

IN RE: PETITION FOR VARIANCE
N/S Holly Beach Road, 1,350' E
of centerline Henrietta Road
15th Election District
5th Councilmanic District
(2704 Holly Beach Road)

* BEFORE THE
* DEPUTY ZONING COMMIS SIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-510-A

Robert J. and Cynthia L. Wilson
Petitioners

*

* * * * *

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, Robert and Cynthia Wilson. The variance request is for property located at 2704 Holly Beach Road. The Petitioners are requesting a variance request from Sections 1A04.3.B.1, 1A04.3.B.2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot size of 13,925 sq. ft. in lieu of 1 acre and lot line setbacks of 6 ft. and 15 ft. in lieu of the required 50 ft. and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request were Robert and Cynthia Wilson, property owners, a neighbor, Malcolm Stephanic and Brian Dietz who prepared the site plan of the property.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.32 acres, more or less, and is zoned RC 5. The subject property is improved with an existing one-story frame dwelling, which the Petitioners intend to raze. They are hopeful of constructing a new single-family residential dwelling on the subject property in approximately the same location as the old house. At the time of the hearing before me, the Petitioners had discussions with Mr. Malcolm Stephanic, the adjacent property owner. The original request by the Petitioners was to locate the new dwelling approximately 3 ft. to the side

ORIGINAL FILED FOR FILING
Date 8/10/00
By R. J. Garrison

property line. However, after discussing the matter with Mr. Stephanic, the Petitioners agreed to provide a 6 ft. side yard setback relative to the common property line owned with Mr. Stephanic. Therefore, the petition was amended to indicate that the Petitioners would be affording a 6 ft. side yard property line on the east side of the property and a 15 ft. side yard setback on the west side of the property. After considering the testimony and evidence offered at the hearing, as well as the lack of opposition from Mr. Stephanic, I find that the Petitioners' variance request shall be granted.

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.

ORDER RECEIVED FOR FILING

Date

8/16/00

By

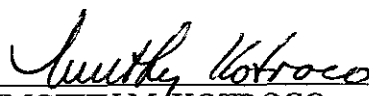
R. Jameson

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 10th day of August, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1A04.3.B.1, 1A04.3.B.2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot size of 13,925 sq. ft. in lieu of 1 acre and lot line setbacks of 6 ft. and 15 ft. in lieu of the required 50 ft. and to approve an undersized lot., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall be required to install proper gutters and downspouts on the new dwelling so as to properly channel storm water runoff away from neighboring properties.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 8/10/00
By J.P. Jameson



Baltimore County
Zoning Commissioner

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

August 10, 2000

Mr. & Mrs. Robert J. Wilson
6777 Woodley Road
Baltimore, Maryland 21222

Re: Petition for Variance
Case No. 00-510-A
Property: 2704 Holly Beach Road

Dear Mr. & Mrs. Wilson:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Malcolm Stephanic
2706 Holly Beach Road
Baltimore, MD 21221

Mr. Brian Dietz
7867 Oakdale Avenue
Baltimore, MD 21237

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For You, For Baltimore County

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on Recycled Paper

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2704 Holly Beach 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.1, 1A04.3.B.2, and 304 to, permit a lot size of 13,925 sq ft in lieu of an acre, lot line setbacks of 6 ft and 18 ft in lieu of 50 ft, and approve an undersized lot as 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)

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

Case No. 60-510-A

Legal Owner(s):

Robert J. Wilson

Name - Type or Print

Signature

Cynthia L. Wilson

Name - Type or Print

Signature

6777 Woodley Road

410-282-0789

Address

Baltimore,

MD

Telephone No.

21222

City

State

Zip Code

Representative to be Contacted:

Brian Dietz

Name

7867 Oakdale Avenue

Address

Baltimore,

MD

Telephone No.

21237

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2

UNAVAILABLE FOR HEARING

Reviewed By TMK Date 5/1

ORDER RECEIVED FOR

Date 8/10/00

By C. L. Wilson

REV 9/15/98

Lorne T. Hastings
Dba HASTINGS SURVEYING
41 Eastship Road
Baltimore, Maryland 21222

May 23, 2000

Zoning Description of 2704 Holly Beach Road

All that piece or parcel of ground lying in the 15th election district of Baltimore County, state of Maryland and described as follows;

Beginning for the same at a point on the North side of Holly Beach Road (25' wide) said point being 1350 feet more or less from the intersection of the Northernmost side of Holly Beach Road and the center of Henrietta Road; thence running and binding on said Northernmost side of Holly Beach Road (1) S 42°29'E 56.9'; thence leaving said Holly Beach Road (2) N 19°05'E 305', to the waters of Middle River; thence binding on said waters (3) Northwesterly 56.9'; thence (4) S 19°05'W 292.5' to the place of beginning.

Containing 13,993 square feet of land or 0.32 acres more or less.

This description satisfies zoning requirements only, and is not to be used for conveyance purposes.



#510
00-510-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 003225

DATE

ACCOUNT

001-6150

570

AMOUNT

\$ 50.00

RECEIVED
FROM:

St. Vincent - 2004 14th Street Rd

FOR:

010- Res. V.

\$ 50.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYEE: ST. VINCENT

DATE: 6/01/2000

TIME: 10:20:21

DEB: 6015000

DEPT: 5

RECEIPT # 156646

PK NO. 003225

Rec'd For

50.00

St. Vincent

Baltimore County, Maryland

CASHIER'S VALIDATION

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: #00-510-A

2704 Holly Beach Road

N/S Holly Beach Road, 1350 sq. ft. E of c/o of Henrietta Road

15th Election District — 5th Councilmanic District

Legal Owner(s): Robert J. Wilson and Cynthia L. Wilson

Hearing: Tuesday, July 18, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Variance: to permit a lot size of 13,925 sq. ft. in lieu of an acre, lot line setbacks of 3 feet and 18 ft. in lieu of 50 ft. and to approve an undersized lot as determined by the Zoning Commissioner.

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.

6/24/00 June 22

C400166

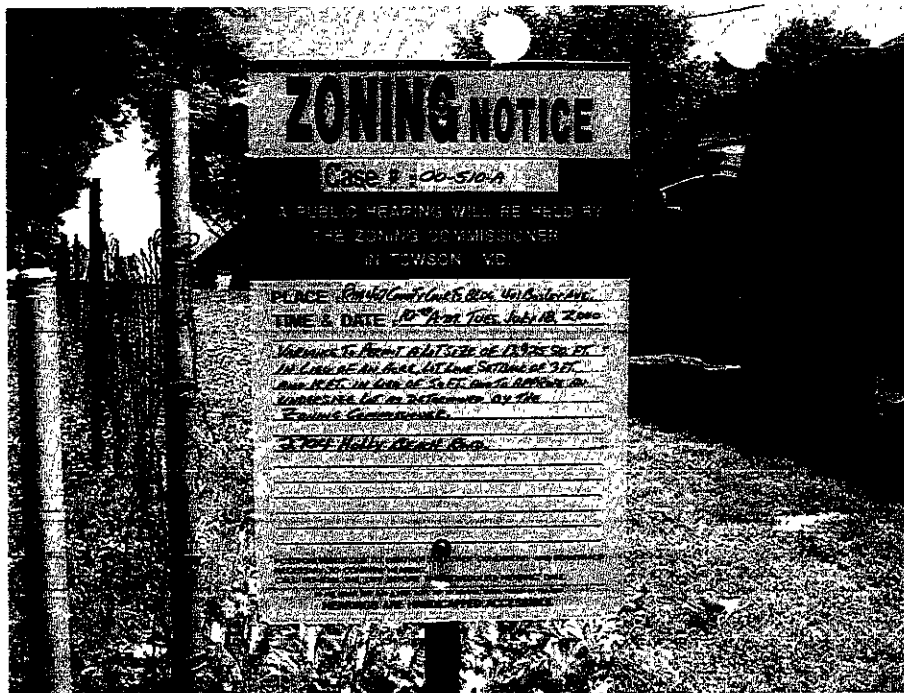
CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/22/, 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 6/22/, 2000.

 THE JEFFERSONIAN,

LEGAL ADVERTISING



Posted at 2704 Holly Beach Road

CERTIFICATE OF POSTING

**RE: CASE # 00-510-A
PETITIONER/DEVELOPER
(Robert J. Wilson)
DATE OF Hearing
(7-18-00)**

**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**

2704 Holly Beach Road Baltimore, Maryland 21221_____

THE SIGN(S) WERE POSTED ON _____ 6-30-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

RE: PETITION FOR VARIANCE
2704 Holly Beach Road, N/S Holly Beach Rd,
1350 sq.' E of c/l Henrietta Rd
15th Election District, 5th Councilmanic

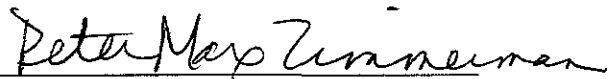
Legal Owner: Robert J. & Cynthia L. Wilson
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-510-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 23rd day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to Robert J. & Cynthia L. Wilson, 6777 Woodley Road, Baltimore, MD 21222, and to Brian Dietz, 7867 Oakdale Avenue, Baltimore, MD 21237, representative for Petitioners.


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
June 22, 2000 Issue – Jeffersonian

Please forward billing to:
Robert and Cynthia Wilson
6777 Woodley Road
Baltimore MD 21222
410-282-0789

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: 00-510-A
2704 Holly Beach Road
N/S Holly Beach Road, 1350 sq. ft. E of c/l of Henrietta Road
15th Election District – 5th Councilmanic District
Legal Owner(s): Robert J. Wilson and Cynthia L. Wilson

HEARING: TUESDAY, JULY 18, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204.

Variance to permit a lot size of 13,925 sq. ft. in lieu of an acre, lot line setbacks of 3 feet and 18 ft. in lieu of 50 ft. and to approve an undersized lot as determined by the Zoning Commissioner.

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

June 19, 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: 00-510-A
2704 Holly Beach Road
N/S Holly Beach Road, 1350 sq. ft. E of c/l of Henrietta Road
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Variance to permit a lot size of 13,925 sq. ft. in lieu of an acre, lot line setbacks of 3 feet and 18 ft. in lieu of 50 ft. and to approve an undersized lot as determined by the Zoning Commissioner.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Robert and Cynthia Wilson, 6777 Woodley Road, Baltimore, MD 21222
Brian Dietz, 7867 Oakdale Avenue, Baltimore, MD 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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

TO: PATUXENT PUBLISHING COMPANY
June 22, 2000 Issue – Jeffersonian

Please forward billing to:
Robert and Cynthia Wilson
6777 Woodley Road
Baltimore MD 21222
410-282-0789

NOTICE OF ZONING HEARING

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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

July 11, 2000

Mr. Brian Dietz
7867 Oakdale Road
Baltimore MD 21237

Dear Mr. Dietz:

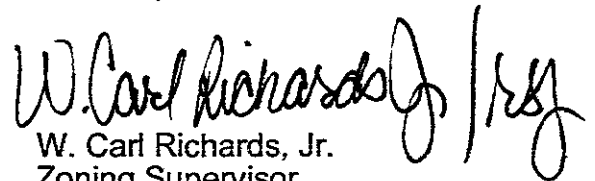
RE: Case Number 00-510-A , 2704 Holly Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 5/31/00.

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:rsj

Enclosures

c: Mr. & Mrs. Robert Wilson



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 June 19, 2000
Item No. 510

The Bureau of Development Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D19 in the *Baltimore County Design Manual*.

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

In accordance with Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited.

The minimum flood protection elevation is 11 feet for this site.

The lowest floor elevations of all new or substantially improved structures shall be at or above the flood protection elevation. Basements are not permitted in the F.P.A.

This development shall not increase the extent of the flood plain on neighboring properties.

The buildings engineer shall require a permit for all development in the flood plain area; and the permit shall be granted only after necessary permits from the state and federal agencies have been obtained.

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

June 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 June 12, 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:

503, 504, 508, 510, 511, and 515

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

cc: File



Date: June 22, 2000

To: Arnold L. Jablon, PDM
From: Bruce Seeley, DEPRM *BS*
Subject: Zoning Item # 510
2704 Holly Beach Road

Zoning Advisory Committee Meeting of June 12, 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 (Section 14-331 through 14-422 of the Baltimore County Code.)
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 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.)

GROUNDWATER MANAGEMENT

Prior to building permit, Soil Evaluation tests and/or inspection of the septic system must be done.

Reviewers: Stephen Armiger and Sue Farinetti

Date: June 22, 2000

Jim
7/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 16, 2000

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

SUBJECT: 2704 Holly Beach Road

INFORMATION:

Item Number: 510

Petitioner: Robert J. Wilson

Zoning: RC 5

Requested Action: Variance

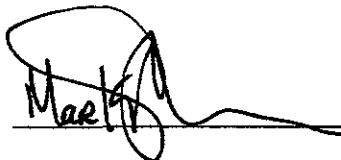
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a lot size of 13,925 square feet in lieu of the required minimum lot size of one acre.

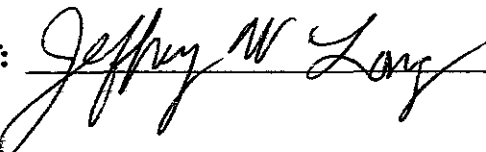
In regard to the requests concerning side yard setbacks, this office recommends that the proposed dwelling be centrally located. The existing dwelling is only 1.5 feet from the property line and the adjacent property owner is probably used to the close proximity of the adjacent dwelling. However, it is likely that the proposed building will be two storied, which would alter the visual impact on the adjacent property. This office has determined that there is adequate space to locate the building at the center of the lot.

While a more central location would still necessitate side yard variances, this office would support such requests.

Prepared by:



Section Chief:



AFK:MAC:



Maryland Department of Transportation
State Highway Administration

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

Date: 6.12.06

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

RE: Baltimore County
Item No. 510 MJK

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 _____

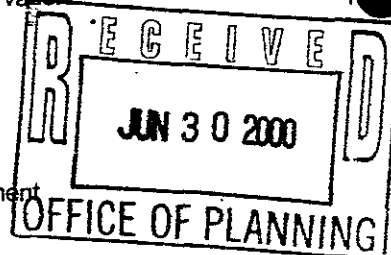
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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. 60-510-A



Residential Processing Fee Paid
(\$50.00)

Accepted by MJK
Date 5/30/99

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:

ROBERT J. WILSON 6777 WOODLEY ROAD 410-282-0789
Print Name of Applicant Address Telephone Number

Lot Address 2704 HOLLY BEACH ROAD Election District 15 Councilmanic District 5 Square Feet 13,925 I

Lot Location: NE S W side corner of HOLLY BEACH RD, 1350 feet from NE S W corner of HENRIETTA RD
(street) (street)

Land Owner: ROBERT J. WILSON Tax Account Number 1523505130

Address: 6777 WOODLEY ROAD Telephone Number (410) 282-0789

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	<u>N/A</u>	☐
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☐	☒
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>RC5</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:

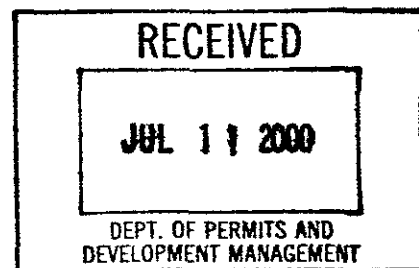
Signed by: Jeffrey Long
for the Director, Office of Planning and Community Conservation

Date: 7/10/00

Revised 2/25/99

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

0000000000



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

BRIAN DIETZ

7867 OAKDALE AVE. BALTO. MD. 21237

MALCOLM STEPHANIL

2706 HOLLY BEACH RD. BALI. 21221

ROBERT J WILSON

6777 WOODLEY RD BALTO MD 21222

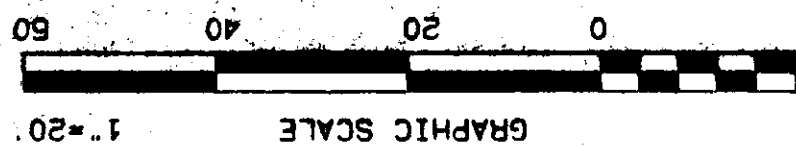
CYNTHIA L WILSON

6777 WOODLEY RD BALTO 21222

Neighbor



HASTINGS SURVEYING 41 EASTSHIP ROAD BALTIMORE MD, 21222 PH. 410-288-5663 FAX 410-288-5311	DATE: 5/20/2000 PLOT DATE: 5/20/2000	REVISION
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PLAT TO ACCOMPANY A
 ZONING VARIANCE
 OF THE
 WILSON PROPERTY
 2704 HOLLY BEACH ROAD
 BALTIMORE COUNTY, MARYLAND
 15th ELECTION DISTRICT
 SCALE: 1"=20' DATE: APRIL 20, 2000

#510
 #1
 #2

1. OWNER: ROBERT AND CYNTHIA WILSON
2704 HOLLY BEACH ROAD
BALTIMORE MD 21222
2. 15th ELECTION DISTRICT
3. SAN COUNCILMANIC DISTRICT
4. TAX ACCOUNT NO. 1523506130
5. ZONE: R.C.-9
6. ZONING MAP S.E. 2-K
7. THIS SITE IS IN THE CHESAPEAKE BAY CRITICAL AREA
8. THIS SITE IS SERVICED BY PUBLIC WATER AND SEPTIC SYSTEM.
9. NO PRIOR ZONING CASES.
10. NO ADJACENT OWNERSHIP OF PROPERTY FOR THE PAST 10 YEARS.
11. A BOUNDARY SURVEY WAS NOT PERFORMED.
12. THE CONTOURS SHOWN HEREON ARE BASED ON THE BALTIMORE COUNTY VERTICAL DATUM.
13. EXISTING IMPERVIOUS AREA WITHIN THE 100' BUFFER TO WATER LINE = 1,613 SQ.FT.
PROPOSED IMPERVIOUS AREA WITHIN THE 100' BUFFER TO WATER LINE = 1,241 SQ.FT.
14. EXISTING TOTAL IMPERVIOUS AREA = 3,996 SQ.FT.
AREA OF PROPERTY = 13,925 SQ.FT.
EXISTING PERCENTAGE OF IMPERVIOUS = 28.7%
PROPOSED TOTAL IMPERVIOUS AREA = 3,821 SQ.FT.
AREA OF PROPERTY = 13,925 SQ.FT.
PROPOSED PERCENTAGE OF IMPERVIOUS = 25.8%

GENERAL NOTES

