

IN RE: PETITION FOR VARIANCE
SW/S Wilson Point Road at
Cross Road
(1928 Wilson Point Road)
15th Election District
5th Council District

Elmer J. Wetzelberger
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-213-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 owner of the subject property, Elmer J. Wetzelberger. The Petitioner seeks relief from Section 1A04.3.B.1, 2 and 3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling on a lot with an area of .147 acres in lieu of the minimum required 1.0 acre, a front setback of 17 feet, more or less, in lieu of the required 75 feet from the street centerline, and side setbacks of 10 feet each in lieu of the minimum required 50 feet, and to allow an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner, to permit development of the subject property with a 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 in support of the request were Elmer J. Wetzelberger, property owner, and Joseph W. McGraw, Jr., Professional Land Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an unimproved waterfront lot, with frontage on Wilson Point Road and Middle River in eastern Baltimore County. The property is roughly rectangular in shape, approximately 51 feet wide and ranging in depth from 132 feet to 145 feet, and contains a gross area of 0.147 acres, zoned R.C.5. The property is

ORDER RECEIVED FOR FILING

Date 1/22/11

By [Signature]

known as Lot 127 of the subdivision of Bull Neck, Plat No. 2, which, as is the case with many older communities in eastern Baltimore County, was recorded among the Land Records of Baltimore County many years ago. Mr. Wetzelberger testified that his parents have owned the property since the 1940s. In fact, he presently lives in his parents' home with his mother on the adjacent lot (Lot 128), known as 1926 Wilson Point Road. Mr. Wetzelberger indicated that it is his intention to convey the subject property to his son for his construction of a single family dwelling thereon.

As shown on the site plan, the building envelope for the proposed dwelling is 30' x 40' in dimension. Thus, side setbacks of 10 feet each will be maintained on both sides. Additionally, it was indicated that the house has been set back approximately 80 feet from the water, at the request of the Department of Environmental Protection and Resource Management (DEPRM). As a result, the setback to the street centerline was reduced to 17 feet, thereby necessitating the variance from front setback requirements. Due to the property's R.C.5 zoning classification, the lot is undersized and thus, the requested variance relief is necessary in order to develop same as proposed. Obviously, the required 50-foot side yard setbacks cannot be observed in view of the fact that the lot is only 51 feet wide.

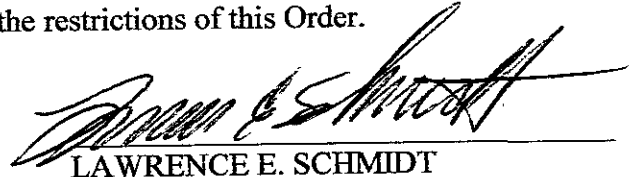
Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the proposed development is an appropriate use of the property and the relief requested meets the spirit and intent of the zoning regulations. Moreover, there were no Protestants and no adverse Zoning Advisory Committee comments submitted by any Baltimore County reviewing agency. Thus, it appears that relief can be granted without detriment to the health, safety and general welfare of the surrounding locale. However, due to the property's location within the Chesapeake Bay Critical Areas, compliance with the comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) to mitigate any impact the proposed development might have on the Bay and its tributaries is required. In addition, the Petitioner is required to submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval prior to the issuance of any building permits.

01/22/11
[Signature]

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 22nd day of January, 2001 that the Petition for Variance seeking relief from Section 1A04.3.B.1, 2 and 3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling on a lot with an area of .147 acres in lieu of the minimum required 1.0 acre, a front setback of 17 feet, more or less, in lieu of the required 75 feet from the street centerline, and side setbacks of 10 feet each in lieu of the minimum required 50 feet, and to allow an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner, to permit development of the subject property with a 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.
- 2) Prior to the issuance of any building permits, the Petitioner shall submit building elevation drawings of the proposed dwelling for review and approval by the Office of Planning
- 3) Petitioner shall comply with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated December 7, 2000, and the Bureau of Development Plans Review Division of the Department of Permits & Development Management (DPDM), dated December 12, 2000, copies of which are attached hereto and made a part hereof.
- 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 1/22/01
By [Signature]



Baltimore County
Zoning Commissioner

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

January 22, 2001

Mr. Elmer J. Wetzelberger
1926 Wilson Point Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
SW/S Wilson Point Road at Cross Road
(1928 Wilson Point Road)
15th Election District – 5th Council District
Elmer J. Wetzelberger - Petitioner
Case No. 01-213-A

Dear Mr. Wetzelberger:

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. Joseph W. McGraw, Jr.
JST Engineering Co., Inc., 6912 North River Drive, Baltimore, Md. 21220
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; Office of Planning; People's Counsel; Case File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1928 WILSON POINT RD LOT 127

which is presently zoned R.C. S

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) 1 A04.3.B.1,2,3, To permit a dwelling on a lot with an area of 1.47 acre, a front setback of 17' 1/2" and side setbacks of 10 ft. each in lieu of the minimum required 1.0 acre 75' to the street centerline and 50 ft each respectively and to allow an undersize lot pursuant to sect 304 with any other variances as deemed necessary 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) EXISTING BUILDING LOT IS TOO SMALL TO ACCOMMODATE REQUIRED SIDE YARDS, FRONT SETBACKS AND PROPOSED DWELLING. PROPERTY IS ALSO SUBJECT TO BUFFER FOR MIDDLE RIVER.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Elmer J. Wetzelberger

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

JOSEPH W. MCGRAW, JR. % JST ENG. CO., INC.

Name

6912 NORTH RIVER DR. 410-335-9142

Address

Telephone No.

BALT. M.D.

21220-1059

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 11-20-90

ORDER RECEIVED FOR FILING
Date 11/20/90
By [Signature]
RECEIVED 11/15/98

Case No. 01-213-A

ZONING DESCRIPTION FOR 1928 WILSON POINT ROAD, LOT 127

Beginning at a point on the southwest side of Wilson Point Road which is 30 feet wide at the distance of 9 feet northwest of the centerline of the nearest improved intersecting street, Cross Road, which is 18 feet wide. Being part of Lot 127 in the subdivision of Bull Neck, Plat No. 2 as recorded in Baltimore County Plat Book #8, Folio #11, containing 6,400 square feet. Also known as 1928 Wilson Point Road and located in the 15TH Election District, 5TH Councilmanic District.



213

BALTIMORE COUNTY, MARY
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ND

(Code No. 01-213-A) 0748

DATE 11-20-00 ACCOUNT FE-101-6150

AMOUNT \$ 500.00

RECEIVED FROM: Joe McBrane

FOR: Reimbursement of expenses for 1998
for the 1998-1999 period

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE 11/21/2000 TIME 15:10:45
 DEPT 5 CASHIER JOE MCBRANE
 CR NO. 637401 RECD FOR 500.00
 BY JOE MCBRANE DATE 11/21/2000

CASHIER'S VALIDATION

NOTICE OF PUBLIC 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: #01-213-A

1928 Wilson Point Road
SW/S Wilson Point Road, 9' NW of centerline Cross Road
15th Election District - 5th Councilmanic District
Legal Owner(s): Elmer J. Wetzelberger

Variance: to permit a dwelling on a lot with an area of .147 acre, a front yard setback of 17-feet (4'-0"), and side setbacks of 10-feet each in lieu of the minimum required 1 acre, 75 feet to the street centerline and 50 feet each, respectively, and to approve an undersized lot with any other variances deemed necessary by the zoning commissioner.

Hearing: Tuesday, January 9, 2001 at 11:00 a.m. in Room 407, County Courts Building, 461 Bussey 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.

12/15/00 Doc. 21 0440581

CERTIFICATE OF PUBLICATION

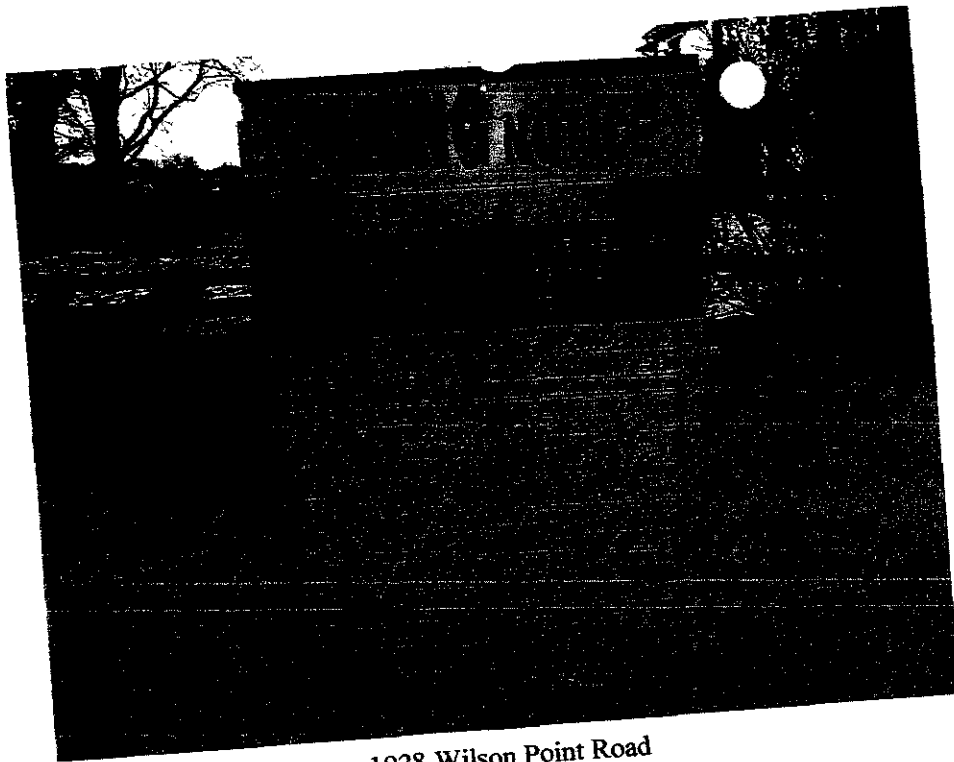
TOWSON, MD, 12/21, 2000

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 12/21, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING



1928 Wilson Point Road

CERTIFICATE OF POSTING

**RE: CASE # 01-213-A
PETITIONER/DEVELOPER
(Elmer J. Wetzelberger)
DATE OF Hearing
(1-9-01)**

**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**

1928 Wilson Point Road Baltimore , Maryland 21220_____

THE SIGN(S) WERE POSTED ON _____ 12-21-00 _____
(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
1928 Wilson Point Road, SW/S Wilson Point Rd,
9' NW of c/I Cross Rd
Election District, Councilmanic

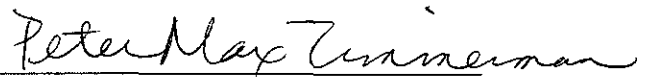
Legal Owner: Elmer J. Wetzelberger
Petitioner(s)

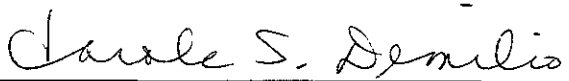
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-213-A

* * * * *

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 7th day of December, 2000 a copy of the foregoing Entry of Appearance was mailed to Joe McGraw, JST Engineering Co., Inc., 6912 N. River Drive, Baltimore, MD 21220, 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

December 1, 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: 01-213-A

1928 Wilson Point Road

SW/S Wilson Point Road, 9' NW of centerline Cross Road

15th Election District – 5th Councilmanic District

Legal Owner: Elmer J. Wetzelberger

Variance to permit a dwelling on a lot with an area of .147 acre, a front yard setback of 17-feet (+/-), and side setbacks of 10-feet each in lieu of the minimum required 1 care, 75 feet to the street centerline and 50 feet each, respectively, and to approve an undersized lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Tuesday, January 9, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Elmer J. Wetzelberger, 1928 Wilson Point Road, Lot 127, Baltimore 21220
Joseph W. McGraw, Jr., JST Eng. Co., Inc., 6912 North River Drive
Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 22, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 21, 2000 Issue – Jeffersonian

Please forward billing to:
Joseph W. McGraw, Jr.
JST Eng. Co., Inc.
6912 North River Drive
Baltimore, MD 21220

410 335-9142

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: 01-213-A

1928 Wilson Point Road

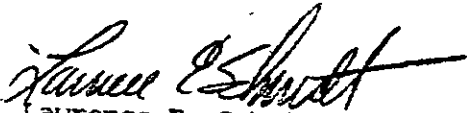
SW/S Wilson Point Road, 9' NW of centerline Cross Road

15th Election District – 5th Councilmanic District

Legal Owner: Elmer J. Wetzelberger

Variance to permit a dwelling on a lot with an area of .147 acre, a front yard setback of 17-feet (+/-), and side setbacks of 10-feet each in lieu of the minimum required 1 care, 75 feet to the street centerline and 50 feet each, respectively, and to approve an undersized lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Tuesday, January 9, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

GDL

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: _____

Petitioner: ELMER J. WETZELBERGER

Address or Location: 1928 WILSON POINT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH W. MCGRAW, JR. % JST ENG. Co., Inc.

Address: 6912 NORTH RIVER DRIVE

BALT. MD. 21220-1059

Telephone Number: 410-335-9142



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 8, 2001

Elmer J. Wetzelberger
1928 Wilson Point Road
Lot 127
Baltimore MD 21220

Dear Mr. Wetzelberger:

RE: Case Number: 01-213-A,

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 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: Joseph W. McGraw, Jr., JST Eng. Co., Inc., 6912 North Point Drive, Baltimore
21220
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** December 12, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For December 11, 2000
Item No. 213

The Bureau of Development Plans Review has reviewed the subject zoning item. 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 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 minimum floor elevation for the structure is 11 feet, which is 1-foot over the mean high tide.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MRBS*

DATE: December 7, 2000

SUBJECT: Zoning Item #213
1928 Wilson Point Road (Lot 127)

Zoning Advisory Committee Meeting of December 4, 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: December 5, 2000

5/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 7, 2000

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

27

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-213**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. Nevertheless, elevation drawings should be submitted to this office for review and approval prior to the issuance of any building permit.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Variance #01

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Variance
Permit or Case No. 01-213 A

12/11/00

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

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

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:

ELMER J. WETZELBERGER 1224 KENDRICK RD.
Print Name of Applicant Address Telephone Number
Lot Address 1928 WILSON POINT RD. Lot 127 Election District 15TH Councilmanic District 5TH Square Feet 6,400
Lot Location: NE S W side corner of WILSON POINT ROAD & CROSS ROAD 9' feet from NE S W corner of CROSS ROAD
(street) (street)
Land Owner: ELMER J. WETZELBERGER Tax Account Number _____
Address: SAME AS APPLICANT Telephone Number () _____

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

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

	YES	NO
1. This Recommendation Form (3 copies)	✓	
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		NOT AVAILABLE - HOUSE TO BE BUILT IS SIMILAR TO THAT SHOWN ON ATTACHED PHOTO (SHEET # 2 TOP)
5. Photographs (please label all photos clearly) Adjoining Buildings	✓	
Surrounding Neighborhood	✓	
6. Current Zoning Classification: R.C. S		

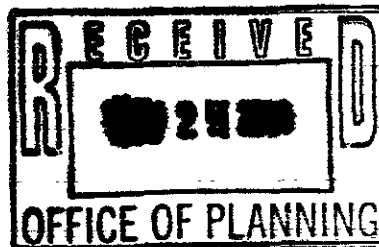
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Submit elevation drawings to office of Planning
prior to issuance of building permit.

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



Date: 12/17/00

Revised 2/25/99

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



Maryland Department of Transportation
State Highway Administration

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

Date: 12.1.00

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

RE: Baltimore County
Item No. 213 JJS

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

la 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

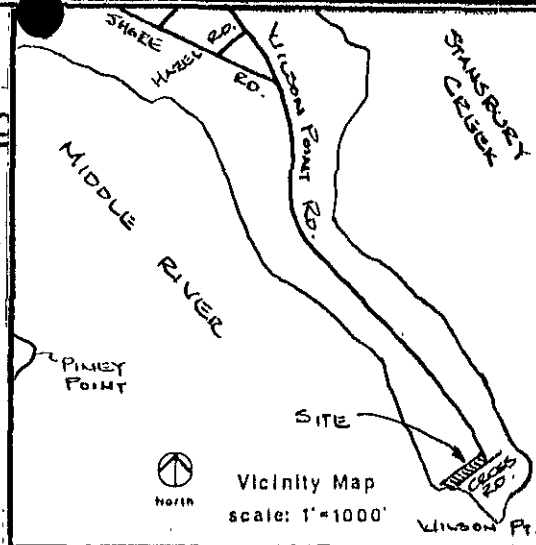
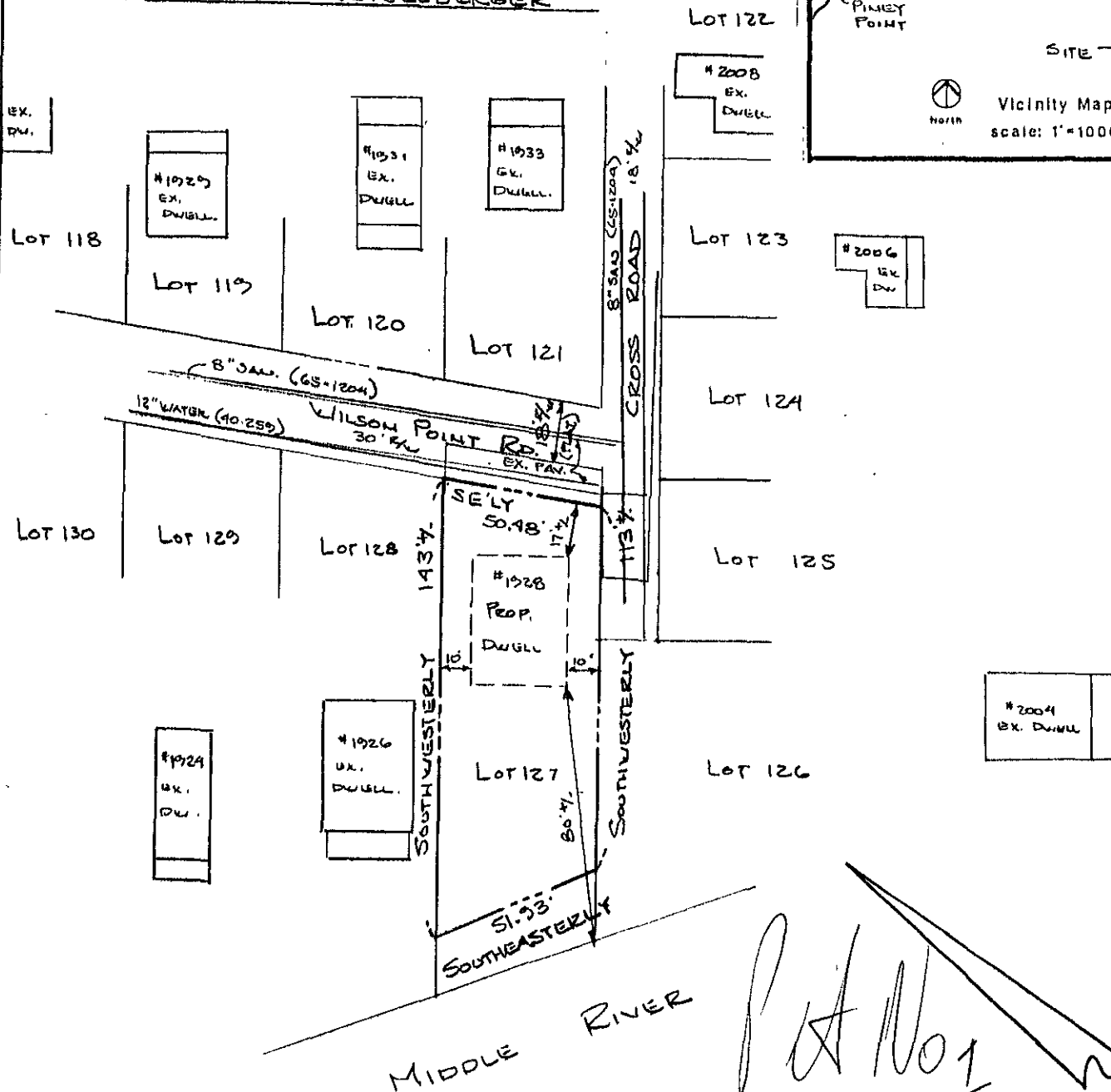
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1928 WILSON POINT ROAD LOT 127

Subdivision name: BULL NECK, PLAT No. 2

[plat book# 8, folio# 11, lot# 127, section# N/A

OWNER: ELMER J. WETZELBERGER



Plat No 1

PLAN TO ACCOMPANY VARIANCE HEARING
FOR

ELMER J. WETZELBERGER
1928 WILSON POINT ROAD
BALTIMORE COUNTY, MD.

[Signature]

J.S.T. Engineering Co., Inc.
6912 North River Drive
Baltimore, MD. 21220
410-335-9142 Fax 410-335-9144

Scale: 1"=50' Date: 10-15-00

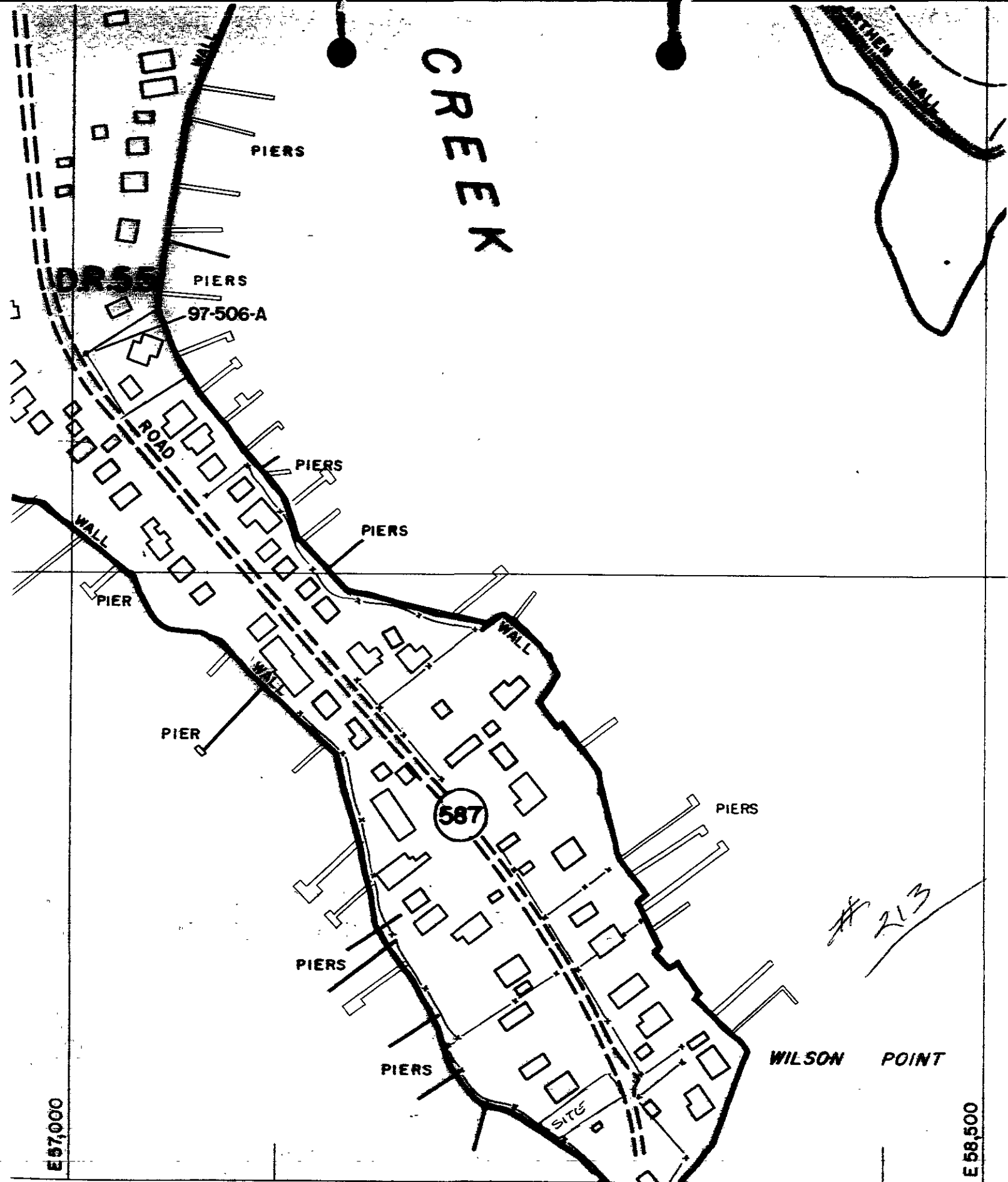
LOCATION INFORMATION

Election District: 15TH
Councilmanic District: 5TH
1"=200' scale map#: NE 2-J
Zoning: R.C. 5
Lot size: 0.147 6,400
acres square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐
Chesapeake Bay Critical Area:	☒	☐
Prior Zoning Hearings:	<u>None</u>	

Zoning Office USE ONLY!

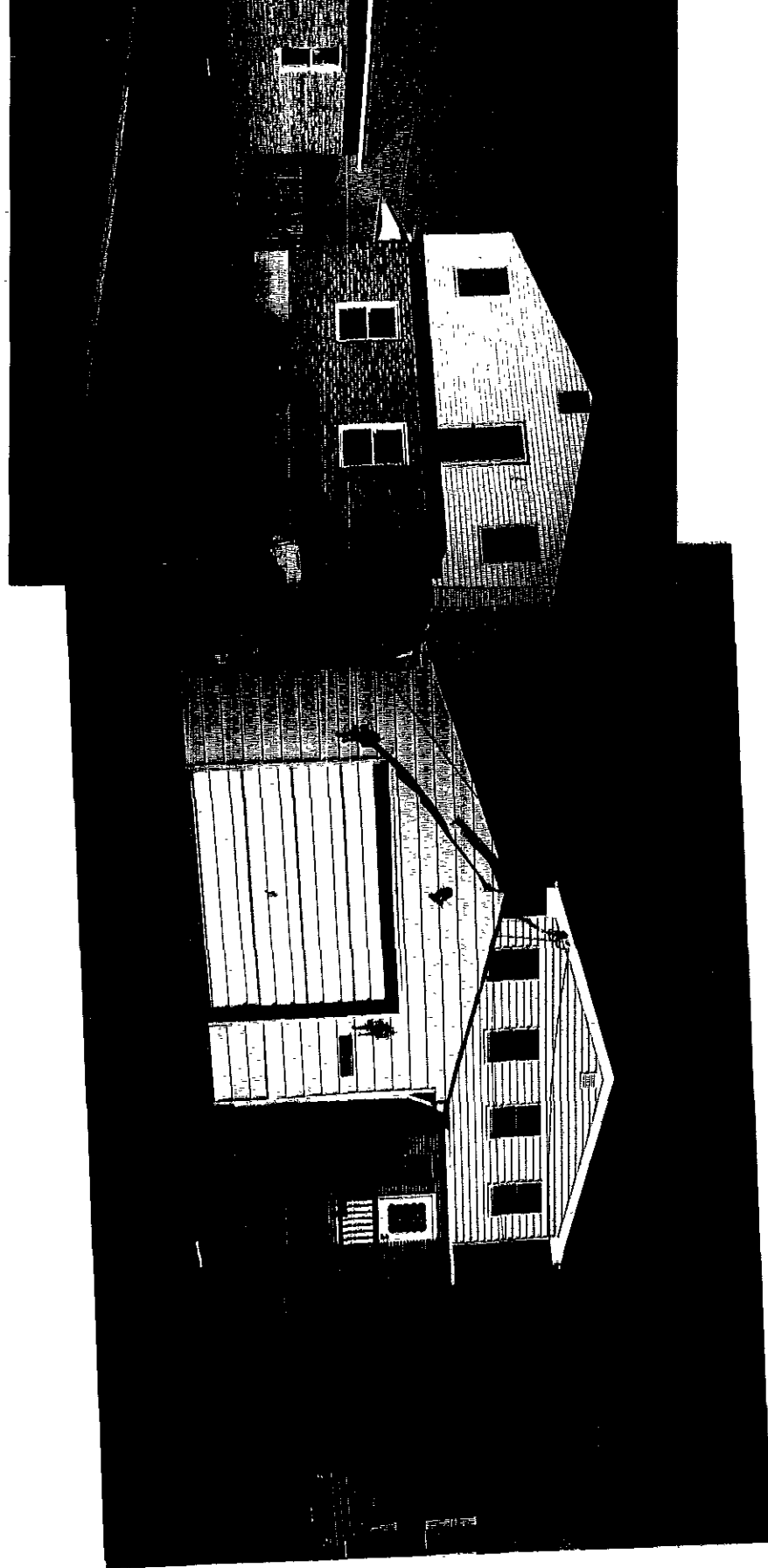
reviewed by: [Signature] ITEM #: 213 CASE #:



SHEET N.E. 1-J

RE COUNTY NNING AND ZONING

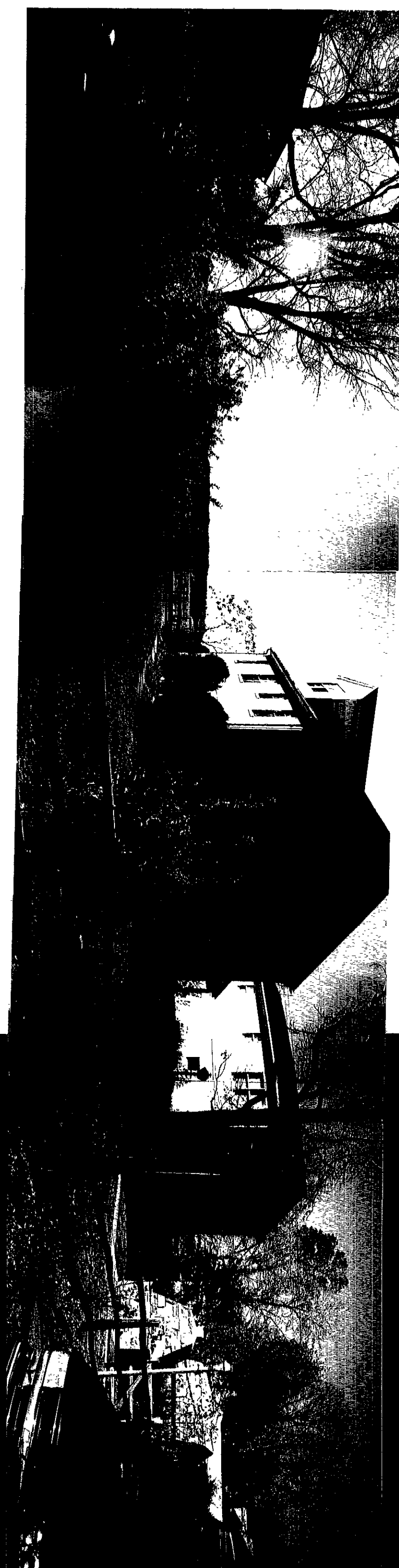
NE 2-J

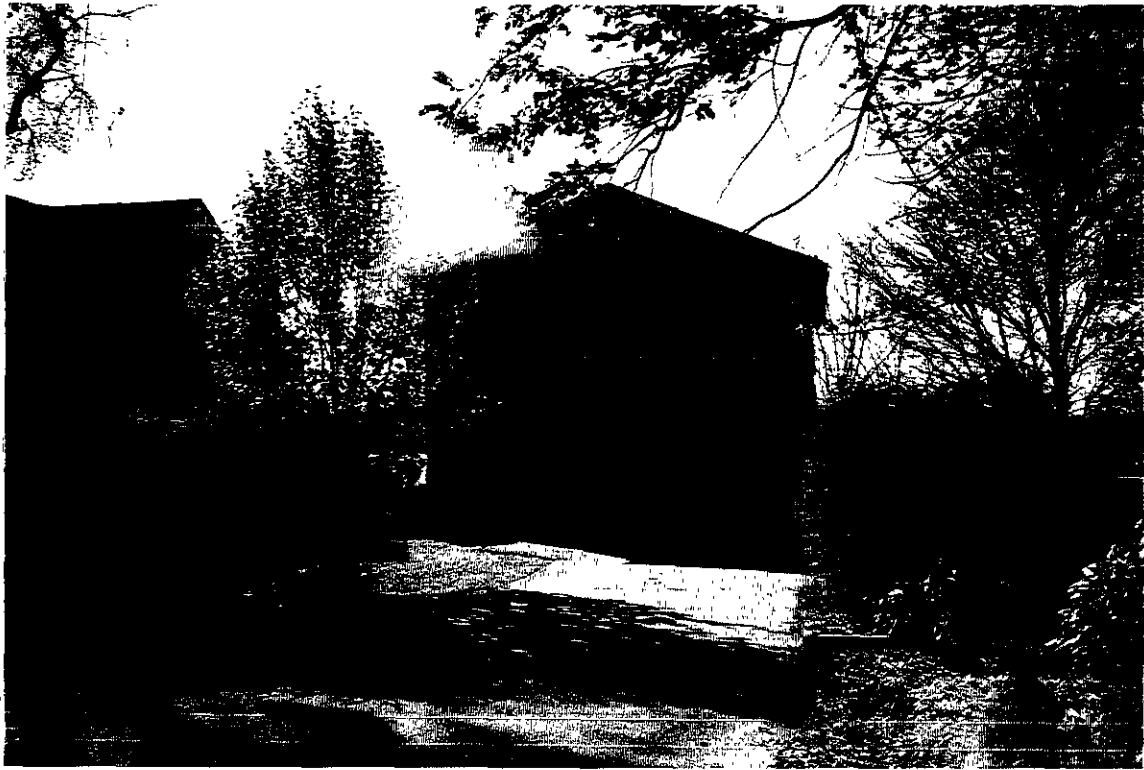




COMPOSITE TAKEN FROM ROAD
RE OF SUBJECT SITE







HOUSES ON $\frac{9}{16}$ ROAD



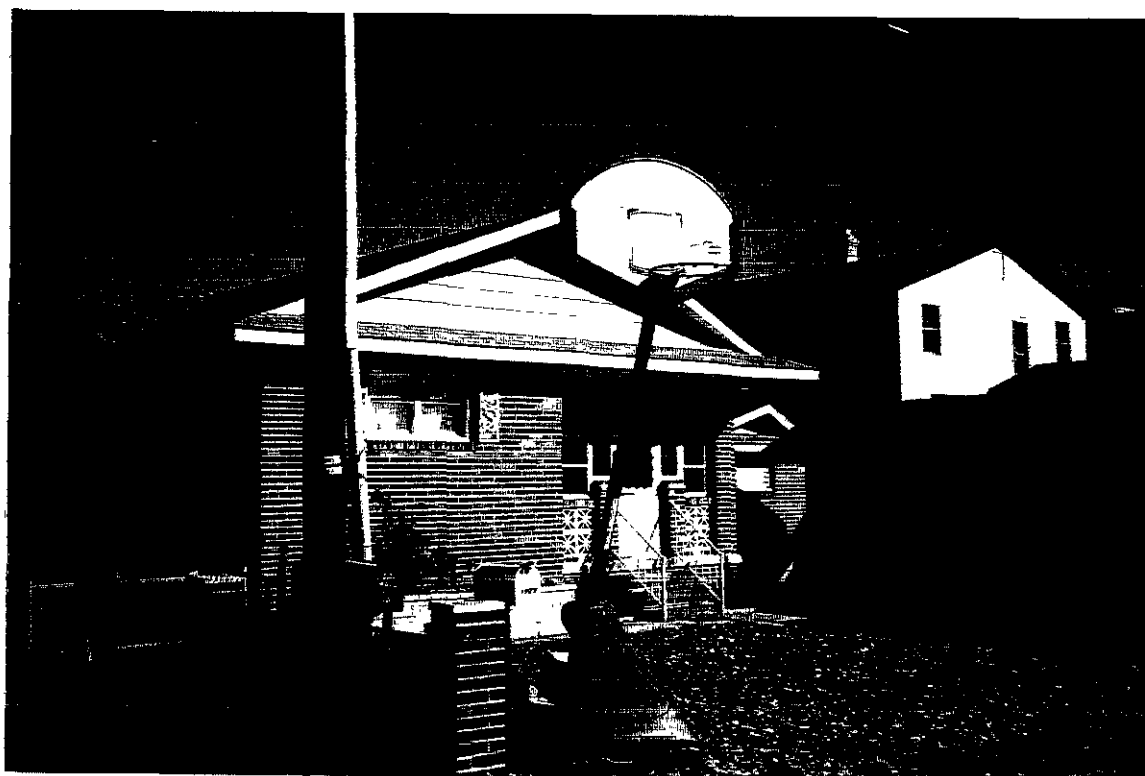
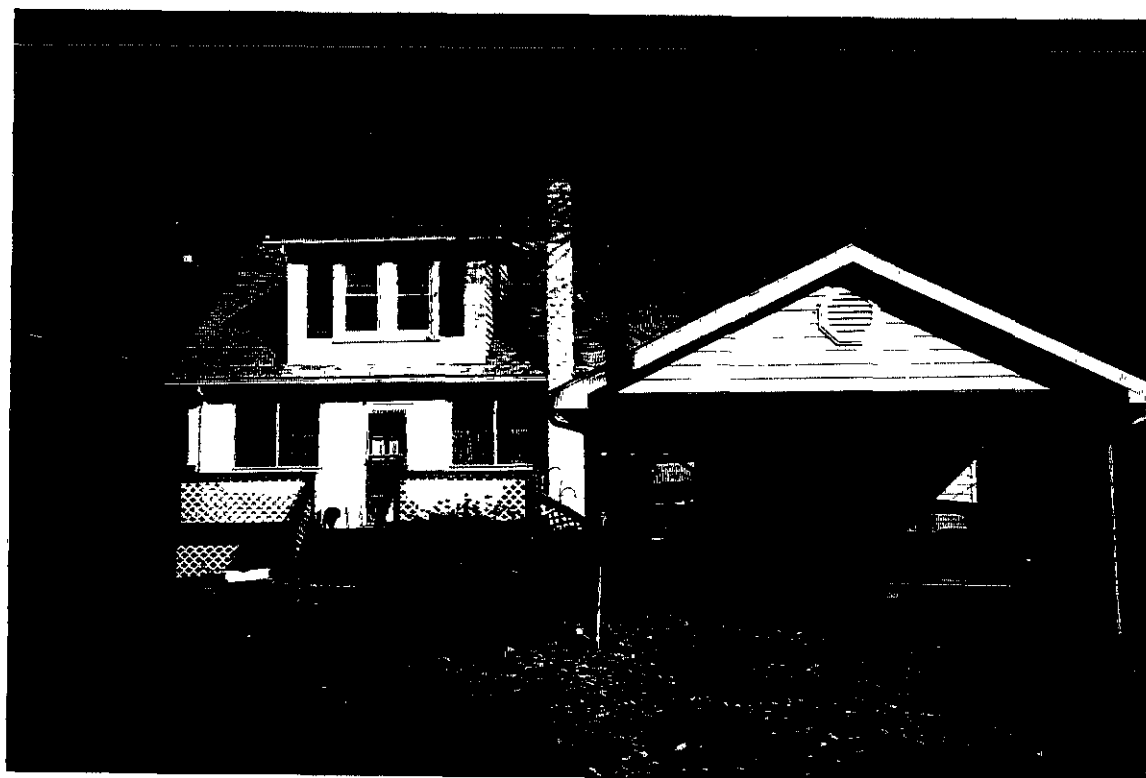
HOUSES ON 3/3 ROAD



WATER / SIDE OF HOUSES $\frac{8}{3}$ ROAD



HOUSES ON N/S ROAD



HOUSES ON N/S ROAD



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	WILSON POINT	N.E.
				2-J
		DATE OF PHOTOGRAPHY		
		DEC. 1954		
Topography Compiled By Photogrammetric Methods				
ABRAMS AERIAL SURVEY CORP. LANSING MICH.				

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

1-SE Z-SW