

IN RE: PETITION FOR SPECIAL HEARING
NW/S River Drive Road, 75 ft. N
of c/l Alice Avenue
7231 River Drive Road
15th Election District
7th Councilmanic District
Carl A. Lentz, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-322-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 7231 River Drive Road in the Lynch Point subdivision of eastern Baltimore County. The Petition was filed by Carl A. Lentz and Denice L. Lentz, his wife, property owners. Through the Petition, a waiver is requested, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR), Section 517.1 (510.1) of the Building Code, and Sections 26-670 and 26-172 (a)(3) of the Baltimore County Code, to substantially improve a dwelling in the tidal floodplain. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Carl A. Lentz and Denice L. Lentz, Petitioners/property owners. The Petitioners were represented by John B. Gontrum, Jr., Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered was that the subject property is roughly rectangular in shape, 60 ft. wide and 157 ft. deep. The property is .216 acres in area, zoned D.R.5.5. The property is located in the Lynch Point subdivision adjacent to River Drive Road near Back River.

Testimony and evidence offered was that the subject property is presently improved with a one story dwelling known as 7231 River Drive Road. The dwelling is attached to a wood deck to the rear and an above

ORDER RECEIVED FOR FILING

DATE

BY

4/30/98
Mr. Govea

ground pool. A small storage shed is also located in the rear yard. Mr. and Mrs. Lentz reside in the dwelling and have owned the property for some time.

Apparently, the Petitioners have decided to improve the property and enlarge the dwelling. Some months ago, they hired a contractor for the purpose of adding a second story addition to the dwelling. They incorrectly assumed that the contractor was licensed by the State of Maryland and would obtain all of the necessary permits for the required construction. The construction commenced shortly after the contractor was hired.

Ultimately, Mr. and Mrs. Lentz discovered that the contractor was not licensed and that the requisite permits had not been issued. By issuance of a Stop Work Order, Baltimore County ordered that construction on the improvements to the dwelling be ceased, but for enclosing the work previously done to prevent damage to same by the elements. It was also discovered that the property lies within a tidal floodplain. Thus, due to the proposed construction, the Petition for Special Hearing was filed.

It is to be noted that all of the improvements to the property will be on the second floor of the dwelling. The size of the footprint of the building (35 ft. x 48 ft.) will not be increased, other than a small porch which has been constructed and is attached to the house. The house contains no basement and is served by public utilities.

Subsequent to the hearing, I contacted Robert W. Bowling, Chief of the Bureau of Developer's Plans Review. Mr. Bowling issued a Zoning Plans Advisory Committee (ZAC) comment indicating that the flood protection elevation for this site was 10.4 ft. and that the first floor of the dwelling is located within the floodplain. However, Mr. Bowling advised, during our conversation, that the existing and proposed improvements to the dwelling could be completed and that he had obtained approval of the

proposed construction from John Joyce of the Maryland Department of the Environment.

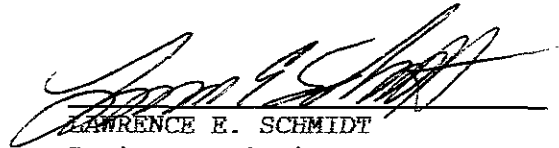
Based upon the testimony and evidence offered, I am persuaded that the Petition for Special Hearing should be granted. Specifically, I am persuaded that the proposed improvements will not cause any detrimental impact to the neighborhood and actually represent an improvement to the property and community. Moreover, I am satisfied that the grant of the waiver will be in accordance with the provisions of Section 26-172 of the Baltimore County Code, Section 517.1 of the Building Code, and the Floodplain Management Regulations. Thus, relief shall be granted and the waiver approved.

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 of Baltimore County this 30th day of April 1998 that, pursuant to the Petition for Special Hearing, approval for a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR), Section 517.1 (510.1) of the Building Code, and Sections 26-670 and 26-172 (a)(3) of the Baltimore County Code, to substantially improve a dwelling in the tidal floodplain, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired.

LES:mmm


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning

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

April 29, 1998

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
Property: 7231 River Drive Road
Carl A. and Denice L. Lentz, Petitioners
Case No. 98-322-SPH

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, 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 dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

att.

c: Mr. and Mrs. Carl A. Lentz
7231 River Drive Road
Baltimore, Maryland 21219





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

7231 RIVER DRIVE ROAD

which is presently zoned

D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a waiver pursuant to section 500.6 BCZR, Section 517.1 (510.1), Building Code and Sections 26-670, 26-172 (a) (3) of the BCC to substantially improve a dwelling in the tidal floodplain.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

John B. Contrum, Esq.

(Type or Print Name)

Signature

814 Eastern Blvd (410) 686-8274

Address

Phone No.

Baltimore, MD 21221

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

7231 River Drive Road (410) 388-9399

Address

Phone No.

Baltimore, MD 21219

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

3/9/98

322

98-322-SP4

ZONING DESCRIPTION FOR 7231 RIVER DRIVE ROAD

Beginning at a point on the northwest side of River Drive Road which is 40 feet wide at the distance of 75 feet north of the centerline of the nearest improved intersecting street of Alice Avenue which is 30 feet wide. Being lot #23, Block "P" in the subdivision of Lynch Point as recorded in Baltimore County Plat Book #8, folio 38, containing 9420 square feet. Also known as 7231 River Drive Road and located in the 15th Election District, 7th Councilmanic District.

322

98-322-SPH

0990
65-7002/550
000900450

12-29-97

LENTZ EQUIPMENT CO.
7231 RIVER DRIVE ROAD
BALTIMORE, MD 21219

PAY TO THE ORDER OF Baltimore County 0445 04 88 28 02

Two Hundred and Fifty 0/100 DOLLARS

PATAPSCO BANK
1301 Merritt Boulevard, Dundalk, MD 21222

FOR Carl A. Lentz

110009901 12550720291 2400020751 0000025000

322

98-322-SPH

MAR 04 '98 02:45

TO: 410 686 0118

P01

FOR DEPOSIT ONLY
BALTIMORE COUNTY, MARYLAND
CORPORATE COLLECTION ACCT.
1/07/1998 W505 BXT 47408 TO 47408
CR NO. 049300
250.00 TT 250.00 CHECK

8317 07560

► 0520-0011-3 ◀
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CONFIDENTIAL

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DNA

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CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/9/, 19 98

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 4/9/, 19 98

THE JEFFERSONIAN,

A. Henrickson
LEGAL AD. - TOWSON

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: #98-322-SPH
7231 River Drive Road :
NW/S River Drive Road, 75' N
of centerline Alice Avenue
15th Election District
7th Councilmanic District
Legal Owner(s):
Carl A. Lentz & Denise L.
Lentz

Special Hearing: to approve
a waiver pursuant to Section
500.6, BCCR, Section 517.1
(510.1), Building Code, and
Sections 26-670,
26-172(a)(3) of the BCC to
substantially improve a dwell-
ing in the tidal floodplain.
Hearing: Monday, April 27,
1998 at 2:00 p.m. in Room
407, County Courts Bldg.,
401 Bostley 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 concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

4/136 April 9 C219539

CERTIFICATE OF POSTING

RE: Case No. 98-322-SPH
Petitioner/Developer:
(Carl A. Lentz)
Date of Hearing/Closing:
(Apr. 27, 1998)

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

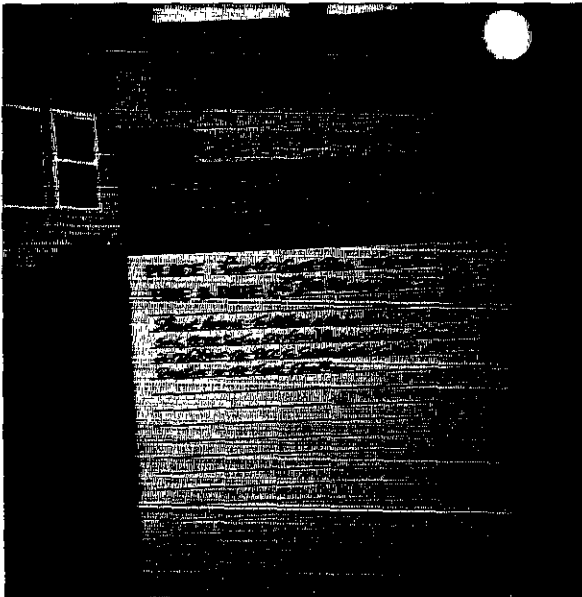
Attention : Ms. Gwendolyn Stephens

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 _____

7231 River Drive Road Baltimore, Maryland 21219 _____

The sign(s) were posted on _____ Apr. 10, 1998 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr. 4/10/98
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



Baltimore County
Department of Permits and
Development Management

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

March 23, 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: 98-322-SPH
7231 River Drive Road
NW/S River Drive Road, 75' N of centerline Alice Avenue
15th Election District - 7th Councilmanic District
Legal Owner: Carl A. Lentz & Denice L. Lentz

Special Hearing to approve a waiver pursuant to Section 500.6, BCZR, Section 517.1 (510.1), Building Code, and Sections 26-670, 26-172(a)(3) of the BCC to substantially improve a dwelling in the tidal floodplain.

HEARING: Monday, April 27, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: John B. Gontrum, Esquire
Denice & Carl Lentz

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 12, 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
April 9, 1998 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

410-686-8274

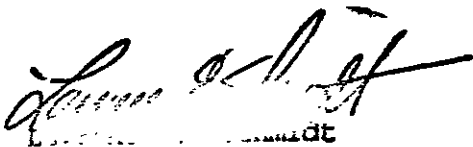
NOTICE OF ZONING HEARING

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7231 River Drive Road
NW/S River Drive Road, 75' N of centerline Alice Avenue
15th Election District - 7th Councilmanic District
Legal Owner: Carl A. Lentz & Denice L. Lentz

Special Hearing to approve a waiver pursuant to Section 500.6, BCZR, Section 517.1 (510.1), Building Code, and Sections 26-670, 26-172(a)(3) of the BCC to substantially improve a dwelling in the tidal floodplain.

HEARING: Monday, April 27, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

50
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.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 322

Petitioner: CARL and DENICE LENTZ

Address or Location: 7231 RIVER DRIVE RD. BALT. 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN B. GOWAN, ESQ

Address: 814 EASTERN BLVD.

BALT., MD. 21221

Telephone Number: 410-686-8274

Revised 2/20/98 - SCJ

98-322 SPH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-322-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING - A waiver pursuant to section 500-6
BCZR, section 517.1 (510.1) Building Code & Sections 26-670,
26-172 Ca)(3) of the BCC to substantially improve a
dwelling in the tidal floodplain.

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

Carl Richards
Zoning Supervisor
Department of Permits and Development Management
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Lentz Special Hearing

Dear Mr. Richards:

Attached is a zoning special hearing request for a tidal flood plain waiver for substantial construction. This waiver request was approved by the development review committee earlier this year. A copy of Petitioner's canceled check is enclosed for the application. We are awaiting the receipt and written county order, which we have been informed is forthcoming. The Petition was reviewed by Jun Fernando and approved for filing. The property is the subject of code enforcement order pertaining to the issue of the improvement of the building in the flood plain. John Altmeyer is the contact person.

Very truly yours,



John B. Gontrum

322

98-322-SPH



Baltimore County
Department of Permits and
Development Management

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

April 22, 1998

John B. Gontrum, Esq.
814 Eastern Boulevard
Baltimore, MD 21221

RE:

Item No.: 322
Case No.: 98-322-SPH
Petitioner: Carl and Denice Lentz
Location: 7231 River Drive Road

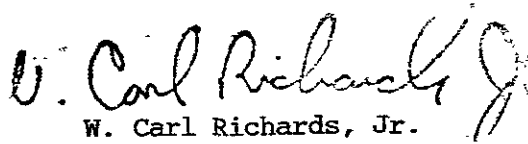
Dear Mr. Gontrum:

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 March 9, 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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)

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: March 30, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for March 30, 1998
 Item No. 322

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The minimum flood protection elevation for this site is 10.4 feet; that is, tidal flood elevation 9.4 feet plus 1.0 foot of free board.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ZONE0330.322

Due Date: March 30, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/yp*

SUBJECT: Zoning Item #322

Lentz Property, 7231 River Drive Road

Zoning Advisory Committee Meeting of March 23, 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 (Section 14-401 through 14-422 of the Baltimore County Code).

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).



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 J R F
Item No. 322

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

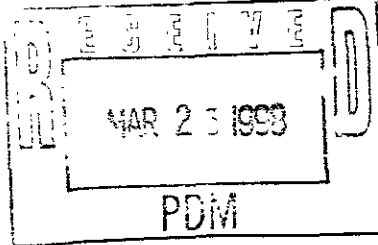
My telephone number is _____

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
Fire Department



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

March 23, 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 MARCH 23, 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.

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

320, 322, 323, 324, 325, 326, 329, 330, 332, 333, 335
AND USE PERMIT FOR FARMER'S ROADSIDE STAND (DARYL C.
DUTRO)

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, M6-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 24, 1998

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 322, 324, 329, 332, and 335

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

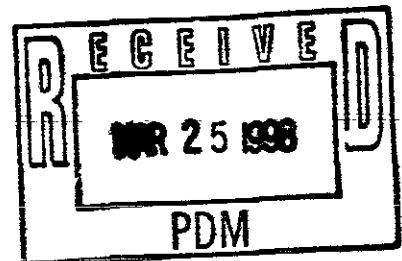
Prepared by:

Jeffrey W. Long

Division Chief:

Arnold F. Keller, III

AFK/JL



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
7231 River Drive Road, NW/S River Drive	*	
Road, 75' N of c/l Alice Ave	*	ZONING COMMISSIONER
15th Election District, 7th Councilmanic	*	
	*	OF BALTIMORE COUNTY
Carl A. and Denice L. Lentz	*	
Petitioners	*	CASE NO. 98-322-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



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 2nd day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Jr., Esq., 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioners.



PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE:

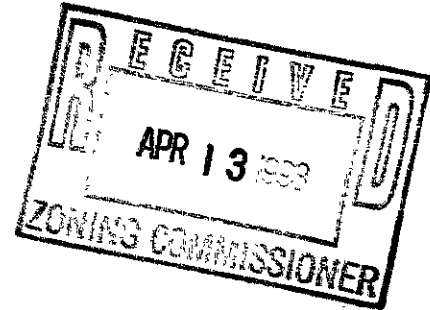
TO: Larry Schmidt
Zoning Commissioner

FROM: John M. Altmeyer-RL
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 322

PETITIONER: Carl A. Lentz

VIOLATION CASE NO.: 107001



DEFENDANTS: Carl A. & Denise L. Lentz

Please be advised that the aforementioned petition is the subject of an active violation case.

When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

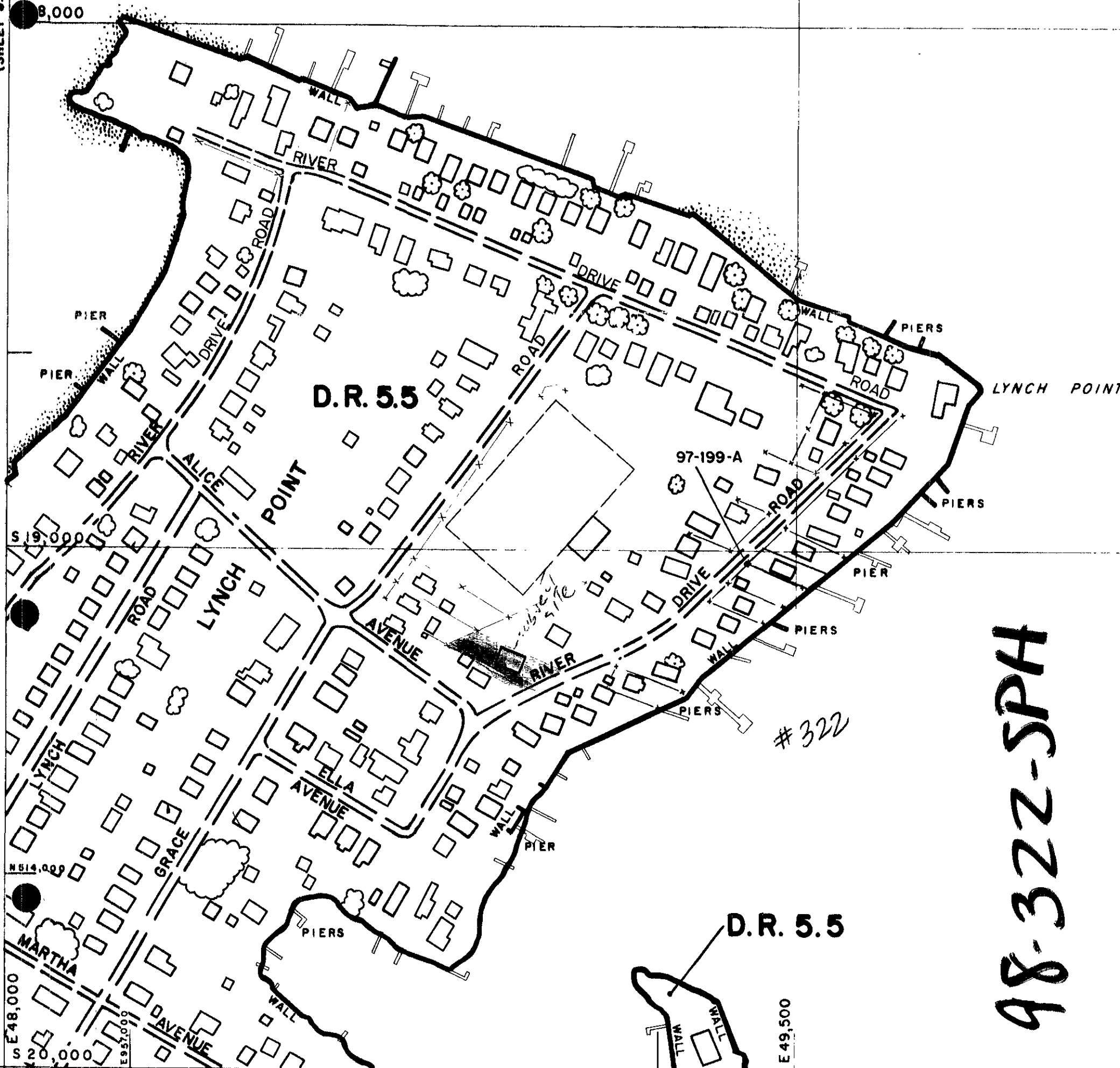
JMA/RL/klh

S 17,000

BACK

(SHEET S.E. 5-H)

8,000



D.R. 5.5

97-199-A

#322

D.R. 5.5

98-322-SPH

E-SE
A-NE

SE 5-1

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996

Bills Nos. 129-96 130-96 131-96 132-96 133-96 134-96 135-96

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

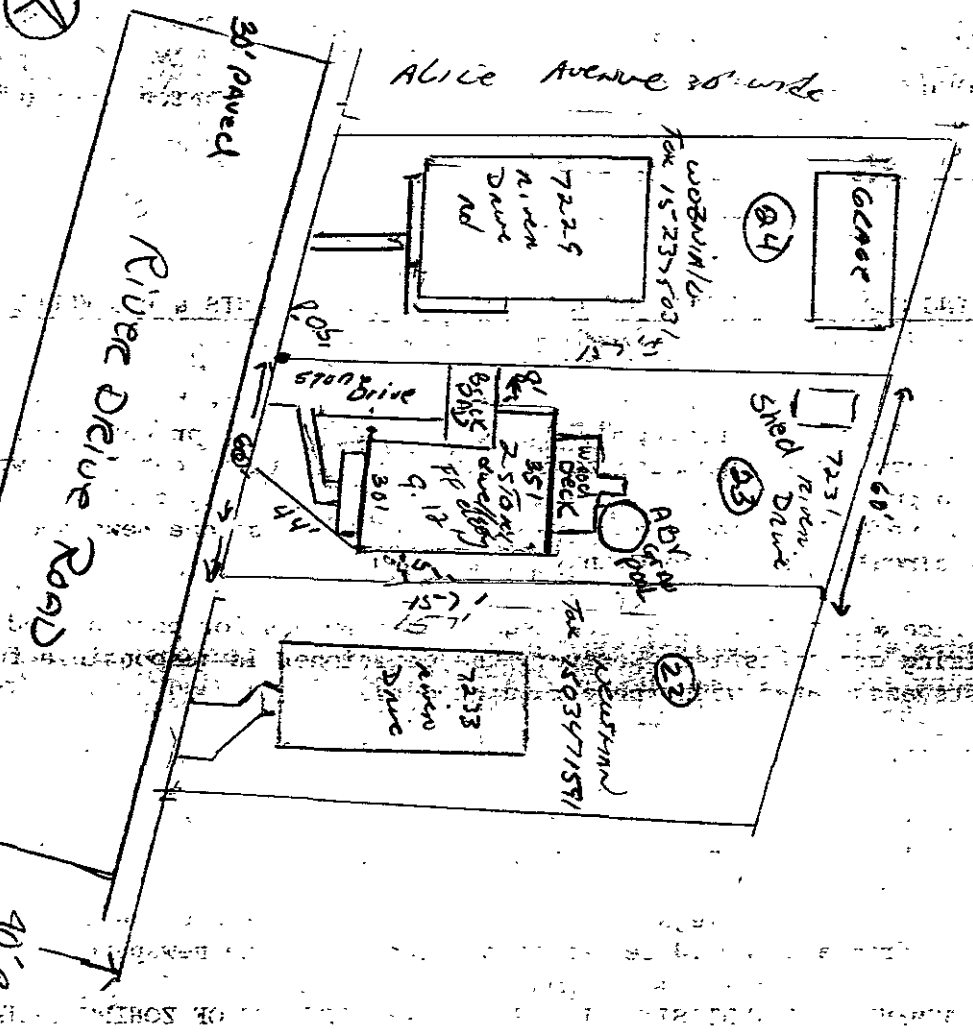
PROPERTY ADDRESS: 7231 River Drive Road

Subdivision name: Lyndeh Point

Plat book # 8, folio # 35, lot # 23, section #

OWNER: Carl and Debra Leitz

see pages 5 & 6 of the CRYSTAL CITY ZONING ORDINANCE



Councilmanic District: 7th
 Electoral District: 16th
 1"=200' scale map#: 56-5-1
 Zoning: D-2.5-S
 Lot size: .216 9420
 acreage square feet

Public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☒ ☐
 Prior Zoning Hearings: None

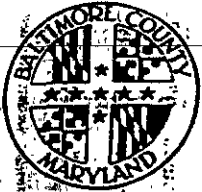
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JRF 322

North
 date: 2/1/85
 prepared by: Carl Leitz Scale of Drawing: 1"= 50'

98-322-SPH



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 assessed 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.: _____ Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____



98-322-SPH

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY

EDGE MERE

S.E.
5-1

JANUARY
1986