

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N/S Stumpf Road, 4800' N of the * ZONING COMMISSIONER
c/l of Ebenezer Road * OF BALTIMORE COUNTY
(1236 Stumpfs Road) * Case No. 98-105-A
15th Election District *
5th Councilmanic District *
Henry L. Immel, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Henry L. and Peggy M. Immel. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 21 feet in lieu of the required 35 feet for a proposed new dwelling which will replace the dwelling that has existed on the property for many years. 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.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

In the opinion of this Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that 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 that strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

By

10/21/97

[Signature]

The evidence presented indicates that the subject lot was created in 1927, well prior to the enactment of the B.C.Z.R. and thus, cannot meet current setback requirements. It should also be noted that a street centerline setback is not needed because Stumps Road is a 16-foot roadway and does not meet the definition of a street as set forth in Section 101 of the B.C.Z.R. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the surrounding locale.

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 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

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10/21/09
6/18/01
JES

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 posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

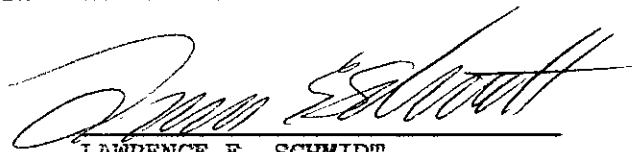
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of October, 1997 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 21 feet in lieu of the required 35 feet for a proposed new dwelling, in accordance with Petitioner's Exhibit 1, 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 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 recommendations made in the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated October 6, 1997, and the Bureau of Developer's Plans Review, dated October 7, 1997, copies of which are attached hereto and made a part hereof.

3) When applying for a building permit, the site plan and landscaping 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 10/21/97
10/21/97



Baltimore County
Zoning Commissioner
Office of Planning

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

October 21, 1997

Mr. & Mrs. Henry L. Immel
1236 Stumpfs Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Stumpf Road, 4800' N of the c/l of Ebenezer Road
(1236 Stumpfs Road)
15th Election District - 5th Councilmanic District
Henry L. Immel, et ux - Petitioners
Case No. 98-105-A

Dear Mr. & Mrs. Immel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 Permits 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: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

✓ File



Petition for Administrative Variance

98-105A
to the Zoning Commissioner of Baltimore County

for the property located at

#1236 Stumpfs Rd.

which is presently zoned

RC2

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) 1A01.3.B.3 TO ALLOW

A Sidedyard setback of 21' in lieu of the Required 35'

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

See Reverse

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.

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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 105

ORDER RECEIVED FOR FILING
Date 10/21/99
By [Signature]

Affidavit in support of 98-111-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at #1236 Stumpfs Rd.
address
Balt. Md. 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

our lot created in 1927 needs a modular
to replace our old house.

Undersize lot and can't meet setback
on 1 side and front by today's standard
zoning regulations that weren't in effect
years ago

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x Henry Lewis Immel
(signature)
Henry Lewis Immel
(type or print name)



Peggy Murrow Immel
(signature)
Peggy Murrow Immel
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of September, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

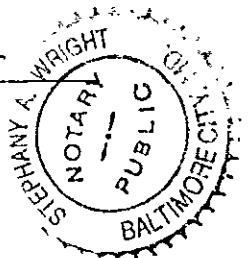
Henry Lewis Immel and Peggy Murrow Immel

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

September 19th 1997
date

Stephany A. Wright
NOTARY PUBLIC
My Commission Expires: 7/1/97





Petition for Administrative Variance

98-105-A
to the Zoning Commissioner of Baltimore County

for the property located at #1236 Stumps Rd.
which is presently zoned RCZ

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) 1A01.3.B.3 to allow
A sideyard setback of 21' in lieu of the required 35'

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

See Reverse

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.

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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s).

HENRY LEWIS TMMEL
(Type or Print Name)

Henry Lewis Tmmel
Signature

PEGGY MURROW TMMEL
(Type or Print Name)

Peggy Murrow Tmmel
Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 105

Affidavit in support of Administrative Variance

98-105-A

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That the Affiant(s) does/do presently reside at # 1236 Stumpfs Rd.
address
Batt. Md. 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

OUR lot Created in 1927 needs a
modification to replace old house.
UnderSize lot and cant meet setback
on 1 side and front by today's
zoning regulations that werent in effect
years ago.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x Henry Lewis Immel
(signature)
Henry Lewis Immel
(type or print name)



x Peggy Murrow Immel
(signature)
Peggy Murrow Immel
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of September 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

HENRY LEWIS IMMEL & PEGGY MURROW IMMEL.

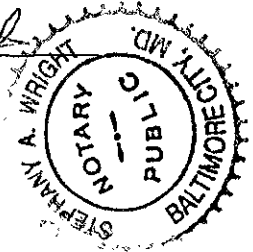
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

September 19th 1997
date

Stephen A. Wright
NOTARY PUBLIC

My Commission Expires: 7/1/99



98-105-A

Zoning Description For #1236 Stump's Rd.

Beginning at a point on the North side Stump's Rd. which is 16' wide at a distance of 4800' North of the E of Ebenezer Road which is 40' wide.

Being Lot #1 in The Subdivision of Bird River View property of Henry Stump's as recorded in Baltimore County Plat Book # 8 Folio # 84 containing .3 acres (12,400^{sq} ft). Also know as #1236 Stump's Rd. and located in The 15th Election District, 5th Councilmanic District.



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.: 105

Petitioner: Henry L & Peggy Gimmel

Location: #1236 Stumps Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Henry L & Peggy Gimmel

ADDRESS: 1236 Stumps Rd
Beth, Md 21220

PHONE NUMBER: 410-335-4336

AJ:ggs

(Revised 09/24/96)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

042797

DATE 19 Sept 97 ACCOUNT R-001-6150

105
AMOUNT \$ 50.00

RECEIVED
FROM:

IMM-1

FOR:

ADMIN VAR 1236 Stamp Fee

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

LOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

9/19/1997 9/19/1997 11:24:07

REG 4504 CASHIER LONI LYS DRAWER 4

5 MISCELLANEOUS CASH RECEIPT

Receipt # 021005

OFLN

CR NO. 042797

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

044419

DATE 9/19/97 ACCOUNT 01-615

By: MSX

Item 105 AMOUNT \$ 650.00

RECEIVED
FROM:

William Mont, Inc. - 14243 Jarrattville Pike

FOR:

070 - Combination (Sp. Ex, Sp. Hery, Comm Var) - \$650.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

9/22/1997 9/19/1997 14:19:17

REG 4501 CASHIER CLUM CML DRAWER 1

5 MISCELLANEOUS CASH RECEIPT

Receipt # 022438

OFLN

CR NO. 044419

650.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-105-A

**Petitioner/Developer:
(Henry Immel)
Date of Hearing/Closing:
(Oct. 14, 1997)**

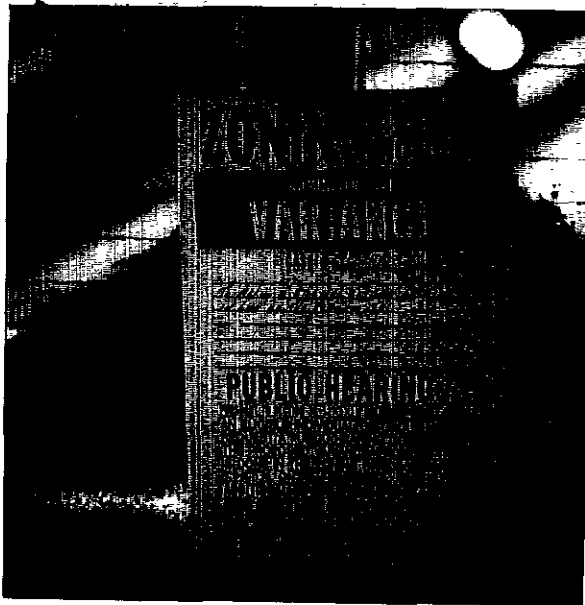
**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

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 _____
_____1236 Stumps Road Baltimore Maryland 21220_____**

**The sign(s) were posted on _____Sept 26, 1997_____
(Month, Day, Year)**



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

_____Thomas P. Ogle, Sr._____

_____325 Nicholson Road_____

_____Baltimore, Maryland 21221_____

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

98-105-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 29 Sept 97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE**ADMINISTRATIVE
VARIANCE**Case No.: 98-105-ATo allow a sideyard setback of 21'
in lieu of the required 35'**PUBLIC HEARING ?**

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

*

14 Oct 97

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE 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

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-105-A

1236 Stumfs Road

N/S Stumpf Road, 4800' N of c/l Ebenezer Road

15th Election District - 5th Councilmanic

Legal Owner(s): Henry Lewis Immel and Peggy Murrow Immel

Post by Date: 09/29/97

Closing Date: 10/14/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Henry and Peggy Immel





Baltimore County
Department of Permits and
Development Management

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

October 10, 1997

Mr. and Mrs. Henry Immel
1236 Stumpfs Road
Baltimore, MD 21220

RE: Item No.: 105
Case No.: 98-105-A
Petitioner: Henry Immel, et ux

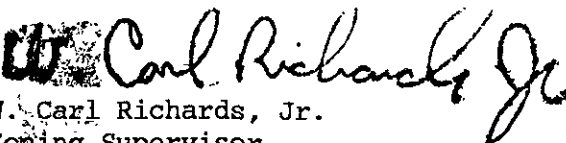
Dear Mr. and Mrs. Immel:

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 19, 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)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 7, 1997

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

~~RECEIVED~~ ROBERT W BOWLING

SUBJECT: Zoning Advisory Committee Meeting
for October 6, 1997
Item No. 105

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

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 D19 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.

RWB:HJO:jrb

cc: File

ZONE006.105

ORDER RECEIVED FOR FILING

Date

By

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

INTEROFFICE CORRESPONDENCE

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

Date: October 7, 1997

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

~~RECEIVED~~ ROBERT W BOWLING

SUBJECT: Zoning Advisory Committee Meeting
 for October 6, 1997
 Item No. 105

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

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RWB:HJO:jrb

cc: File

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

DATE: October 6, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *ADS/gg*
Subject: Zoning Item #105

Immel Property, 1236 Stumpfs Road

Zoning Advisory Committee Meeting of September 29, 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).

This property is within a Buffer Management Area (BMA). therefore, the house location must conform to BMA guidelines.

Ground Water Management

An evaluation of the septic system must be made prior to building permit approval. Contact GWM at 410-887-2762.

ORDER RECEIVED FOR FILING

BS:GS:sp
Immel.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 *ADS/gp*
Subject: Zoning Item #105

Immel Property, 1236 Stumpfs Road

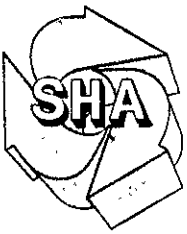
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- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental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

This property is within a Buffer Management Area (BMA). therefore, the house location must conform to BMA guidelines.

Ground Water Management

An evaluation of the septic system must be made prior to building permit approval. Contact GWM at 410-887-2762.



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 9/26/99
Item No. 105 CAM

Dear Ms. Eubanks:

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

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

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

10/14
Adm
Var

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 3, 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 No. 105

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:

Gary L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

98-105-A

DATE: September 1997

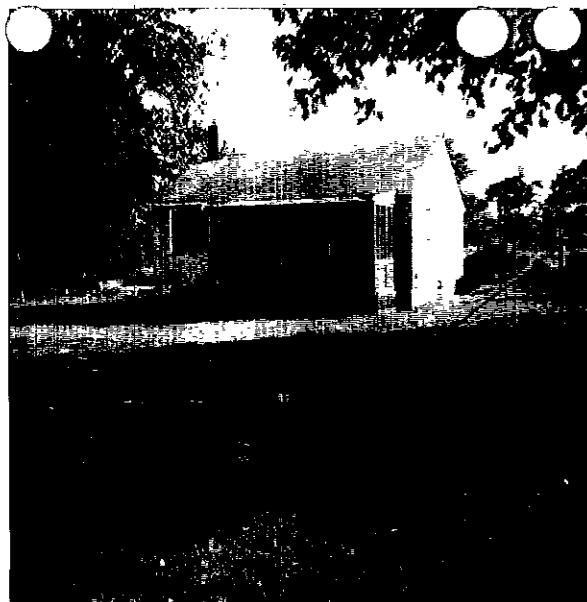
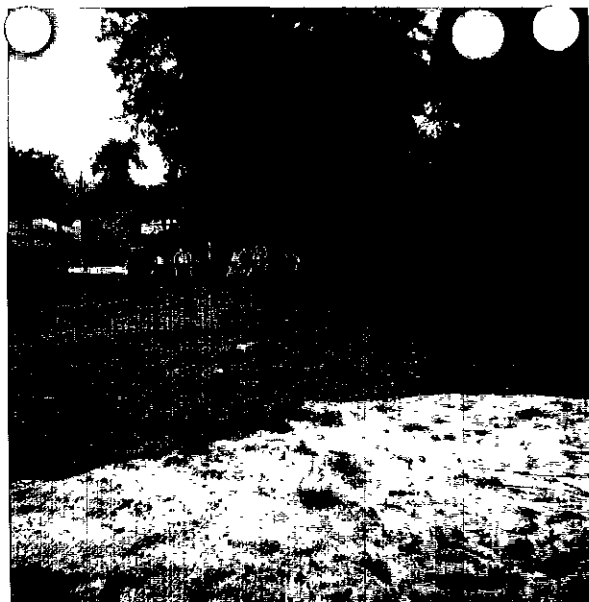
TO: Hearing Officer

FROM: Catherine A. Milton
Planner II
Zoning Review, PDM

SUBJECT: Item #105
1236 Stumpfs Road

Should you decide to grant this, could you mention in the order that a variance from the 75-foot to street centerline was ***not*** needed because a 16-foot road does not meet the definition of street in Section 101? This may prevent confusion at permit time.

CAM:scj





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

M - NE MM - NW
M - SE MM - SW

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

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1966

LOCATION
BIRD RIVER
VICINITY

SHEET
N.E.
8-K

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

NE
8-K

LOCATION

BIRD RIVER

VICINITY

SCALE

1" = 200'

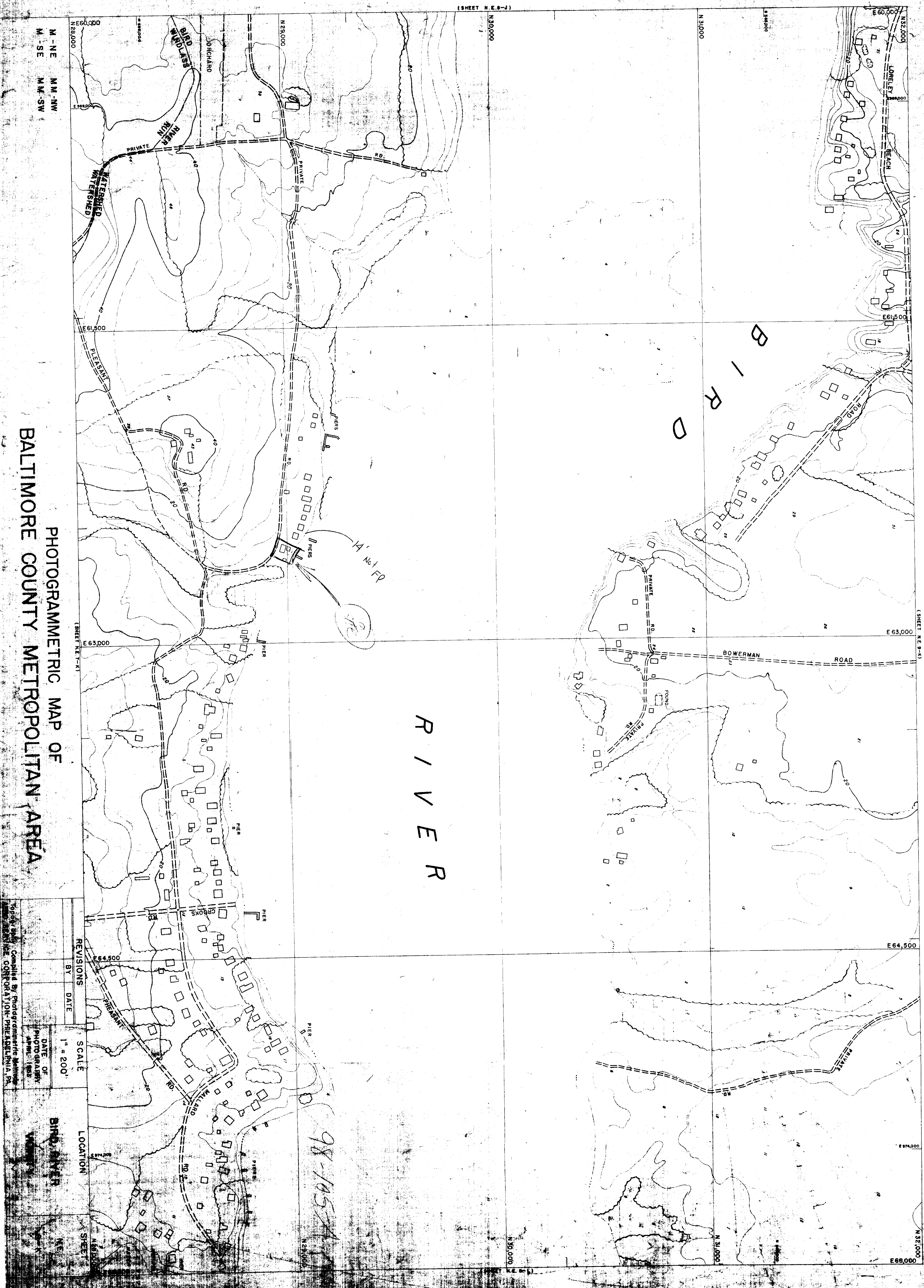
DATE

OF

PHOTOGRAPHY

JANUARY

1986



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

M - NE M.M. NW
M - SE M.M. SW

REVISIONS		SCALE	LOCATION
BY	DATE		
		1" = 200'	
DATE OF PHOTOGRAPHY		SHEET	
DATE OF PUBLICATION		SHEET	
DATE OF REVISION		SHEET	
DATE OF CORRECTION		SHEET	

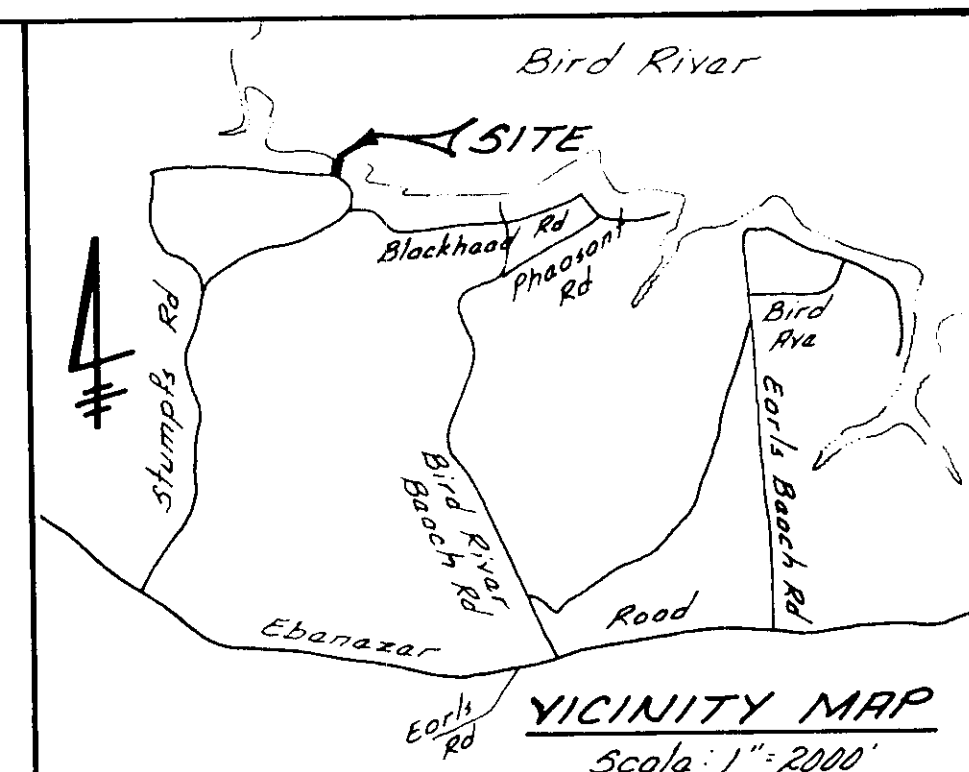
BIRD CREEK

WATERMILL CREEK

BOWMAN ROAD

RIVER

Existing Imparvious = 1425 Sq.Ft. or .115% / Proposed 1241 Sq.Ft. or .102%
 Existing First Floor Elev. = 11.3 / Proposed = 11.3
 Existing Offsat From Waters Edge = 54' / Proposed = 66'



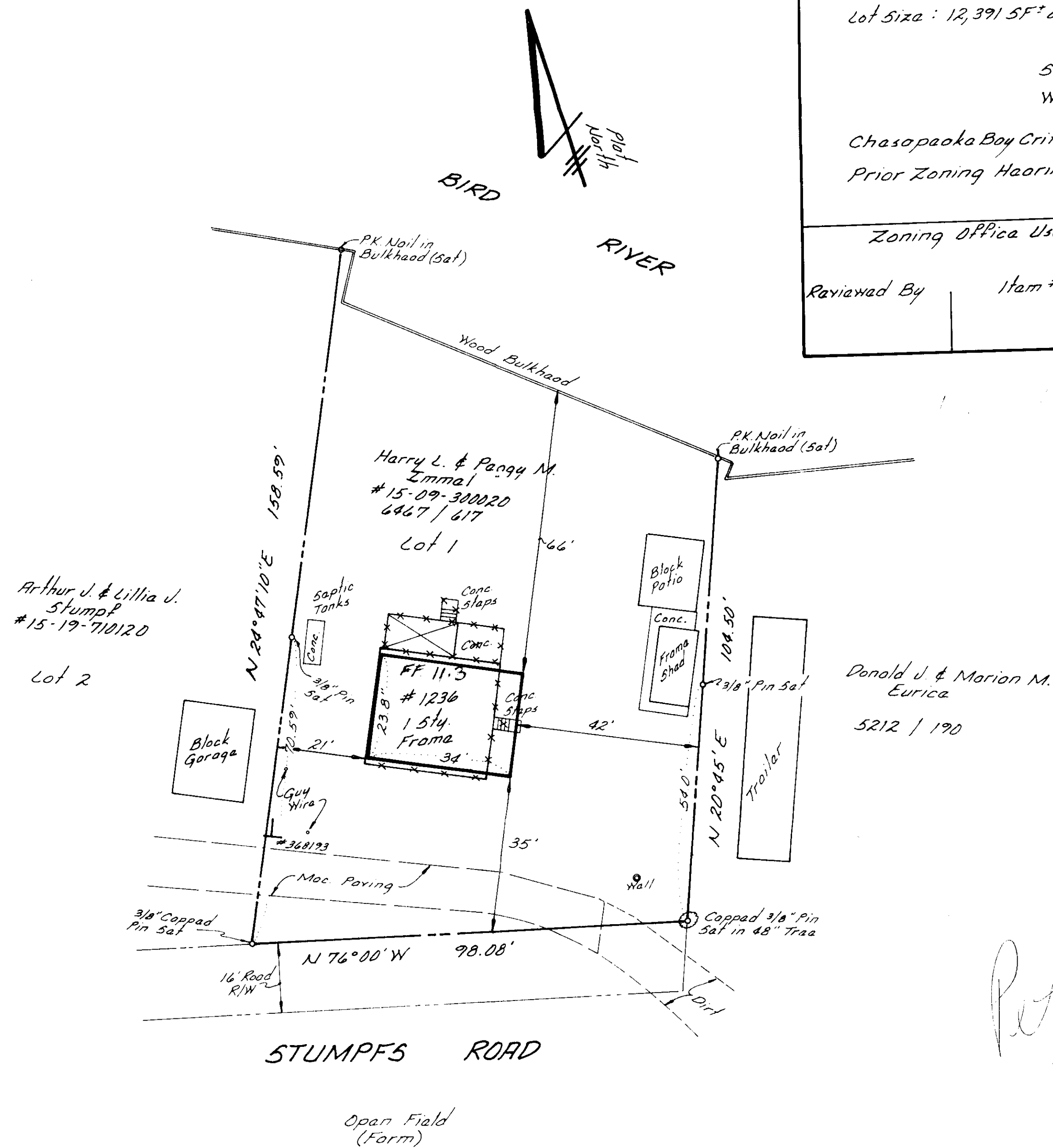
LOCATION INFORMATION

Councilmanic District: 5
 Election District: 15
 1" = 200' Scale Map # NES81C
 Zoning: RC2
 Lot Size: 12,391 SF[±] or 0.284 Ac.[±]

	Public	Private
Sewer	☐	☒
Water	☐	☒
Chasopaoka Bay Critical Area	Yes ☒	No ☐
Prior Zoning Hearings	None	

Zoning Office Use Only

Reviewed By	Item #	Case #



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

#1236 Stumpfs Road

Election Dist. - Baltimore Co., Md.
 Scale: 1" = 20' - Date: June 24, 1997

Tax Map: 15-09-300020
 Parcel Ref: 6467/617

I, Leonard G. Buarhaus, the Undersigned, A Registered Property Line Surveyor, of the State of Maryland, Do hereby Certify that I am the Surveyor who Prepared this Plat and the Land Shown Hereon has been Laid Out and the Plat thereon has been Prepared in Compliance with Subsection (c) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland Particularly Insofar as same Concerns the Making of the Plat and the Settings of the Markers.

Leonard G. Buarhaus, Registered Property Line Surveyor Date