

IN RE: PETITION FOR VARIANCE
E/S River Road, 165' S of the c/l
Silver Lane
(Lots 8-D, 9-D & 10D of Cedar Beach)
15th Election District
5th Councilmanic District

Mark Dickerson
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-258-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, Mark Dickerson. The Petitioner seeks relief from Sections 1A04.3.B.1 and 3, and Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback to a street centerline of 65 feet in lieu of the minimum required 75 feet, to approve the subject lot as an undersized lot, 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 requisite public hearing held in support of this request were Mark Dickerson, property owner, and Buck Jones, builder/consultant. There were no Protestants or other interested persons present.

The subject property at issue is actually comprised of three lots, namely Lots 8-D, 9-D and 10-D of the original plat of the subdivision known as Cedar Beach. As shown on the site plan, the lots collectively form a triangular parcel at the northeast corner of River Road, an improved public road, and Poplar Road, a paper street. The parcel contains approximately .61 acres in area, zoned R.C.5, and is presently unimproved.

Previously, in prior Cases Nos. 98-434-A, 98-435-A and 98-436-A, the property owner sought relief to develop each lot with a single family dwelling. Each lot is undersized in terms of

ORDER RECEIVED FOR FILING

Date

By

the minimum area requirements for an R.C.5 zoned parcel. By written decision entered by this Zoning Commissioner in those cases, variance relief was denied. In fact, I suggested within those written decisions that the Petitioner combine all three lots to make one parcel and develop same with one single family dwelling. Although a combination of the lots still results in an undersized parcel, development in that fashion is much more appropriate than attempting to shoehorn a single family dwelling on each lot.

Apparently, the Petitioner has taken the advice suggested in the prior Orders. The site plan submitted in the instant case shows that the Petitioner proposes development of the three lots with one single family dwelling. Elevation drawings of the proposed dwelling have also been submitted to the Office of Planning and those plans have been approved as being consistent with the neighborhood.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. Mr. Dickerson does not own adjacent land and the combination of the three lots into one parcel and utilizing same for development with a single family dwelling is most appropriate. In my judgment, the Petitioner satisfies the requirements of Section 307 of the B.C.Z.R. for variance relief to be granted. The uniqueness of the property is found in its shape and area. Practical difficulty would result in that the property could not be used for a permitted purpose (i.e., dwelling) without a variance. Lastly, there will be no detrimental impact to the surrounding locale.

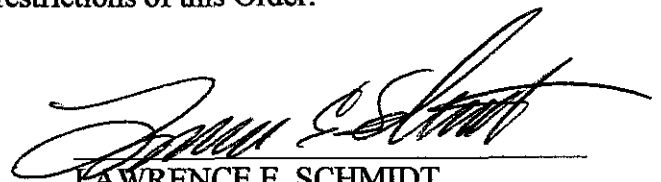
In granting the relief, however, I will require that the proposed dwelling be constructed in accordance with the elevation drawings that were submitted to and approved by the Office of Planning. Also, I will require that the Petitioner comply with the Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) which mandates compliance with Chesapeake Bay Critical Area regulations. Lastly, development of the property is subject to the ZAC comment submitted by Robert W. Bowling, Chief of the Bureau of Development Plans Review. Essentially, Mr. Bowling requires that the proposed dwelling be served by a grinder pump and that the property be developed in accordance with local, State and Federal floodplain regulations.

ORDER RECEIVED FOR FILING
Date 1/27/11
By [Signature]

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 27th day of January, 2000 that the Petition for Variance seeking relief from Sections 1A04.3.B.1 and 3, and Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback to a street centerline of 65 feet in lieu of the minimum required 75 feet, to approve the subject lot as an undersized lot, 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 ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated January 5, 2000, and the Bureau of Development Plans Review, dated January 6, 2000, copies of which are attached hereto and made a part hereof.
- 3) Construction of the proposed dwelling shall be in accordance with the building elevation drawings submitted to and approved by the Office of Planning.
- 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 1/27/00
By [Signature]



Baltimore County
Zoning Commissioner

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

January 27, 2000

Mr. Mark Dickerson
2042 Popular Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
E/S River Road, 165' S of the c/l Silver Lane
(Lots 8-D, 9-D and 10-D of Cedar Beach)
15th Election District – 5th Councilmanic District
Mark Dickerson - Petitioner
Case No. 00-258-A

Dear Mr. Dickerson:

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 black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Buck Jones
500 Vogts Lane, Baltimore, Md. 21221
Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
DEPRM; Bob Bowling, DPDM; OP; 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 RIVER ROAD
which is presently zoned RC 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) 1904.3.B.1 & 3 and 304, to allow a dwelling with a front setback of 65 ft to street centerline in lieu of the minimum required 75 ft and to approve an undersize lot (0.61 acre in lieu of the minimum required 1 acre) 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) These particular lot's are located in a RC 5 zone, the lot's have been lot's of record since 1942. The front set back line as required under the RC 5 zoning would not be possible to obtain. Strict compliance with the zoning requirement would unreasonably prevent the use of the property for a permitted purpose that other lot owners of the community have enjoyed.

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. 00-258-17

RE 9/15/98

Legal Owner(s):

Mark Dickerson

Name - Type or Print

+ Mark Dickerson

Signature

Name - Type or Print

Signature

2042 Popular Road 410-574-9337

Address

Telephone No.

Baltimore

Md

21221

City

State

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane

410-574-9337

Address

Telephone No

Baltimore

Md

21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 12-17-99

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION

ZONING DESCRIPTION FOR LOT 8-D, 9-D, & 10-D RIVER ROAD.

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 5

BEGINNING AT A POINT ON THE EAST SIDE OF RIVER ROAD WHICH IS THIRTY (30') FEET
WIDE AT A DISTANCE OF ONE HUNDRED SIXTY FIVE (165') FEET, SOUTH OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET SILVER LANE
WHICH IS THIRTY (30') FEET WIDE. BEING LOT 8-D, 9-D, & 10-D, BLOCK _____,
SECTION # _____ IN THE SUBDIVISION OF CEDAR BEACH AS RECORDED
IN BALTIMORE COUNTY PLAT BOOK # 13, FOLIO # 59, CONTAINING 26,352 SF/ .61
ACRES.

258

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1-4, 2000

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 1-4, 2000.

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: #00-258-A

Lots 8D, 9D & 10D River Road

NEC River and Poplar Roads

15th Election District - 5th Councilmanic District

Legal Owner(s): Mark Dickerson

Variance: to allow a dwelling with a front setback of 65 feet to street centerline in lieu of the minimum required 75 feet and to approve an undersized lot and any other variances as deemed necessary by the zoning commissioner.

Hearing: Wednesday, January 19, 2000 at 10:00 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.

JTU/01/685 Jan. 4

C361487

S. Wilkinson THE JEFFERSONIAN,

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

00-258-A

No. 062358

DATE 12-17-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Freestate General Contractors, Inc

FOR: Residential Variance Filing Fee
NEC River and Poplar Rds!

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
12/17/99	12/17/99	10:21:22
REQ 0003	CASHIER PUES PEN	000000
DEPT 5	538 ZONING VERIFICATION	
Amount \$	109175	
LR NO.	062358	

Receipt Tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

LES

RE Case No 00-258-A

Petitioner/Developer JONES, ETAL

Date of Hearing/Closing 1/19/00

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 LOTS BD 7D & 10D.

RIVER ROAD

VIC. # 2023

The sign(s) were posted on

1/3/00

(Month, Day, Year)

Sincerely,

Patrick O'Keefe 1/9/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

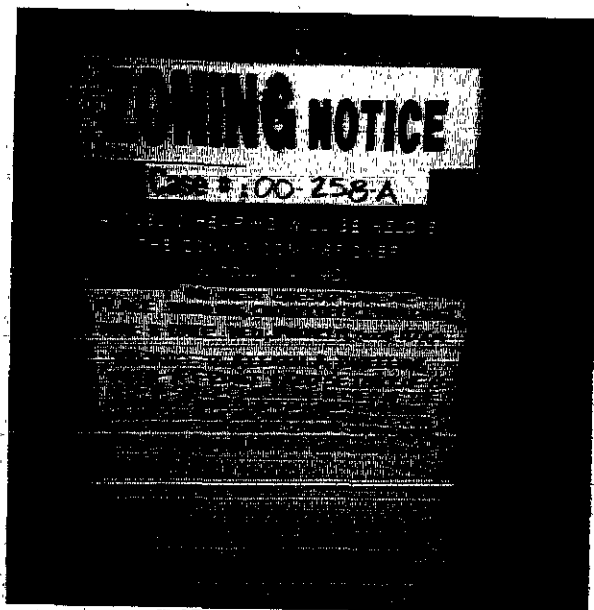
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



2023 00-258-A
VIC. RIVER RD.
DICKERSON / B. JONES 1/19/00

RECEIVED JAN 18 2000

RE: PETITION FOR VARIANCE
Lots 8D, 9D & 10D River Road,
N/E c/l River and Poplar Rds
15th Election District, 5th Councilmanic

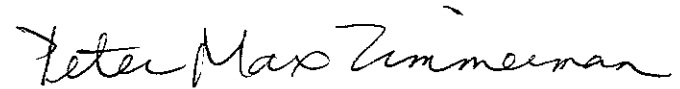
Legal Owner: Mark Dickerson
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-258-A

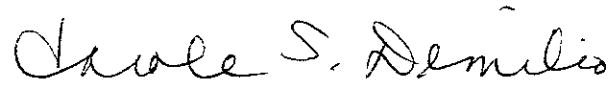
* * * * *

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
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 30th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for 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

December 22, 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: 00-258-A
Lots 8D, 9D & 10D River Road
NEC River and Poplar Roads
15th Election District – 5th Councilmanic District
Legal Owner: Mark Dickerson

Variance to allow a dwelling with a front setback of 65 feet to street centerline in lieu of the minimum required 75 feet and to approve an undersized lot and any other variances as deemed necessary by the zoning commissioner.

HEARING: Wednesday, January 19, 2000 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small "31" written below it.

Arnold Jablon
Director

c: Mark Dickerson, 2042 Poplar Road, Baltimore 21221
Buck Jones, 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 4, 2000.**
- (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, January 4, 2000 Issue – Jeffersonian

Please forward billing to:

Buck Jones

410-574-9337

500 Vogts Lane

Baltimore, MD 21221

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: 00-258-A

Lots 8D, 9D & 10D River Road

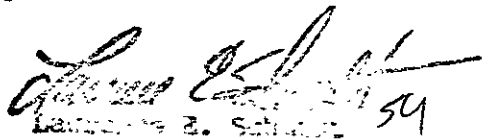
NEC River and Poplar Roads

15th Election District – 5th Councilmanic District

Legal Owner: Mark Dickerson

Variance to allow a dwelling with a front setback of 65 feet to street centerline in lieu of the minimum required 75 feet and to approve an undersized lot and any other variances as deemed necessary by the zoning commissioner.

HEARING: Wednesday, January 19, 2000 at 10:00 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.

**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: * 00-258-A

Petitioner: Buck Jones

Address or Location: 500 Vogts Lane, Baltimore, Md 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Buck Jones

Address: 500 Vogts Lane

Baltimore, Md 21221

Telephone Number: 410-574-9337

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

January 13, 2000

Mr. Buck Jones
500 Vogts Lane
Baltimore MD 21221

Dear Mr. Jones:

RE: Case Number 00-258-A , River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 17, 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, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

C:



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

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

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

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

Date: January 6, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for January 3, 2000
 Item No. 258

The Bureau of Development Plans Review has reviewed the subject zoning item. An existing pressure sanitary sewer, drawing number 90-1697, is located in River Road. A grinder pump is required for the proposed house.

The State Department of the Environment Construction Permits for water and sewer mains that are larger than 15" in diameter and for pumped sewer systems (including grinder pumps) will be obtained through the Baltimore County Department of Public Works after approval of the construction drawings.

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 using Baltimore County Datum is 10 feet.

RWB:HJO:jrb

cc: File

ZAC0103A.258

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED JAN 10 2000

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

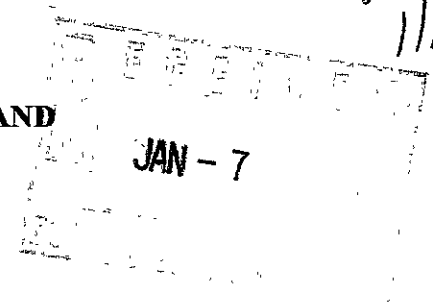
DATE: January 5, 2000

SUBJECT: Zoning Item #258
Lots 8D, 9D, and 10D River Road

Zoning Advisory Committee Meeting of December 27, 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.
- ☒ 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).
- ☒ 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).

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

Date: January 6, 2000

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

SUBJECT: Zoning Advisory Petitions Item No. 258

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

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

Section Chief:

A handwritten signature, 'Jeffrey W. Long', written in cursive over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.5.00

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

RE: Baltimore County
Item No. 258

J L L

RECEIVED JAN 06 2000

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,

lu Kenneth A. McDonald Jr., 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

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

April 8, 2005

Buck Jones
Free-State General Contractors, Inc.
500 Voghts Lane
Baltimore, Maryland 21221

Dear Mr. Jones:

RE: Zoning Verification, 2023 River Road, Zoning Case 00-258-A 5th Election District

Your letter to Mr. Timothy Kotroco, Director, concerning Zoning verification for the above referenced matter has been referred to me for reply. Having carefully reviewed the above reference zoning case and the site plan for the house on the referenced property, it is clear to this Office that it was the Zoning Commissioner's intent to permit the house to be located on the lot as depicted on the submitted site plan, and therefore, no additional zoning relief is necessary to either amend or seek new relief relative to the discrepancy between the 65 foot setback referenced in the order and the 50 foot setback shown on the site plan, provided the subject house was built in-line with the house shown on the adjoining lot to the north of the subject lot. This letter will be placed in zoning file 00-258-A for future reference.

Sincerely,

A handwritten signature in black ink, appearing to read "J.C. Merrey", is written over the typed name.

Joseph C. Merrey
Planner II
Zoning Review
410-887-3391

05-504



**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

Variance # 00-~~258~~-A

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and 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 & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Buck Jones 500 Vogts Lane 21221 410-574-9337
Print Name of Applicant Address Telephone Number

☐ Lot Address Lot 8-D, 9-D, 10-D Election District 15 Council District 5 Square Feet 26,352

Lot Location: NES W side corner of River Road .165 feet from NES W corner of Silver Lane
(street) (street)

Lead Owner Mark Dickerson Tax Account Number 15-02006020, 15-02006021

Address 2042 Popular Road Telephone Number 410-574-9337
Baltimore, Md 21221

☐ **CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)**

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (available in Rm 204 C.O.B.) (2 copies)	☒	☐
(Please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐

Residential Processing Fee Paid
Codes 030 & 080 (\$25)

Accepted by ZAW

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

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

Signed by: _____
for the Director, Office of Planning & Zoning

Date:

SCHEDULE DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ 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 and posting \$35.00; total \$85.00.

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: _____

CK/UNDER.LOT (TXTSOPH)

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

Variance # 00-258-A

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and 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 & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Buck Jones 500 Vogts Lane 21221 410-574-9337
Print Name of Applicant Address Telephone Number

☐ Lot Address Lot 8-D, 9-D, 10-D Election District 15 Council District 5 Square Feet 26,352

Lot Location: NES W side corner of River Road .165 feet from NES W corner of Silver Lane
(street) (street)

Lead Owner Mark Dickerson Tax Account Number 15-02006020, 15-08005220, 15-02006021

Address 2042 Popular Road Telephone Number 410-574-9337
Baltimore, Md 21221

☐ **CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)**
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (available in Rm 204 C.O.B.) (2 copies)	☒	☐
<pre>(please label site clearly)</pre>	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐

Residential Processing Fee Paid
Codes 030 & 080 (\$25)

Accepted by:

Date:

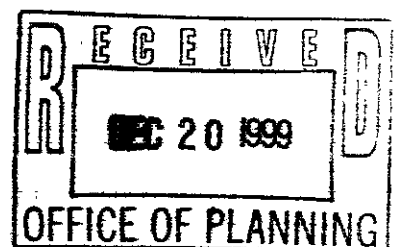
TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

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

Signed by: *Jeffrey W. Fay*
for the Director, Office of Planning & Zoning

Date:



12/22/99

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
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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 _____

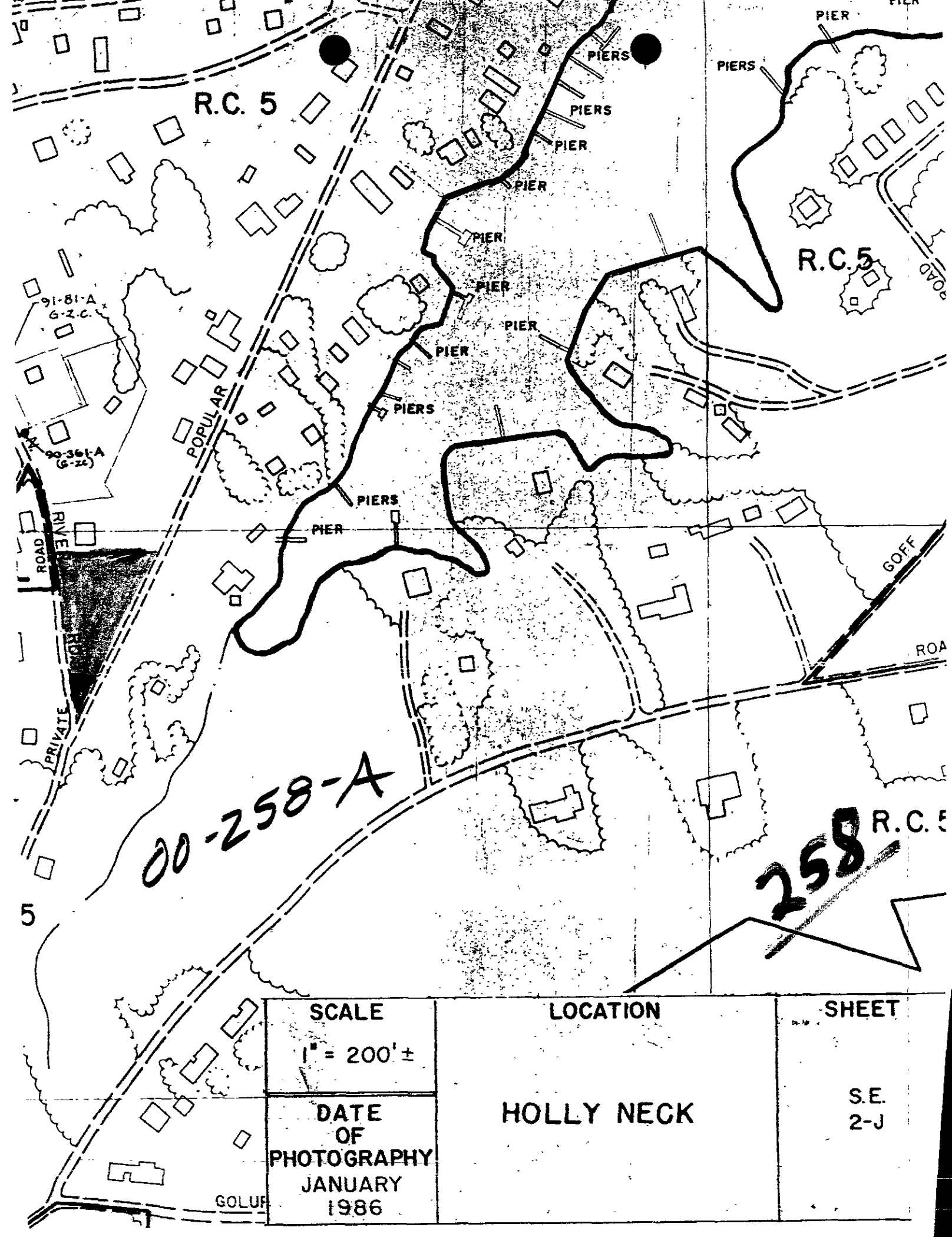
Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

OK/UNDER LOT (TXTSOPH)

200 01 13



R.C. 5

R.C. 5

00-258-A

258 R.C. 5

SCALE 1" = 200' ±
DATE OF PHOTOGRAPHY JANUARY 1986

LOCATION HOLLY NECK

SHEET S.E. 2-J

PROPERTY ADDRESS	LOT'S	80.90.100 RIVER ROAD

Subdivision name: CEDAR BEACH

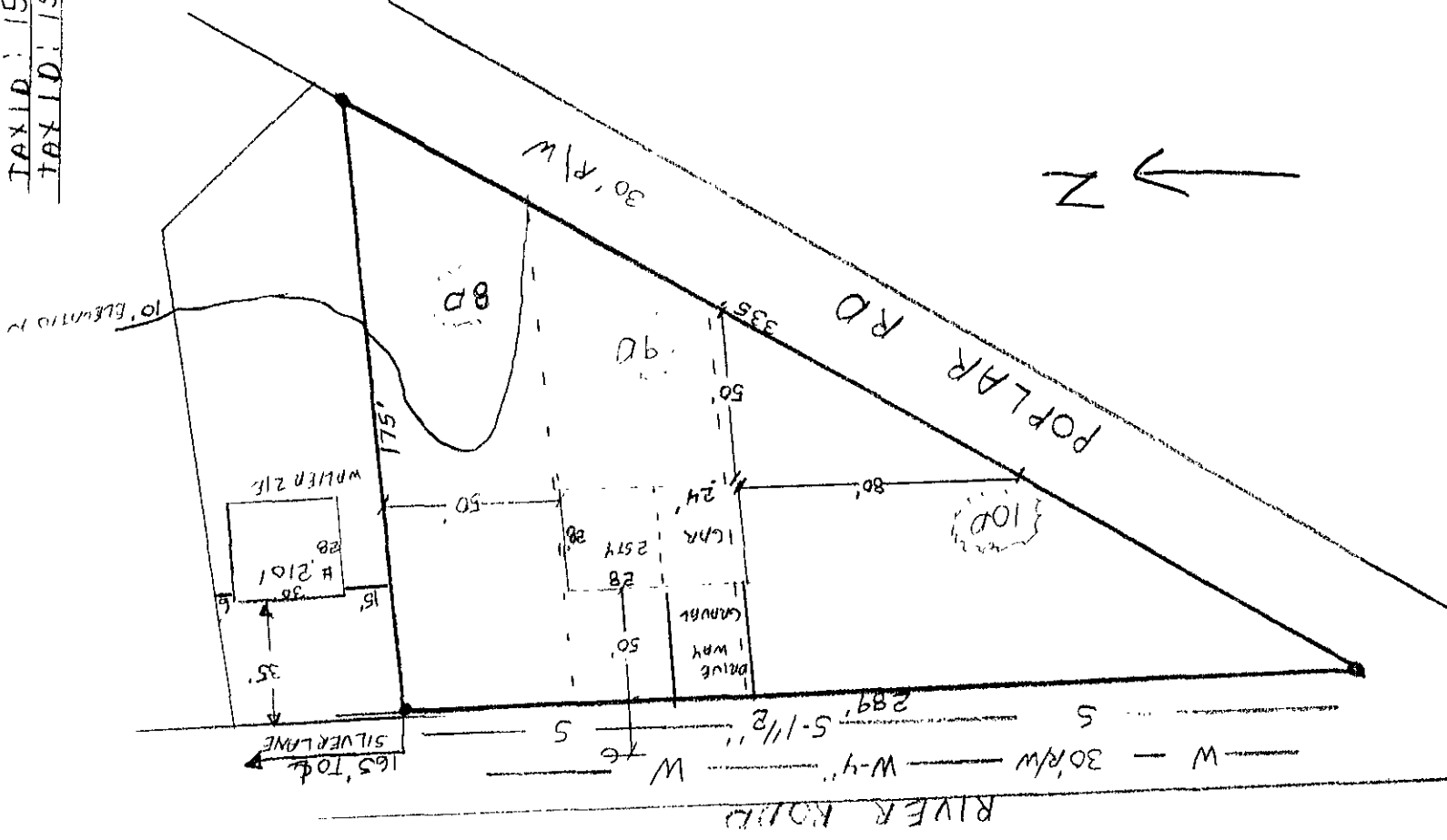
plot box # 13 101100 59 lots 80 90 100

OWNER: MARK DICKERSON

TAX ID 15-08005220 - LOT 80

TAXID: 15-02066026 - LOT 90

TAX ID: 15-02006021 - 601100


$$z \leftarrow$$

00-250-A

LOCATION INFORMATION

Election District: 15

Conclusions: Dist: 5

1"=200' scale map # 5 E 2-10

Zoning: R C S

lot size 19' acres 26352
square feet

SEWEE: YES

WATER: YES

Chesapeake Bay Critical Area: YES

Prior Zoning Hearings:

98-434-19 - 9-30-78

98-435-A - 9-30-76

98-436-~~17~~ - 9-30-98

Zoning Office USE ONLY

reviewed by ITEM # 7350

258

DICKERSON SITE PLAN

SCALE 1" = 50' APPROVED BY

DATE 12-3-99

DRAWN BY

REVISÉD

DRAWING NUMBER