IN RE: PETITION FOR VARIANCE
NE/S Bay Drive, 825' NW of Wye Road
(3837 Bay Drive)
15th Election District
5th Councilmanic District

Edward W. Backhaus, Owner;
Ferlin Ray Baisden, Contract Purchaser

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 99-480-A

*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Edward W. Backhaus, and the Contract Purchaser, Ferlin Ray Baisden. The Petitioners seek relief from Sections 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 38 feet, 6 inches in lieu of the required 75 feet from the street centerline, and side setbacks of 10 feet and 14 feet in lieu of the required 50 feet each, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances as 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 Ferlin Ray Baisden, Contract Purchaser, and John Fisher, Contractor. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped, waterfront lot, located on the south side of Bay Drive, with frontage on the Chesapeake Bay in Bowleys Quarters. The property consists of a gross area of .26 acres (9,365 sq.ft.), more or less, zoned R.C.5, and is currently improved with a block dwelling and two sheds. As noted above, Mr. Baisden is under contract to purchase the property from Mr. Backhaus. He proposes to raze the existing dwelling and construct a new dwelling in its place, utilizing the foundation of the existing dwelling. The new dwelling will be 26 feet wide by 52 feet in depth, and will be one story in height. The new construction will overhang the existing foundation and be both deeper and wider than the existing

ORDER RECEIVED FOR FILING
Date 8/18/99
By

dwelling. Mr. Baisden testified that the existing structure is uninhabitable; however, the foundation is sound and can support the new building. Additionally, the Petitioner proposes to utilize the existing foundation so that the living quarters of the new building will be elevated and meet minimum floodplain requirements.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. The uniqueness of this property is found in its unusual configuration. Clearly, the property cannot meet the R.C.5 zoning regulations in view of its narrow width and small size. Moreover, I am persuaded that the razing of the existing structure and the replacement of same with a new dwelling will actually enhance the neighborhood and will not cause any detrimental impact to surrounding properties. For these reasons, I am persuaded to grant the Petition for Variance. However, in granting same, I will impose certain conditions and limitations.

Specifically, the Office of Planning submitted Zoning Plans Advisory Committee (ZAC) comments in which they suggested that an existing chain link fence be replaced with an attractive enclosure, such as a picket fence. Additionally, that Office believes that the two masonry sheds should be removed, due to their dilapidated condition and incompatibility with the proposed improvements. I am inclined to adopt both of these proposals. The upgrade of this property by razing the existing dwelling and constructing a new house warrants a further upgrade of the property by removal of the chain link fence and the replacement of same with a picket fence or more appropriate barrier. Additionally, in that the new house will be larger than the existing dwelling, it is assumed that additional storage space will be provided therein and thus the need for the sheds is questionable. In the event the Petitioner wishes to replace the sheds with a new structure, same could be considered. Also, I will adopt the requirements set forth in the ZAC comments submitted by the Bureau of Development Plans Review Division of the Department of Permits and Development Management (DPDM), relative to Federal Flood Insurance requirements. As noted above, the Petitioner intends on utilizing the existing foundation and elevating the living quarters of the new building to meet these flood regulations. Thus, as a condition precedent to the issuance of a building permit, I will require that the Petitioner meet those standards. Lastly, the property is located within the Chesapeake Bay Critical

ORDER RECEIVED FOR FILING
Date 8/18/99
By

Areas. As such, the Petitioner shall comply with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to mitigate any impact the proposed development may have on the Bay.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of August, 1999 that the Petition for Variance seeking relief from Sections 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 38 feet, 6 inches in lieu of the required 75 feet from the street centerline, and side setbacks of 10 feet and 14 feet in lieu of the required 50 feet each, for a proposed dwelling, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., 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 Plans Advisory Committee (ZAC) comments submitted by the Office of Planning, dated June 11, 1999, and the Bureau of Development Plans Review, dated June 16, 1999, copies of which are attached hereto and made a part hereof.

3) Compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM).

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/18/99
By

Baltimore County
Zoning Commissioner

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

August 19, 1999

Mr. Edward W. Backhaus
1520 Philadelphia Road
Joppa, Maryland 21085

RE: PETITION FOR VARIANCE
NE/S Bay Drive, 825' NW of Wye Road
(3837 Bay Drive)
15th Election District – 5th Councilmanic District
Edward W. Backhaus, Owner/Ferlin Ray Baisden, Contract Purchaser - Petitioners
Case No. 99-480-A

Dear Mr. Backhaus:

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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Ferlin R. Baisden
109 Chatham Road, Bel Air, Md. 21014
Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

Printed with Soybean Ink on Recycled Paper

CBCA

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3837 Bay Drive

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto ar made a part hereof, hereby petition for a Variance from Section(s) 1 1904.3.B.3, 304

To allow a dwelling with a front setback of 38 ft 6 in & side setbacks of 10 ft & 14 ft in lieu of the minimum required 75 ft to the street centerline & 50 ft each respectively & to approve an undersize lot per sect. 304 with 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: (indicat hardship or practical difficulty) Because lot is undersize Existing structor is not livable Cheaper to rebuild than to relocate

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 zonir 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:

Ferlin Ray Baisden
Name - Type or Print

F R Baisden
Signature

10 Chatham Road 410-838-5546
Address Telephone No.

Bel Air, Maryland 21014
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Edward W. Backhaus
Name - Type or Print

Edward W Backhaus
Signature

Name - Type or Print

Signature

1520 Philadelphia Road 410-592-6540
Address Telephone No

Joppa, Md. 21085
City State Zip Code

Representative to be Contacted:

Diana Koppleman
Name

16 Gerwell Court 410-592-6540
Address Telephone No

Upper Falls, Md. 21156
City State Zip Code

ORDER RECEIVED FOR FILING
Date 8/19/99
By RZV 9/15/98

Case No. 99-480-A

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1:00 hr

UNAVAILABLE FOR HEARING
Reviewed By JJS Date 8-27-99

ZONING DESCRIPTION FOR 3837 BAY DR.
(address)

480

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

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

wide at the distance of 925' North WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WISE AVE.
(name of street)

which is 30' wide. *Being Lot # 255
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of BOWLEY'S QUARTERS
(name of subdivision)

as recorded in Baltimore County Plat Book # 8, Folio # 73

containing 9,365 SQ FT Also known as 3837 BAY DR. (CORNER LOT)
(square feet ~~or acres~~) (property address)

and located in the 15 Election District, 5 Councilmanic District.

99-480-A

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item 480
No. 067902

DATE 5-27-99 ACCOUNT R-001-615U

AMOUNT $ 50.00

RECEIVED FROM: Ray Baisden

FOR: Residential Variance filing fee
at 3837 Bayne

99-480-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PROCESS ACTUAL TIME
5/28/1999 5/27/1999 15:57:22
REG 0502 CASHIER LSH1 LXS DRAWER 2
Dept 5 520 ZONING VERIFICATION
Receipt # 095324 OFLN
CK No. 067902
Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

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: #99-480-A
3837 Bay Drive
NE/S Bay Drive; 825' +/- NW of centerline Wye Road
15th Election District - 5th Councilmanic District
Legal Owner(s): Edward W. Backhaus
Contract Purchaser: Ferlin Ray Baisden

Variance: to allow a dwelling with a front setback of 38 feet, 6 inches and side setbacks of 10 feet and 14 feet in lieu of the minimum required 75 feet to the street centerline and 50 feet each, respectively, and to approve an undersize lot with any other variances deemed necessary by the zoning commissioner.

Hearing: Tuesday, July 20, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley 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.

7/045 July 1 C322766

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/1, 19 99

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 7/1, 19 99.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 99-480-A

Petitioner/Developer:

FERLIN RAY BAISDEN

Date of Hearing/Closing: 7/20/99

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

Attention: Ms. Gwendolyn Stephens

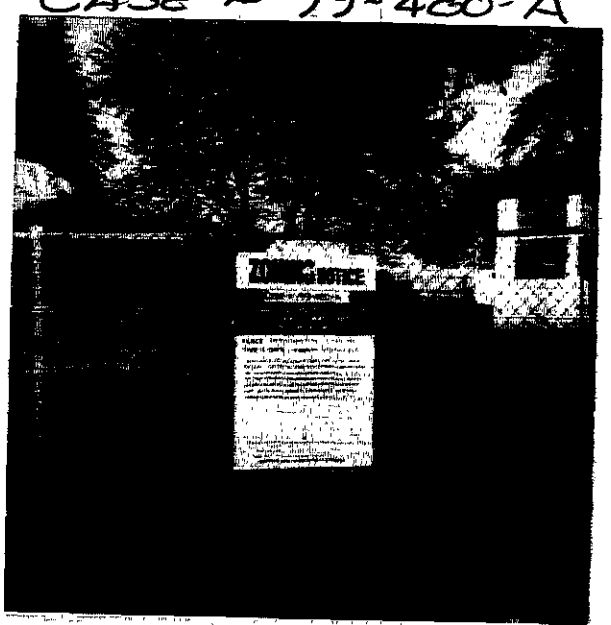
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at

3837 BAY DRIVE

The sign(s) were posted on 7/3/99
(Month, Day, Year)

CASE # 99-480-A



3837 BAY DRIVE
POSTED 7/3/99
[signature] 7/3/99

Sincerely,

[signature] 7/3/99
(Signature of Sign Poster and Date)

RICHARD E HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

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: 99-480-A

Petitioner: Edward W. Backhaus

Address or Location: 3837 Bay Dr.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: 1520 Philadelphia Rd
Joppa, Md. 21085

Telephone Number: (410) 592-6540

Revised 2/20/98 - SCJ

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

June 14, 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: 99-480-A
3837 Bay Drive
NE/S Bay Drive, 825' +/- NW of centerline Wye Road
15th Election District – 5th Councilmanic District
Legal Owner: Edward W. Backhaus
Contract Purchaser: Ferlin Ray Baisden

Variance to allow a dwelling with a front setback of 38 feet, 6 inches and side setbacks of 10 feet and 14 feet in lieu of the minimum required 75 feet to the street centerline and 50 feet each, respectively, and to approve an undersize lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Tuesday, July 20, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: Edward W. Backhaus
Ferlin Ray Baisden
Diana Koppleman

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 5, 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.

Printed with Soybean Ink on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
July 1, 1999 – Jeffersonian

Please forward billing to:
Edward W. Backhaus 410-592-6540
1520 Philadelphia Road
Joppa, MD 21085

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: 99-480-A
3837 Bay Drive
NE/S Bay Drive, 825' +/- NW of centerline Wye Road
15th Election District – 5th Councilmanic District
Legal Owner: Edward W. Backhaus
Contract Purchaser: Ferlin Ray Baisden

Variance to allow a dwelling with a front setback of 38 feet, 6 inches and side setbacks of 10 feet and 14 feet in lieu of the minimum required 75 feet to the street centerline and 50 feet each, respectively, and to approve an undersize lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Tuesday, July 20, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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.

RE: PETITION FOR VARIANCE 3837 Bay Drive, NE/S Bay Dr, 825' +/- NW of c/l Wye Rd 15th Election District, 5th Councilmanic Legal Owner: Edward W. Backhaus Contract Purchaser: Ferlin R. Baisden Petitioner(s)	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
	*	BALTIMORE COUNTY
	*	Case No. 99-480-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 or 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 23rd day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to Diana Koppleman, 16 Gerwell Court, Upper Falls, MD 21156, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

6/16/99
8
WDR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 11, 1999

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

RECEIVED JUN 18 1999

SUBJECT: 3847 Bay Drive

INFORMATION:

Item Number: 480

Petitioner: F. R. Baisden

Zoning: RC 5

Requested Action: Variance and Undersized Lot Request

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to replace an existing dwelling with a new home and the necessary variances to allow a side yard setback of 10 feet and 14 feet in lieu of the required 50 feet provided the following conditions are being met:

1) The chain link fencing should be replaced with an attractive enclosure, such as a picket fence. The revised site plan should show the location of the new fence and materials; and
2) Two masonry sheds located on the subject property should be removed due to their condition and incompatibility with the proposed improvement.

Section Chief: Jeffrey W. Long

AFK/JL

C:\JEFF_L\480.doc

RECEIVED
JUN 15 1999
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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

INTEROFFICE CORRESPONDENCE

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

Date: June 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for June 14, 1999
Item No. 480

The Bureau of Development 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 11 feet for this site using Baltimore County Datum.

Basements are not permitted in the flood plain area.

The buildings engineer shall require a permit for all development in the flood plain area; and the permit shall be granted only after the necessary permits from the State and Federal agencies have been obtained.

RWB:HJO:jrb

cc: File

ORDER RECEIVED FOR FILING
Date 8/19/99
By

RECEIVED JUN 2 1 1999

ZAC06149.480

Baltimore County
Fire Department

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

June 16, 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 JUNE 7, 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:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,

468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479,

480 483, 484, AND 485

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

cc: File

RECEIVED JUN 2 1 1999

Printed with Soybean Ink on Recycled Paper

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.4.99

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

RE: Baltimore County
Item No. 480 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,

L. J. Gredlein

for Michael M. Lenhart, Chief
Engineering Access Permits Division

INTER-OFFICE CORRESPONDENCE Variance 2/62
RECOMMENDATION FORM #99-480-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. _____

Residential Processing Fee Paid ($50.00)

Accepted by _____
Date _____

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

F. R. Baisden (Print Name of Applicant) 109 Chatham Road Bel Air, Md. 21014 (Address) 410-838-5546 (Telephone Number)

Lot Address 3837 Bay Drive Election District ____ Councilmanic District ____ Square Feet ____

Lot Location: N E S W/side/corner of Bay Drive (street) feet from N E S W corner of Bay Drive (street)

Land Owner Edward W. Backhaus Tax Account Number 1502005170

Address 16 Gerwell Court Telephone Number 410-592-6540

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		Pending Varicenes
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·

Signed by· _____ Date. _____
for the Director, Office of Planning and Community Conservation

Revised 2/25/

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

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

The application for your proposed Building Permit application has been reviewed and is accepted fc filing by John Sullivan (name of planner) on 5-27-99 Date (A).

A sign indicating the proposed building must be posted on the property for fifteen (15) days before decision can be rendered. The cost of filing is $50.00. This fee is subject to change. Confirm a 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 b expected within approximately four weeks. However, if a valid demand is received by the closing dat then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 6-7-99 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES_____ NO_____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 6-22-99 .C (B-3 Work Days)

TENTATIVE DECISION DATE 6-26-99 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: _____

Revised 2/25/

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Variance: 7-2-99 #99-480-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. _____

6/21/99

Residential Processing Fee Paid ($50.00)

Accepted by _____
Date _____

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

F. R. Baisden (Print Name of Applicant) 109 Chatham Road Bel Air, Md. 21014 (Address) 410-838-5546 (Telephone Number)

Lot Address 3837 Bay Drive Election District ____ Councilmanic District ____ Square Feet _____

Lot Location: N E S W/side/corner of Bay Drive (street) _____ feet from N E S W corner of BayDrive (street)

Land Owner: Edward W. Backhaus Tax Account Number 1502005170

Address: 16 Gerwell Court Telephone Number 410-592-6540

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		Pending Varicenes
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

RECEIVED
MAY 28 1999
OFFICE OF PLANNING

Signed by _____
for the Director, Office of Planning and Community Conservation

Date: 6/11/99

Revised 2/25/9

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 Avevnue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted fc filing by John Sullivan on 5-27-99.
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before decision can be rendered. The cost of filing is $50.00. This fee is subject to change. Confirm a 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 b 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 6-7-99 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES_____ NO_____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 6-22-99 C (B-3 Work Days)

TENTATIVE DECISION DATE 6-26-99 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

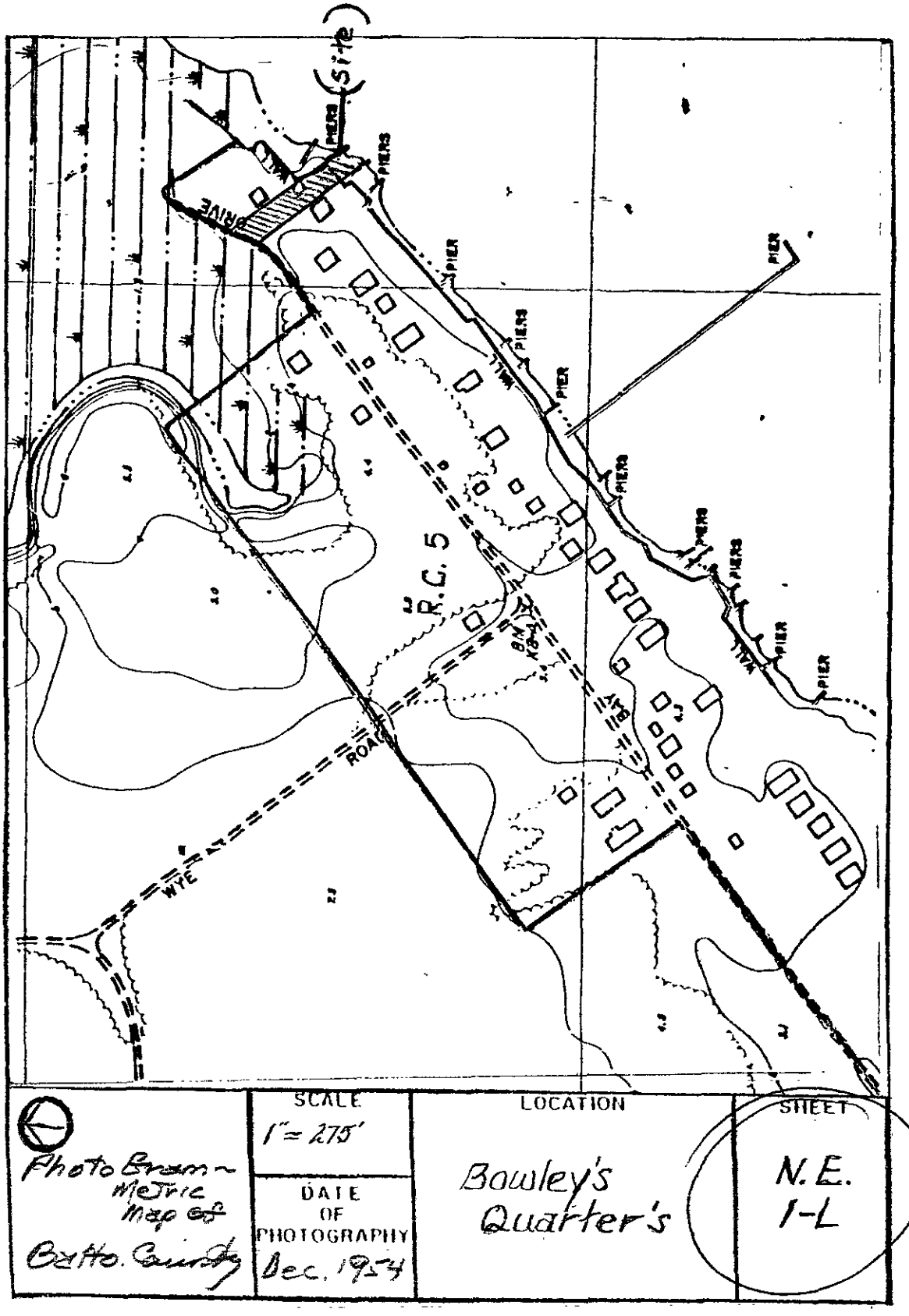
_____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

Revised 2/25/

EXAMPLE 4 -- Zoning Map



#480

99-480-A

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR _____
(address)

Beginning at a point on the _____side of
(north, south, east or west)

_____ which is_____.
name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of _____of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street _____
(name of street)

which is _____wide. *Being Lot #_____
(number of feet of *right-of-way width*)

Block _____,Section #_____ in the subdivision of _____
(name of subdivision)

as recorded in Baltimore County Plat Book #_____, Folio #_____

containing _____. Also known as _____
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

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

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

A-084-PP

Plat to accompany Petition for Zoning ☑ Variance ☐ Special Hearing

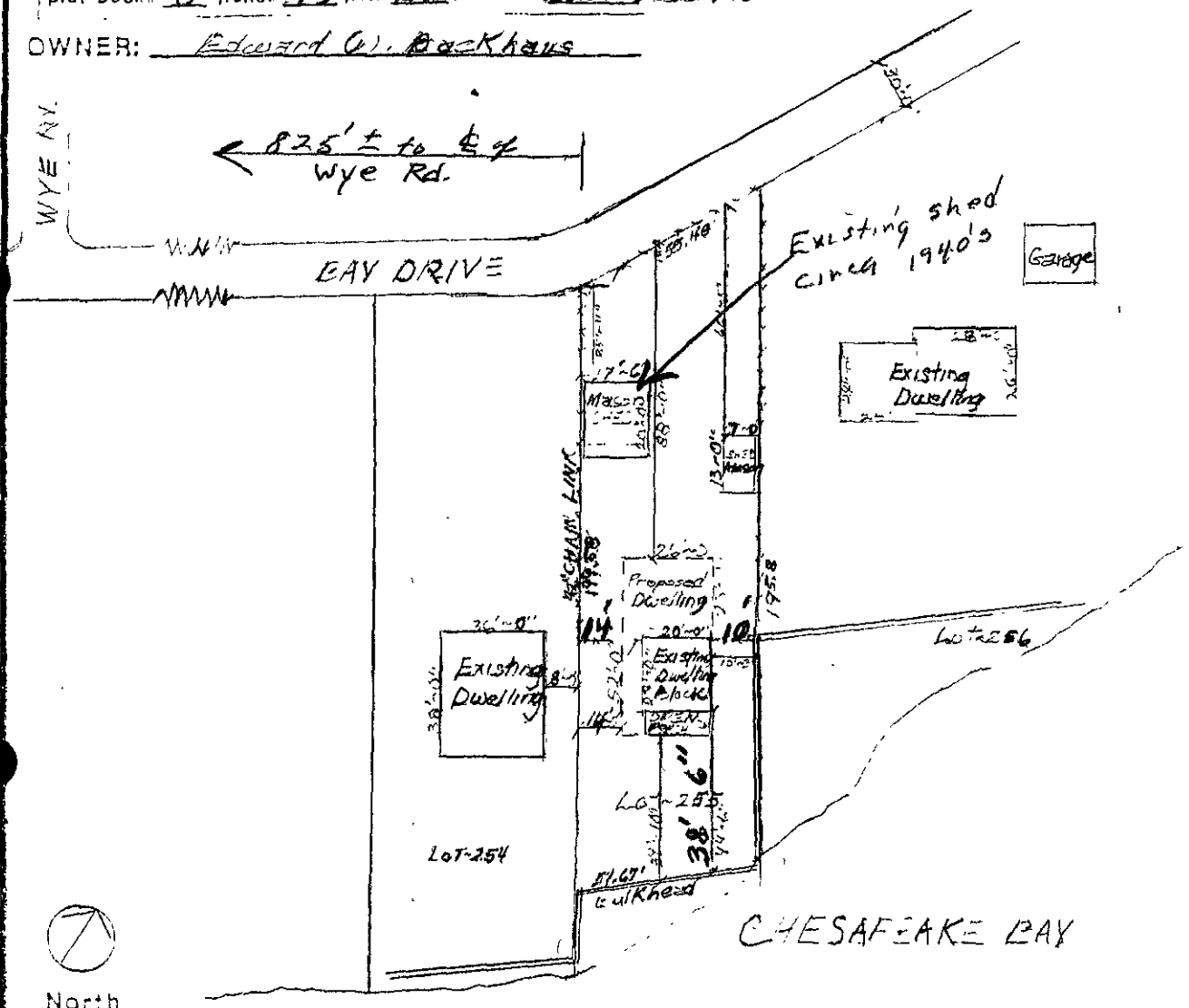
PROPERTY ADDRESS: 3837 Bay DR.

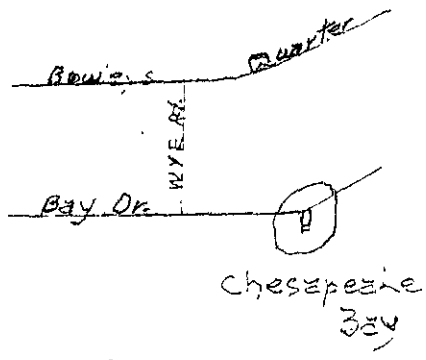
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Bowley's Quarters

plat book# B, folio# 73, lot# 255, section# Bowley's Quarters

OWNER: Edward W. Backhaus





LOCATION INFORMATION

Election District: 15th

Councilmanic District: 5th

1"=200 scale map#: NE-1C

Zoning: RC 5

Lot size: .22.6 acreage / 9,365 square feet

	public	private
SEWER:	☐	☑
WATER:	☑	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by	ITEM #:	CASE#:
RJ	480	

date: 5/10/99

prepared by: Jack Fisher

Scale of Drawing: 1"=50'-0"

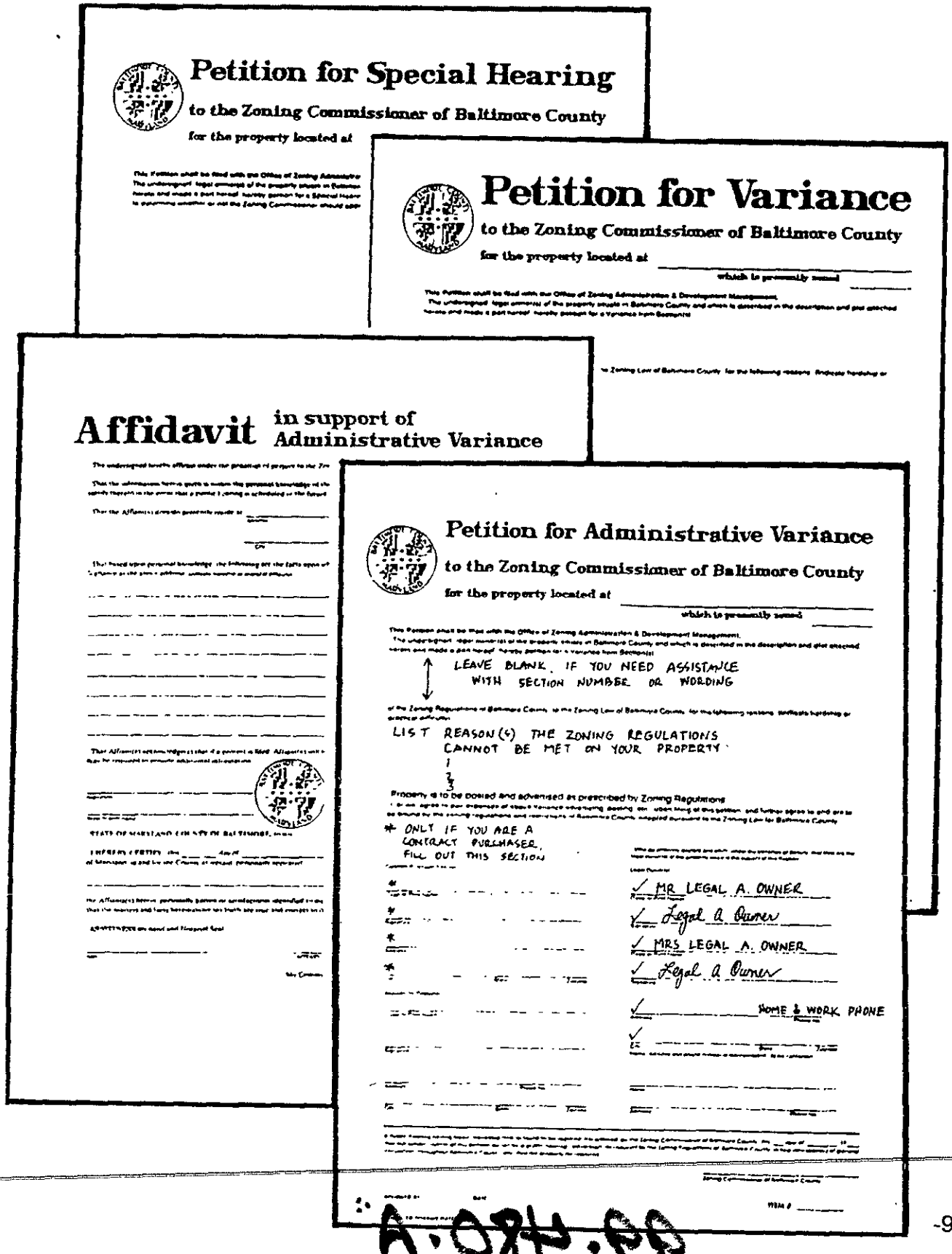
-15

12 COPIES

99-480-A

EXAMPLE 1 -- Applications

3 ORIGINALS OF THE APPROPRIATE FORM



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

which is presently zoned

Affidavit in support of Administrative Variance

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

which is presently zoned

LEAVE BLANK. IF YOU NEED ASSISTANCE WITH SECTION NUMBER OR WORDING

LIST REASON(S) THE ZONING REGULATIONS CANNOT BE MET ON YOUR PROPERTY

1

2

3

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

* ONLY IF YOU ARE A CONTRACT PURCHASER, FILL OUT THIS SECTION

✓ MR LEGAL A. OWNER

✓ Legal A. Owner

✓ MRS LEGAL A. OWNER

✓ Legal A. Owner

✓ HOME & WORK PHONE

A.084.99