

IN RE: PETITION FOR VARIANCE
S/S Riverview Road, 1030'
W of Wildwood Beach Road
15th Election District
5th Councilmanic District
(2036 Riverview Road)

Paul Hoeckel and Ronald James
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-289-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Paul Hoeckel and Ronald James. The Petitioners are requesting a variance for property located at 2036 Riverview Road, located in the Back River Neck area of Baltimore County. The subject property is zoned R.C.5. The variance request is from Sections 1A04.3.B.2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a principal building to have a setback of 6 ft. in lieu of the required 50 ft., considering the property's R.C.5 zoning.

Appearing at the hearing on behalf of the variance request was Paul Hoeckel. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request consists of 11,150 sq. ft., more or less, zoned R.C.5. The subject property is currently improved with an existing single family residential dwelling and an accessory garage. The property is located along Riverview Road and is a waterfront property, fronting on Back River. The Petitioner is desirous of tearing down an old residential dwelling which is beyond renovation. He intends to construct a new single family dwelling on top of the old existing foundation which has been situated 6 ft. from the side property line since the time it was

ORDER RECEIVED FOR FILING

Date 12/16/2000

By J.R. Ginnestra

constructed. The Petitioner has no intentions of coming any closer to the property line than the existing single family dwelling. In order to proceed with his plans, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

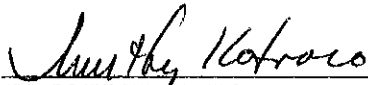
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 16th day of February, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1A04.3.B.2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a principal building to have a setback of 6 ft. in lieu of the required 50 ft., considering the property's R.C.5 zoning, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DATE 2/16/2000
BY R. J. Jenson



Baltimore County
Zoning Commissioner

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

February 16, 2000

Mr. Paul Hoeckel
Mr. Ronald James
3521 Baker Schoolhouse Road
Freeland, Maryland 21053

Re: Petition for Variance
Case No. 00-289-A
Property: 2036 Riverview Road

Dear Mr. Hoeckel and Mr. James:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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 2036 RIVERVIEW Rd
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) 1A04.3.B.2, 304 (BCZR) TO PERMIT A PRINCIPAL BUILDING TO HAVE A SETBACK OF 6 FEET IN LIEU OF THE REQUIRED 50 FEET, AND ANY OTHER VARIANCES DEEMED NECESSARY BY THE ZONING COMMISSIONER AND TO APPROVE AN UNDERSIZED LOT

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

UNDERSIZE LOT DOES NOT ALLOW FOR REQUIRED SETBACK

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. 00-289-A

REU 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By CTM

Date 1/13/00

ZONING DESCRIPTION FOR 00-289-A
2036 RIVERVIEW RD.

BEGINNING AT A POINT ON THE SOUTH
SIDE OF RIVERVIEW RD, WHICH IS 20'
~~14'~~
WIDE AT THE DISTANCE OF 1030' EAST
OF THE NEAREST IMPROVED INTERSECTING
STREET, WILDWOOD BEACH ROAD
WHICH IS 20' WIDE. BEING LOT # 44
IN THE SUBDIVISION OF WILDWOOD BEACH,
AS RECORDED IN BALTO. CO. PLAT BOOK
9, PAGE 30, CONTAINING 11,150'SQ.
ALSO KNOWN AS 2036 RIVERVIEW RD,
AND LOCATED IN THE 15TH ELECTION
DISTRICT, 5 COUNCILMANIC DISTRICT.

289

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 077925

DATE 1/13/00 ACCOUNT R001 6150
AMOUNT \$ 100.00

RECEIVED
FROM:

PAUL HOECKEL

FOR:

DIO VARIANCE

UNDER SIZED LOT

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

#289

PAID RECEIPT

PAYMENT ACTUAL TIME
1/14/2000 1/13/2000 12:02:04
REG INFO: CASHIER JRIC JAR 104419
DEPT 5 528 ZONING VERIFICATION
Receipt # 132066
CR NO. 077925
Recpt Tot 100.00
100.00 OK 100.00
Baltimore County, Maryland

CASHER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE #00-289-A
PETITIONER/DEVELOPER
(Paul Hoeckel)
DATE OF Hearing
(Feb 16, 2000)

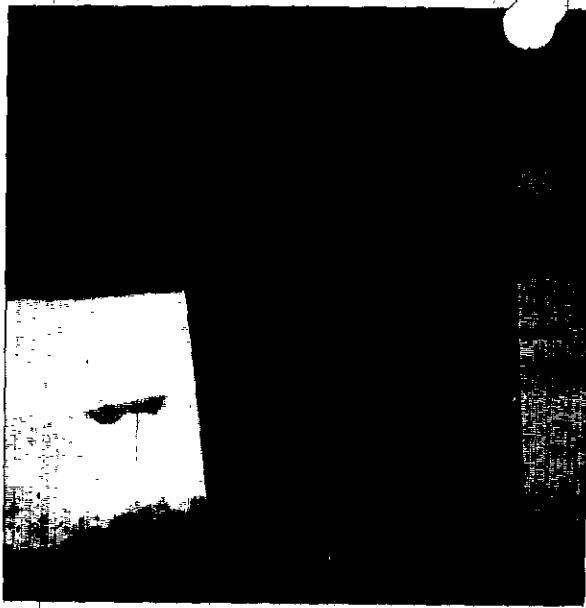
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
2036 Riverview Road Baltimore, Maryland 21221_____

The sign(s) were posted on_____ 1-29-00 _____
[Month, Day, Year]



Sincerely,


(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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

RECEIVED FEB 02 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: #00-289-A

2036 Riverview Road

S/S Riverview Road, 1030' W of Wildwood Beach Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Paul Hoeckel & Ronald James

Variance: to permit a principal building with a setback of 6 feet in lieu of the required 50 feet and any other variances deemed necessary by the zoning commissioner and to approve an undersized lot.

Hearing: Wednesday, February 16, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bostey 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.

IT/PLK Feb 1 2000 11:00 AM 12357488

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/3, 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 2/1, 2000.

THE JEFFERSONIAN,

P. Wilkinson

ADVERTISING

RECEIVED FEB 07 2000

RE: PETITION FOR VARIANCE
2036 Riverview Road, S/S Riverview Rd,
1030' W of Wildwood Beach Rd
15th Election District, 5th Councilmanic

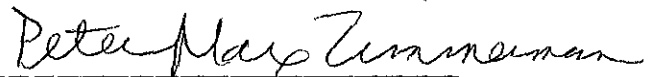
Legal Owner: Paul Hoeckel and Ronald James
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-289-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 7th day of February, 2000 a copy of the foregoing Entry of Appearance was mailed to Paul Hoeckel and Ronald James, 3521 Baker Schoolhouse Road, Freeland, MD 21053, Petitioners.



PETER MAX ZIMMERMAN

**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: 00-289-A
Petitioner: PAUL HOECKEL
Address or Location: 2036 RIVERVIEW Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: PAUL HOECKEL
Address: 3521 BAKER SCHOOL HOUSE Rd
FREELAND, Md 21053
Telephone Number: 410-343-1295

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 20, 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 NUMBER: 00-289-A
2036 Riverview Road
S/S Riverview road, 1030' W of Wildwood Beach Road
15th Election District – 5th Councilmanic District
Legal Owner: Paul Hoeckel & Ronald James

Variance to permit a principal building with a setback of 6 feet in lieu of the required 50 feet and any other variances deemed necessary by the zoning commissioner and to approve an undersized lot.

HEARING: Wednesday, February 16, 2000 at 11:00 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 flourish at the end.

Arnold Jablon
Director

c: Paul Hockel & Ronald James, 3521 Baker Schoolhouse Road, Freeland 21053

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



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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 1, 2000 Issue – Jeffersonian

Please forward billing to:

Paul Hoeckel 410-343-1295
3521 Baker School House Road
Freeland, MD 21053

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: 00-289-A

2036 Riverview Road

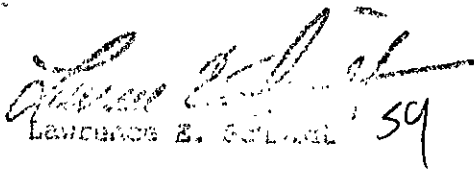
S/S Riverview road, 1030' W of Wildwood Beach Road

15th Election District – 5th Councilmanic District

Legal Owner: Paul Hoeckel & Ronald James

Variance to permit a principal building with a setback of 6 feet in lieu of the required 50 feet and any other variances deemed necessary by the zoning commissioner and to approve an undersized lot.

HEARING: Wednesday, February 16, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT 59

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

February 11, 2000 pdmlandacq@co.ba.md.us

Mr. Paul Hoeckel
3521 Baker Schoolhouse Road
Freeland MD 21053

Dear Mr. Hoeckel:

RE: Case Number 00-289-A , 2036 Riverview Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 13, 2000.

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,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



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



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 28, 2000

RECEIVED FEB 04 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: PAUL HOECKEL AND RONALD JAMES - 289
IRENE T. MCCORMICK - 290

Location: DISTRIBUTION MEETING OF JANUARY 24, 2000

Item No.: 289, 290

Dear Ms. Stephens:

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: February 1, 2000
SUBJECT: Zoning Item #289
2036 Riverview Road

RECEIVED FEB 04 2000

Zoning Advisory Committee Meeting of January 24, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X_____ Groundwater Management: A well must be drilled prior to building permit approval.

Reviewer: Sue Farinetti
Reviewer: Keith Kelley

Date: January 27, 2000
Date: February 1, 2000

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
for January 31, 2000
Item No. 289

DATE: February 3, 2000

RECEIVED FEB 08 2000

The Bureau of Development Plans Review has reviewed the subject zoning item. This site is located in a tidal flood plain, Zones A9 & B. 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.

The building or addition shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

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

The minimum flood protection elevation is 10 feet using Baltimore County Datum.

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

RWB:HJO:jrb

cc: File

Jim
2/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAN 24

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

Date: January 21, 2000

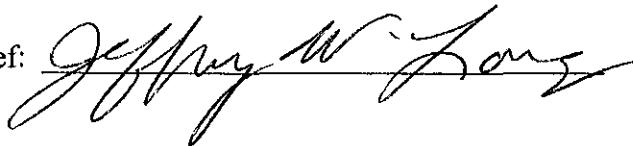
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions Item No. 289

The Office of Planning recommends approval of the subject undersized lot request (see attached) and any accompanying zoning relief pertaining to the subject property. However, it would appear that the proposed 1.7-foot side yard setback would result in a practical problem with regard to house and yard maintenance. The applicant should prove to the satisfaction of the Zoning Commissioner that a legitimate need exists for such a deficient setback.

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 FORM

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. 00-289-A

LLOYD
MOXLEY

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

Residential Processing Fee Paid
(\$50.00)
LLOYD
Accepted by MOXLEY
Date 1/13/00

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:

Print Name of Applicant PAUL HOECKER Address 3521 BAKERSCHOOLHOUSE Rd Telephone Number 410 343 1295
Lot Address 2036 RIVERVIEW Rd Election District 15 Councilmanic District _____ Square Feet 11,150
Lot Location: N E side corner of RIVERVIEW Rd (street), 1030' feet from N E corner of WILDWOOD BEACH Rd (street)
Land Owner: PAUL HOECKER Tax Account Number _____
Address: 3521 BAKERSCHOOLHOUSE Rd, FREELAND, MD Telephone Number (410) 343-1295

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	<u>PENDING VARIANCE</u>
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>RC-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:

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

Date: 1-21-00



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1-24-00

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

RE: Baltimore County
Item No. 289 LTM

RECEIVED JAN 27 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,

/s/ 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



Baltimore County
Zoning Commissioner

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

February 22, 2000

Mr. Paul Hoeckel
Mr. Ronald James
3521 Baker Schoolhouse Road
Freeland, Maryland 21053

Re: Petition for Variance
Case No. 00-289-A
Property: 2036 Riverview Road

Dear Mr. Hoeckel and Mr. James:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



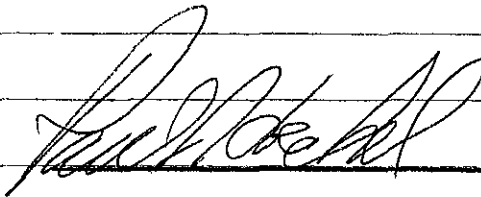
Printed with Soybean Ink
on Recycled Paper

00-289-A

1/13/00

THIS PROPERTY HAS BEEN
DULY RECORDED EITHER BY
DEED OR IN A VALIDLY
APPROVED SUBDIVISION PRIOR
TO MARCH 30, 1955.

THE LOT HAS NOT HAD SHARED
OWNERSHIP IN THE PAST SIX
YEARS WITH ADJACENT PROPERTY



APPLICANT

13 JAN 00

DATE

#289

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2036 RIVERVIEW ROAD

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

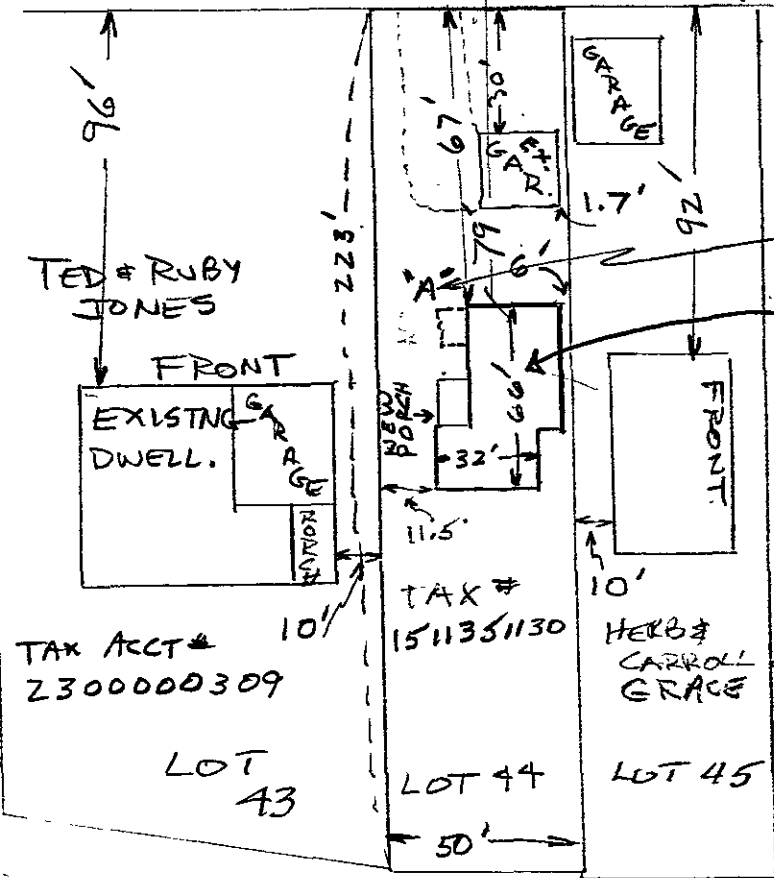
Subdivision name: WILDWOOD BEACH

plat book # 9, folio # 30, lot # 44, section #

OWNER: PAUL HOECKEL & RONALD JAMES

00-289-A

1030' TO WILDWOOD BEACH RD (20' WIDE)
RIVERVIEW ROAD (14' PAVED)



"A" OLD PORCH TO BE REMOVED
REPLACEMENT DWELLING



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15
Councilmanic District: 5

1"=200' scale map#:

Zoning:
Lot size: acreage 11,150 square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☒ yes ☐ no
Prior Zoning Hearings: NONE

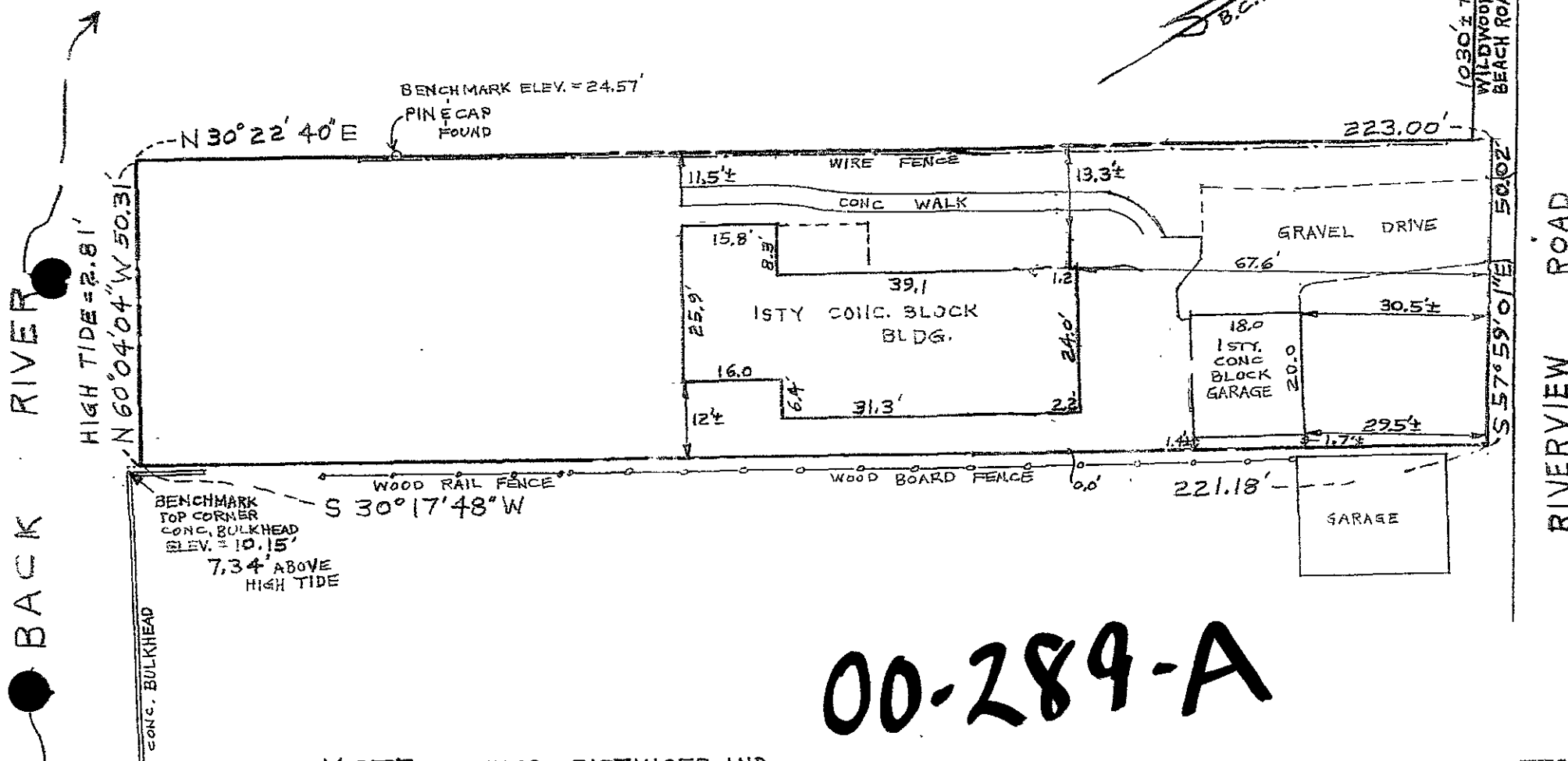
Zoning Office USE ONLY!

reviewed by: CTM ITEM #: 289 CASE #: 00-289-A

North
date: 1/12/00
prepared by: PAUL HOECKEL

BACK RIVER
Scale of Drawing: 1"= 50'

110.24.1

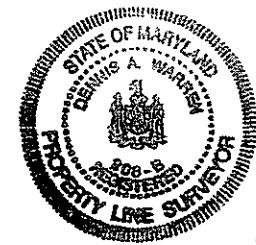


LOCATION DRAWING

2036 RIVERVIEW ROAD
LIBER: 11252 FOLIO: 623
LOT 44
WILDWOOD BEACH
PLAT BOOK: 9 PAGE: 30
ELECTION DISTRICT 15
BALTIMORE COUNTY, MD.

9" 75.
= 22'3"
3"

289



00-289-A

NOTE: BEARINGS, DISTANCES AND ELEVATIONS ARE DERIVED FROM BALTIMORE COUNTY METROPOLITAN DISTRICT GRID STATIONS 16777 AND 16778

THIS IS TO CERTIFY THAT THIS HOUSE DOES NOT LIE WITHIN A FLOOD PLAIN UNLESS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

The undersigned, a registered surveyor in the state of Maryland, does hereby certify that he is the surveyor who prepared this plat and said plat has been prepared in compliance with the Code of Maryland Regulations Subtitle 13 Board for Professional Land Surveyors 09.13.06, covering the minimum standards of practice insofar as the same concerns the making of the plat and/or setting of the markers.

Signed This 26th day September 19 99

Dennis A. Warren

NOTE: This plat cannot be used to establish property lines or corners

SCALE 1" = 10' - inch

File No. 421-10-44

S 14,000 S 14,000

00-289-A

R.C. 20

2036 →
Side Riverview Rd
1000 ft East of
Wildwood Beach
Road

R.C. 5

S 15,000 S 15,000

R.C. 20

#289

H.F.C.
21

PIERS

R.C. 5

ROCKY

E 55,500

S 16,000 S 16,000

SCALE

1" = 200' ±

LOCATION

SE 4 I

SHEET

E-SE ZZ-SW

SE 4 J

1996 COMPREHENSIVE
ADOPTED b

THE BALTIMORE COUN

4-11-71

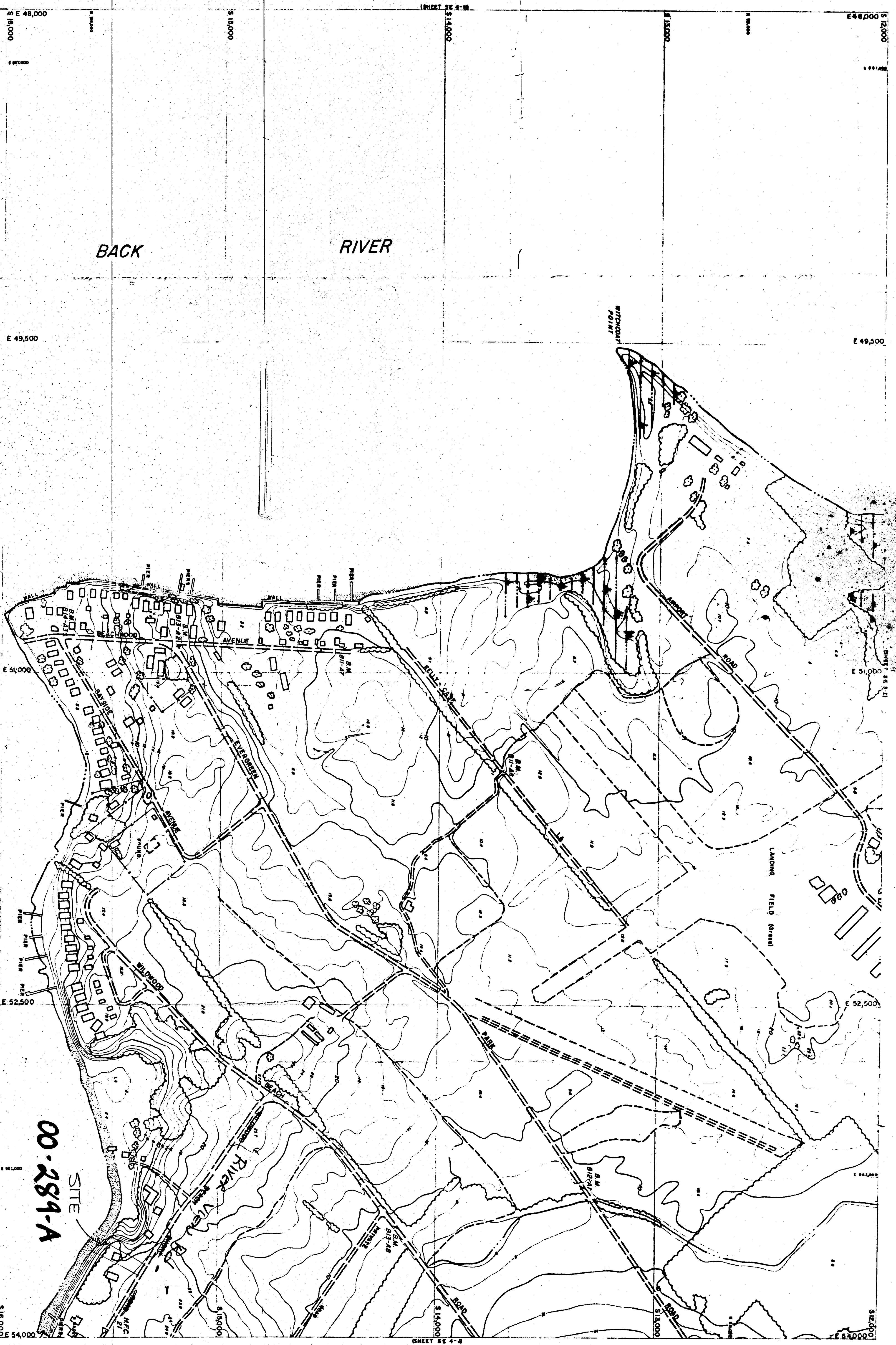
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

00-289-A

BACK RIVER

REVISIONS		SCALE 1" = 200'	LOCATION	SHEET
BY	DATE			
		DATE OF PHOTOGRAPHY DEC. 1954	BACK RIVER NECK	S.E. 4-1

Topography Compiled By Photogrammetric Methods
ADAMS AERIAL SURVEY CORP. LANSING, MICH.



289