

IN RE: PETITION FOR VARIANCE
N/S Beach Road, 531' E of the c/l
Stevens Road
(11216 Beach Road)
11th Election District
5th Councilmanic District

David E. Gibbs, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-357-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, David E and Lee A. Gibbs. The Petitioners seek relief from Sections 304.2 and 1A01.3.B.2 and 3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback from the centerline of the street of 40 feet in lieu of the required 75 feet; to permit side yard setbacks of 10 feet and 18 feet, 11 inches, in lieu of the required 35 feet each; to permit a lot area of 10,422 sq.ft. in lieu of the required 1 acre; to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R.; and, to approve 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 were David E. Gibbs, property owner, and Mark Strucko, Mr. Gibbs' brother-in-law. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an unimproved lot located on the north side of Beach Road, just east of its intersection with Stevens Road off of Route 40, in eastern Baltimore County. The property is also known as Lot 45 of the subdivision known as Bird River Beach, a waterfront community which was recorded in the Land Records of Baltimore County many years ago, prior to the adoption of the existing zoning regulations. The

ORDER RECEIVED FOR FILING
Date 11/3/00
By [Signature]

subject property consists of a gross area of 10,422 sq.ft. (1/4 acre), 52.11 feet wide by 200 feet deep, zoned R.C.2. Although not waterfront, the property is located immediately across from lots that abut Bird River. The Petitioners purchased the property approximately two years ago from Mrs. Gibbs' mother, Elizabeth Ningard, who resides on the adjacent property at 11218 Beach Road. The Petitioners are now desirous of developing the property with a single family dwelling in which they will reside. As shown on the plan, the dwelling will be a 24' x 60' modular home. Due to the size of the lot and its R.C.2 zoning classification, the requested variance relief is necessary in order to proceed with the proposed improvements.

As noted above, there were no Protestants at the hearing. Moreover, there were letters in support of the request from neighbors on both sides of the lot and other residents in the area. In addition, there were no adverse Zoning Advisory Committee (ZAC) comments. In fact, the Office of Planning has reviewed the elevation drawings of the proposed dwelling and recommends approval of the requested relief. However, the Department of Environmental Protection and Resource Management (DEPRM) will require that development of the site comply with the Chesapeake Bay Critical Area regulations in view of its location in close proximity to Bird River.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. for variance relief to be granted. The fact that this lot was laid out in the size and configuration shown on the site plan prior to the adoption of the B.C.Z.R. is a compelling factor. Thus, relief shall be granted.

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 13th day of April, 2000 that the Petition for Variance seeking relief from Sections 304.2 and 1A01.3.B.2 and 3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback from the centerline of the street of 40 feet in lieu of the required 75 feet; to permit side yard setbacks of 10 feet and 18 feet, 11 inches, in lieu of the required 35 feet each; to permit a

ORDER RECEIVED FOR FILING
Date 4/13/00
By [Signature]

lot area of 10,422 sq.ft. in lieu of the required 1 acre; 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 comments submitted by DEPRM, dated March 21, 2000, a copy of which is attached hereto and made a part hereof.
- 3) The proposed dwelling shall be constructed in accordance with the elevation drawings submitted to and approved by the Office of Planning on March 14, 2000.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/13/00
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Beach Rd, 11218

which is presently zoned R.C. 2

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) 304.2 and 1A01.3, B2 and 3 BCZR

To allow a 40' front yard setback from the center line of the street in lieu of the required 75'. To allow 10' & 18'-11" side yard setbacks in lieu of the required 35', respectively, and to allow a lot area of 10,422 sq ft in lieu of the required 1 Ac. And to approve an undersized lot per section 304 & to approve any other variances deemed

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

To Be Discussed AT Hearing

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

Legal Owner(s):

DAVID EUGENE GIBBS
Name - Type or Print

David Eugene Gibbs
Signature

LEE ANN GIBBS
Name - Type or Print

Lee Ann Gibbs
Signature

11218 BEACH Rd. 410-335-2533
Address Telephone No.

WHITE MARSH MD. 21162
City State Zip Code

Representative to be Contacted:

DAVID + Lee Gibbs
Name

11218 BEACH Rd. 410-335-2533
Address Telephone No.

WHITE MARSH MD. 21162
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By SRP Date 3/1/00

Case No. 00-357-A

ORDER RECEIVED FOR FILING

Date REV 9/15/98
By

ZONING DESCRIPTION:

ZONING DESCRIPTION FOR ¹¹²¹⁶~~11218~~ BEACH Rd.

BEGINNING AT A POINT ON THE NORTH SIDE OF
7
BEACH Rd WHICH IS 40 FT WIDE

AT THE DISTANCE OF 531 FT EAST OF THE
CENTERLINE OF THE NEAREST IMPROVED

INTERSECTING STREET STEVENS Rd.

WHICH IS 50 FT. WIDE, BEING LOT # 45,

IN THE SUBDIVISION OF BIRD RIVER BEACH

AS RECORDED IN BALTIMORE COUNTY PLAT BOOK

#7, Folio # 187 CONTAINING 10422 SQ. FT.

ALSO KNOWN AS 1121⁶ BEACH Rd. AND LOCATED

IN THE 11TH ELECTION DISTRICT, 5TH
COUNCILMANIC DISTRICT

357

00-357-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 078923

DATE 3-1-00 ACCOUNT R-001-6150
AMOUNT \$ 50.00

RECEIVED FROM: David Gibbs
11216 Beach Rd. ITEM# 357
FOR: 01 - Variance } Undersized lot Taken by: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYEE: MFG 0005 CASHIER WASTE RES DRAPER
DATE: 3/01/2000 3/01/2000 12:07:31
DEPT: 5 520 ZONING VERIFICATION
RECEIPT # 147697
CR NO. 078923
check tot 50.00
50.00 OK 00.00
Baltimore County, Maryland

00-357-A

CASHIER'S VALIDATION

A-025.00

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: #00-357-A

11216 Beach Road

N/S Beach Road, 531' E of centerline Stevens Road

11th Election District - 5th Councilmanic District

Legal Owner(s): Lee Ann & David Eugene Gibbs

Variance: to allow a 40-foot front yard setback from the centerline of the street in lieu of the required 75 feet; to allow a 10 foot and 18-foot, 11-inch side yard setbacks in lieu of the required 35 feet respectively; to allow a lot area of 10,422 square feet in lieu of the required 1 acre; and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

Hearing: Friday, April 7, 2000 at 11:00 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.

3/307 March 23

C378395

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/23/, 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 3/23/, 2000.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

yes file

CERTIFICATE OF POSTING

**RE: CASE # 00-357-A
PETITIONER/DEVELOPER
(David Gibbs)
DATE OF Hearing
(4-7-00)**

**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**

11216 Beach Road Baltimore, Maryland 21162_____

**THE SIGN(S) WERE POSTED ON_____ 3-23-00 _____
(MONTH, DAY, YEAR)**

SINCERELY,

Thomas P. Ogle 3/23/00
(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

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

RE: PETITION FOR VARIANCE
11218 Beach Road, NS Beach Rd,
531' E of c/I Stevens Rd
11th Election District, 5th Councilmanic

Legal Owner: David E. & Lee A. Gibbs
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-357-A

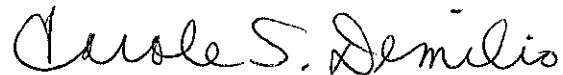
* * * * *

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 14th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to David E. & Lee A. Gibbs, 11218 Beach Road, White Marsh, MD 21162, 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/neighbor 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: 357

Petitioner: David and Lee Gibbs

Address or Location: 11216 Beach Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID & Lee GIBBS

Address: 11218 BEACH RD

WHITE MARSH MD. 21162

Telephone Number: 410-335-2533

Revised 2/20/98 - SCJ

00-357-A



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 15, 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: 00-357-A
11216 Beach Road
N/S Beach Road, 531' E of centerline Stevens Road
11th Election District – 5th Councilmanic District
Legal Owner: Lee Ann & David Eugene Gibbs

Variance to allow a 40-foot front yard setback from the centerline of the street in lieu of the required 75 feet; to allow a 10 foot and 18-foot, 11-inch side yard setbacks in lieu of the required 35 feet respectively; to allow a lot area of 10,422 square feet in lieu of the required 1 acre; and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

HEARING: Friday, April 7, 2000 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Lee & David Gibbs, 11218 Beach Road, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 23, 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, March 23, 2000 Issue – Jeffersonian

Please forward billing to:
David & Lee Gibbs 410-335-2533
11218 Beach Road
White Marsh, MD 21162

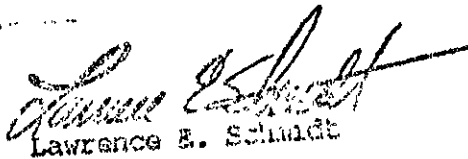
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HEARING: Friday, April 7, 2000 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



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.



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 31, 2000

Mr. David Gibbs
11218 Beach Road
White Marsh MD 21162

Dear Mr. Gibbs:

RE: Case Number 00-357-A , 11218 Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 1, 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,

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

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 21, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For March 20, 2000
Item Nos. 353, 355, 356, 357, 359, 360
and 361

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

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 21, 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 MARCH 13, 2000

Item No.: 353, 356, (357) 359, 360, AND 361

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

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 *AMS*
DATE: March 21, 2000
SUBJECT: Zoning Item #357
11218 Beach Road

Zoning Advisory Committee Meeting of March 13, 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).

Reviewer: Glenn Shaffer

Date: March 21, 2000

4/9
4/7

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.357 (11218 Beach 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: Jeffrey W Long

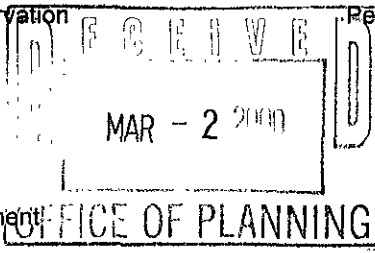
AFK/JL

3/17/00

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. 00-357-A



Residential Processing Fee Paid (\$50.00)
Accepted by JRF
Date 3/17/00

FROM: Arnold Jablon, Director
Department of Permits & 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 and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

DAVID & Lee GIBBS 11218 BEACH Rd. BALTO MD. 21162 410-335-2533
Print Name of Applicant Address Telephone Number

Lot Address 11218 BEACH Rd. Election District 11 Councilmanic District 5 Square Feet 10422

Lot Location: N E S W side corner of North 581' feet from N E S W corner of Stevens Rd.
(street) (street)

Land Owner: DAVID & Lee GIBBS Tax Account Number 11-14-040561

Address: 11218 BEACH Rd. BALTO MD. 21162 Telephone Number (410) 335-2533

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?

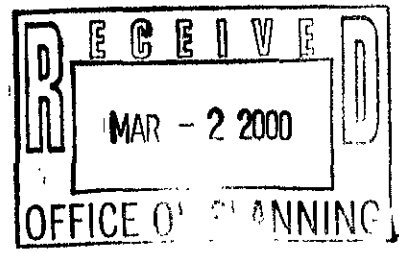
	YES	NO
1. This Recommendation Form (3 copies)	✓	
2. Permit Application	✓	
3. Site Plan Property (3 copies)	✓	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	✓	
4. Building Elevation Drawings	✓	
5. Photographs (please label all photos clearly) Adjoining Buildings	✓	
Surrounding Neighborhood	✓	
6. Current Zoning Classification: <u>RC-2</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 M. Long
for the Director, Office of Planning and Community Conservation



Date: 3/14/00

00-357-A

SCHEDULED DATE CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

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

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

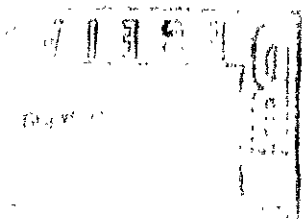
CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Signature Date of Posting: _____

Number of Signs: _____





**Maryland Department of Transportation
State Highway Administration**

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

Date: 3.13.00

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

RE: Baltimore County
Item No. 357

JRF

Dear Ms. Jackson:

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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

1/2 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

To whom it may Concern,
I do not have any reason
to object, David and Lee Gibbs
building a house at 11218 Beach Rd

Eric Green

To whom it may Concern,
I do not have any reason
to object, David and Lee Gibbs
building a house at 11218 Beach Rd

William H. Cain

00-357-A

To whom it may Concern,
I do not have any reason to object,
David and Lee Gibbs building a
house at 11218 Beach Rd

Jewel Wagner
Beach Rd.

To whom it may Concern,
I Do not have any reason to object,
David and Lee Gibbs building a
house at 11218 Beach Rd.

Bonnie Heagy
Beach Rd.

00-357-A

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-357-A

Date Completed/Initials

3/15/00 SCJ

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Plat to accompany Petition for Zoning Variance Special Hearing

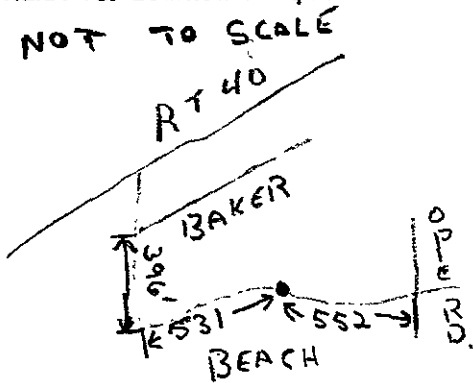
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 11216 BEACH RD

Subdivision name: Bird River Beach

plat book# 7, folio# 187, lot# 45, section# _____

OWNER: GIBBS DAVID + LEE ANN



North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

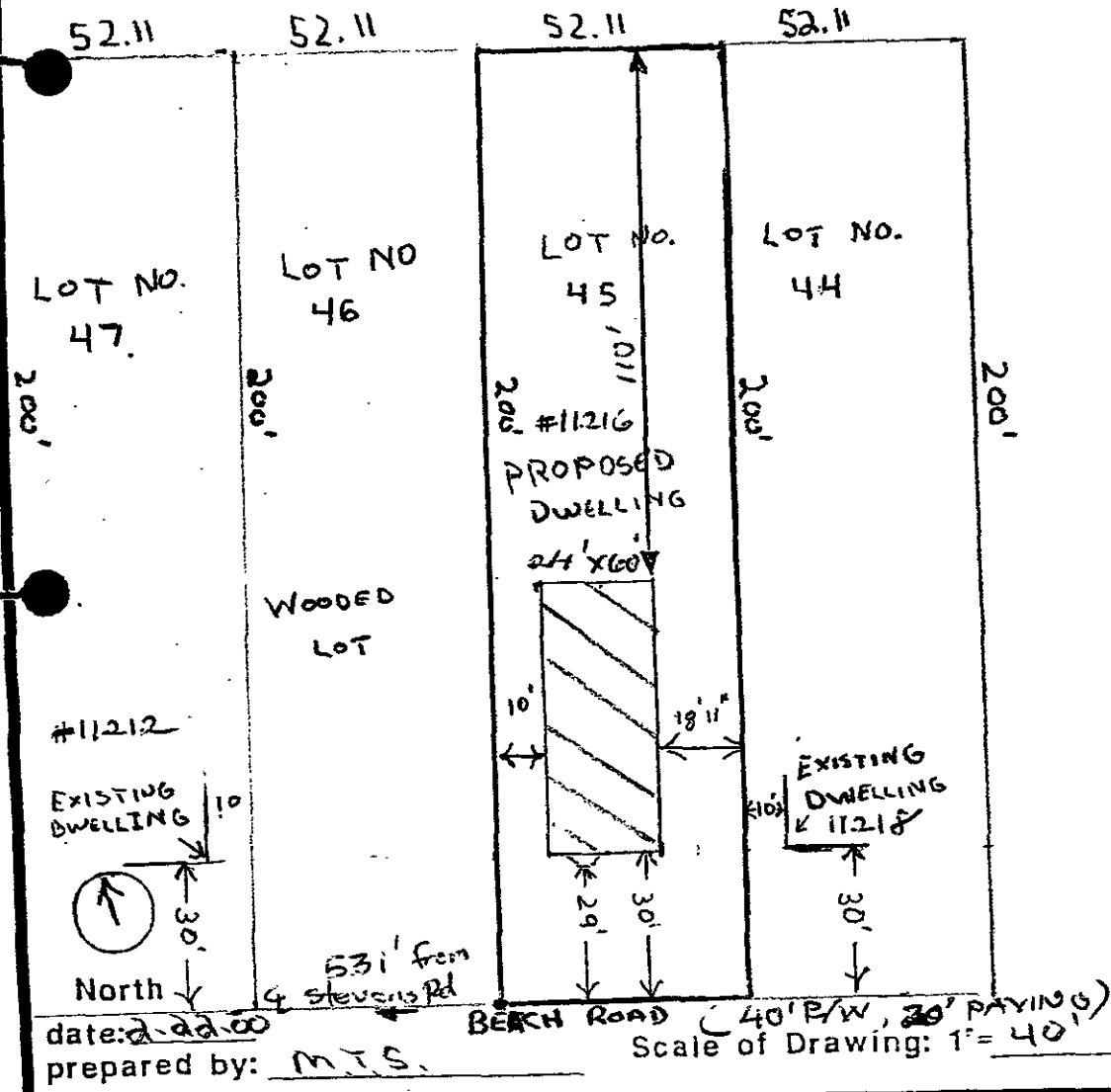
Election District: 11
 Councilmanic District: 5
 40'
 1"=~~200~~ scale map#: N.E 9-J
 Zoning: R.C. 2
 Lot size: 1/4 ACRE 10422
 acreage square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Prior Zoning Hearings:
NONE

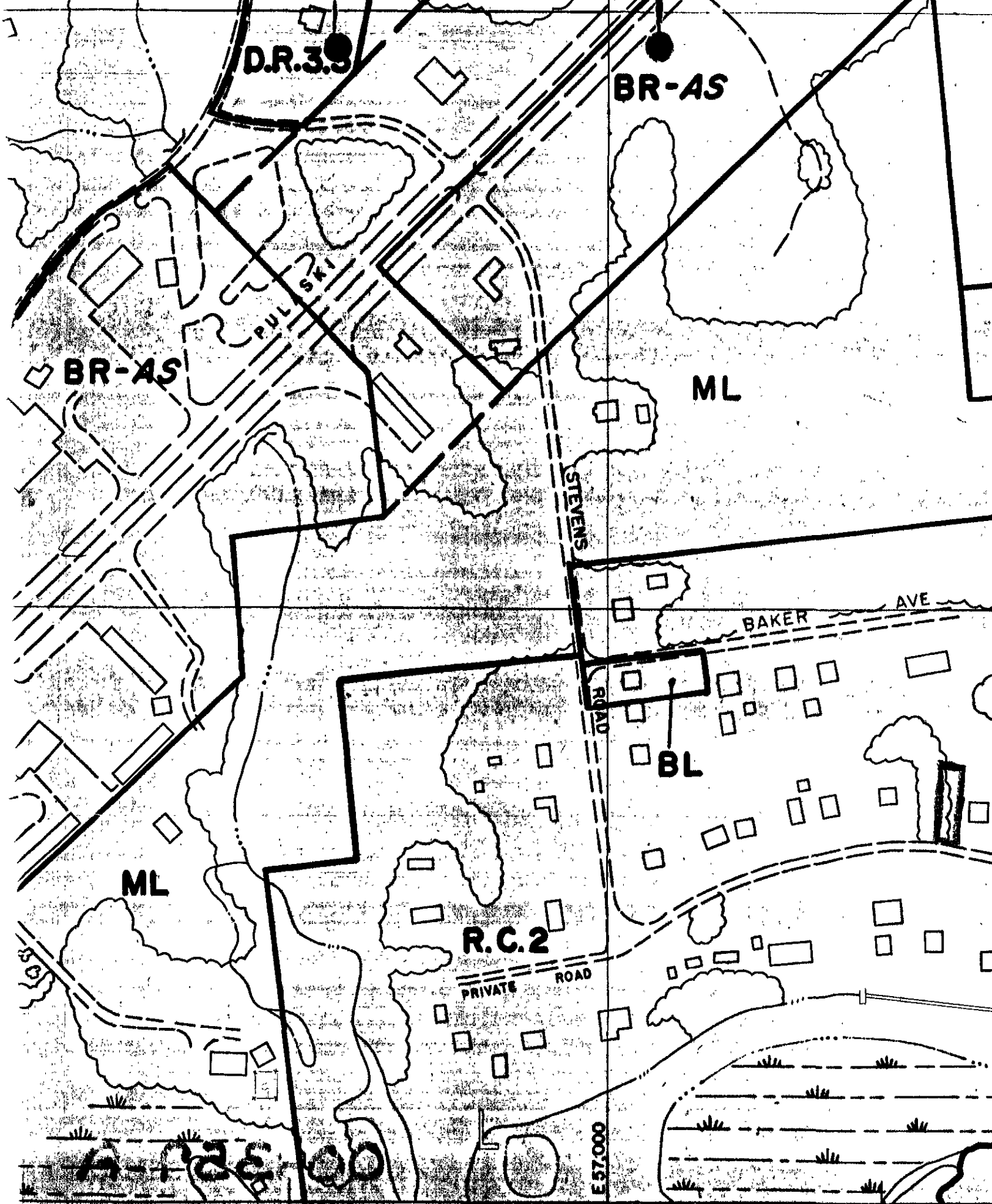
Zoning Office USE ONLY!

reviewed by: JF ITEM #: 357 CASE#: _____



00-357-A

date: 2-22-00
 prepared by: M.T.S.



D.R.3.9

BR-AS

BR-AS

ML

STEMENS ROAD

BAKER AVE

BL

ML

R.C.2

PRIVATE ROAD

00075E

(SHEET N.E. 8-J)

N.E. 9-5

BALTIMORE COUNTY

D.R.3.9

BR-AS

BR-AS

ML

357

STEVENS ROAD

BAKER AVE

BL

ML

R.C.2

PRIVATE ROAD

E 57.000

00-359-A

(SHEET N.E. 8-7)

BALTIMORE COUNTY



MAP OF METROPOLITAN AREA

REVISIONS		
	BY	DATE

PH



Baltimore County
Zoning Commissioner

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

April 13, 1999

Mr. & Mrs. David E. Gibbs
11218 Beach Road
White Marsh, Maryland 21162

RE: PETITION FOR VARIANCE
N/S Beach Road, 531' E of the c/l of Stevens Road
(11216 Beach Road)
11th Election District - 5th Councilmanic District
David E. Gibbs, et ux - Petitioners
Case No. 00-357-A

Dear Mr. & Mrs. Gibbs:

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: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
DEPRM; OP; People's Counsel; Case File

To Whom It May Concern: 2/27/00
I do not have any reason to object,
David and Lee Gibbs building a house
at 11218 Beach Rd.

Elizabeth J. Ungard
Beach Rd.

To whom it may Concern,
I do not have any reason to
object, David and Lee Gibbs
building a home at 11218 Beach Rd

Verna Sullivan
Beach Rd.

00-357-A