

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 S/S Riverview Road, 1160 ft. E
 of c/l Wildwood Beach Road * ZONING COMMISSIONER
 2106 Riverview Road
 15th Election District * OF BALTIMORE COUNTY
 5th Councilmanic District
 Legal Owner: John F. Owings, Jr * Case No. 98-154-A
 Contract Purchaser: Robert C.
 Vaeth, Petitioners *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 2106 Riverview Road in the Wildwood Beach subdivision of eastern Baltimore County. The Petition was filed by John F. Owings, Jr., property owner, and Robert C. Vaeth, Contract Purchaser. Variance relief is requested from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., in lieu of the required 50 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was Robert C. Vaeth, Contract Purchaser/Petitioner. Also present was Vincent Moskunus, from M & H Development Engineering, Inc., the preparer of the site plan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is comprised of 3 separate lots of record from the original Wildwood Beach subdivision. These lots were shown as lots 46, 47 and 48 on the original plat. Each lot is approximately 50 ft. in width and 215 ft. in depth. Thus, the total property is approximately 150 ft. wide, 215 ft. deep and approximately .7525 acres in area. The property is zoned R.C.5.

Presently, the property is unimproved. Mr. Vaeth is under contract to purchase the property and proposes developing same with a single family dwelling. A copy of the elevation drawing for the proposed house was

DATE 12/9/97
 BY [Signature]

submitted as Petitioner's Exhibit No. 2. That drawing depicts a two story 3 bedroom structure with an attached garage.

Presently, the lot is unimproved. Photographs of the site were submitted which shows that the lot generally contains a lawn and a number of mature trees. The lot is waterfront property, and adjoins Back River. Variance relief is requested to approve the location of the proposed house. The house will be located slightly closer to one side of the property line in order to save a number of mature trees on the property and to accommodate the septic reserve area. As was also noted at the hearing, the subject property is quite larger than many similarly improved lots in the vicinity. It was indicated that many of the houses in the area were constructed on single 50 ft. lots and there are several double lots. However, as a triple lot, this will be one of the larger parcels in the subdivision.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. I am satisfied that the Petitioner has met the requirements of Section 307 of the BCZR. The proposed siting of the house on the lot appears appropriate in view of the existing vegetation and location of the septic reserve area. For all of these reasons, I shall grant the zoning Petition.

The relief which is granted will be restricted, however. The Petitioner shall comply with the Zoning Plans Advisory Committee (ZAC) comment from the Department of Environmental Protection and Resource Management (DEPRM). That comment requires that the proposed construction meets the Chesapeake Bay Critical Area Regulations. A second comment was received from the Development Plans Review Division. That comment indicates that the property is located adjacent to tidewater and must meet local State and Federal requirements regarding the floodplain. In this regard, Mr.

Moskunas offered evidence that the building envelope would be outside of the floodplain. He indicated that there would be compliance with that ZAC comment.

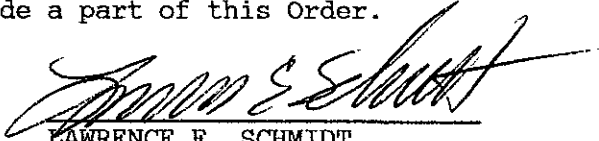
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of December 1997 that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, DEPRM, dated November 3, 1997, are adopted in their entirety and made a part of this Order.

3. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Developer's Plans Review, dated October 31, 1997, are adopted in their entirety and made a part of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER FOR THE ZONING
Date 12/9/97
By M. Gash

LES/mmm



Baltimore County
Zoning Commissioner
Office of Planning

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

December 9, 1997

Mr. Robert C. Vaeth
9007 Scottshaven Drive
Baltimore, Maryland 21234

Mr. John F. Owings, Jr.
P.O. Box 295
Owings Mills, Maryland 21117

RE: Case No. 98-154-A
Petition for Variance
Property: 2106 Riverview Road

Gentlemen:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "Lawrence E. Schmidt". The signature is written in dark ink and is positioned above the printed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Vincent Moskunas
200 E. Joppa Road, Room 101
Towson, Maryland 21286





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2106 Riverview Road
98-154-X which is presently zoned R.C. 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) 1 A04.3.B.3 To Allow a sideyard setback of 30' in lieu of the required 50'

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

The owner of this property does not own additional land in order to meet the B.C.Z.R. guidelines for this area. The only means of expansion is toward the waters of Back River, which would not be acceptable.

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:

ROBERT C VARTH
 (Type or Print Name)

Robert C Varth
 Signature

9007 SCOTTSHAVEN DR.
 Address

BALTIMORE, MD 21234
 City State Zipcode

Attorney for Petitioner

 (Type or Print Name)

 Signature

 Address Phone No.

 City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

John F. Owings, Jr.
 (Type or Print Name)

John F. Owings Jr.
 Signature

 (Type or Print Name)

 Signature

P.O. Box 295 (410) 833-1187
 Address Phone No

Dwight Mills, MD 21117
 City State Zipcode
 Name, Address and phone number of representative to be contacted

M&H Development Eng.
 Name
200 E. Joppa Road Rm 101 (410) 828-9060
 Address Phone No.
TOWSON, MD 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Printed with Soybean Ink
 on Recycled Paper



M. & H. DEVELOPMENT ENGINEERS, C.

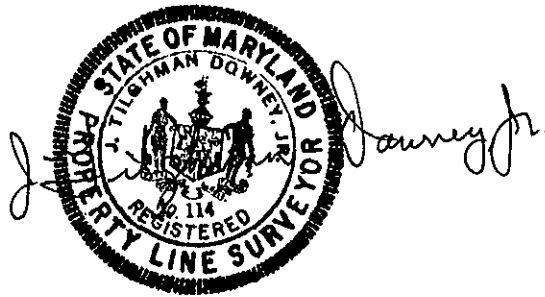
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
(410) 828-9060

98-154-X

October 16, 1997

ZONING DESCRIPTION FOR #2106 Riverview Road

BEGINNING for the same at a point on the south side of Riverview Road which is a 20' right-of-way at the distance of 1160' east of the centerline of Wildwood Beach Road which is a future 60' right-of-way. Being lots 46, 47 & 48 in the subdivision of Wildwood Beach as recorded in Baltimore County Plat Book #9, folio #30, containing 0.7525 acres. Also known as 2106 Riverview Road 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 accessed 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.: 154 Petitioner: Robert C. Vaeth

Location: 2106 River View Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert C. Vaeth

ADDRESS: 9007 Scottshaven Drive
Balto MD 21234

PHONE NUMBER: (410) 661-0616

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
Miscellaneous RECEIPT

No. 044446

DATE 17 Oct 97 ACCOUNT R-001-6150
154 CASH AMOUNT \$ 50.00

RECEIVED
FROM:

Vaeth (Owings)

FOR:

VARIANCE

2100 River View Rd

UTION
Wh... CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
10/20/1997	10/17/1997	14:35:34
REG 0501	CASHIER CLUM CML	DRAWER 1
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	026565	OFLN
OR NO.	044446	

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 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. 30, 19 97.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-154-A
2106 Riverview Road
S/S Riverview Road, 1160' E
of c/l Wildwood Beach Road
15th Election District
5th Councilmanic
Legal Owner(s):

John F. Owings, Jr.
Contract Purchaser
Robert C. Vaeth

Variance: to allow a side yard setback of 30 feet in lieu of the required 50 feet.

Hearing: Tuesday, November 18, 1997 at 10:00 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 (410) 887-3353.

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

10/528 Oct. 30 C185851

CERTIFICATE OF POSTING

RE: Case No.: 98-154-A
Petitioner/Developer:
(Robert C. Vaeth)
Date of Hearing/Closing:
(Nov. 18, 1997)

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

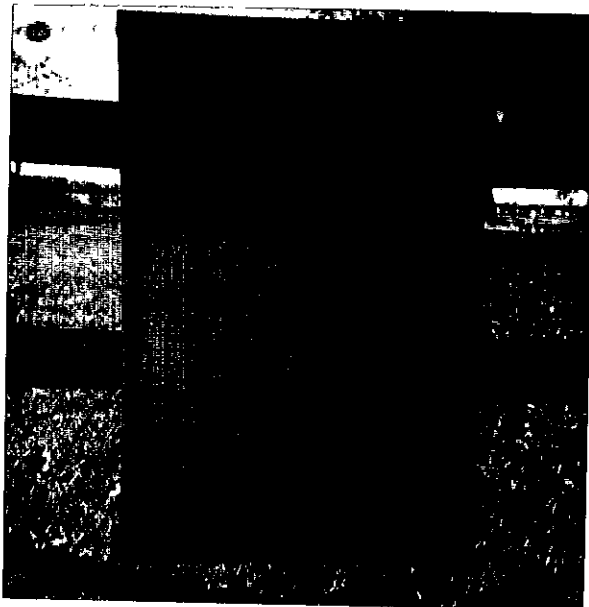
Attention : Ms. Gwendolyn Stephens

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 _____**

____ 2106 Riverview Road Baltimore, Maryland 21221 _____

**The sign(s) were posted on _____ Nov. 3, 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)**

98-154-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.: 98-154-X

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to Allow A side yard
Setback of 30' in lieu of the
Required 50'

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

OCTOBER 27, 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: 98-154-A
2106 Riverview Road
S/S Riverview Road, 1160' E of c/l Wildwood Beach Road
15th Election District - 5th Councilmanic
Legal Owner(s): John F. Owings, Jr.
Contract Purchaser: Robert C. Vaeth

Variance to allow a side yard setback of 30 feet in lieu of the required 50 feet.

HEARING: TUESDAY, NOVEMBER 18, 1997 at 10:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: John F. Owings, Jr.
Robert C. Vaeth
M & H Development Eng., Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 3, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

November 12, 1997

Mr. John F. Owings, Jr.
P.O. Box 295
Owings Mills, MD 21117

RE: Item No.: 154
Case No.: 98-154-A
Petitioner: John F. Owings, Jr.

Dear Mr. Owings:

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 October 17, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

DATE: November 3, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *RS/JS*
Subject: Zoning Item #154

John Owings, 2106 Riverview Road

Zoning Advisory Committee Meeting of October 27, 1997

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ 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).

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 31, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 3, 1997
 Item No. 154

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.

The minimum flood protection elevation for this site is 10.4 feet.

RWB:HJO:jrb

cc: File

ZONE1103.154



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 10-28-97
Item No. 154 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

INTER-OFFICE CORRESPONDENCE

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

DATE: October 27, 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. 135, 137, 142, 145, 148, 153, 154, and 162

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
Fire Department

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

November 5, 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 27, 1997

Item No.: See Below

Zoning Agenda:

Gentlemen:

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

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

137, 148, 151, 152, 153, 154, and 162

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

cc: File



RE: PETITION FOR VARIANCE
2106 Riverview Road, S/S Riverview Road,
1160' E of c/l Wildwood Beach Road
15th Election District, 5th Councilmanic

Legal Owner(s): John F. Owings, Jr.
Contract Purchaser: Robert C. Vaeth
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-154-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 12th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to M&H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

M&H DEV. ENG. ^{NAME} INC.

VINCENT MISKUNAS

ROBERT VAETH

ADDRESS

200 E. JOPPA Rd. Towson MD 21286

9007 SCOTTSHAVEN DR. BALTO. MD
21234



FIRM
FLOOD INSURANCE RATE MAP

**BALTIMORE COUNTY,
MARYLAND**
(UNINCORPORATED AREAS)

PANEL 445 OF 575

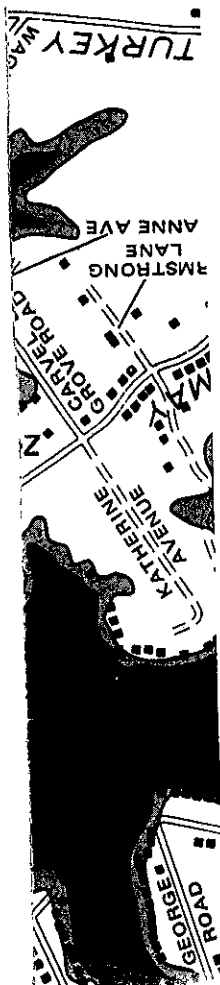
(SEE MAP INDEX FOR PANELS NOT PRINTED)

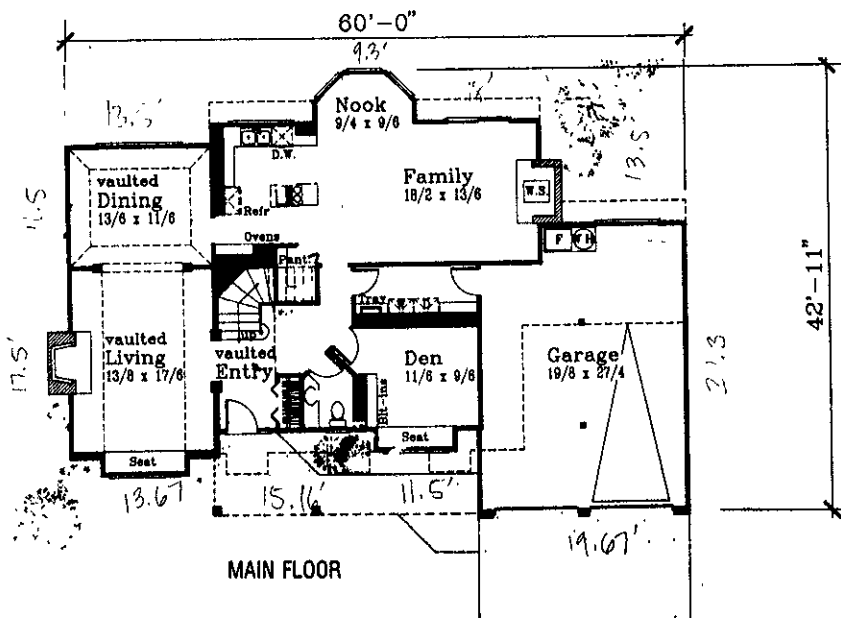
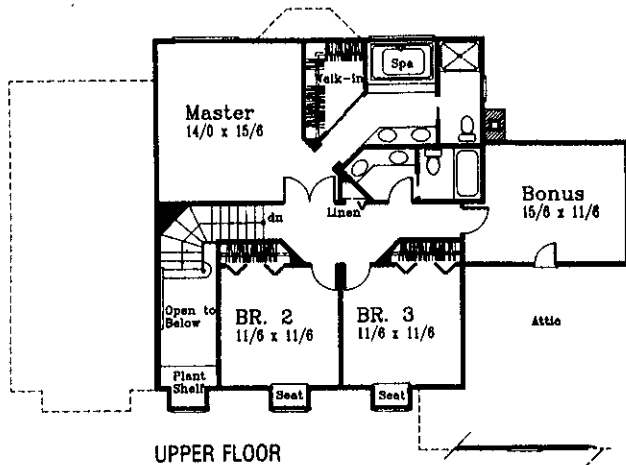
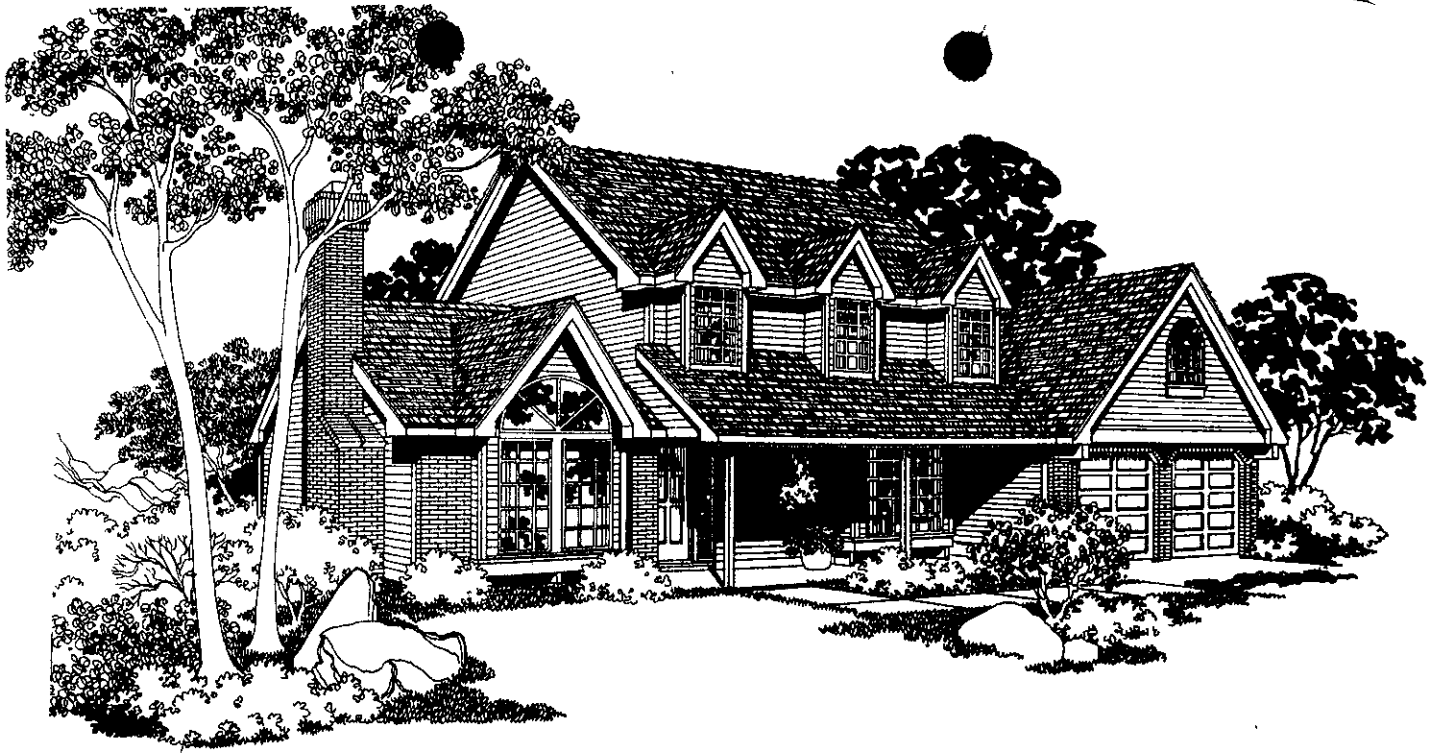
COMMUNITY-PANEL NUMBER
240010 0445 B

EFFECTIVE DATE:
MARCH 2, 1981



federal emergency management agency
federal insurance administration





Old-Fashioned Charm

- A trio of dormers add old-fashioned charm to this modern design.
- Living and dining rooms both offer vaulted ceilings and flow together for feeling of spaciousness.
- The open kitchen/nook/family room arrangement features a sunny alcove, walk-in pantry and a wood stove.
- Master suite includes walk-in closet and deluxe bath with spa tub and shower.

Plan CDG-2004

Bedrooms: 3 **Baths:** 2½

Space:
 Upper floor: 928 sq. ft.
 Main floor: 1,317 sq. ft.
 Bonus area: 192 sq. ft.

Total living area: 2,437 sq. ft.
Basement: 780 sq. ft.
Garage: 537 sq. ft.

Exterior Wall Framing: 2x6

Foundation options:
 Partial daylight basement
 Crawlspace
 (Foundation & framing conversion diagram available — see order form.)

Blueprint Price Code: C

Plan CDG-2004

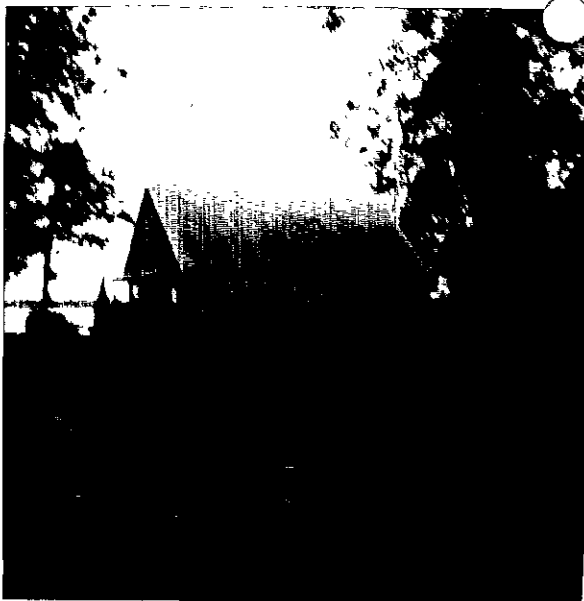
Handwritten signature and initials.



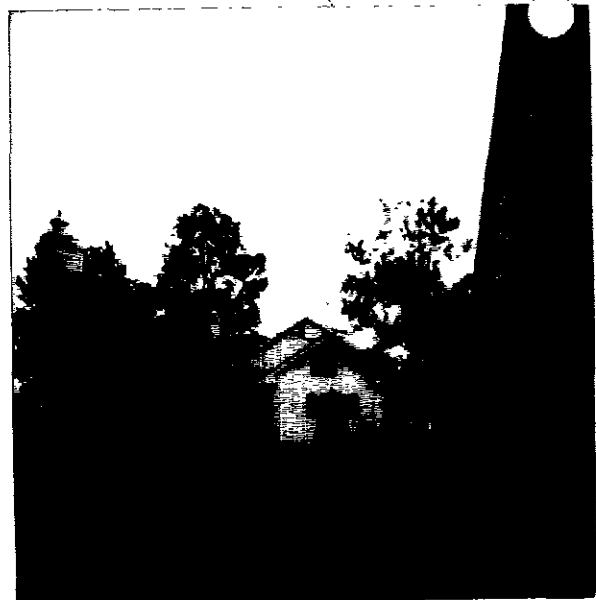
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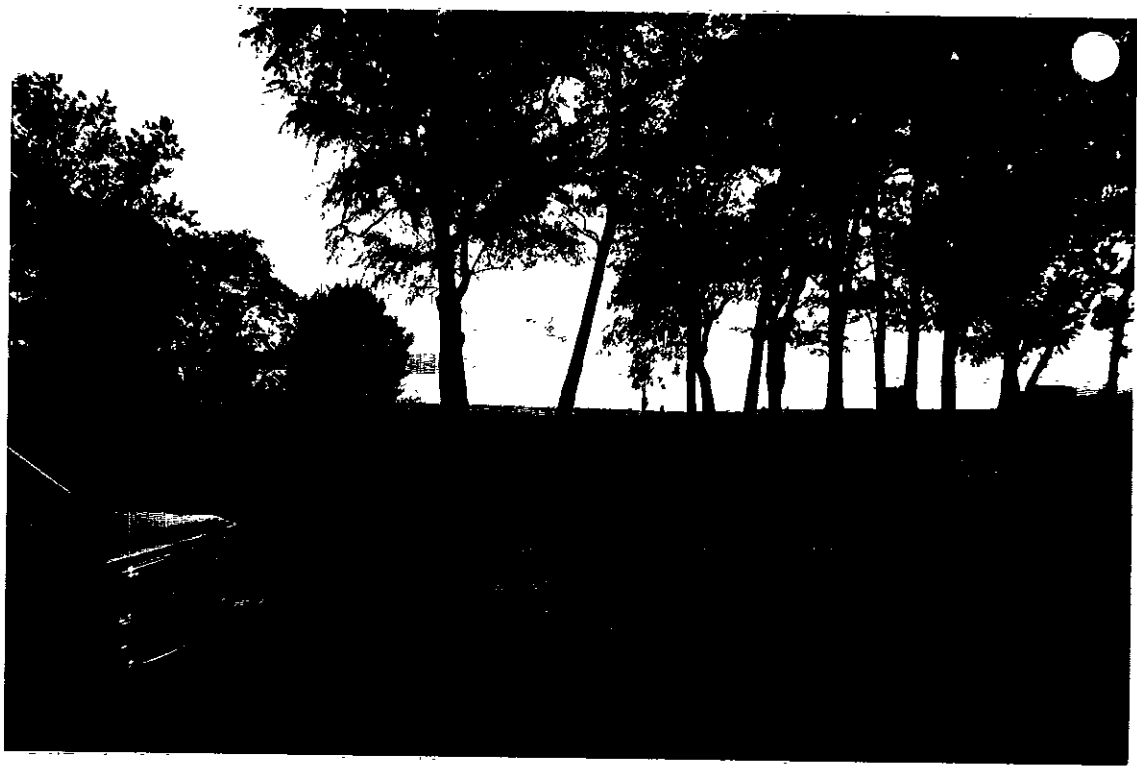
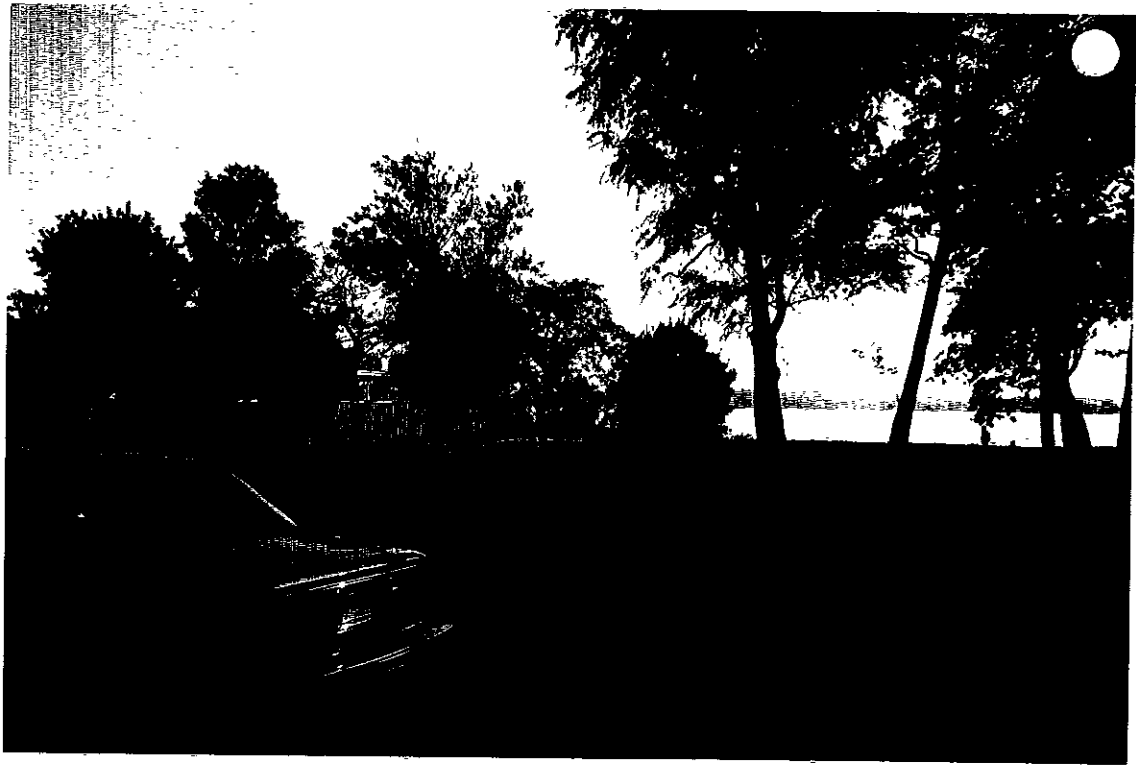
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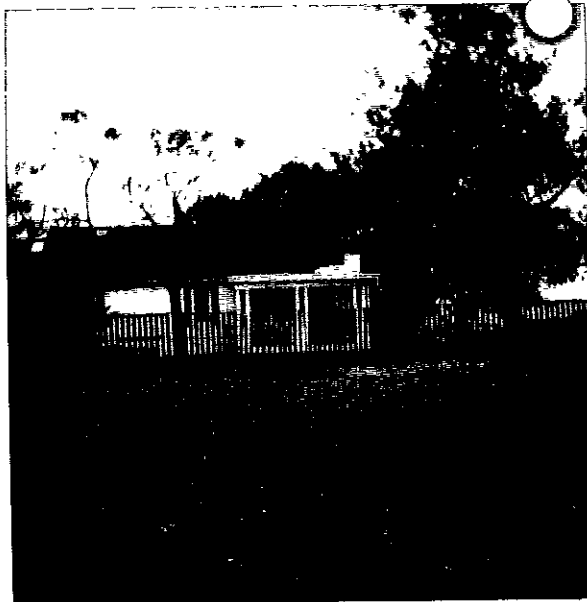
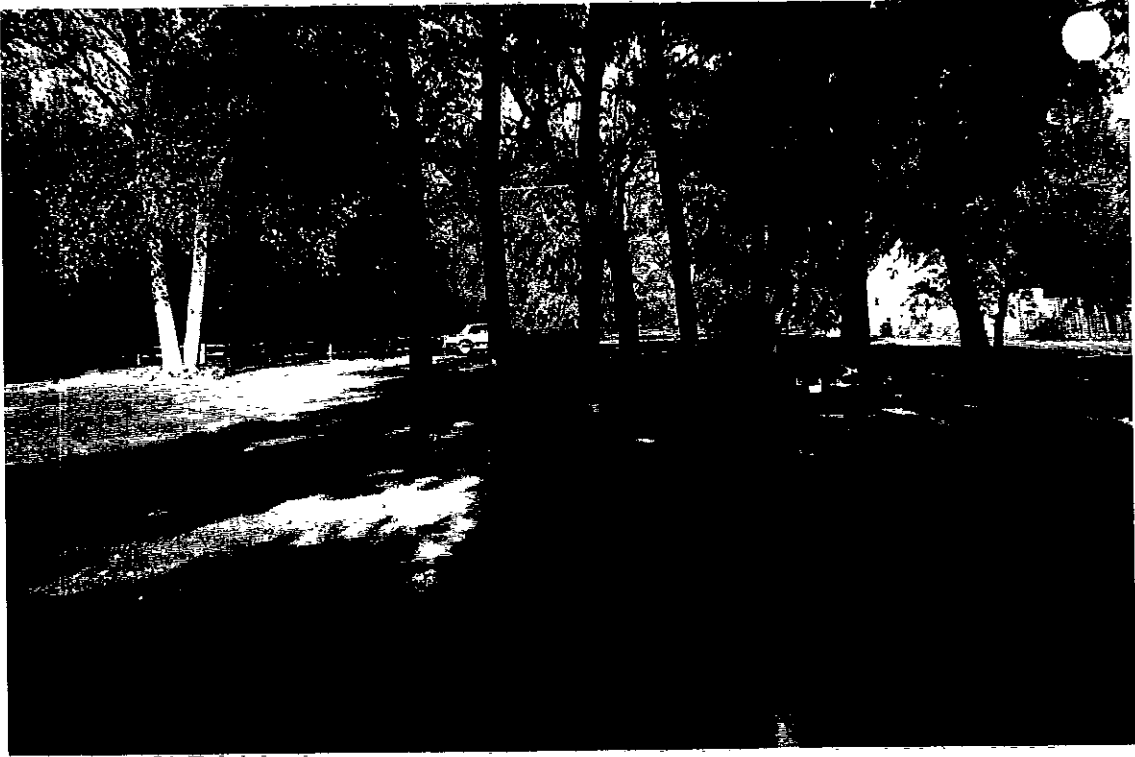


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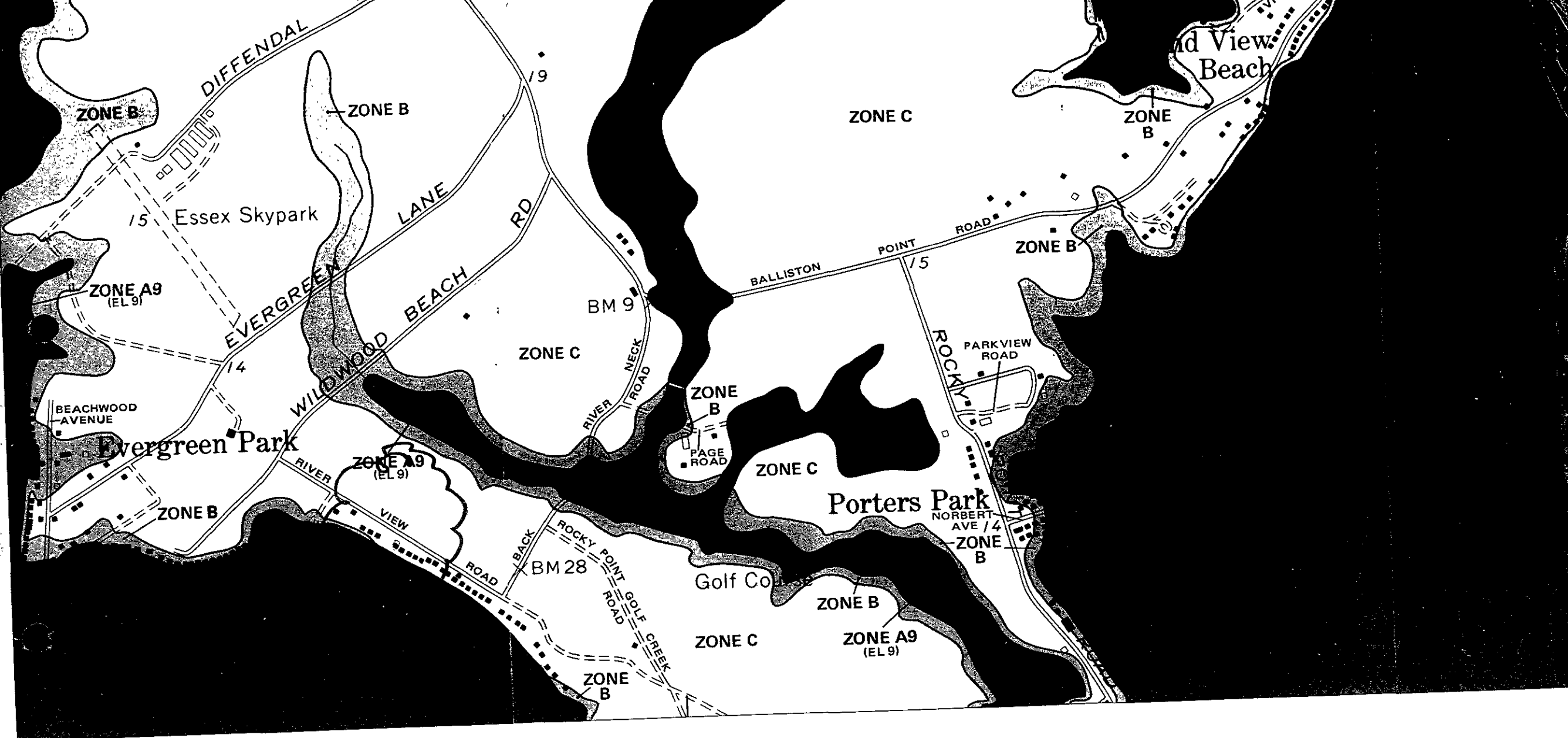


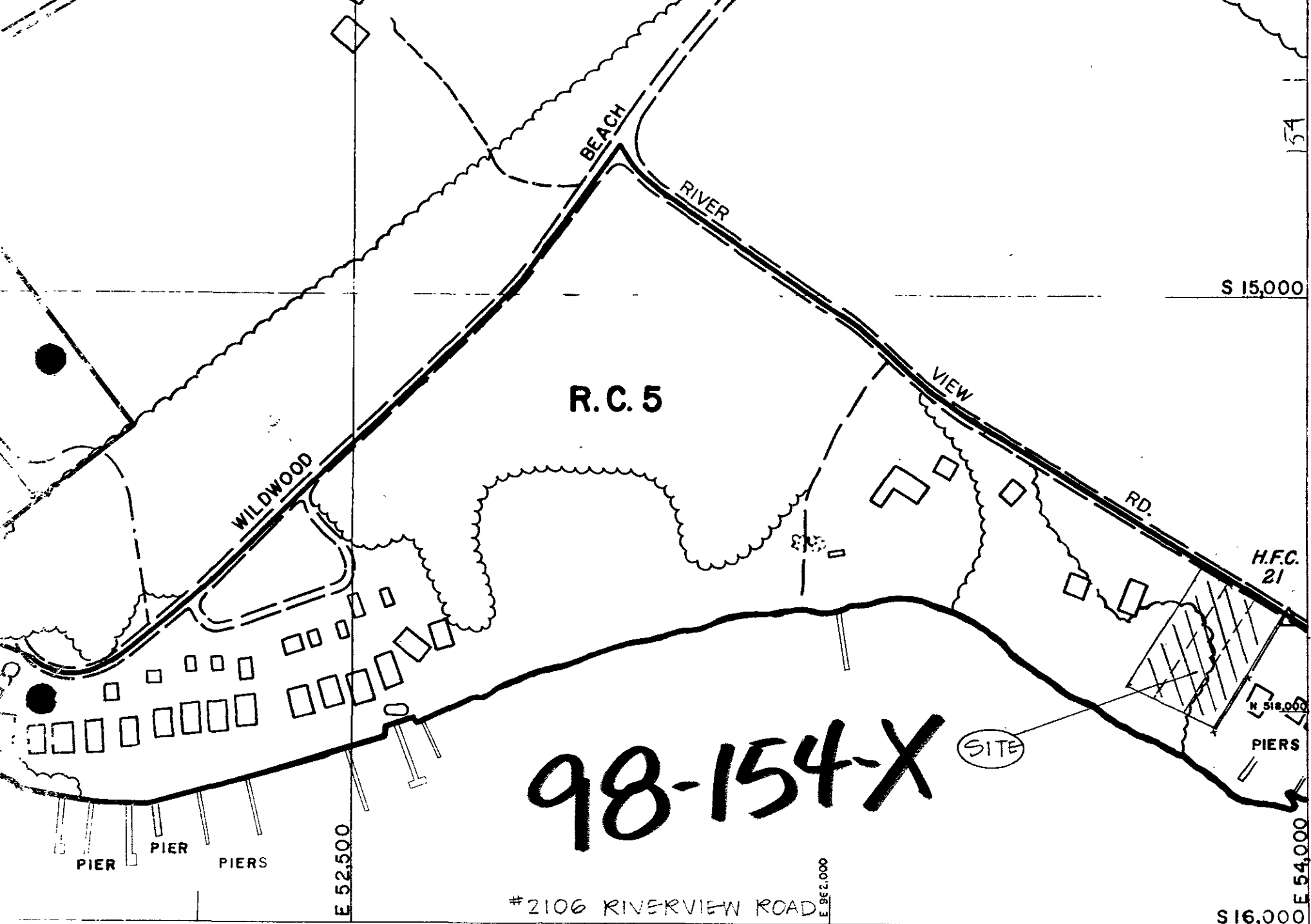
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5





SCALE

1" = 200' ±
ZONING MAP

LOCATION

BACK RIVER NECK

SHEET

S.E. 4-I

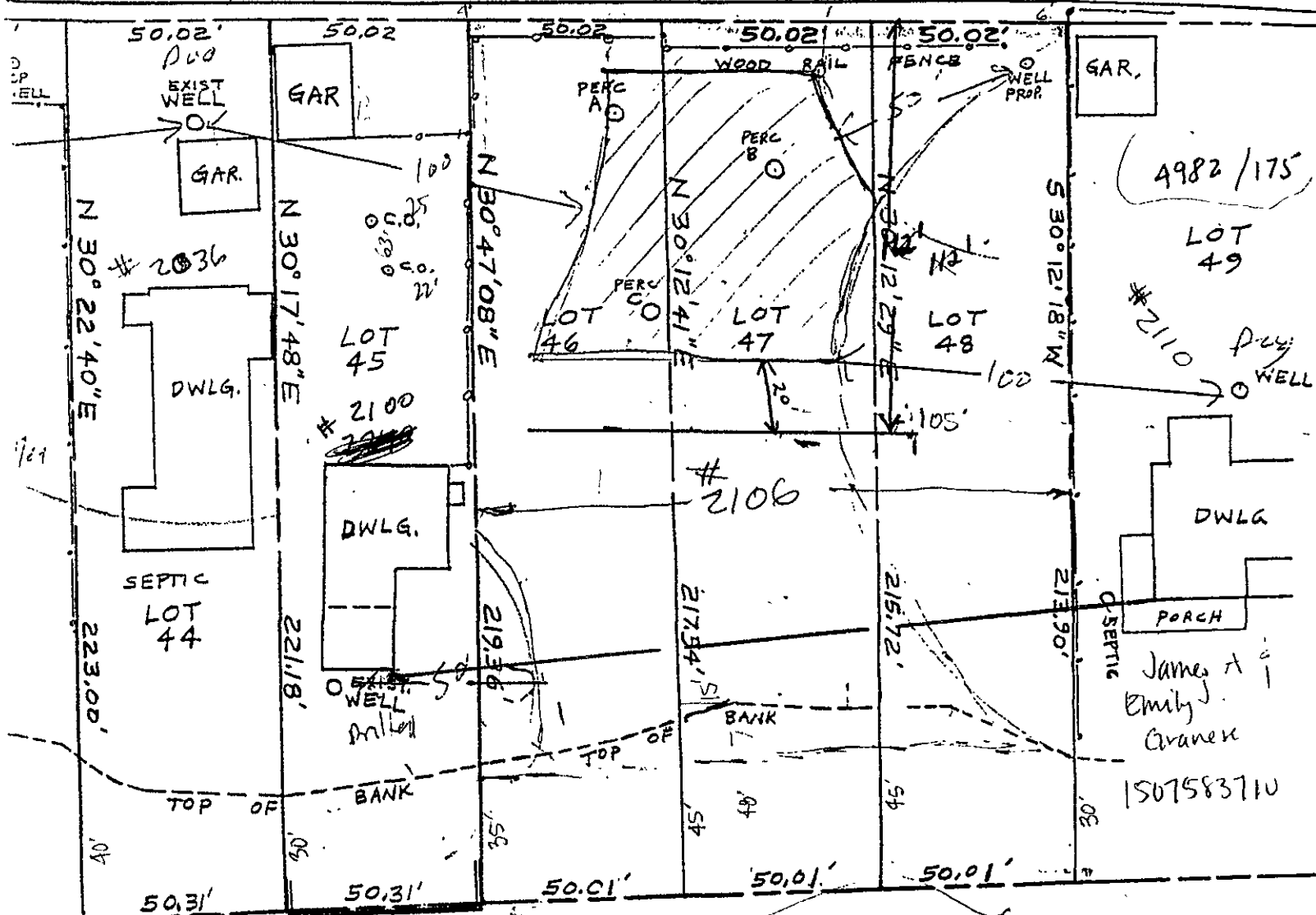
17th 2000

45-J6

41 SE

RIVERVIEW RD.

S 57° 59' 01" E



04' 12" W

Walter H. Knicker

1511351130

no deed ref

Herbert R. Craven, Jr.

7127/42

1508301180

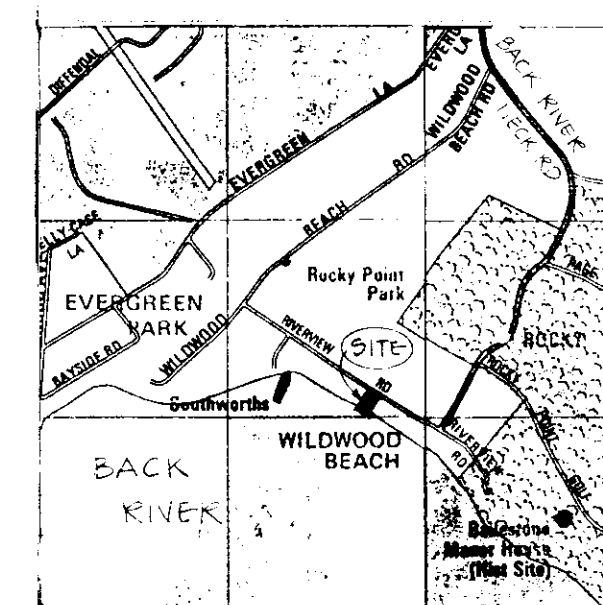
PARTIAL PLAT OF
WILDWOOD BEACH
RECORDED IN P.B. 9 FOLIO 30
BALTIMORE COUNTY, MD.



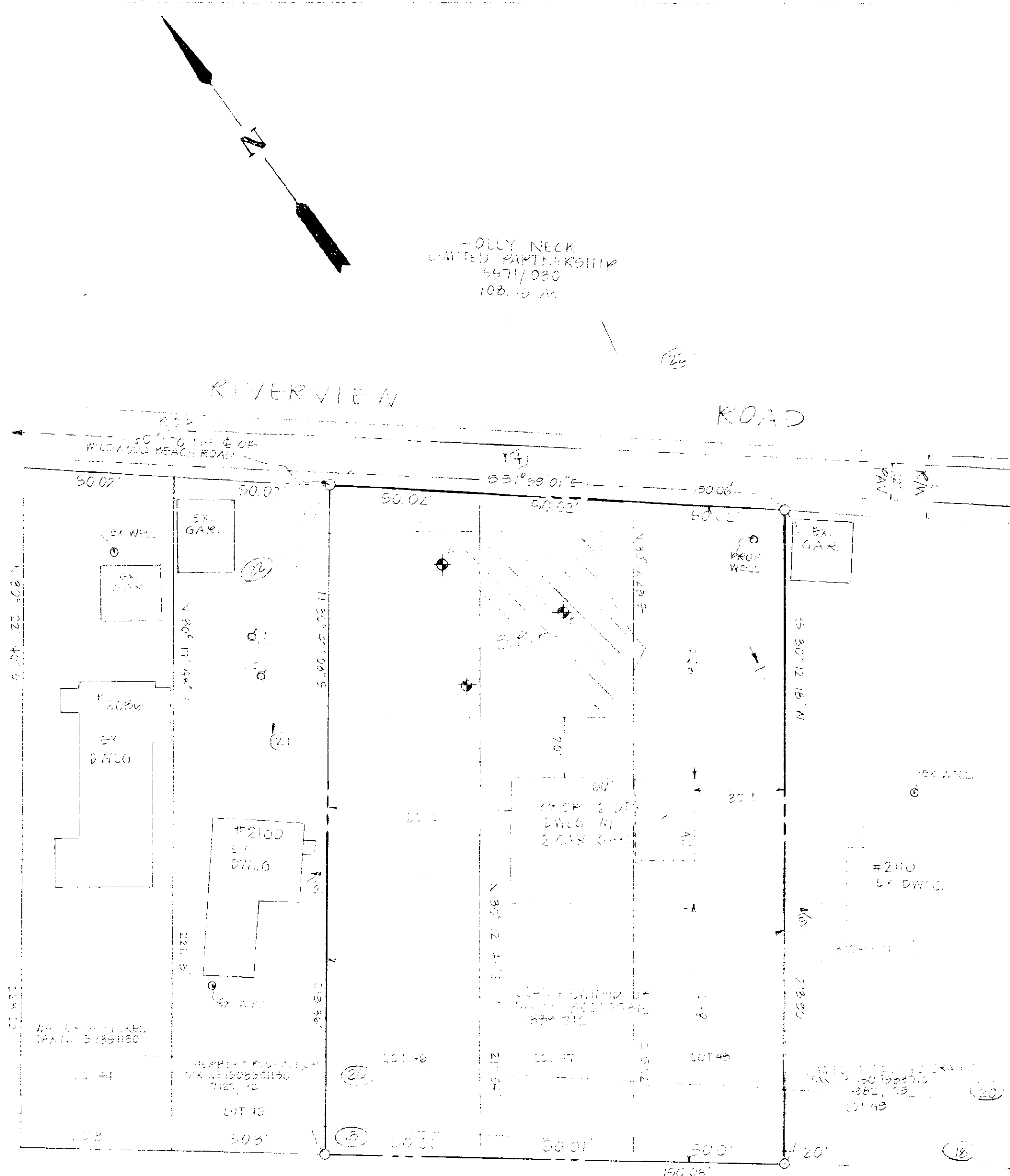
REVISED: AUGUST 27, 1997

DRAWN: AUGUST 6, 1997

SCALE: 1" = 40' FILE NO.: 427-10



UNITY MAP SCALE 1"=200'



- LOCATION INFORMATION
1. COUNCILMANIC DISTRICT 5
 2. CENSUS TRACT 4910
 3. ZONING R.C.S
 4. LOT SIZE: 1.07625 ACRES
 5. 1"=200' MAP NO. SE 41
 6. CHESAPEAKE BAY CRITICAL AREA YES
 7. PRIVATE WATER & SEWER
 8. NO FLOOD ZONING HEARING
 9. NOT IN A FLOOD PLAIN

OWNER: JOHN F. WILSON JR.
 80 RIVERVIEW ROAD
 WILLOW BEACH, MD 21151
 (410) 886-1121
 TAX ID: 104-880-24 PARCEL 100
 TAX ID: 880-000-10
 DEED: 12288/742

98-154-X

LEGEND
 COUNCILMANIC DISTRICT 5

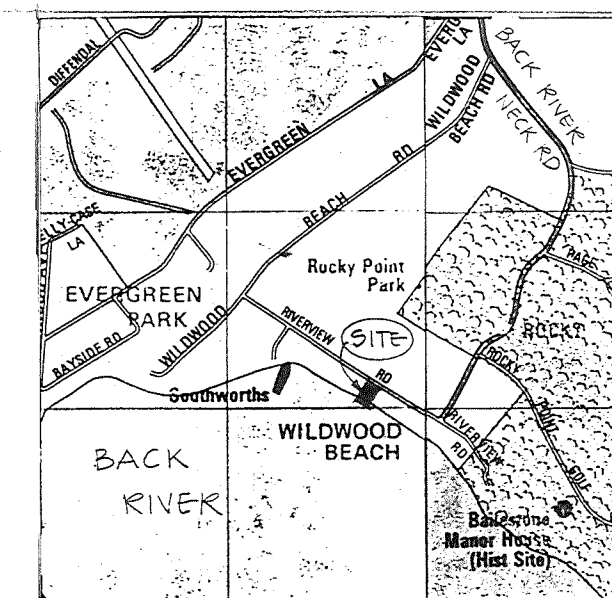
BACK RIVER

NOTE TO ACCOMPANY APPLICATION FOR
 AN UNDEVELOPED LOT & DRIVEWAY
 VARIANCE
 80 RIVERVIEW ROAD
 1015 1041 848
 WILLOW BEACH
 DISTRICT 5
 BALTIMORE CO. MD
 SCALE: 1"=200'
 OCTOBER 1, 1997

DEVELOPMENT
ENGINEERS, INC.

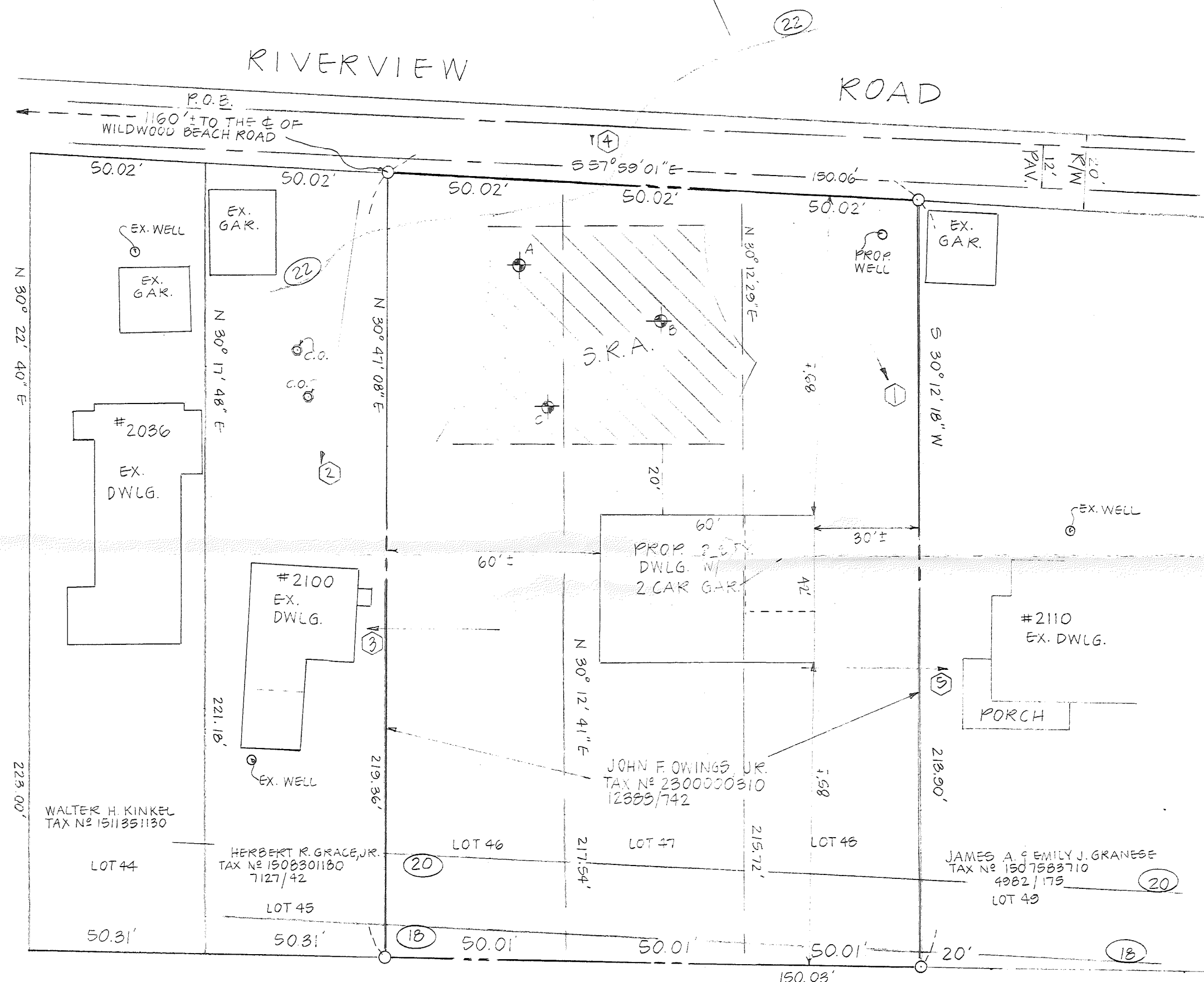
200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland
 828-0060

ZONING OFFICE: USE ONLY
 REVIEWED BY: ITEM #11 CASE #11
 154



VINITY MAP: SCALE: 1"=2000'

HOLLY NECK
LIMITED PARTNERSHIP
5571/930
108.75 AC.



LOCATION INFORMATION

1. COUNCILMANIC DISTRICT: S
2. CENSUS TRACT: 4510
3. ZONING: R.C.S
4. LOT SIZE: ACREAGE: 0.7525
SQUARE FEET: 32780.5
5. 1"=200' MAP N°: SE 4 T
6. CHESAPEAKE BAY CRITICAL AREA: YES
7. PRIVATE WATER & SEWER
8. NO PRIOR ZONING HEARING
9. NOT IN A FLOOD PLAIN

OWNER: JOHN F. OWINGS, JR.
P.O. BOX 295
OWINGS MILLS, MD 21117
(410) 833-1187
MAP N° 104 GRID 24 PARCEL 169
TAX N° 2300000310
DEED: 12388/742

LEGEND
① DENOTES PICTURE REPRESENTATION
— CONTOUR LINES

PLAT TO ACCOMPANY A PETITION FOR
AN UNDERSIZED LOT & SIDEYARD
VARIANCE
#2106 RIVERVIEW ROAD
LOTS 46, 47 & 48
"WILDWOOD BEACH"
ELECTION DISTRICT N° 15 (9/30)
BALTIMORE CO, MD
SCALE: 1"=30'
OCTOBER 8, 1997

98-154-X