

IN RE: PETITION FOR SPECIAL HEARING  
W/S Geise Avenue, 1400' W of  
Lincoln Avenue  
(7300 Geise Avenue)  
15th Election District  
7th Councilmanic District  
  
Victor A. McQuay  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-116-SPH  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the property, Victor A. McQuay. The Petitioner seeks approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 517.1(510.1) of the Building Code, and Sections 26-670 and 26-172(a)(3) of the Baltimore County Code to add a second story addition to an existing dwelling located in a tidal floodplain. The subject property and relief requested 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 was Victor McQuay, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot consisting of a gross area of 0.77 acres, more or less, zoned D.R. 5.5. The property is located in the subdivision of Chesapeake Terrace in Edgemere and fronts on Jones Creek. In addition, the property is located within a 100-year flood plain. As such, any development on the subject property must be in compliance with Chesapeake Bay Critical Areas legislation as well as Maryland Department of Environ-

ORDER REC. 11/26/97  
Date 11/26/97  
By [Signature]

ment regulations. The property is presently improved with a single family dwelling and two small sheds. The Petitioner testified that he inherited the property from his parents and currently resides thereon with his wife and three children. While the property is fairly large, the dwelling is only a one-story bungalow and is insufficient to accommodate the Petitioner's family of five. The Petitioners are desirous of adding a second story to the existing dwelling to provide additional bedroom space for his three children. However, due to site constraints associated with the location of this property, the requested waiver is necessary in order to proceed with the proposed improvements.

At the hearing before me, Mr. McQuay discussed in great detail the improvements he proposes to make to his home and the cost of the proposed addition. Mr. McQuay also discussed the value of the dwelling as it presently exists, taking into account and subtracting from that value, the value of the land itself. Based upon the testimony and evidence offered, I am satisfied that the improvements Mr. McQuay proposes to make to his home are substantially less than 50% of the overall value of the dwelling, not taking into account the value of the land. Therefore, I believe that the proposed addition does not constitute a substantial improvement to the property, and thus, Mr. McQuay is not subject to the waiver requirements set forth in Section 500.6 of the B.C.Z.R. However, the proposed improvements must be in compliance with all other Building Code requirements and any recommendations made by the Department of Environmental Protection and Resource Management to mitigate any effects the proposed addition might have upon the Chesapeake Bay and its tributaries.

Furthermore, I am cognizant of and have discussed with the Petitioner the letter dated October 14, 1997 from Mr. John Joyce with the

ORDER RECEIVED  
Date 11/29/97  
By [Signature]

Maryland Department of the Environment. Mr. Joyce is well-known to this office and has met with representatives of this Office on prior occasions. I agree with Mr. Joyce's assessment that a waiver is not necessary so long as the Petitioner is not performing a substantial improvement to his property. These waivers are difficult to obtain and run contrary to the National Flood Insurance Program. In my opinion, a waiver is not necessary in this particular case, given that Mr. McQuay is not making a substantial improvement to his property. Therefore, the Petition for Special Hearing shall be dismissed as moot. Furthermore, the Petitioner's application for a building permit to construct the proposed addition shall be granted forthwith by all of the reviewing agencies of Baltimore County, assuming that all other regulations are met.

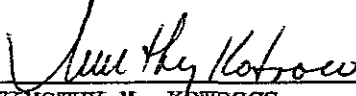
Pursuant to the advertisement, posting of the property, and ~~public hearing on this Petition held, and for the reasons given above, the~~ special hearing should be dismissed as moot.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26<sup>th</sup> day of November, 1997 that a waiver is not necessary given that the Petitioner is not making a "substantial improvement" to his property, and as such, the Petition for Special Hearing seeking approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 517.1(510.1) of the Building Code, and Sections 26-670 and 26-172(a)(3) of the Baltimore County Code to add a second story addition to an existing dwelling located in a tidal floodplain, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT; and,

IT IS FURTHER ORDERED that the Petitioner shall comply with the recommendations made by the Department of Environmental Protection and

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

Resource Management, pursuant to their comments dated October 9, 1997, and the Bureau of Developer's Plans Review comments dated October 15, 1997, copies of which are attached hereto and made a part hereof.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILM  
Date 11/24/97  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

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

November 26, 1997

Mr. Victor A. McQuay  
7300 Geise Avenue  
Baltimore, Maryland 21219

RE: PETITION FOR SPECIAL HEARING  
W/S Geise Avenue, 1400' W of Lincoln Avenue  
(7300 Geise Avenue)  
15th Election District - 7th Councilmanic District  
Victor A. McQuay - Petitioner  
Case No. 98-116-SPH

Dear Mr. McQuay:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. John M. Joyce, Maryland Department of the Environment  
2500 Broening Highway, Baltimore, Md. 21224

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case Files





# Petition for Special Hearing

CBCA  
FLOODPLAIN

98-116-SPH

to the Zoning Commissioner of Baltimore County

for the property located at 7300 Geise Avenue  
which is presently zoned 5.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*A Special Hearing  
for a WAIVER pursuant to Section 500.6 BCZR;  
SECTION 517.1(510.1) Building Code, And Sections ZG-670,  
ZG-172(a)(3), BCC to ADD A SECOND STORY in A tidal  
Floodplain*

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

I, or we, agree to pay expenses of above Special Hearing 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.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By



116



MARYLAND DEPARTMENT OF THE ENVIRONMENT  
2500 Broening Highway • Baltimore, Maryland 21224  
(410) 631-3000

RECEIVED

Parris N. Glendening  
Governor

Jane T. Nishida  
Secretary

DEVELOPERS ENGINEERING SECTION  
BUREAU OF ENGINEERING AND  
CONSTRUCTION

October 14, 1997

Mr. Robert W. Bowling  
Development Plans Review Division  
County Office Building, Rm. 211  
111 West Chesapeake Avenue  
Towson, MD 21204

**RE: McQuay Second Story Addition Variance Request**

Dear Mr. Bowling:

Thank you for the opportunity to comment on a request by Mr. Victor A. McQuay to add a second story addition to a residential structure at 7300 Geise Avenue in a tidal floodplain. Under its floodplain management ordinance, Baltimore County must determine if the addition, along with all other improvements being made to the house will be 50% or more than its present market value. If the improvements are 50% or more, the house will be substantially improved and must comply with all current code requirements governing floodplain construction, including elevation and venting. If the building is to be substantially improved, we cannot support a variance to waive the floodplain construction requirements, and do not feel that the County can justify doing so. To do so would in opposition to the requirements for Baltimore County to be in the National Flood Insurance Program.

If the improvements are less than substantial, there are no absolute requirements, but the structure should be protected from flood damage to the extent possible. This office does not take a position against constructing a second story per se. In fact, we do not feel that a waiver is required, provided that the project is less than substantial or the provisions of the ordinance are met. It may be desirable to scale down the project to make it clearly less than substantial to allow it to be permitted without a waiver.

I hope that the above comments will assist Baltimore County in its consideration of this waiver request. Thank you for your attention to good floodplain management.

Please feel free to contact me at (410) 631-3914 if you have questions or need additional assistance.

Sincerely,

John M. Joyce  
Community Assistance Program

JMJ

## ZONING DESCRIPTION FOR 7300 GEISE AVENUE

Beginning at a point on the West side of Geise Avenue which is 30 feet wide at the distance of 1400 feet West of the centerline of the nearest improved intersecting street Lincoln Avenue which is 30 feet wide. Being lot # 277, in the subdivision of Chesapeake Terrace as recorded in Baltimore County Plat Book # 5, folio #36, containing 33,600 square feet. Also known as 7300 Geise Avenue and located in the 15th Election District, 7th Councilmanic District.



98-116 SPH

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **042523**

DATE 9/10/97 ACCOUNT R-001-6150

AMOUNT \$250.00

RECEIVED FROM: Victor A. McQuary

FOR: DRC# 09227B - McQuary Property

*da b*

**DISTRIBUTION**  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS      ACTUAL      TIME  
9/11/1997      9/10/1997      14:57:41  
REG 1201 CASHIER CLIM OML DRAWER  
6 MISCELLANEOUS CASH RECEIPT  
Receipt #      021529      09  
CR NO.      042523

250.00 CHEQ  
Baltimore County, Maryland

**CASHIER'S VALIDATION**

Item 116

**CERTIFICATE OF POSTING**

**RE: Case No.: # 98-116-SPH**  
**Petitioner/Developer:**  
**(Victor McQuay)**  
**Date of Hearing/Posting:**  
**(Nov. 7, 1997)**

**Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21284**

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

**7300 Geise Avenue Baltimore Maryland 21219 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ Oct. 23, 1997 \_\_\_\_\_  
(Month, Day, Year)**

**Sincerely,**

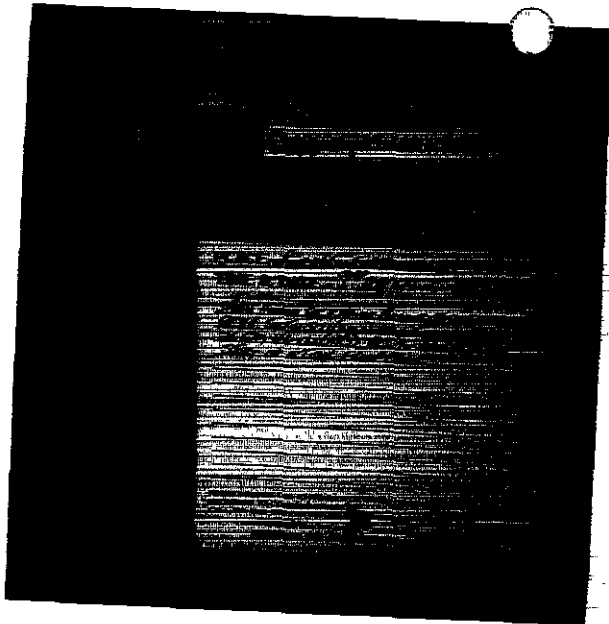
  
**(Signature of Sign Poster & Date)**

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

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

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

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



98-116-SPH

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.: 98-116-SPH

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

PLACE: \* \_\_\_\_\_

DATE AND TIME: \* \_\_\_\_\_

REQUEST: A Special Hearing for a waiver  
pursuant to Section 500.6 BCZR, Section  
577.1(570.1) Building Code, and Sections 26-670, 26-172(a)(3).  
BCC TO ADD A SECOND STORY IN A TIDAL  
FLOOD PLAIN

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood 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.: 116

Petitioner: Victor A McQuay

Location: 7300 Geise Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Victor A McQuay

ADDRESS: 7300 Geise Avenue  
Balto. MD. 21219

PHONE NUMBER: 410 477 0461

AJ: ggs

(Revised 09/24/96)

98-116-SPH



Baltimore County  
Department of Permits and  
Development Management

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

October 17, 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: 98-116-SPH  
7300 Geise Avenue  
W/S Geise Avenue, 1400' W of Lincoln Avenue  
15th Election District - 7th Councilmanic  
Legal Owner(s): Victor A. McQuay

Special Hearing for a waiver pursuant to Section 500.6 BCZR, Section 517.1 (510.1) Building Code, and Section 26-670, 26-172(a)(3), ECC, to add a second story in a tidal floodplain.

HEARING: FRIDAY, NOVEMBER 7, 1997 at 9:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Victor A. McQuay

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 23, 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: PUTTUXENT PUBLISHING COMPANY  
October 23, 1997 Issue - Jeffersonian

Please forward billing to:

Victor A. McQuay  
7300 Geise Avenue  
Baltimore, Maryland 21219  
410-477-0461

---

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: 98-116-SPH  
7300 Geise Avenue  
W/S Geise Avenue, 1400' W of Lincoln Avenue  
15th Election District - 7th Councilmanic  
Legal Owner(s): Victor A. McQuay

Special Hearing for a waiver pursuant to Section 500.6 BCZR, Section 517.1 (510.1) Building Code, and Section 26-670, 26-172(a)(3), BCC, to add a second story in a tidal floodplain.

HEARING: FRIDAY, NOVEMBER 7, 1997 at 9:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

# CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct. 23, 1997.

THE JEFFERSONIAN,

*A. Henrickson*

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: #98-116-SPH  
7900 Geisse Avenue  
W/S Geisse Avenue, 1400' W of  
Lincoln Avenue  
15th Election District  
7th Councilmanic  
Legal Owner(s):  
Victor A. McCluay

Special Hearing: for a waiver pursuant to Section 500.6 BCZR, Section 517.1 (510.1) Building Code, and Section 26-670, 26-172(e)(3), BCC, to add a second story in a tidal floodplain.

Hearing: Friday, November 7, 1997 at 9:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.  
(2) For information concerning the file and/or hearing, Please Call (410) 887-3391.



Baltimore County  
Department of Permits and  
Development Management

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

October 22, 1997

Mr. Victor A McQuay  
7300 Geise Avenue  
Baltimore, MD 21219

RE: Item No.: 116  
Case No.: 98-116-SPH  
Petitioner: Victor McQuay

Dear Mr. McQuay:

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 25, 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 cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





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

DATE: October 9, 1997

To: Arnold L. Jablon  
From: R. Bruce Seeley *RBS/ef*  
Subject: Zoning Item #116

McQuay Property, 7300 Geise Avenue

Zoning Advisory Committee Meeting of October 6, 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.
- 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  
Date 11/24/97  
By [Signature]  
BS:sp  
McQuay.doc

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

DATE: October 9, 1997

To: Arnold L. Jablon  
From: R. Bruce Seeley *RBS/eg*  
Subject: Zoning Item #116

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 15, 1997

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

SUBJECT: Zoning Advisory Committee Meeting  
for October 14, 1997  
Item No. 116

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.

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.

This site is located in a 100 year tidal flood plain. The Flood Protection Elevation (FPE) for this site is 10.4 feet. This waiver has been reviewed by the Department of Public Works, and they recommend approval.

RWB:HJO:jrb

cc: File

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

ZONE1014.116

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:   October 15, 1997

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

SUBJECT:     Zoning Advisory Committee Meeting  
              for October 14, 1997  
              Item No. 116

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.

~~In conformance with Federal Flood Insurance requirements, the~~  
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This site is located in a 100 year tidal flood plain. The Flood Protection Elevation (FPE) for this site is 10.4 feet. This waiver has been reviewed by the Department of Public Works, and they recommend approval.

RWB:HJO:jrb

cc:   File

ZONE1014.116



**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 10-3-91  
Item No. 116 CAM

Dear Ms. Eubanks:

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

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

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

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

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

BALTIMORE COUNTY, MARYLAND

10 14

INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 8, 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. 109, 110, 111; 113, 114, 116, 117, 118, and 119

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. Kelms*

AFK/JL



Baltimore County  
Fire Department

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

October 14, 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 October 6, 1997

Item No.: Zoning Agenda:

Gentlemen:

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

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

108, 109, 110, 111, 114, 116, 117, 118, 119

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Donald T. Rascoe, Development Manager      DATE: October 22, 1997  
Division of Development Processing

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

SUBJECT: Waiver Request  
Victor A. McQuay  
DRC #09227B

Mr. McQuay has asked to construct a second floor on his home at 7300 Geise Avenue. His home is in the tidal floodplain of Jones Creek.

Thomas Hamer and I reviewed the waiver request and recommend that the waiver be approved.

If there are any questions, please call me at extension 3751.

RWB:jrb

cc: File  
Victor A. McQuay  
*Gwen Stephens*

Case No. 98-116-SPH



RE: PETITION FOR SPECIAL HEARING  
7300 Geise Avenue, W/S Geise Avenue,  
1400' W of Lincoln Avenue  
15th Election District, 7th Councilmanic

Victor A. McQuay  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 98-116-SPH

\* \* \* \* \*

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

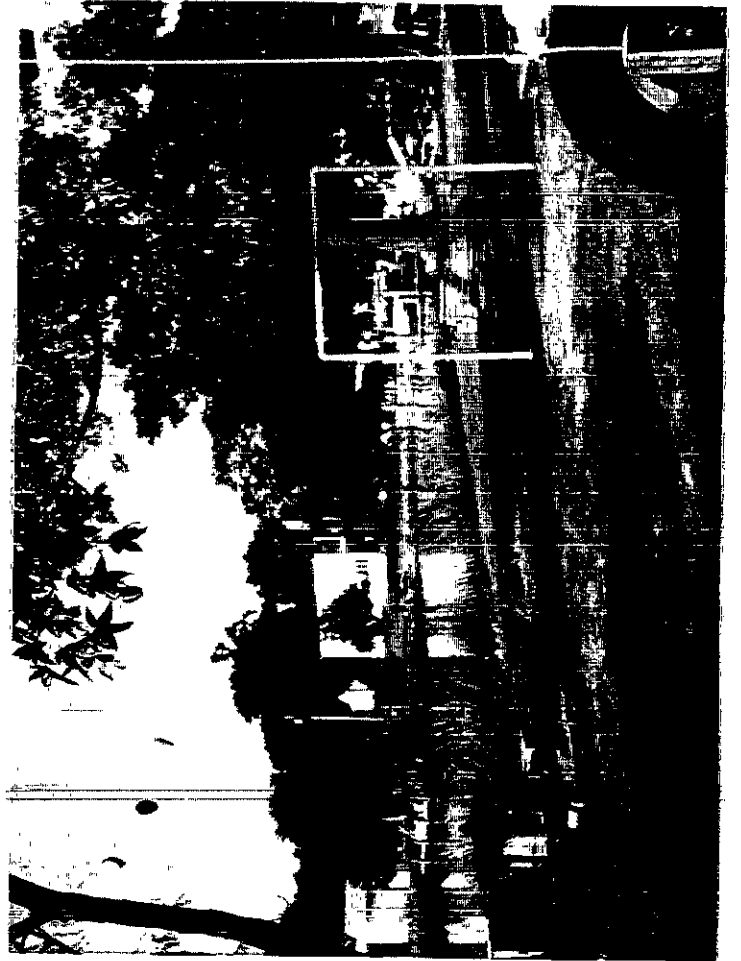
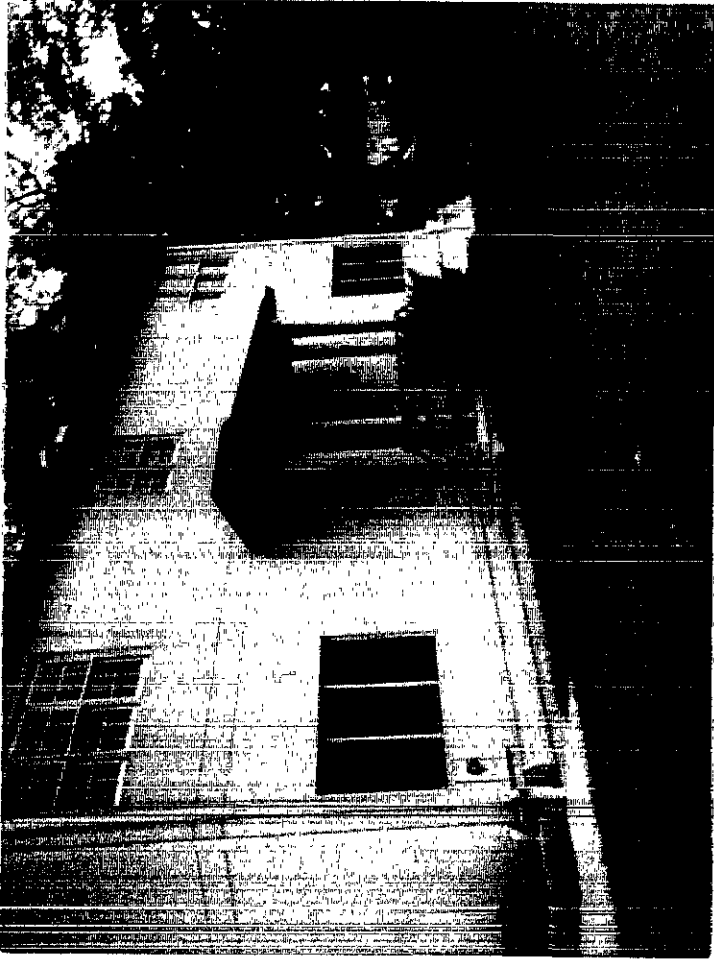
I HEREBY CERTIFY that on this 29<sup>th</sup> day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to Victor A. McQuay, 7300 Geise Avenue, Baltimore, MD 21219, Petitioner.

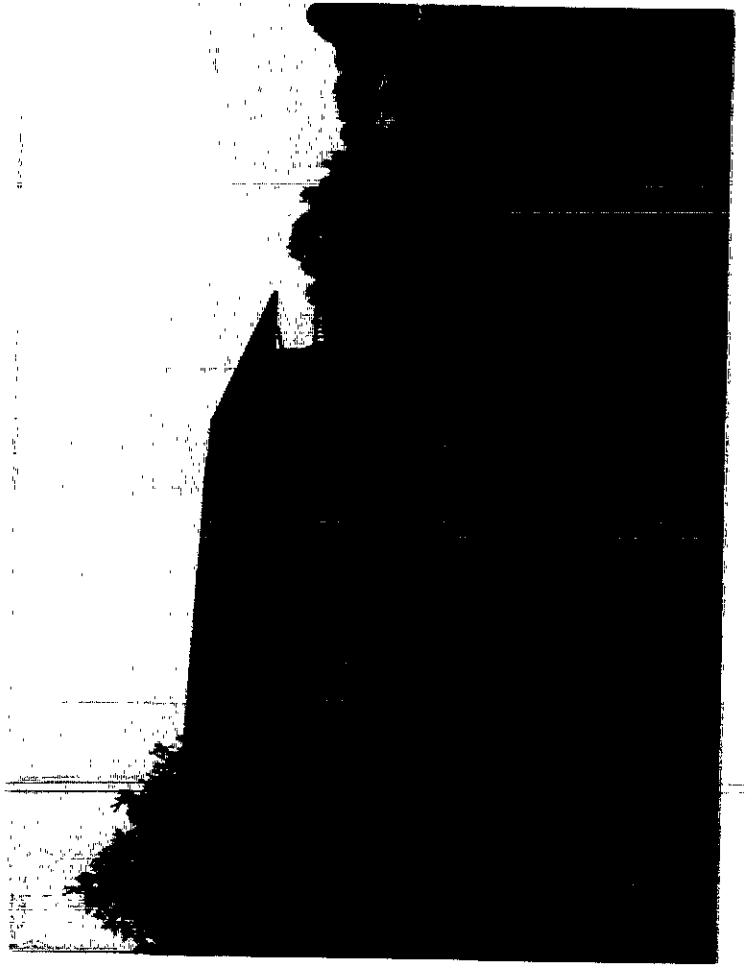
*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

photograph

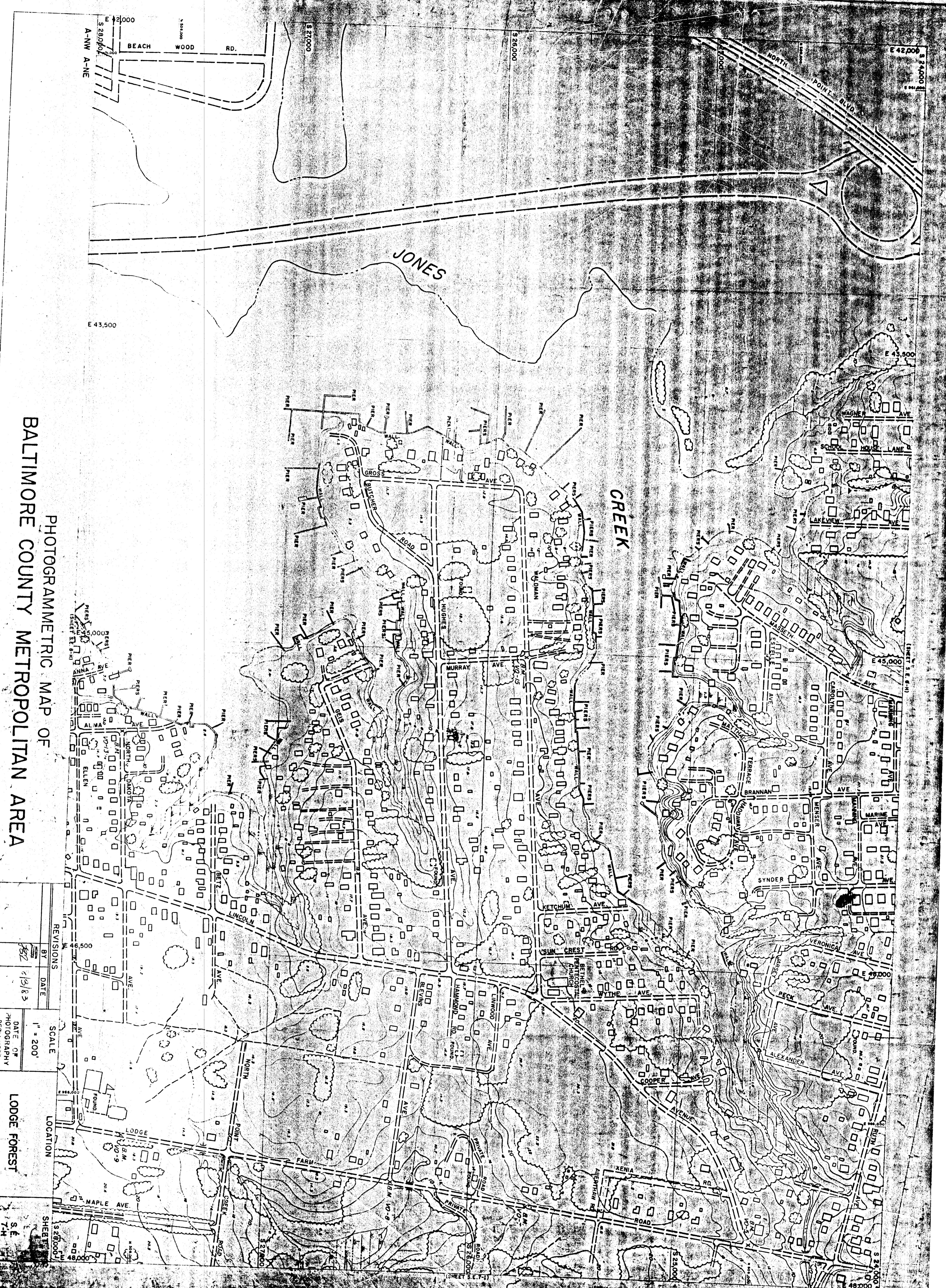
98-116-5PH





PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

98-116-5A



Photography Compiled By Photogrammetric Methods AERIAL SURVEY CORP LANSING MICH.	
REVISIONS	BY DATE
1	1/19/83
DATE OF PHOTOGRAPHY	DEC. 1982
SCALE	1" = 200'
LOCATION	LODGE FOREST
SHEET	74

LODGE FOREST

MAPLE AVE

17" 11" 8.5" 5.9" 11" 17" 22"

WALDMAN

97-123-A

CHE SAPEAKE

AVE.

MURRAY

R. 5.5

HUGHES

ROAD

WALL

WALL

WAL

PIERS

PIERS

PIER

PIERS

PIERS

PIER

GEIS

98-116-SPH

MOVING  
MAP #

SE-7H

11C

PIERS

PIER

PIER

PIERS

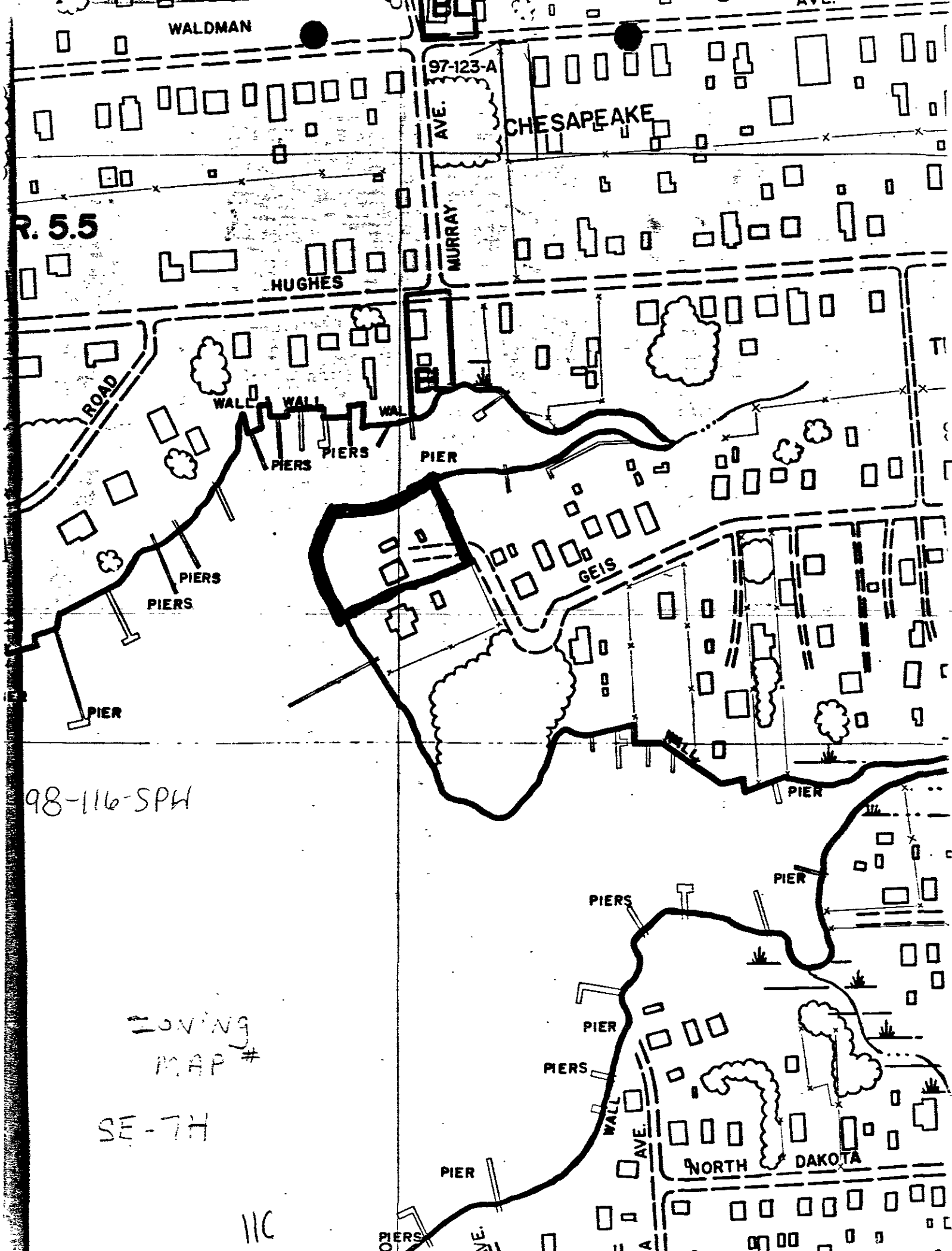
PIER

NORTH

DAKOTA

PIERS

AVE.



Plat to accompany Petition for Zoning  Variance  Special Hearing

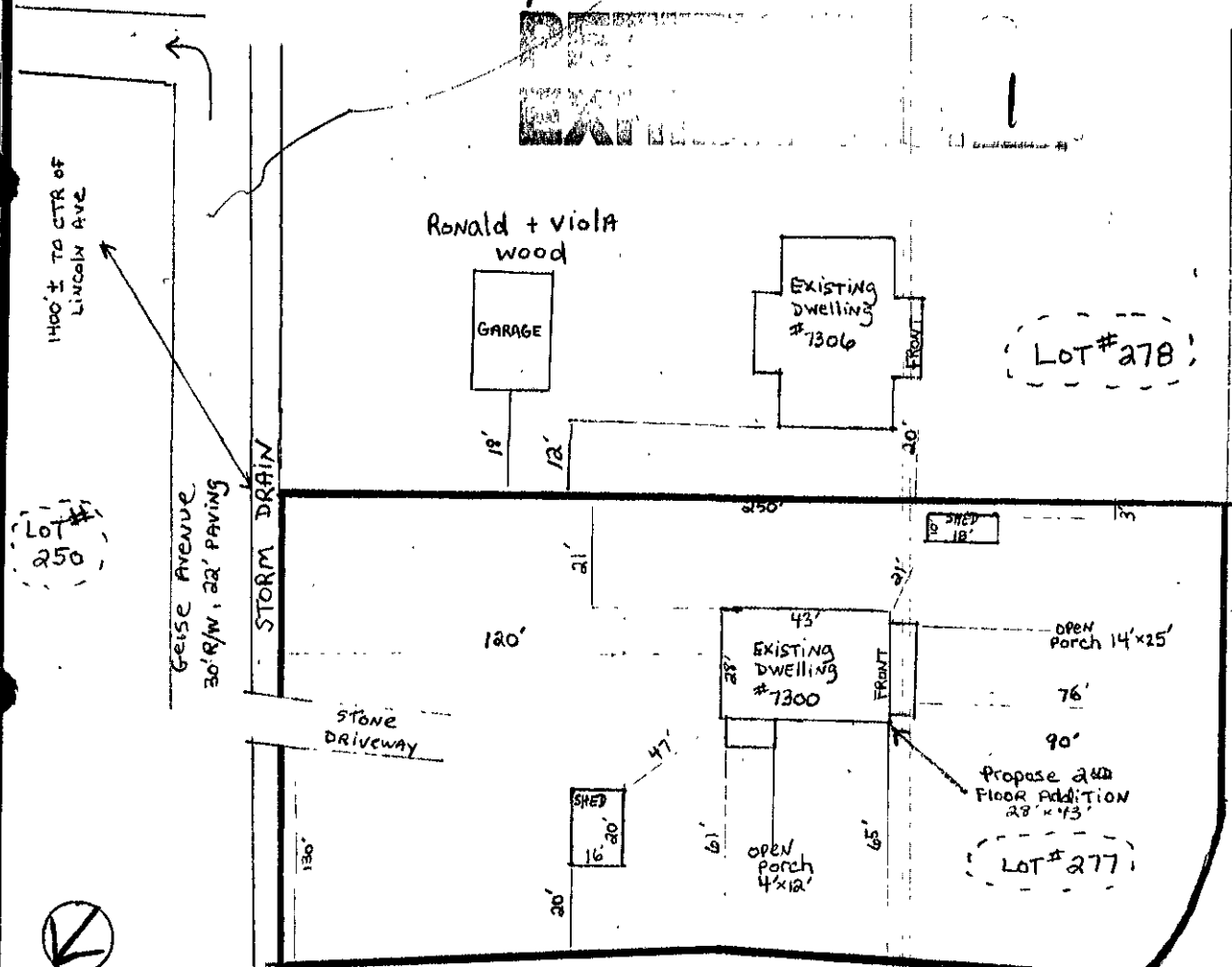
PROPERTY ADDRESS: 7300 Geise Avenue

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

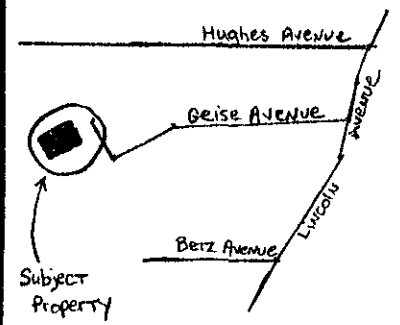
Subdivision name: Chesapeake TERRACE

plat book# 5, folio# 36, lot# 277, section# ---

OWNER: VICTOR McQuay



JONES CREEK



North  
Vicinity Map  
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15  
 Councilmanic District: 7  
 1"=290' scale map#: SE-7-H  
 Zoning: DR-5.5  
 Lot size: 0.77 33,600'  
                   acreage           square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/> <small>yes</small>	<input type="checkbox"/> <small>no</small>
Prior Zoning Hearings:	<u>NONE</u>	

Zoning Office USE ONLY!

reviewed by:    ITEM #:    CASE#:

116

North  
date: 9/7/97  
prepared by: VAM

Scale of Drawing: 1"= 50'

IN Flood Plain