

IN RE: PETITION FOR VARIANCE
S/S Silver Lane, 528' E of the c/l
River Road
(Lots 7C & 8C Cedar Beach)
15th Election District
5th Councilmanic District

Robert K. Arrowood, Sr., et ux, Owners;
John W. Brodowski, et ux, Contract Pur.

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-345-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 owners of the subject property, Robert K. Arrowood, Sr., and his wife, Clara L. Arrowood, and the Contract Purchasers, John and Carolyn Brodowski. The Petitioners request variance relief from Sections 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback to the street centerline of 47 feet in lieu of the minimum required 75 feet; side yard setbacks of 30 feet each and a rear yard setback of 4.7 feet, in lieu of the required 50 feet for each side and rear property line; and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., with 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 the request was John Brodowski, Contract Purchaser. Appearing as Protestants in the matter were Kenneth Graff, Coleen Schoolden and Frederick Elwood, adjacent property owners.

Testimony and evidence offered revealed that the subject property is comprised of two lots, known as Lots 7C and 8C of Cedar Beach, an older waterfront community located off of Holly Neck Road near Sue Creek in southeastern Baltimore County. The lots contain a combined gross area of .23 acres (10,000 sq.ft.), more or less, zoned R.C.5, and are collectively 100 feet by 100 feet in dimension in area. The property is served by public water and sewer and is presently unimproved; however, the Contract Purchaser proposes to develop the site with a 26' x 40' single

ORDER RECEIVED FOR FILING

Date

By

family dwelling. No garage is proposed; however, there will be a gravel driveway/parking area. Due to the property's overall size and zoning classification, the requested variance relief is necessary in order to proceed with the proposed development.

The history of this property is significant. As noted above, the subject property is under contract of sale by Robert and Clara Arrowood to Mr. Brodowski. Mr. & Mrs. Arrowood also previously owned and resided on adjacent Lots 5C and 6C, which are now owned by the Protestants, Kenneth Graff and Coleen Schoolden. Apparently, at that time, the Arrowoods offered to sell their entire holdings to Mr. Graff and Ms. Schoolden, including the subject two unimproved lots which were used as a side yard for the existing dwelling. However, because of financial considerations, Mr. Graff and Ms. Schoolden were unable to purchase the unimproved lots and only acquired the property on which the Arrowood's dwelling was constructed. The Arrowoods subsequently contracted to sell Lots 7C and 8C to Mr. Brodowski.

After due consideration of the testimony and evidence offered, I am persuaded to grant the variance. It is clear that the subject property has been a lot of record with its own tax account number since 1940, well prior to the effective date of the zoning regulations which established setback requirements for R.C.5 zoned land. Moreover, the property owner does not now own any adjacent land from which the required land area could be acquired. Thus, it is clear that strict compliance with the R.C.5 zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. In addition, the Petitioners submitted building elevation drawings of the proposed dwelling to the Office of Planning for review and that agency has approved same as being consistent and compatible with other dwellings in the neighborhood. Thus, as a condition of approval, I will require that the proposed dwelling be constructed consistent with the approved elevation drawings. Moreover, the Petitioners shall be required to comply with the requirements of the Chesapeake Bay Critical Area regulations as set forth in the Zoning Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), a copy of which is attached hereto and made a part hereof.

It is also to be noted that the neighbors requested that an existing Mulberry tree along the common property line be removed from the subject property. They testified that this particular

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Date

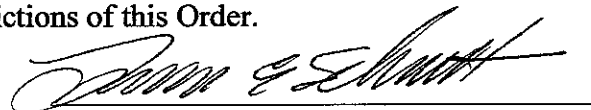
By

tree is messy and a nuisance to them. The Petitioner indicated that he had no objection to removing that tree. Thus, I will impose as a restriction that this tree be removed and that a reasonable amount of landscaping be installed along the common property line shared with the Protestants to buffer their view of his property.

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 19th day of April, 2000 that the Petition for Variance seeking relief from Sections 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback to the street centerline of 47 feet in lieu of the minimum required 75 feet; side yard setbacks of 30 feet each and a rear yard setback of 4.7 feet, in lieu of the required 50 feet for each side and rear property line; and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by DEPRM, dated March 2, 2000, a copy of which is attached.
- 3) The proposed dwelling shall be built consistent with the building elevation drawings submitted to the Office of Planning and approved by that agency on February 25, 2000.
- 4) The Mulberry tree shall be removed and a sufficient amount of landscaping installed along the common property line shared with the Protestants to buffer their view of the subject property.
- 5) 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

By



Baltimore County
Zoning Commissioner

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

April 19, 2000

Mr. & Mrs. Robert K. Arrowood, Sr.
c/o Mr. Buck Jones
500 Vogts Lane
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S Silver Lane, 528' E of the c/l River Road
(Lots 7C & 8C Cedar Beach)
15th Election District – 5th Councilmanic District
Robert K. Arrowood, Sr., et ux, Owners; John Brodowski, et ux, Contr. Pur. - Petitioners
Case No. 00-345-A

Dear Mr. & Mrs. Arrowood and Mr. Jones:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. John Brodowski
8039 E. Baltimore Street, Baltimore, Md. 21224
Mr. Kenneth Graff & Ms. Coleen Schoolden
2217 Silver Lane, Baltimore, Md. 21221
Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
DEPRM; Office of Planning; People's Counsel; Case File

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Lot 7 & 8C Silver 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) 1A04.3.B.3.304 To allow a front yard

Setback of 47' to the street centerline, side yard setbacks of 30ft. each & a rear yard setback of 47' in lieu of the minimum required 75ft. and 50 ft. each sides & rear respectively AND to approve an undersize lot pursuant to Sect 304 with any other Variances as deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) The lot in question is located in a RC 5 zone.

The lot has been a lot of record with its own tax account number since 1940. The setback line's as required under the RC 5 would not be possible to obtain. Strict compliance with the zoning requirement would unreasonably prevent the use of the property for a permitted purpose.

The property owner owns no other property in the area.

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:

John & Carolyn Brodowski

Name - Type or Print

Carolyn Brodowski

Signature

8039 E. Baltimore Street

Address

Telephone No.

Baltimore, Md 21224

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Legal Owner(s):

Robert K. Arrowood

Name - Type or Print

Robert K. Arrowood Sr

Signature

Clara L. Arrowood

Name - Type or Print

Clara L. Arrowood

Signature

2217 Silver Lane 574-9544

Address

Telephone No.

Balto, 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 2-18-00

Rec'd 3-9-00

ORDER RECEIVED FOR FILING
Date 2/19/00
By [Signature]

Company

Address

Telephone No.

City

State

Zip Code

Case No. 10-345-A

REV 9/15/98

ZONING DESCRIPTION FOR 7 & 8C Silver Lane
(address)

#345

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

Silver Lane which is 40'
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 528 East of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street River Road
(name of street)

which is 40' wide. Being Lot # 7 & 8C
(number of feet of right-of-way width)

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

as recorded in Baltimore County Plat Book # 12 Folio # 91

containing 10,000 or .23 ~~acres~~ known as _____
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District

*If your property is not recorded by Plat Book and Folio Number

00-345-A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

00.345.A
Case No. **078694**

DATE 2.18.00

ACCOUNT

R-001-6150

AMOUNT

\$ 50.00

RECEIVED FROM:

Freestate General Contracting Inc.

FOR:

Residential Variances Filing Fee
Lot # 928C Silver Lane, (156 sq ft)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00.345.A

CASHIER'S VALIDATION

PAID RECEIPT

PAID TO: 078694 FOR: 078694
DATE: 2/22/2000 TIME: 10:40:24
BY: 5021 ADRIAN DEPT 001001
RECEIVED BY: 100001
DATE: 02/18/00 TIME: 10:40

RECEIVED FOR: 50.00
DATE: 02/18/00 BY: 001001
BALANCE: 00.00

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 #00-345-A

Silver Road, Lots 7-88C

S/S Silver Lane, 528' E of centerline River Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Clara & Robert Arrowood

Contract Purchaser: Carolyn & John Brodowski

Variance: to allow a front yard setback of 47 feet to the street centerline, side yard setbacks of 30 feet each, and a rear yard setback of 47 feet in lieu of the minimum required 75 feet and 50 feet each sides and rear, respectively, and to approve an undersize lot with any other variances as deemed necessary by the zoning commissioner.

Hearing: Thursday, March 30, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special 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.

JT/3/649 March 14

C376310

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/16/, 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 3/14/, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No 00-345-A

Petitioner/Developer B. JONES, ETAL

Date of Hearing Closing 3/30/2000

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 LOT 7 & 8 C - SILVER RD.
AT SITE - SILVER LA. 512'± E. OF RIVER RD.

The sign(s) were posted on 3/14/2000
(Month, Day, Year)

Sincerely,

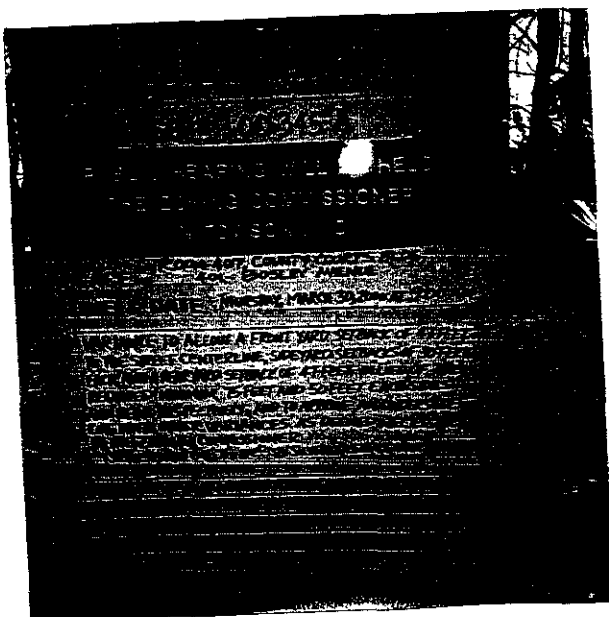
Patrick M O'Keefe 3/15/00
(Signature of Sign Poster and Date)

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)



RE: PETITION FOR VARIANCE
Lot 7 & 8C Silver Road, S/S Silver Rd,
528' E of c/l River Rd
15th Election District, 5th Councilmanic

Legal Owner: Robert & Clara Arrowood
Contract Purchaser: John & Carolyn Brodowski
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-345-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 8th day of March, 2000 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

March 2, 2000

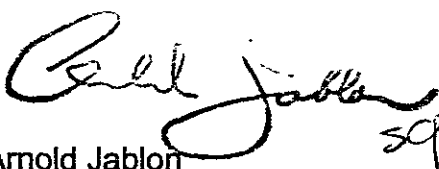
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CASE NUMBER: 00-345-A
Silver Road, Lots 7 & 8C
S/S Silver Lane, 528' E of centerline River Road
15th Election District – 5th Councilmanic District
Legal Owner: Clara & Robert Arrowood
Contract Purchaser: Carolyn & John Brodowski

Variance to allow a front yard setback of 47 feet to the street centerline, side yard setbacks of 30 feet each, and a rear yard setback of 47 feet in lieu of the minimum required 75 feet and 50 feet each sides and rear, respectively; and to approve an undersize lot with any other variances as deemed necessary by the zoning commissioner.

HEARING: Thursday, March 30, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Clara & Robert Arrowood, c/o Buck Jones
Carolyn & John Brodowski, 8039 E. Baltimore Street, Baltimore 21224
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 MARCH 15, 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, March 14, 2000 Issue – Jeffersonian

Please forward billing to:

Buck Jones
500 Vogts Lane
Baltimore, MD 21221

410-574-9337

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: 00-345-A

Silver Road, Lots 7 & 8C

S/S Silver Lane, 528' E of centerline River Road

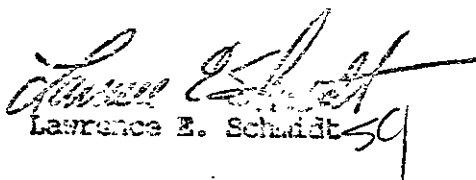
15th Election District – 5th Councilmanic District

Legal Owner: Clara & Robert Arrowood

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Variance to allow a front yard setback of 47 feet to the street centerline, side yard setbacks of 30 feet each, and a rear yard setback of 47 feet in lieu of the minimum required 75 feet and 50 feet each sides and rear, respectively; and to approve an undersize lot with any other variances as deemed necessary by the zoning commissioner.

HEARING: Thursday, March 30, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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/neighborhood 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: DD-345-A
Petitioner: BUCK JONES
Address or Location: 708C SILVER LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: BUCK JONES
Address: 506 VOGTS LANE
BALT. MD. 21221
Telephone Number: 410- 574- 9337



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

March 24, 2000

Mr. Buck Jones
500 Vogts Lane
Baltimore MD 21221

Dear Mr. Jones:

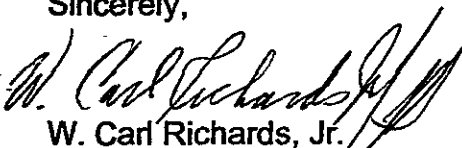
RE: Case Number 00-345-A , Lot 7 & 8c Silver Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 18, 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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 12, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For *March 5, 2000*
Item No. 345

The Bureau of Development Plans Review has reviewed the subject zoning items. The State Department of the Environment Construction Permits for water and sewer mains that are larger than 15" in diameter and for grinder pumps will be obtained through the Baltimore County Department of Public Works after approval of the construction drawings.

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

March 1, 2000

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

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 28, 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:

343, 344, 345 (LOT 700 8c), 341, 342, 339, 340, 338, 336, AND 347

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 *RM*
DATE: March 2, 2000
SUBJECT: Zoning Item #345
Lot 7 and 8C Silver Road

Zoning Advisory Committee Meeting of February 28, 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).

Reviewer: Keith Kelley

Date: March 2, 2000

fs
3/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MAR 14

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

Date: March 14, 2000

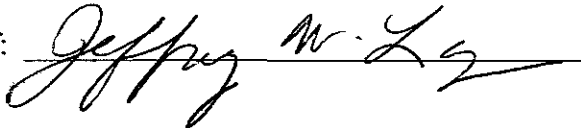
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions Item No.345 (Lots 7 & 8C Silver Road)

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:



AFK/JL

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

See Variance #00-345-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, Balto. Md 21221 410-574-9337
Print Name of Applicant Address Telephone Number

☐ Lot Address 7 & 8C Silver Lane Election District 15 Council District 5 Square Feet 10,000
Lot Location: N E S W / side / corner of Silver Lane .508 feet from N E S W corner of River Road
(street) (street)

Land Owner Robert & Clara Arrowood Tax Account Number 151689500 & 1516895001

Address 8039 East Davi. St. Telephone Number 574-9544
BALTO. MD. 21224

☐ **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 206 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 (\$85)

Accepted by _____
ZADM

Date _____

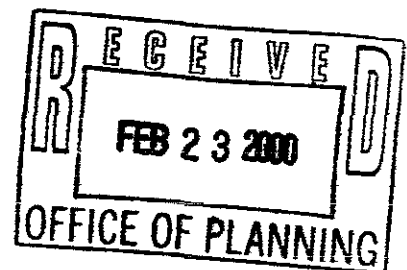
TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

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

Signed by: Jeffrey M. Long
for the Director, Office of Planning & Zoning

Date: 2/25/00



SCHEDULED POSTING, 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 John Sullivan on 2-18-00
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 2-29-00 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 3-14-00 C (B-3 Work Days)

TENTATIVE DECISION DATE 3-19-00 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)

APR 5 2000

OFFICE OF PLANNING

LES
3/30/00
7:00 A.M.

Zoning Commission
Rm 407 County Courts Bldg
401 Bosley Ave
Towson, Md 21204

Mr. Kenneth Graff
Ms. Coleen Schoolden
2217 Silver Lane
Baltimore, Md 21217

March 23, 2000

To whom it may concern:

I am writing in reference to the zoning notice (Case # 00-345-A) posted on lots 7 and 8C) on Silver Lane, Essex, Md 21221.

My daughter and I purchased this house and property 2217 Silver Lane (also known as lots 5cc, 5c, 6cc, & 6c) Essex, Md 21221, in August 1999. While in the progress of purchasing this property we were informed that the two adjoining lots (7 & 8C) were not suitable to be built upon, which is why we purchased said property. We would not have considered investing over \$140,000.00 to purchase this property had we known it was possible to build another house so close to ours. At the time we made this purchase we had other properties in mind, but bought this one because of the lots which we had planned to purchase in the future so the current owners would not lose any of their assets. I feel that with another house so close to ours would depreciate the value of our house and property. In addition granting this request would open the door to have more variances to the existing code in the future that would further congest this community making it look more like downtown Essex rather than a rural community.

Because of the above facts we would appreciate your declining the request to amend the existing code for building purposes on lots 7 & 8C. Thank you for your consideration on this matter.

Sincerely,


Kenneth Graff


Coleen Schoolden

MAR 27

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

John W. Brodowski

ADDRESS

8039 East Baltimore St.

21224



Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Kenneth Craft

2217 Silver Ln 21221

Colin Schooten

2217 Silver Lane

Frederick Elwood

2217 Silver Lane



 Real Property Information	Maryland Department of Assessments and Taxation Real Property System
--	---

[\[Go Back\]](#)**BALTIMORE COUNTY**[\[Start Over\]](#)**DISTRICT: 15 ACCT NO: 1516895000****Owner Information**

Owner Name: ARROWOOD ROBERT K
 ARROWOOD CLARA L
Use: RESIDENTIAL
Mailing Address: 2217 SILVER LANE RD
 BALTIMORE MD 21221-6139
Principal Residence: NO

Transferred**From:** KREAMER FRANCIS H**Date:** 06/16/1983 **Price:** \$0
Deed Reference: 1) / 6542/ 118
 2)
Special Tax Recapture:

* NONE *

Tax Exempt: NO**Location Information [View Map]**
Premises Address:
 SILVER LA
Zoning: Legal Description:
 354 W POPLAR RD
 HERMAN ROEMER PLAT

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
98	20	322				7C	82	Plat Ref: 12/ 90

Special Tax Areas**Town:****Ad Valorem:****Primary Structure Data**
Year Built:
 0000

Enclosed Area: **Property Land Area:** **County Use:**
 5,000.00 SF 04
Value Information**Base Value Current Value Phase-in Value Phase-in Assessments**

		As Of 01/01/2000	As Of 07/01/2000	As Of 07/01/1999	As Of 07/01/2000
Land:	5,000	5,000			
Impts:	0	0			
Total:	5,000	5,000	5,000	2,000	2,000
Pref Land:	0	0	0	0	0

Partial Exempt Assessments

	Code	07/01/1999	07/01/2000
County	000	0	0
State	000	0	0
Municipal	000	0	0

 Real Property Information	Maryland Department of Assessments and Taxation Real Property System
--	---

[\[Go Back\]](#)

BALTIMORE COUNTY

[\[Start Over\]](#)

DISTRICT: 15 ACCT NO: 1516895001

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Principal Residence: NO
Transferred
From: KREAMER FRANCIS H
Date: 06/16/1983 **Price:** \$0
Deed Reference: 1) / 6542/ 118
 2)
Special Tax Recapture:
 * NONE *

Tax Exempt: NO**Location Information [View Map]**

Premises Address: SILVER LA
Zoning: Legal Description:

CEDAR BEACH

Map Grid Parcel Subdiv Sect Block Lot Group Plat No:
 98 20 322 8C 82 Plat Ref: 12/ 90

Special Tax Areas**Town:****Ad Valorem:****Primary Structure Data**

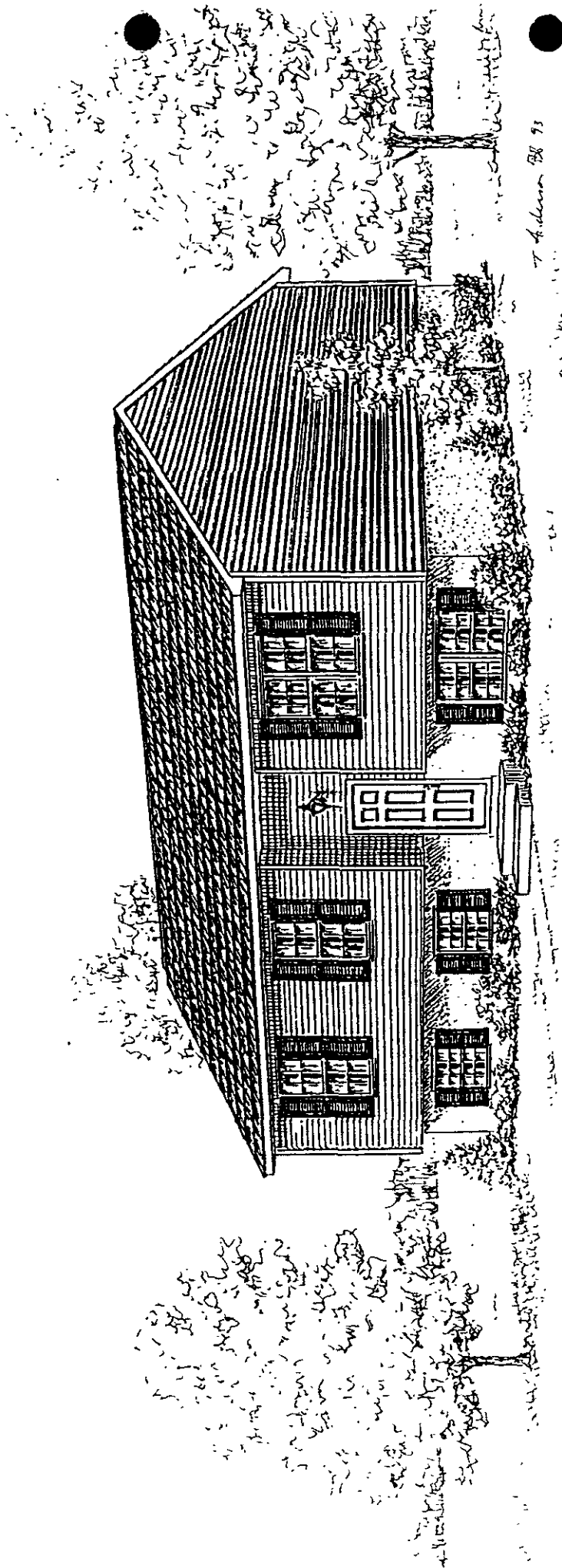
Year Built: 0000
Enclosed Area: 5,000.00 SF
Property Land Area: 04
County Use:

Value Information

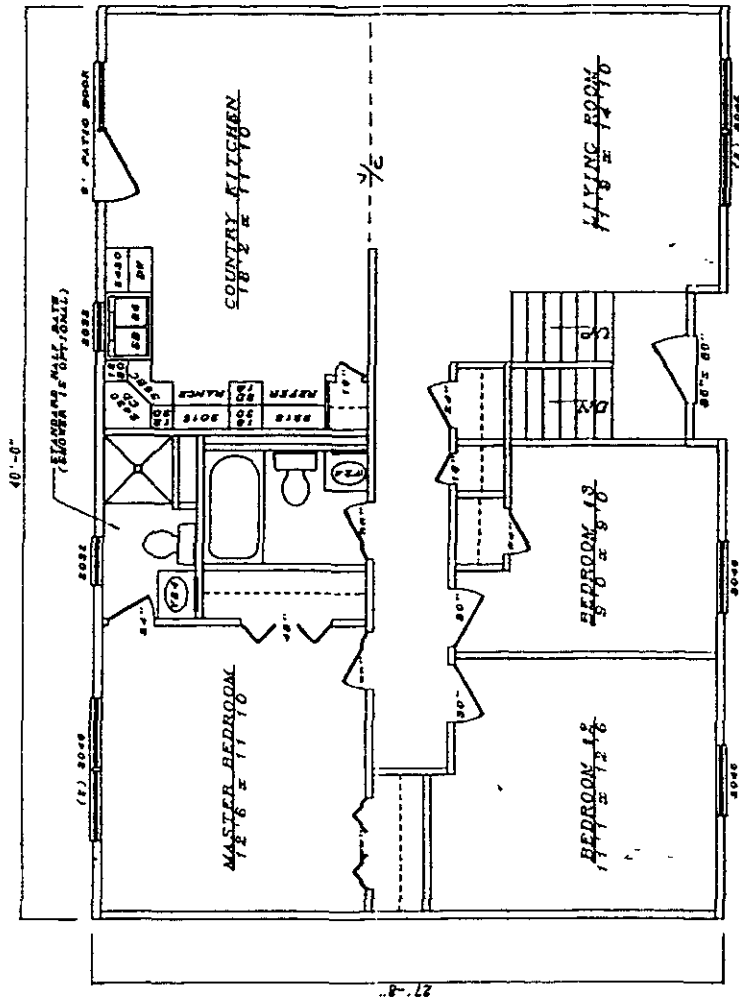
	Base Value	Current Value	Phase-In Value	Phase-in Assessments
		As Of 01/01/2000	As Of 07/01/2000	As Of 07/01/1999 As Of 07/01/2000
Land:	5,000	5,000		
Impts:	0	0		
Total:	5,000	5,000	5,000	2,000
Pref Land:	0	0	0	0

Partial Exempt Assessments

	Code	07/01/1999	07/01/2000
County	000	0	0
State	000	0	0
Municipal	000	0	0



SYCAMORE



STANDARD SYCAMORE LITERATURE FLOORPLAN

1,107 SQ. FT. RAISED RANCH
3 BEDROOM - 1 1/2 BATH

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

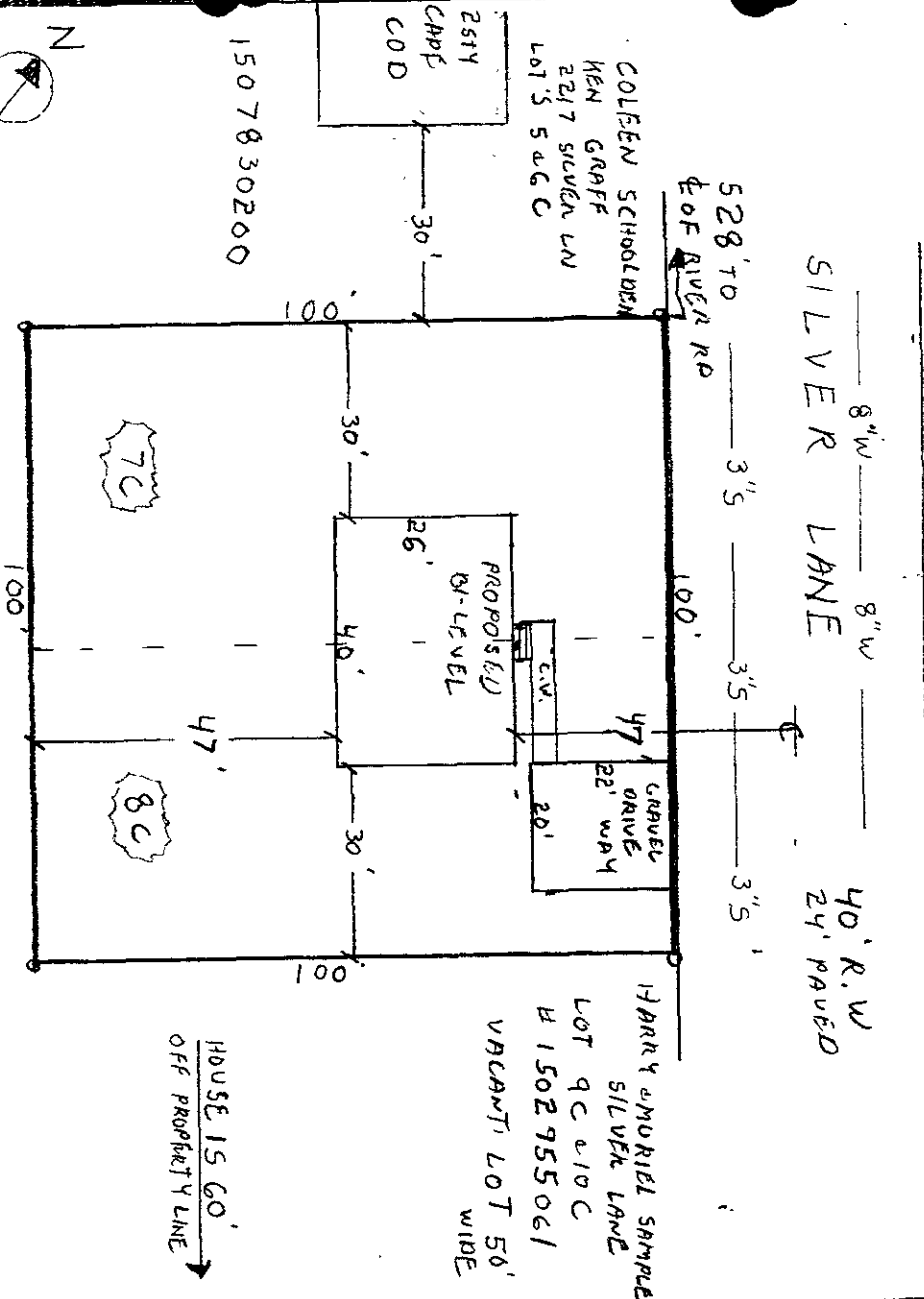
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: LOT 7C & 8C SILVER LANE

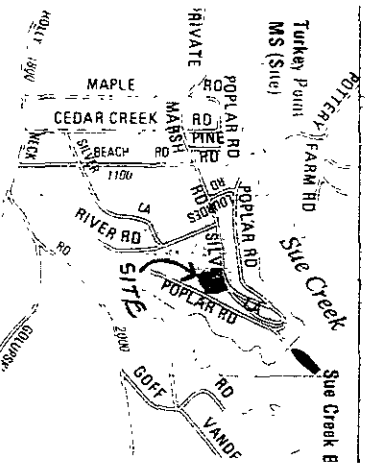
Subdivision name: CEDAR BEACH

plat book # 12, folio # 91, lot # 7C & 8C, section #

OWNER: ROBERT & CLARA HANCOCK



date: 2-15-00
prepared by: BUCK JONES Scale of Drawing: 1" = 30'



Vicinity Map P 44-B-1
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1" = 200' scale map #: SE 2-3

Zoning: R.C 5

Lot size 23 10,000 square ft

ACREAGE

SEWER ☒

WATER ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: ☒

NONE

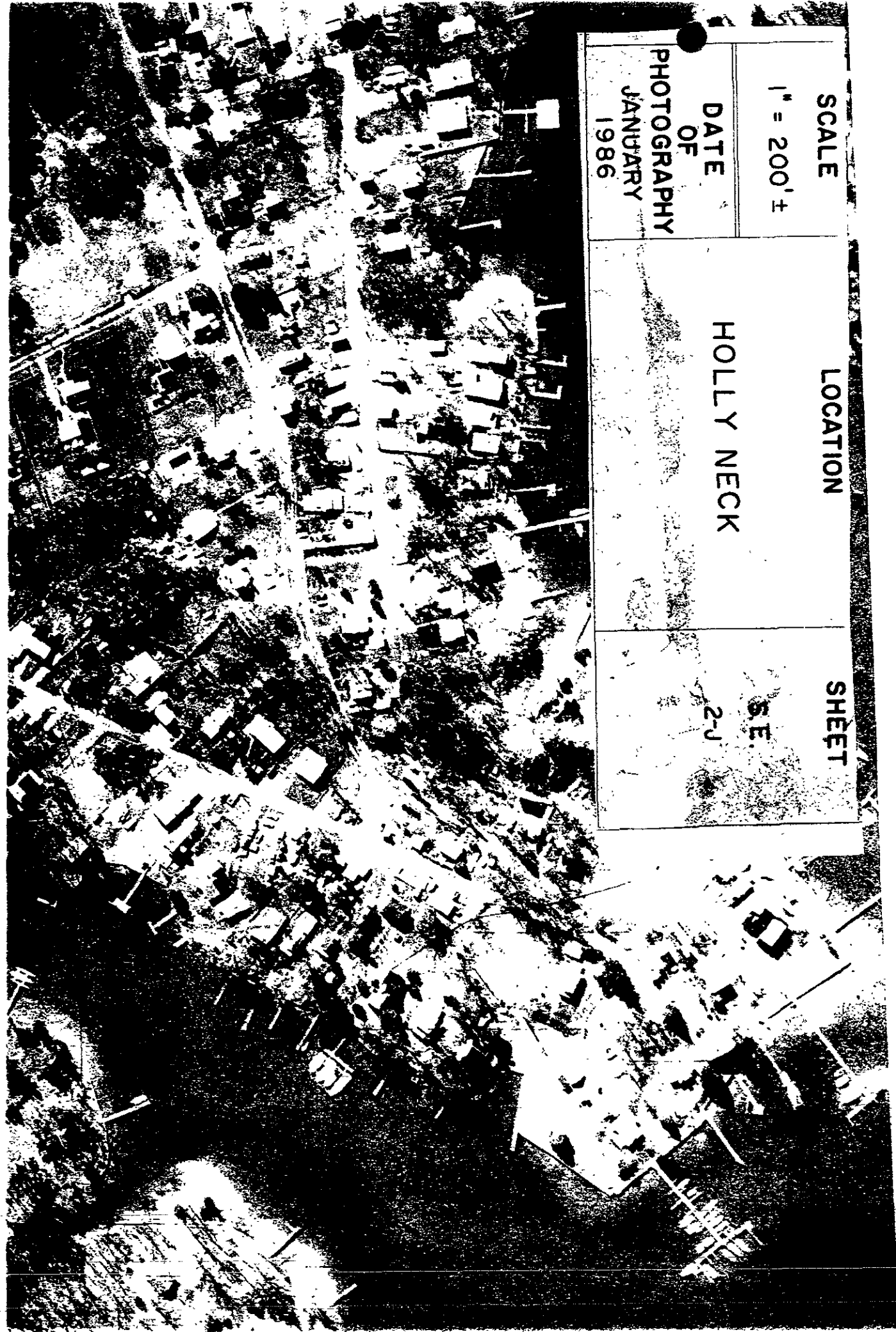
Zoning Office USE ONLY

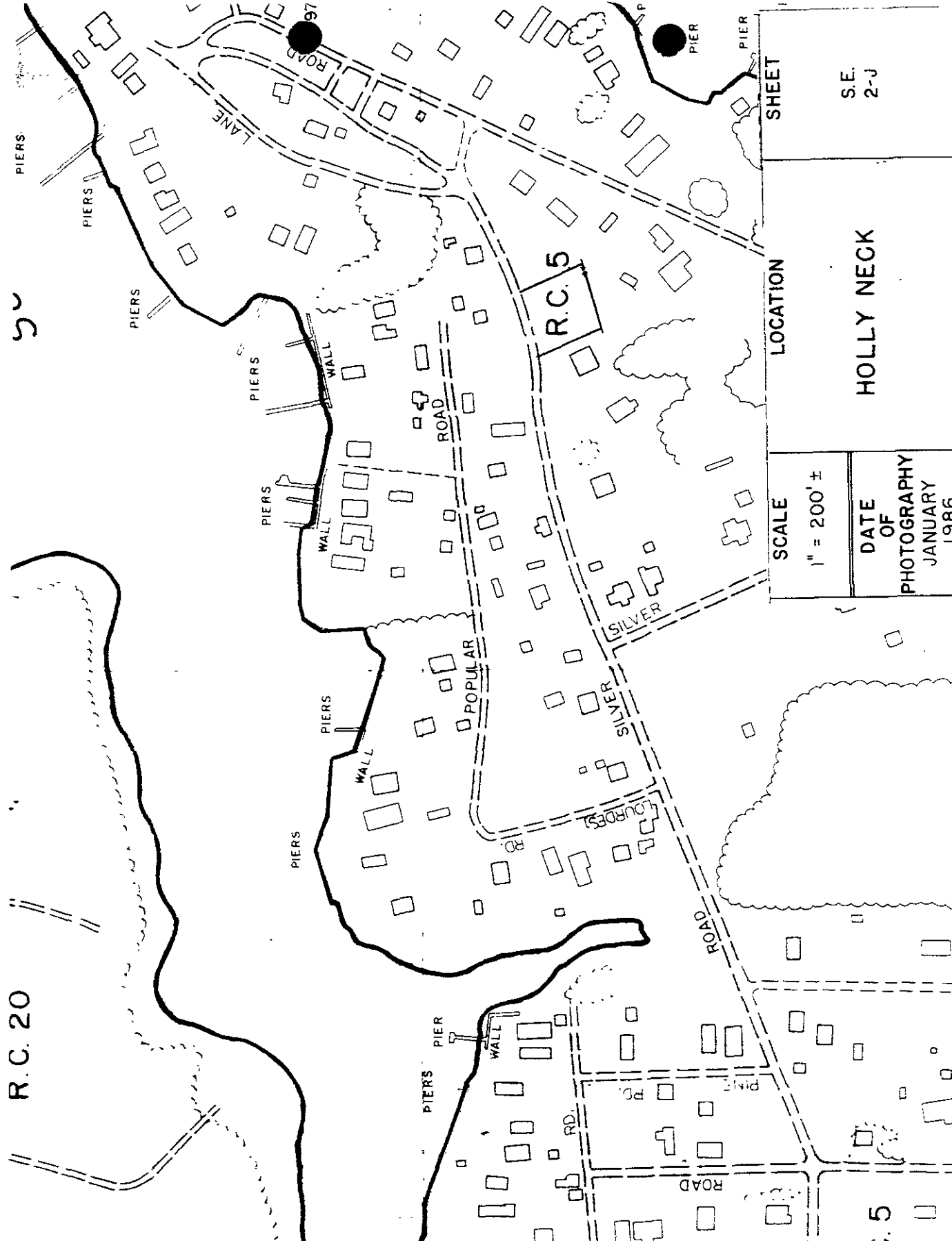
reviewed by: ITEM #: CASE #:

345

00-345-A

SCALE	LOCATION		SHEET
1" = 200' ±	HOLLY NECK		S.E.
DATE OF PHOTOGRAPHY JANUARY 1986	2-J		





C.W.B. jr. - 12 - 91

