

IN RE: PETITION FOR VARIANCE
Corner SE/S Eastern Avenue &
SW/S Birdwood Avenue
15th Election District
5th Councilmanic District
(13213 Eastern Avenue)

Patrick & Barbara Kelly
Legal Owner/Petitioners
and
Greg A. Schnitzker
Contract Purchaser

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-300-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, Patrick and Barbara Kelly and the contract purchaser, Greg Schnitzker. The variance request is for property located at 13213 Eastern Avenue, located in the Chase area of Baltimore County. The property is zoned D.R.5.5. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setbacks of 5 ft. and 10 ft. in lieu of the minimum required 10 ft. and 25 ft. for a corner lot, and a front yard setback of 30 ft. in lieu of 32.5 ft. in accordance with Section 303.1.

Appearing at the hearing on behalf of the variance request was Greg Schnitzker, the contract purchaser. Appearing in opposition to the Petitioners' request were John Madden, Ray Zlotkowski and Charles Kamsch.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.15 acres, more or less, zoned D.R.5.5. The subject property is located at the intersection of Eastern Avenue and Birdwood Avenue in Chase. The property is known as Lots 534 and 535 of the Twin River Beach subdivision. The property is unimproved at this time.

COPIES RECEIVED FOR FILING

DATE 2/29/2000
BY J. J. [Signature]

The contract purchaser is desirous of acquiring the property and building a single family residential dwelling thereon. Mr. Schnitzker is currently constructing 16 single family residential homes in the neighborhood and is attempting to acquire this lot for the purpose of adding one more home to the community. In order to proceed with the construction of a house on the lot, the variance request is necessary.

As stated previously, several neighbors appeared in opposition to the Petitioners' request. Mr. Zlotkowski resides adjacent to the property and is strongly opposed to the new house being situated just 5 ft. from his property line. He requests that the Petitioners maintain all appropriate setbacks. In addition, he and others in attendance were very much concerned about the storm water drainage in this area. Testimony indicated that after rain events, the lot in question, as well as Mr. Zlotkowski's lot, become flooded with standing water. The area is very low lying and provides a natural area for water accumulation. The protestants are concerned that the construction of a house on this small lot will exacerbate those conditions.

In addition to the concerns raised by the protestants in attendance, the Department of Permits and Development Management, by comment dated February 4, 2000, also opposed the variance request. That comment indicated several flaws with the Petitioners' request. Birdwood Avenue is an existing 30 ft. wide right-of-way and not the 18 ft. as shown on the site plan. Also, the lot dimension shown on the site plan is incorrect in that the lot is only 50.74 ft. in width and not the 55.74 ft. as shown on the site plan. Therefore, according to the Department of Permits and Development Management, the lot in question is actually smaller than that shown on the site plan, causing even more difficulties with complying with current setback requirements.

ORIGINAL FILED FOR FILING

DATE

BY

After considering the testimony and evidence from the neighbors in attendance, as well as the comment issued by the Department of Permits and Development Management, I find that the variance request should be denied.

THEREFORE, IT IS ORDERED this 29th day of February, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow side yard setbacks of 5 ft. and 10 ft. in lieu of the minimum required 10 ft. and 25 ft. for a corner lot, and a front yard setback of 30 ft. in lieu of 32.5 ft. in accordance with Section 303.1 of the B.C.Z.R., be and is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be filed within thirty (30) days of the date of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE RECEIVED FOR FILING
Date 2/29/2000
By J.C. Jameson

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 4, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for February 7, 2000
Item No. 300

The Bureau of Development Plans Review has reviewed the subject zoning item. The existing right-of-way is 30 feet wide on Birdwood Avenue, not the 18-foot scaled dimension as shown.

Also, the lot dimension as shown is incorrect, it should be 50.74 feet by 125 feet per the recorded record plat 9/33.

This corrected dimension will affect the building set-back along Birdwood Avenue.

RWB:HJO:jrb

cc: File

RECEIVED FOR FILING
Date 2/29/2000
By R. J. Jensen



Baltimore County
Zoning Commissioner

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

February 29, 2000

Mr. Greg A. Schnitzker
12703 Ponderosa Lane
Glen Arm, Maryland 21057

Re: Petition for Variance
Case No. 00-300-A
Property: 13213 Eastern Avenue

Dear Mr. Schnitzker:

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, appearing to read "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

Copies to:

Mr. & Mrs. Patrick Kelly
4111 Miller Road
Kingsville, Maryland 21087

Mr. John P. Madden
13216 Rivervan Avenue
Baltimore, Maryland 21220

Mr. Ray Zlotkowski
12211 Eastern Avenue
Baltimore, Maryland 21220

Mr. Charles Kamsch
P. O. Box 56
Chase, Maryland 21027



Baltimore County
Zoning Commissioner

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

February 29, 2000

Mr. Greg A. Schnitzker
12703 Ponderosa Lane
Glen Arm, Maryland 21057

Re: Petition for Variance
Case No. 00-300-A
Property: 13213 Eastern Avenue

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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



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on Recycled Paper

Copies to:

Mr. & Mrs. Patrick Kelly
4111 Miller Road
Kingsville, Maryland 21087

Mr. John P. Madden
13216 Rivervan Avenue
Baltimore, Maryland 21220

✓ Mr. Ray Zlotkowski
12211 Eastern Avenue
Baltimore, Maryland 21220

Mr. Charles Kamsch
P. O. Box 56
Chase, Maryland 21027



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13213 EASTERN AVE / 6055 534 & 535
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) 1302.3.4.1 of BCZR TO allow side yard setbacks of 5ft and 10ft in lieu of the minimum required 10ft and 25ft (corner lot) respectively, and a front setback of 30ft in lieu of 32.5ft pursuant to Section 303.1.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) undue hardship, to maintain uniformity within the community, of approx 40-45' wide houses. This requires reductions in the sideyard setbacks - from 25' on the sideyard to road to 10' & interior from 10' to 5'

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:

Greg A. Schnitzler
Name - Type or Print
[Signature]
Signature
12703 Ponderosa Lane 410923243
Address Telephone No.
Glen Arm MD 21057
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 00-360-A

REC 9/15/98

Legal Owner(s):

PATRICK & BARBARA Kelly
Name - Type or Print
Patrick Kelly
Signature
BARBARA Kelly
Name - Type or Print
Barbara Kelly
Signature
4111 Miller RD (410) 280-6058
Address Telephone No.
Kingsville MD 21087
City State Zip Code

Representative to be Contacted:

Greg Schnitzler
Name
12703 Ponderosa Ln. 4109264122
Address Telephone No.
Glen Arm MD 21057
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr.

UNAVAILABLE FOR HEARING
Reviewed By mjl Date 1/19/01

ORIGINAL FILED IN 00-360-A
DATE 9/15/98
BY [Signature]

ZONING DESCRIPTION

00-300-A

ZONING DESCRIPTION FOR 13213 EASTERN AVENUE

Beginning at a point on the Southeast corner of Eastern and Birdwood Avenues. Being Lots #534 & 535, Section # A in the subdivision of Twin River Beach as recorded in Baltimore County Plat Book #8, Folio #33 containing 6967.5 Sq. ft. Also known as 13213 Eastern Avenue and located in the 15th. Election District, 5th. Councilmanic District.

300

CERTIFICATE OF PUBLICATION

TOWSON, MD, 211, 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 210, 2000.

THE JEFFERSONIAN,

S. Wilkinson

ADVERTISING

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 #00-300-A
13212 Eastern Avenue
corner of SE/5 Eastern Avenue and
SW/5 Briarwood Avenue

16th Election District - 5th Councilmanic District
Legal Owner(s): Barbara Kelly & Patrick Kelly
Contract Purchaser: Greg A. Schlicker

Variance: to allow side yard setbacks of 5 feet and 10 feet in lieu of the minimum required 10 feet and 26 feet respectively and to allow a front setback of 30 feet in lieu of 32.5 feet.

Hearing: Friday, February 26, 2000 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Ave.

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.

2092 February 10 G388918

CERTIFICATE OF POSTING

**RE: CASE # 00-300-A
PETITIONER/DEVELOPER
(Greg A. Schnitzker)
DATE OF HEARING
(2-25-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

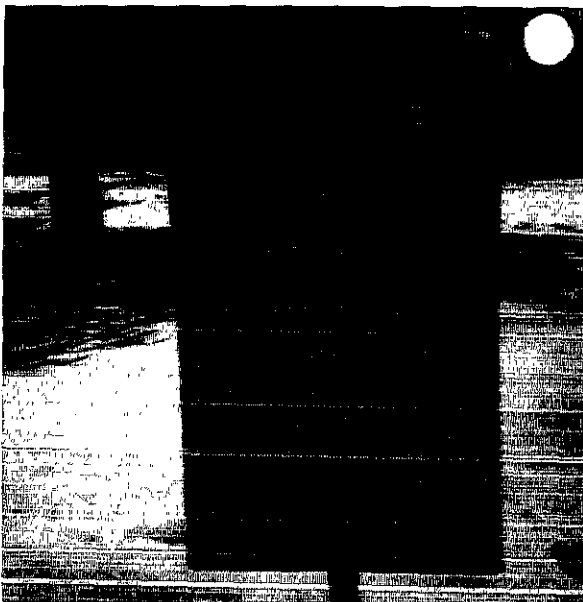
ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

13213 Eastern Ave. Baltimore, Maryland 21220_____

**THE SIGN(S) WERE POSTED ON_____ 2-10-00 _____
(MONTH, DAY, YEAR)**



SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

**_____
THOMAS P. OGLE SR.**

**_____
325 NICHOLSON ROAD**

**_____
BALTIMORE, MARYLAND 21221**

**_____
410-687-8405
(TELEPHONE NUMBER)**

RE: PETITION FOR VARIANCE
13213 Eastern Avenue, Corner SE/S Eastern Ave
and SW/S Birdwood Ave
15th Election District, 5th Councilmanic

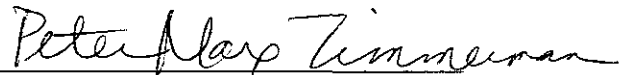
Legal Owner: Patrick & Barbara Kelly
Contract Purchaser: Greg A. Schnitzker
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-300-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 Legal Owners Patrick & Barbara Kelly, 4111 Miller Road, Kingsville, MD 21087, and to Contract Purchaser Greg A. Schnitzker, 12703 Ponderosa Lane, Glen Arm, MD 21057, 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

January 31, 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: 00-300-A
13212 Eastern Avenue
corner of SE/S Eastern Avenue and SW/S Birdwood Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Barbara Kelly & Patrick Kelly
Contract Purchaser: Greg A. Schnitzker

Variance to allow side yard setbacks of 5 feet and 10 feet in lieu of the minimum required 10 feet and 25 feet respectively and to allow a front setback of 30 feet in lieu of 32.5 feet.

HEARING: Friday, February 25, 2000 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon
Director

c: Barbara & Patrick Kelly, 4111 Miller Road, Kingsville 21087
Greg Schnitzker, 12703 Ponderosa Lane, Glen Arm 21057

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 10, 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
Thursday, February 10, 2000 Issue – Jeffersonian

Please forward billing to:

Greg Schnitzker
12703 Ponderosa Lane
Glen Arm, MD 21057

410-592-3243

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: 00-300-A

13212 Eastern Avenue

corner of SE/S Eastern Avenue and SW/S Birdwood Avenue

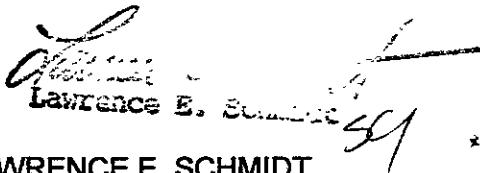
15th Election District – 5th Councilmanic District

Legal Owner: Barbara Kelly & Patrick Kelly

Contract Purchaser: Greg A. Schnitzker

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Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **077955**

DATE 1/19/00 ACCOUNT 001-6150

RECEIVED FROM: Eden, Bev - MIA AMOUNT \$ 50.00

FOR: 010-Res variance

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
 PAYMENT ACTUAL TIME
 1/20/2000 1/19/2000 15:27:38
 REG 4501 CASHIER JRIC JNE DRAWER 1
 Dept 5 528 ZONING VERIFICATION
 RECEIPT # 132520 OFLN
 CR NO. 077955
 Receipt Tot 50.00
 50.00 OK
 Baltimore County, Maryland

CASHIER'S VALIDATION

**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: 00-300-A

✓ Petitioner: Greg Schnitzler

↓ Address or Location: lots 534 & 535 - Eastern Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Greg Schnitzler

Address: 12703 Ponderosa Lane.

Glen Arden MD 21057.

Telephone Number: 410 592 3243.

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: _____

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

OVER

North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____

 North
Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____
Councilmanic District: _____

1" = 200' scale map #: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private
WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____



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

February 17, 2000

Mr. Greg Schnitzler
12703 Ponderosa Lane
Glen Arm MD 21057

Dear Mr. Schnitzler:

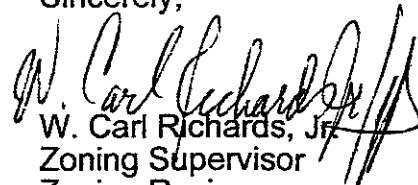
RE: Case Number 00-300-S , 13213 Eastern Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 19, 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



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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

INTEROFFICE CORRESPONDENCE

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

DATE: February 4, 2000

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for February 7, 2000
 Item No. 300

The Bureau of Development Plans Review has reviewed the subject zoning item. The existing right-of-way is 30 feet wide on Birdwood Avenue, not the 18-foot scaled dimension as shown.

Also, the lot dimension as shown is incorrect, it should be 50.74 feet by 125 feet per the recorded record plat 9/33.

This corrected dimension will affect the building set-back along Birdwood Avenue.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

February 15, 2000

RECEIVED FEB 25 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: SEE BELOW

Location: DISTRIBUTION MEETING OF JANUARY 31, 2000

Item No.: See Below

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

296, 297, 298, 299, 300, 302, AND 304

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

RECEIVED FEB 09 2000

FROM: R. Bruce Seeley *RBS*

DATE: February 4, 2000

SUBJECT: Zoning Item #300
13213 Eastern Avenue
Lots 534 and 535

Zoning Advisory Committee Meeting of January 31, 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.
- ☒ 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).
- ☒ The proposed 40ft x 45ft dwelling exceeds the 25% maximum impervious limit cited in the Chesapeake Bay Critical Area Regulations. No permit will be approved by DEPRM unless the proposed lot development is redesigned to comply with this and all other Critical Area Regulations.

Reviewer: Glenn Shaffer

Date: February 4, 2000

*Sign
2/25*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: February 4, 2000

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): 295, 297, and 300

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:

Jeffrey W Long

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1-31-00

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

RE: Baltimore County
Item No. 300 MJK

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 150 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for 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

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

JOHN P. MADDEN
RAY ZLOTKOWSKI
CHARLES KAMSCH

13216 RIVERVIEW AVE
12211 EASTERN AVE
P.O. BOX 56, CHASE MA 01027

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

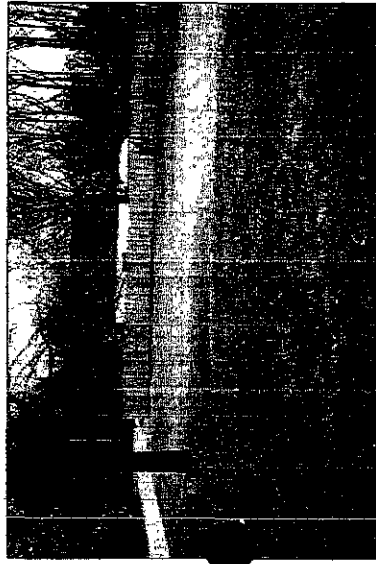
Greg Schultzev

12203 Ponderosa Lane
Glen Allen MD 21057



Property Type: Lot-Land

Customer Synopsis Report



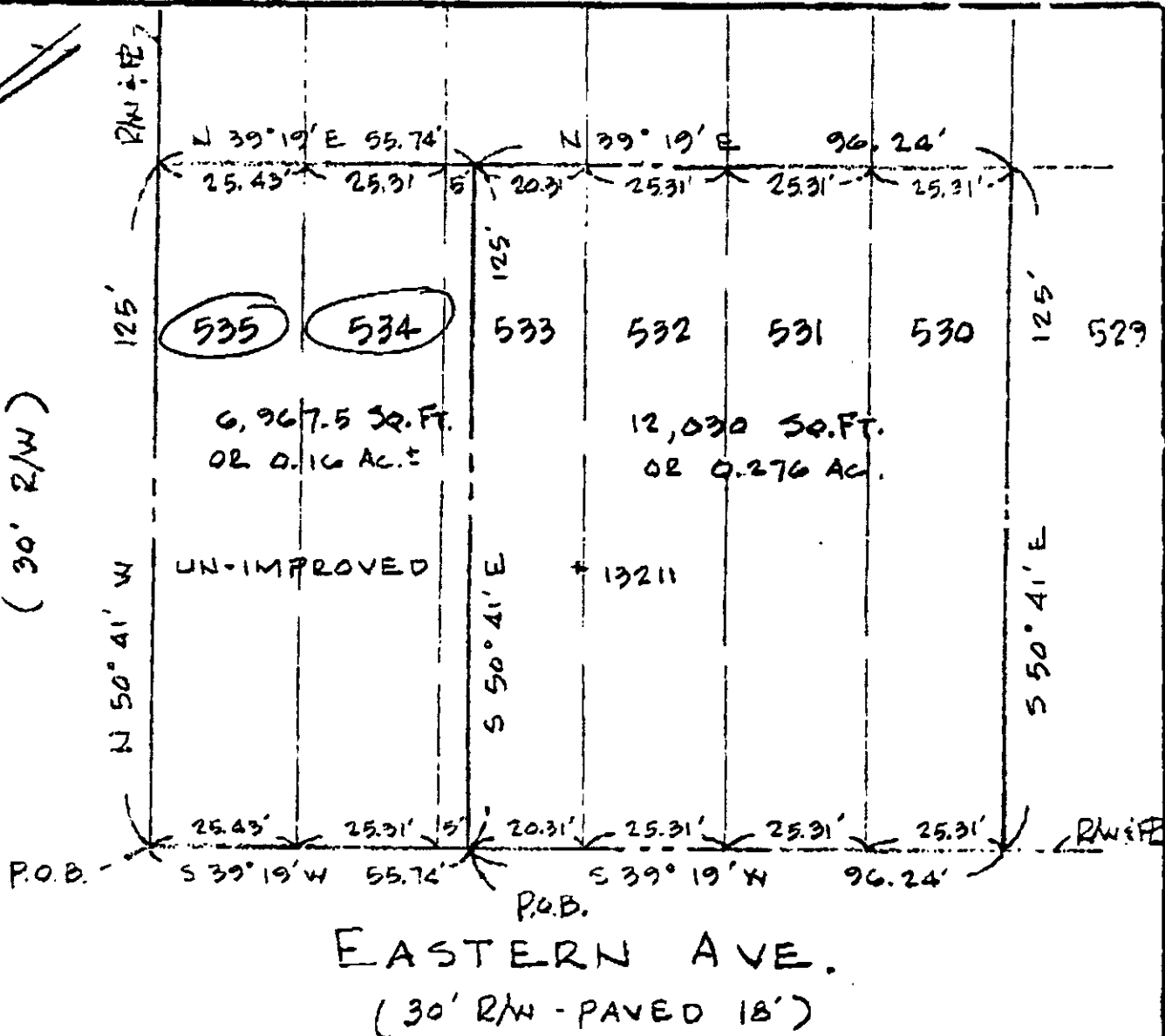
Map is not available

634,535 EASTERN AVE, BALTIMORE, MD 21220
 MLS#: BC2105400 Status: CONTRACT
 Leg Sub: Ownership: Fee Simple, Sale
 Contract Date: 21-NOV-1999 Adv Sub: OLIVER BEACH
 Total Taxes: Tax Year: Settlement Date: 30-NOV-2000
 Lot-SF: 6250 Lot-Acres: 0.14 HOA Fee: \$0 /mo pd N
 Tax ID: 151504203240 Road Frontage: 55 Area: N/A
 Lot/Block/Square: 534,5/ Middle School: Building Sites: 1
 Liber/Folio: 1009/173 High School:
 Exterior:
 Lot Desc: Cleared, Corner Lot, Water Access
 View Exposure:
 Topography: Level
 Present Use: Residential
 Heat Fuel: Other
 Sewer/Septic: Public H/U Avail
 Special Permits:
 Building Permits: No Building Permits
 Development Status: Utilities W/I 50'
 Disclosures: Expt-disclos/disclaim
 Wtr Access: N Wtrfront: N
 Dock Conveys: N
 Remarks: ACCESS TO BOAT RAMP AND COMMUNITY BEACH ON THE GUNPOWDER RIVER WITH \$18 YEARLY FEE.
 LEVEL 55 X 125 LOT WITH WATER AND SEWER AT THE STREET. CALL L/A FOR DETAILS ON VARIANCE. SOIL TYPE
 UNKNOWN.
 Listing: 24-FEB-1997 Update: 23-NOV-1999 DOM-MLS: 1000 DOM-Prop: 1000
 Show Instructions: Show Anytime
 Directions: ALMOST TO THE END OF EASTERN AVE.--TO THE LEFT OF 13211 EASTERN AVE.(RANCHER)LOTS
 534,535

CHARLES KAMSCH
 Broker: SCHMIDBAUER REALTY
 Broker Office: (410)256-7200
 Pager:
 Voice Mail:

Code: SHBR1
 Agent Office:
 Home: (410)335-3380
 Cell:

BIRDWOOD AVE.
 (30' R/W)



00-300-A

300

Section A, Twin River Beach
 Plat Book No. 9 folio 33

SCALE
 1" = 30'

DATE
 3/7/95

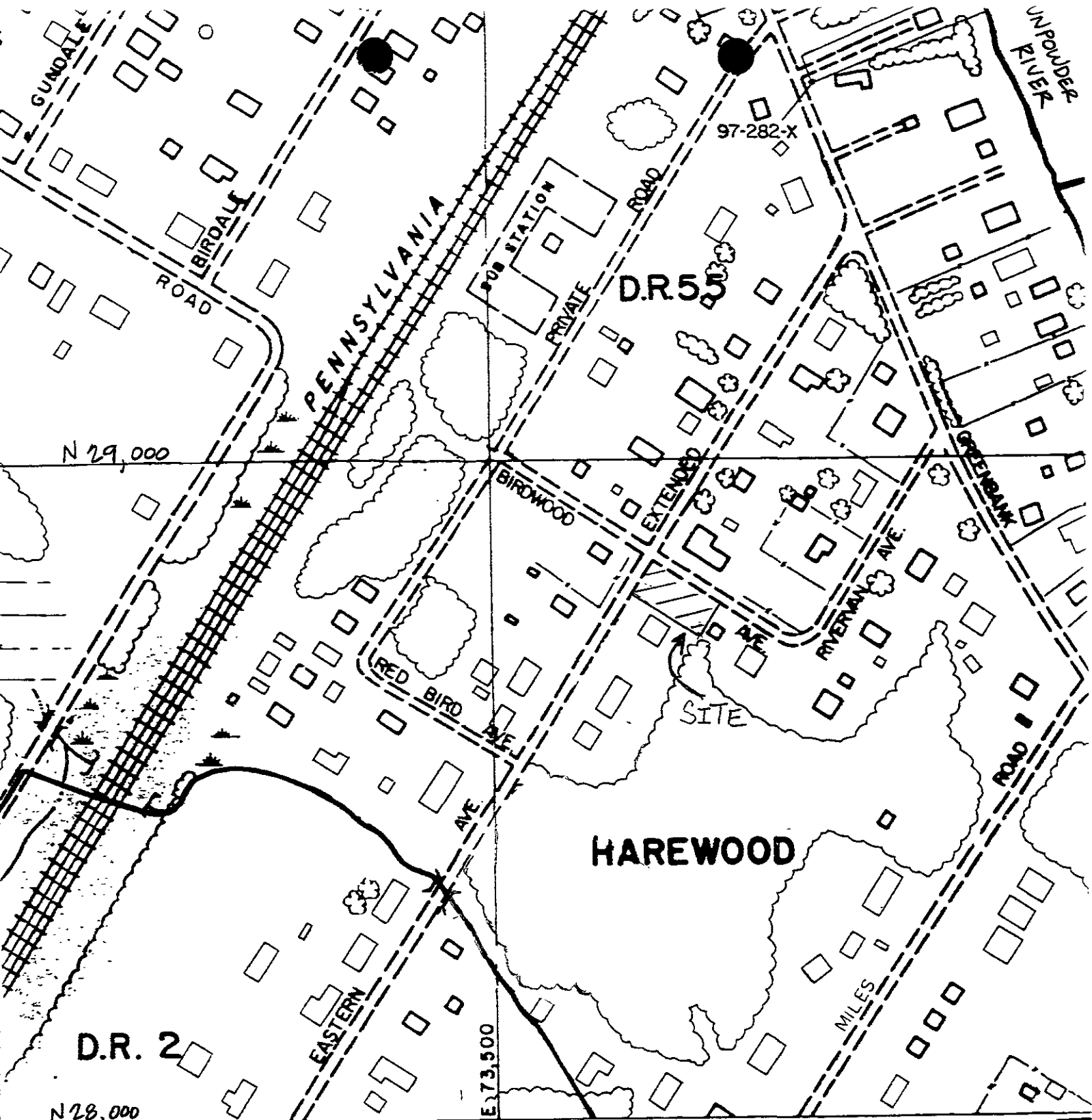
JOB No.
 9546

13213 Eastern Ave

GENERAL SURVEYING CO.
 LAND & TOPOGRAPHIC SURVEYS

9 Lake Forest Court
 Baltimore, Md. 21236





SCALE 1" = 200' ±	LOCATION 00-300-A HAREWOOD ZONING	SHEET N.E. B-M #300
DATE OF PHOTOGRAPHY JANUARY 1986		

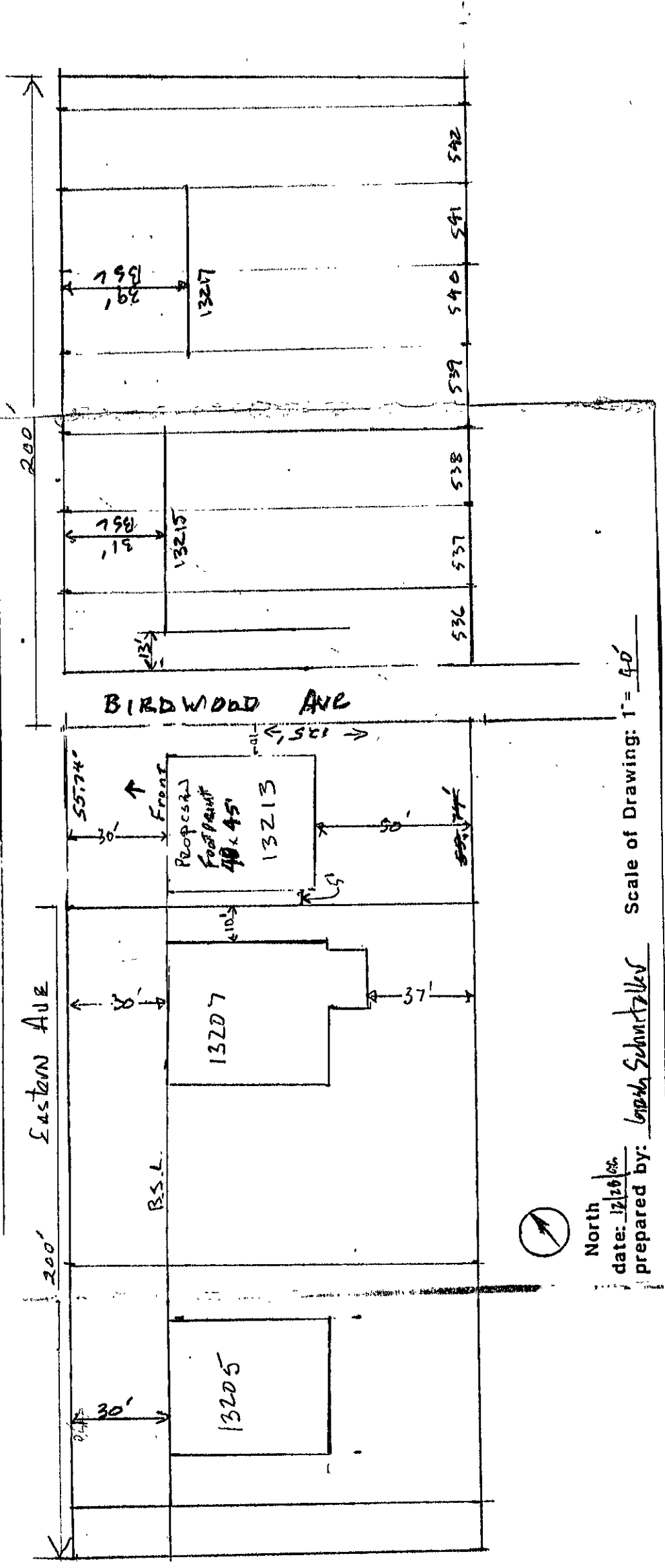
13213 Eastern Ave

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

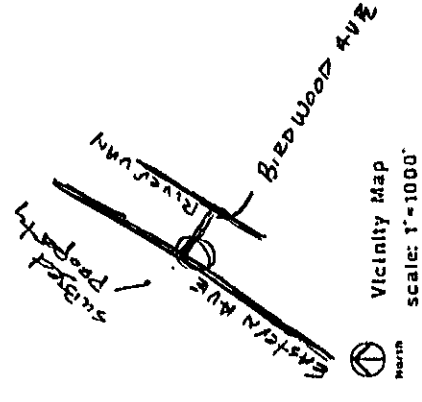
PROPERTY ADDRESS: lots - 534 & 535 / 13213 Eastern Ave

Subdivision name: TWIN RIVER PARCH
plat book # B, folio # 33, lot # 534, section # A
OWNER: PATRICK & BARBARA KELLY

00-300-A



North
date: 12/10/00
prepared by: Gregg Schmitt Scale of Drawing: 1" = 40'



LOCATION INFORMATION:

Election District: 5
Councilmanic District: 150
1" = 200' scale map: NE 8-M
Zoning: DR-5.5
Lot size: 0.15 acreage 6967.5 square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ PUBLIC ☐ PRIVATE
Chesapeake Bay Critical Area: ☒ YES ☐ NO
Prior Zoning Hearings: N/A

Zoning Office USE ONLY!
reviewed by: MTK ITEM #: 300 CASE #: 00-300-A

PET. EX. 1