

IN RE: PETITION OR VARIANCE
N/S Clarks Point Road, 800' E of the c/l
Seneca Gardens Road
(3828 Clarks Point Road)
15th Election District
5th Council District

Daniel Dachille, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-146-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, Daniel and Leonarda Dachille. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 18 feet in lieu of the required 25 feet, a side yard setback of 5 feet in lieu of the required 10 feet, approval of the subject property as an undersized lot, and approval of a lot width of 40 feet in lieu of the required 55 feet. The subject property and relief requested 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 in support of the request was Larry Paglia, who appeared on behalf of the Petitioners and is the Builder of the proposed dwelling. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an irregular shaped waterfront lot located with frontage on Seneca Creek in Bowleys Quarters. The property is also known as Lot 58 of Bowleys Quarters, Plan No. 2, which was recorded in the Land Records of Baltimore County many years ago. As shown on the site plan, the property contains a gross area of 8,232 sq.ft., zoned D.R.5.5, and is improved with a single family dwelling which is apparently quite old and in a dilapidated condition. Rather than make extensive repairs to the dwelling, the Petitioners propose razing the structure and constructing a new dwelling utilizing the same

ORDER RECEIVED FOR FILING
Date 11/20/01
By [Signature]

footprint (24' x 44' in dimension). However, due to the site constraints associated with this lot, the requested relief is necessary in order to proceed with the new construction. As shown on the site plan, the lot is approximately 72 feet wide along the water and 200 feet deep, but tapers towards the middle to a width of approximately 40 feet. Thus, the area for the building envelope is limited.

In my judgment, the variance should be granted. There is no increase in density in that the proposed house will replace an existing dwelling. Moreover, the new dwelling will be located on the same footprint as the original structure. The uniqueness of the lot, as noted above, is its irregular shape which restricts the area of the building envelope. In sum, I am persuaded that the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. However, due to the property's location within the Chesapeake Bay Critical Areas, compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) is required to mitigate any effects the new construction may have on Seneca Creek. In addition, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval prior to the issuance of any permits to insure that the proposed dwelling is compatible with the surrounding community.

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 20th day of November, 2000 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 18 feet in lieu of the required 25 feet and a side yard setback of 5 feet in lieu of the required 10 feet for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

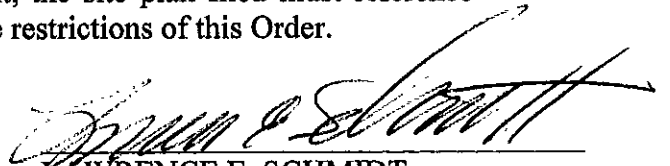
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING

Date

By

- 2) Compliance with the Zoning Plans Advisory (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated October 16, 2000, a copy of which is attached hereto and made a part hereof.
- 3) Prior to the issuance of any building permits, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval. Construction of the proposed dwelling shall be in accordance with the approved drawings.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/26/00
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3828 Clarks Point Rd.

which is presently zoned A10 D.R.5.5

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) 1802.3.C.1 (BCZR)

To permit a proposed single family dwelling to have a front yard setback of 18' and a side yard setback of 5' in lieu of the required 25' and 10' respectively. To approve a lot width of 40' in lieu of the required 55' 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)

One corner of the house does not meet the side yard setback due to the pie shape of the lot. The environmental department will not allow the house to be moved back which would increase the side yard due to critical bay regulations. To make the house smaller would not be practical since it is now only 24' wide and occupies a footprint of only 1056 sf. The proposed new house will occupy the exact footprint of the existing house which conforms

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.

to the neighborhood.

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):

Daniel and Leonarda Dacheille
Name - Type or Print

DANIEL DACHILLE
Signature

Daniel Dacheille
Name - Type or Print

Leonarda Dacheille - LEONARDA DACHILLE
Signature

3828 Clarks Point Rd. (410)335-2255
Address Telephone No.

Baltimore, MD 21220
City State Zip Code

Representative to be Contacted:

Larry Paglia
Name

3006 Andover Rd. (410)557-7444
Address Telephone No.

Forest Hill, MD 21050
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JNP/crm Date 2/29/00

ORDER RECEIVED FOR FILING

Case No. 01-146-A

Date 2/29/15/98

By _____

Zoning Description for 3828 Clarks Point Road, Baltimore, MD 21220

Beginning at a point on the North side of Clarks Point Road which is 55+/- feet wide at the distance of 800'± East of the centerline of the nearest improved intersecting street Seneca Gardens Road which is 55' wide. Being lot #58 as recorded in Deed Liber 8039 Folio 340 (metes and bounds are as follows: N33°52'37"E.112.75'; N28°04'01"E.78.10'; N31°30'00"E.19.79'; S39°30'00"W.205') in the subdivision of Bowleys Quarters Plan No. 2 as recorded in Baltimore County Plat Book #7-13, Folio #340, containing 8232 sq. ft.. Also known as 3828 Clarks Point Road and located in the 15th Election District, 5 Councilmanic District.

01-146-A

#146

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 86871

DATE 3/2/00 ACCOUNT 8001-0100
AMOUNT \$ 30.00

RECEIVED FROM: FAGLIA CONTRACTOR

FOR: CRD VOUCHER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item #146

PAID RECEIPT

PAYMENT	ACTUAL	FILE
10/02/2000	11/02/2000	13402:06
PER MSC1	CASHIER	JRJC JNR BRSMER
DEPT 5	528	COMMON IDENTIFICATION
RECEIPT #	154651	OFFER
CR NO.	86871	
Rec'd In	30.00	00.00
CR	00	00

Baltimore County, Maryland

01-146-A

CASHIER'S VALIDATION

A-271-10
01-146-A

CERTIFICATE OF POSTING

**RE: CASE # 01-146-A
PETITIONER/DEVELOPER
(Danlel Dachille)
DATE OF Hearing
(11-3-00)**

**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**

3828 Clarks Point Road Baltimore, Maryland 21220_____

THE SIGN(S) WERE POSTED ON _____ 10-16-00 _____
(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 HEARINGS

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: #01-146-A

3828 Clarks Point Road

N/S Clarks Point Road, 800-feet E of Seneca Gardens Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Leonarda & Daniel Dacheille

Variance: to permit a proposed single family dwelling to have a front yard setback of 18-feet and a side yard setback of 5-feet in lieu of the required 25-feet and 10-feet, respectively; to approve a lot width of 40-feet in lieu of the required 55-feet; and to approve an undersized lot.

Hearing: Friday, November 3, 2000 at 2:00 p.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/10/716 Oct 17

C427481

CERTIFICATE OF PUBLICATION

TOWSON, MD, 10/19, 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 10/17, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
3828 Clarks Point Road, N/S Clarks Point Rd,
800' E of Seneca Gardens Rd
15th Election District, 5th Councilmanic

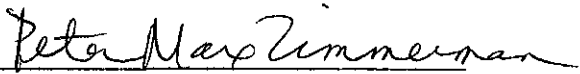
Legal Owner: Daniel & Leonarda Dacheille
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-146-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.

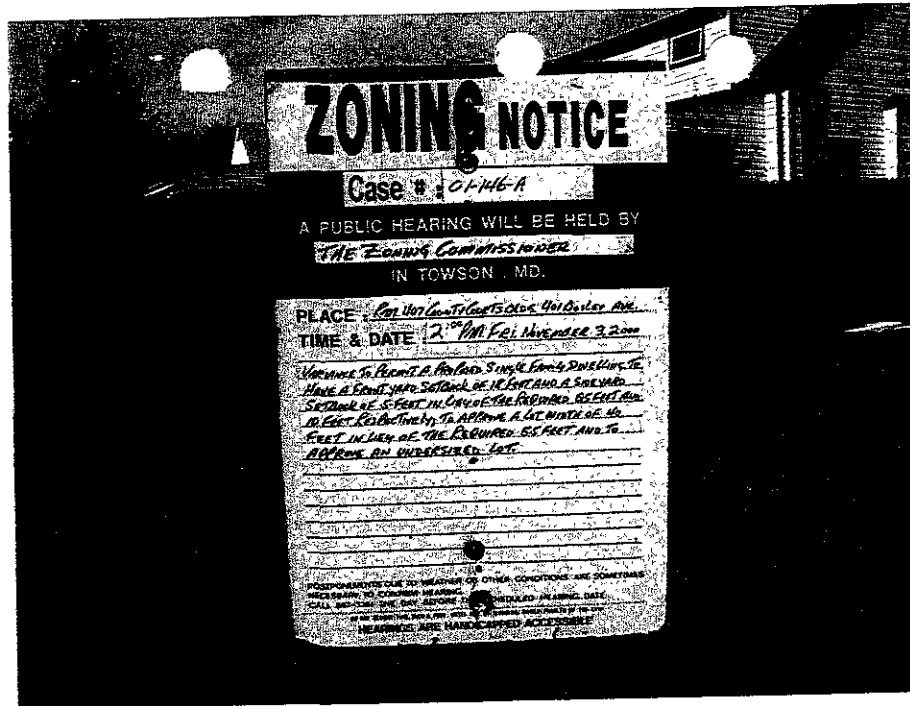

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 16th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to Larry Paglia, 3006 Andover Road, Forest Hill, MD 21050, representative for Petitioners.


PETER MAX ZIMMERMAN



3828 Clarks Point 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

October 6, 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: 01-146-A
3828 Clarks Point Road
N/S Clarks Point Road, 800-feet E of Seneca Gardens Road
15th Election District – 5th Councilmanic District
Legal Owners: Leonarda & Daniel Dachille

Variance to permit a proposed single family dwelling to have a front yard setback of 18-feet and a side yard setback of 5-feet in lieu of the required 25-feet and 10-feet, respectively; to approve a lot width of 40-feet in lieu of the required 55-feet; and to approve an undersized lot.

HEARING: Friday, November 3, 2000, at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink that reads "Arnold Jablon" with the initials "GDZ" written below it.

Arnold Jablon
Director

C: Daniel & Leonarda Dachille, 3828 Clarks Point Road, Baltimore 21220
Larry Paglia, 3006 Andover Road, Forest Hill 21050

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 16, 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, October 17, 2000 Issue – Jeffersonian

Please forward billing to:

Larry Paglia
3006 Andover Road
Forest Hill, MD 21050

410 557-7444

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: 01-146-A
3828 Clarks Point Road
N/S Clarks Point Road, 800-feet E of Seneca Gardens Road
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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.

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: 01-146-A
Petitioner: Daniel and Leonarda Dacheille
Address or Location: 3828 Clarks Point Rd., Balto., MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Larry Paglia
Address: 3006 Andover Rd.
Forest Hill, MD 21050
Telephone Number: (410) 557-7444

Revised 2/20/98 - SCJ

01-146-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 27, 2000

Larry Paglia
3006 Andover Road
Forest Hill, MD 21050

Dear Mr. Paglia:

RE: Case Number: 01-146-A, 3828 Clarks Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 29, 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: Daniel & Leonarda Dachille, 3828 Clarks Point Road, Baltimore 21220
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** November 9, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 16, 2000
Item No. 146

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.

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.

The minimum flood protection elevation for this site is 10 feet. Basements are not permitted in the flood protection area.

The buildings engineer shall require a permit for all development, storage of equipment and materials or placement of manufactured homes in the flood plain area; and the permit shall be granted only after necessary permits from the state and federal agencies have been obtained.

The public sanitary pressure sewer, Chestnut and Goose Harbor Collection System, will be available when Contract #99-071 SX0 is completed.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 12, 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 OCTOBER 10, 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:

118, 137, 140, 141, 142, 144, 145, 146, 147,

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 AC/RBS
DATE: October 16, 2000
SUBJECT: Zoning Item #146
3828 Clarks Point Road

Zoning Advisory Committee Meeting of October 10, 2000

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: October 12, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 13, 2000

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

SUBJECT: 3828 Clarks Point Road

INFORMATION:

Item Number: 01-146

Petitioner: Daniel Dachille

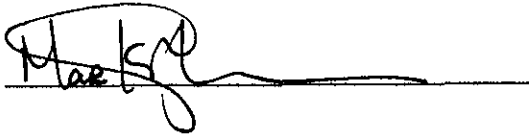
Zoning: DR 5,5

Requested Action: Variance

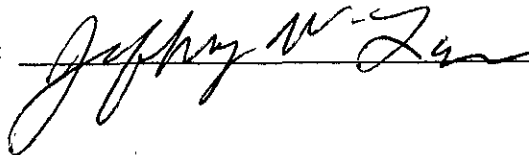
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variances to allow a front yard setback of 18 feet and a side yard setback of 5 feet in lieu of the required 25 feet and 10 feet respectively.

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: 10.11.00

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

RE: Baltimore County
Item No. 146 JNP/LT

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

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. 01-146-A

Residential Processing Fee Paid
(\$50.00)

Accepted by JHP/CTM
Date 9/29/00

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

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant Paglia Contracting Co., Inc. Address 3006 Andover Rd., Forest Hill, MD 21050 Telephone Number (410)557-7444
Lot Address 3828 Clarks Point Rd., Balto, 21220 Election District 15 Councilmanic District 5⁺ Square Feet 8232
Lot Location: NE S W side/corner of Clarks Point Rd. (street), 800 feet from NE S W corner of Seneca Gardens Rd. (street)
Land Owner: Mr. and Mrs. Dan Dachille Tax Account Number 2000011690
Address: 3828 Clarks Point Road, Balto 21220 Telephone Number (410) 284-5723

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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (2 copies), available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR55</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 _____
for the Director, Office of Planning and Community Conservation

Date: _____

01-146-A

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

Revised 2/25/99

CERTIFICATE OF ACKNOWLEDGEMENT

OWNER/BUILDER : Daniel + Leonarda Dacheille DATE : 9/19/00

BUILDING PERMIT NO. : B428308

LOCATION : 3828 Clarks Point Rd., Baltimore, MD 21220

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A10 IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100 YEAR" BASE FLOOD ELEVATION OF 11.2

I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO. MAP : N.F. 31K

EX. GRD. ELEV. : 5'

OWNER AGREES TO SET THE FOLLOWINGS.

FIRST FLOOR ELEVATION = 11.2'

BASEMENT FLOOR ELEVATION = N/A

Daniel Dacheille 9/19/00
Leonarda Dacheille 9/19/00
OWNER/BUILDER DATE

NOTE PRIOR TO RELEASING THE ABOVE NOTED BUILDING PERMIT APPLICATION, THIS ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO :

ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM # 109
111 WEST CHESAPEAKE AVENUE, TOWSON, MD. 21204
TO/ATTN. : MR. R. TANGUILIG

146

AN ELEVATION CERTIFICATE TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS ISSUED.

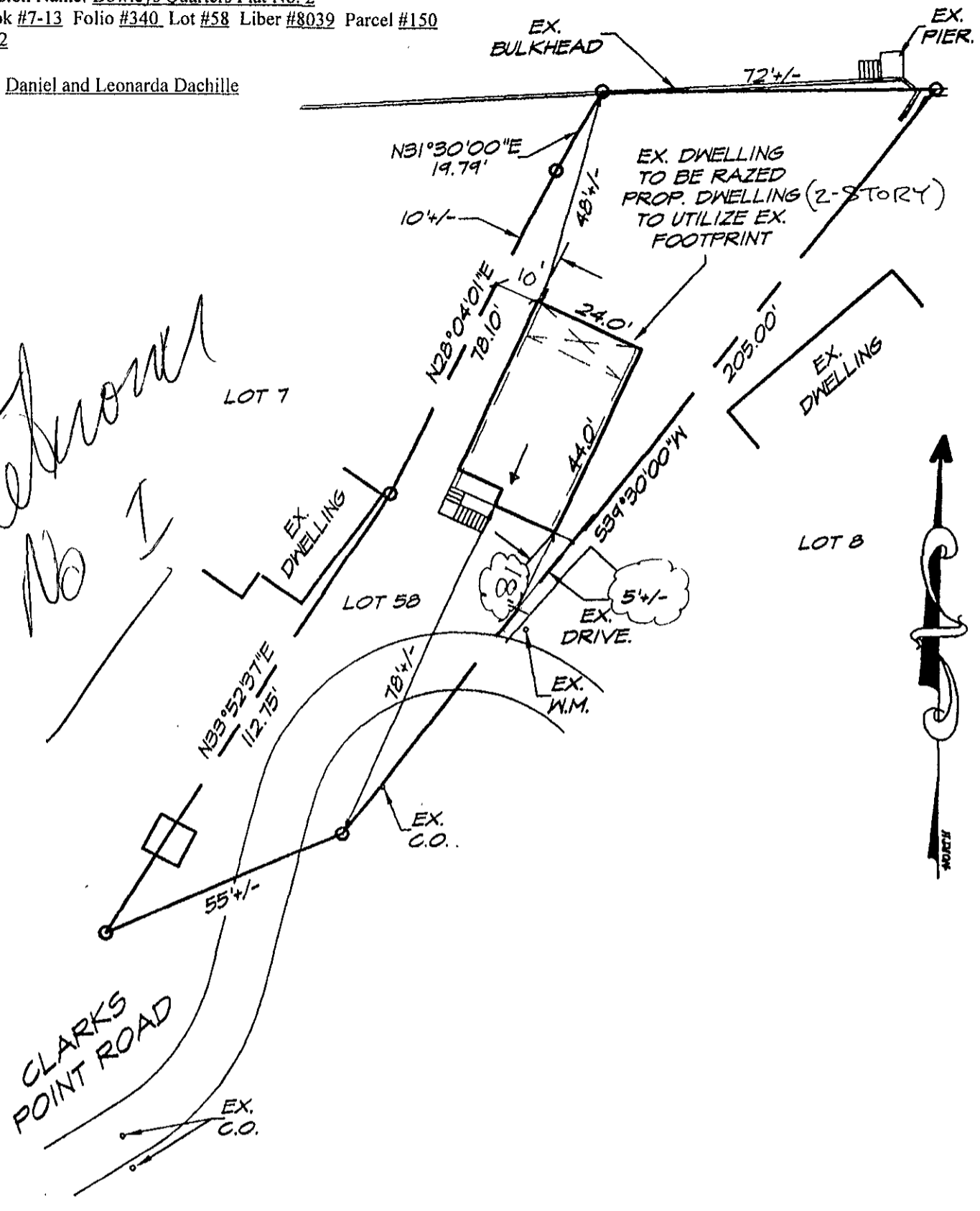
01-146-A

SENECA CREEK

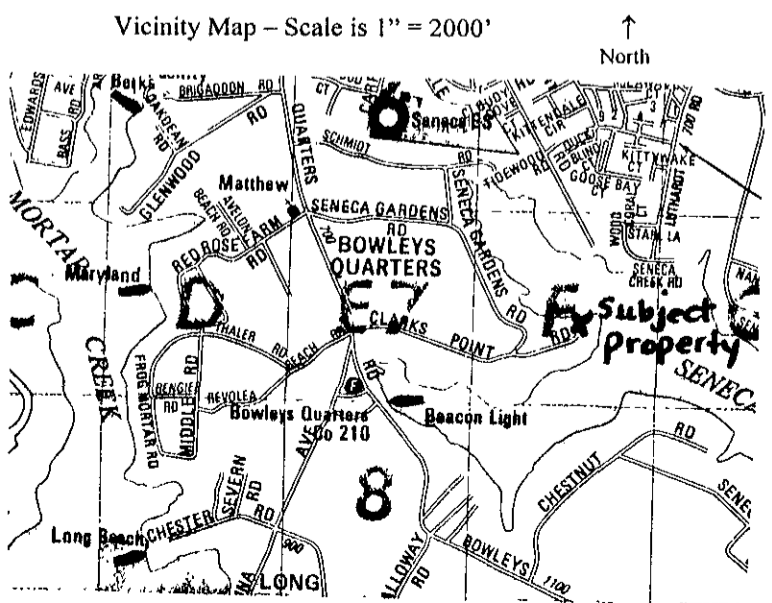
Plat to accompany Petition for Zoning Variance
 Property Address: 3828 Clarks Point Road, Balto., MD 21220
 Subdivision Name: Bowleys Quarters Plat No. 2
 Plat book #7-13 Folio #340 Lot #58 Liber #8039 Parcel #150
 Grid #22

Owner: Daniel and Leonarda Dachille

Petition No 1



Vicinity Map - Scale is 1" = 2000'



Location Information

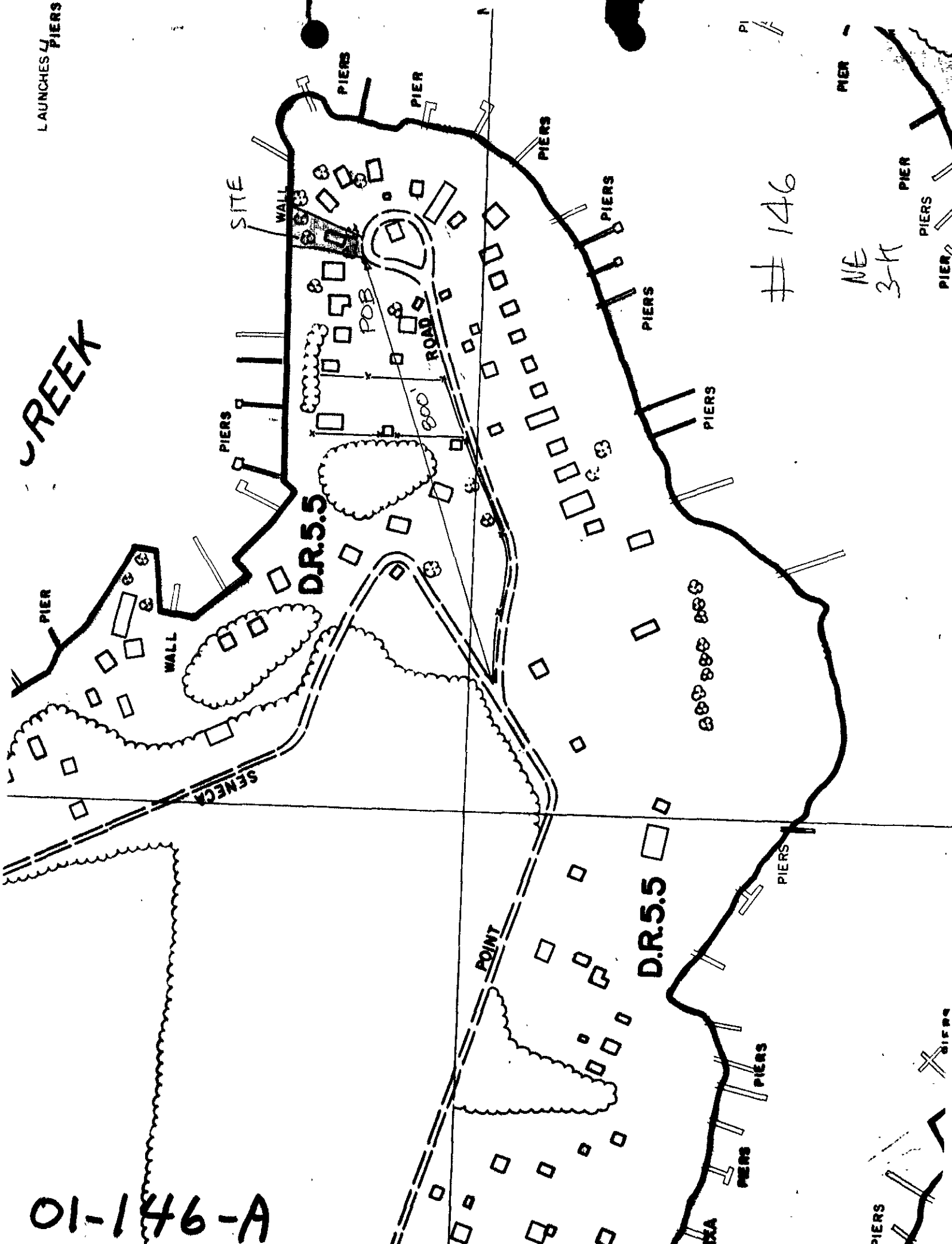
Councilmanic District: 5th
 Election District: 15
 Zoning: D.R. 5.5
 Lot size: 8232 sq. ft.
 Sewer: Will be public (PLANNED)
 Water: "
 Chesapeake Bay Critical Area: Yes
 Prior Zoning Hearings: None
 FLOOD ZONE A2

1" = 30'
 200 SCALE MAP; HE 3K
 PREPARED BY: *[Signature]*
 DATE: 9/29/00
 JNP #146

01-146-A

LAUNCHES
PIERS

CREEK



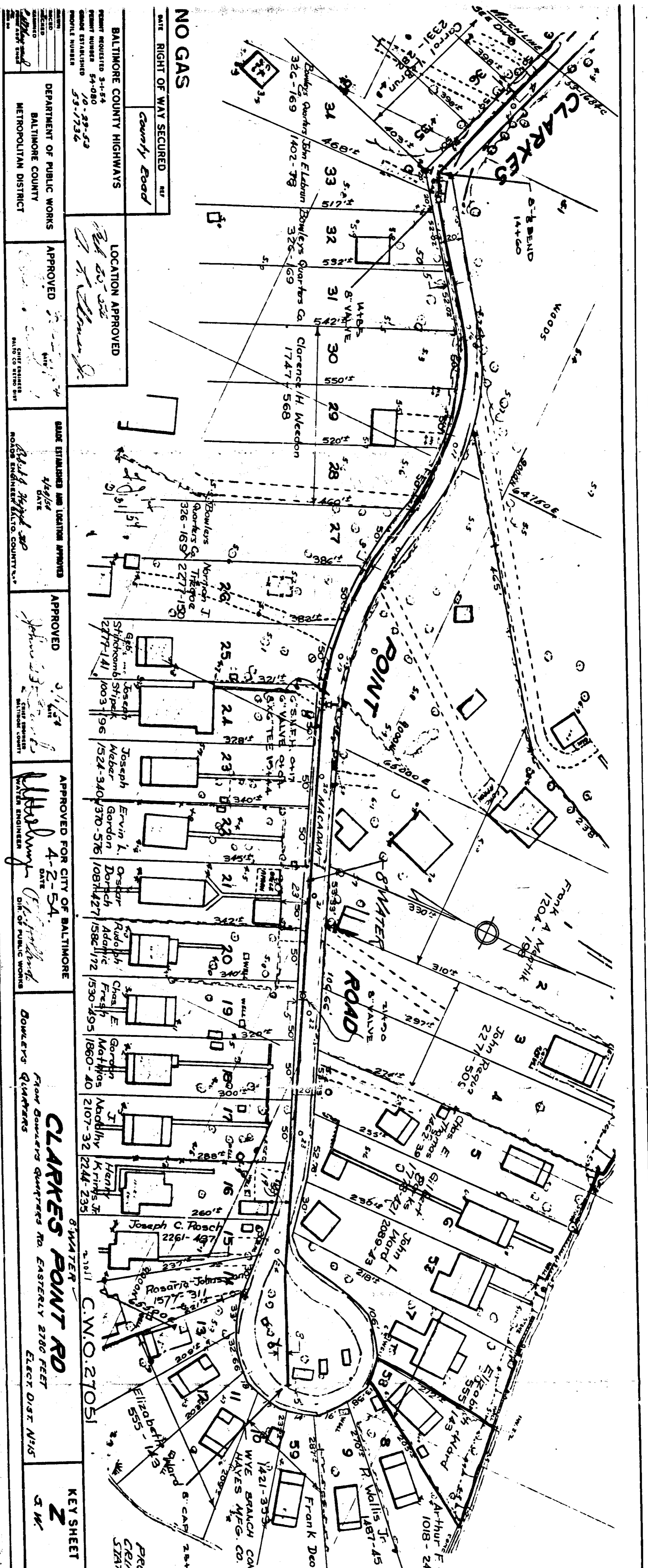
146

NE
3-K

DR.5.5

DR.5.5

01-146-A



BILL OF MATERIALS		
NO.	DESCRIPTION	SIZE
1	1/8" BEND	8"
2	VALVES	3"
1	WYE BRANCH CONN. # 6548	
1	HAVE'S AIR CO. OR APPR. EQUAL	
1	T&E VALVE	8" X 6"
1	S.N.P.H.	6"
17	C.I. PIPE (MECH. UT)	6"
17	C.I. PIPE (MECH. UT)	6"

STATION	EXIST. GROUND	EST. GRADE	BUT
14100	5.2	5.7	4.3
15100	5.8	6.1	4.3
16100	5.9	6.3	4.3
17100	6.0	6.0	4.3
18100	5.9	5.5	4.7
19100	5.9	5.1	4.7
20100	4.8	5.6	4.3
21000	5.7	5.3	4.7
22100	5.7	5.7	4.3
23100	5.7	6.1	4.3
24100	5.9	6.1	4.3

1.0.6899 Revised on
 per record print see
 1.3.75 EME

PROJ. W.M. SHALL BE
 CRIMBERG BETWEEN
 STATION 14+70 TO 19+60

WYE BRANCH CONNECTION # 6548
 OR APPROVED EQUAL

NO GAS

DATE RIGHT OF WAY SECURED *City Road*

BALTIMORE COUNTY HIGHWAYS

PERMIT REQUESTED 3-1-54
 PERMIT NUMBER 54-080
 QUOTE ESTABLISHED 10-29-53
 PROFILE NUMBER 53-1736

LOCATION APPROVED

APPROVED

DATE ESTABLISHED AND LOCATION APPROVED

APPROVED FOR CITY OF BALTIMORE

DEPARTMENT OF PUBLIC WORKS
 BALTIMORE COUNTY
 METROPOLITAN DISTRICT

APPROVED

DATE ESTABLISHED AND LOCATION APPROVED

APPROVED FOR CITY OF BALTIMORE

CLARKE'S POINT RD

From Bowlers Quarters Rd. Easterly 2700 FEET
 ELECT. DIST. N/4S

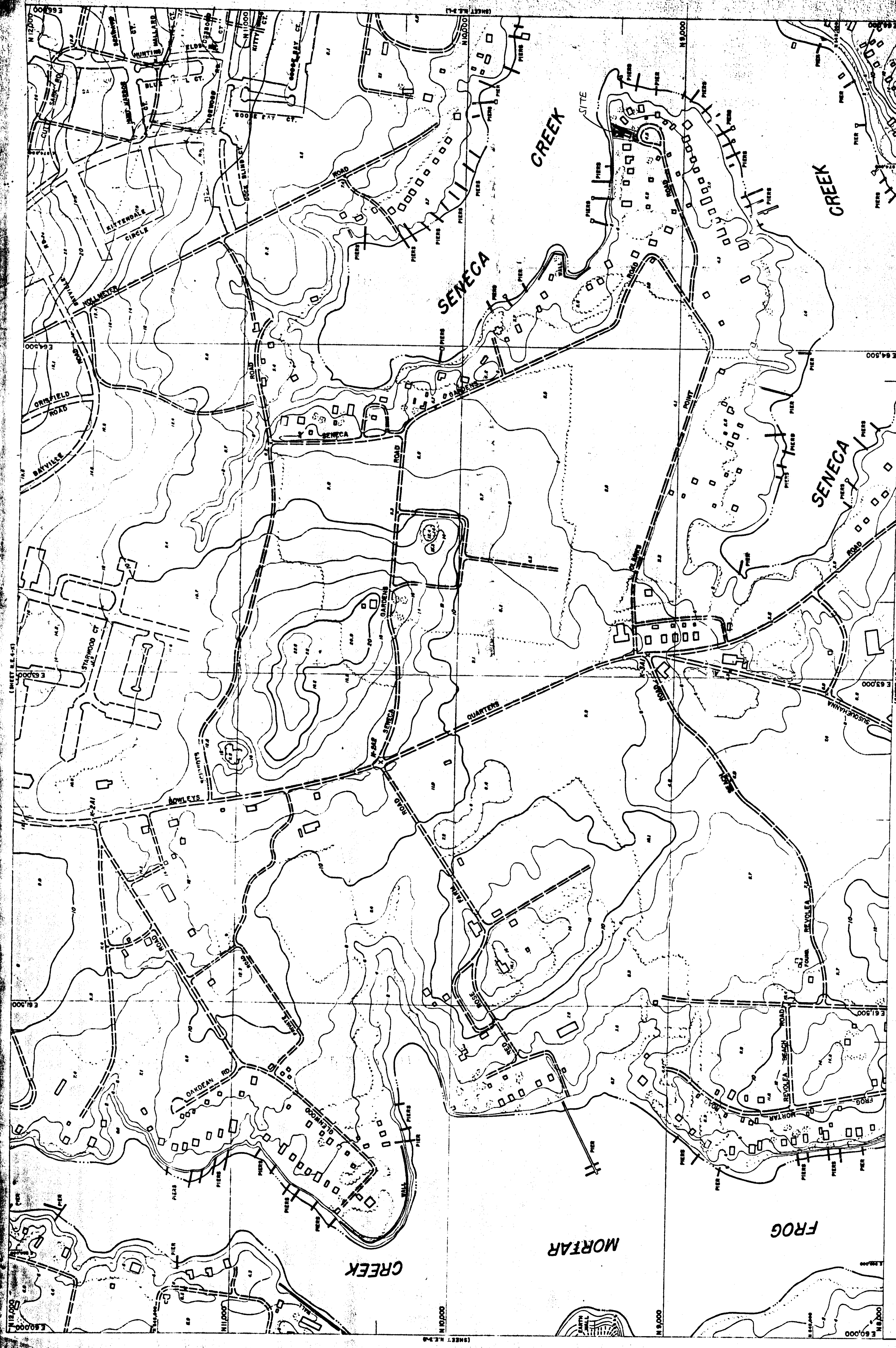
KEY SHEET **Z**

DRAWING NO. **2**

SCALE: 1.0 6.899

FILE A-4-C

375-W MICROFILMED



**PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA**

01-146-A

REVISIONS BY: DATE: 2/13/83	SCALE 1" = 200'	DATE OF PHOTOGRAPHY DEC. 1964	LOCATION #146 BOWLEYS QUARTERS NE 34
--------------------------------------	--------------------	----------------------------------	---

Topography Compiled by Photogrammetric Methods
ADAMS AERIAL SURVEY CORP. LANSING, MICH.

I-SE Z-SW
 I-NE Z-NW



Baltimore County
Zoning Commissioner

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

November 20, 2000

Mr. & Mrs. Daniel Dachille
3828 Clarks Point Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
N/S Clarks Point Road, 800' E of the c/l Seneca Gardens Road
(3828 Clarks Point Road)
15th Election District – 5th Council District
Daniel Dachille, et ux - Petitioners
Case No. 01-146-A

Dear Mr. & Mrs. Dachille:

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. Larry Paglia
3006 Andover Road, Forest Hill, Md. 21050
Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
DEPRM; Office of Planning; People's Counsel; Case File