

IN RE: PETITION FOR VARIANCE

W/S Beechwood Avenue, 600' N of the c/l
Evergreen Lane
(1710 Beechwood Avenue)
15th Election District
7th Council District

Ron Nerf, et ux
Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 01-080-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, Ron and Beverly Nerf. The Petitioners seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a property line setback of 10 feet in lieu of the required 50 feet, and to approve the subject property as an undersized lot, for a proposed single family dwelling. 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 Mr. and Mrs. Nerf, property owners, and Buck Jones, their builder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot, approximately 50 feet wide by 205 feet deep, located in the older subdivision known as Evergreen Park, which fronts on Back River in southeastern Baltimore County. The property is a rectangular shaped parcel containing a gross area of .24 acres, more or less, zoned R.C.5, and is presently improved with a dwelling that was constructed in approximately 1927. Due to the age and dilapidated condition of the existing dwelling, rehabilitation of same is not possible. Thus, the Petitioners are desirous of razing the dwelling and constructing a new single family dwelling in its place. As shown on the site plan submitted into evidence as Petitioner's Exhibit 1, the proposed

ORDER RECEIVED FOR FILING

Date

By

11/30/00

gop

new dwelling will be centered in the lot, consistent with other dwellings in the area, and maintain 10-foot side yard setbacks. However, due to the current zoning classification of the subject property, side yard setbacks of 50 feet are required. Thus, the requested variance relief is necessary in order to redevelop the lot with a new dwelling.

Based upon the testimony and evidence presented, I am persuaded to grant the variance. As noted above, the proposed new dwelling will replace one that has existed on the property for many years. No one appeared in opposition to the request and there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency. In addition, the Petitioners submitted a copy of a flood elevation certificate (marked as Petitioner's Exhibit 3) which shows that the proposed dwelling will be constructed in compliance with the Federal Emergency Management Agency's National Flood Insurance Program requirements. Moreover, building elevation drawings (marked as Petitioner's Exhibit 2) were submitted to and approved by the Office of Planning, whose ZAC comment indicates their support of the Petitioners' request for variance.

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 30th day of October, 2000 that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a property line setback of 10 feet in lieu of the required 50 feet, and to approve the subject property as an undersized lot, for a proposed single family dwelling, in accordance with Petitioner's Exhibits 1 and 2, 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.

ORDER RECEIVED FOR FILING
Date 10/30/00
By [Signature]

- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated September 19, 2000, a copy of which is attached hereto and made a part hereof.
- 3) The proposed new dwelling shall be consistent with the building elevation drawings (Petitioners' Exhibit 2) which were reviewed and approved by the Office of Planning, and the flood elevation certificate issued by FEMA's National Flood Insurance Program (Petitioner's Exhibit 3).
- 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

CRC 2000-10-10 FOR FILING
10/30/00
[Signature]



Baltimore County
Zoning Commissioner

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

October 30, 2000

Mr. & Mrs. Ron Nerf
1710 Beechwood Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
W/S Beechwood Avenue, 600' N of the c/l of Evergreen lane
(1710 Beechwood Avenue)
15th Election District - 7th Council District
Ron Nerf, et ux - Petitioners
Case No. 01-080-A

Dear Mr. & Mrs. Nerf:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Buck Jones, 500 Vogts Lane, Baltimore, Md. 21221
Chesapeake Bay Critical Areas Comm., 45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
Office of Planning; DEPRM; People's Counsel; Case File

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1710 Beechwood Ave

which is presently zoned R.C 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.Z (B.C.Z.R.)

TO PERMIT A SINGLE FAMILY DWELLING TO HAVE A PROPERTY LINE SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 50 FEET. AND TO APPROVE AN UNDERSIZED LOT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Mr. & Mrs. Nerf's existing house on the property is 75 +/- and is in poor condition. To try and salvage the existing home would probably be difficult, if not impossible. A new home would conform with other new homes in there neighborhood.

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.

State

Zip Code

Legal Owner(s):

Ron Nerf

Name - Type or Print

Signature

Beverly Nerf

Name - Type or Print

Signature

1710 Beechwood Ave

Address

Baltimore

Md

Telephone No.

21221

City

State

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane

410-574-9337

Address

Baltimore

Md

21221

Telephone No

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By com

Date 8/17/00

ORDER RECEIVED FOR FILING
Date 8/15/98
By [Signature]

File No. 01-080-A

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 1710 BEECHWOOD AVENUE, BALTIMORE, MD 21221
(ADDRESS)

BEGINNING AT A POINT ON THE WEST SIDE OF
(NORTH, SOUTH, EAST OR WEST)

BEECHWOOD AVENUE WHICH IS 30'
NAME OF STREET ON WHICH PROPERTY FRONTS (NO. OF FEET OF RIGHT-A-WAY WIDTH)

WIDE AT THE DISTANCE OF 600' NORTH OF THE
(NUMBER OF FEET) (NORTH, SOUTH, EAST OR WEST)

CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET EVERGREEN LANE
(NAME OF STREET)

WHICH IS 30' WIDE. *BEING LOT # 46.
(NUMBER OF FEET OR RIGHT-OF-WAY)

BLOCK _____, SECTION # _____ IN THE SUBDIVISION OF EVERGREEN PARK
(NAME OF SUBDIVISION)

AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 7, FOLIO # 174,

CONTAINING 10,250 SQ. FT. ALSO KNOWN AS 1710 BEECHWOOD AVE
(SQUARE FEET OR ACRES) (PROPERTY ADDRESS)

AND LOCATED IN THE 15 ELECTION DISTRICT, 7 COUNCILMANIC DISTRICT.

080

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

8526

DATE

2/1/00

ACCOUNT

RECEIVED

AMOUNT

\$

50.00

RECEIVED

FROM:

PAID TO THE CASHIER

FOR:

PAID TO THE CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 2/1/2000 TIME 11:30 AM

REG 4504 CASHIER SMIT SM DEPT 4

Dept 5 528 2000/06 VERIFIED

Ref 101 R 117666 1177

AL 101 10100

Rec'd. 101 10100

50.00 101 10100

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: #01-080-A
1710 Beechwood Avenue
W/S Beechwood Avenue,
600 feet N of centerline
Evergreen Lane
15th Election District
7th Councilmanic District
Legal Owner(s): Beverly &
Ron Nerf

Variance: to permit a single family dwelling to have a property line setback of 10 feet in lieu of the required 50 feet and to approve an undersized lot.

Hearing: Thursday, October 5, 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.

JT/9/754 Sept. 19 C420611

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 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 9/19, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE. Case No. 01-080-A
Petitioner/Developer: BUCK JONES, ET AL

Date of Hearing/Closing. 10/5/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

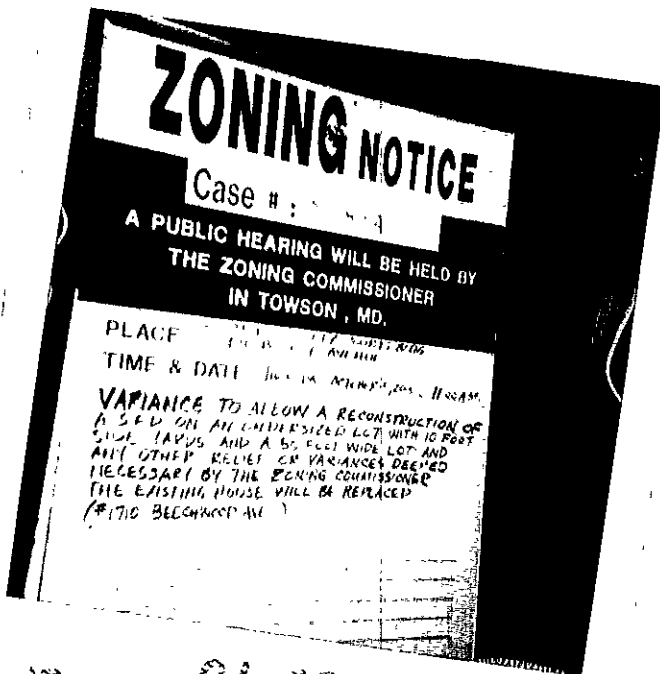
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1710 BEECHWOOD AVE.

The sign(s) were posted on 9/16/00
(Month, Day, Year)

Sincerely,
Patrick M. O'Keefe 9/17/00
(Signature of Sign Poster and Date)
PATRICK M. O'KEEFE
(Printed Name)
523 PENNY LANE
(Address)
HUNT VALLEY, MD. 21030
(City, State, Zip Code)
410-666-5366 ; CELL 410-905-857
(Telephone Number)



01-080-A
JONES
10/5/00

RE: PETITION FOR VARIANCE
1710 Beechwood Avenue, W/S Beechwood Ave,
600' N of c/I Evergreen Ln
15th Election District, 7th Councilmanic

Legal Owner: Ron & Beverly Nerf
Petitioner(s)

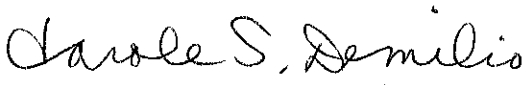
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-80-A

* * * * *

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 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 8, 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: 01-080-A

1710 Beechwood Avenue

W/S Beechwood Avenue, 600 feet N of centerline Evergreen Lane

15th Election District – 7th Councilmanic District

Legal Owners: Beverly & Ron Nerf

Variance to permit a single family dwelling to have a property line setback of 10 feet in lieu of the required 50 feet and to approve an undersized lot.

HEARING: Thursday, October 5, 2000, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".
CDZ

Arnold Jablon
Director

C: Rob & Beverly Nerf, 1710 Beechwood Avenue, Baltimore 21221
Buck Jones 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 20, 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, September 19, 2000 Issue -- Jeffersonian

Please forward billing to:

Buck Jones
500 Vogts Lane
Baltimore, MD 21221

410 574-9337

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-080-A

1710 Beechwood Avenue

W/S Beechwood Avenue, 600 feet N of centerline Evergreen Lane

15th Election District -- 7th Councilmanic District

Legal Owners: Beverly & Ron Nerf

Variance to permit a single family dwelling to have a property line setback of 10 feet in lieu of the required 50 feet and to approve an undersized lot.

HEARING: Thursday, October 5, 2000, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
672

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-080-A
Petitioner: BUCK JONES
Address or Location: 1710 BRANTWOOD AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: BUCK JONES
Address: 500 VOGTS LAKE
BALT. MD. 21221
Telephone Number: 410-574-9337

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

September 29, 2000

Buck Jones
500 Vogts Lane
Baltimore, MD 21221

Dear Mr. Jones:

RE: Case Number: 01-080-A, 1710 Beechwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 17, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours, ,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Rob & Beverly Nerf, 1710 Beechwood Avenue, Baltimore 21221
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 3, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item No. 080

The Bureau of Development Plans Review has reviewed the subject-zoning item. Our records indicate an existing dwelling is located on this site within existing private well and septic system, It is also in a 100-year tidal flood plain area which restricts development of this site.

The lowest floor elevations of all new or substantially improved structures shall be at or above the flood protection elevation which is 10 feet for this property. Also, basements are not permitted in the flood plain area.

A building permit shall be granted only after the necessary permits from the state and federal agencies have been obtained.

The construction of the pressure sewer for the Wildwood Beach area has been delayed, but the developer should dedicate the utility easement for the future sanitary sewer grinder pump as shown on the attached 8 ½" by 11" drawing.

RWB:HJO:jrb

Attachment

cc: File



September 19, 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 September 11, 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

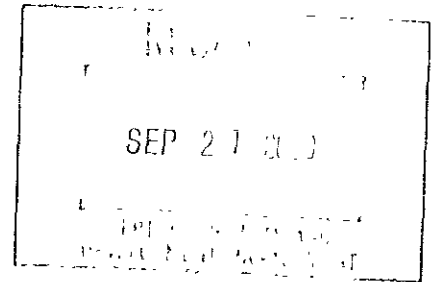
REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *hrs*
DATE: September 19, 2000
SUBJECT: Zoning Item #080
1710 Beechwood Avenue



Zoning Advisory Committee Meeting of September 11, 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 may need to 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).
 - ☒ Groundwater Management: An evaluation of the well and septic system must be conducted prior to razing permit approval.

Reviewer: Sue Farinetti
Reviewer: Keith Kelley

Date: September 18, 2000
Date: September 19, 2000

file
10/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 18, 2000

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

SUBJECT: 1710 Beechwood Avenue

SEP 19

INFORMATION:

Item Number: 01-080

Petitioner: Ron Nerf

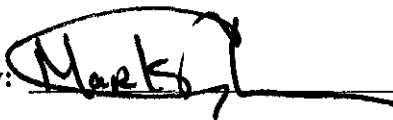
Zoning: RC 5

Requested Action: Variance

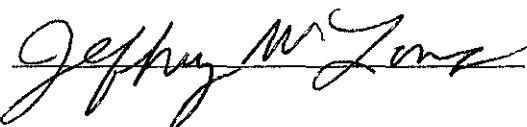
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a side yard setback of 10 feet in lieu of the required 50 feet.

Prepared by:



Section Chief:



AFK:MAC:



Maryland Department of Transportation
State Highway Administration

LS 10/5

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

Date: 10.2.00

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

RE: Baltimore County
Item No. 080

LTM

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

File or Case No. 01-080-A 9/4/00

Residential Processing Fee Paid
(\$50.00)

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

Accepted by CTM
Date 8/17/00

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:

Buck Jones 500 Vogts Lane 410-574-9337
Print Name of Applicant Address Telephone Number
Lot Address 1710 Beechwood Ave Election District 15 Councilmanic District 5 Square Feet 10,250
Lot Location NE S W side/corner of Beechwood Ave 585 feet from NE S W corner of Evergreen Lane
(street) (street)
Land Owner Ron & Beverly Nerf Tax Account Number 1508301010
Address 1710 Beechwood Ave 21221 Telephone Number (410) 574-9337

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?

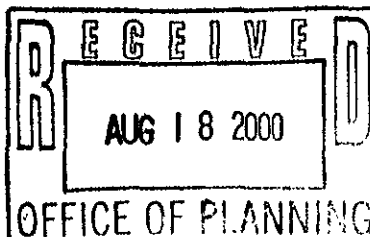
	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☐
3. Site Plan Property (3 copies)	☒	☐
Topo Map (2 copies) available in Room 206, County Office Building - (please label site clearly)	☐	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>R.C.-5</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 8/24/00

Revised 2-25-00

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

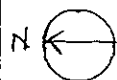
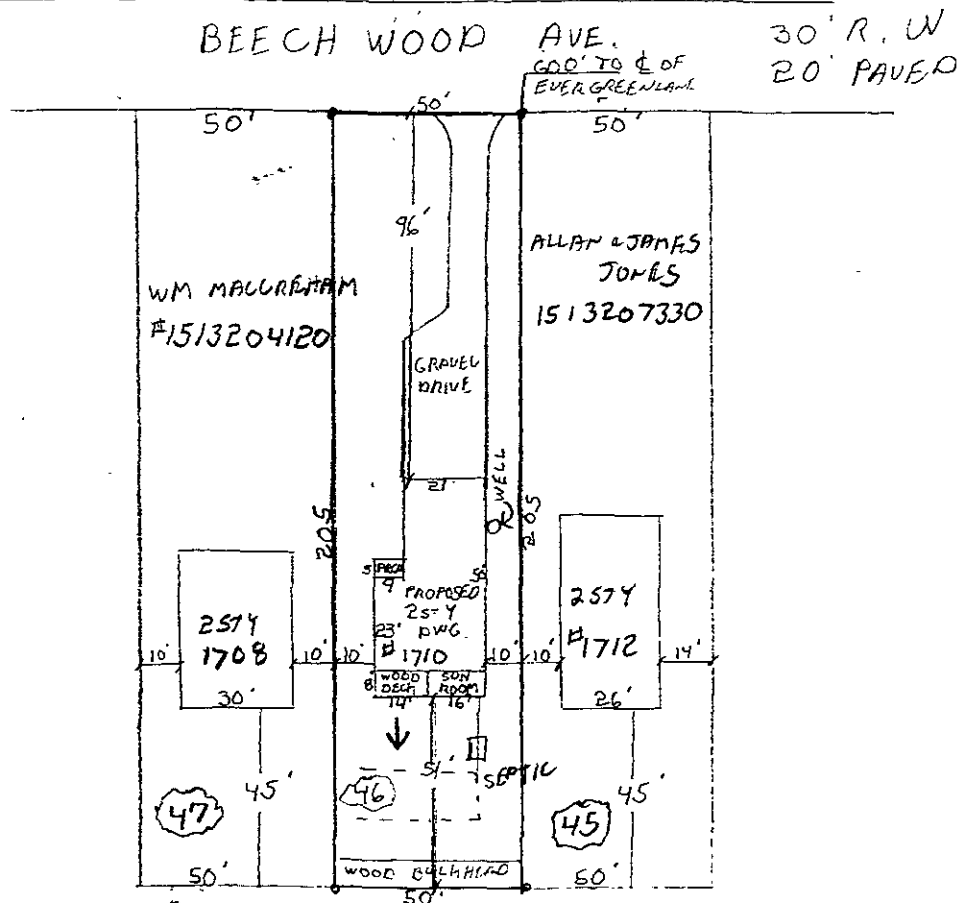
PROPERTY ADDRESS: 1710 BEECHWOOD AVE.

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

Subdivision name: EVERGREEN PARK

plat book # 7, folio # 174, lot # 46, section #

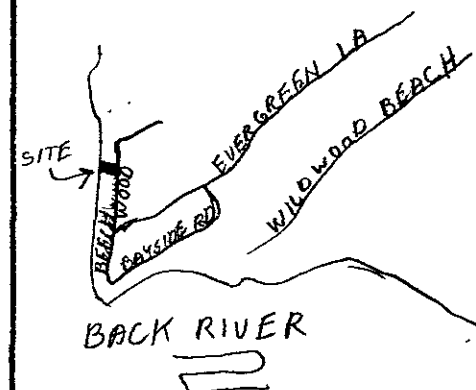
OWNER: RON & BEVERLY NERF



North

date: _____

prepared by: BUCK JONES Scale of Drawing: 1" = 40'



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1" = 200' scale map #: SE4-I

Zoning: RG5

Lot size: 1.24 10,250
acreage square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings:

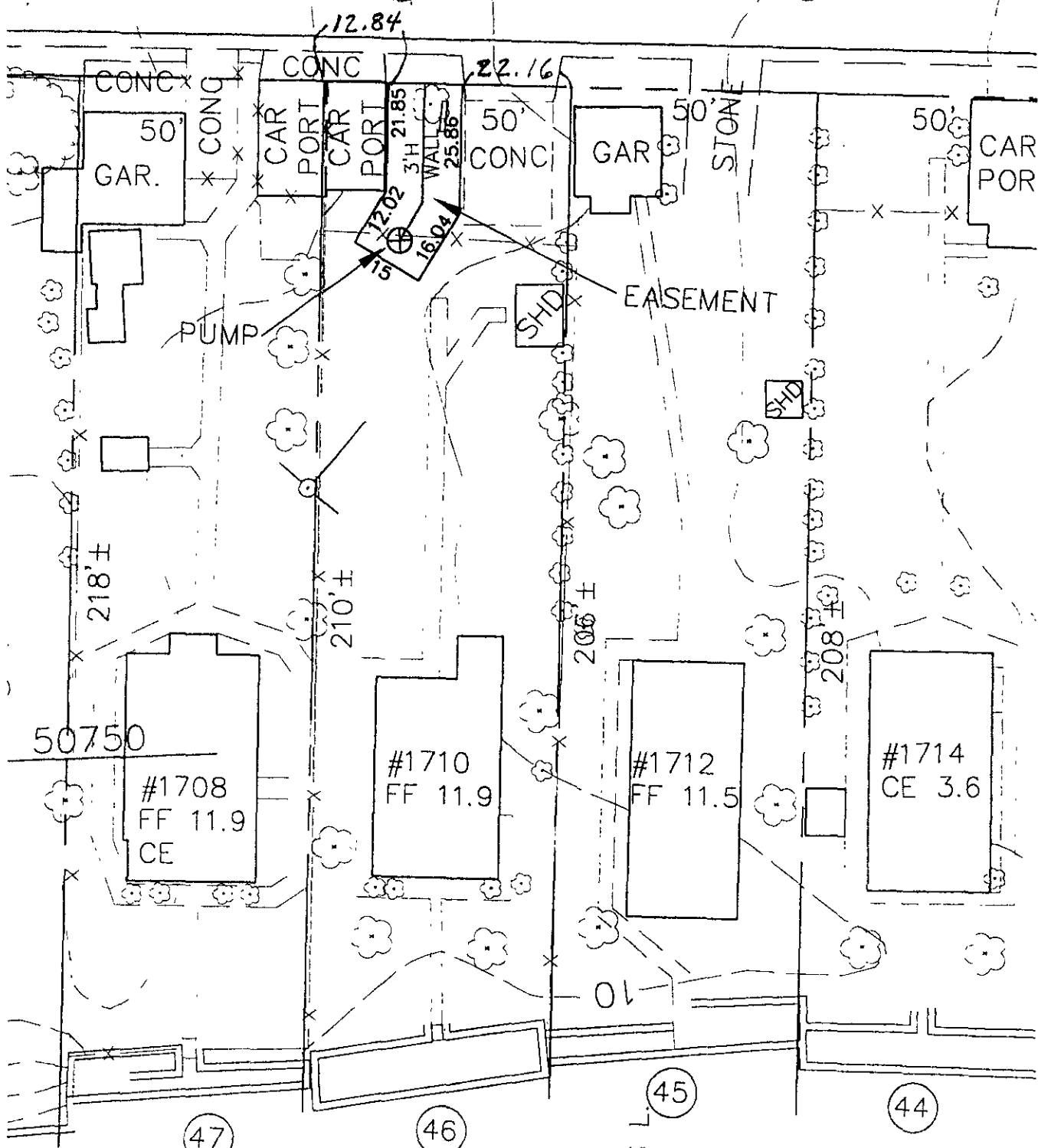
NONE

Zoning Office USE ONLY!

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

CTM 080 01080
A

BEACHWOOD ROAD



WILLIAM A. & MARION E.
MACCREHAN, JR.
#15-13-204120

(47)

ALMA M. HEINLEIN
#15-08-301010
4825:519

(46)

ALLAN D. & JAMES L.
JONES
#15-13-207330
5608:116

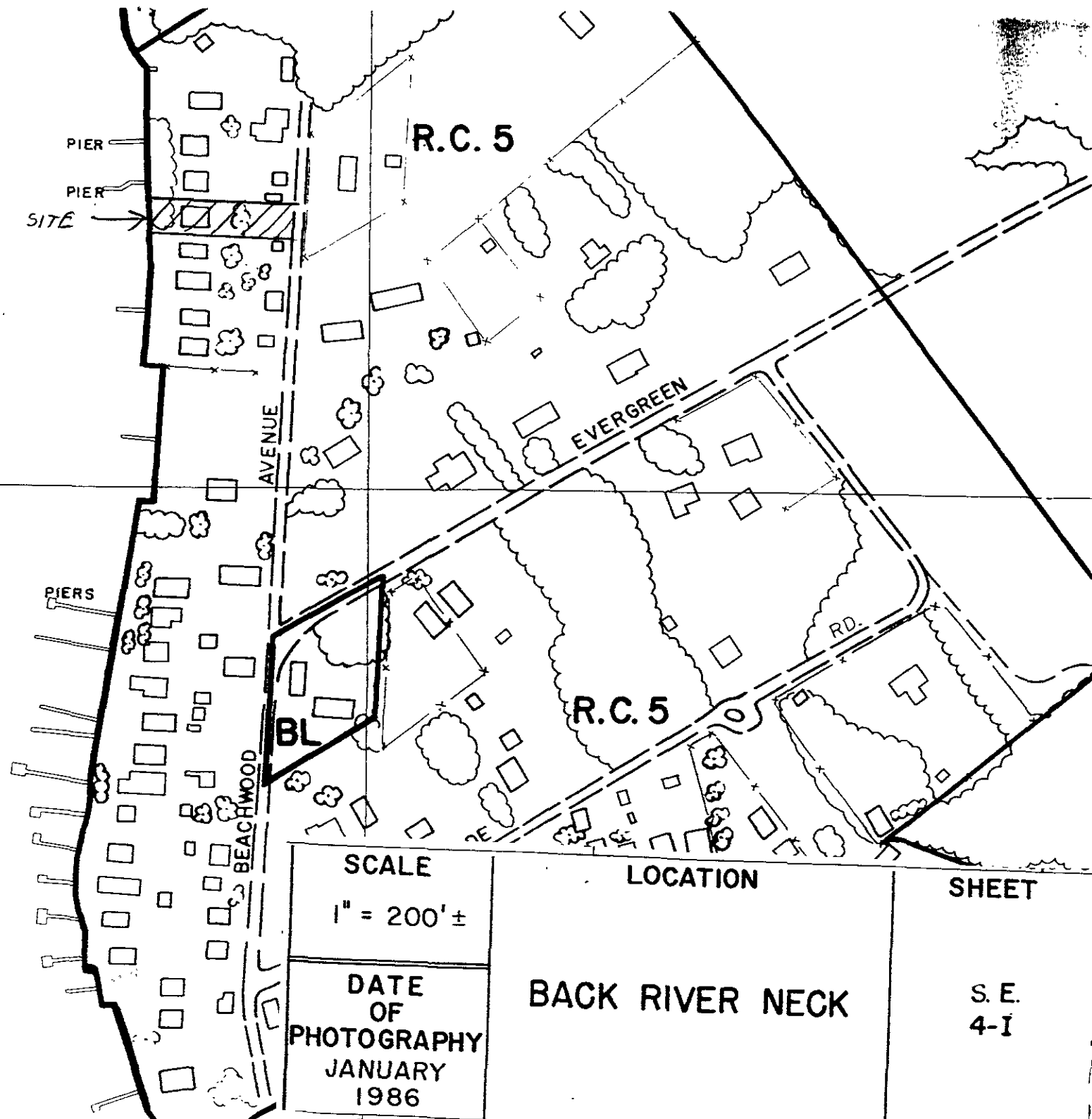
(45)

VIVIAN J. PONDO
#15-16-601420
6713:434

(44)

ZAC
Item #080

1" = 30'



SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

BACK RIVER NECK

SHEET

S. E.
4-I

080

**FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
ELEVATION CERTIFICATE**

O.M.B. No. 3067-0077
Expires July 31, 2002

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION

BUILDING OWNER'S NAME RONALD L. & BEVERLY MARY NERF		For Insurance Company Use: Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 1710 BEECHWOOD AVENUE		Company NAIC Number
CITY BALTIMORE	STATE MARYLAND	ZIP CODE 21221-6503
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 46 EVERGREEN PARK (7/17A)		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.) SINGLE FAMILY RESIDENTIAL DWELLING		
LATITUDE/LONGITUDE (OPTIONAL) (##°-##'-###" or ##.####°)	HORIZONTAL DATUM: ☐ NAD 1927 ☐ NAD 1983	SOURCE: ☐ GPS (Type): ☐ USGS Quad Map ☐ Other

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER BALTIMORE COUNTY, MD. (UNINCORP. AREAS)		B2. COUNTY NAME BALTIMORE COUNTY	B3. STATE MARYLAND
B4. MAP AND PANEL NUMBER 240010 0445	B5. SUFFIX B	B6. FIRM INDEX DATE MARCH 2, 1981	B7. FIRM PANEL EFFECTIVE/REVISED DATE MARCH 2, 1981
B8. FLOOD ZONE(S) A-9 & B		B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 9	

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☒ Other (Describe): **BALTIMORE COUNTY DATUM**

B11. Indicate the elevation datum used for the BFE in B9: ☐ NGVD 1929 ☐ NAVD 1988 ☒ Other (Describe): **BALTIMORE Co. DATUM**

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
 Designation Date: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number **2** (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
 Complete Items C3a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion
 Datum **BALTO. Co. DATUM** Conversion/Comments _____

Elevation reference mark used **16794 "A"** Does the elevation reference mark used appear on the FIRM? ☐ Yes ☒ No

☐ a) Top of bottom floor (including basement or enclosure)	4.5 ft.(m)
☐ b) Top of next higher floor	13.5 ft.(m)
☐ c) Bottom of lowest horizontal structural member (V zones only)	— ft.(m)
☐ d) Attached garage (top of slab)	11.5 ft.(m)
☐ e) Lowest elevation of machinery and/or equipment servicing the building	10.5 ft.(m)
☐ f) Lowest adjacent grade (LAG)	10.5 ft.(m)
☐ g) Highest adjacent grade (HAG)	10.5 ft.(m)
☐ h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	N/A
☐ i) Total area of all permanent openings (flood vents) in C3h	N/A sq. in. (sq. cm)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME JOSEPH W. MCGRAW, JR.	LICENSE NUMBER 10322
TITLE PRESIDENT	COMPANY NAME JST ENGINEERING CO., INC.
ADDRESS 6912 NORTH RIVER DRIVE	CITY BALTIMORE
SIGNATURE <i>[Signature]</i>	STATE MD.
	ZIP CODE 21220-1059
	TELEPHONE 410-335-9142
	DATE 10-4-00

IMPORTANT: In these spaces, copy the corresponding information from Section A.		For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 1710 BEECHWOOD AVENUE		Policy Number
CITY BALTIMORE COUNTY	STATE MARYLAND	ZIP CODE 21221-6503
		Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is ft.(m) in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade.
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is ft.(m) in.(cm) above the highest adjacent grade.
- E4. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS CITY STATE ZIP CODE

SIGNATURE DATE TELEPHONE

COMMENTS

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

LOCAL OFFICIAL'S NAME TITLE

COMMUNITY NAME TELEPHONE

SIGNATURE DATE

COMMENTS

☐ Check here if attachments



Baltimore County
Department of Public Works

May 1, 2000

Bureau of Engineering
and Construction
111 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3788

Reference: Wildwood Beach – Evergreen Park
Job Order No. 201-0096-0015

Ref No 4

Dear Homeowner:

Baltimore County is finalizing the design of the sewer system for the Wildwood Beach-Evergreen Park area. Due to the existing topography, your home will be served by the use of grinder pumps and small diameter pressure lines.

Each house will have its own grinder pump which will grind the sewage into a fine slurry before pumping the sewage through the pressure sewer. The placement and depth of the grinder pump are dependent upon the house elevation, the surrounding topography and any site restrictions such as garages, sheds, and trees.

The grinder pump will be located inside a tank which is buried so that only the top is visible. Simplex and duplex tanks are being utilized. Simplex tanks contain only one (1) pump and serve one (1) home. The duplex tank is a larger tank that contains two (2) pumps and will serve two (2) homes. The pumps are separated by a baffle wall which will insure that sewage flow from your home is pumped by your grinder pump.

Our personnel will be placing a wooden stake at the proposed pump location on your property during the months of May, June and July. These people will all have Baltimore County identification cards. As soon as all the grinder pump locations are staked and agreed upon by the property owners, our Survey personnel will coordinate the locations, and will remove the wooden stakes, so that the design can be finalized.

We have included a list of general questions and answers regarding the grinder pump system. If you have any questions, please contact Don Wuest, project designer, or myself in the Sewer Design Section at 410-887-3765.

Very truly yours,

Donald L. Wuest for

GLEN A. KELLER, PE
Chief, Sewer Design Section

GAK:DGW:bjk
Enc.

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



STANDING ON BEECHWOOD AVE LOOKING NORTH



STANDING ON BEECHWOOD AVE LOOKING SOUTH



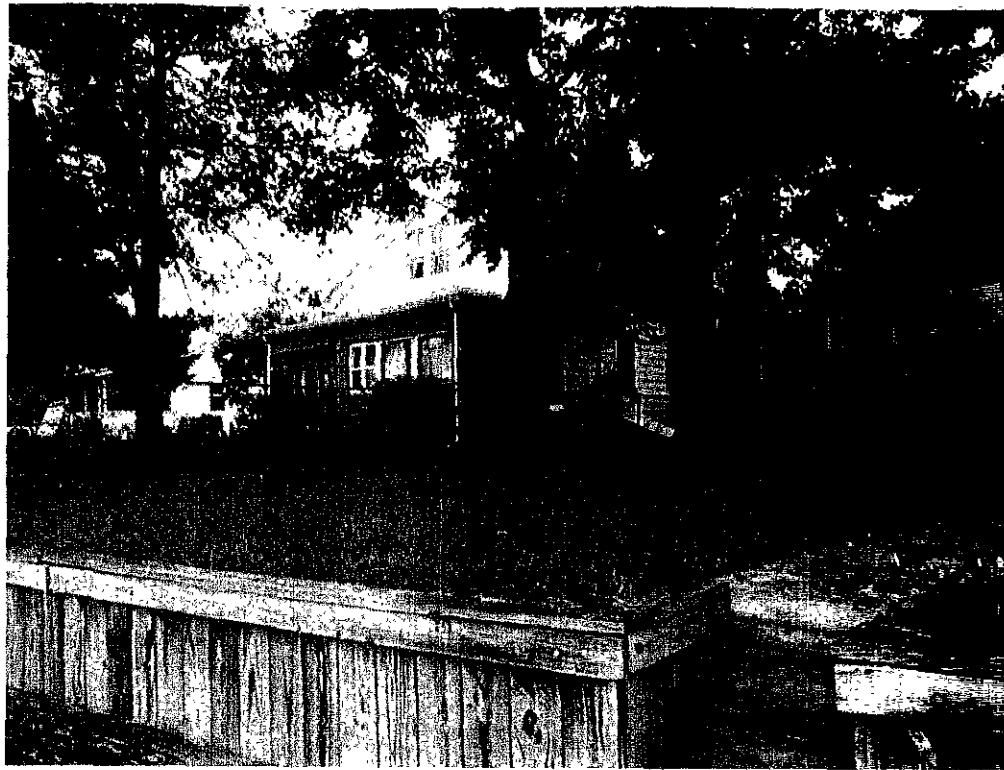
STANDING ON WATER FRONT LOOKING EAST AT EXISTING
HOUSE AND HOUSE NEXT DOOR



STANDING ON BIRCHWOOD AVE LOOKING WEST AT EXISTING
HOUSE AND HOUSE NEXT DOOR



STANDING AT FRONT BULK HEAD LOOKING EAST/SOUTH
AT EXISTING HOUSE AND HOUSE NEXT DOOR



STANDING AT FRONT BULK HEAD LOOKING EAST/NORTH
AT EXISTING HOUSE AND HOUSE NEXT DOOR



STANDING ON BRECHWOOD AVE LOOKING WEST
AT EXISTING HOUSE



STANDING AT REAR OF HOUSE LOOKING EAST
ACROSS BRECHWOOD AVE.

BEECHWOOD AVE 30' R/W

PROPOSED SEWERAGE JOB 201-0096-0015

50'

N ←

96'

PROPOSED
2 STY. 5'

EXIST
SEPTIC

PROPOSED
DRIVE
W/1

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BACK RIVER

RON & BEVERLY NERF
1710 BEECHWOOD AVE
BALT MD 21221

SUBDIVISION: EVERGREEN PARK

TAX ID 15-08301010

LIBER 7 FOLIO 174

COUNCIL DIST 7

ELECTION DIST 15

ZONING R C S

ZONING VARIANCE 01-080A

LOT SIZE 101250 / 24AC

THIS PROPERTY IS IN THE LDA OF
THE CDA

IMPERVIOUS SURFACES ARE LIMITED
TO 25% EXISTING IMPERVIOUS
22% PROPOSED EQUALS 16%



DATE 4-5-00

SITE INFO EXISTING	
DWELLING	1056
SHED	144
CAR PORT	240
PARKING PAD	384
SIDEWALK	325
TOTAL IMPERVIOUS	2149SF
OR	21%

SITE INFO PROPOSED	
DWELLING	1431
SUN ROOM	128
SIDEWALKS	100
TOTAL IMPERVIOUS	1659SF
OR	16%

NERF SITE PLAN

SCALE 1" = 30'

DATE 10-4-00

APPROVED BY:

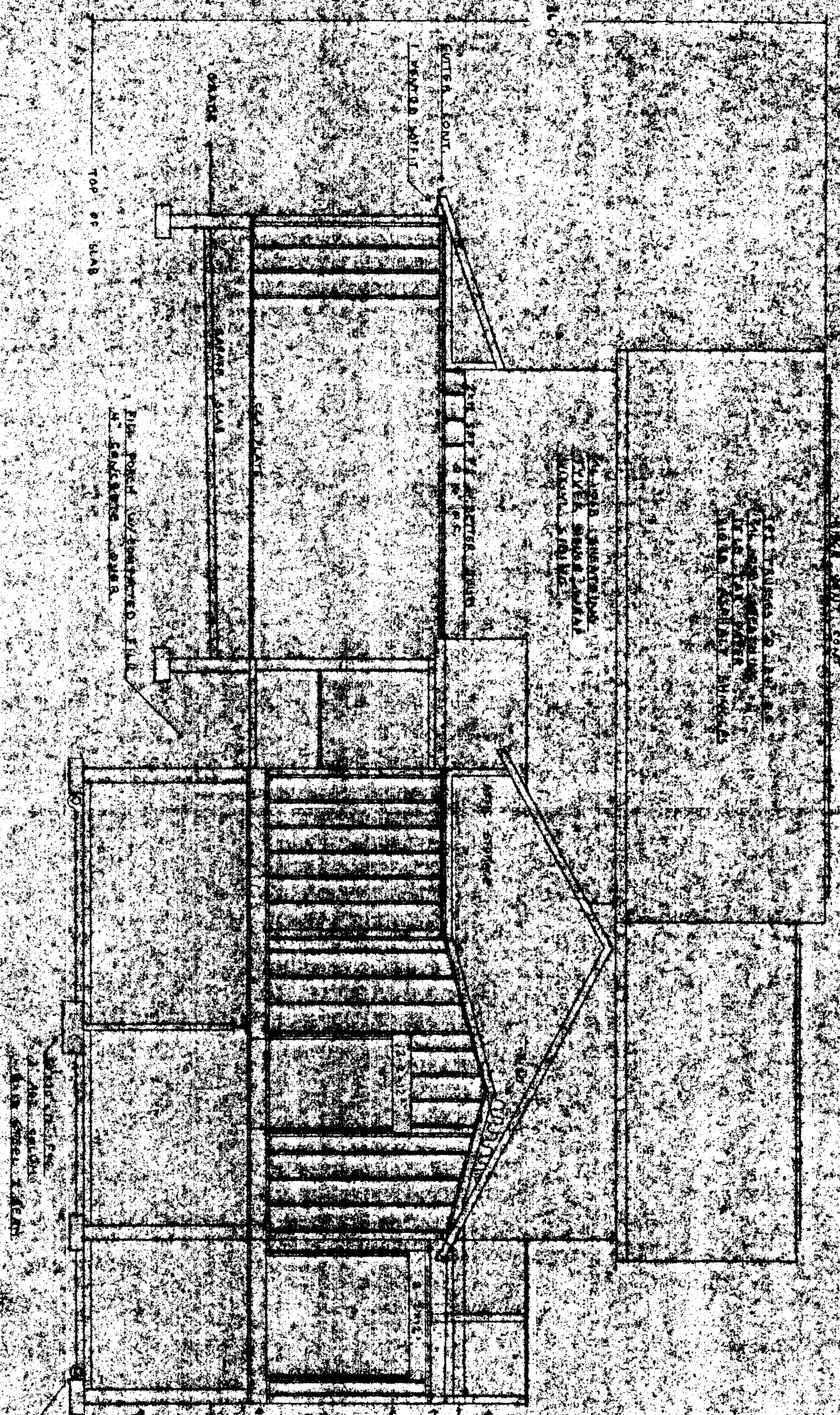
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BILL JONES

REVISED

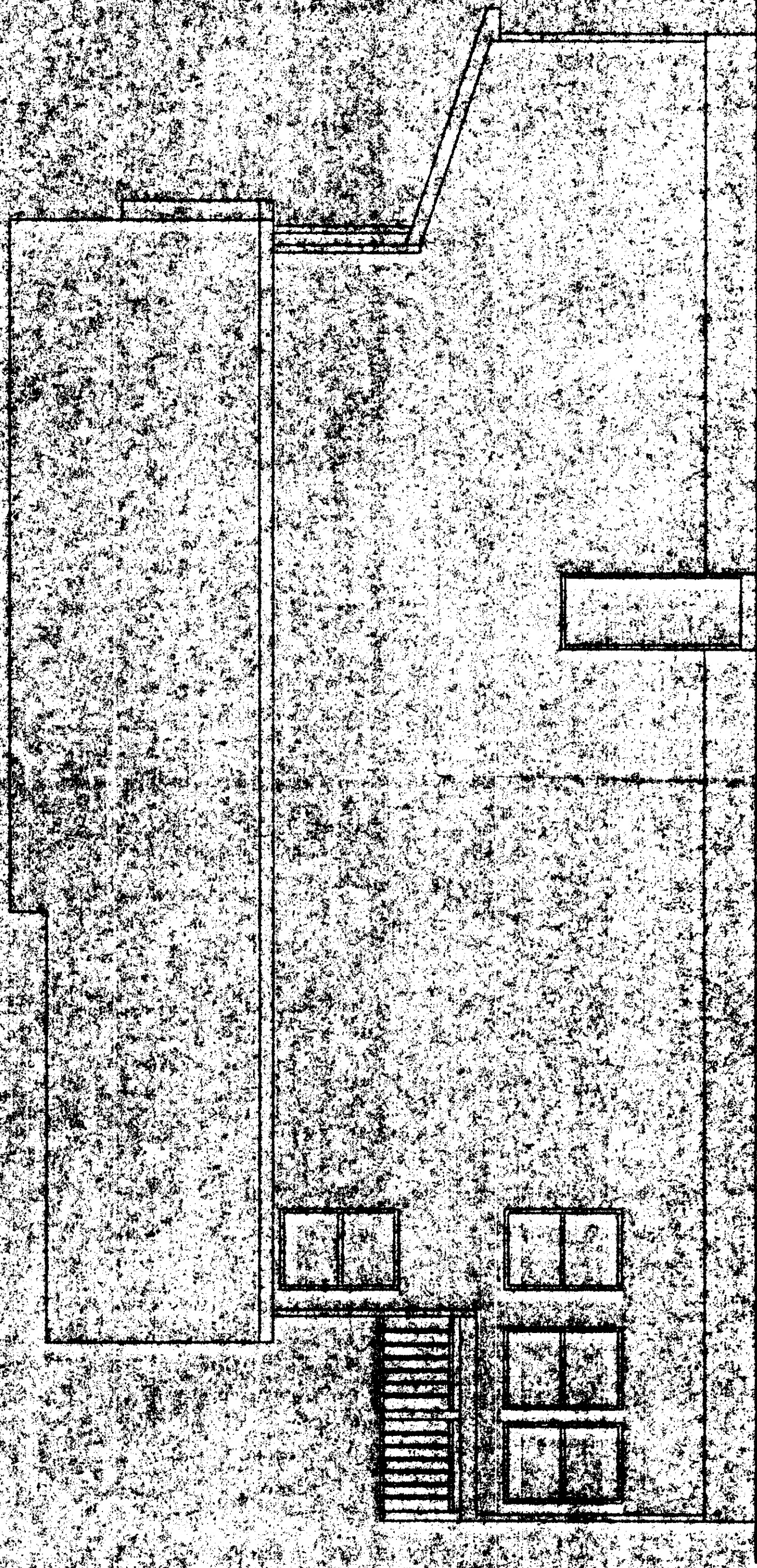
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NERF RESIDENCE SCALE: 1/4" = 1'-0" DATE: 8-22-00		DRAWN BY: SKD CHECKED:
CROSS SECTION		DRAWING NUMBER: 100

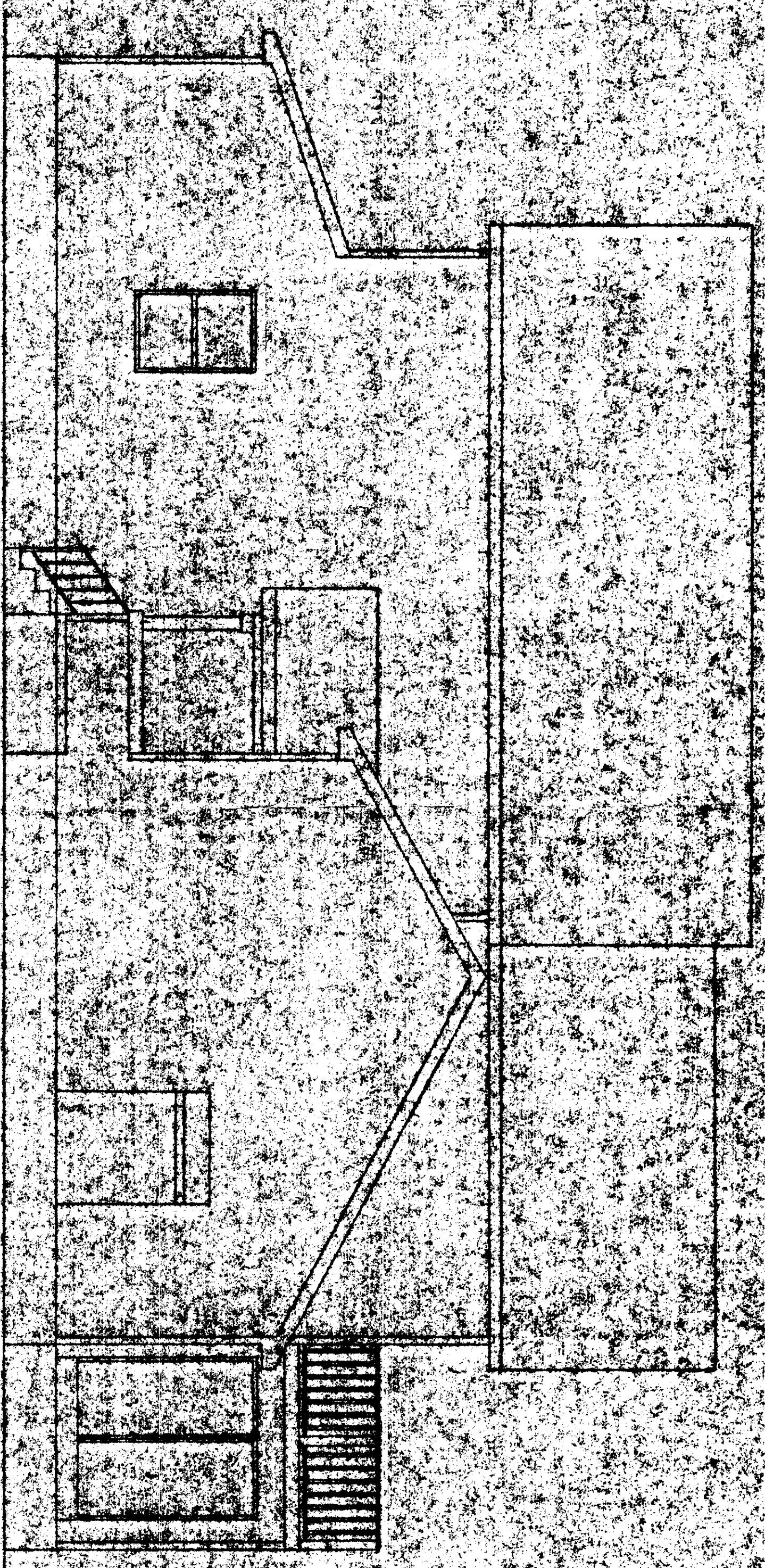


NEER RESIDENCE

DATE: 11/1/00

LEFT SIDE ELEVATION

PAGE 1



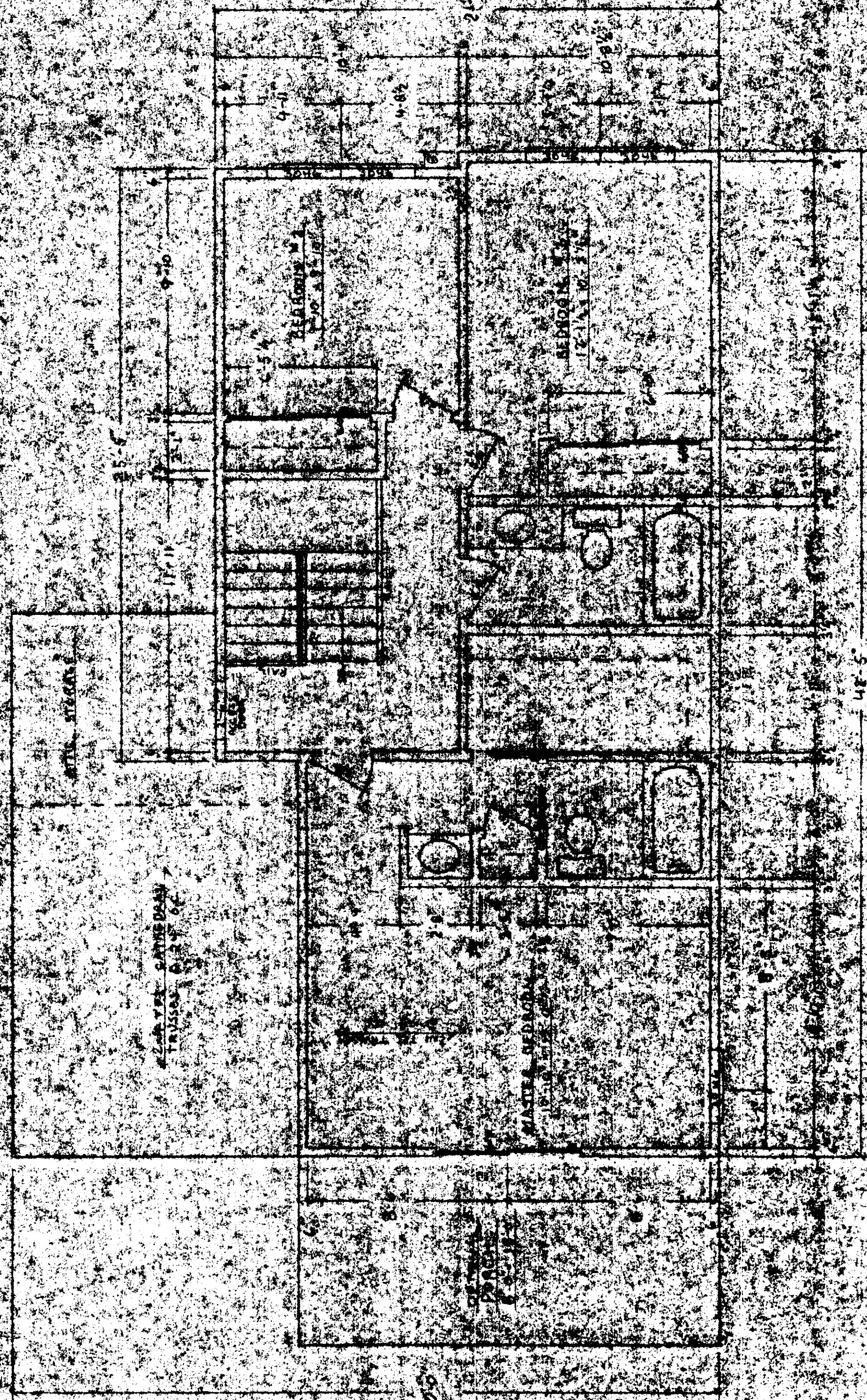
NEBE RESIDENCE

Scale: 1/4" = 1'-0"

Date: 9-22-00

RIGHT SIDE ELEVATION

PAGE 8

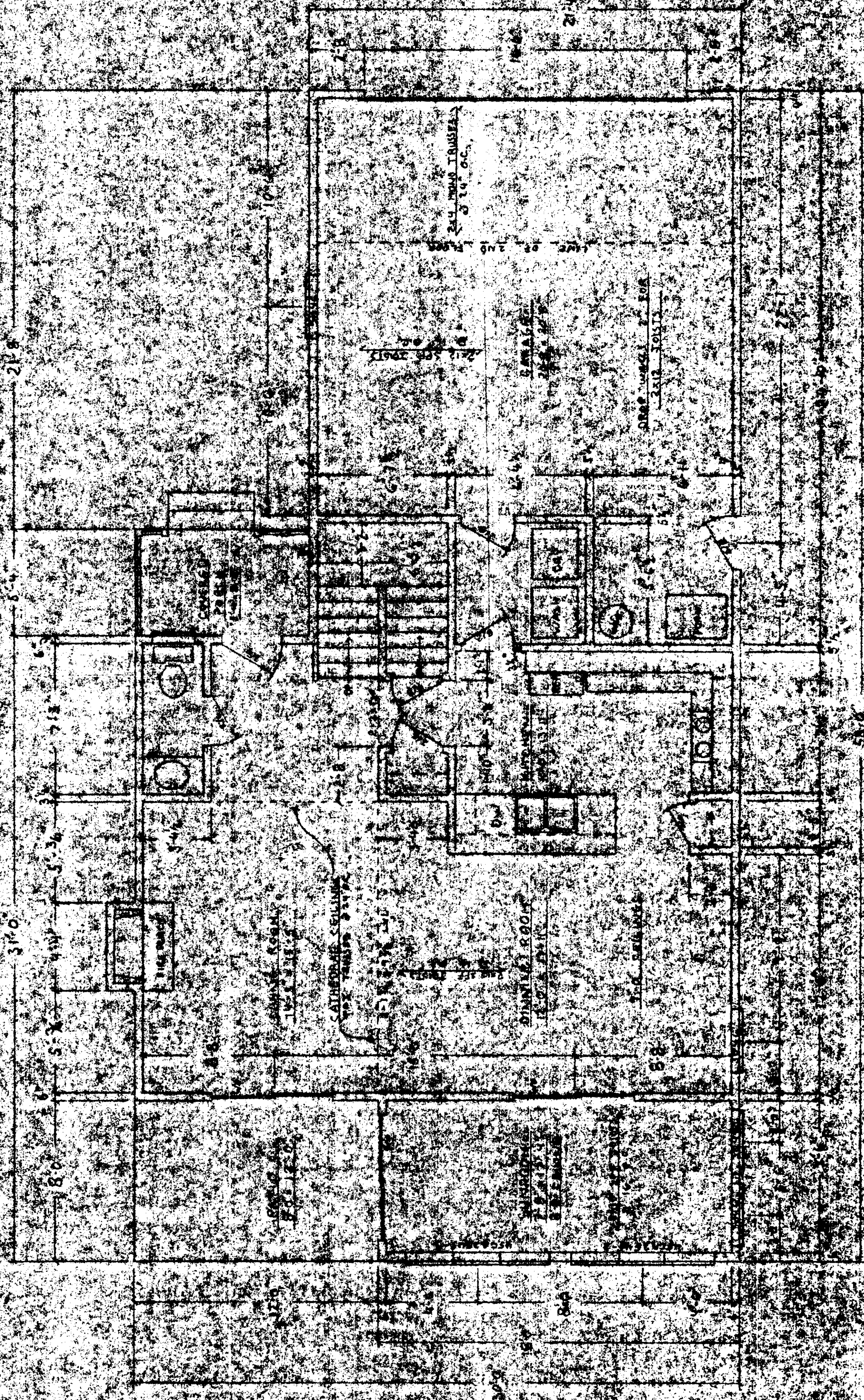


INTER-RESIDENT

12120 E. 1st Ave.

SECOND FLOOR PLAN

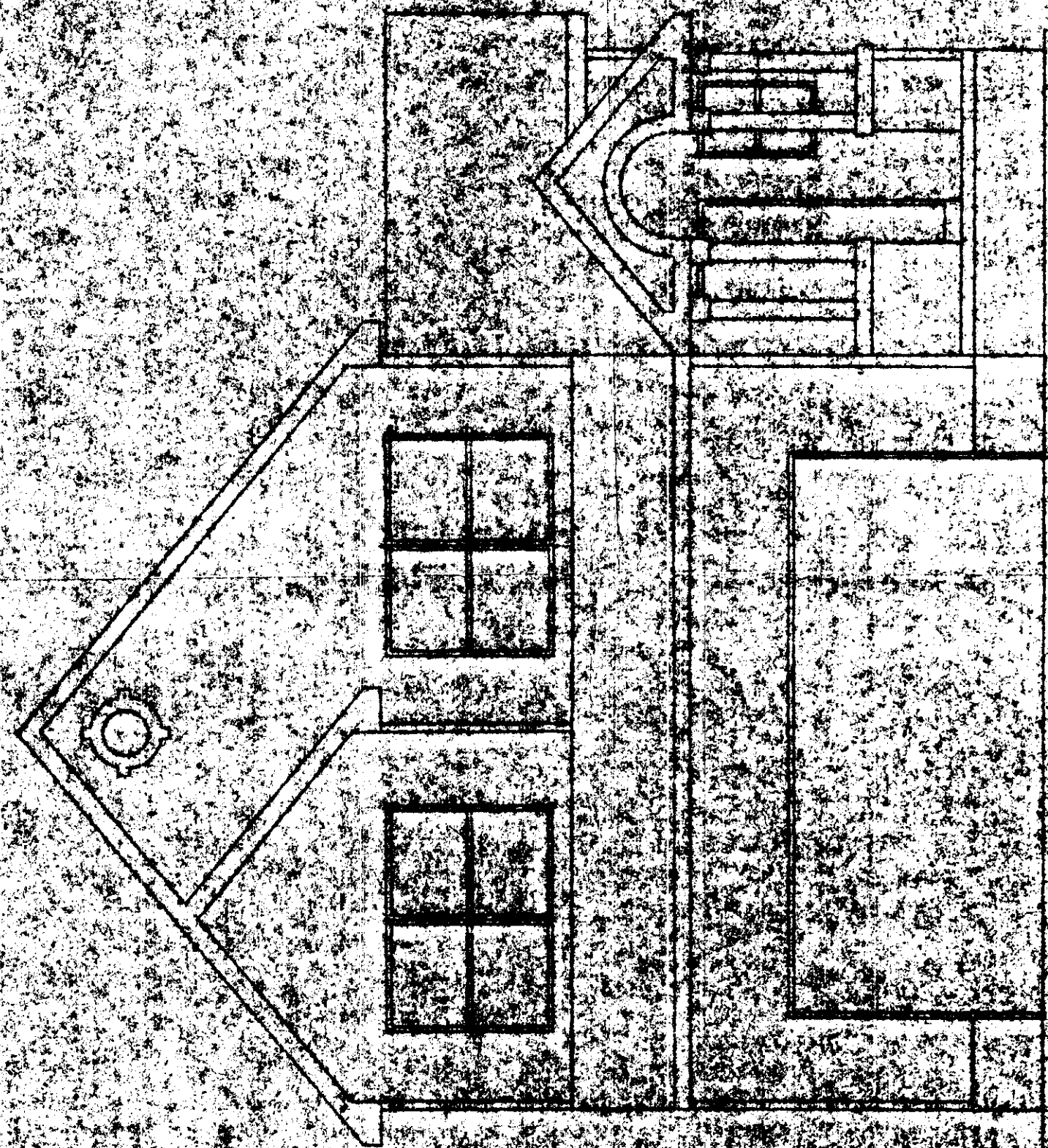
BUS. S. 1st Ave. S. 1st Ave.



NEPT. RESIDENCE

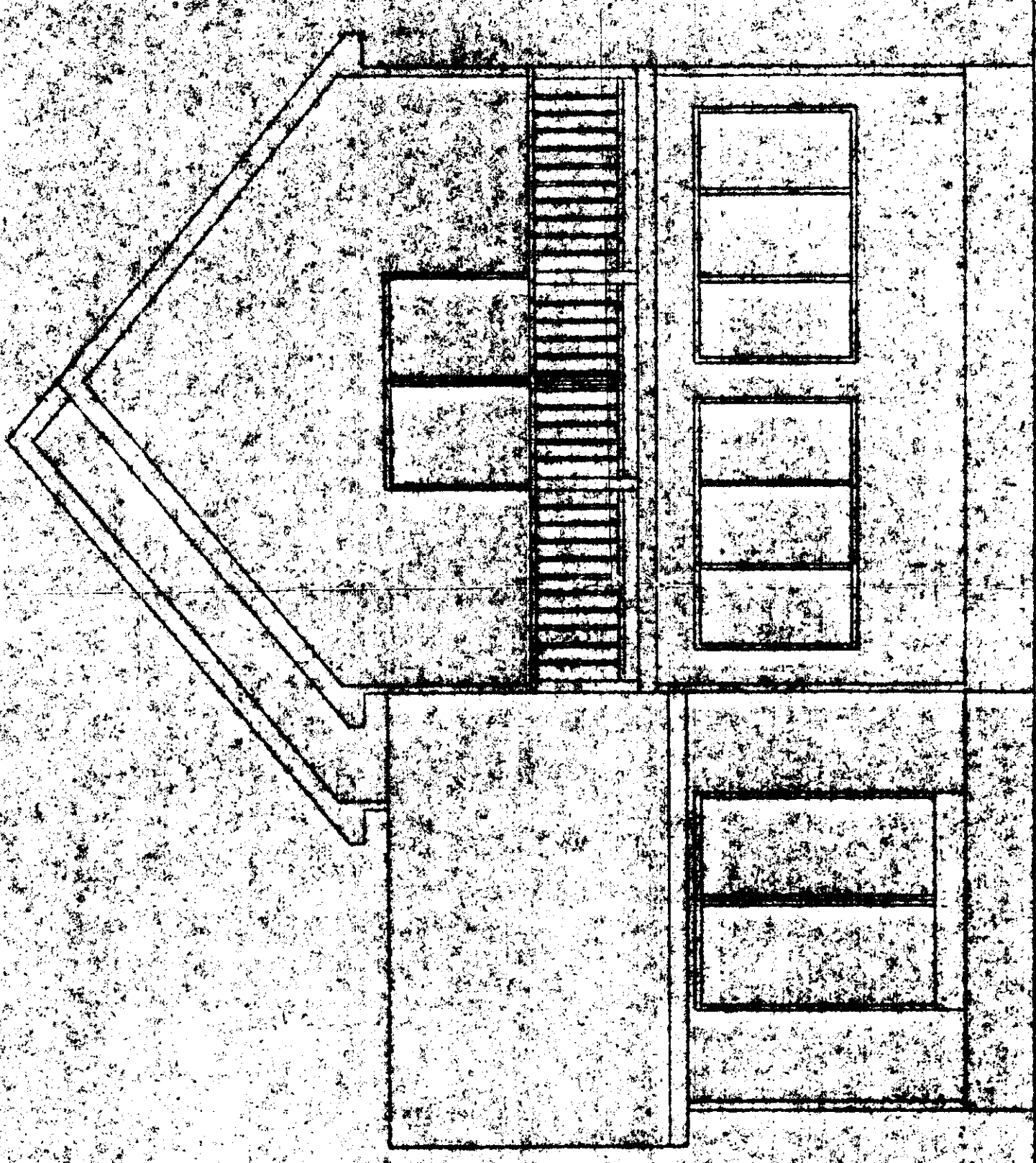
FIRST FLOOR PLAN





NEED RESIGNANCE	
DATE	1/1/00
TIME	9:22-00
FRONT ELEVATION	
DATE	1/1/00
TIME	9:22-00

Pf 102



NERF RESIDENCE		DATE: 9-22-00	SCALE: 1/4" = 1'	APPROVED BY: [Signature]	DRAWN BY: SHIP
WATERFRONT ELEVATION		DRAWING NUMBER: 10-2-00		PAGE: 1	