

IN RE: PETITION FOR ADMIN. VARIANCE

*

BEFORE THE

N/S of Riverview Road, 700 ft. W

Of c/l of Back River Neck Road

15th Election District

5th Councilmanic District

2122 Riverview Road

Douglas James Kottraba, Jr., et ux

Petitioners

*

ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 99-265-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Douglas James Kottraba, Jr., and Dawn R. Kottraba, his wife, property owners, for that property known as 2122 Riverview Road in the Holly Farm Beach subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 10 ft., in lieu of the required 50 ft., for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the BCZR. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

ORDER RECEIVED FOR FILING

Date

By

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of February, 1999 that the Petition for an Administrative Variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 10 ft., in lieu of the required 50 ft., for an addition, 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 Zoning Plans Advisory Committee comment (ZAC), namely, DEPRM, dated February 3, 1999 (copy attached).
3. The Petitioners shall comply with the applicable provisions of the Baltimore County Code and Federal Flood Insurance requirements relating to the flood plain, as more fully set out in the ZAC comment from Developer's Plans Review Division dated January 28, 1999 (copy attached).



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR
BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING
DATE 2/16/99
BY M. York



Baltimore County
Zoning Commissioner
Office of Planning

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

February 16, 1999

Mr. and Mrs. Douglas J. Kottraba, Jr.
2122 Riverview Roas
Baltimore, Maryland 21221

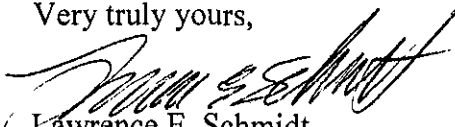
RE: Petition for an Administrative Variance
Case No. 99-265-A
Location: 2122 Riverview Road

Dear Mr. and Mrs. Kottraba:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, 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,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Mr. Vincent J. Moskunas
M&H Dev. Engineering, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286



TEL.: 410-828-9060

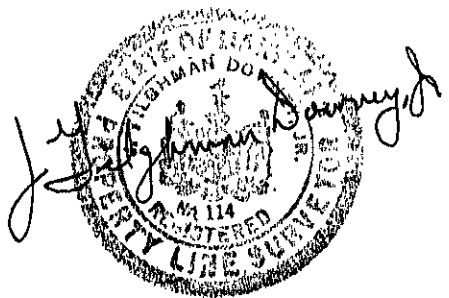
FAX: 410-828-9066

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

ZONING DESCRIPTION FOR #2122 RIVERVIEW ROAD

Beginning at a point on the north side of Riverview Road which is 20 feet wide at the distance of 700 feet west of the centerline of Back River Neck Road. Being Lot #6 in the Subdivision of Holly Farm Beach as recorded in the Baltimore County Plat Book #10, Folio #2, containing 9050 square feet. Also known as #2122 Riverview Road and located in the 15th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.

265

99.265-A

BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 1-15-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr. Kattaba

FOR: Res. Veronica A. King Jr
2122 RIVERVIEW RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item No. 265
062346

PAID RECEIPT

PROCESS ACTUAL TIME
1/15/1999 1/15/1999 10:16:23
REQ US01 CASHIER CLUM CM. DMYER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 085594 OFLN
CR NO. 052346

50.00 CHECK

Baltimore County, Maryland

99.265.A

CASHIER'S VALIDATION

A.225.44



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2122 Riverview Road
which is presently zoned PCS

This Petition shall be filed with the Department of Permits and 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.2

*To allow a side yard setbacks
of 10 ft. each in lieu of the minimum required 50 ft. each.*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

DOUGLAS JAMES KOTTRABA JR
Name - Type or Print _____
Douglas James Kottraba Jr
Signature _____
DAWN RENEE KOTTRABA
Name - Type or Print _____
Dawn Renee Kottraba
Signature _____
2122 Riverview Rd. (410) 574-7654
Address _____ Telephone No. _____
Baltimore, MD 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

Vincent J. Moskunas
Name _____
M & H Dev. Eng. Inc.
Address _____ Telephone No. _____
200 E. Joppa Rd. Rm 101 410 828-9060
Address _____ Telephone No. _____
TOWSON, MD 21286
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-245-A

REV 9/15/98

Reviewed By [Signature] Date 1-15-99

Estimated Posting Date 1-24-99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

2122 Riverview Rd.

Address

Baltimore, MD 21221

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. Building is restricted by the limited lot width of 50'.
2. Do not own adjoining property to enable expansion of the lot to build upon.
3. The addition is necessary for the expansion of family.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Douglas James Kottraba Jr.

Signature

DOUGLAS JAMES KOTTRABA JR

Name - Type or Print

Dawn Renee Kottraba

Signature

DAWN RENE KOTTRABA

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of December, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12. 22. 1998

Date

John C. Smith

Notary Public

My Commission Expires 12- 1- 02

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

2122 Riverview Road

Address

Baltimore, MD 21221

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. Building is restricted by the limited lot width of 60'.
2. Do not own adjoining property to enable expansion of the lot to build upon.
3. The addition is necessary for the expansion of family.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Doug James Kottraba Jr

Signature

DOUGLAS JAMES KOTTRABA, JR

Name - Type or Print

Dawn Renee Kottraba

Signature

DAWN RENEE KOTTRABA

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of December, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12. 22. 1998

Date

John C. Smith

Notary Public

My Commission Expires

12-1-02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2122 Riverview Road
which is presently zoned PC5

This Petition shall be filed with the Department of Permits and 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.2

To allow side yard setbacks of 10 ft each in lieu of the minimum required 50 ft each.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

DOUGLAS JAMES KOTTRABA JR
Name - Type or Print

Doug James Kottraba Jr
Signature

DAWN RENEE KOTTRABA
Name - Type or Print

Dawn Renee Kottraba
Signature

2122 Riverview Rd.
Address

410 574-7654
Telephone No.

Baltimore, MD 21221
City

State

Zip Code

Representative to be Contacted:

Vincent J. Moskunus
Name
M&H Dev. Eng. Inc.

200 E. Joppa Road Rm 101
Address

410 828-9060
Telephone No.

TOWSON, MD 21286
City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 15 day of January, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-265-A

REV 9/15/98

Reviewed By JJA

Date 1-15-99

Estimated Posting Date 1-24-99

CERTIFICATE OF POSTING

RE: CASE # 99-265-A
PETITIONER/DEVELOPER:
(Douglas Kottroba Jr.)
DATE OF CLOSING
(Feb. 8, 1999)

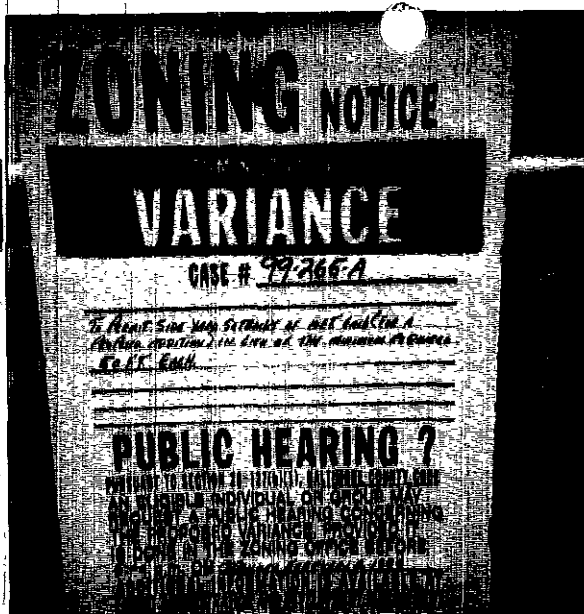
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
2122 Riverview Road Baltimore, Maryland 21221_____

The sign(s) were posted on _____ 1-22-99 _____
[Month, Day, Year]



Sincerely,


(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 265 -A

Address 2122 Riverview Rd

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1-15-99

Posting Date: 1-24-99

Closing Date: 2-8-99

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 265 -A

Address 2122 Riverview Rd

Petitioner's Name Douglas Kottroba Jr

Telephone ⁽⁴¹⁰⁾ 574-7654

Posting Date: 1-24-99

Closing Date: 2-8-99

Wording for Sign: To Permit side yard setbacks of 10 ft. each (for a proposed addition) in lieu of the minimum required 50 ft. each.



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 (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

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

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 265

Petitioner: Douglas Kottraba, Jr. & Dawn Kottraba

Location: 2122 Riverview Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Douglas & Dawn Kottraba, Jr.

ADDRESS: 2122 Riverview Road

Baltimore, MD 21221

PHONE NUMBER: (410) 574-7654

AJ:ggs

(Revised 09/24/96)

99-265-A -16-





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

February 8, 1999

Mr. Vincent J. Moskunas
M & H Development Eng. Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286

RE: Item No.: 265
Case No.: 99-265-A
Location: 2122 Riverview Road

Dear Mr. Moskunas:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 15, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: February 2, 1999

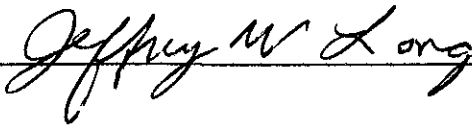
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 262, 265, 268, 269, 274, and 276

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



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

January 28, 1999

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 25, 1999

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:

259, 261, 262, 263, 264, 265, 266 and 267

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File

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



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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1-22-99

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

RE: Baltimore County
Item No. 265

JJS

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

DATE: 2/3/99

To: Arnold L. Jablon
From: R. Bruce Seeley *RB Seeley*
Subject: Zoning Item # 265

Kotraba, 2122 Riverview Rd.

Zoning Advisory Committee Meeting of 1/25/99

- ☐ 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.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
- ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections -436 through 26-461, and other Sections, of the Baltimore County Code).
- ☒ Groundwater Management: The location of the well must be accurately shown. If the well is less than 30 ft. from the proposed addition, a variance is required. Contact GWM at 887-2762 for more information.

BS:sp

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: January 28, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for February 1, 1999
 Item No. 265

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

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

The minimum flood protection elevation is 10 feet for this site.

RWB:HJO:jrb

cc: File

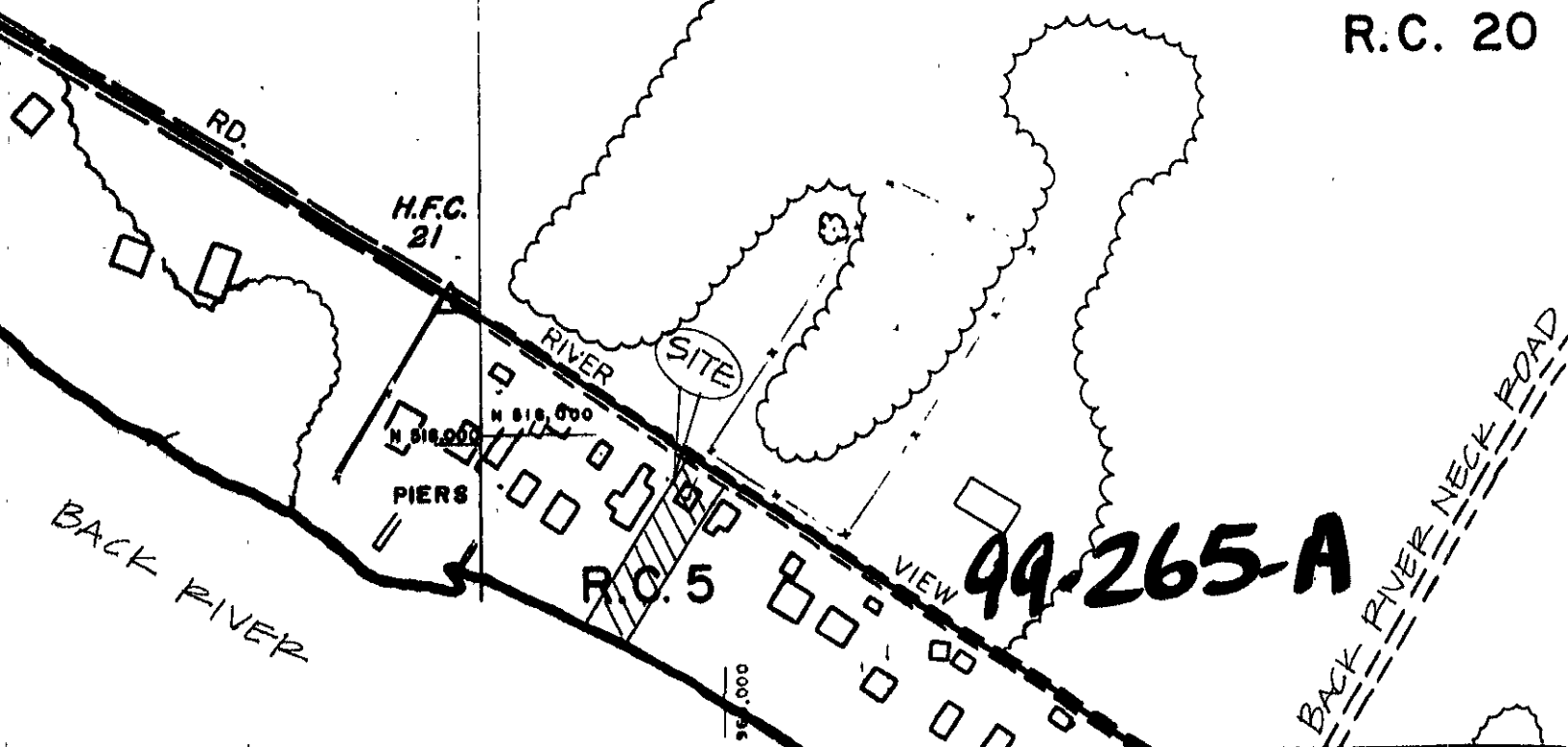
ZONE0201.265

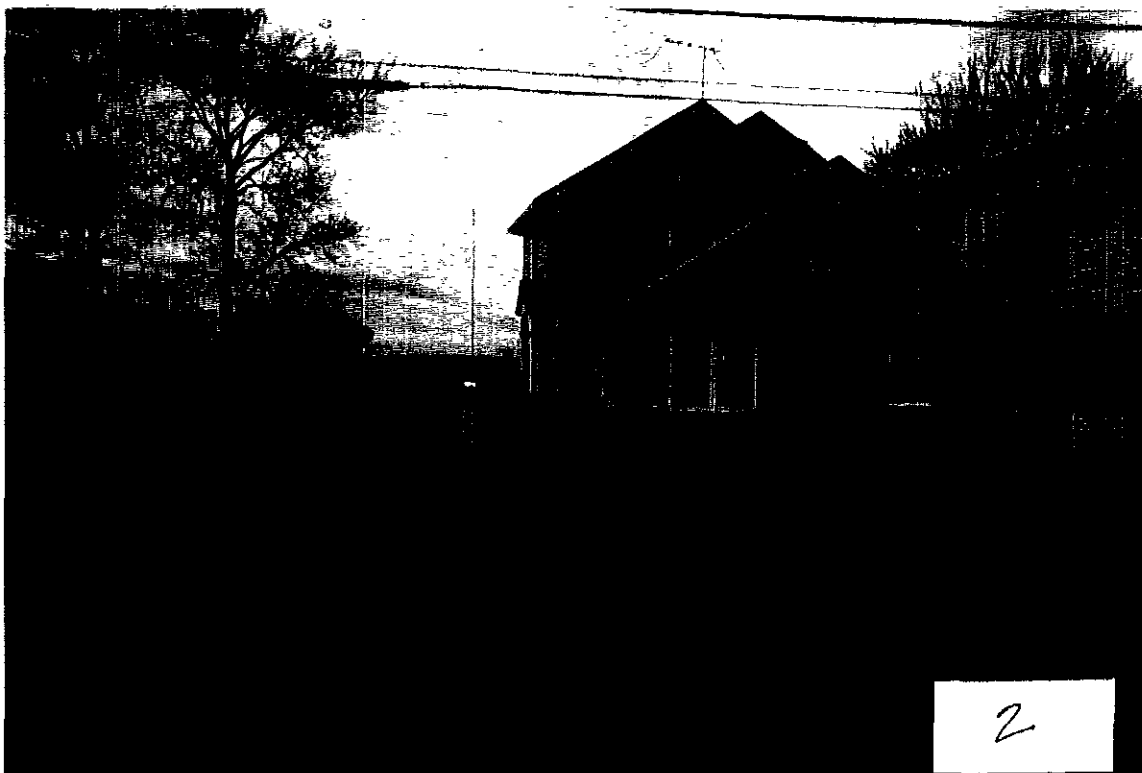
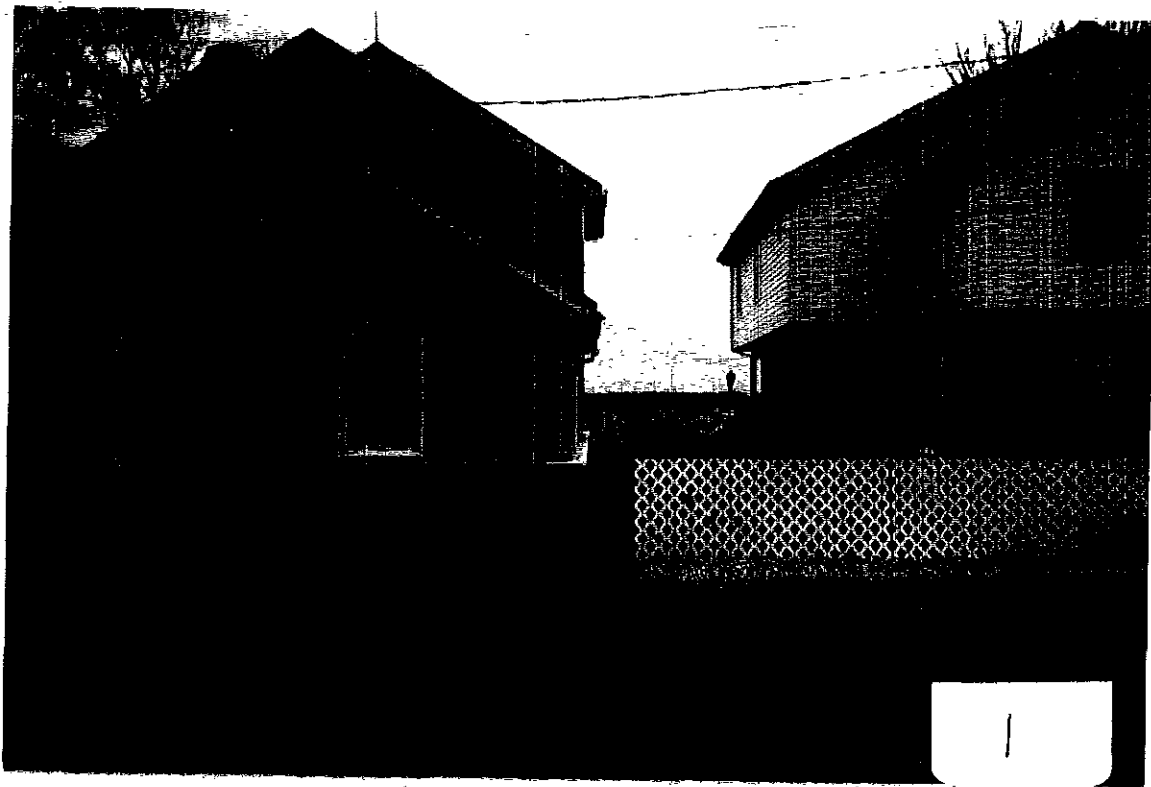
Zoning Map
#2122 Riverview Road
Holly Farm Beach
Lot 6
200' Scale Map: S.E.4-J

S 15,000 S 15,000

265

R.C. 20

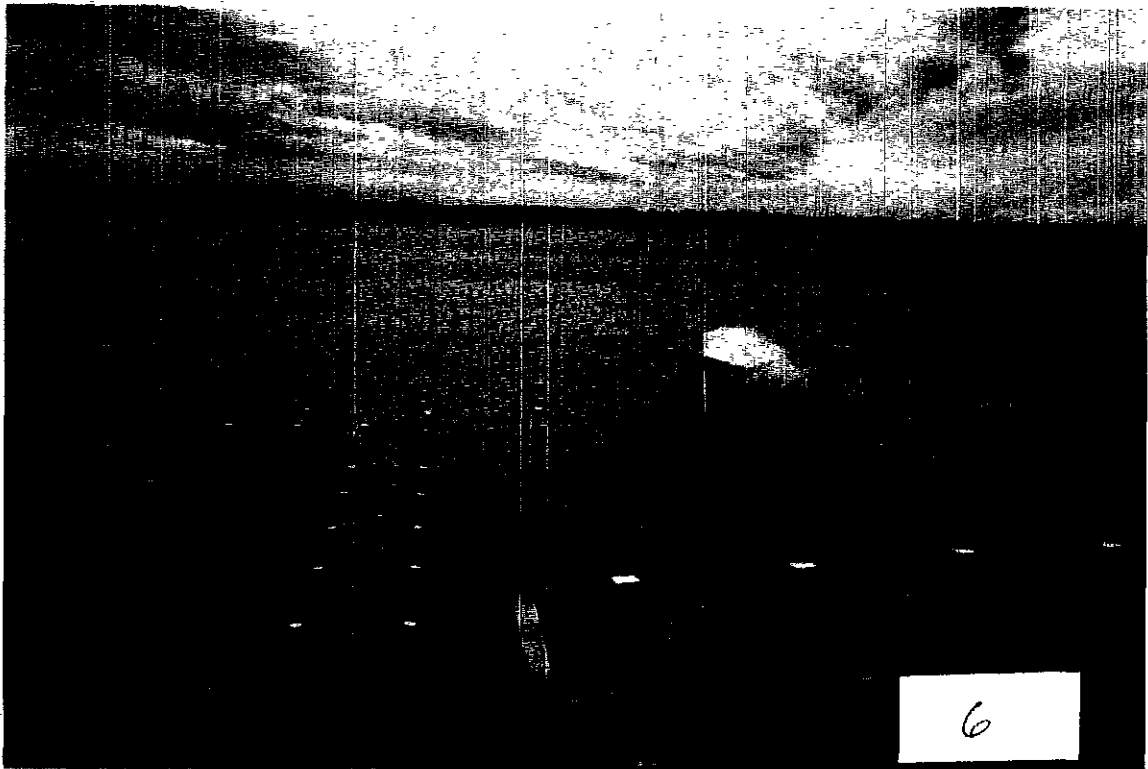




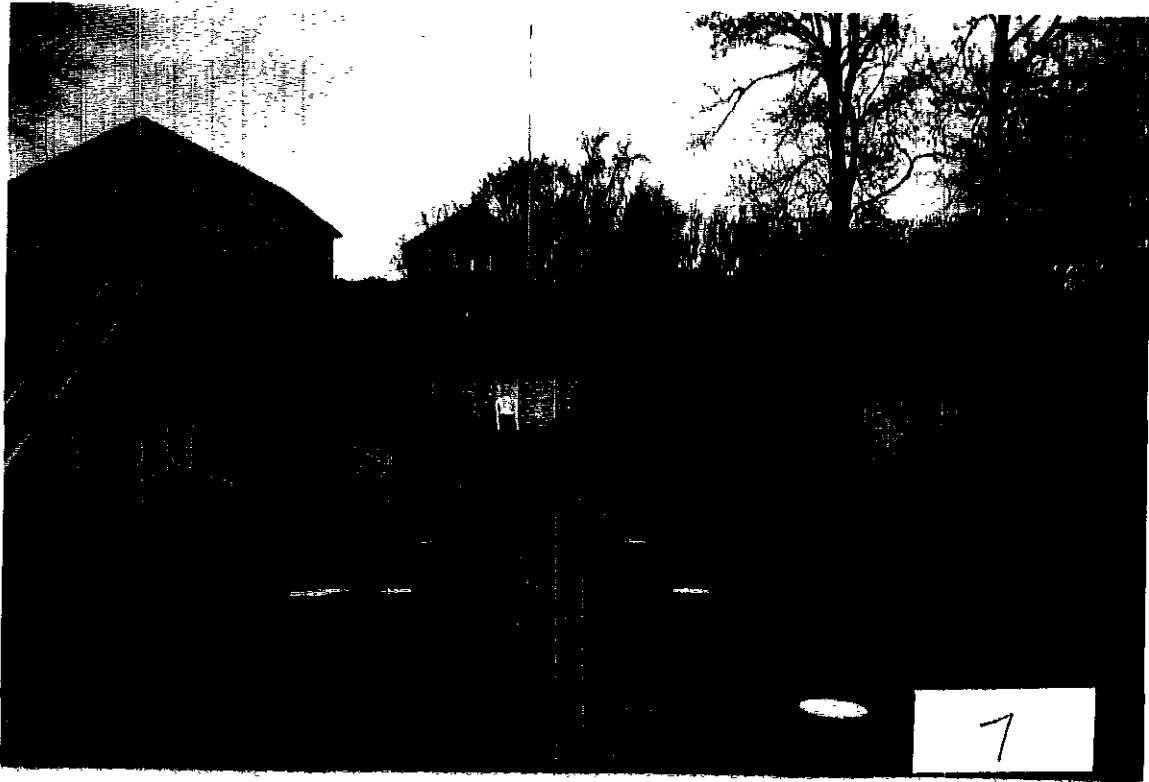
99-265-A



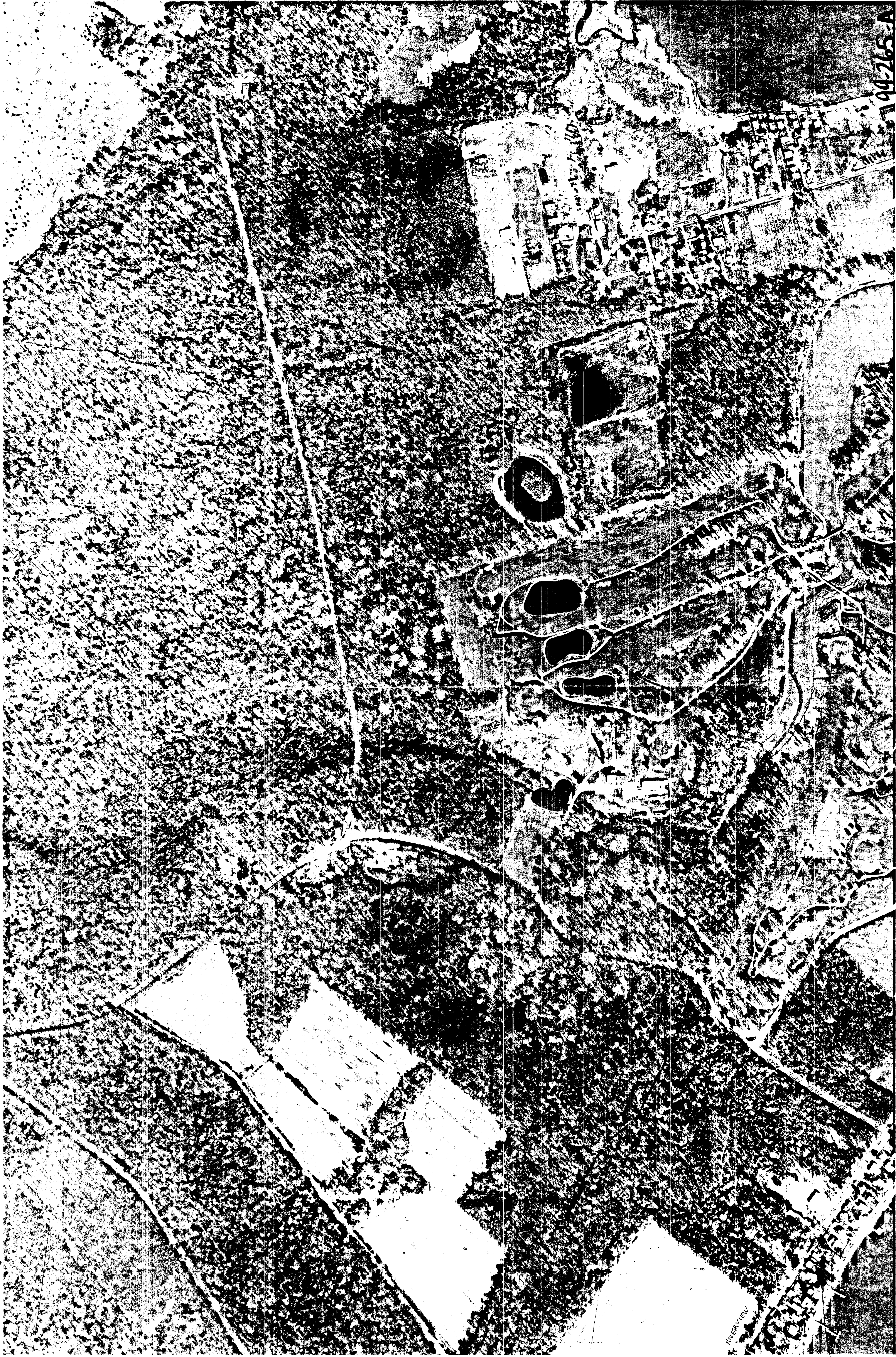
99-265-A



99.265-A



99-265-A



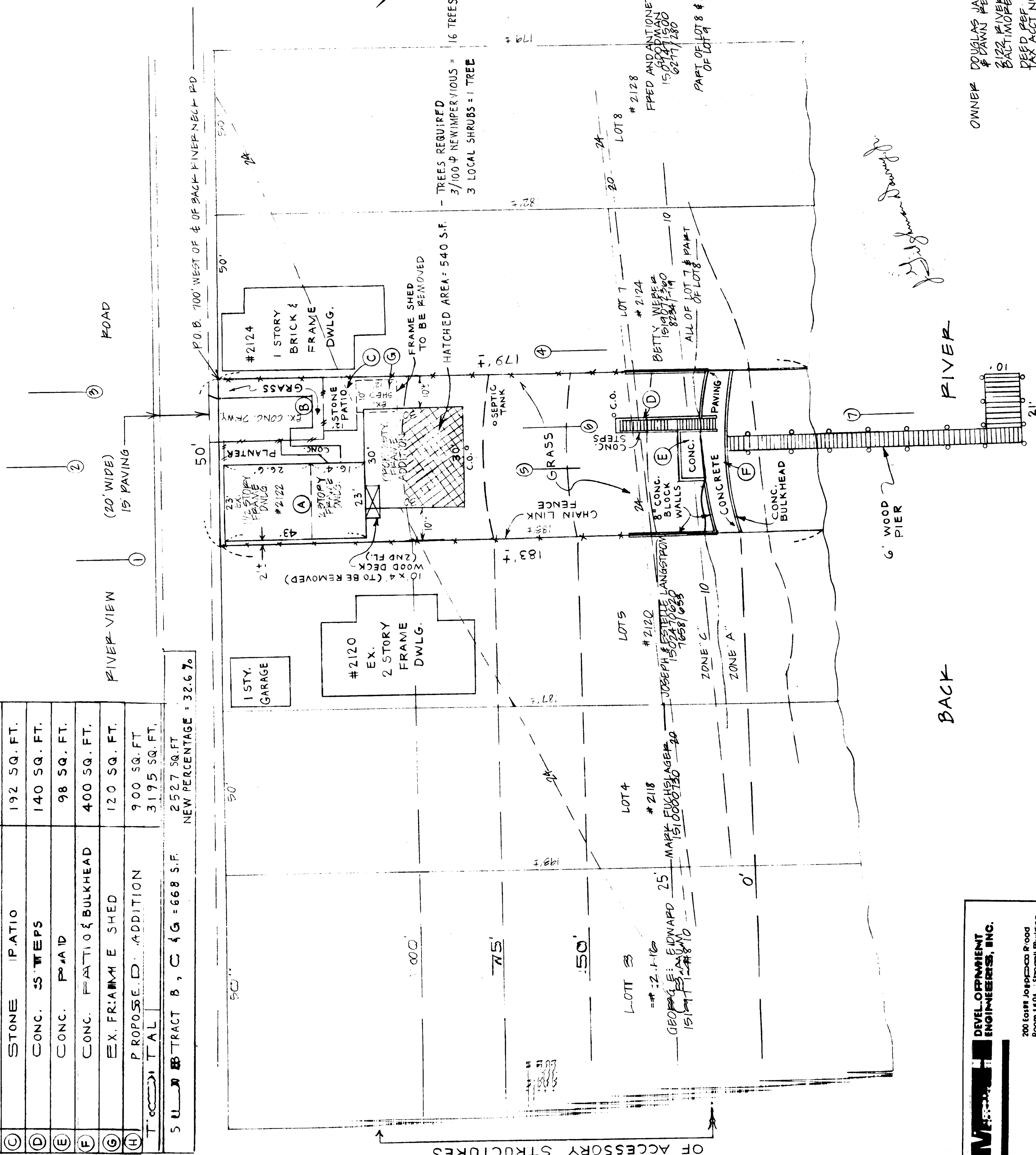
SCALE	LOCATION	SHEET
1" = 200' ±	BACK RIVER NECK CEDAR POINT	S.E. 4-J
DATE OF AERIAL PHOTOGRAPHY		

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

* IMPERVIOUS AREAS / SQ. FOOTAGE	
(A) DWELLING	989 SQ. FT.
(B) CONC. DRIVEWAY & WALKWAY	356 SQ. FT.
(C) STONE PATIO	192 SQ. FT.
(D) CONC. STEPS	140 SQ. FT.
(E) CONC. PAID	98 SQ. FT.
(F) CONC. PATIO & BULKHEAD	400 SQ. FT.
(G) EX. FRAME SHED	120 SQ. FT.
(H) PROPOSED ADDITION	900 SQ. FT.
TOTAL	3195 SQ. FT.

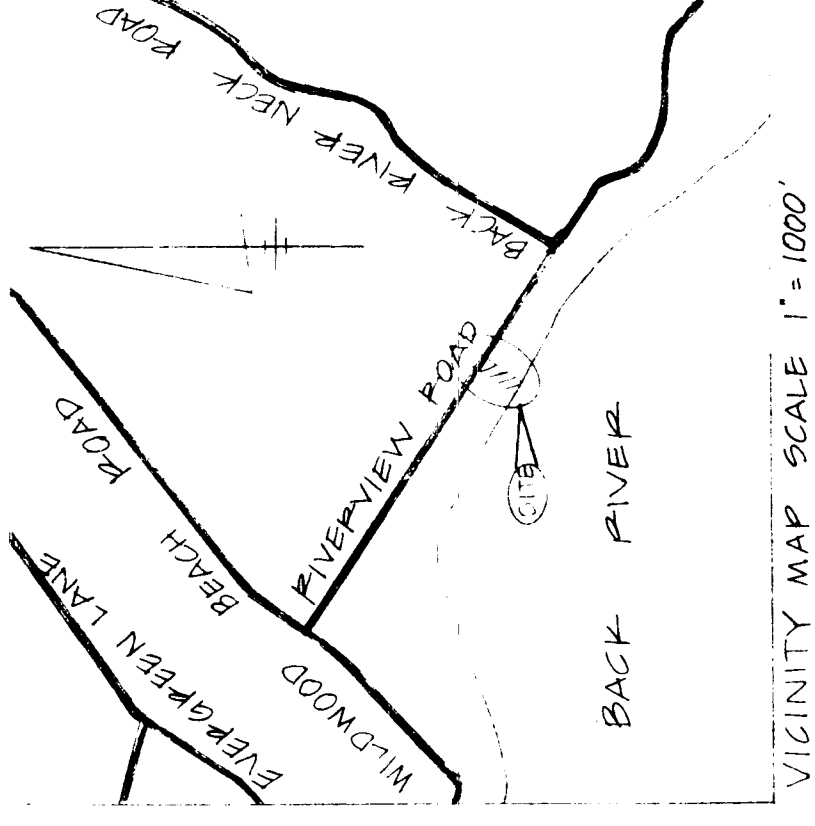
SUBTRACT B, C & G = 668 S.F.	2527 SQ. FT.
NEW PERCENTAGE = 32.6 %	

ALLOWABLE IMPERVIOUS AREA: 7750 SQ. FT. X 25% = 1938 SQ. FT.
EXISTING IMPERVIOUS PERCENT = EX. IMP / 7750 S.F. = 29.6% GRANDFATHERED.
15% TREE COVER REQUIRED = 2 TREES PROVIDED



ALLOWABLE CUMULATIVE IMPACTS OF ACCESSORY STRUCTURES

- LOCATION INFORMATION
- EX ZONE PCS
 - 200' SCALE MAP SE 4J
 - LOT SIZE 9050 S.F. BY DEED. FIELD AREA FROM BULK: HEAD = 7750 S.F.
 - COUNCILMANIC DISTRICT 5
 - LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 - HAZARD MAP ZONE "A" & "C"
 - PRIOR ZONING HEARING NONE
 - PROPOSED 30' X 30' ADDITION IN THE REAR YARD
 - SITE IS LOCATED IN A LIMITED DEVELOPMENT AREA OF CHESAPEAKE BAY CRITICAL AREA.
 - B.M.A. 43-3 REQUIREMENTS.
 - PICTURE NO & DIRECTION
 - PRIVATE WELL & SEPTIC.



PLAT TO ACCOMPANY PETITION FOR AN ADMINISTRATIVE VARIANCE FOR SIDEYARD OF 10'

#2122 RIVERVIEW ROAD

LOT 6

"HOLLY FARM BEACH" 10-2

ELECTION DISTRICT NO 15

BALTIMORE CO, MD

SCALE 1"=20'

DECEMBER 18, 1998

(REVISED 1-11-99)

OWNER DOUGLAS JAMES KOTIKABA JR
& DAWN KENEE KOTIKABA
2122 RIVERVIEW ROAD
BALTIMORE, MD 21221
TAX REF. # 7790-392
TAX ACCT. NO. 1802512020
TAX MAP 115 GRID 19 PARCEL 29

DEVELOPMENT ENGINEERS, INC.

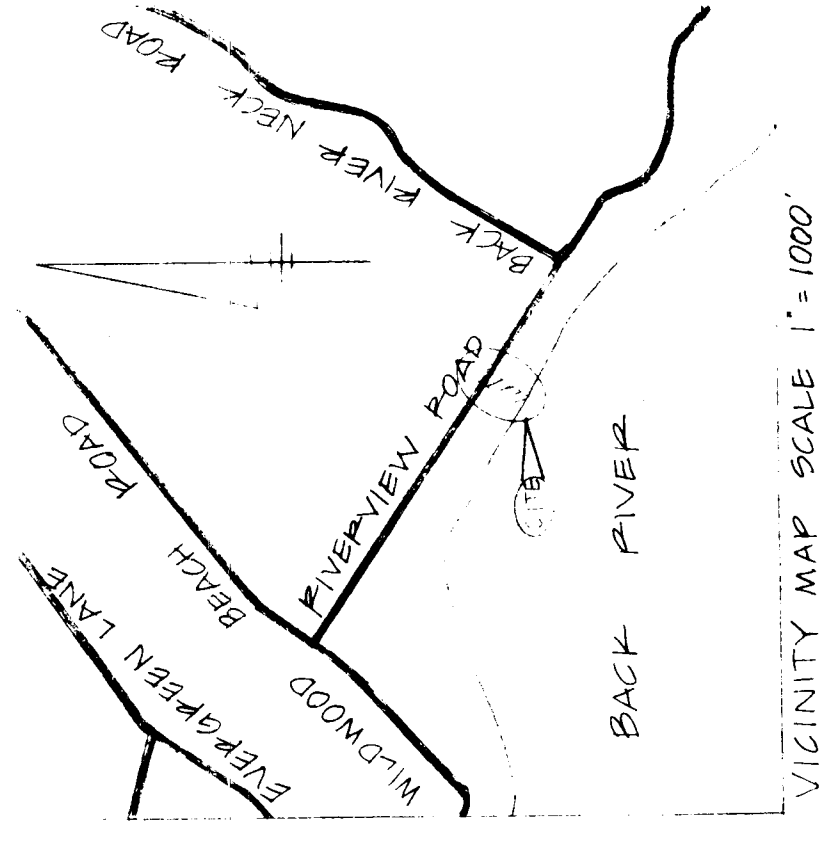
200 East Joseph Road
Room 1401, Strickland Building
Lowell, Massachusetts
02203-9000

ZONING OFFICE USE ONLY!
REVIEWED BY
ITEM NO
CASE NO
265 98-8138

99-265-A

* IMPERVIOUS AREAS /	SQ. FOOTAGE
(A) DWELLING	429 SQ. FT.
(B) CONC. DRIVEWAY & WALKWAY	356 SQ. FT.
(C) STONE PATIO	192 SQ. FT.
(D) CONC. STEPS	140 SQ. FT.
(E) CONC. PAD	98 SQ. FT.
(F) CONC. PATIO & BULKHEAD	400 SQ. FT.
(G) EX. FRAME SHED	120 SQ. FT.
(H) PROPOSED ADDITION	900 SQ. FT.
TOTAL	3195 SQ. FT.
SUBTRACT B, C & G = 668 S.F.	2527 SQ. FT.
	NEW PERCENTAGE =

ALLOWABLE IMPERVIOUS AREA = 7750 SQ FT X 25% = 1938 SQ.FT.
EXISTING IMPERVIOUS PERCENT = EX.IMP./7750 S.F. = 29.6% GRANDFATHERED.
15% TREE COVER REQUIRED = 2 TREES PROVIDED



LOCATION INFORMATION

- 1 EX ZONE PC 5
- 2 200' SCALE MAP SE 43
- 3 LOT SIZE 9050 S F BY DEED. FIELD AREA FROM RULK
HEAD = 7750 S.F.
- 4 COUNCILMANIC DISTRICT 5
- 5 LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
- 6 FLOOD HAZARD MAP COMMUNITY PANEL N^o 2
- 7 PRIOR ZONING HEARING NONE
- 8 PROPOSED 30' X 30' ADDITION IN THE REAR YARD
- 9 SITE IS LOCATED IN A LIMITED DEVELOPMENT
AREA OF CHESAPEAKE BAY CRITICAL AREA.
10. B.M.A. 43-3. REQUIREMENTS.
11. PICTURE N^o & DIRECTION
12. PRIVATE WELL & SEPTIC

PLAT TO ACCOMPANY PETITION FOR
AN ADMINISTRATIVE VARIANCE
FOR SIDEYARD OF 10'

2122 RIVERVIEW ROAD

LOT 6

"HOLLY FARM BEACH" 10-2

ELECTION DISTRICT NO 15

BALTIMORE CO.,

SCALE 1" = 20'

DECEMBER 18, 1998

(REVISED 1-11-99)

OWNER DOUGLAS JAMES KOTTABA, JR
& DAWN PENELE KOTTABA
2132 RIVERVIEW ROAD
BALTIMORE, MD 21224
DEED REF # 7790-382
TAX ACCT # 150-551020
TAX MAP 15 GRD 9 PAR

ZONING OFFICE USE ONLY!
REVIEWED BY *[Signature]* ITEM No. 265-
CASE No. 78-8138

99-265-A

