

IN RE: PETITION FOR VARIANCE
S/S Stevens Road, 100' W
Centerline Loreley Beach Road
11th Election District
6th Councilmanic District
(5834 A Stevens Road)

Emory & Ruth Jarnagin
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-460-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, Emory and Ruth Jarnagin. The variance request is for property located at 5834 A Stevens Road, in the Bird River area of Baltimore County. The variance request is from Sections 1A01.3.B.2, 1A01.3.B.3 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.). The Petitioners are requesting approval for a lot with the size of 14,000 sq. ft. in lieu of an acre and lot line setbacks of 10 ft. in lieu of 35 ft. and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request were Mr. & Mrs. Jarnagin. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of .325 acres, zoned RC 2. The subject property is unimproved at this time. The Jarnagins have owned the property for the past 40 years. There are no improvements on the property, however, the Jarnagins have used the property as a vegetable garden in the past. They live on Beach Road, approximately one block from the subject property. The property is serviced by water and sewer and the Jarnagins, after all these years, are now desirous of selling the property and using the proceeds from the sale for other purposes.

ORDER RECEIVED FOR FILING

Date

6/14/00

By

R. Jarnagin

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

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

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

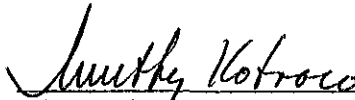
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of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

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

THEREFORE, IT IS ORDERED this 14th day of June, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1A01.3.B.2, 1A01.3.B.3 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit approval for a lot

with the size of 14,000 sq. ft. in lieu of an acre and lot line setbacks of 10 ft. in lieu of 35 ft. and to approve an undersized lot, be and is hereby GRANTED.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECORDED FOR FILING
Date 6/14/02
By R. P. [Signature]



Baltimore County
Zoning Commissioner

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

June 14, 2000

Mr. & Mrs. Emory Jarnagin
11200 Beach Road
White Marsh, Maryland 21162

Re: Petition for Variance
Case No. 00-460-A
Property: 11200 Beach Road

Dear Mr. & Mrs. Jarnagin:

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

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



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 5834 A Stevens Rd 21162
which is presently zoned RC 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)

1401.3.B.2, 1401.3.B.3, and 304 to permit a lot size of 14,000 sq ft
in lieu of an acre, lot line setbacks of 10 ft in lieu of 35 ft and
approve an undersized lot or any relief determined 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)

UNDERSIZED LOT (65' WIDE)
SIDE SETBACKS. To be determined
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):

EMORY JARNAGIN
Name - Type or Print

Emory Jarnagin
Signature

S. RUTH JARNAGIN
Name - Type or Print

Sarah R. Jarnagin
Signature

11200 BEACH RD 410 335 6570
Address Telephone No.

WHITE MARSH MD 21162
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr

UNAVAILABLE FOR HEARING
Reviewed By MTA Date 5/5/02

Case No. 00-460-A

REV 9/15/98

* undersized info to Planning

ZONING DESCRIPTION

ZONING DESCRIPTION FOR Stevens Rd.
~~BEACH RD~~

BEGINNING AT A POINT ON THE SOUTH SIDE OF
BEACH RD WHICH IS 40 FT WIDE AT THE DISTANCE
OF 60 FT WEST OF THE CENTERLINE OF THE
NEAREST IMPROVED INTERSECTING STREET STEVENS RD
WHICH IS 40 FT WIDE. BEING LOT # 185 IN THE
SUBDIVISION OF BIRD RIVER BEACH AS RECORDED
IN BALTIMORE COUNTY PLAT BOOK # 07 FOLIO # 187
CONTAINING 14,140 SF +-. ALSO KNOWN AS 5834A
STEVENS Rd
~~BEACH~~ RD AND LOCATED IN THE 11th ELECTION
DISTRICT, 5th COUNCILMANIC DISTRICT.

00-460-A
#460

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081352

DATE 5/8/11 ACCOUNT 8001-6150

FROM: 460 AMOUNT \$ 50.00

RECEIVED FROM: Simon, R.J.

FOR: 010-215 Va B 50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00-460-A

CASHIER'S VALIDATION

PAID RECEIPT
DATE 5/8/11
AMOUNT \$ 50.00
RECEIVED BY Simon, R.J.
FOR 010-215 Va
B 50.00
CASHIER'S VALIDATION

A-004-00

CERTIFICATE OF POSTING

**RE: CASE #00-460-A
PETITIONER/DEVELOPER
(Emory Jarnagin)
DATE OF Hearing
(6-14-00)**

**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**

5834-A Stevens Road Baltimore, Maryland 21162_____

THE SIGN(S) WERE POSTED ON_____ 5-30-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

**NOTICE OF ZONING
HEARING**

The Zoning Commission 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 #00-460-A
5834 A Stevens Road
S/S Stevens Road, 100' W
of Carline Loney Beach
Road

11th Election District
5th Councilmanic District
Legal Owner(s): S. Ruth &
Emory Jarrett

Variance: to permit a lot size of 14,000 square feet in lieu of an acre, lot line setbacks of 10 feet in lieu of 35 feet, and approve an undersized lot or any relief determined by the Zoning Commissioner.

Hearing: Wednesday, June 14, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley 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.
JT/5/760 May 30 C394657

CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/11, 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 5/30, 2000.

THE JEFFERSONIAN,
Williamson

ADVERTISING

RE: PETITION FOR VARIANCE
5834A Stevens Road, S/S Stevens Rd,
100' W of c/l Lorelei Beach Rd
11th Election District, 5th Councilmanic

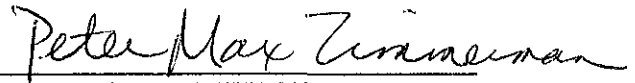
Legal Owner: Emory & Ruth Jarnagin
Petitioner(s)

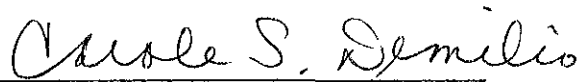
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-460-A

* * * * *

ENTRY OF APPEARANCE

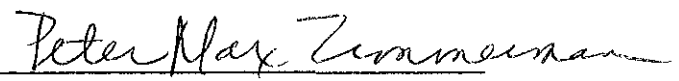
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

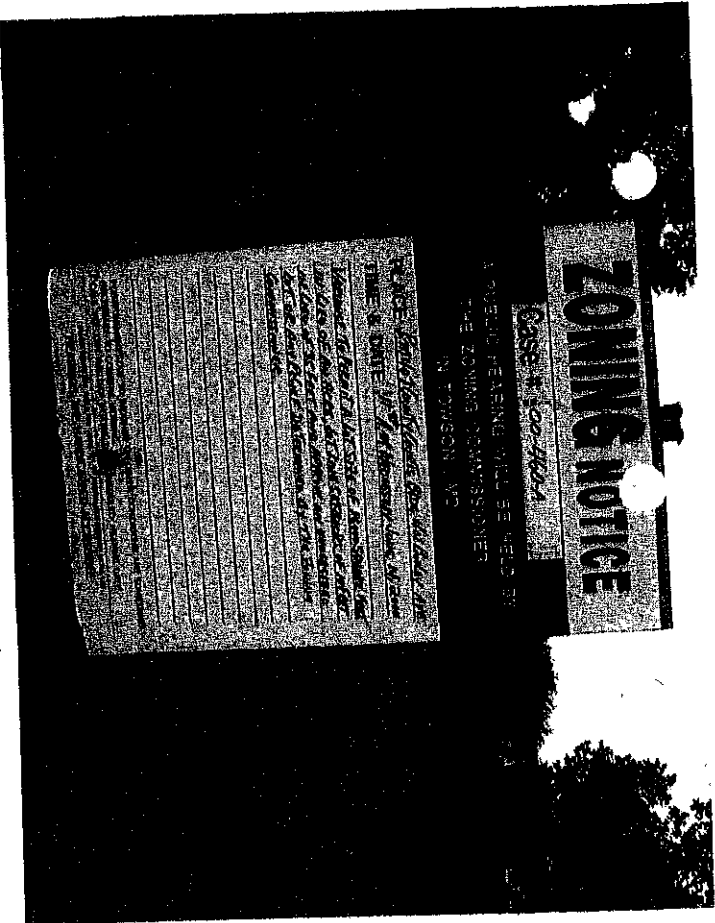

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 22nd day of May, 2000 a copy of the foregoing Entry of Appearance was mailed to Emory & Ruth Jarnagin, 11200 Beach Road, White Marsh, MD 21162, Petitioners.


PETER MAX ZIMMERMAN



Posted at 5834-A Stevens Road



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

May 18, 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: 00-460-A

5834-A Stevens Road

S/S Stevens Road, 100' W of centerline Loreley Beach Road

11th Election District – 5th Councilmanic District

Legal Owner: S. Ruth & Emory Jarnagin

Variance to permit a lot size of 14,000 square feet in lieu of an acre, lot line setbacks of 10 feet in lieu of 35 feet, and approve an undersized lot or any relief determined by the Zoning Commissioner.

HEARING: Wednesday, June 14, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "sq" written below it.

Arnold Jablon
Director

C: S. Ruth & Emory Jarnagin, 11200 Beach Road, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 30, 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, May 30, 2000 Issue – Jeffersonian

Please forward billing to:

Emory & Ruth Jarnagin

410-335-6570

11200 Beach Road

White Marsh, MD 21162

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: 00-460-A

5834-A Stevens Road

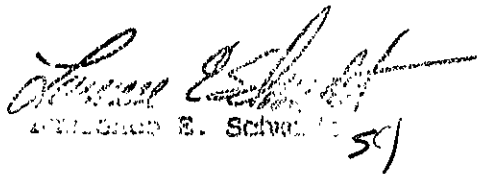
S/S Stevens Road, 100' W of centerline Loreley Beach Road

11th Election District – 5th Councilmanic District

Legal Owner: S. Ruth & Emory Jarnagin

Variance to permit a lot size of 14,000 square feet in lieu of an acre, lot line setbacks of 10 feet in lieu of 35 feet, and approve an undersized lot or any relief determined by the Zoning Commissioner.

HEARING: Wednesday, June 14, 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.

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: 00-46021
Petitioner: EMORY & RUTH JARNAGIN
Address or Location: 11200 BEACH RD WHITE MARSH MD 21162

PLEASE FORWARD ADVERTISING BILL TO:

Name: EMORY & RUTH JARNAGIN
Address: 11200 BEACH RD
WHITE MARSH MD 21162
Telephone Number: 410 335 6570

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 8, 2000

Mr. & Mrs. Emory Jarnagin
11200 Beach Road
White Marsh Road MD 21162

Dear Mr. & Mrs. Jarnagin:

RE: Case Number 00-460-A , 5834A Stevens Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 5, 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 dark ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Baltimore County
Fire Department

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

May 16, 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 May 15, 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:

447, 449 ,450, 451, 452, 454, 455, 456, 459, 460, 461, 446

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2000
Item Nos. 446, 447, 448, 449, 450, 451,
452, 453, 456, 457, 459, 460, 461

and

Case #99-320-SPHXA

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: June 6, 2000
SUBJECT: Zoning Item #460
5834A Stevens Road

Zoning Advisory Committee Meeting of May 15, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X This property is in a Buffer Management Area in the Critical Area. The proposed house must be built out of the 100 foot shoreline buffer.

Reviewer: Glenn Shaffer

Date: May 17, 2000

As
6/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 15, 2000

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

SUBJECT: 5834A Stevens Road

MAY 15

INFORMATION:

Item Number: 460

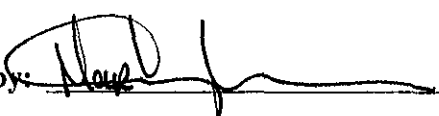
Petitioner: Emory and Ruth Jamagin

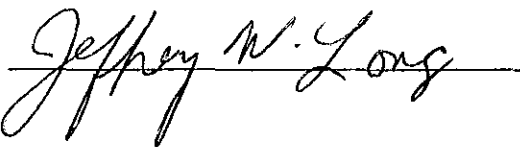
Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a lot size of 14,000 square feet in lieu of an acre, and a lot line setback of 10 feet in lieu of the minimum required 35 feet.

Prepared by: 

Section Chief: 

AFK:MAC:

**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. 00-460-24

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

RE: Undersized Lots

5/23/00

Residential Processing Fee Paid
(\$50.00)

Accepted by mjk
Date 5/15/00

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:

EMORY & RUTH JARNAGIN Address 410 335 6570 Telephone Number
Print Name of Applicant
Lot Address LOT 185 BOOK 7 FOLIO 187 Election District 11 Councilmanic District 5 Square Feet 14370 SF
Lot Location: N E S W side/corner of SW SIDE OF STEVENS BEACH RD 70 feet from N E S W corner of S. END OF STEVENS R
(street) (street)
Land Owner: SAME AS ABOVE Tax Account Number 11 10 000 771
Address: 11200 BEACH RD WHITE MARSH 21162 Telephone Number (410) 335 6570

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!

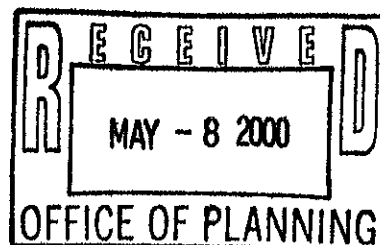
	YES	NO
1. This Recommendation Form (3 copies)	<u>✓</u>	<u> </u>
2. Permit Application	<u>N/A</u>	<u> </u>
3. Site Plan	<u>✓</u>	<u> </u>
Property (3 copies)	<u>✓</u>	<u> </u>
Topo Map (2 copies): available in Room 208, County Office Building - (please label site clearly)	<u>✓</u>	<u> </u>
4. Building Elevation Drawings	<u> </u>	<u>✓</u>
5. Photographs (please label all photos clearly)	<u> </u>	<u> </u>
Adjoining Buildings	<u> </u>	<u> </u>
Surrounding Neighborhood	<u> </u>	<u> </u>
6. Current Zoning Classification: <u>RC2</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

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



Date: _____

Revised 2/25/99

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: **5-15-00**

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

RE: Baltimore County
Item No. **460** **MSK**

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,

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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-460-A

Date Completed/Initials

5/18/00 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

PROPERTY ADDRESS: _____

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

Subdivision name: BIRD RIVER BEACH

plat book # 07, folio # 187, lot # 185, section # _____

OWNER: EMORY & RUTH JARNAGIN

LOT 152

LOT 183

STEVENS RD
40' W

BEACH RD
Stevens

40' W
19' PAVED

60' TO E OF STEVENS

LOT 183

LOT 155

LOT 184

KATHARINA GERRY
11-16-075250

PROPOSED DWELLING

FRONT

KILES & MYRTLE JONES
11-16-016610

225'

102 FT.

210'

15' 40' SET-
• 325 A+-
1-10-00071

BIRD RIVER

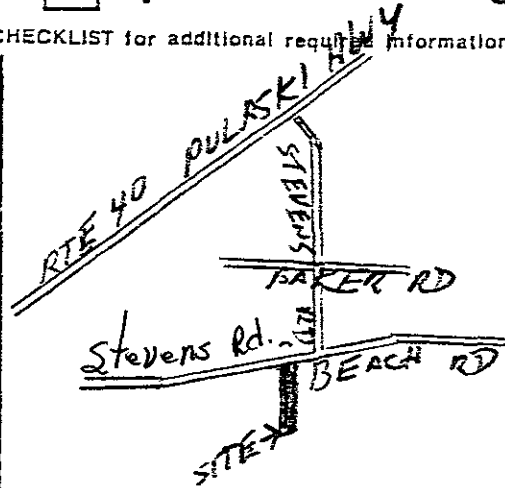


North

date: 4/8/2000

prepared by: P. CURRY

Scale of Drawing: 1" = 50'



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 11

Councilmanic District: 05

1"=200 scale map # NE 9J

Zoning: RC 2

Lot size: 325 APP 14,140 APP
acreage 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: _____ ITEM #: _____ CASE #: _____

MAA

460

00-460-A

Pet. Ex. #1

12 copies



(SHEET N.E. 8-J)

BALTIMORE COUNTY
ZONING

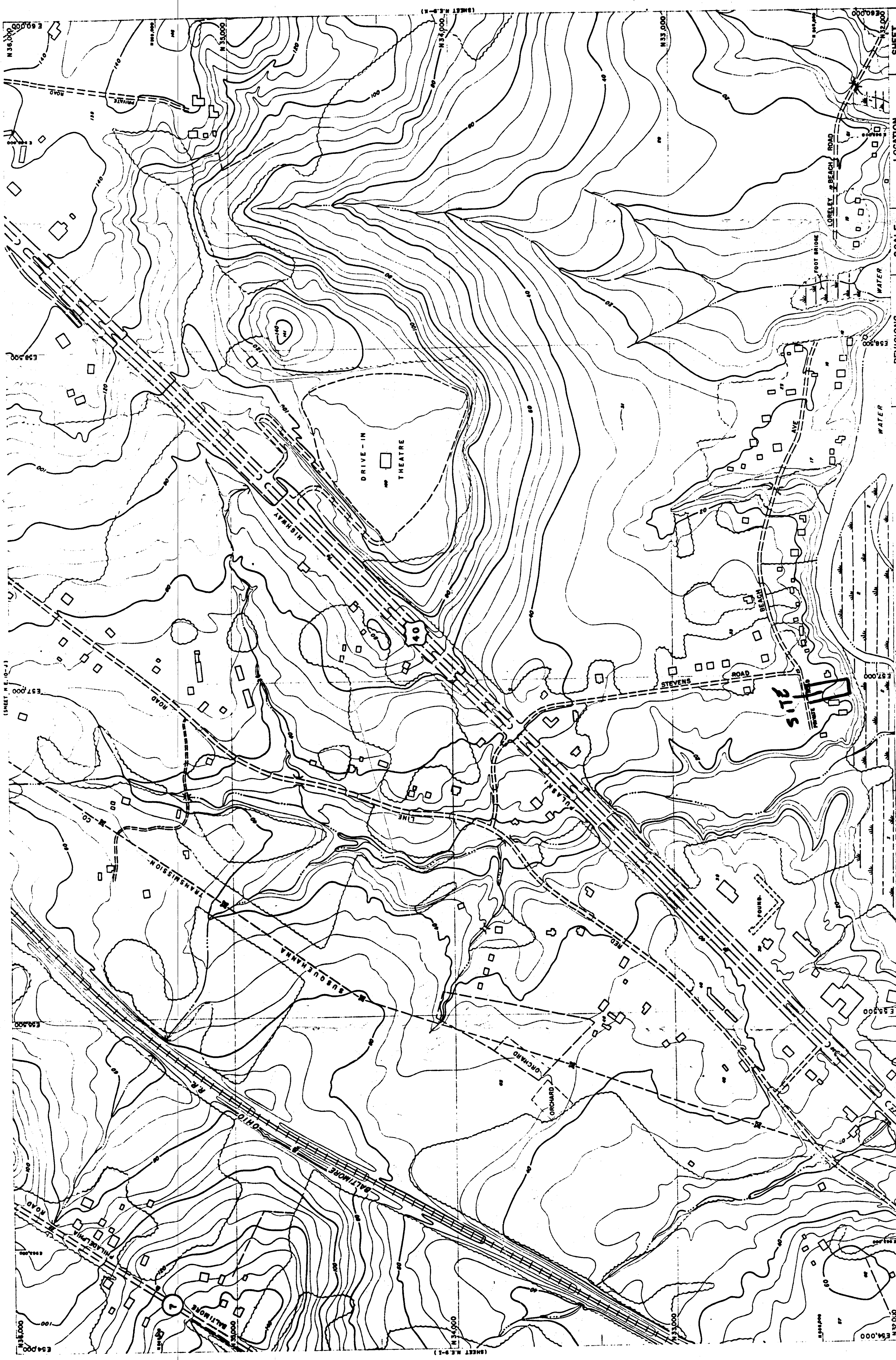
460

00-460-A

SCALE
1" = 200' ±

DATE
OF

LC
WH



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

M-NE MM-NW

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	LORELEY WHITEMARSH AREA	N.E. 9-J
Topography Compiled by Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				

#160

00-460-A