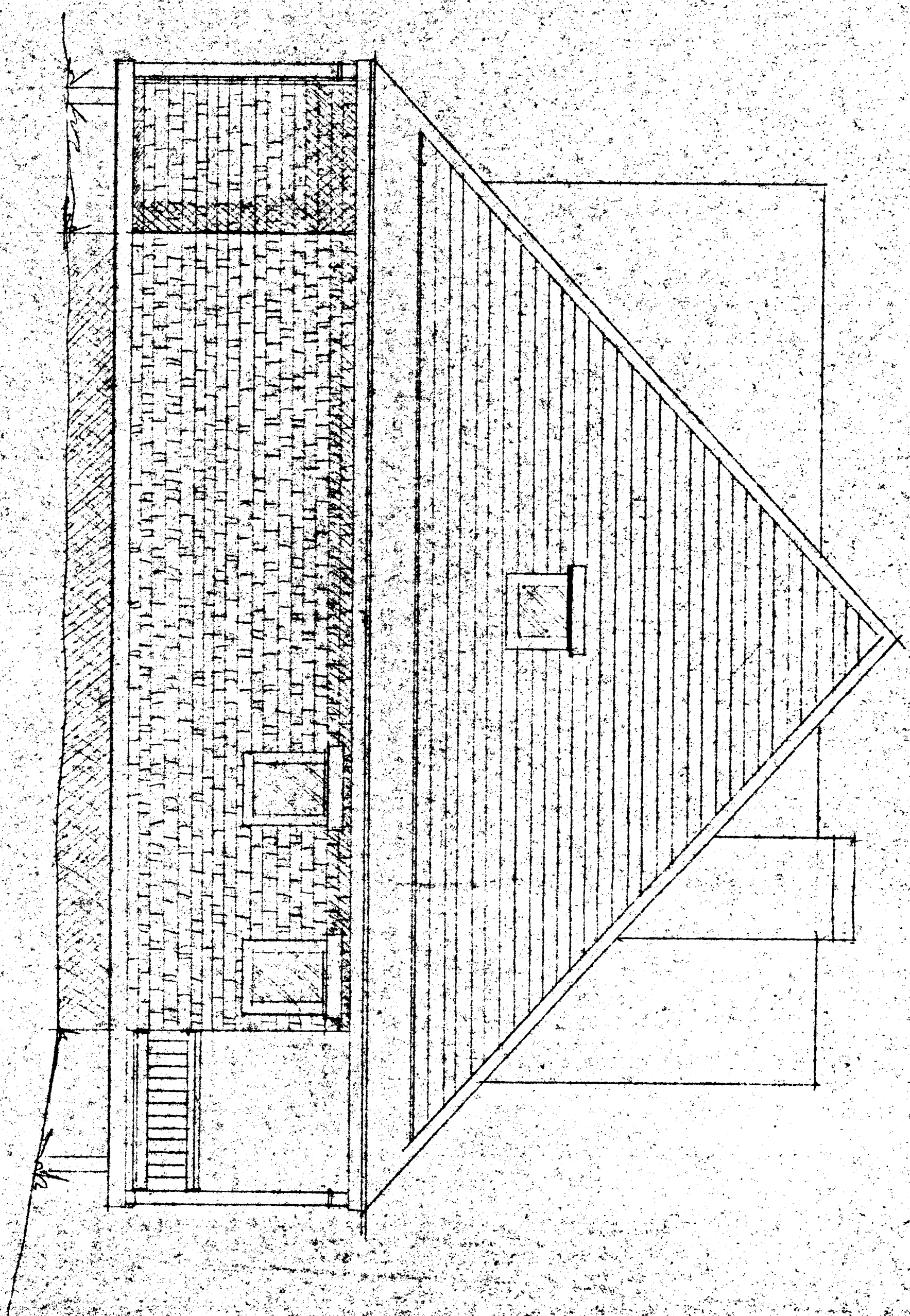
Front Elevation
Faces North



Right Elevation 1/4 Scale



REAR ELEVATION



LEFT ELEVATION

WATER

