

IN RE: PETITION FOR VARIANCE
S/S Riverview Road, 965' E of the c/l
Wildwood Beach Road
(2034 Riverview Road)
15th Election District
5th Councilmanic District

Theodore E. Jones, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-363-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Theodore E. and Ruby E. Jones. The Petitioners seek relief from Sections 1A04.3.B.1 and 3, and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized lot, .514 acres in area, in lieu of the minimum required 1.0 acre, and side setbacks of 28 feet and 10 feet in lieu of the required 50 feet, and any other variances deemed necessary by the Zoning Commissioner. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Theodore and Ruby Jones, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot with frontage on Back River, located on the south side of Riverview Road in the subdivision known as Wildwood Beach. The property consists of a gross area of .514 acres, more or less, zoned R.C.5, and is presently improved with an old dwelling that is beyond renovation. Testimony indicated that the prior owners lived in the home until the Petitioners purchased the property in September 1997. The Petitioners proceeded to make some preliminary improvements to the property itself;

ORDER RECEIVED FOR FILING

Date

By

however, it was their intention to eventually raze the existing dwelling and construct a new dwelling in its place. In the meantime, however, the Petitioners constructed a retaining wall within the required 100-foot buffer to the water line without benefit of a building permit and were cited with a zoning violation. Thus, the Petitioners filed the instant Petition to legitimize existing conditions on the property and obtain approval to construct a new dwelling thereon.

As shown on the site plan, the existing dwelling is centered on the width of the property; however, the new dwelling will be located closer to the eastern property line in order to accommodate the septic reserve area. In addition, the original house was built at a time when smaller lots were permitted and prior to its current R.C.5 zoning classification. Thus, in order to proceed with the proposed improvements, the requested variances are necessary.

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

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the

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Date 5/1/89
By [Signature]

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

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

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

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of May, 1999 that the Petition for Variance seeking relief from Sections 1A04.3.B.1 and 3, and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized lot, .514 acres in area, in lieu of the minimum required 1.0 acre, and side setbacks of 28 feet and 10 feet in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated April 7, 1999, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/10/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 10, 1999

Mr. & Mrs. Theodore E. Jones
623 Tampa Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S Riverview Road, 965' E of the c/l Wildwood Beach Road
(2034 Riverview Road)
15th Election District – 5th Councilmanic District
Theodore E. Jones, et ux – Petitioners
Case No. 99-363-A

Dear Mr. & Mrs. Jones:

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

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

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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

Code Enforcement Division, DPDM; DEPRM; People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2034 RIVERVIEW ROAD

which is presently zoned R.C. 5

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.1, 3, 304 to allow an undersize lot with an area of 0.514 acre and side setbacks of 38 ft & 10 ft, in lieu of the minimum required 1.0 acre and 50 ft each respectively and any other Variances as 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) EXISTING ZONING SETBACKS WOULD NOT ALLOW

FOR PROPOSED DWELLING.

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

Case No. 99-363-A

REC 9/15/98

Legal Owner(s):

THEODORE E JONES

Name - Type or Print

Signature

RUBY E JONES

Name - Type or Print

Signature

623 TAMPA RD W-410-494-7617
Address Telephone No.

BALTIMORE MD 21221
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 75 hr.

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 3-19-99

ORDER RECEIVED FOR FILING

Date

By

363

ZONING DESCRIPTION FOR 2034 Riverview Road

Beginning at a point on the south side of Riverview Road which is 20 feet wide
at a distance of 965 feet east of the centerline of Wildwood Beach Road
which is 20 feet wide. Being Lot #42 and #43 in the subdivision of Wildwood
Beach as recorded in the Baltimore County Plat Book #9, Folio #30
containing 22,400 square feet. Also known as 2034 Riverview Road and located
in the 15th Election District, 5th Councilmanic District.

99-363-A

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: #99-363-A
2034 Riverview Road
S/S Riverview Road, 965' +/- E. of centerline Wildwood Beach Road

15th Election District. — 5th Councilmanic District
Legal Owner(s): Theodore E. Jones & Ruby E. Jones

Variance: to allow an undersize lot with an area of .514 acre and side setbacks of 28 feet and 10 feet in lieu of the minimum required 1 acre and 50 feet each respectively and any other variances as deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, April 28, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/163 April 8

C303007

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/8/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/8/, 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

PUBLISHED

BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

365
Item No. 062300

DATE 3 14 99 ACCOUNT R-001-6150
AMOUNT \$ 50.00

RECEIVED FROM: Ms. Jones

FOR: Residential Variance fee
2034 Riverview Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
3/19/1999 3/19/1999 10:13:00
MS 0905 CASHIER PMS PMS TRAFEL
5 MISCELLANEOUS CASH RECEIPT
Receipt # 079010
CP NO. 062300
30.00 CHECK
Baltimore County - Maryland

99-363-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

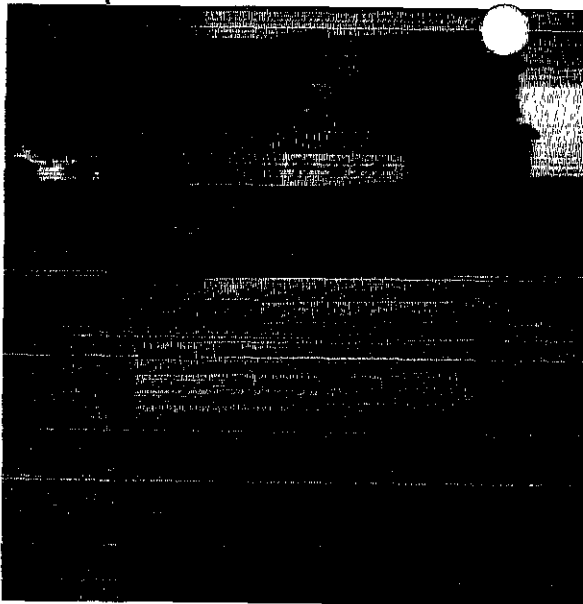
RE: CASE # 99-363-A
PETITIONER/DEVELOPER:
(Ruby Jones)
DATE OF Hearing
(April 28, 1999)

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
2034 Riverview Road Baltimore, Maryland 21221_____



3-99

ch, Day, Year)

Sincerely,

Thomas P. Ogle 4/13/99
[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

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

RE: PETITION FOR VARIANCE
2034 Riverview Road, S/S Riverview Rd,
965' +/- E of c/I Wildwood Beach Rd, 15th Election
District, 5th Councilmanic

Legal Owners: Theodore E. & Ruby E. Jones

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-363-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 29th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Legal Owners Theodore E. & Ruby E. Jones, 623 Tampa Road, Baltimore, MD 21221, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



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

March 31, 1999

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: 99-363-A
2034 Riverview Road
S/S Riverview Road, 965' +/- E of centerline Wildwood Beach Road
15th Election District – 5th Councilmanic District
Legal Owner: Theodore E. Jones & Ruby E. Jones

Variance to allow an undersize lot with an area of .514 acre and side setbacks of 28 feet and 10 feet in lieu of the minimum required 1 acre and 50 feet each respectively and any other variances as deemed necessary by the Zoning Commissioner.

HEARING: Wednesday, April 28, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

Arnold Jablon
Director

c: Ruby & Theodore Jones

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 13, 1999.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

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



TO: PATUXENT PUBLISHING COMPANY
April 8, 1999 Issue – Jeffersonian

Please forward billing to:

Theodore Jones
623 Tampa Road
Baltimore, MD 21221

410-687-7302

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: 99-363-A

2034 Riverview Road

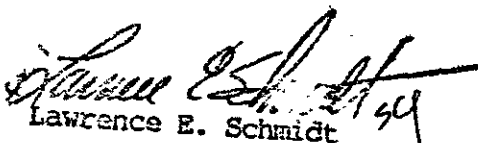
S/S Riverview Road, 965' +/- E of centerline Wildwood Beach Road

15th Election District – 5th Councilmanic District

Legal Owner: Theodore E. Jones & Ruby E. Jones

Variance to allow an undersize lot with an area of .514 acre and side setbacks of 28 feet and 10 feet in lieu of the minimum required 1 acre and 50 feet each respectively and any other variances as deemed necessary by the Zoning Commissioner.

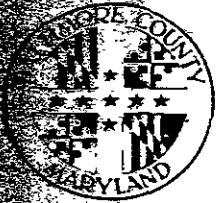
HEARING: Wednesday, April 28, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW 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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 99-363-A

Petitioner: THEODORE & RUBY JONES

Location: 2034 RIVERVIEW ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THEODORE JONES

ADDRESS: 623 TAMPA RD

BALTIMORE MD 21221

PHONE NUMBER: (410) 687-7302

AJ:ggs

(Revised 09/24/96)

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.: 99-363-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A Variance to allow an undersize lot with an
area of .514 acre and ^{side} setbacks of 28 ft. & 10 ft. in lieu of the
minimum required 1.0 acre & 50 ft. each respectively and
any other variances as 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



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

April 22, 1999

Mr. & Mrs. Theodore E. Jones
623 Tampa Road
Baltimore, MD 21221

RE: Case No.: 99-363-A
Petitioner: Jones
Location: 2034 Riverview Road

Dear Mr. & Mrs. Jones:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 19, 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 cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: April 7, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley

SUBJECT: Zoning Item #363

RSJ

Jones Property - 2034 Riverview Road

Zoning Advisory Committee Meeting of March 29, 1999

----- 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).

ORDER RECEIVED FOR FILING

Date 5/10/99

By [Signature]



Baltimore County
Fire Department

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

April 15, 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 March 29, 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:

356, 358, 359, 360, 361, 362, 363, 364, 365, and 366

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 29, 1999

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

SUBJECT: 2034 Riverview Road

INFORMATION:

Item Number: 363

Petitioner: Jones Property

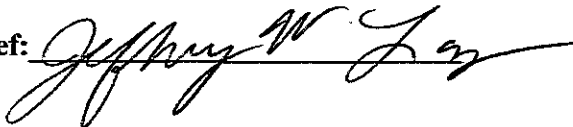
Zoning: RC-5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The property is located in the Lower Back River Neck community and is in the sewer moratorium area. The sewer moratorium only affects unimproved lots. The question of what constitutes a dwelling is therefore one of the central questions of the moratorium issue. In the case of this petition, this office questions whether people indeed resided on the property in question. For this reason, the staff recommends that the zoning commissioner visit the site prior to rendering a final decision. Should the zoning commissioner find that the structure served as a residence, the Office of Planning would support this undersized lot request and the associated variances.

Section Chief:



AFK/JL:

INTEROFFICE CORRESPONDENCE

Date: April 6, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 5, 1999
Item No. 363

The Bureau of Development Plans Review has reviewed the subject zoning item. Riverview Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

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.

In accordance with Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited.

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

A building permit shall be granted only after the necessary permits from the State and Federal agencies have been obtained.

RWB:HJO:jrb

cc: File

ZONE0405.363



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.30.99

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

RE: Baltimore County
Item No. 363

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,

for 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

Need to send ASAP TO

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Variance # 99-363-A

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

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 and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

THEODORE & RUBY JONES 623 TAMPA RD BALTIMORE MD 21221 (410) 687-7362
Print Name of Applicant Address Telephone Number

Lot Address 2034 RIVERVIEW RD Election District 15 Councilmanic District 5 Square Feet 22,400 ft

Lot Location: NE (S)W side corner of RIVERVIEW ROAD 965 feet from NE (S)W corner of WILDWOOD BEACH ROAD
(street) (street)

Land Owner: THEODORE & RUBY JONES Tax Account Number 2300000309

Address: 623 TAMPA RD BALTIMORE MD 21221 Telephone Number (410) 687-7362

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☐	☒
5. Photographs (please label all photos clearly)	☐	☒
Adjoining Buildings	☐	☒
Surrounding Neighborhood	☐	☒
6. Current Zoning Classification: RC-5		

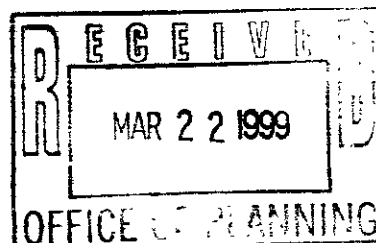
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

See attached.

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



Date: 3/29/99

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

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by John Sullivan on 3-19-99
(name of planner) 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. This fee is subject to change. Confirm all current fees prior to filing the application.

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 3-30-99 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4-14-99 C (B-3 Work Days)

TENTATIVE DECISION DATE 4-18-99 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: _____

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CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

0001 S C C

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 30, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - RL
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 363
PETITIONER: Theodore E. Jones and Ruby E. Jones

VIOLATION CASE NO.: 98-4033

LOCATION OF VIOLATION: S/S Riverview Road, 965' +/- E of centerline
Wildwood Beach Road (2034 Riverview Road)
15th Election District

DEFENDANT(S): Theodore E. Jones and Ruby E. Jones

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

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

JHT/rl/lmh

99-363-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

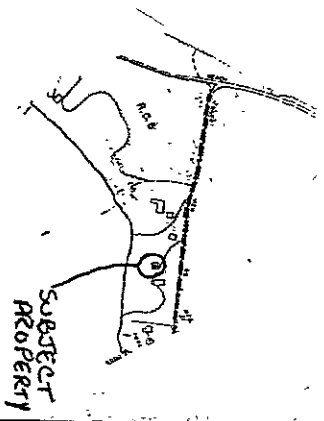
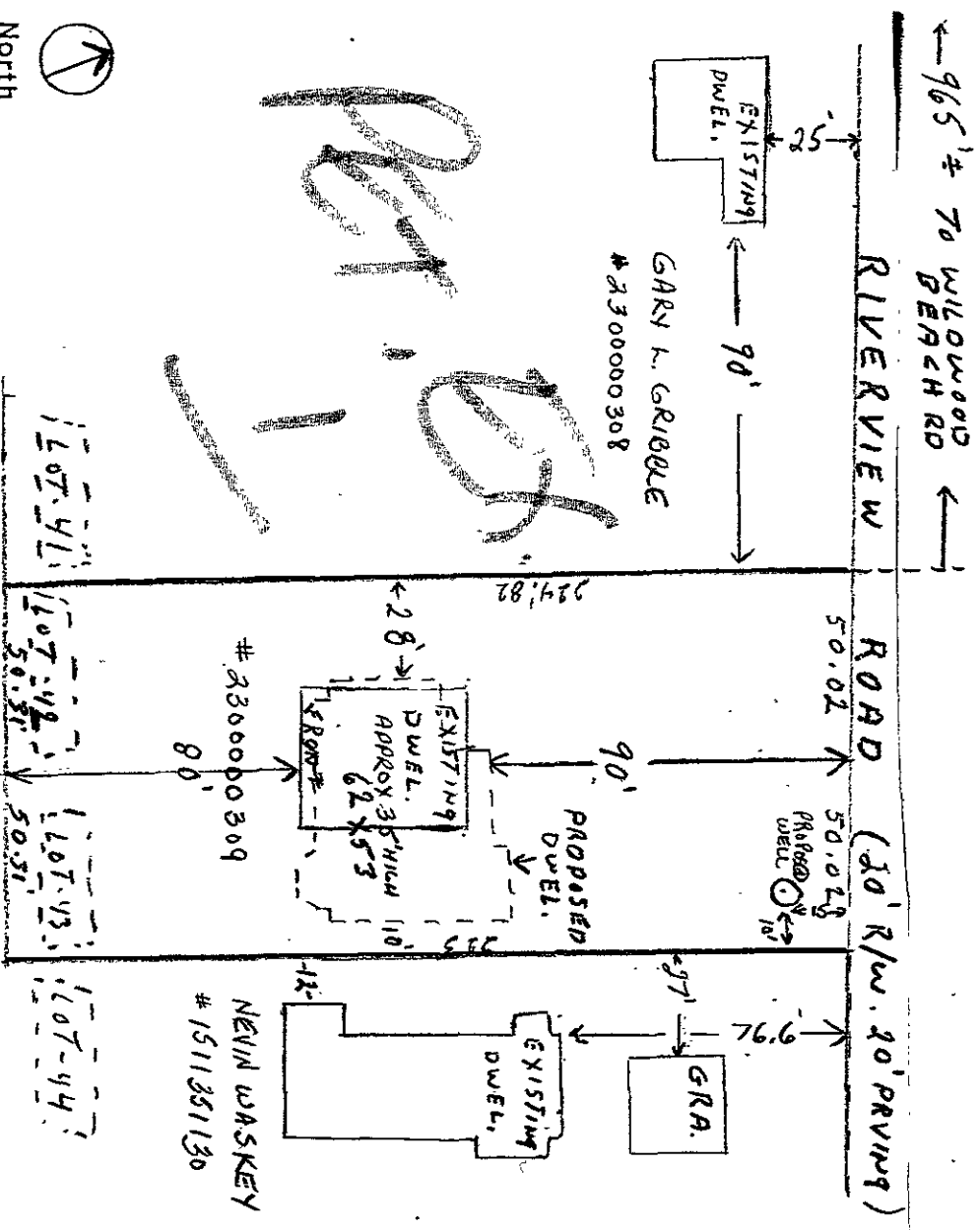
PROPERTY ADDRESS: 2034 RIVERVIEW ROAD

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

Subdivision name: WILLOWOOD BEACH

plat book# 9, folio# 30, lot# 4443, section#

OWNER: THEODORE + RUBY JONES



LOCATION INFORMATION

Election District: 15
 Councilmanic District: 5

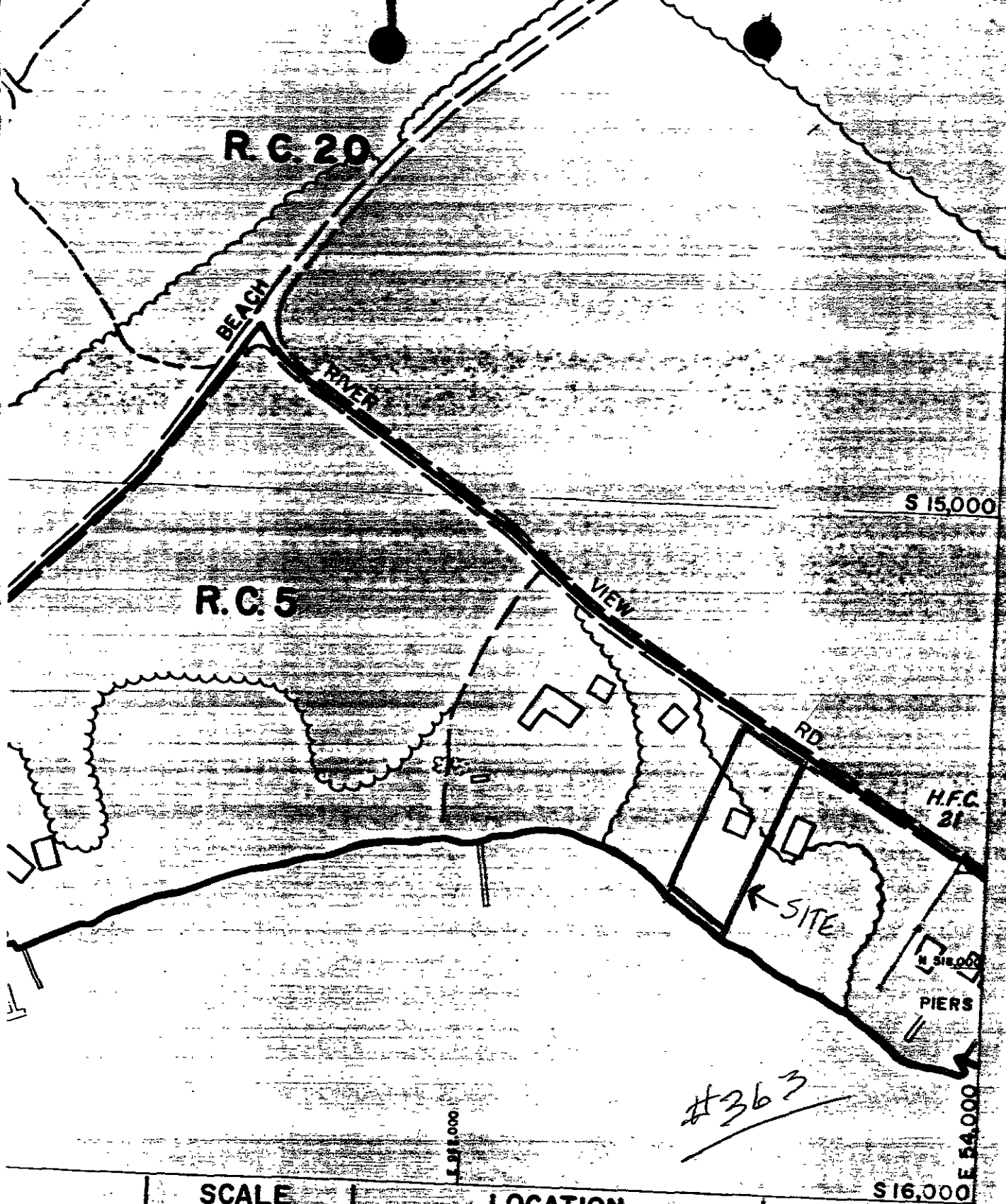
1"=200' scale map#: S.E. 4-I
 Zoning: RC-5
 Lot size: .514 28,400
 acreage square feet

SEWER: ☐ public ☒ private
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☒ yes ☐ no
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: [Signature] ITEM #: 363 CASE#:
 prepared by: T.S. J.

Scale of Drawing: 1"=50'



SCALE 1" = 200'	LOCATION	SHEET
DATE OF PHOTOGRAPHY JANUARY 1986	BACK RIVER NECK 99-363-A	S E 41