

IN RE: PETITION FOR VARIANCE
S/S Bay Drive, 772 ft. W of c/l
Of Chesapeake Road
3517 Bay Drive
15th Election District
5th Councilmanic District
Jerrie S. and Bernard H. Ulbrich
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-129-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Variance for the property located at 3517 Bay Drive in the Bowleys Quarters community of eastern Baltimore County. The Petition was filed by Bernard H. Ulbrich and Jerrie S. Ulbrich, his wife, property owners. Variance relief is requested from Sections 1A04.3.B.1.3 and 304 of the Baltimore County Zoning Regulations (BCZR) to allow a lot area of 12,200 sq. ft. in lieu of the 1 acre minimum, and side yard setbacks of 7 ft., in lieu of the required 10 ft. The Petition also seeks relief to approve the subject property as an undersized lot for a single family dwelling and any other relief which may be deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition. for Variance.

Appearing at the requisite public hearing held for this case were the Petitioners, Bernard H. Ulbrich and Jerrie S. Ulbrich. There were no Protestants or other interested persons present.

An examination of the site plan indicates that the subject property is known as lot 16 of the platted subdivision of Bowleys Quarters. The property is .291 acres in area (12,700 sq. ft.) zoned R.C.5. The property is a waterfront property which abuts the Chesapeake Bay. The property is roughly rectangular in shape.

Mr. and Mrs. Ulbrich have owned the property for approximately 2 years. Presently, the lot is improved with an existing single family dwelling and two outbuildings. The existing dwelling is approximately 65 years old. Due in part to Mrs. Ulbrich's medical condition and the age of the dwelling, the Petitioners propose razing the existing structure

DATE 11/30/98
BY [Signature]

and building a new house in its place. The proposed dwelling will be located roughly within the building envelope of the existing dwelling. It will be slightly larger. The new dwelling will, however, be located the same distance from the bulkhead and the shoreline.

The construction of the new dwelling is part of the general rehabilitation of the entire site. Mr. Ulbrich indicated that the two existing outbuildings have been refurbished. Additionally, to meet current regulations, the proposed dwelling will be built higher so as to conform with federal flood insurance requirements. Specifically, there will be a two car garage located under the living space contained within the dwelling. This will result in a first floor elevation higher than required by the Federal Flood Insurance regulations. The dwelling will also be one story in character, so as to accommodate Mrs. Ulbrich. Her mobility is apparently limited due to her medical condition and age.

Building elevation plans have been submitted by the Petitioner to the Office of Planning. That office has reviewed and approved those plans. The Zoning Plans Advisory Committee (ZAC) comment from the Office of Planning indicates support for the request.

Another ZAC comment was also received from the Department of Environmental Protection and Resource Management (DEPRM). That comment indicates that the Petitioner must comply with Chesapeake Bay Critical Area regulations and an evaluation of the septic system will be required prior to building permit approval. The Petitioners indicated that there would be compliance with the Chesapeake Bay Critical Area regulations. The site is presently served by a septic system which is not failing. Additionally, the site is presently served by public water and it was indicated at the hearing that public sewer is planned for the area and will be installed in the near future.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. The Petitioners' plans represent an upgrade to the site and an appropriate use of the property. I applaud the Petitioners for their effort in upgrading this property and constructing a dwelling which will comply with the current regulations. I find the Petitioners have satisfied the requirements of Section 307 of the BCZR and that variance relief should,

therefore, be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of November 1998 that the Petition for a Zoning Variance from Sections 1A04.3.B.1.3 and 304 of the Baltimore County Zoning Regulations (BCZR) to allow a lot area of 12,200 sq. ft., in lieu of the 1 acre minimum, and side yard setbacks of 7 ft., in lieu of the required 10 ft.; and approval for an undersized lot for a single family dwelling, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall comply with the ZAC comment from DEPRM dated October 26, 1998 which is adopted in its entirety and made a part of this Order.
3. The new structure shall be of similar architectural style and appearance as the building plans approved by the Office of Planning and, in accordance with the information submitted at the hearing, the structure shall meet Federal Flood Insurance requirements.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

OFFICE OF ZONING
Date 11/20/98
By M. Howard



Baltimore County
Zoning Commissioner
Office of Planning

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

November 18, 1998

Mr. and Mrs. Bernard H. Ulbrich
3517 Bay Drive
Baltimore, Maryland 21220-4402

RE: Petition for an Variance
Case No. 99-129-A
Location: 3517 Bay Drive

Dear Mr. and Mrs. Ulbrich:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from 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 AC-410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.

CBCA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3517 BAY DRIVE

which is presently zoned RC 5

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.1, 3 and 304.

To allow a lot area of 12,200 sq ft and side yard setbacks of 7 ft. each in lieu of the minimum required 1 acre & 50 ft. each respectively, to approved this site as an undersized lot for dwelling and any other variances deemed necessary by the 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)

PRACTICAL DIFFICULTY DUE TO SINGLE LEVEL (ONE FLOOR) STRUCTURE, WHICH ~~THE~~ AGE OF STRUCTURE PRECLUDES AFFORDABLE REMODELING. REPLACEMENT WITH ELEVATION COMPLIANT WITH FLOOD ZONE REGULATIONS. (WIFE'S MEDICAL CONDITION) ^{NEED}

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

(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):

BERNARD H. ULBRICH

(Type or Print Name)

Signature

JERRIE S. ULBRICH

(Type or Print Name)

Signature

3517 BAY DRIVE 410- 344-0640 H
391-3108 W 10-9-98
238-5829 W AFTER 10-9-98

Address

Phone No

BALTIMORE, MD. 21220-4402

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

BERNARD "BERNIE" ULBRICH

Name

3517 BAY DRIVE 410- 391-3108 8AM-5PM
21220-4402 238-5829 7DAYS

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

9-29-98



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

99-129-A

#129

ZONING DESCRIPTION
FOR
3517 BAY DRIVE

129

BEGINNING AT A POINT ON THE SOUTH
SIDE OF BAY DRIVE WHICH IS 25 FEET WIDE
AT THE DISTANCE OF 772 FEET WEST OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
STREET CHESAPEAKE ROAD WHICH IS 30 FEET WIDE.

BEING LOT #16, SECTION #3 IN THE SUBDIVISION
OF BOWLEY'S QUARTERS AS RECORDED IN
BALTIMORE COUNTY PLAT BOOK #7, FOLIO #78,
CONTAINING 12,700^{OR} ^{7.291 ACRE} SQUARE FEET. ALSO KNOWN AS
3517 BAY DRIVE.

99-129-A

12-9
No. 54 pm
054753

ACCOUNT 1001-6150

AMOUNT \$ 50.00

RECEIVED
FROM: Mr. Bernard H. L. Lusk

FOR: Residential Services Billing Dept.
3519 Bay DR.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION

99-129-A

[illegible]

**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: #99-129-A
3517 Bay Drive
S/S Bay Drive, 772' W of centerline Chesapeake Road
15th Election District
5th Councilmanic District

Legal Owner(s):
Jerris S. & Bernard H. Ulbrich
Variance: to allow a lot area of 12,700 square feet and side yard setbacks of 7 feet each in lieu of the minimum required 1 acre and 50 feet each respectively; to approve this site as an undersized lot for a dwelling and any other variances deemed necessary by the zoning commissioner.
Hearing: Friday, November 13, 1998 at 8:00 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) 887-3383.
(2) For information concerning the file and/or hearing, Please Call (410) 887-3381.

10/535 Oct. 29 C269702

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/29/, 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 10/29/, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case # 99-129-A
Petitioner/Developer:
(Bernard H. Ulbrich)
Date of Hearing/~~Closing~~
(Nov. 13, 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 _____

3517 bay Drive Baltimore, Maryland 21220 _____

The sign(s) were posted on _____ Oct. 28, 1998
(Month, Day, Year)

Sincerely,

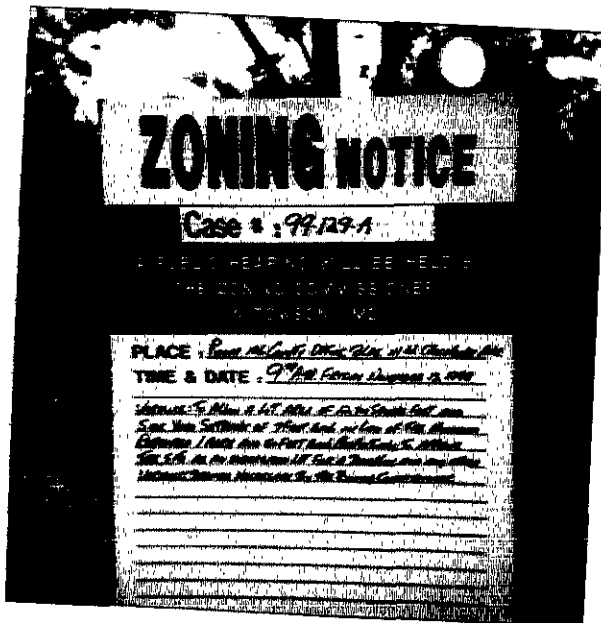

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



RE: PETITION FOR VARIANCE
3517 Bay Drive, S/S Bay Drive,
772' W of c/l Chesapeake Rd
15th Election District, 5th Councilmanic

Legal Owners: Bernard H. and Jerrie S. Ulbrich

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 99-129-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 22nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Bernard H. and Jerrie S. Ulbrich, 3517 Bay Drive, Baltimore, MD 21220-4402, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
October 29, 1998 Issue - Jeffersonian

Please forward billing to:

Bernard H. Ulbrich

410-344-0640

3517 Bay Drive

Baltimore, MD 21220-4402

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: 99-129-A

3517 Bay Drive

S/S Bay Drive, 772' W of centerline Chesapeake Road

15th Election District – 5th Councilmanic District

Legal Owner: Jerrie S. & Bernard H. Ulbrich

Variance to allow a lot area of 12,700 square feet and side yard setbacks of 7 feet each in lieu of the minimum required 1 acre and 50 feet each respectively; to approve this site as an undersized lot for a dwelling and any other variances deemed necessary by the zoning commissioner.

HEARING: Friday, November 13, 1998 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue


Lawrence E. Schmidt *es*

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

*sign posted
by Tom Oph
KES
confused
hearing*

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
pdmlandacq@co.ba.md.us

October 19, 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: 99-129-A

3517 Bay Drive

S/S Bay Drive, 772' W of centerline Chesapeake Road

15th Election District – 5th Councilmanic District

Legal Owner: Jerrie S. & Bernard H. Ulbrich

Variance to allow a lot area of 12,700 square feet and side yard setbacks of 7 feet each in lieu of the minimum required 1 acre and 50 feet each respectively; to approve this site as an undersized lot for a dwelling and any other variances deemed necessary by the zoning commissioner.

HEARING: Friday, November 13, 1998 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with a small "sc1" written below it.

Arnold Jablon
Director

c: Bernard & Jerrie Ulbrich

- NOTES:** (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 29, 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.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

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/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 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: 129
Petitioner: Bernard H. Ulbrich
Address or Location: 3517 BAY DR

PLEASE FORWARD ADVERTISING BILL TO:

Name: BERNARD H. ULBRICH
Address: 3517 BAY DRIVE
BALTO. MD. 21220-4402
Telephone Number: 410-344-0640

Revised 2/20/98 - SCJ

99-129-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.: 99-129-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A Variance to allow a lot area of 12,200 sq ft in
lieu of the minimum required 1 Acre, to allow side -
yard setbacks of 7 ft each in lieu of the minimum required
50 ft. ^{each} AND to approve this site as an undersized
lot for a proposed dwelling and any other Variances
deemed necessary by the 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

INTEROFFICE CORRESPONDENCE

ZONE1019.129



Baltimore County
Fire Department

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

October 29, 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 October 13, 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:

121, 128, 129, 132, 134, 136, 137, 138,

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

cc: File



Ho
1113

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: October 20, 1998

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

SUBJECT: Zoning Advisory Petitions Item No.129

The Office of Planning recommends approval of the subject undersized lot request (see attached) and any accompanying zoning relief pertaining to the subject property.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

JOHN W. BOWIE, M.D.
MANUEL V. RAMOS, M.D.
INTERNAL MEDICINE
DOCTORS HEALTH SYSTEM
6800 YORK ROAD, SUITE B
BALTIMORE, MARYLAND 21212

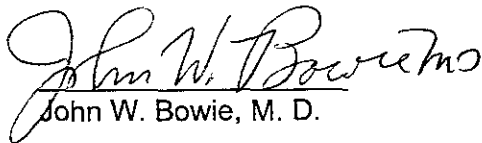
PHONE (410) 377-7000

FAX (410) 377-4181

November 4, 1998

TO WHOM IT MAY CONCERN:

Mrs. Jerrie Ulbrich is a patient currently under my care. She has been under my care since December of 1996. She suffers from asthma and emphysema which cause shortness of breath with physical exertion. For this reason, they are building a single floor home to avoid any stair climbing. Her condition is a long term ailment, and a multi floor home would be detrimental to her health.


John W. Bowie, M. D.

JWB/nwa

DECLARATION OF LAND RESTRICTION
FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

This DECLARATION made this 29TH day of SEPTEMBER, 1998,
by BERNARD H. ULBRICH ("Owner")
having an address at: 3517 BAY DRIVE

WITNESSED:

WHEREAS, the Owner is the record owner of all that real property
located at 3517 BAY DRIVE

in the 15th Election District of Baltimore County, designated in the
Tax Records as map 98, parcel 16, plat 7-78, block
16, lot # 16, and being that same 1998, and recorded
among the Land Records of Baltimore County, Maryland at liber 1199B,
folio 290.

WHEREAS, the Owner has applied for a permit, conditioned permit,
or variance to place a structure on that property that either (1) does
not conform, or (2) may be made noncompliant by later conversion, to
the strict elevation requirements of Article XI, Section 517.0 of the
Floodplain Management Ordinance of Baltimore County ("Ordinance") and
under Permit Number B-354775 ("Permit").

WHEREAS, the Owner agrees to record this DECLARATION and certifies
and declares that the following covenants, conditions, and restrictions
are placed on the affected property as a condition of granting the
Permit, and affects rights and obligations of the Owner and shall be
binding on the Owner, his heirs, personal representatives, successors,
and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure of part thereof to which these conditions apply is:
S. F. D.

2. This structure has been allowed without strict conformance with the
elevation requirement of the Ordinance. Conversion to habitable space
shall not occur unless the enclosed area below the Flood Protection
Elevation is brought into full compliance with this Ordinance. At this
site, the Flood Protection Elevation is 11.2 feet above mean sea
level, National Geodetic Vertical Datum.

3. Enclosed areas below the Flood Protection Elevation shall be used
solely for parking of vehicles, limited storage, or access to the
building. All interior walls, ceilings, and floors below the Flood
Protection Elevation shall be unfinished or constructed of flood
resistant materials. Mechanical, electrical, or plumbing devices shall
not be installed below the Flood Protection Elevation.

-over-

44-129-A

4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two (2) vents which permit the automatic entry and exit of flood waters with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two different walls, and the bottoms of the vents shall be no more than one foot above grade.

5. Any alterations or changes from these conditions constitute a violation of the Permit and may render the structure uninsurable or increase the cost for flood insurance. The jurisdiction issuing the Permit and enforcing the Ordinance may take any appropriate legal action to correct any violation.

6. Other conditions: _____

OWNER:

In witness whereof the undersigned set their hands and seals this 29th day of SEPT., 19 98.

WITNESS:

[Signature]

Bernard H. Ulbrich
Owner
Owner
(Seal)

NOTARY:

STATE OF MARYLAND, County of Baltimore, TO WIT:

I hereby certify that on this 29th day of September, 19 98, before me the subscriber, a Notary Public of the State aforesaid, personally appeared BERNARD H. ULBRICH and _____ known to me, or satisfactorily proven to be the person (s) whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it for the purposes therein set forth, and that it is his act and deed.

In witness whereof, I have set my hand and Notarial Seal, the day and year first written above.

My Commission expires on 7-1-2002

Revised 9/96

A-951-PP

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Variance # 99-129-A

B 354775

Permit Number

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

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:

☐ BERNARD H. ULBRICH 3517 BAY DRIVE 21220-4402 410 ^{-391-3108 >WORK/7 DAY}
Print Name of Applicant Address Telephone Number
⁻³²⁸⁻⁵⁸²⁹
^{-344-0640 EVENINGS}
☐ Lot Address 3517 BAY DRIVE Election District 15 Council District 5 Square Feet 12,700
Lot Location: N E S W / side / corner of BAY DRIVE 772 feet from N E S W corner of CHESAPEAKE ROAD
(street) (street)
Land Owner BERNARD H. ULBRICH AND JERRIES. ULBRICH Tax Account Number 15-15 1259010 R
Address 3517 BAY DRIVE, BALTO, MD. 21220-4402 Telephone Number 410-391-3108 >WORK 8AM-5PM
⁻³²⁸⁻⁵⁸²⁹
^{-344-0640 @ HOME}
MESS AGES

☐ 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 (\$85)
Accepted by ZADM
Date

✓ To be hand delivered
✓ to Ervin M. ASAP

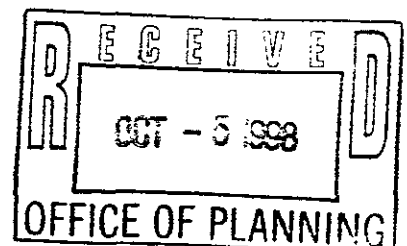
TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

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

Signed by: Jeffrey W. Long
for the Director, Office of Planning & Community Conservation

Revised 9/5/95



Date:

10/20/98

Plat to accompany Petition for Zoning Variance ☐ Special Hearing

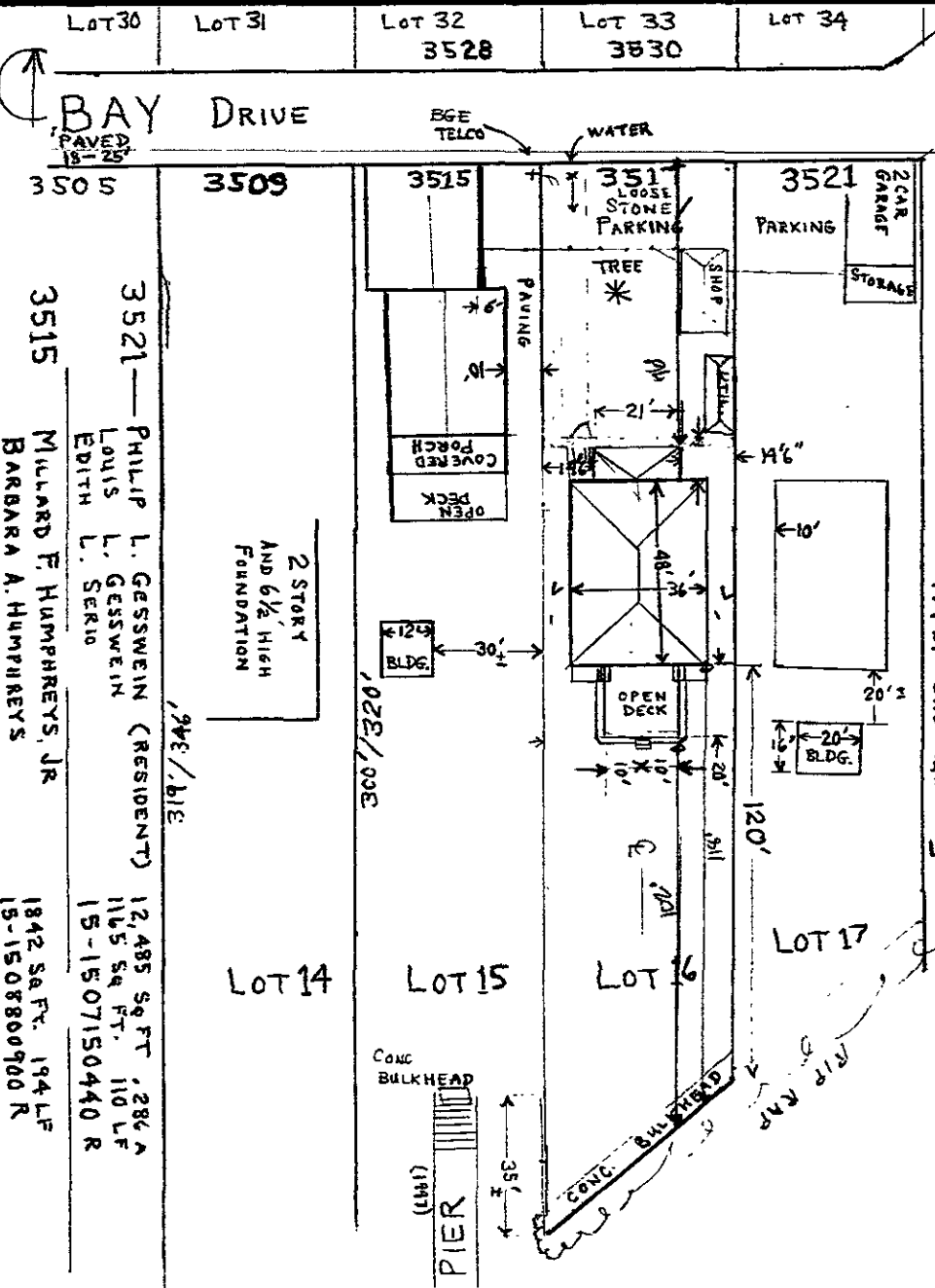
PROPERTY ADDRESS: 3517 BAY DRIVE, BAY CO., MD. 21220 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BOWLEY'S QUARTERS 15-15125900 10 R

plat book # 7, folio # 78, lot # 16, section # 3

OWNER: BERNARD H. AND JERRIE S. ULBRICH

3523 R. LYNAS 15-1503471330 R 500
D.L. PHELPS 174 LF 2115 sq. ft.



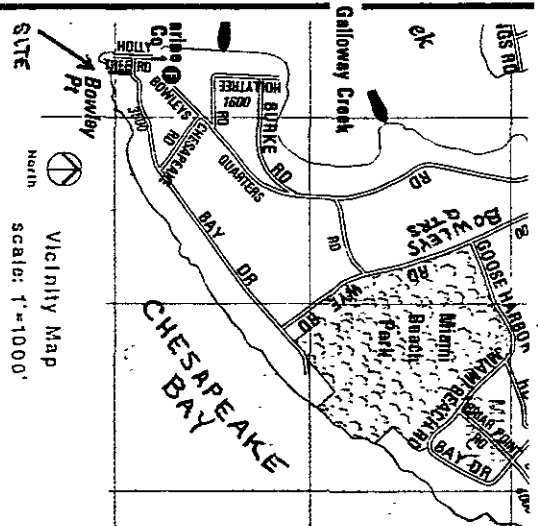
3521 — PHILIP L. GESSWEIN (RESIDENT) 12,485 sq. ft. 286' x 116.5' sq. ft. 110 LF
LOUIS L. GESSWEIN 15-1507150440 R
EDITH L. SERIO

3515 MILARD F. HUMPHREYS, JR. 1842 sq. ft. 194 LF
BARBARA A. HUMPHREYS 15-150880900 R

NOTE: NO # 3507, 3511, 3513, OR 3519

Scale of Drawing: 1" = 50'

date: May 26, 1998
prepared by: [Signature]



LOCATION INFORMATION

Election District: 15

Councilmanic District:

1" = 200' scale map#: NEIL (AT EDGE OF)

Zoning: RC-5

Lot size: .291 acreage 12,700. square feet

PLANNED FOR 10-2000

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area:

Prior Zoning Hearings: 96-4605 (APPROVED)

Zoning Office USE ONLY!

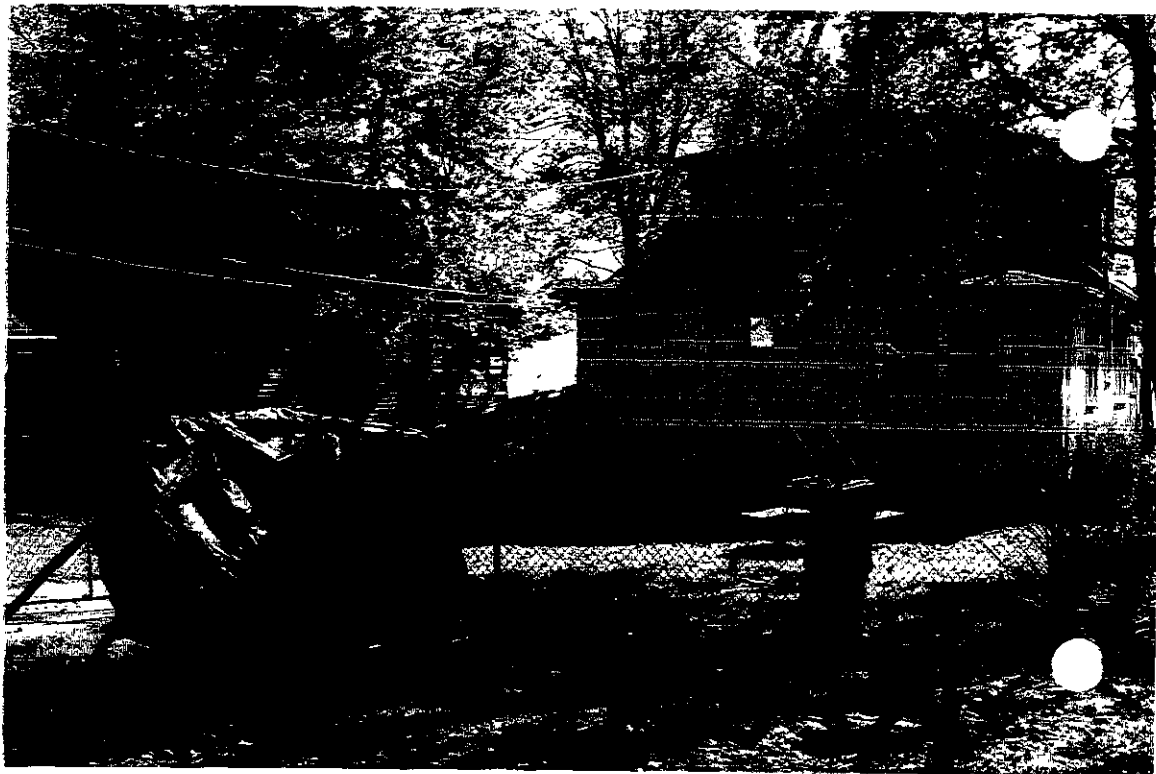
reviewed by: ITEM #: CASE#:

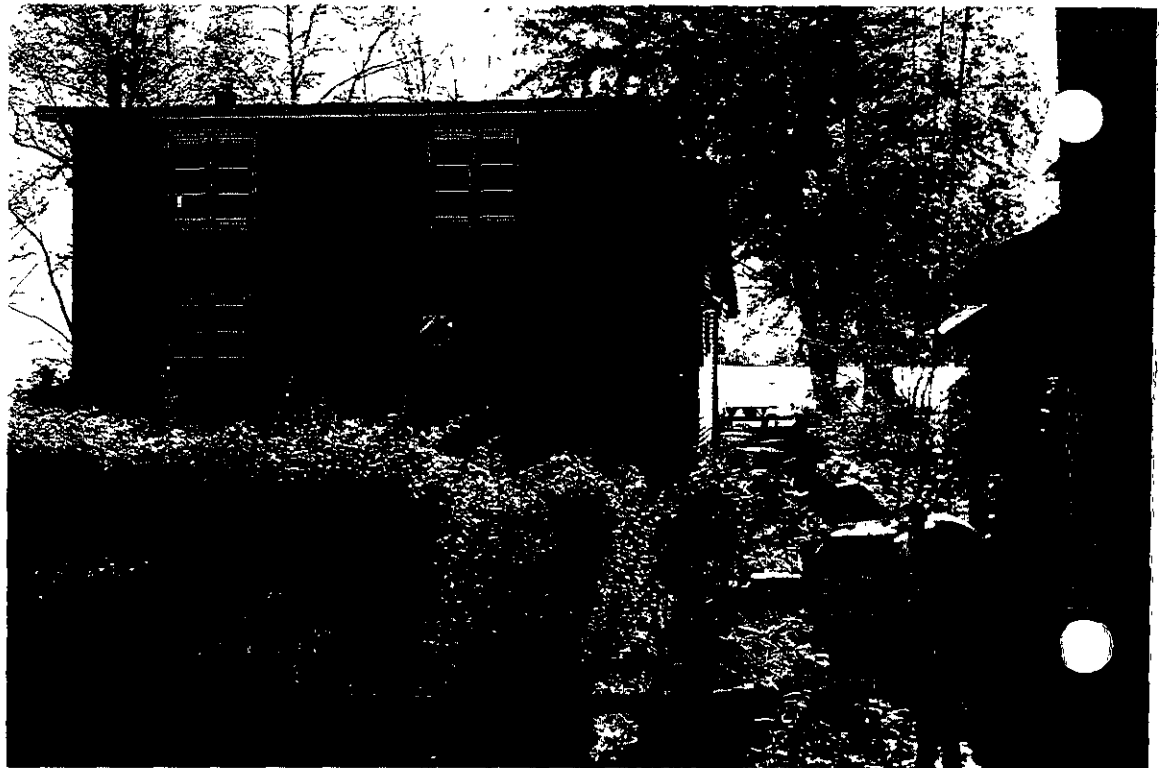
[Signature] 129

99-129-A

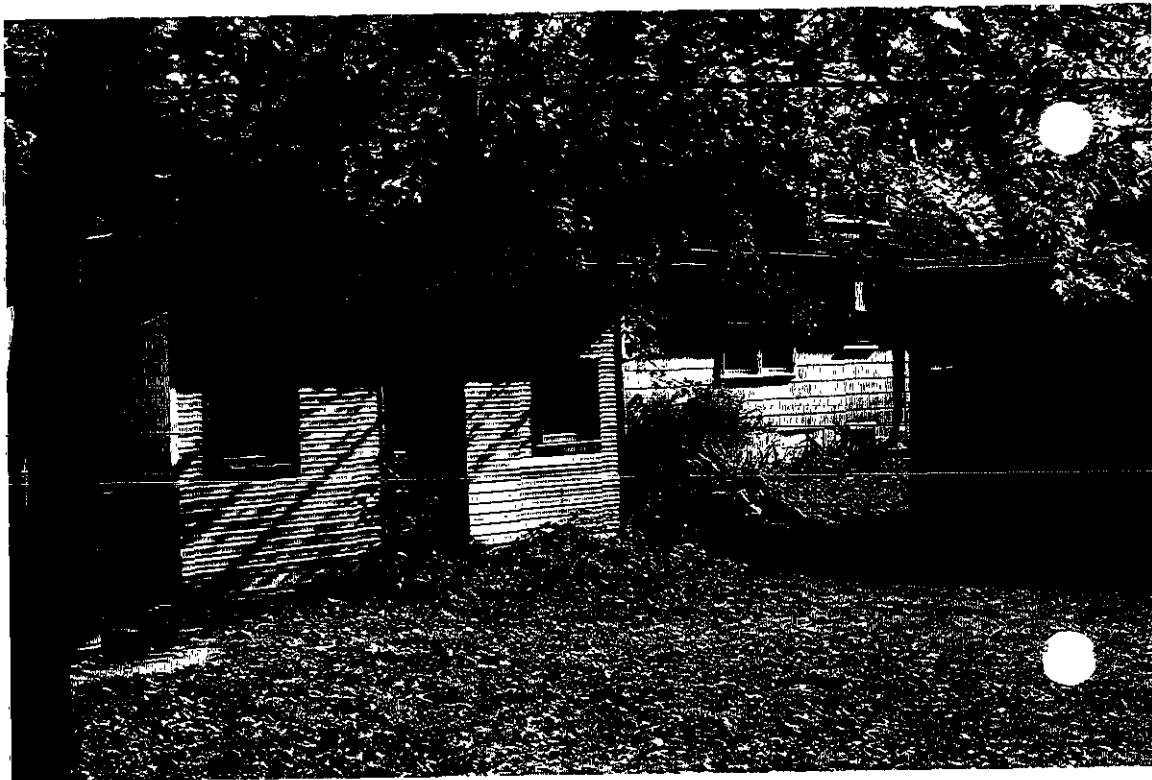








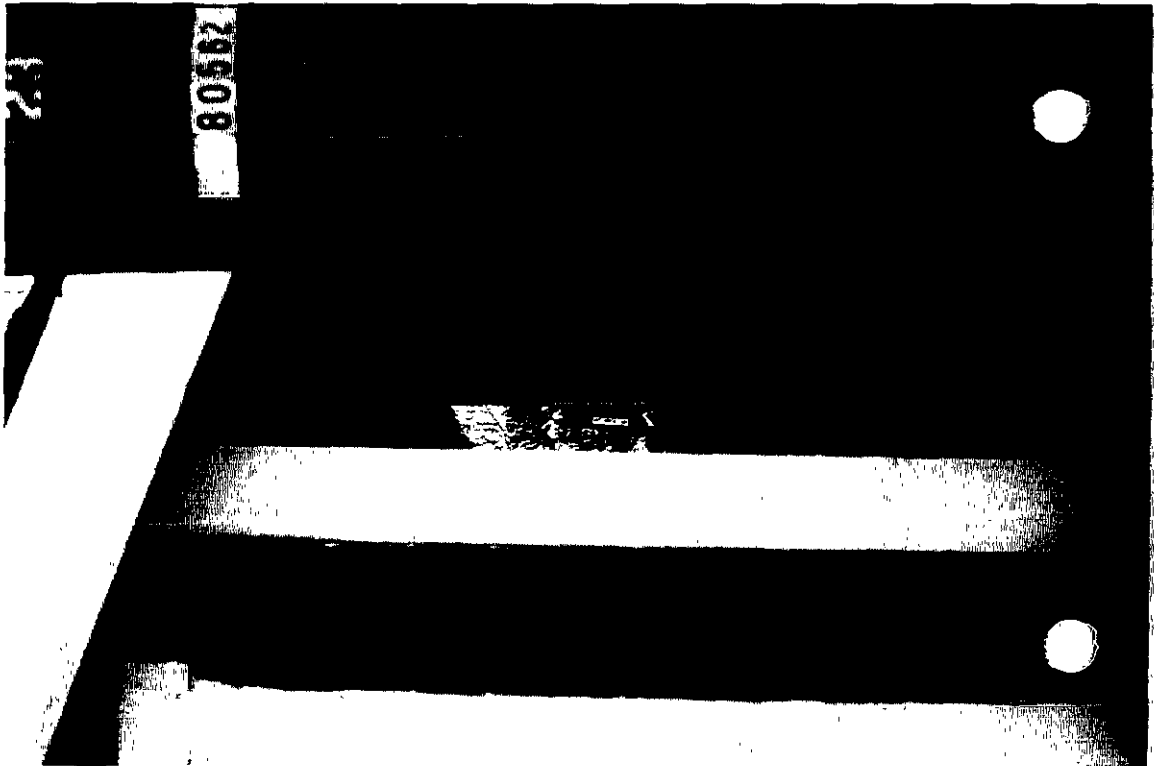
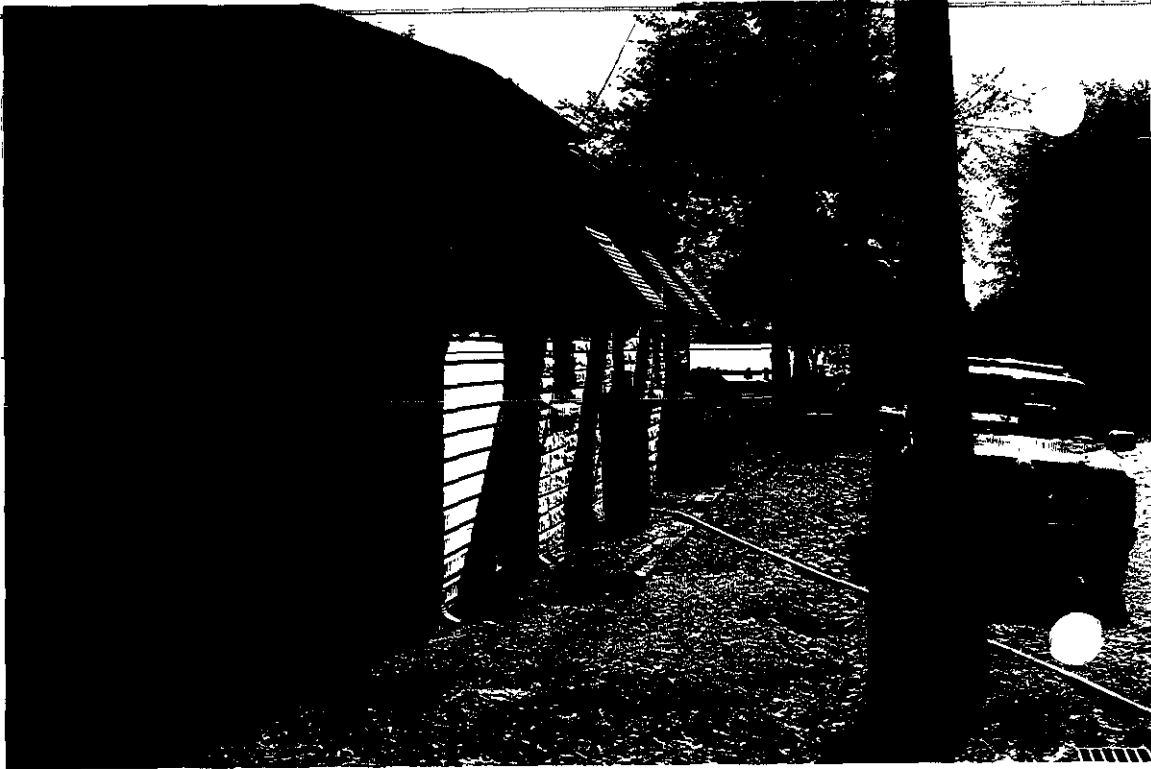






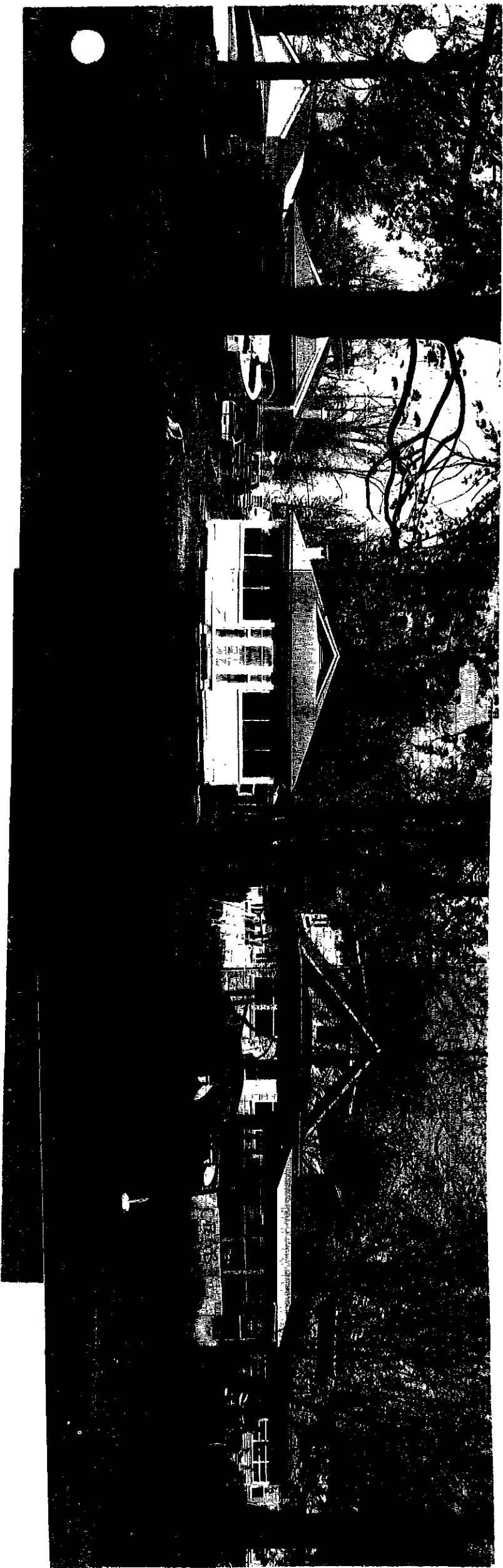




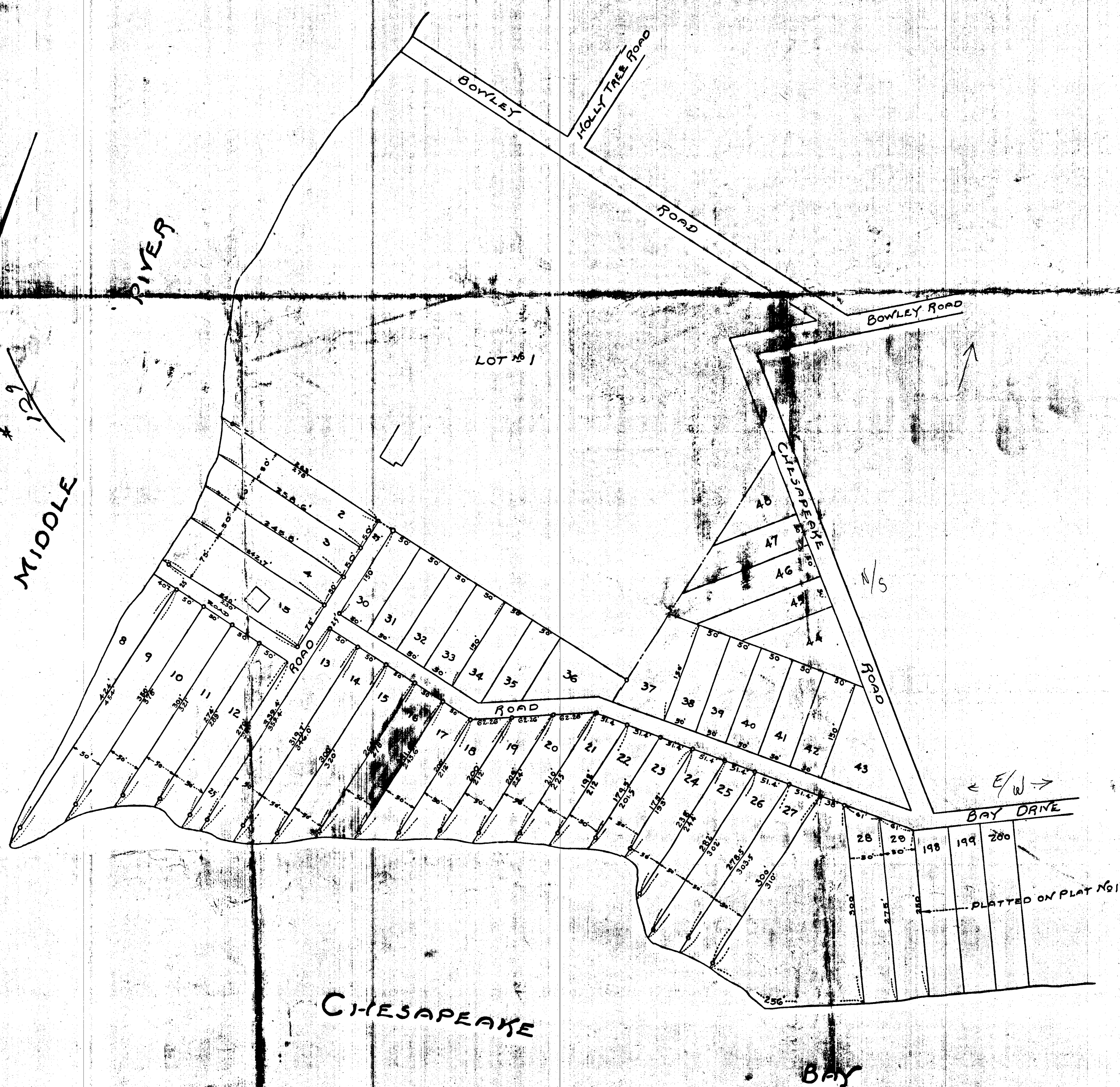






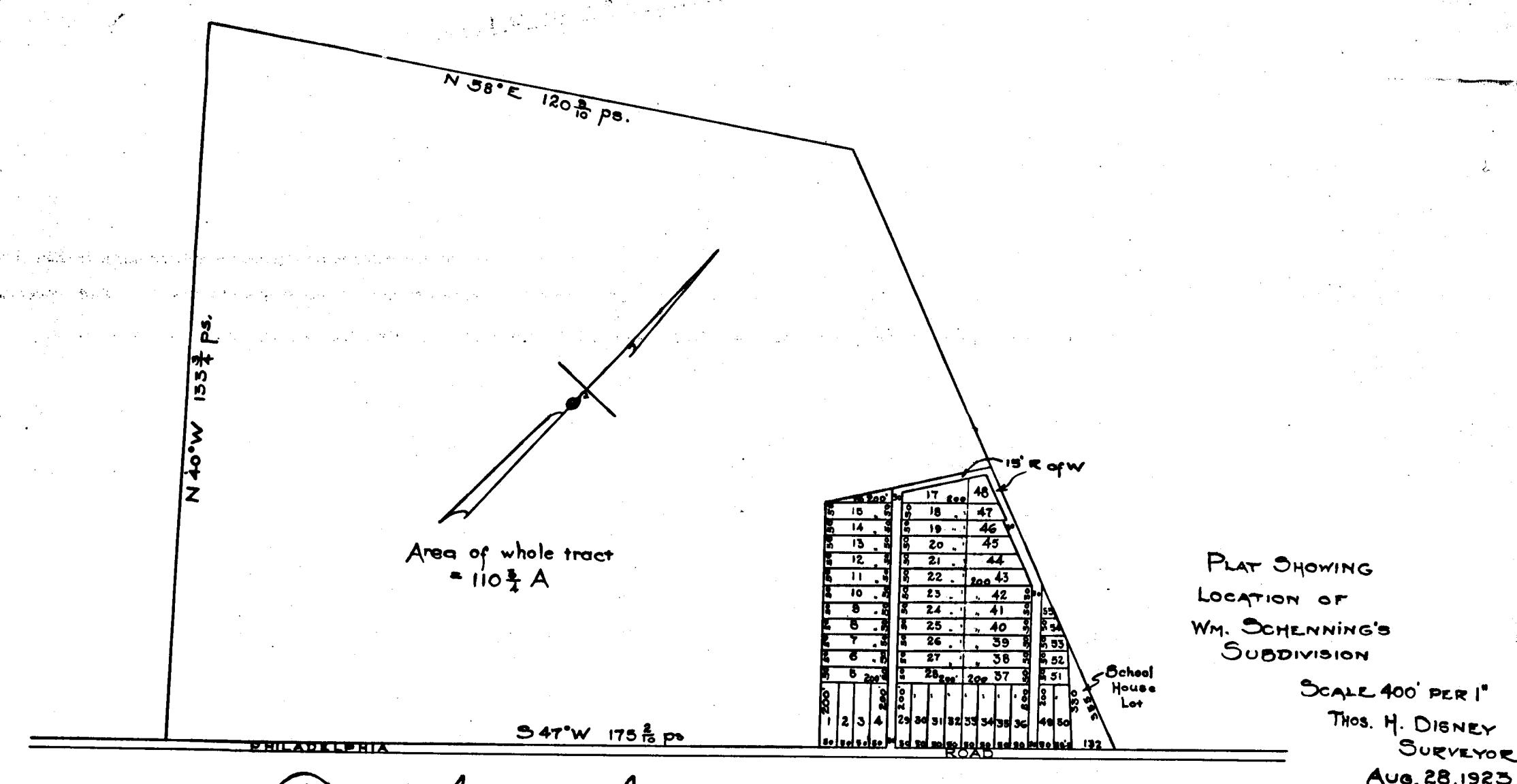






SCALE 1"=100' MAY 1923
EDWARD T. COOKMAN & CO.
SURVEYORS AND CIVIL ENGRS.
BALTO. MD.

BOWLEY'S QUARTER - PLAT No. 3.
PLAT OF SUBDIVISION OF
LOT No. 197 AS SHOWN
ON PLAT No. 1 OF BOWLEY'S QUARTER
J. H. Disney
Aug. 28, 1923
Dist. J. H. Disney Clerk



Filed for record
Sept. 1, 1923
Dist. J. H. Disney Clerk

BALTO. CO.
#26-8
4-21-72

99.1294



4-21-72

12-4-72

26
3

