

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Bay Drive, 120' E of the
c/l of Wye Road
(3809 Bay Drive)
15th Election District
5th Councilmanic District

Alfred W. Garner, III, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-259-A
*

* * * * *

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, Alfred W. Garner, III, and his wife, Cecilia Garner (Parmer), through their attorney, Robert W. Stange, Esquire. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 23 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked 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 should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety,

ORDER RECEIVED FOR FILING

Date

By

and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

As of the date of this Order, DEPRM had not completed its review of this project. Therefore, the relief granted herein shall be conditioned upon Petitioner's compliance with any recommendations made by DEPRM upon completion of their review.

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 16th day of February, 1998 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (garage) with a height of 23 feet in lieu of the maximum permitted 15 feet, 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.

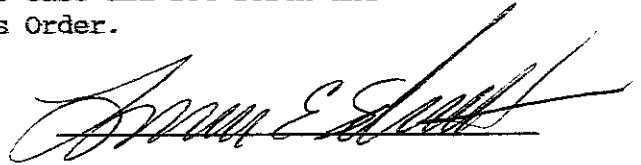
2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Compliance with the Zoning Plans Advisory Committee comments submitted by the Bureau of Developer's Plans Review, dated January 30, 1998.

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Date 2/10/98
By [Signature]

4) Compliance with any recommendations made by DEPRM upon completion of their review of this project.

5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT

Zoning Commissioner

for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 10, 1998

Robert W. Stange, Esquire
220 Bosley Avenue
Baltimore, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Bay Drive, 120' E of the c/l of Wye Road
(3809 Bay Drive)
15th Election District - 5th Councilmanic District
Alfred W. Garner, III, et ux - Petitioners
Case No. 98-259-A

Dear Mr. Stange:

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 the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Alfred W. Garner, III
3809 Bay Drive, Baltimore, Md. 21220

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

DEPRM; People's Counsel
Code Enforcement, DPDM
Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3809 Bay Drive, Baltimore, MD 21220

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) 400.3 BCZR TO PERMIT AN ACCESSORY

RWS

BLDG. (GARAGE) 23 FT. HIGH IN LIEU OF THE PERMITTED 15 FT.

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

RWS

SEE AFFIDAVIT.

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

Legal Owner(s)

(h) 335-0035

Alfred W. Garner, III (w) 393-2279

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

Cecilia Garner (Pamer)

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

Robert W. Stange

(Type or Print Name)

3809 Bay Drive

Address

Phone No

Baltimore

MD

21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Signature

220 Bosley Avenue

(410) 296-3940

Address

Phone No

Baltimore

MD

21234

City

State

Zipcode

Robert W. Stange, Esquire

Name

220 Bosley Avenue, Towson, MD 21204

Address

Phone No

(410) 296-3940

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: *JL*

DATE

1/25/98

ESTIMATED POSTING DATE

2998



Printed with Soybean
on Recycled Paper

ITEM

259

98-259-A

ORDER RECEIVED FOR FILING

Date *2/10/98*

Affidavit in support of 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 3809 Bay Drive

address

Baltimore,

Maryland

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)

Petitioners house is built on a crawl space and therefore no basement.
Petitioner's current out buildings are in need of replacement. The
proposed structure will get rid of three (3) out buildings, provide covered
off street parking and space for woodworking hobby shop. Hardship is that
Petitioner needs variance to build the structure and must do without all
the necessary parking, outbuilding replacement and alternative space if
not approved.

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.

Alfred W. Garner, III

(signature)

(type or print name)



Cecilia Garner (Parmer)

(signature)

Cecilia Garner (Parmer)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of November, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alfred W. Garner, III and Cecilia Garner (Parmer)

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.

date

11/20/97

Barbara J. Buzby
NOTARY PUBLIC
My Commission Expires: 11/1/2000

A-P25-8P

259

ZONING DESCRIPTION

Zoning description for 3809 Bay Drive

Beginning at a point on the south side of Bay Drive, which is 30' wide, at the distance of approximately 120' east of the centerline of the nearest improved intersecting street, Wye Road, which is 30' wide being all that lot known as Lot no. 242, Section addition to Plot No. 1, as shown on the Plat of the Property of the Bowley's Quarters Co. Of Baltimore County, which plat is duly filed among the Land Records of Baltimore County in Plat Book WPC No. 8, folio 73. The improvements thereon being known as No. 3809 Bay Drive, formerly No. 242 Bay Drive, containing approximately 13,300 Square feet and located in the 15th Election District, 5th Councilmatic District.

98-259-A

BALTIMORE COUNTY, MA' AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046744

DATE 1/13/98 ACCOUNT R0016150

AMOUNT \$ 50.00

RECEIVED FROM: STANGE.

FOR: RV

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
1/13/1998 1/13/1998 11:32:59
REG #301 CASHIER CLUM ONL DEWNER 1
5 MISCELLANEOUS CASH RECEIPT
Receipt # 034495
CH NO. 046744

50.00 CHECK
Baltimore County, Maryland

98-259-A

CASHIER'S VALIDATION

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 259 -A Address 3809 BAY DR.
Contact Person: ROBERT STANGE J L LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/13/98 Posting Date: 1/25/98 Closing Date: 2/9/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 259 -A Address 3809 BAY DR.
Posting Date: 1/25/98 Closing Date: 2/9/98
Wording for Sign: To Permit AN ACCESSORY BLDG. (GARAGE) WITH A ~~23~~ 23 FT
HEIGHT IN LIEU OF THE REQUIRED 15 FT.



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.: 259

Petitioner: Alfred & Cecilia Garner

Location: 3809 Bay Drive, Baltimore, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Alfred Garner

ADDRESS 3809 Bay Drive

Baltimore, MD 21220

PHONE NUMBER: (410) 335-0035

AJ:ggs

98-259-A
(Revised 09/24/96)





Baltimore County
Department of Permits and
Development Management

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

February 4, 1998

Robert W. Stange, Esquire
220 Bosley Avenue
Baltimore, MD 21234

RE: Item No.: 259
Case No.: 98-259-A
Petitioner: Alfred Garner, et ux

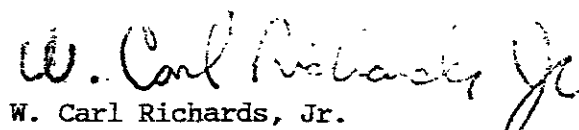
Dear Mr. Stange:

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 January 25, 1998.

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)



Heard

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 27, 1998

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

SUBJECT: 3809 Bay Drive Item 259

The Office of Planning does not oppose the request to permit an accessory structure with a height of 23 feet in lieu of the permitted 15 feet. However, a condition should be placed in the Zoning Commissioner's Order restricting future conversion of the accessory structure for dwelling purposes.

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:

Carol L. Kerns

AFK/JL

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: January 30, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for February 2, 1998
 Item No. 259

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Bay Drive is an existing road which shall ultimately be improved as a 30-foot street cross section on a 40-foot right-of-way.

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 minimum flood protection elevation is 11.2 feet for this site.

RWB:HJO:jrb

cc: File

ZONE0202.259



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 1-23-94
Item No. 255 JLL

Dear Ms. Eubanks:

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

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

Thank you for the opportunity to review this item.

Very truly yours,

10 Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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



Baltimore County
Fire Department

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

January 28, 1998

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 January 26, 1998

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.

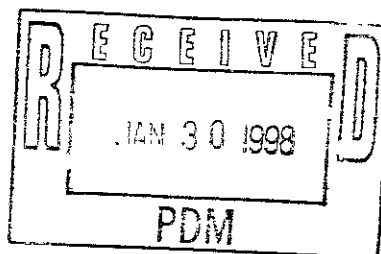
2. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

255, 261, 262, and 265

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881. ME-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: April 17, 1998

TO: Joseph Bartenfelder
Councilman, Sixth District

FROM: Arnold Jablon
Director - PDM

SUBJECT: Floodplain Regulations Compliance
Proposed 2-Story Garage - 15c5
Zoning Case 98-259-A
Mr. Alfred Garner

Reference is made to your March 30, 1998 memo regarding Mr. Garner's proposed garage. This office has reviewed the height variance case granted on February 10, 1998. The plan clearly indicates a 854-square foot garage and also noted is "Flood Zone "A" prop. garage will meet flood plain regs". The permit application attached to your memo indicates a 2,112-square foot garage, which is quite a bit over the permitted 900 square feet due largely to a proposed second floor. Carl Richards, on my staff, has explained the regulations to Mr. Garner and his attorney, Bob Stange. We are trying to assist Mr. Garner with a permit that would meet these regulations so that he may begin building and later add the additional floor, if granted a floodplain waiver.

If you have any questions regarding the application or regulations, you may contact Carl Richards at 3391.

AJ:WCR:scj

98-1251

3/30/98
JO WORK
?
see mail

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon
Director - Permits & Development Mgmt.

FROM: Joseph Bartenfelder
Councilman, Sixth District

SUBJECT: Questions regarding construction of garage:
Mr. Alfred Garner
3809 Bay Drive 21220

DATE: March 30, 1998

See attached documentation.

Mr. Garner has a garage on his property which is detached from his home. He wants to tear down the existing structure and build a larger garage which will be higher and contain more square footage.

Mr. Garner informed my office that he followed county procedures and applied for a variance that was approved by Zoning as well as Commissioner Schmidt. He added that no objections were raised about the variance.

Mr. Garner is anxious to proceed with the project, but says he is now informed by your department that the variance for the structure applied to the height of the building but did not approve the added square footage. He is now concerned that he may be forced to go through the entire process "from scratch".

Please arrange to contact Mr. Garner and discuss exactly what must be done to satisfy all parties. Is there a way to accelerate the process? Or must he begin the process all over again?

Please contact Mr. Garner as soon as possible with your conclusions and refer a copy of your report to Councilman Gardina's office.


Joe

JB:amm

CC: The Honorable Kathy Klausmeire (State Delegate)
The Honorable Thomas Bromwell (State Senator)
The Honorable Vince Gardina (County Councilman)
Mr. Alfred Garner

Attachments

Mar-27-98 12:32P Del Kathy Klausmeier

41 256-1353

P.01

Bill, am faxing this in stages so it
doesn't jam

Memorandum

To: Susan Kahle
From: Al Garner
Date: March 20, 1998
Re: Garage / Building replacement

As we had discussed I am enclosing copies of most of the documentation I have accumulated in my quest to remove three outbuildings and replace them with a three car garage.

This is probably not complete but I think it is close.

I have enclosed:

1. a material list provided by Home Depot
2. several structural drawings
3. an existing and a proposed "plot plan"
4. a copy of the "height" variance approval
5. a copy of the applications to a. Raze (old) and b. Construct (new)

Things you might need to know:

1. our property is located in "FLOOD ZONE A"
2. DEPRM will not "grandfather an existing "power room" (located in an existing outbuilding) into the new structure. A move of about 7 feet.
3. Because of the flood zone I cannot put electricity on the ground floor
4. The new structure will be raised 2 feet above existing grade (the plans show that)
5. The main house is only 18 inches above existing grade and it, of course, has plumbing and electric on the first level.
6. You'll notice from the date on the Material List that I started this process back in August 1997.

Mar-27-98 12:32P Del.Kathy Klausmeier

410-256-1353

P.02

March 20, 1998

7. Trying to work through this bureaucratic nightmare has stretched me to my breaking point. I cannot understand why these bureaucracies are so arrogant and condescending to someone trying to "do it" the right way. It seems to me they would be going out of their way to help someone trying to use "the Process" (rather than bypassing it) and take advantage of the opportunity to increase their TAX ASSESSMENTS.

Enough said...

If you need additional information please call me, Home (410) 335-0035 , Work (410) 393-2279

Any help you may be able to provide me would be GREATLY APPRECIATED!!!

Thanks!

AL

May-27-98 12:33P Del. Kathy Klausmeier

410-256-1353

P.03

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 2/14/94

SEALED

HISTORIC DISTRICT/BLDG.

PERMIT # 16
RECEIPT # 2
CONTROL # 2A
XREF #

PROPERTY ADDRESS 3809 BAY DR ☐ YES ☐ NO
SUITE/SPACE FLOOR ☐ DO NOT KNOW
SUBDIV: Bowkett's Green
TAX ACCOUNT # 15-10-453230 DISTRICT/PRECINCT 15
OWNER'S INFORMATION (LAST, FIRST)
NAME: GARNER, ALBERT H. & S. P. JR.
ADDR: 3801 BAY DR

FEE: 205.00
PAID: 105
PAID BY: APL
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS TRUE AND CORRECT,
AND THAT IN FULFILLMENT OF THE PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHATEVER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE
BOCA CODE

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

APPLICANT INFORMATION

NAME: GARNER, A. W.

COMPANY:

STREET: 3809 BAY DRCITY, ST, ZIP: BALTIMORE, MD 21220PHONE #: 410-375-0875 MHIC LICENSE #:

APPLICANT

SIGNATURE: TRACT:

BLOCK:

PLANS: CONE. ☐ PLOT ☐ FLAT ☐ DATA ☐ EL. 2 FL. 2

TENANT

CONTR.

ENGINEER

SELLER

DESCRIBE PROPOSED WORK: Raze (2) Sheds. Take
down. Debris to be hauled to approved
location and fill in accordance w/ County
site off. Septic to be used for garage.
Permit expires 60 days from

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE, MERCANTILE, RESTAURANT
20. SWIMMING POOL
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER
2. PRIVATE SYSTEM
3. SEPTIC
4. PRIVATE

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$500
OF MATERIALS AND LABOR

PROPOSED USE: EXISTING USE:

OWNERSHIP

1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHOUSE 5. MIDRISE
WEEP: #1BED: #2BED: TOT BED: 6. MIRISE

1 FAMILY BEDROOMS
GARBAGE DISPOSAL 2. BATHROOMS
POWDER ROOMS KITCHENS

CLASS
LIBER FOLIO 73

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR SIZE 50.4
WIDTH FRONT STREET
DEPTH SIDE STREET
HEIGHT FRONT SETBK
STORIES SIDE SETBK
LOT # SIDE STR SETBK
CORNER LOT REAR SETBK
1. 2. ZONING

APPROVAL SIGNATURES

DATE

BLD INSP:
BLD PLAN:
FIRE:
SEDI CTL:
ZONING:
PUB SERV:
ENVRNMT:
PERMITS:

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Mar-27-98 12:33P Del. Kathy Klausmeier

410-256-1353

P.04

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 2/19/98

OEA: UIC

HISTORIC DISTRICT/BLDG.

PERMIT # 6
RECEIPT # 1
CONTROL # MR
XREF # 1

PROPERTY ADDRESS 3809 Bay Drive ☐ YES ☐ NO
SUITE/SPACE/FLOOR 1
SUBDIV: Howe's Quarters ☐ DO NOT KNOW
TAX ACCOUNT # 15-10-453235 DISTRICT/PRECINCT

OWNER'S INFORMATION (LAST, FIRST)
NAME: Casper, Arthur W. III & Patricia, Cecilia
ADDR: 3809 Bay Dr

FEE: 6045
PAID: 61
PAID BY: Mr. [Signature]
INSPECTOR: 1

I HAVE CAREFULLY READ THIS APPLICATION AND WITH THE SAME I CONSENT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH UNLESS HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE 1
BOCA CODE

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
3. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

APPLICANT INFORMATION

NAME: GARNER, A.W.
COMPANY:

STREET 3809 Bay Dr
CITY, ST, ZIP BALT, MD, 21220

PHONE # 410-335-0025 MHC LICENSE #:

APPLICANT

SIGNATURE:

TRACT:

BLOCK:

PLANS: CONST PILOT PLAT 00ATA 0 EL 1 FL 1

TENANT

CONTR: Owner

ENGR:

SELLR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO

DESCRIBE PROPOSED WORK: Construct two story
garage w/ attached carport.
2nd flr to house as work shop and
storage. 1st flr = 42' x 30' 5" / 1047 (sq ft)
2nd flr = 42' x 24' 5" / 1004 (sq ft)

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT) 42' x 30' x 23'
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL
SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED
3. SEPTIC EXISTS PROPOSED
4. FRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2
ESTIMATED COST: 330,000
OF MATERIALS AND LABOR

PROPOSED USE: 1st flr and garage
EXISTING USE: 1st flr and garage

OWNERSHIP

1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL for living

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISK
6. HIGHRISK
1. FAMILY BEDROOMS 2. TOT BED: 3. TOT APTS/CONDOS:
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS 3 1/2 CLASS 3 1/2
POWDER ROOMS 1 KITCHENS 1 LIBR 1 FOLIO 23

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 2 1/2 SIZE 50 x
WIDTH 40' FRONT STREET
DEPTH 30' SIDE STREET
HEIGHT 23 FRONT SETBK
STORIES 2 SIDE SETBK 7 1/2
LOT # 3 SIDE STR SETBK
CORNER LOT REAR SETBK 20'
1. Y 2. N ZONING

APPROVAL SIGNATURES

DATE

BLD INSP: 1
BLD PLAN: 1
FIRE: 1
SECT CTL: 1
ZONING: 1
FUR SERV: 1
ENVRNT: ok to file plan
PERMITS: 1

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUND

Plans REQ. A.B.

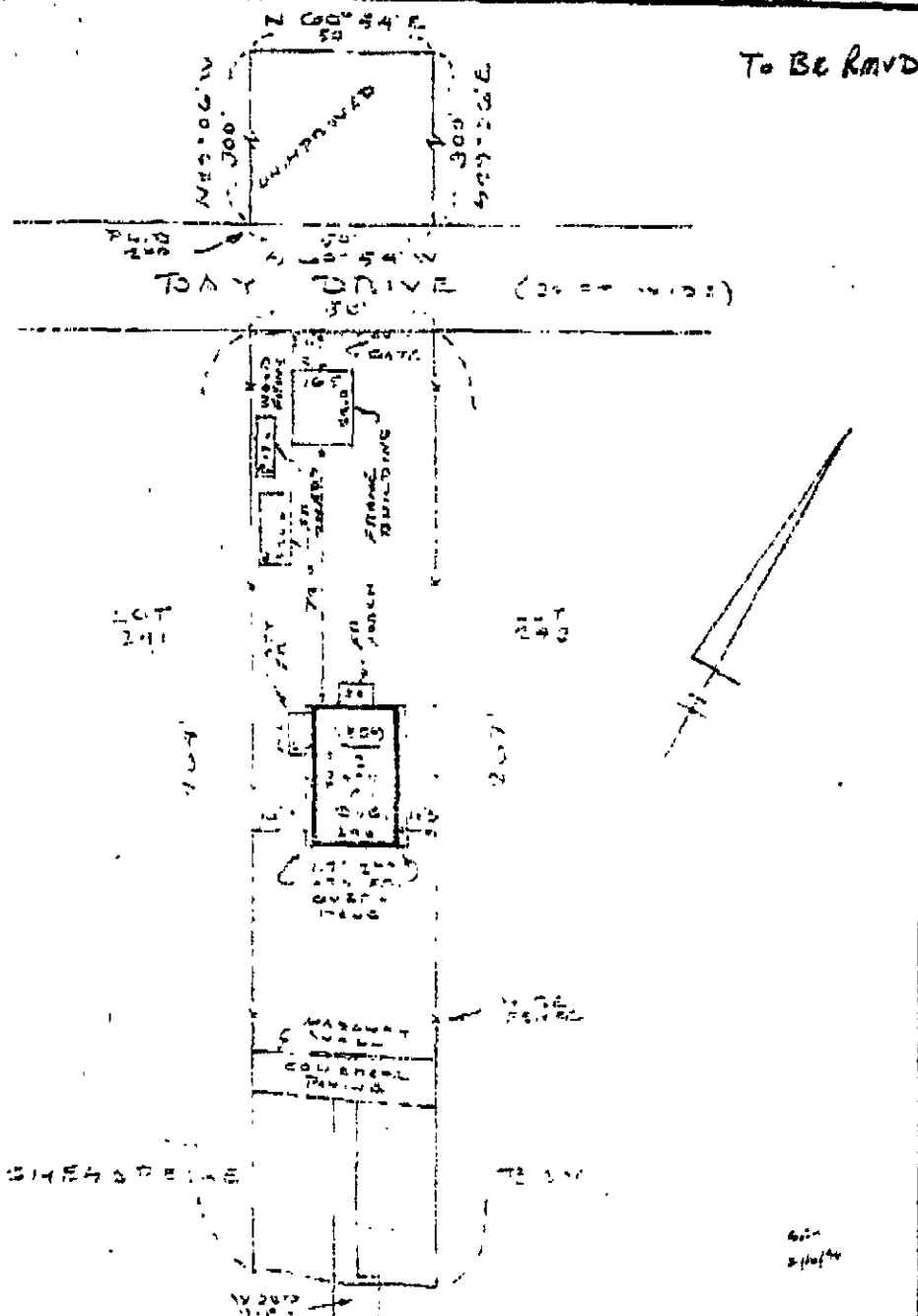
Mar-27-98 12:38P Del.Kathy Klausmeier

410-256-1353

P.05

NOTE

THIS PROPERTY DOES LIE WITHIN A H.U.D.
IDENTIFIED SPECIAL FLOOD HAZARD AREA
DESIGNATED ZONE "A-10" (100-YEAR) AS SHOWN
ON F.T.M.M. - PANEL NO. 290010-0465-B.
FLOOD MAP INTERPRETATION, THOUGH
BELIEVED ACCURATE, IS NOT GUARANTEED



This reproduction subject to 1% reduction in scale.

FORMERLY KNOWN AS 242 BAY DRIVE.

I hereby certify that I have made a survey of this lot
for the purpose of locating the improvements thereon
and that they are located as shown.

2/8/94

LOT 242, SECOND ADDITION TO PLAT 1,
BOWLEY'S QUARTERS, PLAT BOOK W.P.C.
NO. 8, FOLIO 73 & TANGEL TO THE
TRAIL OF LOT 242.

This plat is not to be used for the
establishment of property lines.

REG. NO. B675

**LOCATION SURVEY**

3802 BAY DRIVE, BALTIMORE COUNTY, MARYLAND

OFFICE OF

MANK & KUNST

408 YORK ROAD

TOWSON, MARYLAND 21204

SCALE

1" = 40'

DATE

2/8/94

JOB NO.

74
94 G

Mar-27-98 12:38P De

athy Klausmeier

41 256-1353

P.06

PROPOSED

PLOT PLAN

Application Number

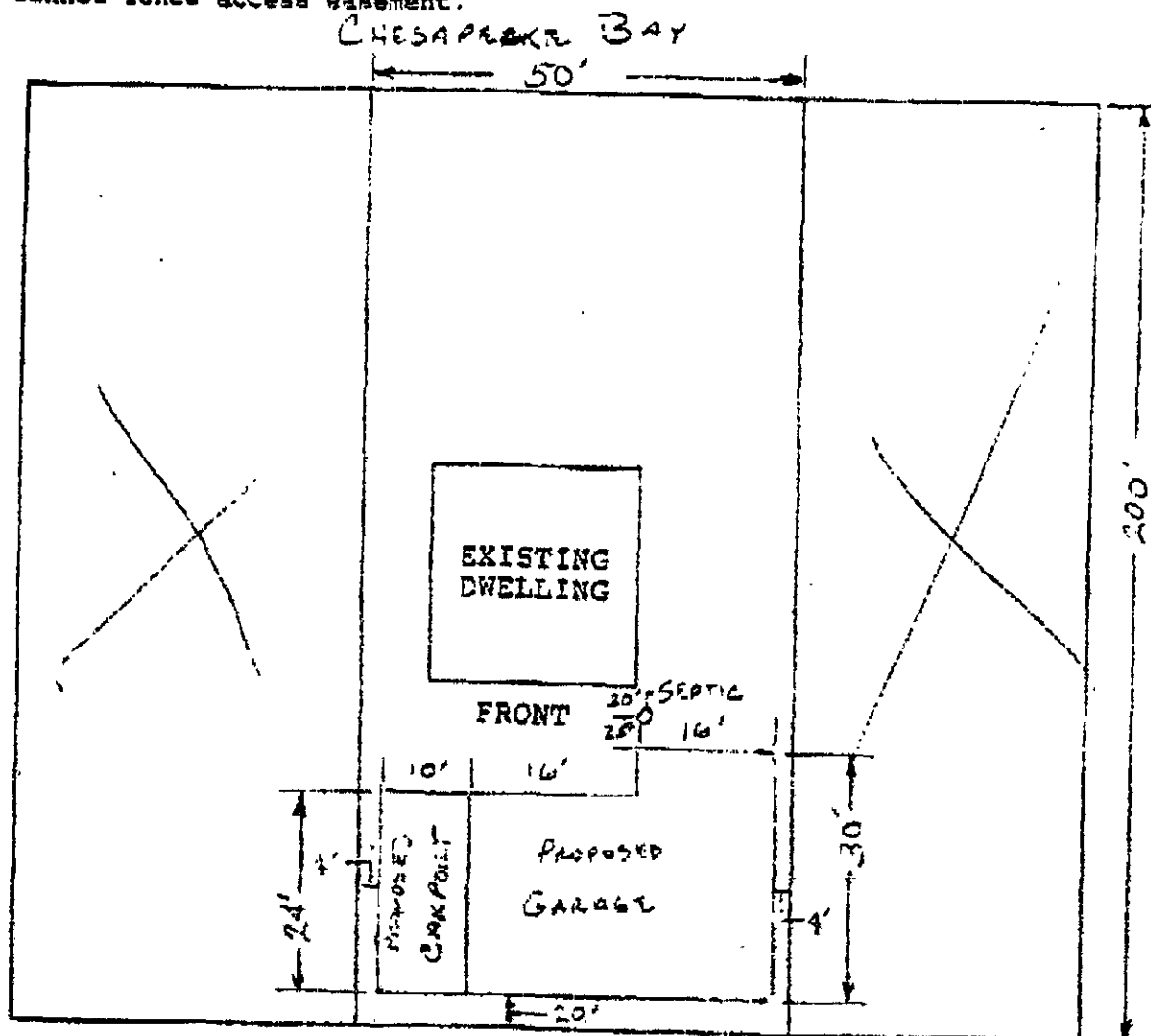
OWNER A. W. GARNERADDRESS 3809 BAY DR

PLEASE SHOW BELOW:

- Property line dimensions and easements;
- Existing buildings;
- Existing well/septic; (show distance to nearest structure)
- Road names and location of alleys;
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

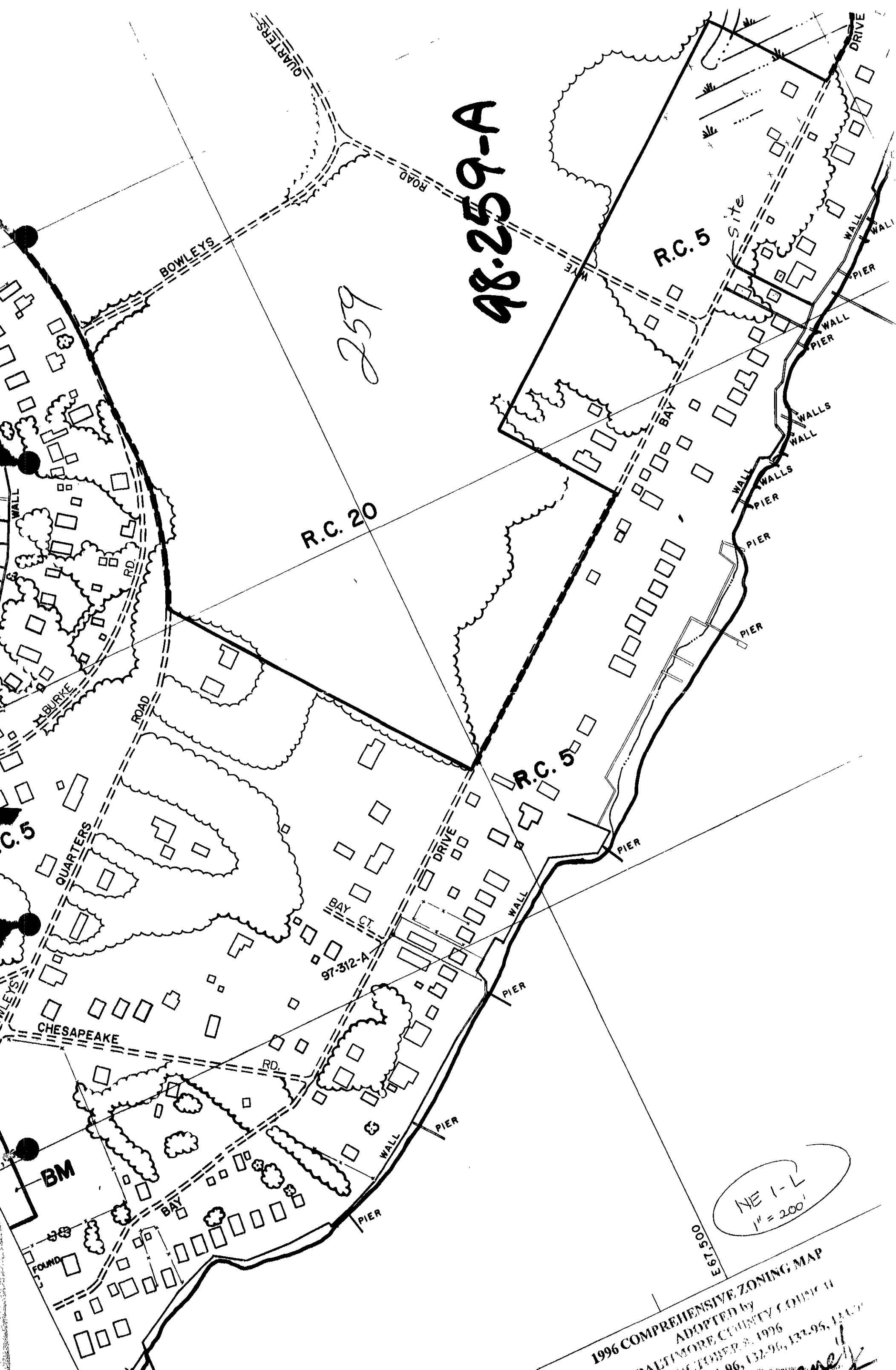
Front Setback 20'Left Setback 4'Rear Setback Right Setback 4'

NOTE: Cannot fence access easement.



ROAD NAME

BAY DR



48.259-A

259

R.C. 20

R.C. 5

R.C. 5

NE 1-L
1" = 200'

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
BALTIMORE COUNTY COUNCIL
OCTOBER 2, 1996
132-96, 133-96, 134-96

PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE ☐ SPECIAL HEARING

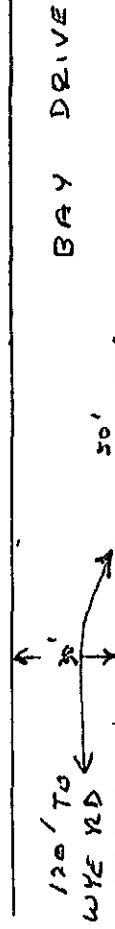
PROPOSED GARAGE

PROPERTY ADDRESS: 3809 BAY DRIVE

SUBDIVISION NAME: POWLEY'S QUARTER

PLAT BOOK # & FOLIO # 73 LOT # 242 SECTION #

OWNER: ALFRED W. SARNER III
AND
CECILIA GRAMER (PARENT)



PROPOSED BUILDINGS: ---

854 Sq. FT

23' IN HEIGHT

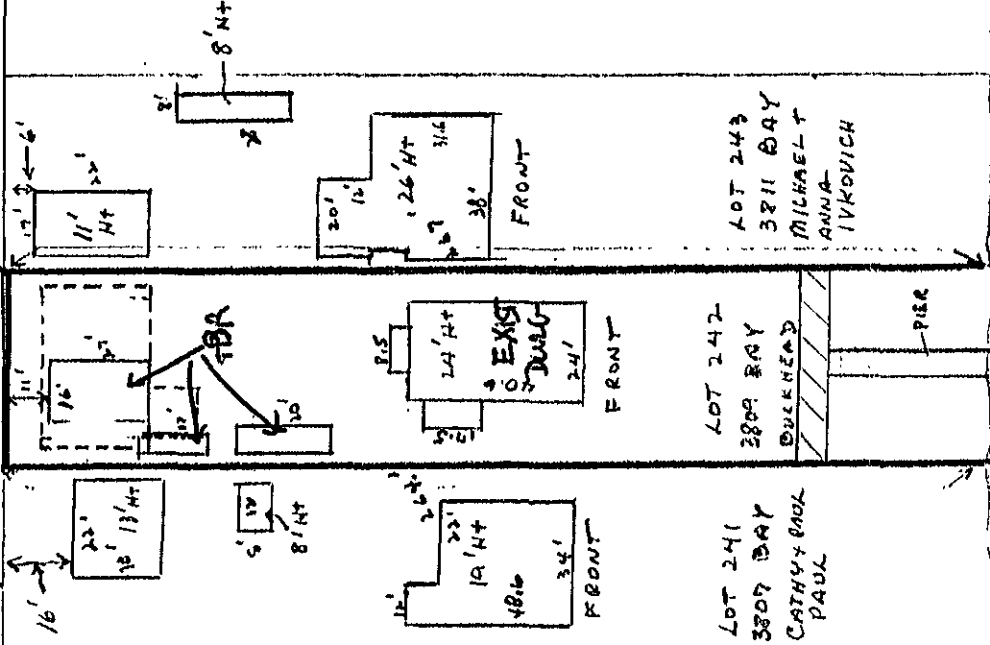
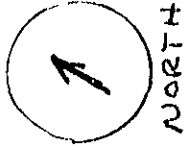
10' FROM STREET

REMOVE EXISTING 3

BLDGS - TOTAL 2945 Sq. FT.

SIDE SETBACKS 2 1/2 FT.

GARAGE HT. 23 FT.

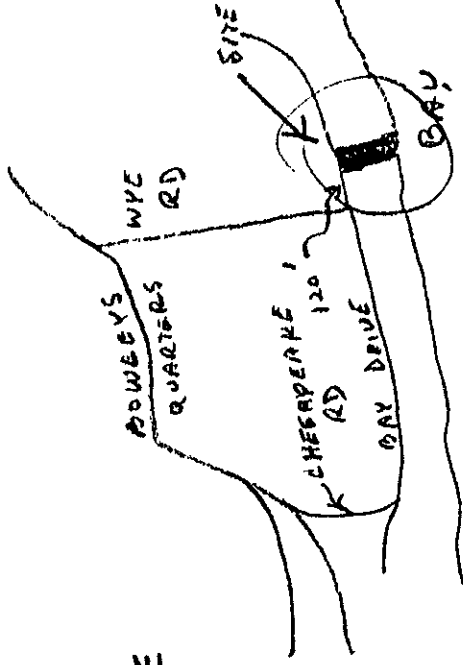


DATE: 12-27-97
PREPARED BY: R.W. STANGE
SCALE OF DRAWING: 1"=50'

CHESAPEAKE BAY

FRONT

FRONT



VICINITY MAP
SCALE 1"=1000'
NORTH

LOCATION INFORMATION

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 5TH

1"=200' SCALE MAP NE 1-4

ZONING R.C. 5

LOT SIZE .31 (APPROX) 13,000 (APPROX) SQUARE FT

FLOOD ZONE A

PROP GARAGE

WILL MEET FLOOD

PLAIN REGS.

ELEV 4.3 FT

NE 1 L

CHESAPEAKE BAY CRITICAL AREA

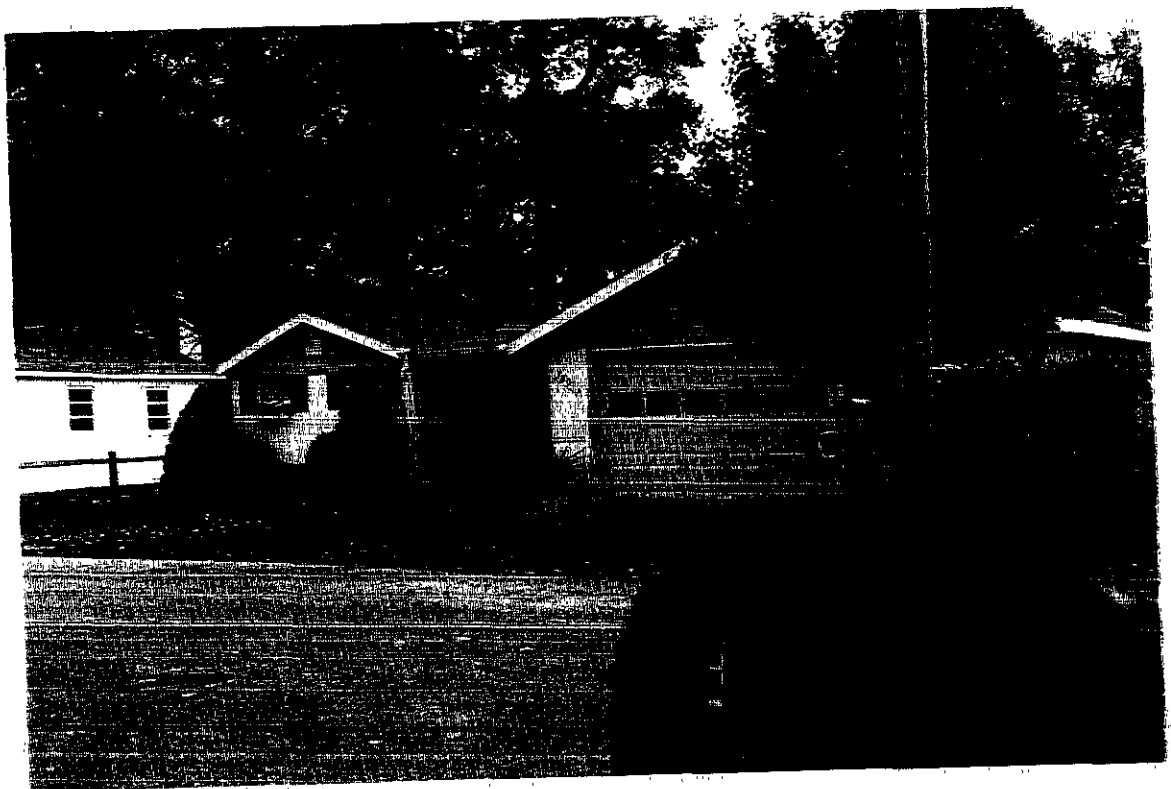
PRIOR ZONING HEREIN: NONE

ZONING OFFICE USE ONLY

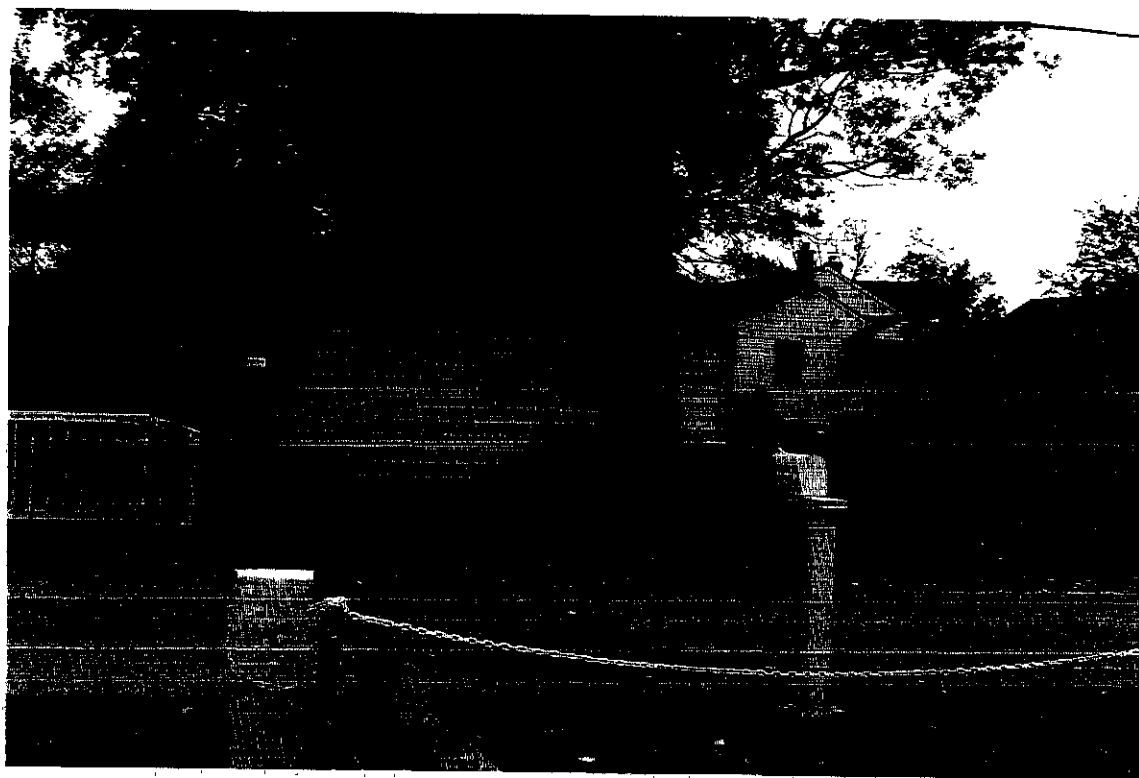
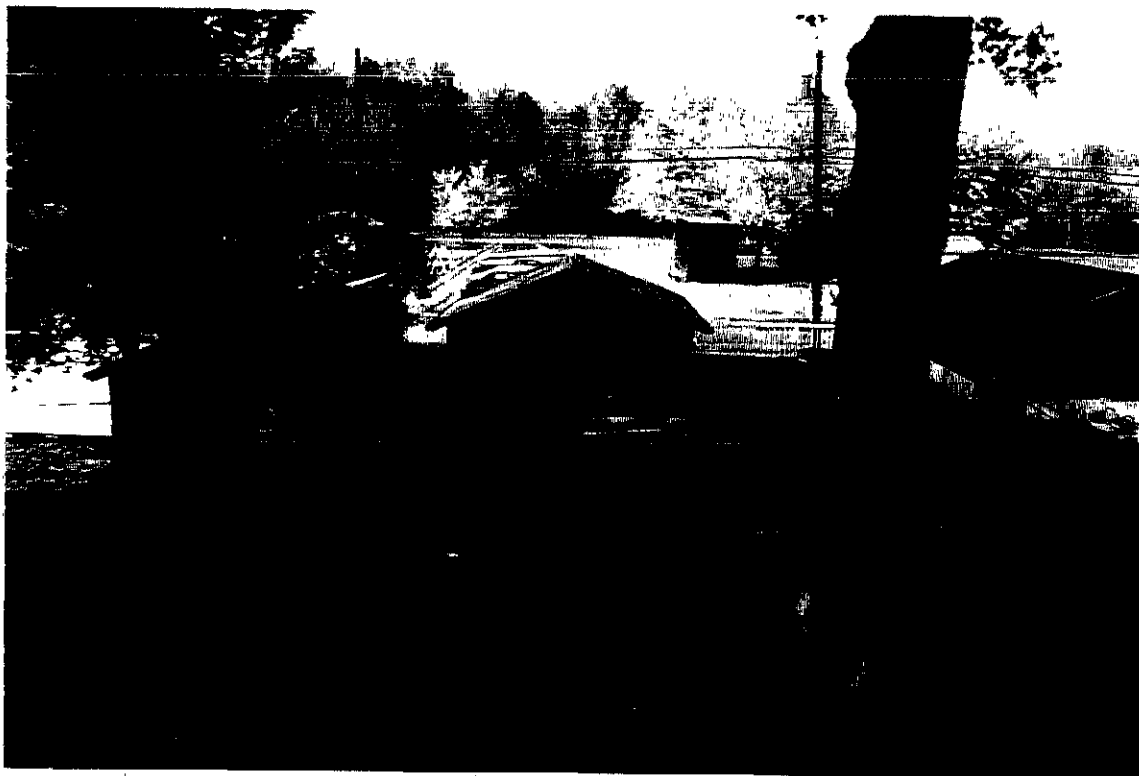
REVIEWED BY 11/13/98 CASE # 259

Ref 161

98-259-A



98-259-A



98-259-A



98-259-A