

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Nicholson Road, 475 ft. E
of c/l Riverside Road * ZONING COMMISSIONER
313 Nicholson Road
15th Election District * OF BALTIMORE COUNTY
7th Councilmanic District
Jason L. Akers, et ux * Case No. 97-515-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for a Zoning Variance for the property located at 313 Nicholson Road in the Back River community of eastern Baltimore County. The Petition was filed by Jason L. Akers and Dianna M. Akers, his wife, property owners. Variance relief is requested from Sections 1B02.3.C.1 and 304.1 of the Baltimore County Zoning Regulations (BCZR) to permit a dwelling on a lot 50 ft. in width, in lieu of the required 55 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case were the Petitioners, Jason L. Akers and Dianna M. Akers. Also present was Joseph Higgs who assisted the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence presented at the hearing was that the subject lot is known as lot No. 39 of the Back River/Highland subdivision of eastern Baltimore County. The lot is 50 ft. in width, 200 ft. in depth and .23 acres in area. The lot is zoned D.R.5.5.

Presently, the lot is unimproved. However, Mr. and Mrs. Akers propose constructing a single family dwelling thereon. A copy of the elevation drawings/floor plans for the proposed dwelling were submitted at the hearing. These drawings were also reviewed by the Office of Planning

ORDER RECEIVED FOR FILING

0818

By

7/3/97
M. H. H. H.

which recommended approval and found that the proposed dwelling was compatible with the community.

The Petitioners also produced at the hearing a series of photographs of the subject property and houses in the area. It is to be noted that there are a number of existing dwellings in the area on 50 ft. lots. As is often the case in older subdivisions, this community was laid out many years ago and each individual lot is 50 ft. by 200 ft. wide. In my judgment, the proposed dwelling is appropriate for the community and should be approved.

A comment was offered by the Office of Planning regarding a proposed condition to be attached to the grant of any relief. That comment indicates that the field investigation indicated that the Petitioners' lot might be less than 50 ft. wide. It was also noted that the adjoining lot, lot No. 38, has a driveway on the west side closest to the proposed house. The comment recommended that consideration be given to moving the proposed house closer to lot No. 38 or prohibiting the driveway on the subject property due to its narrowness.

The Petitioners addressed this comment at the hearing. They indicated that the owner of lot No. 38 had utilized a portion of his side yard and a part of the subject lot as a driveway for many years. This is shown in a number of photographs that were submitted at the hearing. It was indicated that the subject lot is indeed a 50 ft. lot and that this driveway would be eliminated or relocated when the subject lot was developed. Thus, although the lot might appear less than 50 ft., due to the existing driveway, the actual dimension is 50 ft. and the full width will be utilized upon the relocation of the driveway and construction of the proposed dwelling. For these reasons, I decline to incorporate the condition suggested by the Office of Planning.

This property is located within the Chesapeake Bay Critical Areas and, as such, is subject to the requirements of Section 500.14 of the BCZR.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of July 1997 that a variance from Sections 1B02.3.C.1 and 304.1 of the Baltimore County Zoning Regulations (BCZR) to permit a dwelling on a lot 50 ft. in width, in lieu of the required 55 ft., be and is hereby GRANTED, subject, however, 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated May 27, 1997.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

B _____
Permit Number

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

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 & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ JASON & DIANNA AKERS 217 EASTERN AVE 410 574-2887
Print Name of Applicant Address Telephone Number

☐ Lot Address 313 NICHOLSON Rd Election District 15 Council District 7 Square Feet 10,000
Lot Location: N ESW (side) corner of NICHOLSON Rd 450 feet from N ESW corner of RIVERSIDE Rd
(street) (street)

Lead Owner JASON & DIANNA AKERS Tax Account Number 18-00-010524

Address 217 EASTERN AVE Telephone Number 410 574-2887
BALTO. MD. 21221

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (available in Rm 204 C.O.B.) (2 copies)	☒	☐
(please label site clearly)	☒	☐
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 _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

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

Field investigation shows that the existing and proposed lots appear to be less than 50 feet wide. A plan showing the actual dimensions verified in the field should be submitted.

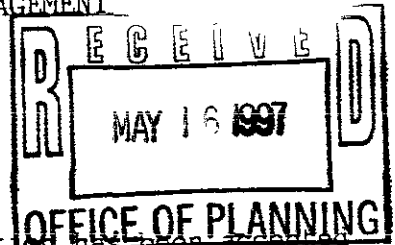
Lot 38 has a driveway on the west side closest to the proposed house. Consideration should be given to moving the proposed house closer to Lot 38 or prohibiting a driveway on the site due to its narrowness.

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: May 28, 1997

SCHEDULED POSTING, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



The application for your proposed Building Permit Application has been accepted for filing by J. MERRY on 5-15-97 Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 5/29 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 6/13 C (B-3 Work Days)

TENTATIVE DECISION DATE 6/16 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 3, 1997

Mr. and Mrs. Jason L. Akers
217 Eastern Avenue
Baltimore, Maryland 21221

RE: Case No. 97-515-A
Petition for Zoning Variance
Property: 313 Nicholson Road

Dear Mr. and Mrs. Akers:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.



RE: PETITION FOR VARIANCE
313 Nicholson Road, S/S Nicholson Road,
475' E of c/l Riverside Road
15th Election District, 7th Councilmanic

Jason L. and Dianna M. Akers
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NOS. 97-515-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 30th day of June, 1997, a copy of the foregoing Entry of Appearance was mailed to Joseph Higgs, 311 Nicholson Road, Baltimore, MD 21221, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CRITICAL
AREA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-515-A

313 NICHOLSON Rd

which is presently zoned DRS-5

This Petition shall be filed with the Department of Permits & 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)

1802.3.C.1 & 304.1; BCZR,
TO PERMIT A DWELLING ON A 50FT. WIDE LOT IN LIEU
OF THE REQUIRED 55FT.

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

LOT IS UNDERSIZED 50'

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

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)

Dianna M. Akers
(Type or Print Name)

Dianna M. Akers
Signature

Jason L. Akers
(Type or Print Name)

[Signature]
Signature

217 EASTERN AVE 410 574-2887
Address Phone No

BALTO. MD 21221
City State Zipcode
Name, Address and phone number of representative to be contacted.

Joseph Higgs
Name

311 NICHOLSON 410 391-6636
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: gum DATE 5-10-97

515



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

97-515-A

ZONING DESCRIPTION FOR 313 NICHOLSON RD

BEGINNING AT A POINT ON THE SOUTH
SIDE OF NICHOLSON RD WHICH IS 50' WIDE
AT A DISTANCE OF 475' EAST OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
STREET RIVERSIDE RD WHICH IS 50 ft. WIDE.

BEING LOT #39 SECTION E IN THE SUBDIVISION
OF BACK RIVER HIGHLANDS AS RECORDED IN BALTO.

60 PLAT BOOK #4 FOLIO #064 CONTAINING

10,000 SQ. FEET ALSO KNOWN AS 313 NICHOLSON RD.

AND LOCATED IN THE 15TH ELECTION DISTRICT

#515

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/29, 19 97

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 5/29, 19 97.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

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 in Towson, Maryland, on the property identified hereinafter as follows:

Case #97-512-A

3713 Nicholson Road
S/S Nicholson Road, 475'
E of cf Riverside Road
15th Election District
7th Councilmanic

Legal Owner(s):
Dianna M. Akers and
Jason L. Akers

Variance: to permit a dwelling on a 50 foot wide lot in lieu of the required 55 feet.

Hearing: Friday, June 27, 1997 at 2:30 p.m., Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for Special Accommodations

Please Call (410) 887-3353

(2) For information concerning the File and/or Hearing Please Call (410) 887-3391.

5/481 May 29

C147040

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

515

No.

035859

PAID RECEIPT

05/13/97 01 5 JMR R 4438

Debt 5 513 ZONING VERIFICATION

CR NO. 035859

\$50.00 OK P-A-I-D

Baltimore County Maryland
Office Of Budget & Finance

97-515-A

DATE 5-10-97 ACCOUNT Focf-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

J. AKERS 313 Nicholson Es.

FOR:

JAR (010)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 97-515-A

Petitioner/Developer:
(Dianna M. Akers)

Date of Hearing/Closing:
(June 27, 1997)

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

____ 313 Nicholson Road Baltimore, Maryland 21221 _____

The sign(s) were posted on _____ Jun. 12, 1997 _____
(Month, Day, Year)

Sincerely,

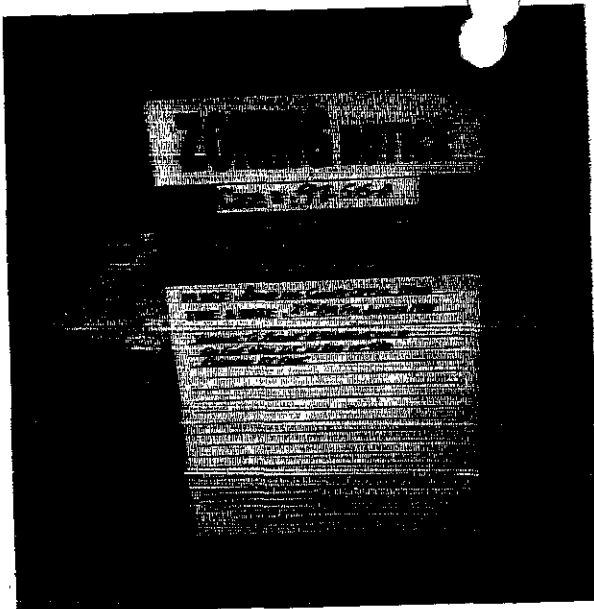

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____
(Printed Name)

____ 325 Nicholson Road _____
(Address)

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)



97-515-A

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.: 97-515-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A DWELLING ON
A 50ft. WIDE LOT IN LIEU OF THE
REQUIRED 55ft.

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

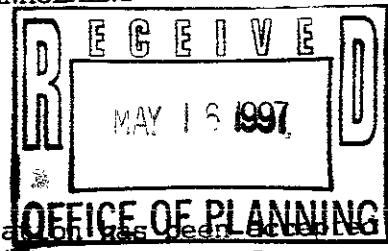
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

97-515-A

SCHEDULE DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



The application for your proposed Building Permit Application has been accepted for filing by J. MERREY on 5-15-97.
Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 5/29 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 6/13 C (B-3 Work Days)

TENTATIVE DECISION DATE 6/16 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 515

Petitioner: JASON AKERS

Location: 313 NICHOLSON RD BAYD. MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JASON AKERS

ADDRESS: 217 EASTERN AVE BAYD. MD 21221

PHONE NUMBER: 410-574-2887

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

May 23, 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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-515-A
313 Nicholson Road
S/S Nicholson Road, 475' E of c/l Riverside Road
15th Election District - 7th Councilmanic
Legal Owner(s): Dianna M. Akers and Jason L. Akers

Variance to permit a dwelling on a 50 foot wide lot in lieu of the required 55 feet.

HEARING: FRIDAY, JUNE 27, 1997 at 2:30 p.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

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

Arnold Jablon
Director

cc: Jason and Dianna Akers
Joseph Higgs

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 12, 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.





Baltimore County
Department of Permits and
Development Management

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

June 26, 1997

Mr. and Mrs. Jason Akers
217 Eastern Avenue
Baltimore, MD 21221

RE: Item No.: 515
Case No.: 97-515-A
Petitioner: Jason Akers, et ux

Dear Mr. and Mrs. Akers:

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 May 10, 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 (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a rectangular stamp that contains the word "COUNTY" in a bold, sans-serif font.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



___ Attach original petition

Due Date June 2, 1997

To: Arnold L. Jablon

From: Bruce Seeley *BS/ps*

Subject: Zoning Item #515

Akers 313 Nicholson Road

Zoning Advisory Committee Meeting of May 27, 1997

___ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

___ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

___ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

___ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X 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).



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 5-23-77
Item No. 515 JCM

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,

10 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: May 28, 1997

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

SUBJECT: 313 Nicholson Road

INFORMATION

Item Number: 515

Petitioner: Dianna M. Akers

Zoning: DR-5.5

Requested Action: Variance

Summary of Recommendations:

Field investigation and the plan accompanying this request indicate that the applicant's lot and the existing vicinal lots are less than 50 feet wide. Lot 38 has a driveway on the west side closest to the proposed house. Therefore, consideration should be given to moving the proposed house closer to Lot 38 or prohibiting a driveway on the subject property due to its narrowness.

Prepared by:

Jeffery W. Long

Division Chief:

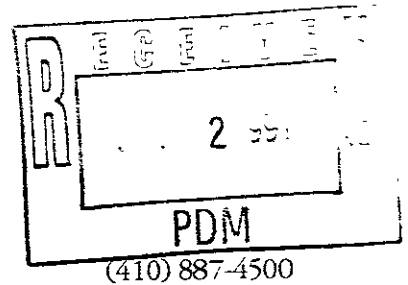
Gary L. Kerns

AFK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500



May 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 May 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.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

510, 514, 515, 517, and 519

REVIEWER: LT. ROBERT P. SAUERWALD



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: June 6, 1997

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

~~Robert W. Bowling~~

SUBJECT: Zoning Advisory Committee Meeting
for June 2, 1997
Item Nos. 514, 515, 517, 519 & 520

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

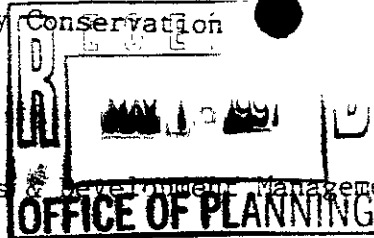
cc: File

ZONE602.NOC

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

8
Permit Number



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

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 & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ JASON & DIANNA AKERS 217 EASTERN AVE 410 574-2887
Print Name of Applicant Address Telephone Number
☐ Lot Address 313 NICHOLSON Rd Election District 15 Council District 7 Square Feet 10,000
 Lot Location: N E & W (side) corner of NICHOLSON Rd 450 feet from N E & W corner of RIVERSIDE Rd
(street) (street)
 Land Owner JASON & DIANNA AKERS Tax Account Number 18-00-010524
 Address 217 EASTERN AVE Telephone Number 410 574-2887
BALTO. MD. 21221

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (available in Rm 206 C.O.B.) (2 copies)	☒	☐
(please label site clearly)	☒	☐
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

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

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

Field investigation shows that the existing and proposed lots appear to be less than 50 feet wide. A plan showing the actual dimensions verified in the field should be submitted.

Lot 38 has a driveway on the west side closest to the proposed house. Consideration should be given to moving the proposed house closer to Lot 38 or prohibiting a driveway on the site due to its narrowness.

Signed by: Ervin McDaniel
For the Director, Office of Planning & Community Conservation

Date: May 28, 1997

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

~~Janet Akers~~
Dianna Akers
Jason Akers

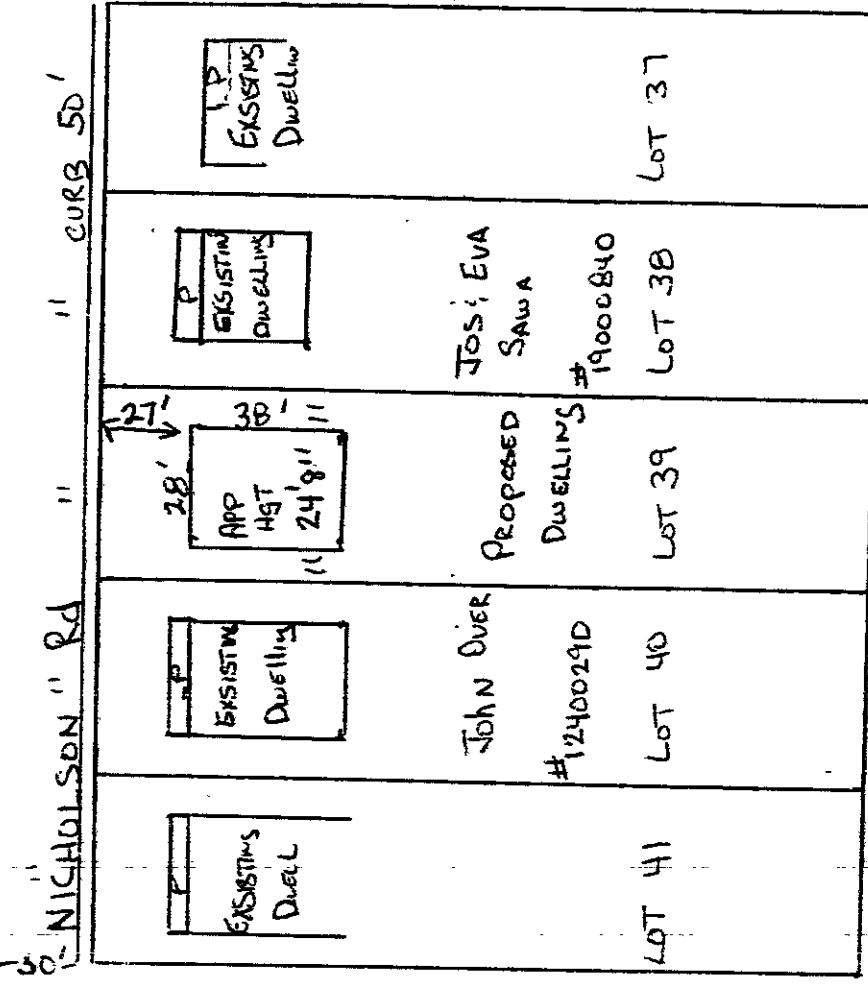


Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: 313 NICHOLSON RD
 Subdivision name: BACK RIVER HIGHLAND
 plat book # 4, folio # 064, lot # 39, section # E
 OWNER: JASON & DIANNI AKERS

[Handwritten signature]



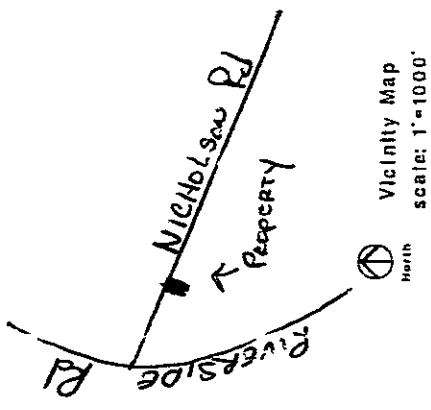
FRONT SETBACK (27ft) MEET THE FRONT AVERAGING REQUIREMENTS OF SECTION 303.1

97-515-A

Scale of Drawing: 1" = 50'



North
 Date: 5-6-97
 Prepared by: [Signature]



LOCATION INFORMATION

Election District: 15
 Councilmanic District: 7
 1"-200' scale map #: NE 2C
 Zoning: DRS-5
 Lot size: 23Ac +/- 10,000 square feet
 public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☒ ☐
 Prior Zoning Hearings: N/A

Zoning Office USE ONLY

reviewed by: 9CWN ITEM #: 515 CASE #:
 Date: 5/6/97

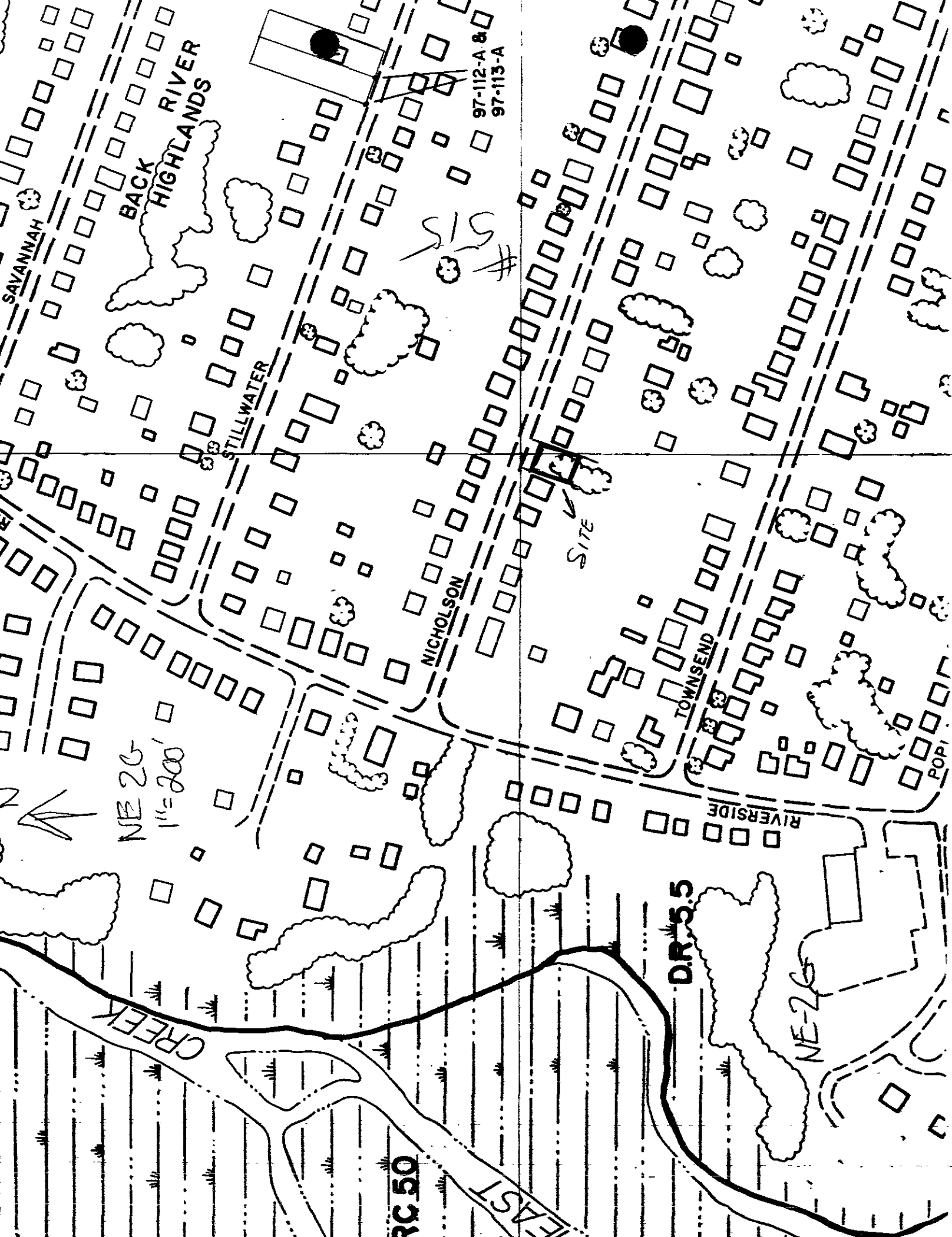
3/31 18
NAILD
WITH
AT 7-0
PROVIDE

BASEMENT

6'-7 3/8
WINDOW ROUGH
OPENING HEIGHT

OPTIONAL
LOCAL
FOOTING TILE

30703



SAVANNAH

BACK RIVER HIGHLANDS

STILLWATER

NICHOLSON

TOWNSEND

RIVERSIDE

POPLAR

NE 26-
1"=200'

DR 55

NE-26

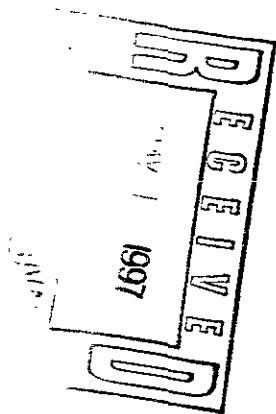
RC 50

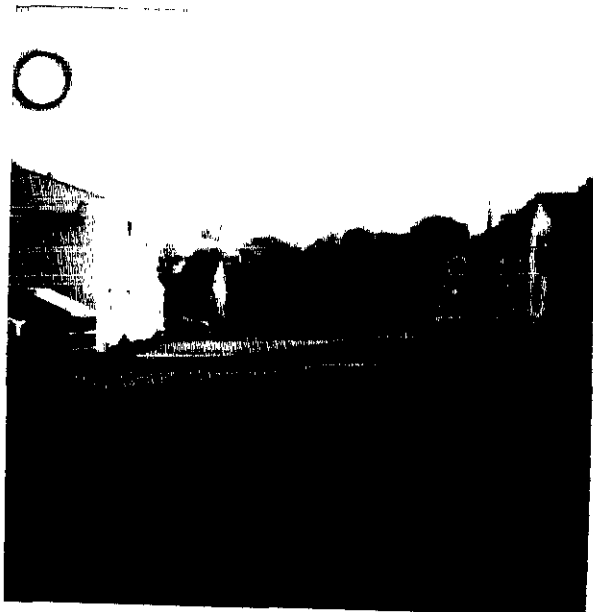
EAST

97-112-A &
97-113-A

SITE

313 NICHOLSON Rd





REAR OF LOT
LOOKING NORTH



515
PROPERTY LINE BETWEEN
313 : 315



LOT #39 CENTER OF P.C.
515



CORNER OF LOT
LOOKING WEST ON NICHOLSON



ACROSS STREET

515



HOUSE ON 311 NICHOLSON Rd

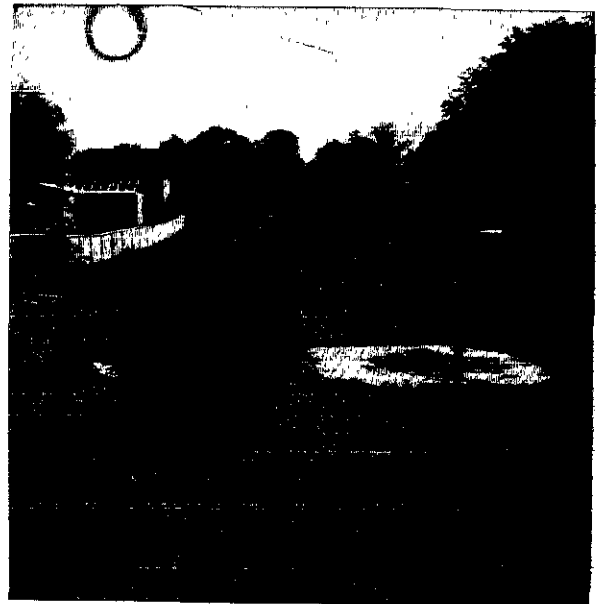
515



LOOKING UP STREET

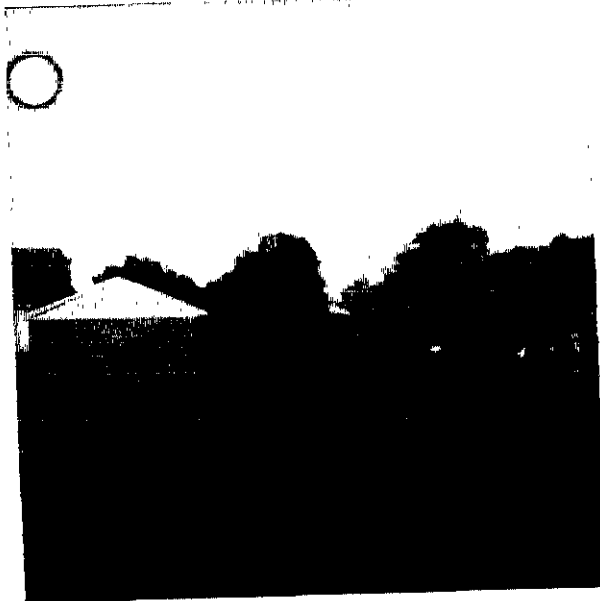
515

HOUSE ON 315 NICHOLSON



LOT #39

515



REAR OF LOT
LOOKING SOUTH



CORNER OF LOT
LOOKING EAST ON NICHOLSON