

IN RE: PETITION FOR VARIANCE
W/S Burke Road, 530' SE of
the c/l Bowleys Quarters Road
(1426-28 Burke Road)
15th Election District
5th Councilmanic District

Milton A. Rehbein, III, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-279-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Milton A. Rehbein, III, and his wife, Maryelise Rehbein. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 10 feet and 31 feet in lieu of the required 50 feet each, to approve the subject property as an undersized lot, pursuant to Section 304, and any other variances deemed necessary by the Zoning Commissioner. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Milton A. Rehbein, III, and his father, Milton A. Rehbein, Jr. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot located on Galloway Creek in southeastern Baltimore County. The property consists of a gross area of .833 acres, zoned R.C.5, and is improved with a one-story frame dwelling and a shed. The Petitioners are desirous of removing the existing structures and replacing same with a new single family dwelling and a detached garage. The Petitioners also propose to construct an in-ground swimming pool on the waterfront side of

ORDER RECEIVED FOR FILING

Date

By

the property facing Galloway Creek. Mr. Rehbein testified that the front of his house will face Burke Road and that the waterfront side of his property will be the rear yard. Therefore, the proposed swimming pool will be located in the rear yard as required by the B.C.Z.R. However, in order to proceed with the proposed improvements, the requested variances are necessary, given the size of the property and its R.C.5 zoning.

In support of his request, the Petitioner noted that he submitted schematic drawings of the proposed dwelling to the Office of Planning who determined that the proposed dwelling will be compatible with surrounding homes in the community and has recommended approval of the property as an undersized lot. In addition, the Petitioner will be constructing the first floor elevation of the proposed dwelling above floodplain elevation; thus, the proposed development will be in compliance with the Baltimore County Building Code and Federal Flood Insurance requirements.

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

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner,

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Date 3/9/98
By [Signature]

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

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

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

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is

ORDER RECEIVED FOR FILING
Date 3/9/98
By [Signature]

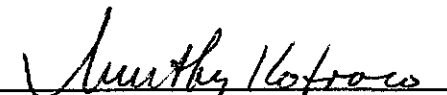
compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of March, 1998 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 10 feet and 31 feet in lieu of the required 50 feet, to approve the subject property as an undersized lot, pursuant to Section 304, and any other variances deemed necessary by the Zoning Commissioner, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated February 19, 1998, a copy of which is attached hereto.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/9/98
By [Signature]

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

DATE: February 19, 1998

To: Arnold L. Jablon
From: Bruce Seeley *BS/98*
Subject: Zoning Item #279

Rehbein Property, 1426 Burke Road

Zoning Advisory Committee Meeting of February 9, 1998

- 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.
- X 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), if the property is being subdivided according to the Development Regulations.
- X 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 *3/9/98*
By *[Signature]* GP:sp



Baltimore County
Zoning Commissioner
Office of Planning

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

March 9, 1998

Mr. & Mrs. Milton A. Rehbein, III
1414 Burke Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
W/S Burke Road, 530' SE of the c/l Bowleys Quarters Road
(1426-28 Burke Road)
15th Election District - 5th Councilmanic District
Milton A. Rehbein, III, et ux - Petitioners
Case No. 98-279-A

Dear Mr. & Mrs. Rehbein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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

DEPRM; People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1426 Burke Rd

which is presently zoned RC5

This Petition shall be filed with the Department of Permits & 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) 1A04.3.B.3 - To permit a side

yard setback of 10' and 31' in lieu of the required 50', respectively.

And to approve an undersized lot per section 304 and to approve any other variances deemed necessary by zoning commissioner, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To Construct New Dwelling on undersized lot. Newly purchased property revealed uninhabitable house due to water damage. Owners have no where else to live.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

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):

(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: JRF

DATE 1/26/98

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-279-A

#279

ORDER RECEIVED FOR FILING

Date 3/9/98

By [Signature]



Bafitis & Associates, Inc.

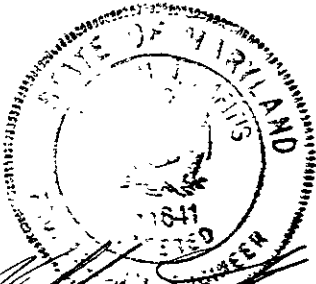
ZONING DESCRIPTION
FOR
1426-1428 BURKE ROAD
BALTIMORE COUNTY, MARYLAND 21220
15TH ELECTION DISTRICT

BEGINNING for same at a point on the westside of Burke Road 30' wide and 530'±
Southeasterly to the centerline of Bowley's Quarters Road 40' wide;

THENCE leaving said point of beginning the four following courses:

- 1) NORTH 75°-18'-00" EAST 280 00 feet to a point;
- 2) NORTH 49°-08'-48" WEST 121.36 feet to a point,
- 3) SOUTH 71°-15'-00" WEST 320 00 feet to a point;
- 4) Thence running on a chord bearing and distance; SOUTH 29°-01'-22" EAST 130 65 feet
to the place of beginning.

CONTAINING 36,276.44 Square Feet or 0.833 Ac. of land more or less.



William N. Bafitis, P.E. Md. Reg # 11641

Date

12/10/97

279

98-279-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046753

DATE 1/20/98 ACCOUNT R-001-GIS-000

AMOUNT \$ 50.00

RECEIVED FROM: Milton A. Reiborn
1426 Burke Rd. Item # 279
FOR: 01 - Variance Taken by: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED ACTUAL TIME
1/20/1998 1/20/1998 11:10:31
REF 0002 CASHIER TRIC JWR
S MISCELLANEOUS CASH RECEIPT
Receipt # 030944
CR NO. 046753

50.00 CHECK
Baltimore County, Maryland

98-279-A

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-12, 1998

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 2-12, 1998

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF HEARING

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

Case: #98-279-A
#426 Burke Road
W/S Burke Road; 530' +/- SE of centerline Bowleys Quarters Road
15th Election District
5th Councilmanic District
Legal Owner(s): Maryelise & Milton Rehbein, III

Variance: to permit a side yard setback of 10 feet and 31 feet in lieu of the required 50 feet, respectively, and to approve an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

Hearing: Wednesday, March 4, 1998 at 9:00 a.m. in Room 487, County Courts Bldg., 401 Basley 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.

2/21/11 Feb 12 C206747



Baltimore County
Department of Permits and
Development Management

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

February 4, 1998

NOTICE OF ZONING 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: 98-279-A

1426 Burke Road

W/S Burke Road, 530' +/- SE of centerline Bowleys Quarters Road

15th Election District - 5th Councilmanic District

Legal Owner: Maryelise & Milton Rehbein, III

Variance to permit a side yard setback of 10 feet and 31 feet in lieu of the required 50 feet, respectively; and to approve an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Wednesday, March 4, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature is the number "305".

Arnold Jablon
Director

c: Maryelise & Milton Rehbein, III

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 17, 1998.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
February 12, 1998 Issue - Jeffersonian

Please forward billing to:

Milton A. Rehbein, III
1414 Burke Road
Baltimore, MD 21220

410-335-4037

NOTICE OF ZONING 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: 98-279-A

1426 Burke Road

W/S Burke Road, 530' +/- SE of centerline Bowleys Quarters Road

15th Election District - 5th Councilmanic District

Legal Owner: Maryelise & Milton Rehbein, III

Variance to permit a side yard setback of 10 feet and 31 feet in lieu of the required 50 feet, respectively; and to approve an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Wednesday, March 4, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

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.

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.: 98-279-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To permit a side yard setback
of 10' and 31' in lieu of the required 50' respectively.
And to approve an undersized lot per section 304 &
to approve any other variances deemed necessary by
zoning commissioner.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 279

Petitioner: MILTON A REHBEIN III

Location: 1426 BURKE RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MILTON A. REHBEIN III

ADDRESS: 1414 Burke Rd

BALTO. MD 21220

PHONE NUMBER: 410 335 4037

AJ:ggs

98-279-A

(Revised 09/24/96)

**Baltimore County
Zoning Variance
Comment**

To: Baltimore County Zoning and Permits

From: J. Russell Thomas

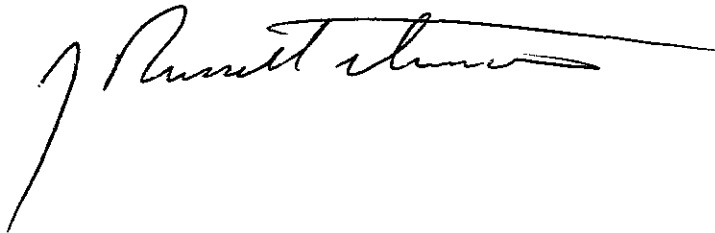
CC: Milt Rebein

Date: December 8, 1997

Ref: **1426/1428 Burke Road, Bowley's Quarters**

I J. R. Thomas, the property owner of 1430 BurKe Road have no issue with the dwelling setback variance required and requested for the construction of Mr Rebeins residence.

J. Russell Thomas



279

98-279-A

CERTIFICATE OF POSTING

RE: Case No. 98-279-A

Petitioner/Developer: M. RENBEIN, ETAL
% P.O'KEEFE

Date of Hearing/Closing. 3/4/98

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

Attention Ms Gwendolyn Stephens

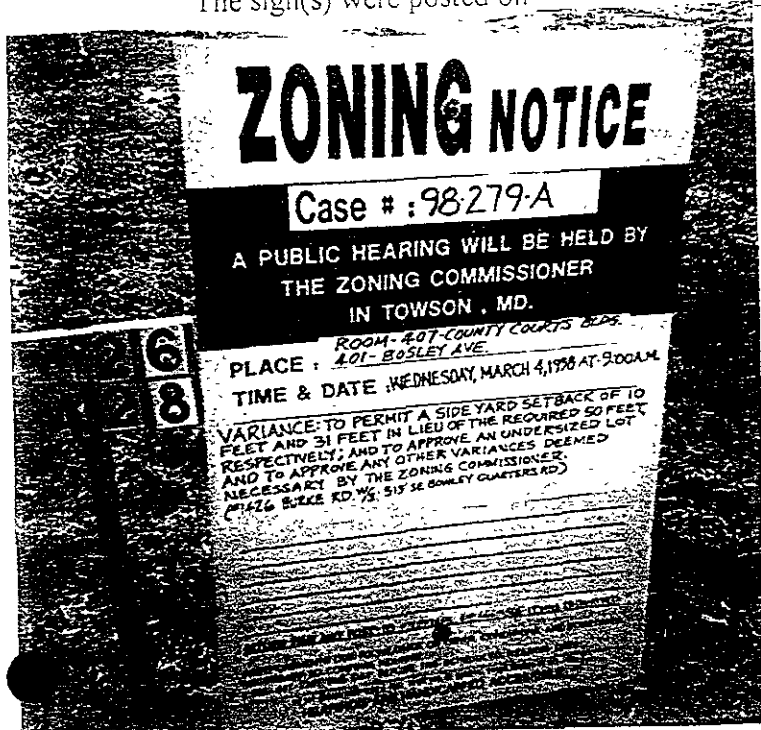
Ladies and Gentlemen

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 # 1426 - 28 - BURKE RD.

The sign(s) were posted on

2/13/98

(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 2/15/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

98-279-A
#1426-28 BURKE RD.
P-2/13/98 H-3/4/98



Baltimore County
Department of Permits and
Development Management

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

February 25, 1998

Milton and Maryelise Rehbein
1414 Burke Road
Baltimore, MD 21220

RE: Item No.: 279
Case No.: 98-279-A
Petitioner: Milton Rehbein

Dear :

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 26, 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,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

DATE: February 19, 1998

To: Arnold L. Jablon
From: Bruce Seeley *BS/gj*
Subject: Zoning Item #279

Rehbein Property, 1426 Burke Road

Zoning Advisory Committee Meeting of February 9, 1998

- 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.
- X 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), if the property is being subdivided according to the Development Regulations.
- X 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).

GP:sp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 11, 1998

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

SUBJECT: Zoning Advisory Petitions

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

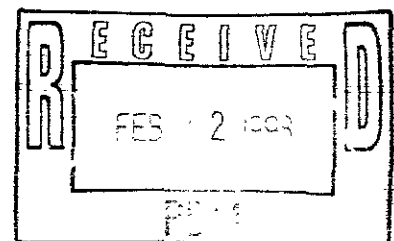
Item No. 279

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

Prepared by: Jeffrey W. Long

Division Chief: Garry L. Kerns

AFK/JL





Baltimore County
Fire Department

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

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 9, 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.

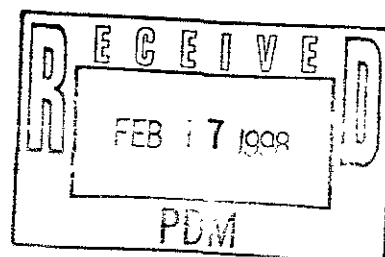
B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

279, 280, 291, 293, and 295

REVIEWER, LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





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 2/6/98
Item No. 279 JRF
Berk Road

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,

Ronald Burns, Chief
Engineering Access Permits
Division

for

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

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: February 24, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for February 17, 1998
 Item No. 279

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 11.2 feet.

Garage which exceeds 900 square feet in area shall not be permitted in areas subject to tidal flooding.

RWB:HJO:jrb

cc: File

ZONE0217.279

December 9, 1997

Deborah & Gary Schuchart
1422 Burke Rd,
Baltimore, MD 21220

Baltimore County
Zoning
Towson, MD 21204

279

To whom it may concern,

We have no objections to the location
or design of the proposed house to
be built by Milton Rehbiel on 1426-28
Burke Rd. We own the property next
door.

Sincerely

Deborah A. Schuchart
Gary A. Schuchart

98-279-A

*June
3/4*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 11, 1998

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

SUBJECT: Zoning Advisory Petitions

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

Item No. 279

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*

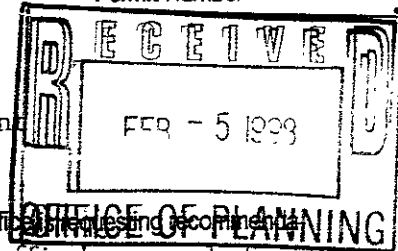
AFK/JL

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

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

B _____
Permit Number



RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ MILTON A. REHBEIN III 1414 BUAKE RD 21220 410 335 4037
Print Name of Applicant Address Telephone Number

☐ Lot Address 1426 BUAKE RD Election District 15 Council District 8 Square Feet 36276

Lot Location: N E S W / side / corner of W. SIDE BUAKE RD. 530 feet from N E S W corner of S.E. Bowleys Ar. Rd.
(street) (street)

Land Owner Same Tax Account Number 210 000 9049

Address _____ Telephone Number _____

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	___	___
2. Permit Application	___	___
3. Site Plan		
Property (3 copies)	___	___
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	___	___
4. Building Elevation Drawings	___	___
5. Photographs (please label all photos clearly)		
Adjoining Buildings	___	___
Surrounding Neighborhood	___	___

Residential Processing Fee Paid
Codes 030 & 080 (\$35)

Accepted by JRF
ZADM

Date 1/26/98

Item # 279

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

RECOMMENDATIONS/COMMENTS:

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

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

Date: 2/11/98

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

1476 Buake Rd
Bowling Green, MD. 21720

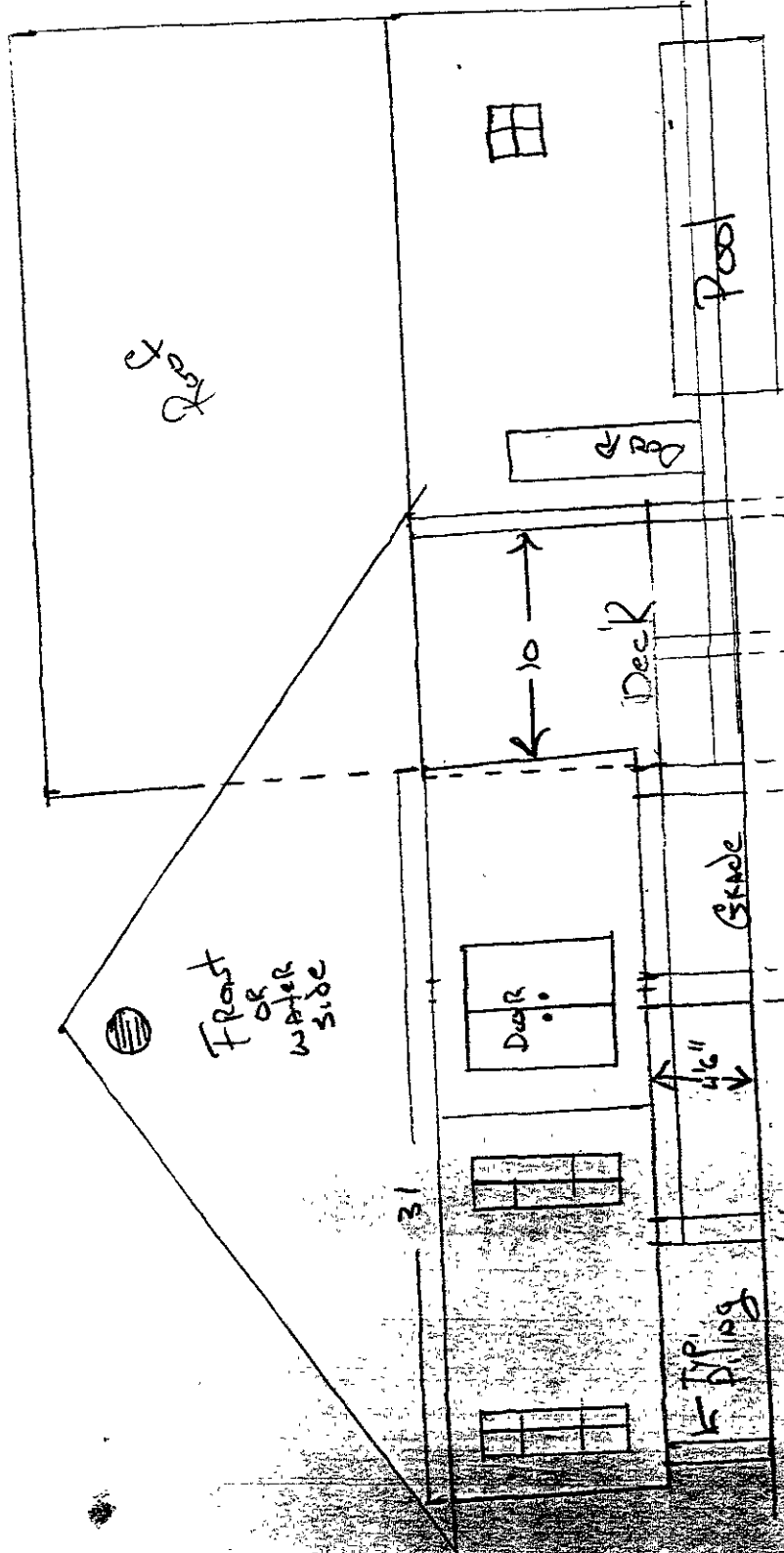
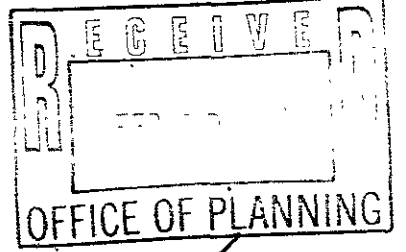
Tel# 210009649

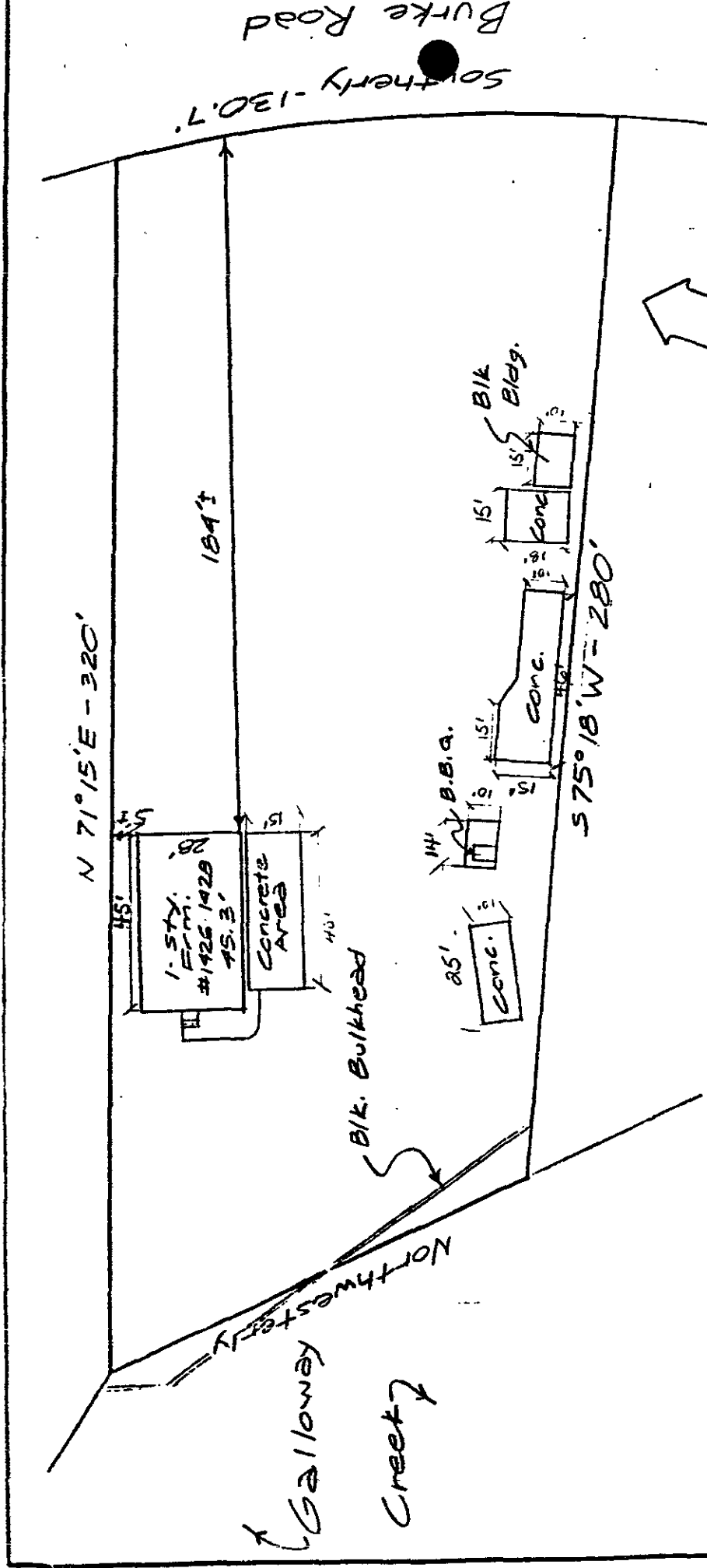
Milton A. REARSEN III

$\frac{1}{8}'' = 1'$



216' ±





Subject property is shown in Zone A
 on the National Flood Insurance Program
 Flood Insurance Rate Map of Baltimore
County, Maryland. Panel # 245
 Community Panel # 240010-0005B
 Effective Date: March 2, 1991

This is to certify that I have surveyed the property
 known as Lot-149 and Lot-150 as shown on
the plat of "Bowleys Quarters, Plat-1"
 sheet - of - recorded in Dist. Book-76/10-12 among the
 Land Records of Baltimore County, Maryland for the
 purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE
 CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS
 NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Hudgins PLS#96

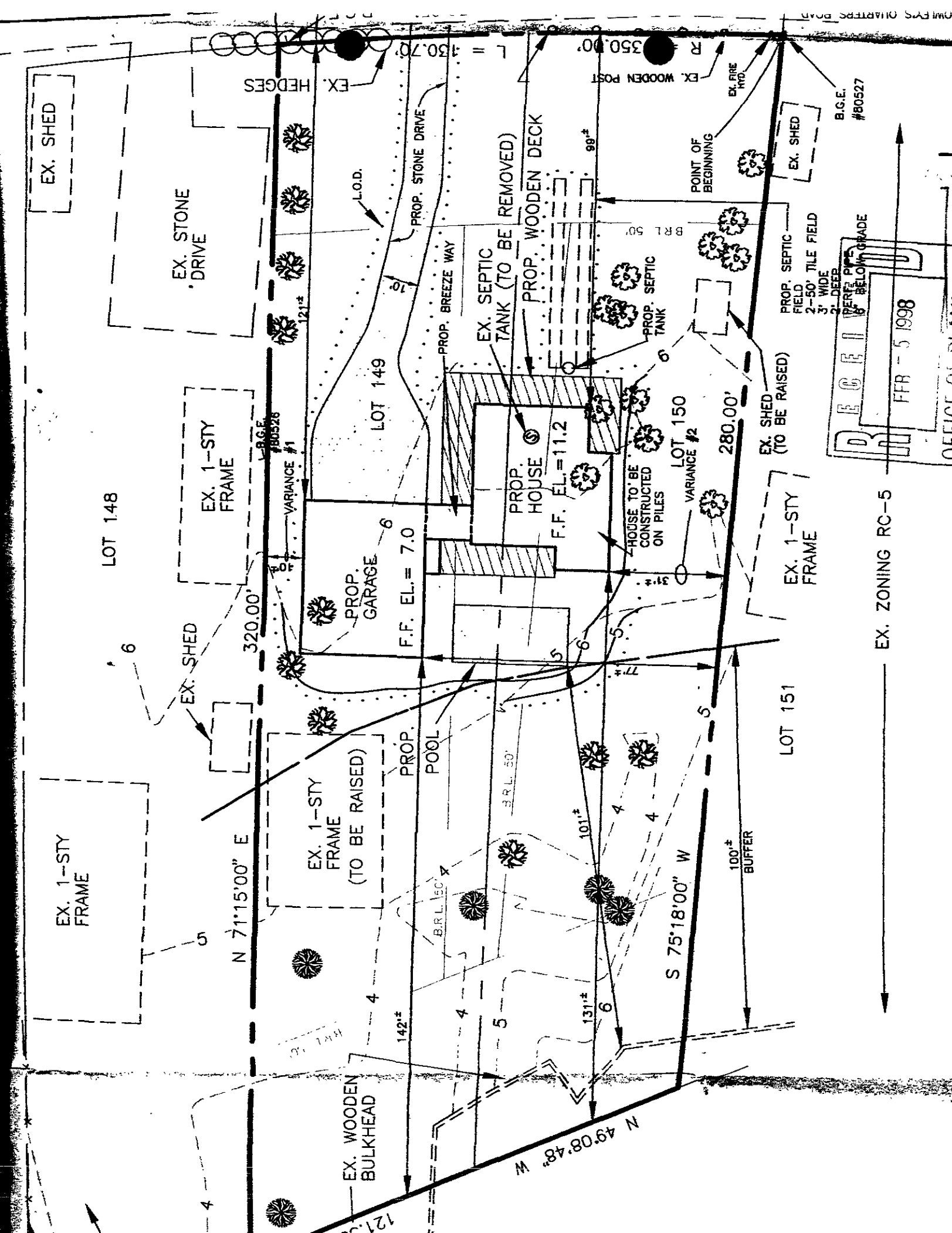
RECEIVED
 FEB - 5 1998

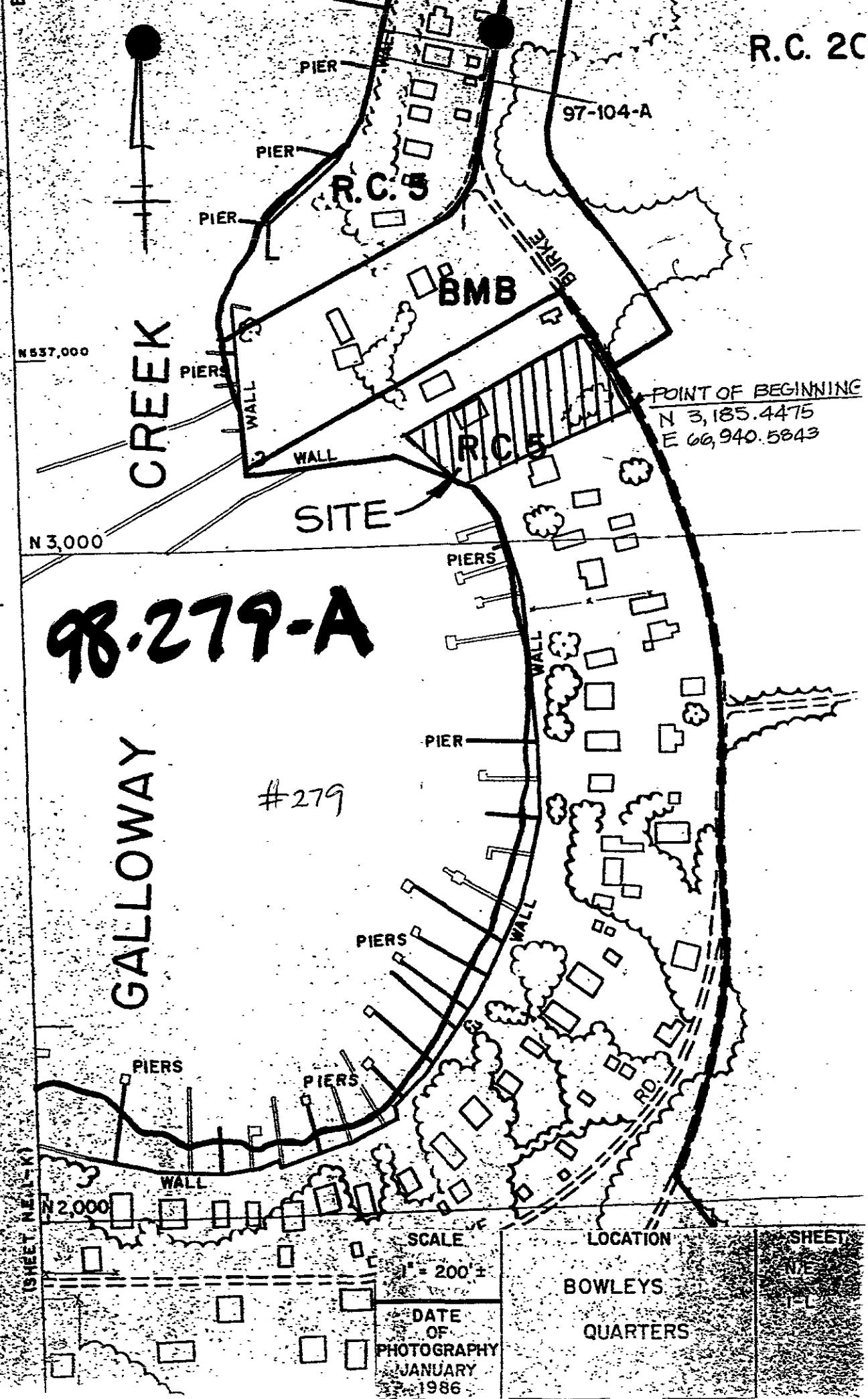
LOCATION SURVEY PLANNING
 1426-1428 Burke Road

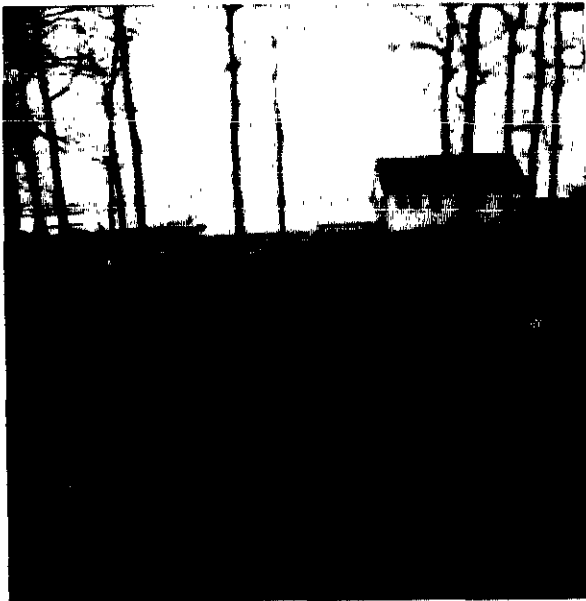
Bowleys Quarters
 Elec. Dist. - 15 B&T Co., Md.

NTT ASSOCIATES, INC.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Phone 442-2031

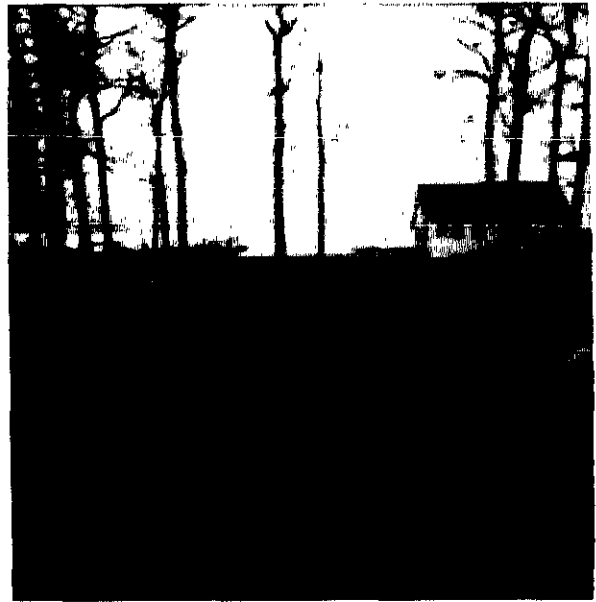
Scale: 1" = 40'
 Date: 8-19-88
 Field By: M.H.
 Drawn By: M.H.
 Drawing # 7028-T



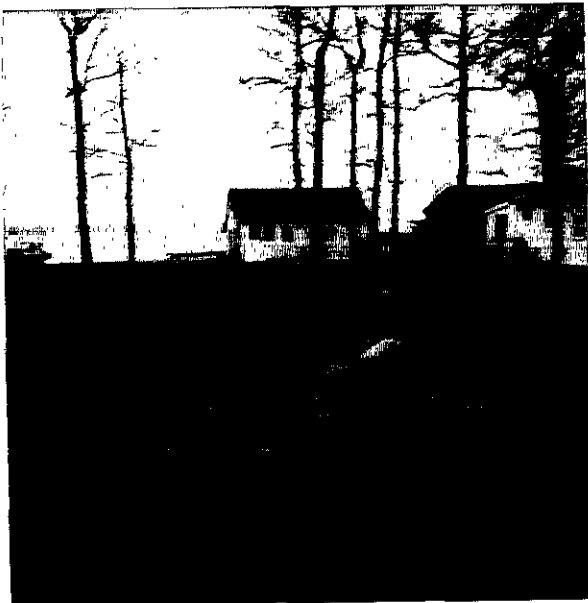




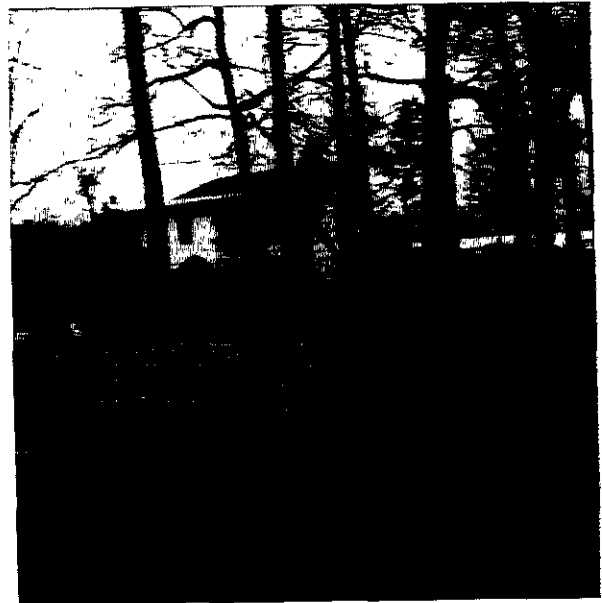
STRAIGHT



STRAIGHT



RITESIDE
~~STRAIGHT~~



LEFT SIDE

98-279-A