

|                                  |                       |
|----------------------------------|-----------------------|
| IN RE: PETITION FOR VARIANCE     | * BEFORE THE          |
| S/S Riverside Drive, 253.4' W of |                       |
| the c/l of Bauernschmidt Drive   | * ZONING COMMISSIONER |
| (2309 Riverside Drive)           |                       |
| 15th Election District           | * OF BALTIMORE COUNTY |
| 5th Councilmanic District        |                       |
|                                  | * Case No. 98-94-A    |
| Martha F. Dennis                 |                       |
| Petitioner                       | *                     |

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Martha F. Dennis. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side lot line setback of 10 feet in lieu of the required 15 feet, with a sum of the side yards of 20 feet in lieu of the required 25 feet, a lot width of 51 feet in lieu of the required 70 feet, and to approve any other variances deemed necessary for undersized lot approval, pursuant to Section 304 of the B.C.Z.R. 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 Martha Dennis, property owner, her son, James R. Dennis, and Vincent Moskunas, Professional Engineer with M & H Development Engineers, Inc., who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject lot is consists of a gross area of 0.24 acres, more or less, zoned D.R. 3.5., and is unimproved but for a macadam parking pad. The property is located in an older subdivision known as Bauernschmidt Manor which fronts on Middle

ORDER RECEIVED FOR FILING

Date 11/25/97

By [Signature]

River. The subdivision was created many years ago and most of the lots are under 50 feet in width. The subject lot is 52 feet wide along Riverside Drive and 50 feet wide across the rear property line. The Petitioner purchased the subject property and the adjoining lot, which contained her residence known as 2307 Riverside Drive, in 1959. The Petitioner sold that lot and the dwelling thereon in 1996 but retained the subject property for future sale. The Petitioner now wishes to sell that lot to a prospective buyer as a buildable lot. However, due to the narrow width of the property and its zoning classification, the requested variances are necessary in order to proceed as proposed.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested

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Date 11/25/97  
By [Signature]

will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

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

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

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.

ORDER RECEIVED FOR FILING  
Date 11/22/97  
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25<sup>th</sup> day of November, 1997 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side lot line setback of 10 feet in lieu of the required 15 feet, with a sum of the side yards of 20 feet in lieu of the required 25 feet, a lot width of 51 feet in lieu of the required 70 feet, and to approve any other variances deemed necessary for undersized lot approval, pursuant to Section 304 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner is hereby made aware that proceeding at this time is at her 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.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Bureau of Developer's Plans Review, dated September 29, 1997, and the Department of Environmental Protection and Resource Management, dated October 6, 1997, copies of which are attached hereto and made a part hereof.
- 3) Prior to the issuance of any building permits, elevation drawings of the house intended to be constructed on this property must be submitted to the Office of Planning for review and approval to insure that the proposed dwelling is compatible with other dwellings in the surrounding community.
- 4) 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:bjs

ORDER RECEIVED FOR FILING  
Date 11/26/97  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

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

November 25, 1997

Ms. Martha F. Dennis  
8620 Kelso Drive, Apt. C-200  
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE  
S/S Riverside Drive, 253.4' W of the c/l of Bauernschmidt Drive  
(2309 Riverside Drive)  
15th Election District - 5th Councilmanic District  
Martha F. Dennis - Petitioner  
Case No. 98-94-A

Dear Mr. Dennis:

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 dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Vincent Moskunas, M & H Development Engineers, Inc.  
200 E. Joppa Road, Room 101, Towson, Md. 21286

People's Counsel; Case Files

✓





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

98-94-A

2309 Riverside Dr.

which is presently zoned

D.R.3.5

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)

1802.3.C.1 TO PERMIT A SIDE LOT LINE SETBACK OF 10 FT. IN LIEU OF THE REQUIRED 15 FT. WITH A SUM OF SIDE YARDS OF 20 FT. IN LIEU OF THE REQUIRED 25 FT. AND TO APPROVE ANY OTHER VARIANCE DEEMED NECESSARY WITH THIS REQUEST FOR UNDERSIZED LOT APPROVAL PER SECT. 304.B.C.Z.R. WITH A LOT WIDTH OF 51.5 FT. IN LIEU OF 70 FT.

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

DOES NOT OWN ANY ADDITIONAL LAND THAT WOULD ALLOW TO EXTEND TO 70' TO MEET ZONING.

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.

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):

MARTHA DENNIS

Martha F. Dennis

(Type or Print Name)

Signature

(Type or Print Name)

Signature

8626 Kelso Drive Apt. C200 (410) 687-6213

Address

Phone No

Baltimore MD 21221

City

State

Zipcode

Name, Address and phone number or representative to be contacted

M&H Development Engineers, Inc.  
c/o Vincent J. Moskunas

Name

200 E. Joppa Rd. Rm 101 (410) 828-9060

Address

Phone No

Towson MD 21221

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

9/11/97

ORDER RECEIVED FOR FILING

Date 11/25/97

By

Printed with Soybean Ink  
on Recycled Paper



**M. & H. DEVELOPMENT ENGINEERS, INC.**

200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204

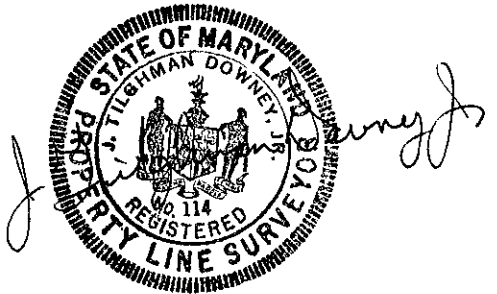
*Towson Office*  
**Malcolm E. Hudkins**  
*Registered Surveyor*  
Phone 828-9060

94

SEPTEMBER 3, 1997

ZONING DESCRIPTION FOR #2309 RIVERSIDE DRIVE

Beginning at a point on the south side of Riverside Drive which is 40 feet wide at the distance of 253.40 feet west of the centerline of the nearest improved intersecting street Bauernschmidt Drive which is 40 feet wide. Being Lot #45, Block C in the subdivision of Bauernschmidt Manor as recorded in Baltimore County Plat Book #12, Folio #81, containing 10302 square feet. Also known as #2309 Riverside Drive and located in the 15th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.



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 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 assessed 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.: 94 Petitioner: Martha F. Dennis

Location: 2309 Riverside Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Martha F. Dennis

ADDRESS: 8620 KELSEY Drive Apt. C200  
Baltimore, MD 21221

PHONE NUMBER: (410) 687-6213



**BALTIMORE COUNTY, MARYLAND**

**OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

JLL 94 No.

042788

DATE

9/11/97

ACCOUNT

RM16150

AMOUNT

\$ 50.00

RECEIVED  
FROM:

DENNIS,

FOR:

RV

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS ACTUAL TIME

9/11/1997 9/11/1997 14:36:15

REG 4803 CASHIER UWIL ULM DRAWER 3

MISCELLANEOUS CASH RECEIPT

Receipt # 018883

OFLN

CR NO. 042788

50.00 CHECK: FN

Baltimore County, Maryland

**CASHIER'S VALIDATION**

## CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 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 Oct. 2, 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 #98-94-A

2309 Riverside Drive

S/S Riverside Drive, 253.4'

W of Bauernschmidt Drive

15th Election District

5th Councilmanic

Legal Owner(s):

Martina Dennis

Variance: to permit a side lot line setback of 10 feet in lieu of the required 15 feet with a sum of side yards of 20 feet in lieu of the required 25 feet with a front setback of 10 feet in lieu of the required 15 feet.

Any other conditions deemed necessary with the request for undersized lot approval.

Hearing: Tuesday, October

21, 1997 at 9:00 a.m., Room

407 Courts Bldg., 401 Wesley

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.

10/076 Oct. 2 C178373

**CERTIFICATE OF POSTING**

**RE: Case No.: # 98-94-A**

**Petitioner/Developer:  
(Martha Dennis)**

**Date of Hearing/Closing:  
(Oct. 21, 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 Gentleman:**

***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*** \_\_\_\_\_

***2309 Riverside Drive Baltimore Maryland 21221*** \_\_\_\_\_

**The sign(s) were posted on** \_\_\_\_\_ **Oct. 6, 1997** \_\_\_\_\_  
**(Month, Day, Year)**

**Sincerely,**

  
**(Signature of Sign Foster & Date)**

\_\_\_\_\_**Thomas P. Ogle, Sr.**\_\_\_\_\_

\_\_\_\_\_**325 Nicholson Road**\_\_\_\_\_

\_\_\_\_\_**Baltimore, Maryland 21221**\_\_\_\_\_

\_\_\_\_\_**(410)-687-8405**\_\_\_\_\_  
**(Telephone Number)**



98-94-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.: 98-24-A

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

PLACE: \*

DATE AND TIME: \*

REQUEST: A VARIANCE TO PERMIT A SIDEYARD SETBACK OF 10 FT, A SUM OF SIDE YARDS  
OF 20 ~~FEET~~ FT, AND A LOT WIDTH OF 51 FT IN LIEU OF THE REQUIRED 15 FT,  
25 FT AND 70 FT, RESPECTIVELY. AND TO APPROVE AN UNDERSIZE LOT  
~~PER SECT 21-101~~ WITH ANY OTHER ZONING VARIANCES DEEMED NECESSARY  
BY THE ZONING COMMISSIONER.

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

September 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: 98-94-A  
2309 Riverside Drive  
S/S Riverside Drive, 253.4' W of Bauernschmidt Drive  
15th Election District - 5th Councilmanic  
Legal Owner(s): Martha Dennis

Variance to permit a side lot line setback of 10 feet in lieu of the required 15 feet with a sum of side yards of 20 feet in lieu of the required 25 feet with a lot width of 51 feet in lieu of 70 feet and to approve any other variances deemed necessary with this request for undersized lot approval.

HEARING: TUESDAY, OCTOBER 21, 1997 at 9:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon  
Director

cc: Martha F. Dennis  
M & H Development Eng. Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 6, 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.



TO: PUTUXENT PUBLISHING COMPANY  
October 2, 1997 Issue - Jeffersonian

Please forward billing to:

Martha F. Dennis  
8620 Kelso Drive, Apt. C200  
Baltimore, MD 21221  
410-687-6213

---

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: 98-94-A  
2309 Riverside Drive  
S/S Riverside Drive, 253.4' W of Bauernschmidt Drive  
15th Election District - 5th Councilmanic  
Legal Owner(s): Martha Dennis

Variance to permit a side lot line setback of 10 feet in lieu of the required 15 feet with a sum of side yards of 20 feet in lieu of the required 25 feet with a lot width of 51 feet in lieu of 70 feet and to approve any other variances deemed necessary with this request for undersized lot approval.

HEARING: TUESDAY, OCTOBER 21, 1997 at 9:00 a.m. in 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

October 7, 1997

Ms. Martha Dennis  
8620 Kelso Drive, Apt. C200  
Baltimore, MD 21221

RE: Item No.: 94  
Case No.: 98-94-A  
Petitioner: Martha Dennis

Dear Ms. Dennis:

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 September 11, 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 dark ink, appearing to read "W. Carl Richards, Jr.", written over a faint, larger version of the same signature.

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:   September 29, 1997

FROM:      Robert W. Bowling, Chief  
            Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
            for September 29, 1997  
            Item No. 094

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D-19 in the Baltimore County Design Manual, adopted 1983 and revised February, 1985.

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.

Only the first floor of the proposed dwelling can be served by a gravity flow sewer house connection.

RWB:HJO:jrb

cc:   File

ZONE929.094



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 29, 1997

FROM: Robert W. Bowling, Chief  
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for September 29, 1997  
Item No. 094

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D-19 in the Baltimore County Design Manual, adopted 1983 and revised February, 1985.

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.

Only the first floor of the proposed dwelling can be served by a gravity flow sewer house connection.

RWB:HJO:jrb

cc: File

ZONE929.094

ORDER RECEIVED FOR FILING  
Date 11/25/97  
By [Signature]

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

DATE: October 6, 1997

To: Arnold L. Jablon  
From: R. Bruce Seeley *RB/SP*  
Subject: Zoning Item #94

Dennis Property, 2309 Riverside Drive

Zoning Advisory Committee Meeting of September 22, 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.
- ☒ 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).
- ☒ 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).

BS:TI:sp

dennis.doc.

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

DATE: October 6, 1997

To: Arnold L. Jablon  
From: R. Bruce Seeley *RB/SP*  
Subject: Zoning Item #94

Dennis Property, 2309 Riverside Drive

Zoning Advisory Committee Meeting of September 22, 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.
- ☒ 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).
- ☒ 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).

ORDER RECEIVED FOR FILING

BS/TL:sp

dennis.doc.

Date

By



**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 9.23.97  
Item No. 094 JLL

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,

*P. F. Williams*  
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  
Fire Department

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

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 SEPTEMBER 22, 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.

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

087, 088, 089, 090, 091, 092, 094, 095, AND 097

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F  
cc: File



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Dept. of Permits & Development Management

**DATE:** September 30, 1997

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

**SUBJECT:** Zoning Advisory Petitions

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

Item Nos. 87 and 94

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long  
Division Chief: Garry L. Kerns

AFK/JL

H.O.

# 94

Please take note that Per  
Gay Kerns (on the under size  
approval to O.P.) Elevation  
<sup>plus date</sup>  
Drawings Must be reviewed  
and approved by Planning  
Office prior to Permit Approval.

J. Kent.  
9/11/77.

RE: PETITION FOR VARIANCE  
2309 Riverside Drive, S/S Riverside Dr,  
253.4' W of Bauernschmidt Drive  
15th Election District, 5th Councilmanic

Martha F. Dennis  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 98-94-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 6<sup>th</sup> day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunas, M&H Development Engineers, 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

*Zoning Case*

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

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

B-74-A B 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 & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Martha F. Dennis 8620 Kelso Dr. Apt. C200 Balto. MD 21221 (410) 687-6213  
Print Name of Applicant Address Telephone Number

☐ Lot Address 2309 Riverside Drive Election District 15 Council District 5 Square Feet 10302  
Lot Location: N E SW / side / corner of Riverside Dr. 23340' feet from N E S W corner of Bauernschmidt Drive  
(street) (street)

Land Owner Martha F. Dennis Tax Account Number 1504200361

Address 8620 Kelso Drive Apt. C200 Telephone Number (410) 687-6213  
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)                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Permit Application                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Site Plan                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Property (3 copies)                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Topo Map (available in Rm 206 C.O.B.) (2 copies)<br>(please label site clearly) | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Building Elevation Drawings                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. Photographs (please label all photos clearly)                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Adjoining Buildings                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Surrounding Neighborhood                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

Accepted by *[Signature]*  
Date 9/11/97

*ELEVATION DWGS.  
MUST BE REVIEWED  
AND APPROVED BY PLANNING  
OFFICE PRIOR TO PERMIT  
APPROVAL PER GARY KERN  
OF OP*

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

RECOMMENDATIONS/COMMENTS:

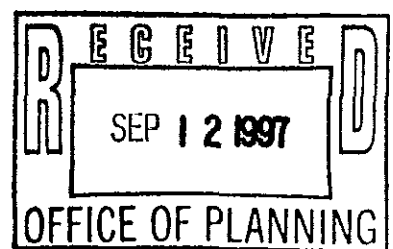
☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications: the permit to conform with the following recommendations:

*Building elevations should be submitted to the Planning Office for approval prior to the issuance of building permit.*

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

9/18/97

Date:



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
M.H. DEV. ENGR, INC  
VINCENT MOSKUNAS

MARTHA DENNIS

JAMES R. DENNIS

ADDRESS

200 E. JOPPA RD. Towson, MD 21286

8620 KELSO DR. APT. C200 BALTO. MD

47 OLD SOUND ROAD JOPPA MD 21221  
21085



F.I.R.M.  
2400100445B  
ZONE "C"

94



SHEET

BACK RIVER NECK  
CAPE MAY

DATE OF  
PHOTOGRAPHY  
DEC. 1954

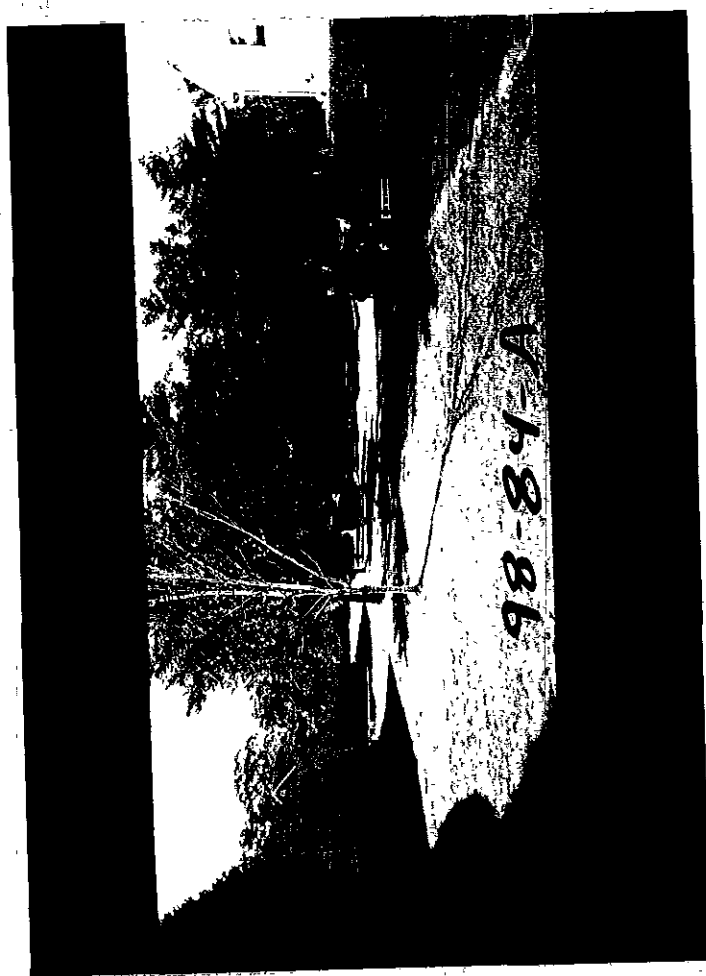
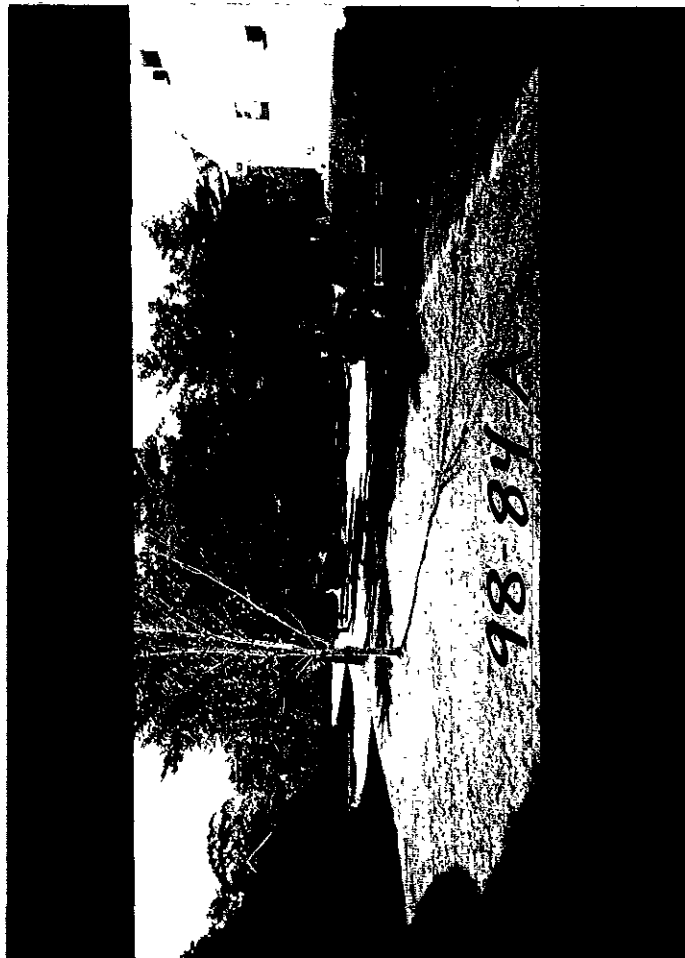
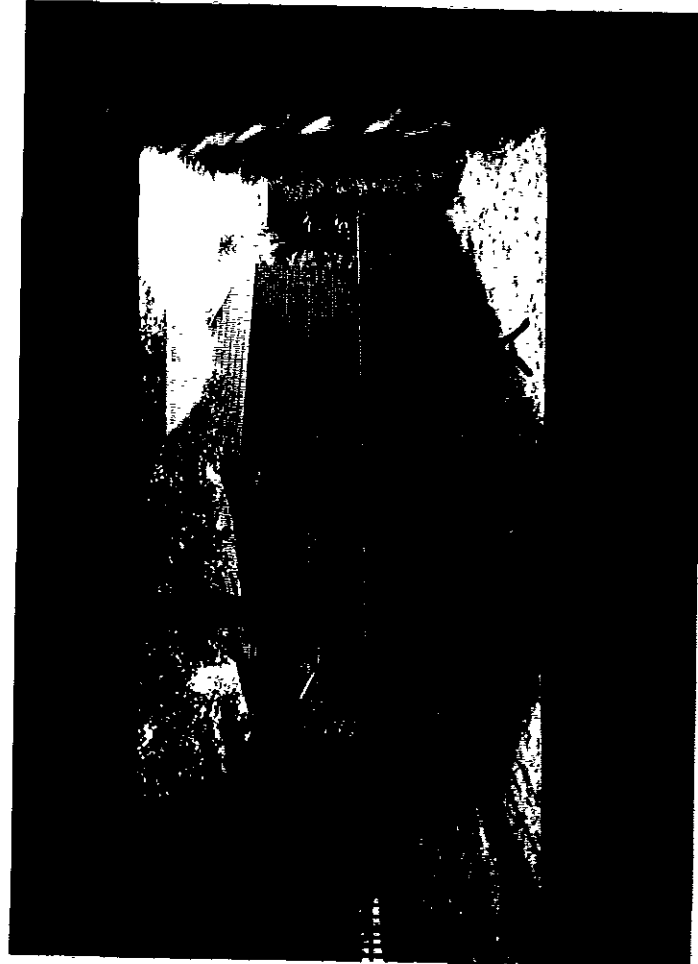
N. E.  
I - J

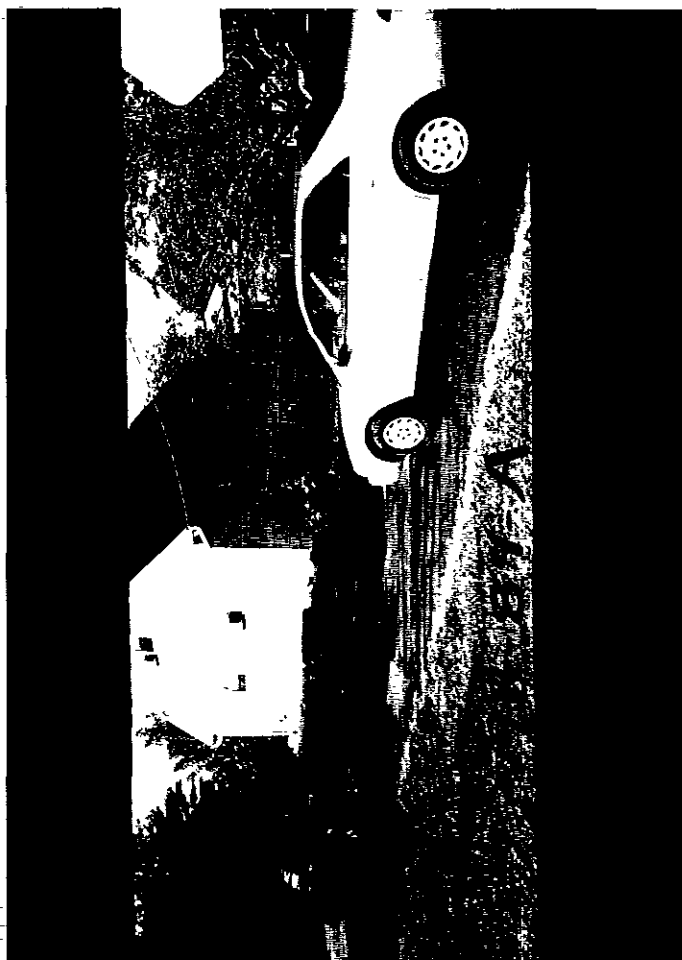
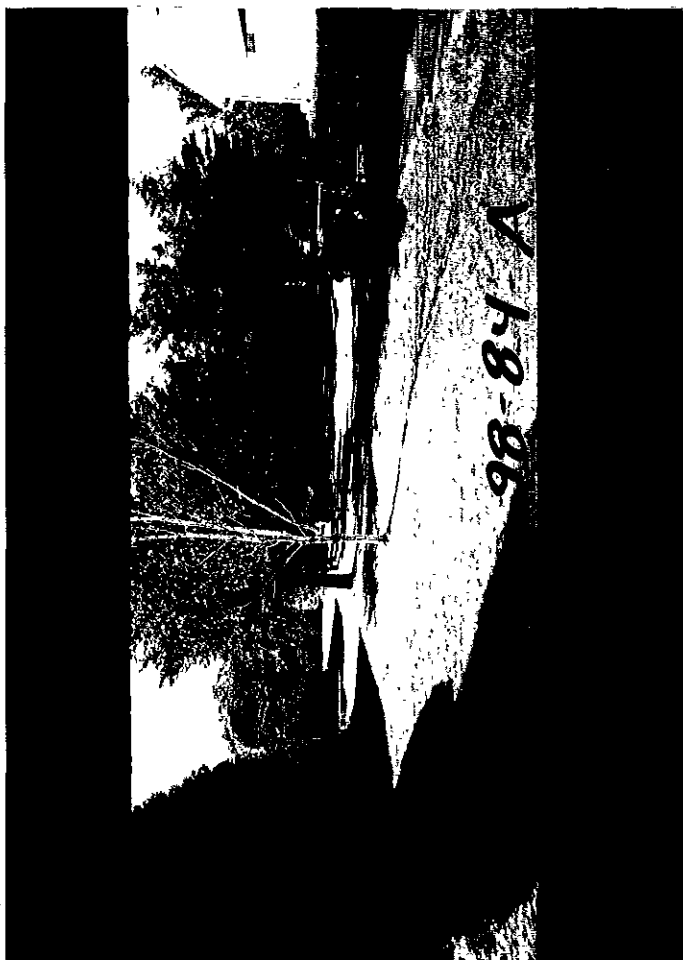
98-94-A

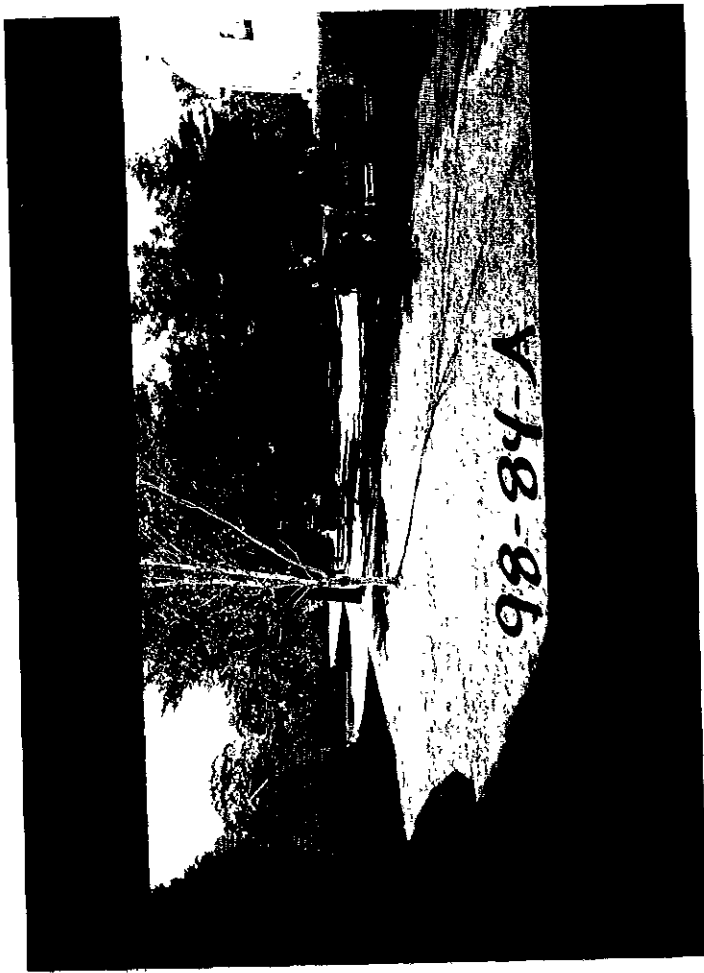
# ME DEVELOPMENT ENGINEERS, INC

200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland 21204  
728-0060

## ANALYTICAL METHODS

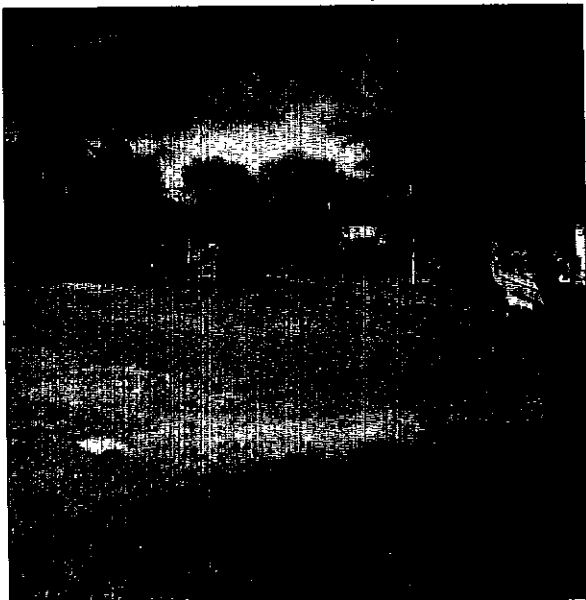






① 98-94-A





③ 98-84-A



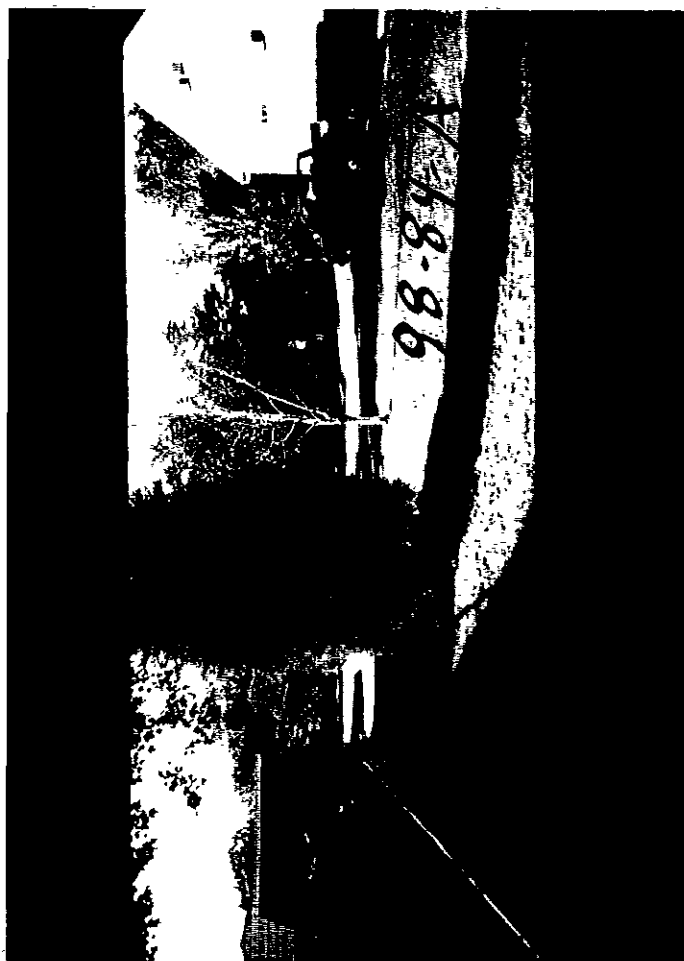
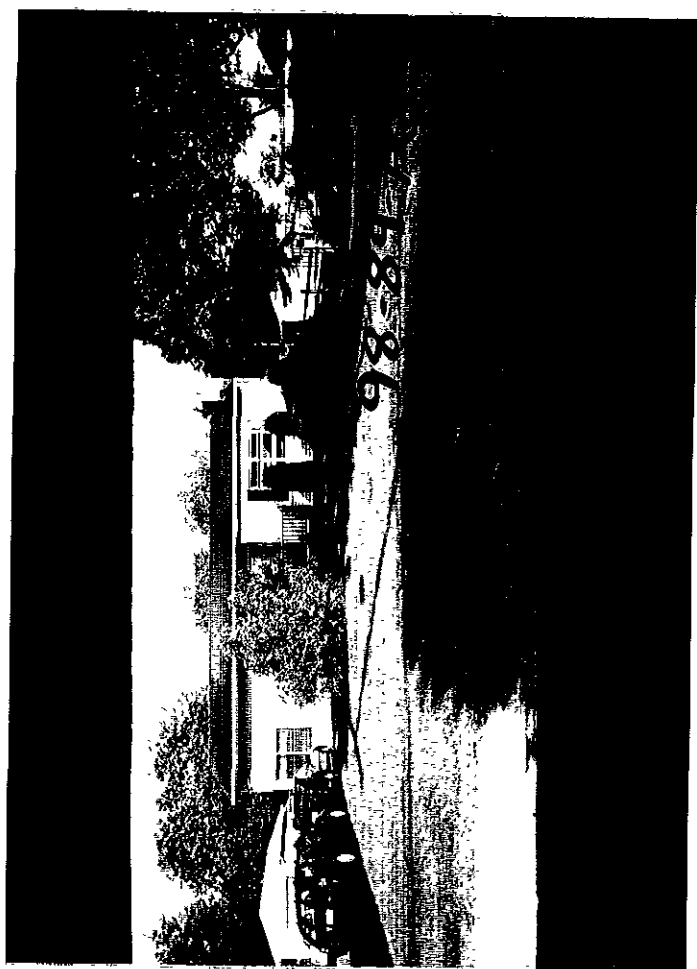
② 98-84-A



④ 98-94-A



98-84-A





ZONE "C"

**PIER**

**D.R.3.5**

**BAUERNSCHMIDT**

**MĂNOR**

HILL SIDE  
DR

BAUERNSCHMIDT

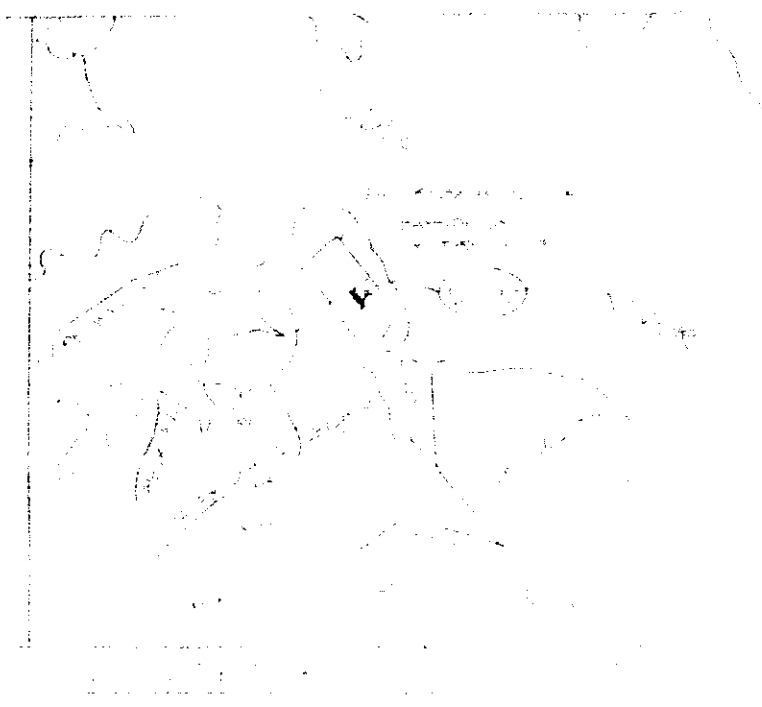
BAUE



98-74-4

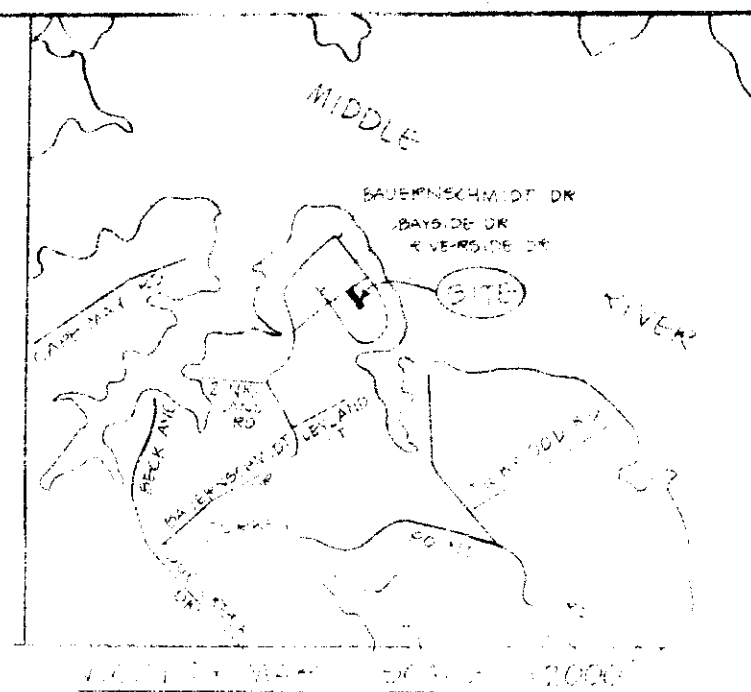
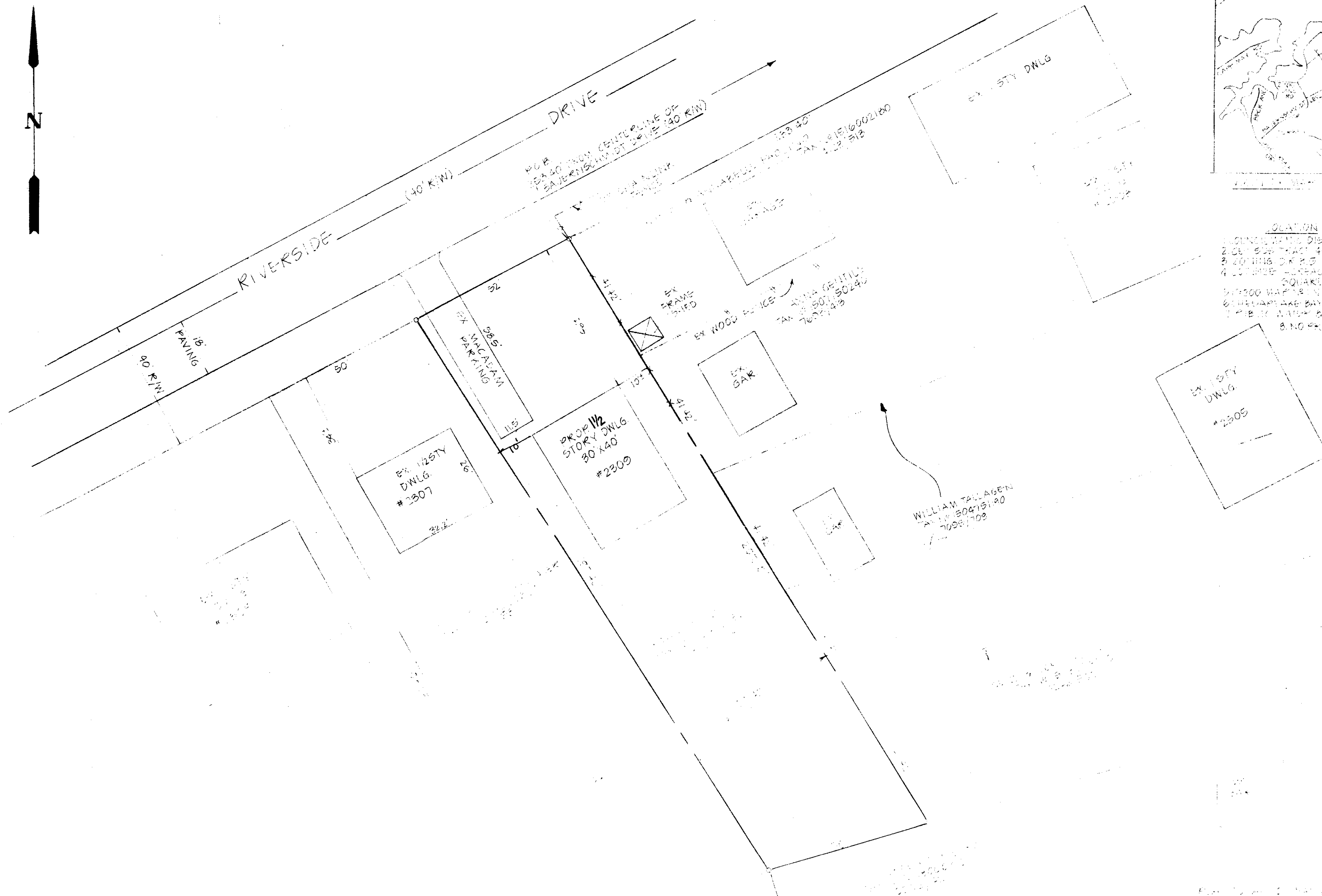
**M&H** DEVELOPMENT  
ENGINEERS, INC.

200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland  
828-9060

[illegible]

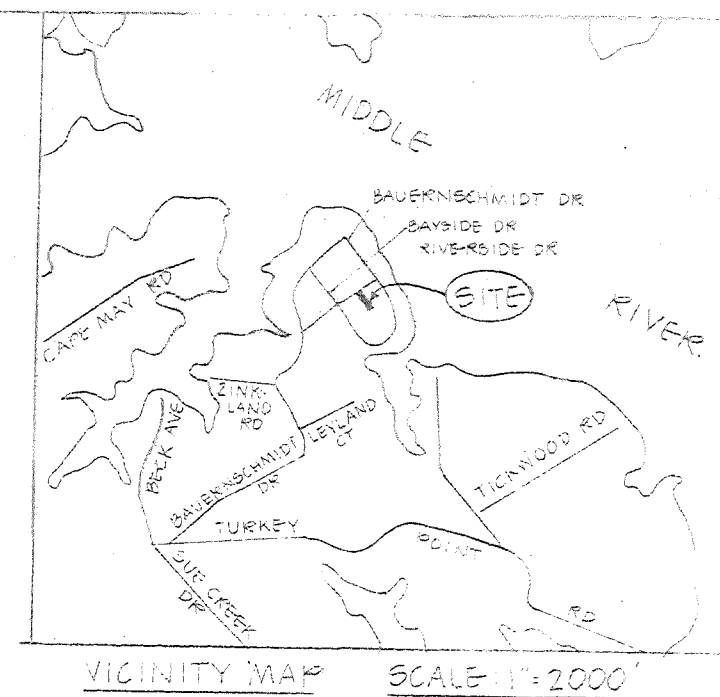
98-94-A



[illegible]

200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland  
828-9060

98-74-A



- LOCATION INFORMATION
1. COUNCILMANIC DISTRICT: S
  2. CENSUS TRACT: 4503
  3. ZONING: D.R. 3.5
  4. LOT SIZE: ACREAGE: 0.24 SQUARE FEET: 10602
  5. 1"=200' MAP NO: N.E. 1-J
  6. CHESAPEAKE BAY CRITICAL AREA: YES
  7. PUBLIC WATER & SEWER
  8. NO PRIOR ZONING HEARING



**M&H** DEVELOPMENT  
ENGINEERS, INC.

200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland  
828-9060

OWNER: MRS. MARTHA DENNIS  
3620 KELSICO DRIVE, APT. C200  
B.A.T. MOORE, MD 21221  
TAX NO. 1504200361  
DECD: 3717/616  
TAX MAP 100, GRUBB PARCEL 35

PLAT TO ACCOMPANY A PETITION FOR  
AN UNDERSIZED LOT VARIANCE  
#2309 RIVERSIDE DRIVE  
LOT 45, BLOCK 'C'  
"BAUERSCHMIDT MANOR" (12-81)  
ELECTION DISTRICT NO. 15  
BALTIMORE CO., MD  
SCALE: 1"=20'  
AUGUST 26, 1997

98-94A

97-7944

ZONING OFFICE USE ONLY  
REVIEWED BY: ITEM #1 CASE #



