

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE – S/S of Oakleigh		
Beach Avenue, 96' NW of the c/l	*	ZONING COMMISSIONER
Meadow Avenue		
(846 Oakleigh Beach Avenue)	*	OF BALTIMORE COUNTY
15 th Election District		
7 th Councilmanic District	*	Case No. 00-047-SPHA
 The Estate of Henry A. Murphy, Owners;	*	
Dennis C. Macneal, Contract Purchaser		
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, the Estate of Henry A. Murphy, by Kathleen R. Murphy, Trustee, and the Contract Purchaser, Dennis C. Macneal. The Petitioners request a special hearing to approve an accessory structure (garage) to remain on a vacant lot, and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B02.3.C.1 to permit a side yard setback of 5 feet in lieu of the required 10 feet, and a lot width of 50 feet in lieu of the required 55 feet; from Section 303.1 to permit a front yard setback of 25 feet in lieu of the required front yard average of 40 feet; and, approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances that are 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 requisite public hearing was Dennis C. Macneal, who recently acquired the property and settled on same subsequent to the filing of these Petitions and prior to the hearing date. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is a rectangular shaped parcel, consisting of a gross area of 7,762 sq.ft., zoned D.R.5.5. At this time, the property is vacant, but for a garage, 22' x 28'8" in dimension. Apparently, this garage is quite old and was constructed in the 1940s. The property is known as Lot 129 of the residential subdivision known

ORDER RECEIVED FOR FILING
 Date 9/30/99
 [Signature]

as Oakleigh Beach, which is located off of Wise Avenue, between Merritt Boulevard and North Point Boulevard in Dundalk.

Apparently, Henry A. Murphy and his family owned the subject property and two adjacent lots, known as Lots 128, 129 and 130 of Oakleigh Beach, which were used in conjunction with one another. As noted above, Lot 129 features a garage that previously served as an accessory structure to the single family dwelling that exists on adjacent Lot 130. Lot 128 is unimproved. Since the death of Mr. Murphy, Lot 130 was sold to Dorothy A. Hulbert, Lot 128 was sold to David Murphy, and Mr. Macneal recently acquired Lot 129.

As noted above, Mr. Macneal proposes to construct a single family dwelling on that lot and retain the garage as an accessory structure. Apparently, the garage is quite old and was constructed in the 1940s. As shown on the site plan, the proposed dwelling will front Oakleigh Beach Road, and will be 28' x 35' in dimension. The dwelling will maintain a 10-foot side yard setback on one side and a 5-foot setback on the other side, and an average front yard setback of 25 feet. Actually, due to the unusual alignment of Oakleigh Beach Road, the front setback will be greater than 25 feet for the majority of the dwelling. Additionally, a 40-foot setback from the street centerline is required, which is determined based upon the average setbacks of adjacent properties. In fact, the Hulbert house is set back a significant distance from the road, and actually abuts the rear property line, which skews the average front setback requirements.

There were no Protestants present, and there were no adverse Zoning Advisory Committee comments. Moreover, this property is served by public water and sewer. In this regard, it appears that the proposal represents an appropriate in-fill use of the subject property. Other lots in the area are built on single lots as is proposed here. Based upon the testimony and evidence presented, I am persuaded to grant the Petitions for Special Hearing and Variance. In my judgment, relief can be granted without detrimental impact on the surrounding locale and in accordance with the requirements of Section 307 of the B.C.Z.R.

It is also to be noted that the subject property is located within the Chesapeake Bay Critical Areas, near Bear Creek. As such, the proposed development is subject to compliance with Critical Areas legislation and any recommendations made by the Department of Environmental

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9/30/99
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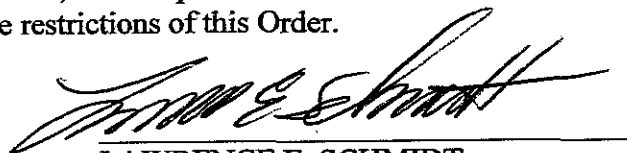
Protection and Resource Management (DEPRM) to mitigate any impact the proposed improvements may have on the Bay and its tributaries. Thus, the relief requested shall be granted, contingent upon the aforementioned restriction.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of September, 1999 that the Petition for Special Hearing to approve an accessory structure (garage) to remain on a vacant lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B02.3.C.1 to permit a side yard setback of 5 feet in lieu of the required 10 feet, and a lot width of 50 feet in lieu of the required 55 feet; from Section 303.1 to permit a front yard setback of 25 feet in lieu of the required front yard average of 40 feet; and, approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner, 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 any recommendation made by the Department of Environmental Protection and Resource Management (DEPRM) upon completion of their review of this proposal.
- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 9/30/99
By [Signature]

LES:bjs



Baltimore County
Zoning Commissioner

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

September 30, 1999

Mr. Dennis C. Macneal
2974 Sollers Point Road
Dundalk, Maryland 21222

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
S/S of Oakleigh Beach Avenue, 96' NW of the c/l Meadow Avenue
(846 Oakleigh Beach Avenue)
15th Election District – 7th Councilmanic District
The Estate of Henry A. Murphy & Dennis Macneal - Petitioners
Case No. 00-047-SPHA

Dear Mr. Macneal:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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: Ms. Kathleen R. Murphy
6617 Hudson Street, Baltimore, Md. 21224

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21404

DEPRM; People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 846 Oakleigh Beach Ave
which is presently zoned DR 5.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(garage built in the 1940's) to remain on a vacant lot. an accessory structure

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Dennis C Macneal
Name - Type or Print
Dennis C Macneal
Signature
2974 Sollers Pt Rd 410-285-1673
Address Telephone No.
Dundalk MD 21222
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

✓ Henry A Murphy deceased
Name - Type or Print
✓ Henry A Murphy
Signature
✓ Kathleen R Murphy (Trustee)
Name - Type or Print
✓ Kathleen R Murphy
Signature
✓ 6617 Hudson St. 410-284-8439
Address Telephone No.
✓ Balto. MD 21224
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 8/2/99

ORDER RECEIVED FOR FILING

Date
By

Case No. 00-47-SBHA

REC 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Oakleigh Beach Ave.
which is presently zoned DR 5.5

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)

see attached sheet

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. The lot is only 50 feet wide.
 2. The lot is long and narrow with an angled front.
 3. A 5' side setback would allow for larger home.
 4. A 35' (From E of street) setback would equal most surrounding homes.
- 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:

Dennis C. Macneal
Name - Type or Print
Dennis C Macneal
Signature
2974 Sollers Pt Rd HOME
Address Telephone No.
Dundalk MD 21222
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

State Zip Code

Legal Owner(s):

Henry A Murphy Kathleen Murphy Trustee
Name - Type or Print
Henry A Murphy Kathleen R Murphy
Signature
Name - Type or Print

Signature
6617 Hudson St 410-284 8439
Address Telephone No.
Baltimore MD 21224
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By BR Date 8/2/99

Case No. 00-47-SPHA

Date 9/15/98

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9/30/99
C. DEAN HIGGINS

1B02.3.C.1 to permit a side yard setback of 5 ft. in lieu of the required 10 ft. and to approve a lot width of 50 ft. in lieu of the required 55 ft.; Section 303.1 to permit a front yard setback of 25 ft. in lieu of the required front yard average of 40 ft.; to approve an undersized lot per Section 304, and to approve any other variances deemed necessary by the Zoning Commissioner.

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Date

By

00-47-SPHA

Zoning description for 846 Oakleigh Beach Ave.
Beginning at a point on the South side of
Oakleigh Beach Ave. which is 20 feet
wide at the distance of 96 feet North west
of the centerline of the nearest improved
intersecting street Meadow Ave. which is
40 feet wide. Being lot #129, Block —,
Section# — in the subdivision of
Oakleigh Beach as recorded in Baltimore
County Plat Book #12, Folio #46,
containing 7,762 sq. ft. Also ~~known~~ as
846 Oakleigh Beach Ave. and located
in the 15th Election District, 7th Councilmanic
District.

No. 6709

ACCOUNT

0519-1209

AMOUNT	\$	101.00
--------	----	--------

RECEIVED
FROM: D. A. S. McH...

FOR: Special Paying of Variance

~~DISTRIBUTION~~

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

70-204447

1. The first part of the document is a list of references. The references are as follows:

1. The first part of the document is a list of references. The references are as follows:

[illegible]

CASHIER'S VALIDATION

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: #00-047-SPHA

846 Oakleigh Beach Avenue

SS Oakleigh Beach Avenue, 96' NW of centerline Meadow Ave.

16th Election District - 7th Councilmanic District

Legal Owner(s): Henry A. Murphy, deceased & Kathleen R. Murphy, trustee

Special Hearing: to approve an accessory structure (garage) to remain on a vacant lot. **Variance:** to permit a side yard setback of 5 feet in lieu of the required 10 feet; to approve a lot width of 50 feet in lieu of the required 55 feet; to permit a front yard setback of 25 feet in lieu of the required front yard average of 40 feet; to approve an undersized lot; and to approve any other variances deemed necessary by the zoning commissioner.

Hearing: Wednesday, September 22, 1999 at 8:00 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.

JUL/28/78 S901.7 C337351

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/9, 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 Tues 9/7, 1999.

THE JEFFERSONIAN,

S. Wilkinson

ADVERTISING

CERTIFICATE OF POSTING

RE: CASE #00-047-SPHA
PETITIONER/DEVELOPER:
(Dennis MacNeal)
DATE OF Hearing
(Sept. 22, 1999)

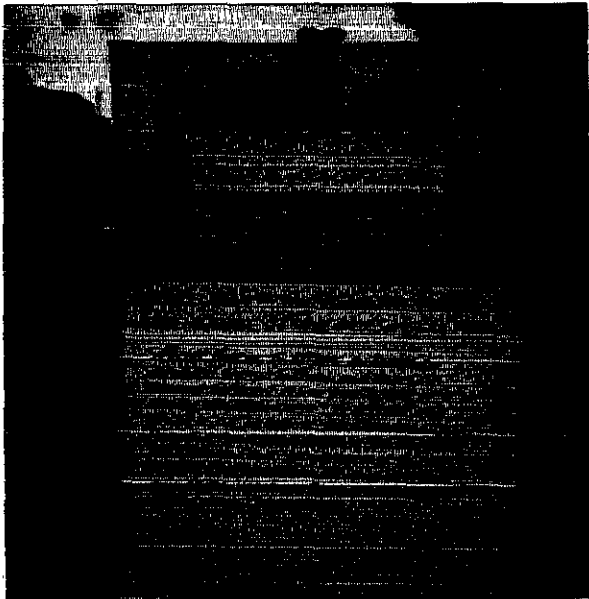
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

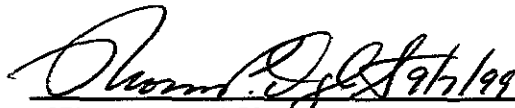
LADIES AND GENTLEMEN:

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
846 Oakleigh Beach Avenue Baltimore, Maryland 21222_____

The sign[s] were posted on _____ 9-7-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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

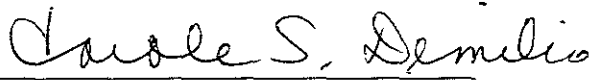
RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE *
846 Oakleigh Beach Avenue, S/S Oakleigh Beach Ave, * ZONING COMMISSIONER
96' NW of c/I Meadow Ave *
15th Election District, 7th Councilmanic * FOR

Legal Owner: Henry A. Murphy, Deceased and * BALTIMORE COUNTY
Kathleen R. Murphy, Trustee *
Contract Purchaser: Dennis C. Macneal * Case No. 00-47-SPHA
Petitioner(s) *
* * * * *

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
People's Counsel for Baltimore County


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 24th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Kathleen R. Murphy, Trustee, 6617 Hudson Street, Baltimore, MD 21224, and to Contract Purchaser Dennis C. Macneal, 2974 Sollers Point Road, Baltimore, MD 21222, Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 26, 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: 00-047-SPHA

846 Oakleigh Beach Avenue

S/S Oakleigh Beach Avenue, 96' NW of centerline Meadow Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Henry A. Murphy, deceased & Kathleen R. Murphy, trustee

Special Hearing to approve an accessory structure (garage) to remain on a vacant lot. Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet; to approve a lot width of 50 feet in lieu of the required 55 feet; to permit a front yard setback of 25 feet in lieu of the required front yard average of 40 feet; to approve an undersized lot; and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Wednesday, September 22, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized "scf" written below it.

Arnold Jablon
Director

c: Kathleen R. Murphy, Trustee, 6617 Hudson Street, Baltimore 21224
Dennis C. Macneal, 2974 Sollers Point Road, Dundalk 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 7, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 7, 1999 Issue – Jeffersonian

Please forward billing to:

Dennis Macneal 410-285-1673
2974 Sollers Point Road
Dundalk, MD 21222

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: 00-047-SPHA
846 Oakleigh Beach Avenue
S/S Oakleigh Beach Avenue, 96' NW of centerline Meadow Avenue
15th Election District – 7th Councilmanic District
Legal Owner: Henry A. Murphy, deceased & Kathleen R. Murphy, trustee

Special Hearing to approve an accessory structure (garage) to remain on a vacant lot.
Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet; to approve a lot width of 50 feet in lieu of the required 55 feet; to permit a front yard setback of 25 feet in lieu of the required front yard average of 40 feet; to approve an undersized lot; and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Wednesday, September 22, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

SC

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.

**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: 00-47-SPHA
Petitioner: Dennis Macneal
Address or Location: 846 Oakleigh Beach Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dennis Macneal
Address: 2974 Sollers Pt Rd.
Dundalk MD 21222
Telephone Number: 410 285-1673

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 2, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for August 30, 1999
Item No. 047

The Bureau of Development Plans Review has reviewed the subject zoning item. Oakleigh Beach Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 40-foot right-of-way.

RWB:HJO:jrb

cc: File

ZAC08309.047

for
9/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: August 25, 1999

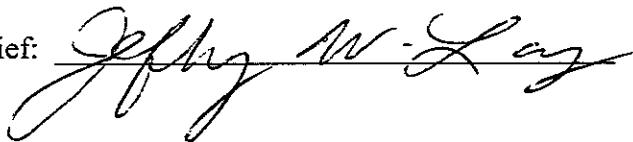
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 022 and 047

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

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FOR**

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. 00-47-SPHA

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by BK
Date 8/2/99

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:

Print Name of Applicant Dennis C Macneal Address 2974 Sollers Pt. Rd. Dundalk Telephone Number 410-285-1673
Lot Address 846 Oakleigh Beach Ave Election District 15 Councilmanic District 7 Square Feet 7,762
Lot Location: N E SW corner of Oakleigh Beach Ave, 76 feet from N E SW corner of Meadow Ave
(street) (street)
Land Owner: Henry A. Murphy (Kathleen Murphy) Tax Account Number _____
Address: 6617 Hudson St. Balto. 21224 Telephone Number (410) 284-8439

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!

	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: <u>D.R. -5.5</u>		

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:

*Sent to OPCC
8/26/99
scj*

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

Date: _____

SCHEDULED DATE 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 _____ on _____ Date (A)

(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 _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____

Signature

Number of Signs: _____

AA98-040-00



Maryland Department of Transportation
State Highway Administration

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

Date: 9.9.99

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

RE: Baltimore County
Item No. 047 732

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).

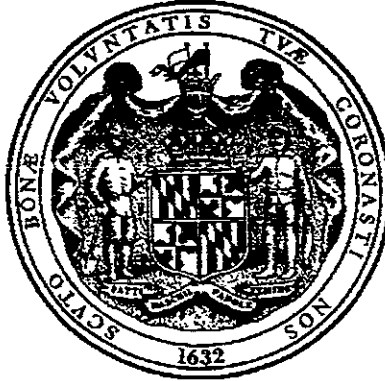
Very truly yours,

lr Kenneth A. McDonald Jr.
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



State of Maryland
LETTERS OF ADMINISTRATION

Estate No. 100644

I certify that administration of the Estate of
HENRY A. MURPHY

was granted on the 5th day of December, 1997

to KATHLEEN R. MURPHY

as personal representative and the appointment is in effect

this 5th day of December, 1997

☒ Will probated 12/05/1997
(date)

☐ Intestate estate.

Peter J. Basilone

PETER J. BASILONE
Register of Wills for

Baltimore County

DWC

Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

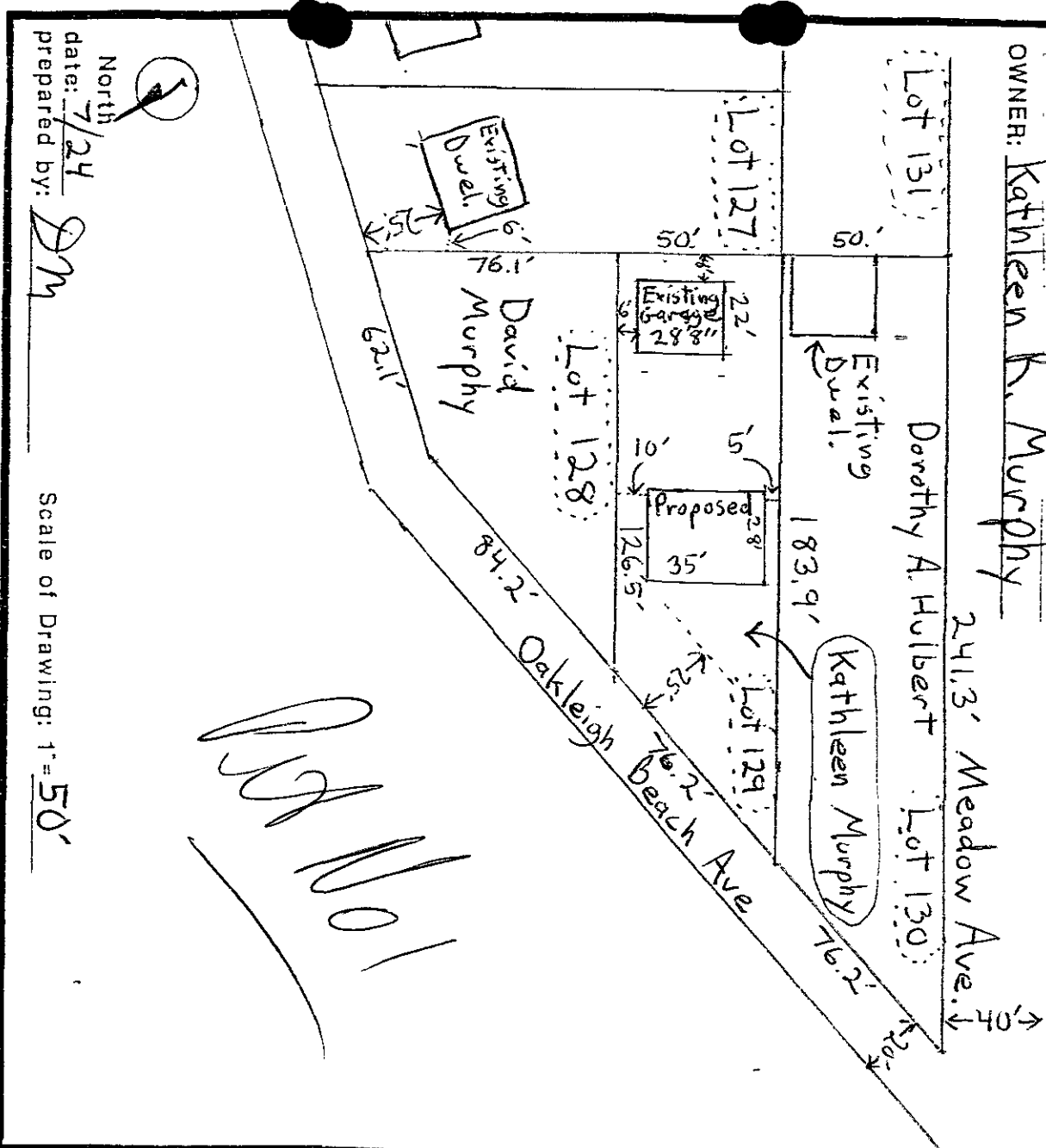
PROPERTY ADDRESS: 846 Oakleigh Beach Ave.

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

Subdivision name: Oakleigh Beach

Plat book # 50, folio # 46, pg # 129, section #

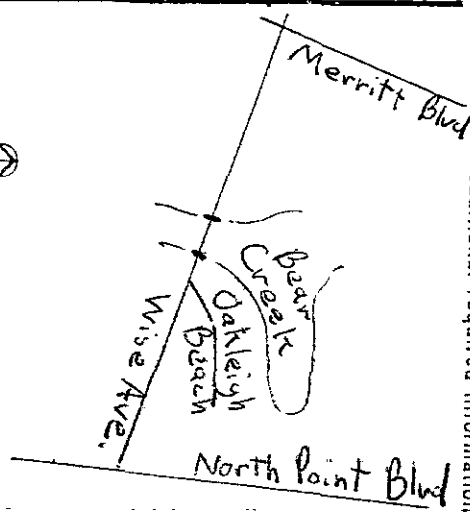
OWNER: Kathleen R. Murphy



North
date: 7/24
prepared by: DM

Scale of Drawing: 1" = 50'

Handwritten signature/initials



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1" = 200 scale map: S.E. 4 G

Zoning: DR 5.5

Lot size: 7,762 square feet

Public Private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: ☒ ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

BA 47 80-47-SHA

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES
 WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
 Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situated within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

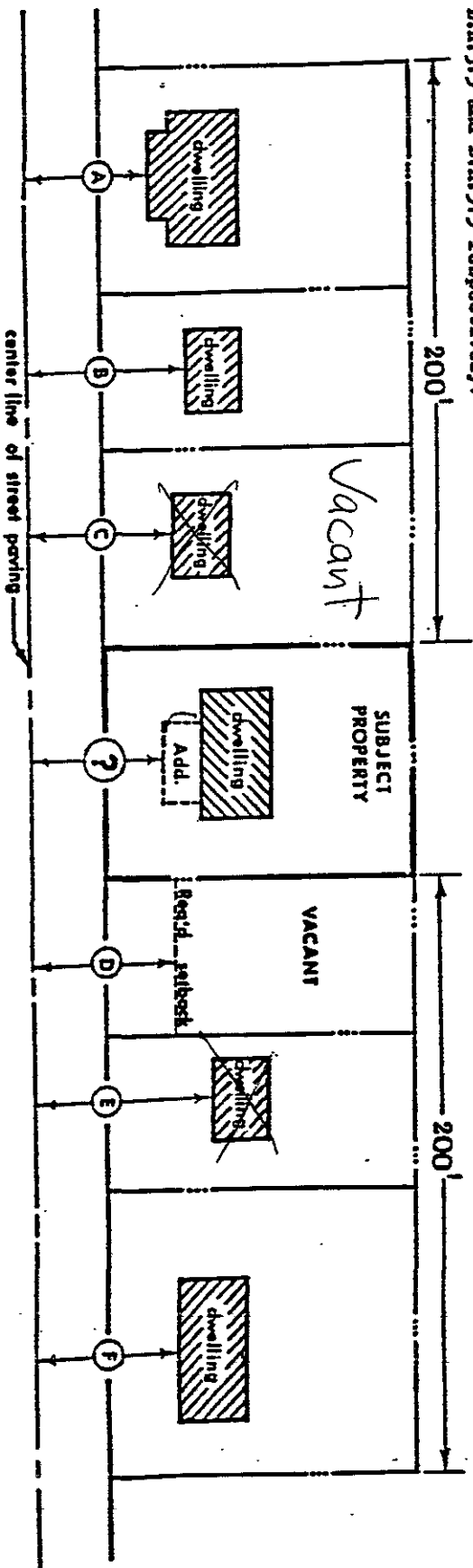
A	35	ft.
B	35	ft.
C	Vacant	ft.
D	160	ft.
E		ft.
F	35	ft.

$$\text{TOTAL (265)} \div (4) = 66$$
 # of dwellings
 REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS

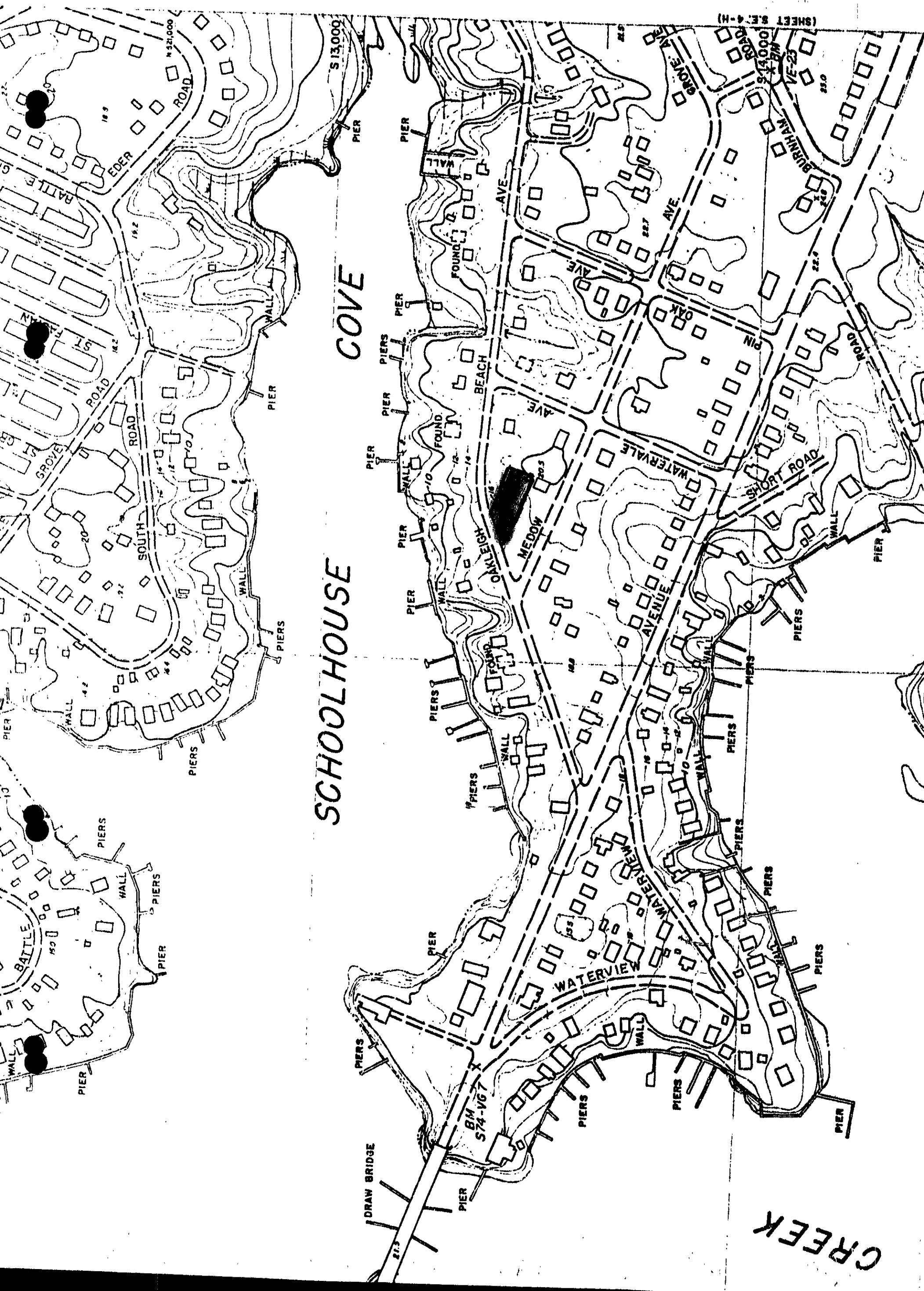
D.R.2 - 65 ft.
 D.R.3.5 - 55 ft.
 D.R.5.5 - 50 ft.

Dennis Macneal
 applicant's name
 846 Oakleigh beach Ave
 building address
 7/27/99
 date



DD-47-SR/H+A

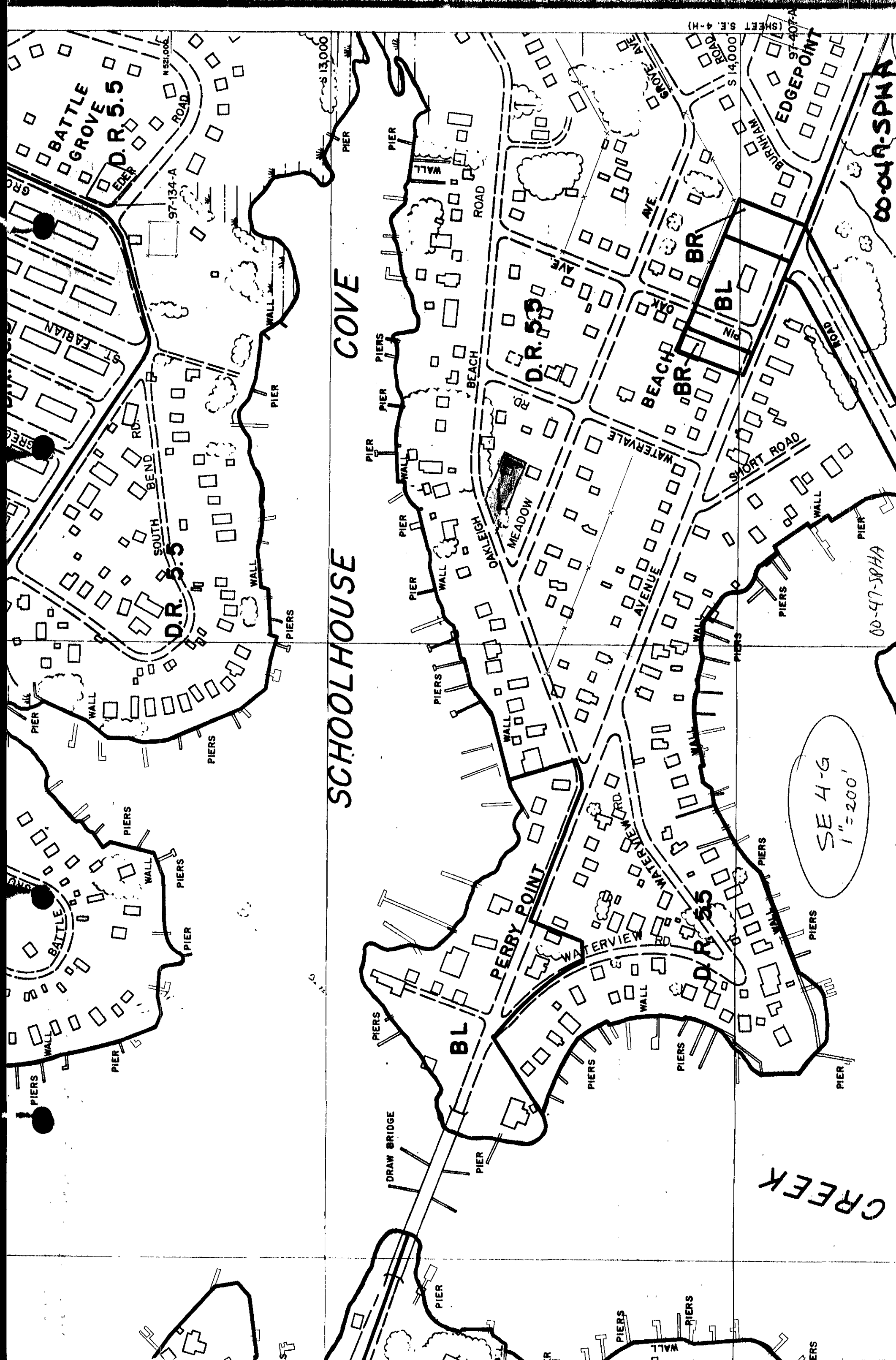
80-47-SPHA



SCHOOLHOUSE COVE

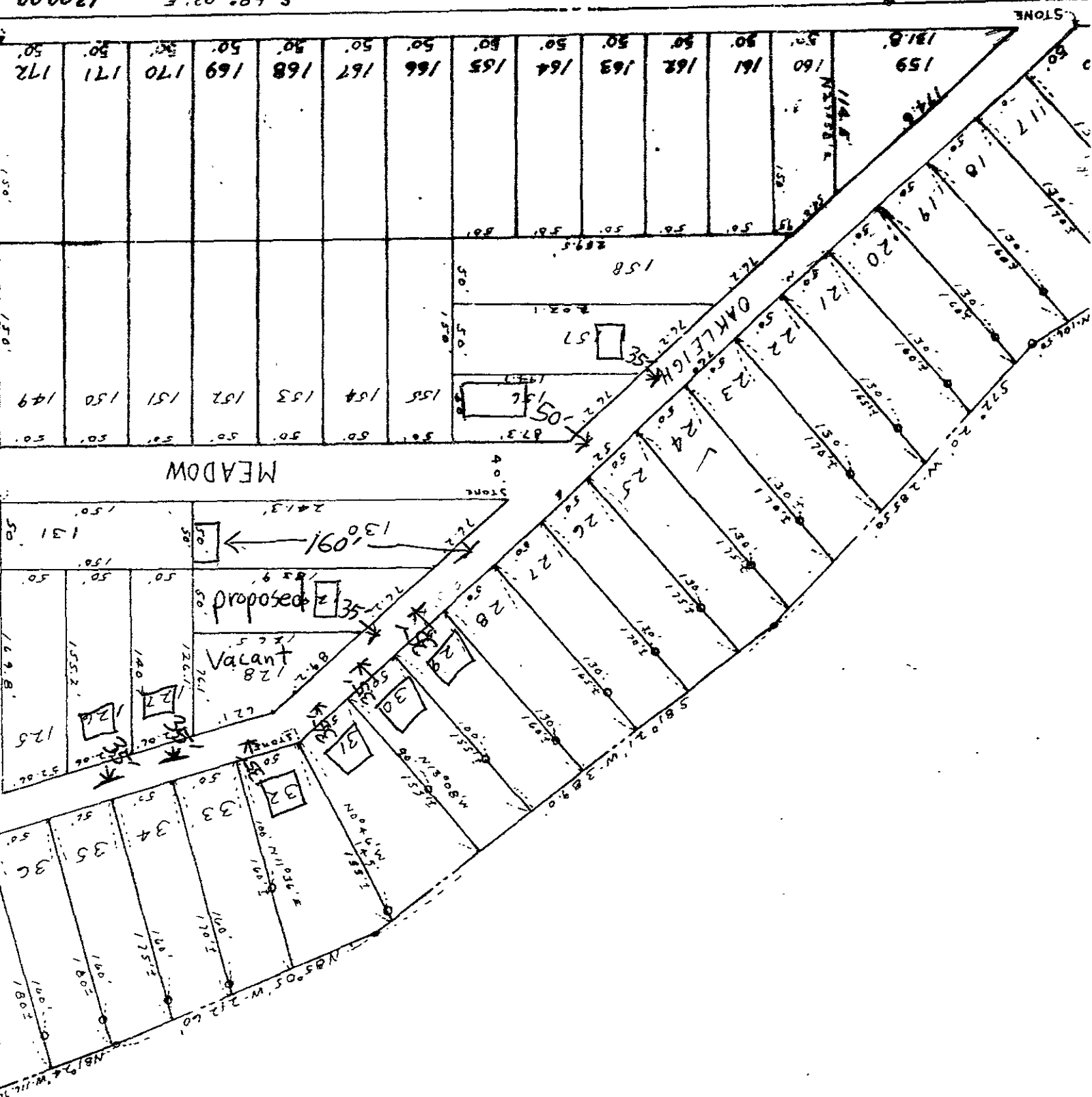
CREEK

(SHEET S.E. 4-N)



AVENUE

S 68° 02' E 1200.00



00-47-SPHA



Garage lot 129

00-47-SPHA

00-047-SPHA



Lot 127

25 setback



lot 129

25' setback

AA92-540-00