

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
E of River Road, 165 ft. S of \* ZONING COMMISSIONER  
Silver Lane \*  
Lot 8D River Road \*  
15th Election District \* OF BALTIMORE COUNTY  
7th Councilmanic District \*  
Legal Owner: Mark Dickerson \* Case No. 98-434-A  
and Doris Dickerson \*  
Contract Purchaser: Deborah Martin \*  
Petitioners \*

\*\*\*\*\*

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
E of River Road, 215 ft. S \* ZONING COMMISSIONER  
of Silver Lane \*  
Lot 9D River Road \*  
15th Election District \* OF BALTIMORE COUNTY  
7th Councilmanic District \*  
Legal Owner: Mark Dickerson \* Case No. 98-435-A  
and Doris Dickerson \*  
Contract Purchaser: John Vervan \*  
Petitioners \*

\*\*\*\*\*

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
E of River Road, 265 ft. S \* ZONING COMMISSIONER  
of Silver Lane \*  
Lot 10D River Road \*  
15th Election District \* OF BALTIMORE COUNTY  
7th Councilmanic District \*  
Legal Owner: Mark Dickerson \* Case No. 98-436-A  
and Doris Dickerson \*  
Contract Purchaser: Laura L. George \*  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before the Zoning Commissioner on Petitions for Variance, for three separate lots of record which are adjacent to one another in the subdivision known as Cedar Beach, located in eastern Baltimore County. The three cases were combined for a single public hearing, in that the Petitions were each brought by Mark Dickerson, the owner of each of the three parcels. The Petitions indicate that Doris Dickerson, the mother of Mark Dickerson, is the co-owner of the properties; however, apparently Mrs. Dickerson is deceased and Mark Dickerson is the sole owner.

COPIES RECEIVED FOR FILING  
Date 10/1/98  
By M. Spork

In zoning case no. 98-434-A, variance relief is requested for the parcel known as lot 8D River Road in the Cedar Beach subdivision. Relief is sought pursuant to Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a front yard setback of 32 ft. and a center line setback of 47 ft., in lieu of the required 50 ft. and 75 ft., respectively. Variances are also sought to allow side yard setbacks of 11 ft. on each side in lieu of the required 50 ft. It is to be noted that Deborah Martin, Contract Purchaser, executed the Petition as co-applicant/contract purchaser.

In case No. 98-435-A, variance relief is requested for the parcel known as lot 9D River Road in the Cedar Beach subdivision. Relief is sought pursuant to Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a front yard setback of 32 ft. and a center line setback of 47 ft., in lieu of the required 50 ft. and 75 ft., respectively. A variance is also requested to allow side yard setbacks of 11 ft. in lieu of the required 75 ft. In this case, John Vervan executed the Petition as co-applicant/contract purchaser.

Lastly, in case No. 98-436-A, variance relief is requested for the parcel known as lot 10D River Road in the Cedar Beach subdivision. Variance relief is also sought, pursuant to Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR), to allow a front yard setback of 32 ft. and a center line setback of 47 ft., in lieu of the required 50 ft. and 75 ft., respectively. Also, side yard setbacks of 40 ft. and 10 ft. in lieu of the required 50 ft. are also proposed. A variance is requested to allow a rear yard setback of 25 ft. in lieu of the required 50 ft. In this case, Laura L. George executed the Petition as co-applicant/contract purchaser.

10/1/98  
Laura L. George

As noted above, the matters came before this Zoning Commissioner for a single public hearing. The lots are adjacent unimproved properties which are located near the intersection of Poplar Road and River Road in eastern Baltimore County. The properties are not waterfront but have frontage on both River Road and Poplar Road. They are located not far from Sue Creek. Each property is zoned R.C.5.

Lot 8D is approximately .1836 acres in area. The lot is unimproved and has a frontage of 50 ft. on River Road. The lot is irregularly shaped, with a depth of 145 to 175 ft. The angular frontage of the lot on Poplar Road is 60 ft. in width.

Lot 9D is .16 acres in area. It is also 50 ft. wide on River Road and 60 ft. wide on Poplar Road. Its depth ranges from 113 ft. to 145 ft.

Lot 10D is .25 acres in area and is triangular in shape. It has frontage of approximately 189 ft. on River Road and 250 ft. on Poplar Road. It is 113 ft. in depth at its widest point. This triangular shaped parcel is located immediately adjacent to the intersection of River Road and Poplar Road.

The subject properties and requested relief are more particularly shown on the plats which were attached to each Petition, marked as Petitioners' Exhibit #1.

Apparently, Mr. Dickerson and his mother acquired the lots approximately 8 years ago. They are presently unimproved and are wooded. Mr. Dickerson proposes constructing a single family dwelling on each lot. The proposed building envelopes are 28 ft. x 28 ft. in dimension. It was also indicated that Poplar Road is a gravel road at the present time. However, it is anticipated that a macadam surface will eventually be installed. Mr. Dickerson indicated that each lot is a separate lot of record and contains its own tax number.

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Date 10/11/98  
By M. Hoad

Variance relief is requested for each of the lots as more fully described above. The lots are significantly undersized. Section 1A04.3.B.1 governs of the lot area for R.C.5 parcels. That section requires that a lot having less than one acre in area may not be "created" in the R.C.5 zone. In this case, the lots are not being "created" in that they have existed as separate lots of record since the Cedar Beach subdivision was platted many years ago. Thus, Mr. Dickerson need not variance that section in view of the fact that the lots have existed in their present size and dimension for many years. Nonetheless, since each lot is unimproved, variance relief to permit construction is necessary from the current standards contained within the R.C.5 zoning regulations. This relief is requested, pursuant to Section 307 of the BCZR which empowers the Zoning Commissioner to grant variances from area and setback requirements.

The Petitioner is not eligible for relief pursuant to Section 304 of the BCZR. Although not applicable here, the purpose of Section 304 is of note. That section permits the development of undersized lots by right. The drafters of the BCZR enacted Section 304 in recognition of the fact that many undersized lots predated the adoption of the zoning regulations. Section 304 allows a property owner to develop an undersized lot with a single family dwelling if three conditions are met. Those conditions are; that the lot existed as part of a recorded subdivision or was a duly recorded lot of record prior to 1955; that no other variance relief is necessary; and that the property owner owns no adjacent land which might be combined with a lot at issue to produce a sufficiently size lot. In this case, Mr. Dickerson fails to meet two of those requirements. Specifically, all three of the lots at issue are under one ownership; thereby precluding development of each on an individual basis, pursuant to

*Handwritten notes:*  
11/19/58  
M. Dickerson

Section 304. Second, and as significantly, substantial variances are needed from the setback requirements. Thus, if the Petitioner attempts to develop the lot individually, he may do so only pursuant to Section 307.

Section 307 of the BCZR sets out the criteria which must be applied to each variance Petition. The section requires that the Petitioner demonstrate practical difficulty or unreasonable hardship in order for relief to be approved. Also, it must be shown that relief can be granted without any detrimental impact to the surrounding locale.

The variance statute in Baltimore County has been comprehensively examined by the appellate courts of this State. The leading case is Cromwell v. Ward, 102 Md. App 691 (1995). Therein the Court opined that the Petitioner must demonstrate that the property at issue is unique in order for relief to be denied. Moreover, the hardship shown cannot be self created nor are economic factors the basis to support variance relief.

Although there were no opponents present, Zoning Plans Advisory Committee (ZAC) comments were received which oppose the Petitions. The Office of Planning noted that the Petitions are contrary to the spirit and intent of the regulations as set out in Section 304 of the BCZR. As noted above, two of the three requirements of Section 304 are not satisfied in this case. That comment also noted that public water was being installed in this area to correct existing health problems and not to allow or encourage new development. The Department of Environmental Protection and Resource Management also opined that development of the parcels need be in compliance with the Chesapeake Bay Critical Area Regulations.

In my judgment, the Petitions must and should be denied. The Petitioner has presented no compelling factor to support a grant of the variances. Rather, it is clear that the Petitioner's only goal is to maximize his economic gain by sale of the properties. Although I find no fault

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Date 10/19/98  
By J. H. [Signature]

with the Petitioner attempting to increase his profit by developing each lot, that desire cannot be the basis upon which variance relief can be granted. There is no compelling showing that these lots should not be combined for development purposes. Although even a combination of the lots for a single dwelling might require a zoning variance, certainly any such variance would be significantly less in scope than what is proposed. In this case, I find that the Petitioner has not satisfied the criteria set out in Section 307 of the BCZR, as construed by the Court of Special Appeals in Cromwell v. Ward, supra. Thus, the Petitions for Variance must and will be denied.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1<sup>st</sup> day of October 1998 that, in case No. 98-434-A, a variance from Section 1A04.3.B.3 of the BCZR to allow a front yard setback of 32 ft. and a center line setback of 47 ft., in lieu of the required 50 ft. and 75 ft., respectively, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that variances to allow side yard setbacks of 11 ft. on each side, in lieu of the required 50 ft., be and is hereby DENIED; and,

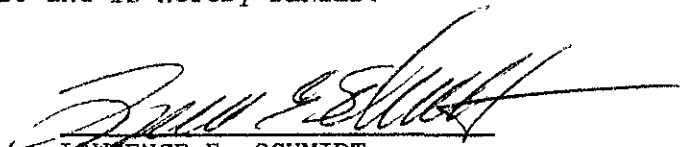
IT IS FURTHER ORDERED that, in case No. 98-435-A, variance relief from Section 1A04.3.B.3 of the BCZR to allow a front yard setback of 32 ft. and a center line setback of 47 ft., in lieu of the required 50 ft. and 75 ft., respectively, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that a variance to allow side yard setbacks of 11 ft. in lieu of the required 75 ft., be and is hereby DENIED; and,

RECEIVED FOR FILING  
10/1/98  
M. Howard

IT IS FURTHER ORDERED that in case No. 98-436-A a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR), to allow a front yard setback of 32 ft. and a center line setback of 47 ft., in lieu of the required 50 ft. and 75 ft., respectively, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that side yard setbacks of 40 ft. and 10 ft. in lieu of the required 50 ft., and a variance to allow a rear yard setback of 25 ft. in lieu of the required 50 ft., be and is hereby DENIED.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING  
Date 9/06/98  
By M. Sporal



Baltimore County  
Zoning Commissioner  
Office of Planning

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

September 30, 1998

Mr. Mark Dickerson  
2042 Popular Road  
Baltimore, Maryland 21221

Mr. Buck Jones  
Free-State General Contractors, Inc.  
500 Vogts Lane  
Baltimore, Maryland 21221

RE: Case No. 98-434-A, 98-435-A, 98-436-A  
Petitions for Variance  
Property: Lots 8D, 9D and 10 D River Road

Gentlemen:

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

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn  
att.

c: Ms. Deborah Martin  
Ms. Laura L. George  
Mr. John Vervan  
500 Vogts Lane  
Baltimore, Maryland 21221







# Petition for Variance

CBCA

## to the Zoning Commissioner of Baltimore County

for the property located at Lot 10-D River Road

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) Section 1A04.3.B.3 to allow a front yard setback of 32' and a centerline setback of 47' in lieu of the required 50' and 75' respectively; to allow side yard setbacks of 40' and 10' in lieu of the required 50' respectively; and to allow a rear yard setback of 25' in lieu of the required 50' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) This particular lot is located in a RC 5 zone. The lot has been a lot of record with it's own tax account number since 1942. The set back lines as required under the RC 5 zoning would not be possible to obtain. Strict compliance with the zoning requirement would unreasonably prevent the use of the property for a permitted purpose that other lot owner's of the community have enjoyed.

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

Laura L. George  
(Type or Print Name)

Laura L. George  
Signature

500 Vogts Lane  
Address

Baltimore Md 21221  
City State Zipcode

Attorney for Petitioner

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address Phone No

\_\_\_\_\_  
City State Zipcode

Legal Owner(s)

Mark Dickerson  
(Type or Print Name)

Mark Dickerson  
Signature

Doris Dickerson  
(Type or Print Name)

\_\_\_\_\_  
Signature

2042 Popular Road 574-5952 HM  
Address Phone No

Baltimore Md 21221  
City State Zipcode

Name, Address and phone number of representative to be contacted

Buck Jones 574-9544 HM  
Name Phone No

500 Vogts Lane 410-574-9337 WK  
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_  
unavailable for Hearing

the following date \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: BR DATE 5/13/98



Printed with Soybean Ink on Recycled Paper

# 98-436-A

# #436

# EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR Lot 10-D River Road  
(address)  
Election District 15 Councilmanic District 7

Beginning at a point on the East side of River  
(north, south, east or west)

Road which is 30'  
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 265' South of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Silver Lane  
(name of street)

which is 30 wide. \*Being Lot # 10-D  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of  
Cedar Beach' as recorded in Baltimore County Plat  
(name of subdivision)

Book # 13, Folio # 59, containing  
11,312  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 183739

DATE 5/13/98 ACCOUNT Root-6150

AMOUNT \$ 50.00

RECEIVED FROM: Buck Jones

FOR: old variance Lot 10-D

PAID RECEIPT  
PROCESS DATE 5/14/98  
5/14/98 5/13/98 1742.79  
RECEIVED CASHIER SUN OIL DRINKER  
5 MISCELLANEOUS CASH RECEIPT  
AMOUNT \$ 50.00  
DATE 5/13/98

Baltimore County, Maryland

98-436-A

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER  
I-Team # 436

CASHER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commission 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 #98-436-A  
Five Road, Lot 10D,  
E of River Road, 285' S  
of Silver Lane,  
15th Election District,  
7th Condemnation District  
Legal Owners:  
Mark Dickerson &  
Doris Dickerson  
Contract Purchaser:  
Laura L. George

Variance: to allow a front yard setback of 32 feet and a centerline setback of 47 feet in lieu of the required 50 feet and 75 feet, respectively, to allow side yard setbacks of 40 feet and 10 feet in lieu of the required 50 feet, respectively, and to allow a rear yard setback of 25 feet in lieu of the required 50 feet.

Hearing: Wednesday, June 24, 1998 at 7:00 a.m., in Room 106, County Office Bldg., 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

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

6/04/98, June 4 62335649

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/4, 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 6/4, 1998

THE JEFFERSONIAN,  
*A. A. Amick*  
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

X

RE: Case No. 98-436-A

Petitioner/Developer B. JONES, ETAL  
M&D. DICKERSON

Date of Hearing/Closing. 6/24/98

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 LOT 10-D - RIVER ROAD  
265' FROM SILVER LA.

The sign(s) were posted on 6/8/98  
(Month, Day, Year)

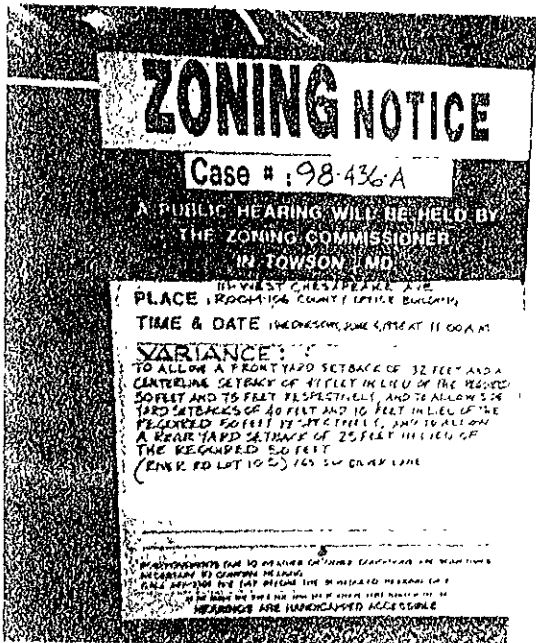
Sincerely,

Patrick M. O'Keefe 6/15/98  
(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)



861-11198



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/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

\_\_\_\_\_  
 ARNOLD JABLON, DIRECTOR

-----  
 For newspaper advertising:

Item No.: 436 Petitioner: BUCK JONES

Location: Lot 10-D River Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BUCK JONES

ADDRESS: 500 VOGTS LANE

BALT. MD 21221

PHONE NUMBER: 410-574-9337

**98-436-A**

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

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

Format for Sign Printing, Black Letters on White Background:

# ZONING NOTICE

Case No.: 98-436-A

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

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

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

REQUEST: Variance to allow a front yard setback of 32' and a centerline setback of 47' in lieu of the required 50' and 75' respectively, to allow side yard setbacks of 40' and 10' in lieu of the required 50' respectively; and to allow a rear yard setback of 25' in lieu of the required 50'.

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

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

**HANDICAPPED ACCESSIBLE**

TO: PATUXENT PUBLISHING COMPANY  
June 4, 1998 Issue - Jeffersonian

Please forward billing to:

Buck Jones 410-574-9337  
500 Vogts Lane  
Baltimore, MD 21221

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**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: 98-436-A  
River Road, Lot 10D  
E of River Road, 265' S of Silver Lane  
15th Election District - 7th Councilmanic District  
Legal Owner: Mark Dickerson & Doris Dickerson  
Contract Purchaser: Laura L. George

Variance to allow a front yard setback of 32 feet and a centerline setback of 47 feet in lieu of the required 50 feet and 75 feet respectively; to allow side yard setbacks of 40 feet and 10 feet in lieu of the required 50 feet respectively; and to allow a rear yard setback of 25 feet in lieu of the required 50 feet.

HEARING: Wednesday, June 24, 1998 at 11:00 a.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue

  
Lawrence E. Schmidt SES

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.





Baltimore County  
Department of Permits and  
Development Management

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

May 26, 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: 98-436-A  
River Road, Lot 10D  
E of River Road, 265' S of Silver Lane  
15th Election District - 7th Councilmanic District  
Legal Owner: Mark Dickerson & Doris Dickerson  
Contract Purchaser: Laura L. George

Variance to allow a front yard setback of 32 feet and a centerline setback of 47 feet in lieu of the required 50 feet and 75 feet respectively; to allow side yard setbacks of 40 feet and 10 feet in lieu of the required 50 feet respectively; and to allow a rear yard setback of 25 feet in lieu of the required 50 feet.

HEARING: Wednesday, June 24, 1998 at 11:00 a.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue

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

Arnold Jablon  
b Director

c: Doris & Mark Dickerson  
Laura L. George  
Buck Jones

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 9, 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.





Baltimore County  
Department of Permits and  
Development Management

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

June 16, 1998

Mr. Buck Jones  
500 Vogts Lane  
Baltimore, MD 21221

RE: Item No.: 436  
Case No.: 98-436A  
Petitioner: Mark and Doris  
Dickerson  
Location: Lot 10-D River Road

Dear Mr. Jones:

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 May 14, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a small "scj" monogram at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:ggs  
Attachment(s)





**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5.22.91  
Item No. 436 BR

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'R. J. Burns'.

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

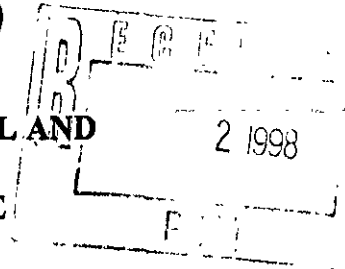
My telephone number is \_\_\_\_\_

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

Date: June 1, 1998

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

SUBJECT: Lot Nos. 8, 9, 10 River Road

INFORMATION

Item Numbers: 434, 435, and 436

Petitioner: Dickerson Property

Zoning: RC-5

Note  
Please disregard the  
comment dated 5/26/98  
regarding Item No.  
435 - J.W.L.

Summary of Recommendation:

Staff has reviewed the subject request and recommends denial. This position is based on the the following:

These lots could not be developed without the aid of public water and sewer. Public water and sewer is being installed in this area to correct existing health problems, not to allow or encourage new development. This position is explicitly stated in the Baltimore County Master Plan, the 1997 Master Water and Sewer Plan, and the Lower Back River Neck Community Plan.

Section 304 of the Baltimore County Zoning Regulations states: "A one-family detached or semi-detached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if ... the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations."

Prepared by: Jeffrey M. Long

Division Chief: Caryl L. Kerns

AFK/JL

Due Date: May 29, 1998

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RB Seeley*  
SUBJECT: Zoning Item #434, 435, 436

Dickerson Property, Lots 8D, 9D, 10D River Road

Zoning Advisory Committee Meeting of May 26, 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).

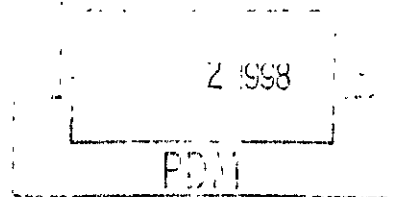


Baltimore County  
Fire Department

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

May 27, 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 MAY 26, 1998

Item No.: 427, 428, 429, 433, 434  
435, 436, 437, 438, 439  
440

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:

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: June 8, 1998

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for June 1, 1998  
Item Nos. 434, 435, and 436

The Development Plans Review Division has reviewed the subject zoning item. Item numbers 434, 435, and 436 are subject to the development regulations of the County; the subdivision of land into three (3) or fewer lots for residential single-family dwellings.

RWB:HJO:jrb

cc: File

RE: PETITION FOR VARIANCE  
Lot 10D River Road, E of River Rd, 265' S of Silver  
Lane, 15th Election District, 7th Councilmanic

Legal Owners: Mark and Doris Dickerson  
Contract Purchaser: Laura L. George

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 98-436-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

Peter Max Zimmerman  
Peter Max Zimmerman  
People's Counsel for Baltimore County

Carole S. Demilio  
Carole S. Demilio  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 10<sup>th</sup> day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Buck Jones, , 500 Vogts Lane, Baltimore, MD 21221, representative for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN





SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
ZONING ADMINISTRATION AND 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: \_\_\_\_\_

CK/UNDER.LOT (TXTSOPH)

A-SEP-80

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

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

FROM: Arnold Jablon, Director, Zoning Administration and 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 & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Buck Jones 500 Vogts Lane 21221 410-574-9337  
Print Name of Applicant Address Telephone Number

Lot Address 10-D River Road Election District 15 Council District 5 Square Feet 11,312

Lot Location: N (S) W (side) corner of River Road . 265 feet from N (S) W corner of C Silver Lane  
(street) (street)

Land Owner Mark Dickerson Tax Account Number 15-02006021

Address 2042 Popular Road Telephone Number 410-574-9337  
Baltimore, Md 21221

**CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)**

**PROVIDED?**

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 304 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)		<input checked="" type="checkbox"/>
Adjoining Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by \_\_\_\_\_  
ZADM

Date \_\_\_\_\_

**TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!**

RECOMMENDATIONS/COMMENTS:

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

Staff has reviewed the Undersize lot application and recommends **Denial**. The denial of the application is based on the following:

This lot could not be developed without the aid of public water and sewer. Public water and sewer is being installed in this area to correct existing health problems, not to allow or encourage new development. This was explicitly stated in the Baltimore County Master Plan 2000, the 1997 Water Supply and Sewerage Plan, and the Lower Back River Neck Community Action Plan.

Section 304 of the Baltimore County Zoning Regulation ( Use of Undersized Single-Family Lots) states: " A one-family detached or semi-detached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:

C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations."

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

Date: 6/1/98 OFFICE OF PLANNING

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
ZONING ADMINISTRATION AND 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: \_\_\_\_\_

CK/UNDER.LOT (TXTSOPH)

10/1/10

*John J. Dickerson*  
 STATE REGISTRAR OF VITAL RECORDS

FOR STATE REGISTRAR

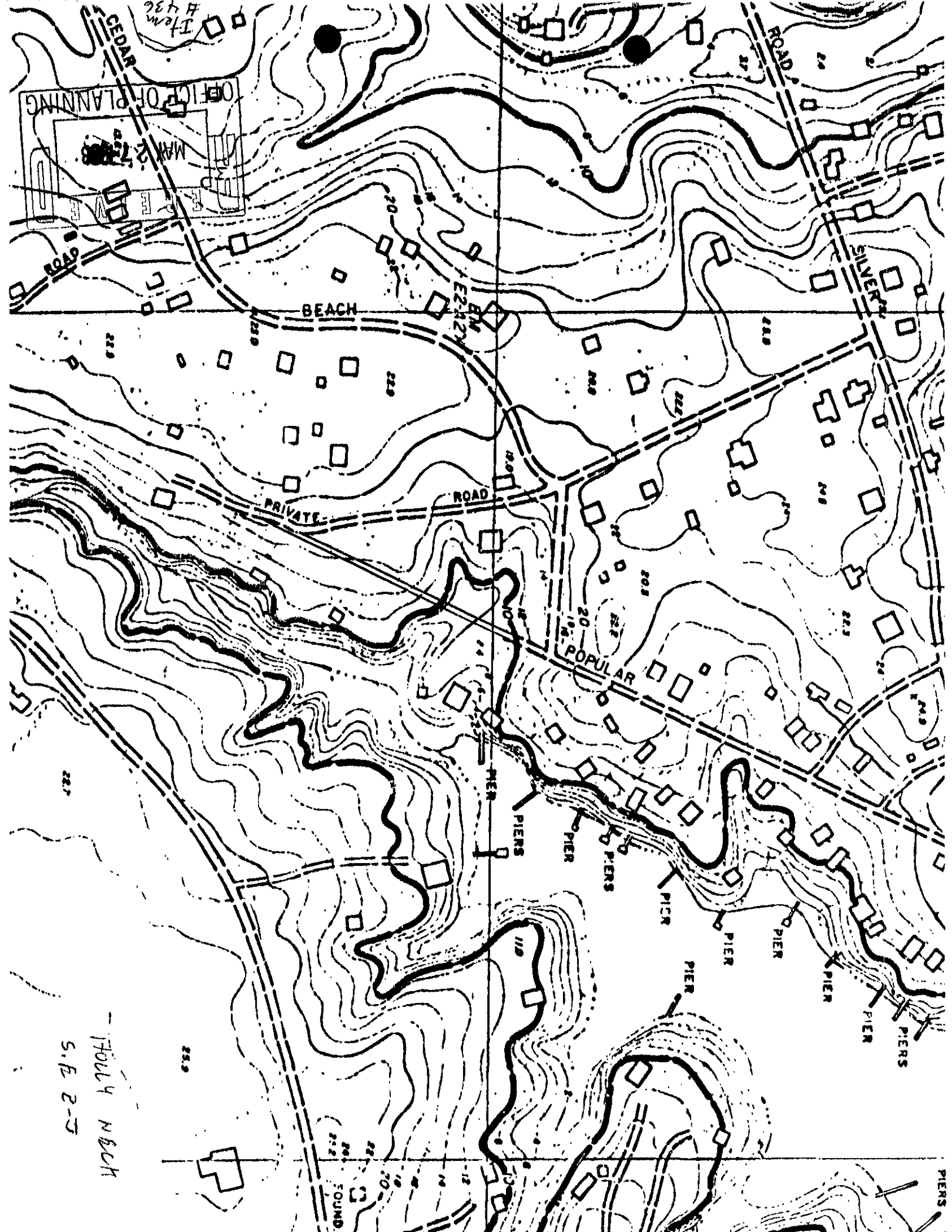
STATE OF MARYLAND / DEPARTMENT OF HEALTH AND MENTAL HYGIENE  
 CERTIFICATE OF DEATH

REG. NO.

TO BE COMPLETED BY FUNERAL DIRECTOR

TO BE COMPLETED BY PHYSICIAN: MEDICAL CERTIFICATION

1. DECEDENT'S NAME (First, Middle, Last) <b>Doris Ann Dickerson</b>				2. DATE OF DEATH MONTH DAY YEAR <b>January 1, 1995</b>		3. TIME OF DEATH <b>11:00 A. M.</b>	
4. SOCIAL SECURITY NUMBER <b>212-22-8398</b>		5. SEX <input type="checkbox"/> M <input checked="" type="checkbox"/> F	6. AGE (In yrs. last birthday) <b>68</b> YRS.	7. DATE OF BIRTH (Month, Day, Year) <b>July 21, 1926</b>		8. BIRTHPLACE (State or Foreign Country) <b>Maryland</b>	
9a. FACILITY NAME (If not institution, give street and number) <b>1308 Chapel Hill Drive</b>				9b. CITY, TOWN OR LOCATION OF DEATH <b>Baltimore</b>		9c. COUNTY OF DEATH <b>Baltimore</b>	
10a. STATE <b>Maryland</b>		10b. COUNTY <b>Baltimore</b>		10c. CITY, TOWN OR LOCATION <b>Baltimore</b>		10d. INSIDE CITY LIMITS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
10e. STREET AND NUMBER <b>1308 Chapel Hill Drive</b>				10f. ZIP CODE <b>21237</b>		10g. CITIZEN OF WHAT COUNTRY? <b>U.S.A.</b>	
11. MARITAL STATUS <input type="checkbox"/> Never Married <input type="checkbox"/> Married <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced		12. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, GIVE WAR OR DATES		13. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No— If yes, specify Cuban, Mexican, Puerto Rican, etc.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Specify:		14. RACE — American Indian, Black, White, etc. Specify: <b>White</b>	
15. DECEDENT'S EDUCATION (Specify only highest grade completed) <b>12</b> Elementary/Secondary (0-12)		15a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do NOT use retired.) <b>Realtor</b>		15b. KIND OF BUSINESS/INDUSTRY <b>Real Estate Company</b>			
17. FATHER'S NAME (First, Middle, Last) <b>Max Byczynski</b>				18. MOTHER'S NAME (First, Middle, Maiden Surname) <b>Anna Dombrowski</b>			
19a. INFORMANT'S NAME (Type/Print) <b>Mark W. Dickerson (son)</b>				19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) <b>1308 Chapel Hill Drive, Baltimore, MD 21237</b>			
20a. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		20b. PLACE AND DATE OF DISPOSITION (Name of cemetery, crematory or other place) <b>Gardens of Faith Cemetery 1/4</b>		DATE <b>1/4</b>		20c. LOCATION — City or Town, State <b>Baltimore, Maryland</b>	
21. SIGNATURE OF FUNERAL SERVICE LICENSEE <i>Eugene J. Lutenski</i>				22. NAME AND ADDRESS OF FACILITY <b>Schimunek Funeral Homes, Inc. 9705 Belair Rd., Baltimore, MD 21236</b>			
23. PART I. Enter the diseases, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. IMMEDIATE CAUSE (Final disease or condition resulting in death) → <b>ACUTE MYOCARDIAL INFARCTION</b>							Approximate Interval Between Onset and Death
Sequitally list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST							
b. <b>ARTERIOSCLEROTIC HEART DISEASE</b>							
c. _____							
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. <b>CHRONIC OBSTRUCTIVE LUNG DISEASE</b>							24a. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DID TOBACCO USE CONTRIBUTE TO CAUSE OF DEATH YES <input type="checkbox"/> NO <input type="checkbox"/> UNCERTAIN <input type="checkbox"/>							24b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO
25. WAS CASE REFERRED TO MEDICAL EXAMINER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26. PLACE OF DEATH (Check only one) HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> OOA OTHER: <input type="checkbox"/> Nursing Home <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)					
27. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Could not be determined		28a. DATE OF INJURY (Month, Day, Year)	28b. TIME OF INJURY M	28c. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		28d. DESCRIBE HOW INJURY OCCURRED	
28e. PLACE OF INJURY — At home, farm, street, factory, office building, etc. (Specify)			28f. LOCATION (Street and Number or Rural Route Number, City or Town, State)				
29a. CERTIFIER (Check only one) <input checked="" type="checkbox"/> CERTIFYING PHYSICIAN: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated <input type="checkbox"/> MEDICAL EXAMINER: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner as stated							
29b. SIGNATURE AND TITLE OF CERTIFIER <i>John M. ...</i>			29c. LICENSE NUMBER <b>D15722</b>		29d. DATE SIGNED (Month, Day, Year) <b>1/5/95</b>		
30. NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (ITEM 27) (Type, Print) <b>Dr. Teodilo Paglinauan, 8552 Philadelphia Road, Baltimore, MD 21237</b>							
31. DATE FILED (Month, Day, Year) <b>JAN 11 1995</b>		32. REGISTRAR'S SIGNATURE <i>John J. Dickerson</i>		98-436-A			



OFFICE OF PLANNING  
MAN 2  
ITEM # 436

BEACH

PRIVATE ROAD

ROAD

POPULAR

PIER

PIERS

PIER

PIERS

PIER

PIER

PIER

PIER

PIER

PIERS

PIERS

PIERS

PIERS

PIERS

PIERS

- HOLLY NECK  
S.E. 2-5

SOUND

Item  
#436



# Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 10D RIVER ROAD

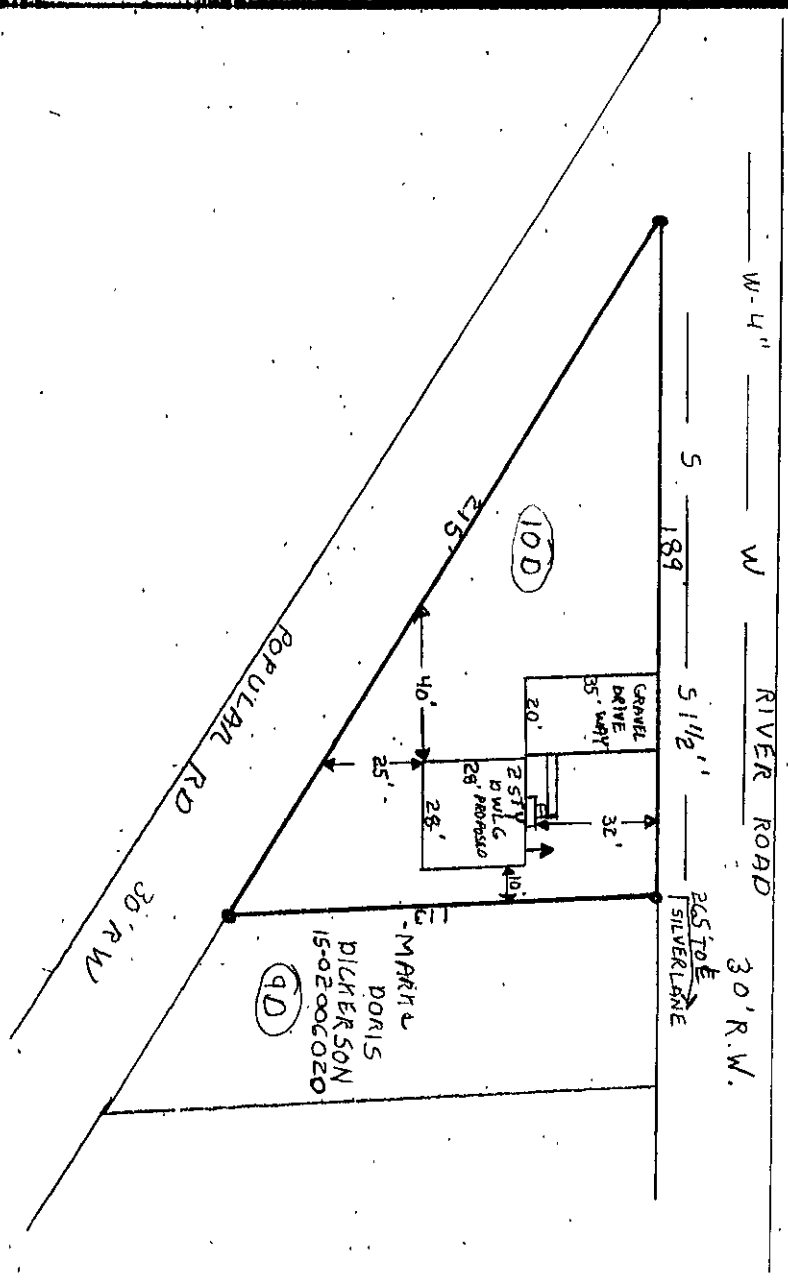
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CEDAR BEACH

plat book# 13, lot# 59, lot# 10D, section#     

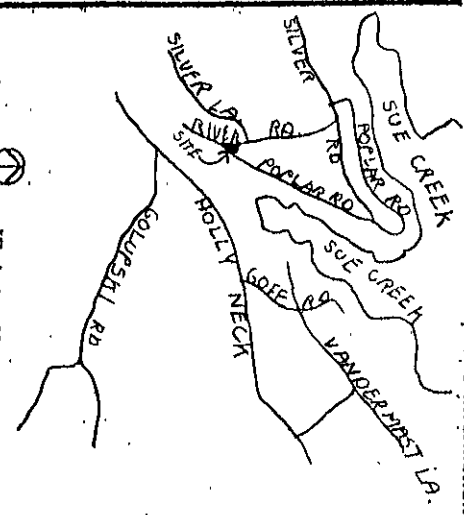
OWNER: MARK & DORIS DICKERSON

TAX ID 15-02006021



North  
date: 5-1-98  
prepared by: BUCK JONES

NOT IN FLOOD PLAN  
Scale of Drawing: 1" = 50'



## LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

T-200' scale map#: SE 2-5

Zoning: R.C. 5

Lot size: .26 11.3/2  
acres square feet

- Chesapeake Bay Critical Area:
- PUBLIC RETIRED
  - SEWER
  - WATER
  - OTHER
- Prior Zoning Hearings: NONE

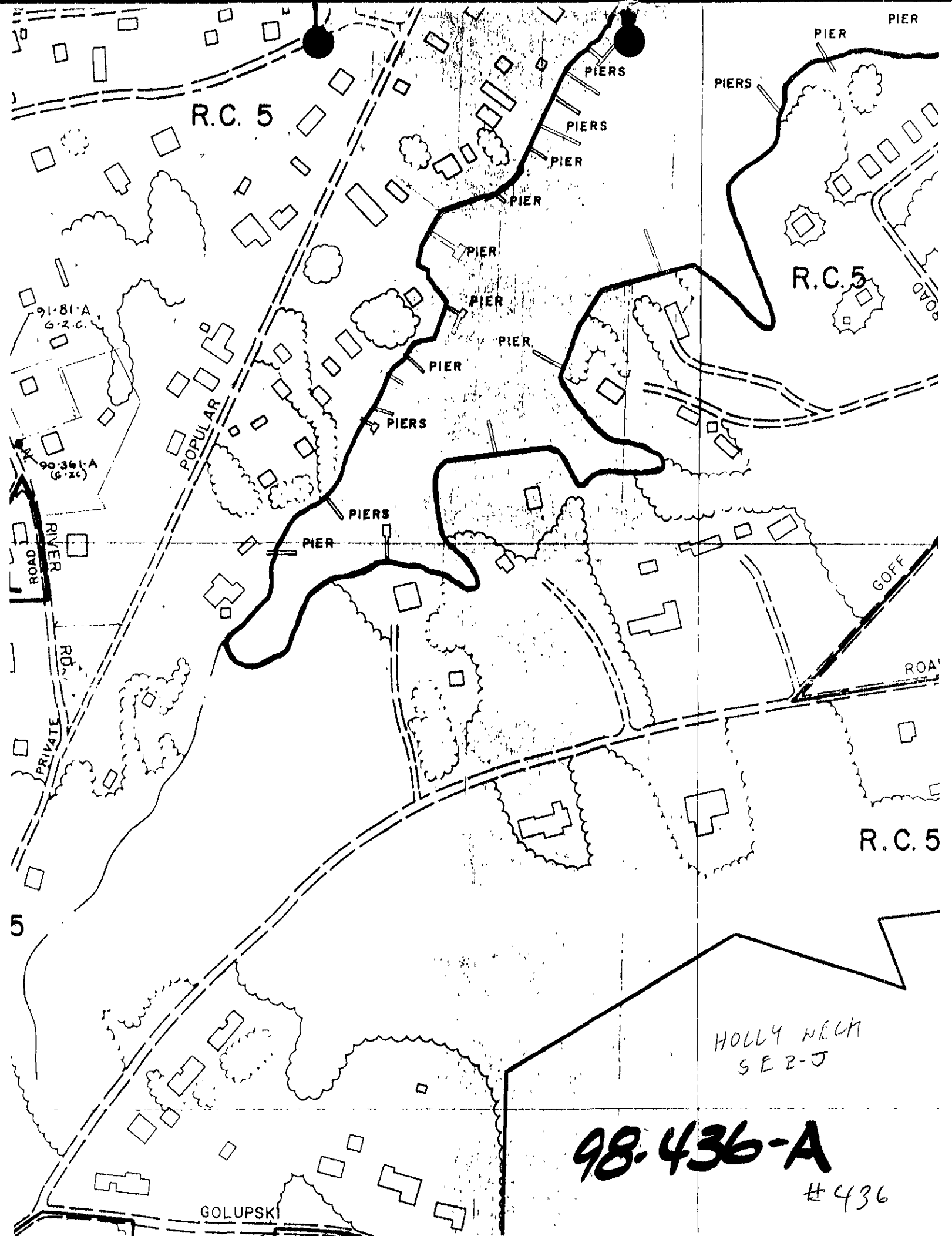
## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

BR | 436 | 98-436-A

**98-436-A**





R.C. 5

R.C. 5

R.C. 5

91-81-A  
G-2-C

90-361-A  
G-2-C

POPULAR  
RD.

RIVER  
RD.

PRIVATE  
RD.

GOFF  
ROAD

PIERS

PIERS

PIER

PIER

PIER

PIER

PIER

PIER

PIERS

PIERS

PIER

HOLLY NECK  
SE 2-0

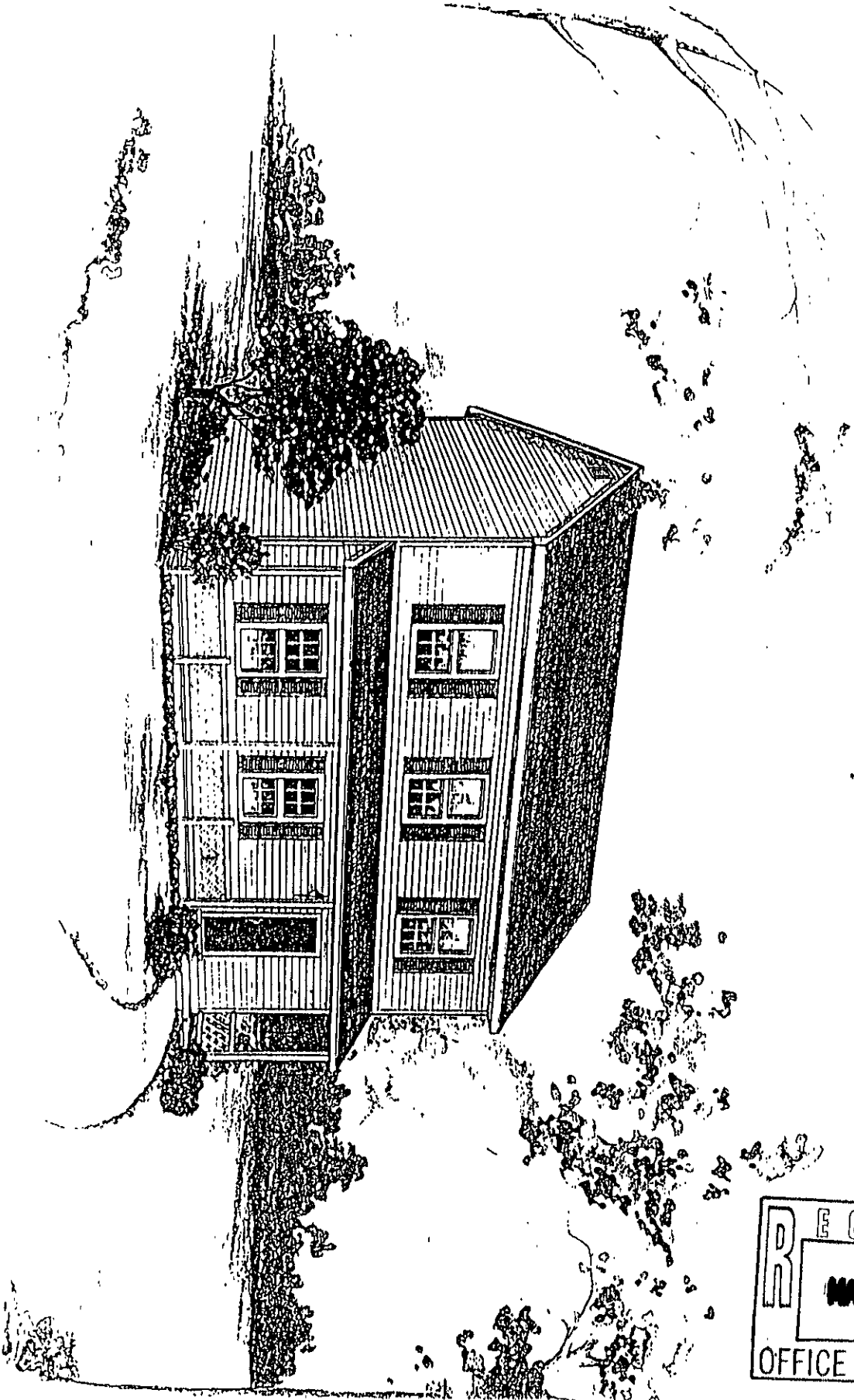
98-436-A

#436

GOLUPSKI

5

CEDAR II (OPTION C)

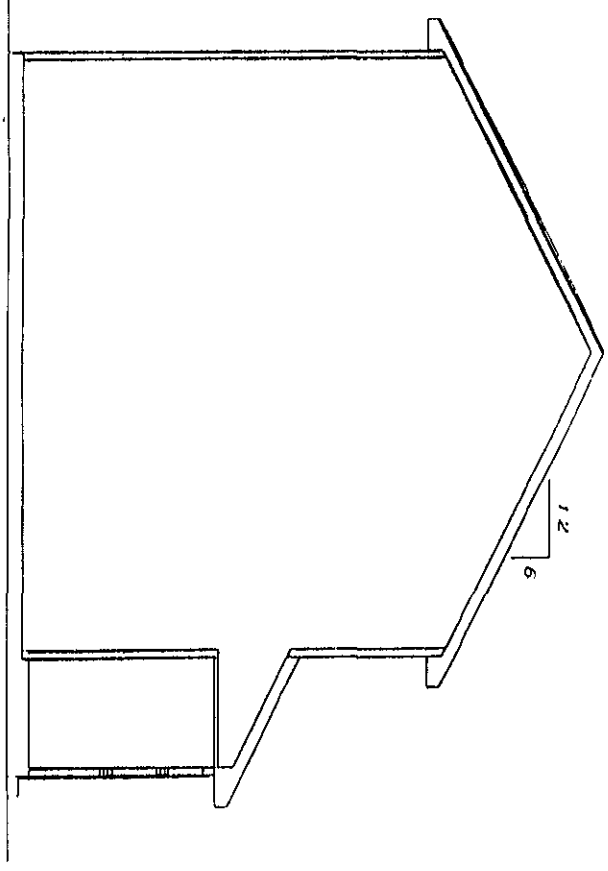


(RAILING NOT INCLUDED)

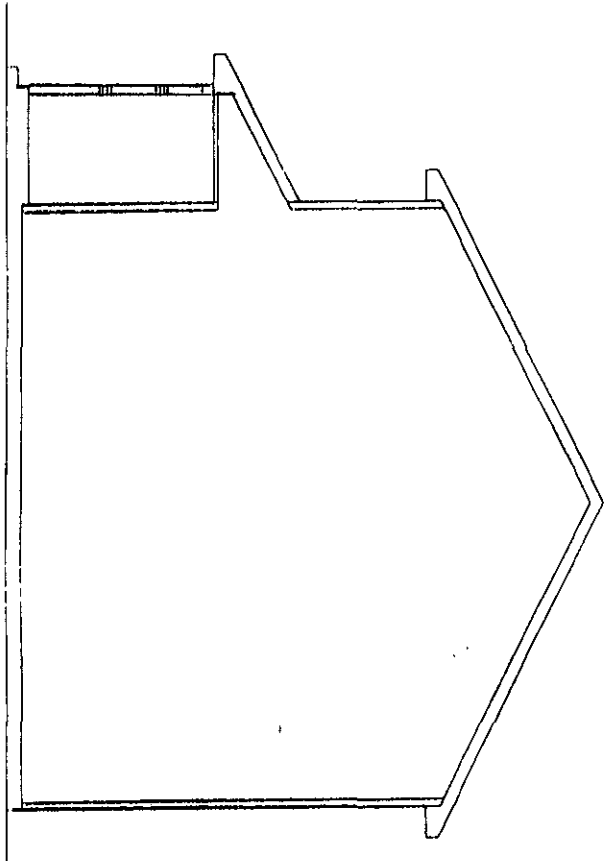
RECEIVED  
MAY 27 1998  
OFFICE OF PLANNING

Item # 436

WEST SIDE ELEVATION



EAST SIDE ELEVATION



UNIVERSITY OF CALIFORNIA  
 ARCHITECTURAL DEPARTMENT  
 BERKELEY, CALIFORNIA

DATE	PROJECT
DESIGNED BY	ARCHITECT
DRAWN BY	SCALE
CHECKED BY	DATE
APPROVED BY	

Item #436

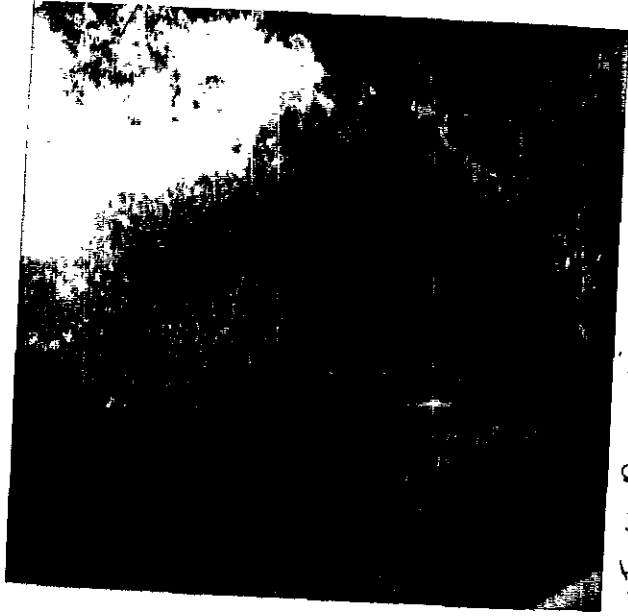
**RECEIVED**  
**MAY 27 1998**  
**OFFICE OF PLANNING**





Baltimore County  
Office of Planning  
401 Bosley Avenue  
Towson, Maryland 21204

*Photographs*



LOT 10 D LOOKING NORTH UP  
POPLAR RD



LOT 10- D LOOKING NORTH UP  
RIVER ROAD