

IN RE: PETITION FOR VARIANCE
SW/Corner Baker Avenue and
Opie Road
(Lots 220-223, Bird River Beach)
11th Election District
5th Councilmanic District

Herbert R. Bush, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-12-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as Lots 220, 221, 222 and 223 of Bird River Beach. The Petition was filed by the owners of the property, Herbert R. and Esther E. Bush. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 30 feet and a side yard setback of 53 feet in lieu of the required street centerline setback of 75 feet, and a rear yard setback of 12 feet in lieu of the required 35 feet for a proposed single family dwelling. 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 Herbert and Esther Bush, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is comprised of four lots, known as Lots 220, 221, 222 and 223 of Bird River Beach, located at the southwest corner of Baker Avenue and Opie Road in that subdivision. All of the lots are 50 feet wide and range in depth of from 200 feet to 235 feet. Collectively, the lots comprise a total area of 1.102 acres, zoned R.C.2. The property is roughly flag-shaped,

ORDER RECEIVED FOR FILING

Date 9/13/97

By [Signature]

with Lots 220, 221. and 222 making up the larger portion of the flag and Lot 223 making up the remainder. A larger portion of the overall property has been designated as wetlands, leaving only about 1/4 of Lot 223 suitable for development. The Petitioners purchased the subject property in 1974, prior to the designation of wetlands on the property, and it has remained unimproved for all of these years. The Petitioners testified that public sewer is being extended to the area and they would now like to develop the property with a single family home for themselves. However, due to the location of wetlands on the property, the only available location for the proposed dwelling is on that portion of the property known as Lot 223, which has approximately 200 feet of frontage along Baker Avenue and 50 feet along Opie Road. Thus, in order to proceed with the proposed improvements, the relief requested is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING

Date

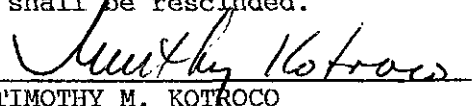
By

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of September, 1997 that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 30 feet and a side yard setback of 53 feet in lieu of the required street centerline setback of 75 feet, and a rear yard setback of 12 feet in lieu of the required 35 feet for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning

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

September 15, 1997

Mr. & Mrs. Herbert R. Bush
4 Opie Road
White Marsh, Maryland 21162

RE: PETITION FOR VARIANCE
SW/Corner Baker Avenue and Opie Road
(Lots 220-223, Bird River Beach)
11th Election District - 5th Councilmanic District
Herbert R. Bush, et ux - Petitioners
Case No. 98-12-A

Dear Mr. Bush:

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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Opie Rd & Baker Ave.
which is presently zoned RC2

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) 1A01.3.B.3

To allow a front yard setback of 30', a side yard setback of 53', and rear yard setback of 12' in lieu of the required setbacks of 75' from all centerlines of street and 35', respectively.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1) undersized Lot 50'x200'
- 2) Property measures more than 1 Acre, but environmentalist mapped section of property as wetland, leaving 50' Lot portion as only place to build.
- 3) Won't be able to meet Required setbacks.
- 4) Building Lots become tax Burden, it cannot improve Property is to be posted and advertised as prescribed by Zoning Regulations. Therein, 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.
- 5) Several houses on 50' lots in this area
- 6) Bought Lots several years ago, before they became wetlands.

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

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner.

(Type or Print Name)

#4 Opie Rd 410-335 5200
Address Phone No

Signature

Whitemarsh Ind. 2162
City State Zipcode
Name, Address and phone number of representative to be contacted

Address

Phone No

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JRF

DATE 7-9-97

ORDER RECEIVED FOR FILING

Date 9/5/97

By JRF



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

12

Zoning Description

98-12-A

ZONING DESCRIPTION FOR Opie & Baker Ave
(address)

Beginning at a point on the 346 W Opie Rd
SW corner Baker Ave side of
(north, south, east or west)

Opie Rd | Baker Ave which is 40 ft Road Rightaway
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of _____ of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Opie & Baker Rd
(name of street)

which is Both Roads 40 ft wide. *Being Lot # 220, 221, 222, 223
(number of feet of right-of-way width)

Block --, Section # -- in the subdivision of Bird River Beach
(name of subdivision)

as recorded in Baltimore County Plat Book # WPC 7, Folio # 187

containing 48820 or 1.102 acres Also known as Undeveloped
(square feet or acres) (property address)

and located in the 11 Election District, 5 Councilmanic District.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 08/14, 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 08/14, 19 97.

THE JEFFERSONIAN,

A. Henrichson
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 herein as follows.

Case #98-12-A
Opie Road, Lots 220, 221, 222, and 223
SWC Baker Avenue and Opie Road
11th Election District

5th Councilmanic
Legal Owner(s):
Herbert R. and Esther E. Bush

Variance: to allow a front yard setback of 30 feet, a side yard setback of 53 feet, and rear yard setback of 12 feet in lieu of the required setbacks of 765 feet from all centerlines of streets and 35 feet, respectively.

Hearing: Thursday, September 11, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley 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.

8/15/97 Aug 14 C165292

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041022

DATE 7/9/97 ACCOUNT R-001-615-000

AMOUNT \$ 50.00

RECEIVED FROM: Esther & Herbert Bush
010 Variance ITEM # 12

FOR: Opie Rd & Baker Ave. Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/09/1997 7/09/1997 11:56:04

REG 0005 CASHIER BTFF BMT UNAMER 5

MISCELLANEOUS CASH RECEIPT

Receipt # 013905

CR NO. 041022

Baltimore County, ...

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-12-A

Petitioner/Developer: _____

HERBERT R. BushDate of Hearing/Closing: 9-11-97

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 _____

SWC BAKER & PIE RD BALTIMORE, MD 21162

The sign(s) were posted on 8-27-97
(Month, Day, Year)

Sincerely,

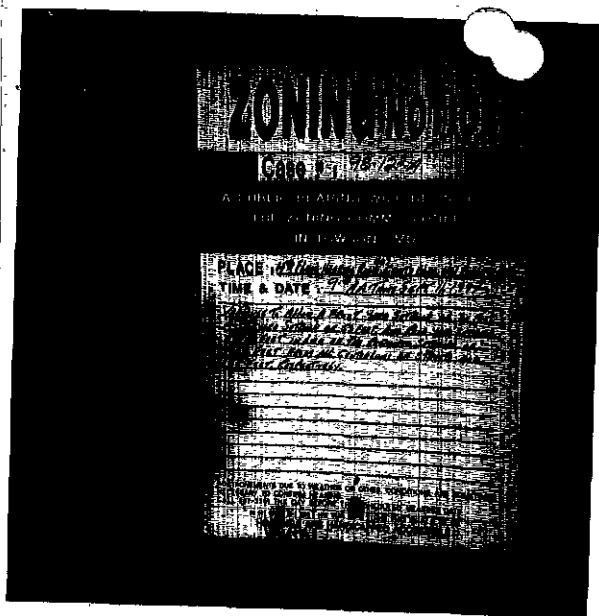
Thomas P. Dagle 8/27/97
(Signature of Sign Poster and Date)

THOMAS P. DAGLE SC
(Printed Name)

325 NICHOLSON RD
(Address)

BALTIMORE, MD 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



98-12-A



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.: 12

Petitioner: Herbert & Esther Bush

Location: Bird River Beach

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Herbert Bush

ADDRESS: #4 Opie Rd

White Marsh, Md 21162

PHONE NUMBER: 335 5209

AJ:ggg

(Revised 09/24/96)

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.: 98-12-A

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

PLACE: *

DATE AND TIME: *

REQUEST: VARIANCE - To allow a front yard setback of
30', a side yard setback of 53' and rear yard
setback of 12' in lieu of the required setbacks
of 75', ~~75'~~ from 4' of street and 35', respectively.
ALL

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

97-3530

Attention: Gwen 7/14/97
Zoning Review
Dept of Permits & Developmental Management
111 W. Chesapeake Ave
Rm. 111
Towson, MD. 21204 Tel. (410) 8873391
Case No 98-12-A

Concerning the Zoning Notice for request
for a variance hearing, we would like
to delay the appointment because
we are out of town. I talked with
you 7/9/97 on the phone, and was
advised to write a letter about
this request. You said we could
delay this appointment until
Sept 10, 97.

We are also going to delay putting
up the sign up until Aug. - the middle -
we have already contacted the man
who will be doing this.

Our address here is:

Herbert / Esther Bush

102 Third St

Asheville, N.C. 28803

Phone 1-704-2779410

Thank
you.

TO: PUTUXENT PUBLISHING COMPANY

~~August 7~~, 1997 Issue - Jeffersonian

AUG 14

Please forward billing to:

Herbert Bush
4 Opie Road
White Marsh, MD 21162
410-335-5209

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: 98-12-A
Opie Road, Lots 220, 221, 222, and 223
SWC Baker Avenue and Opie Road
11th Election District - 5th Councilmanic
Legal Owner(s): Herbert R. and Esther E. Bush

Variance to allow a front yard setback of 30 feet, a side yard setback of 53 feet, and rear yard setback of 12 feet in lieu of the required setbacks of 765 feet from all centerlines of streets and 35 feet, respectively.

HEARING: THURSDAY, SEPTEMBER 11, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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

July 25, 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: 98-12-A
Opie Road, Lots 220, 221, 222, and 223
SWC Baker Avenue and Opie Road
11th Election District - 5th Councilmanic
Legal Owner(s): Herbert R. and Esther E. Bush

Variance to allow a front yard setback of 30 feet, a side yard setback of 53 feet, and rear yard setback of 12 feet in lieu of the required setbacks of 765 feet from all centerlines of streets and 35 feet, respectively.

HEARING: THURSDAY, SEPTEMBER 11, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Herbert and Esther Bush

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 27, 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

September 8, 1997

Mr. and Mrs. Herbert Bush
4 Opie Road
White Marsh, MD 21162

RE: Item No.: 12
Case No.: 97-12-A
Petitioner: Herbert Bush, et ux

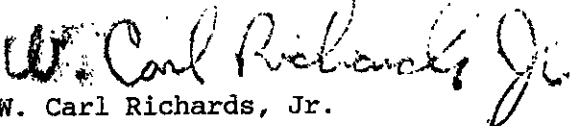
Dear Mr. and Mrs. Bush:

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 July 9, 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,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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: August 4, 1997

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

SIGNED: ROBERT W. BOWLING

SUBJECT: Zoning Advisory Committee Meeting
 for August 4, 1997
 Item No. 012

The Development Plans Review Division has reviewed the subject zoning item. Opie Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way. Baker Avenue is a paper street along this site but is existing from Stevens Road 580 + feet easterly. Its ultimate improvement a 30-foot street cross section on a 50-foot right-of-way.

Per our records, public sewers are not available to this site.

RWB:HJO:jrb

cc: File

ZONE804.012

_____ Attach original petition

Date: August 6, 1997

To: Arnold L. Jablon

From: R. Bruce Seeley *RBS/9P*

Subject: Zoning Item #12

Bush Property - Baker Avenue & Opie Road

Zoning Advisory Committee Meeting of: July 28, 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 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).

GP:KK:sp

jablon.doc



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 7.25.97
Item No. 012 JRF

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 29, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 10, 11, 12, 13, 16, and 19

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey M. Long

Division Chief: Pat Keller

AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

August 6, 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 July 28, 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 comment at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

011, 012, 014, 016, 018, and 019

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



RE: PETITION FOR VARIANCE
Opie Road, Lots 220, 221, 222, and 223
SWC Baker Avenue and Opie Road
11th Election District, 5th Councilmanic

Herbert R. and Esther E. Bush
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-12-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 6th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Herbert R. and Esther E. Bush, 4 Opie Road, White Marsh, MD 21162, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

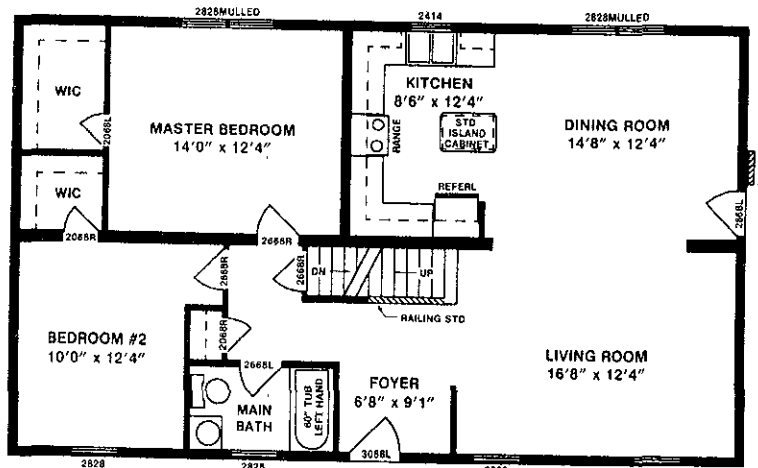
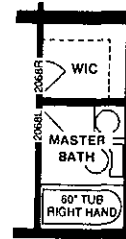
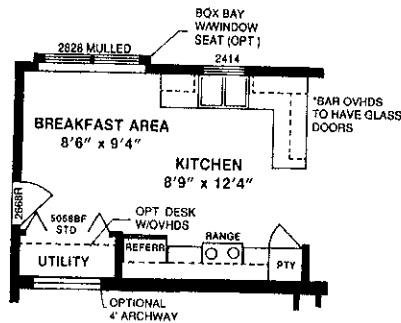
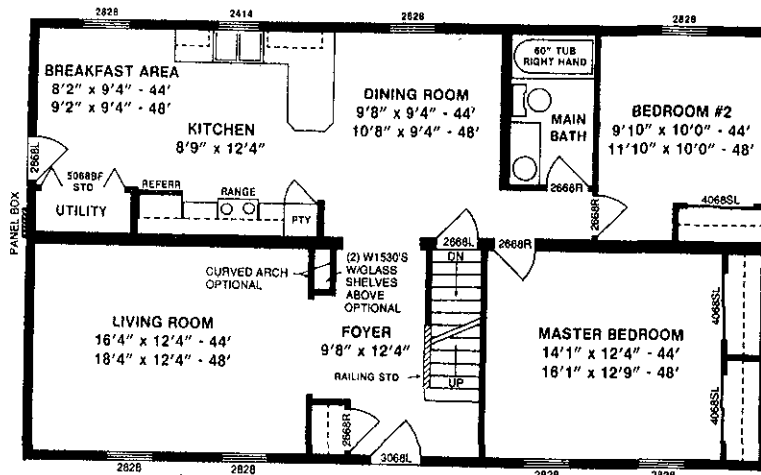
VERNON SERIES CAPE COD PLANS



STALLION
VERNON
MINUM
MVP
H O M E S
A Division of Ritz-Craft Corporation

CAPE COD PLANS

24



98-12-A.2

NE 9J
1" = 200'

ML

STEVENS
ROAD

BAKER AVE

Baker Ave
Baker Rd

site

#12

BL

R.C.2

PRIVATE ROAD

Beach Rd

WATER

E57,000

E58,000

98-12-A

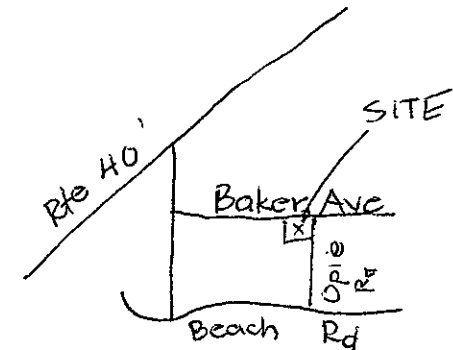
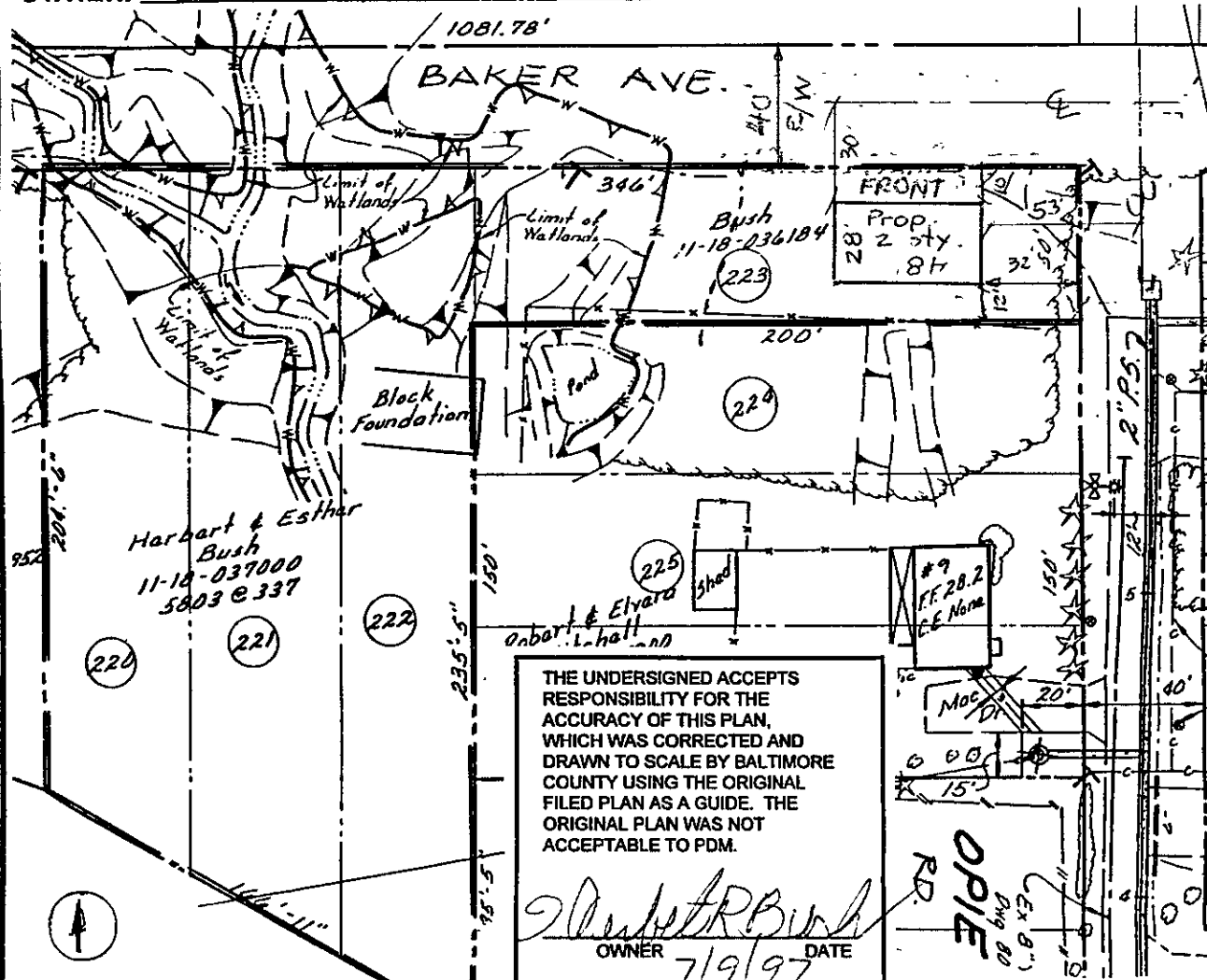
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: OPIE & BAKER AVE (Comer) see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BIRD RIVER BEACH

plat book# 7, folio# 187, lot# 220, section# 221, 222, 223

OWNER: HERBERT & ESTHER BUSH



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 11th

Councilmanic District: 5

1"=200' scale map#: NE 9-J

Zoning: RC-2

Lot size: 1.102 48,012
acreage square feet

4 LOTS

public private

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JBF

12

North
date: 7-9-97
prepared by: HB

Scale of Drawing: 1"= 60'