

IN RE: PETITION FOR VARIANCE

E/S Maple Road, 675' N
centerline Holly Neck Road
15th Election District
5th Councilmanic District
(1125 Maple Road)

Dallas Eugene Waddell, Legal Owner
and
Wayne Roger Orem, Contract Purchaser
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-236-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Dallas E. Waddell and the contract purchaser, Wayne Orem. The variance request is for property located at 1125 Maple Road, which property is zoned RC 5. Specifically, the Petitioner is requesting a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a single-family dwelling with side setbacks of 15 ft. and 20 ft. respectively and a front setback of 50 ft. from the centerline of the road in lieu of the required 50 ft. and 75 ft. respectively. In addition, the Petitioner is requesting approval of an undersized lot.

Appearing at the hearing on behalf of the variance request was Wayne Orem, the contract purchaser of the property. There were no protestants or other interested parties in attendance.

Testimony and evidence indicated that the property which is the subject of this variance request consists of 0.344 acres, more or less, zoned RC 5. The subject property is unimproved at this time. The subject property is located on the east side of Maple Road in the Cedar Beach area of Baltimore County. The Petitioner is desirous of constructing a single-family residential dwelling on this vacant lot. Mr. Orem has been searching for a lot upon which to build a house for himself and his family. He submitted into evidence an architectural drawing of the house he

would like to construct on this property. Based on the drawing submitted, Mr. Orem is intending to construct a home that will be a substantial improvement to this neighborhood. Furthermore, the letter contained in the file dated January 17, 2001 from the Back River Neck Peninsula Community Association was fully discussed with Mr. Orem. The construction of a single-family home on this property will have no additional impact on any wetlands located on the property over and above the impact that has already occurred by virtue of the County's installation of the new sewer line thereon. In addition, Mr. Orem indicated that he will not be affecting any of the protected forests on the property. He, therefore, believes that the concerns raised in the letter from the community association have been fully addressed and the construction of his home will have no impact on those sensitive environmental areas identified in the community's letter.

After considering the testimony and evidence offered at the hearing, I find that the Petitioner's variance request should be granted.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should, therefore, be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and

that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations (attached herewith) which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

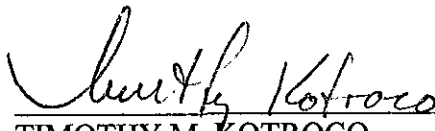
- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

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

THEREFORE, IT IS ORDERED this 23rd day of January, 2001, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a single-family dwelling with side setbacks of 15 ft. and 20 ft. respectively and a front setback of 50 ft. from the centerline of the road in lieu of the required 50 ft. and 75 ft. respectively and approval of an undersized lot, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at his time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated December 28, 2000, a copy of which is attached hereto and made a part hereof.
3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

January 24, 2001

Mr. Wayne R. Orem
2125 Firethorn Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 01-236-A
Property: 1125 Maple Road

Dear Mr. Orem:

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

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

Copies to:

Mr. Dallas Eugene Waddell
2109 Holly Neck Road
Baltimore, MD 21221

Back River Neck Peninsula Community Assn.
P. O. Box 16754
Baltimore, MD 21221



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1125 Maple Rd. lots # 166, 167, 168 & 169
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.2 to permit a single family

dwelling with side setbacks of 15' and 30' respectively and a front setback of 50' from the E of the road in lieu of the required 50' and 45' respectively, 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)

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:

Wayne Roger Orem
Name - Type or Print
[Signature]
Signature
2125 Firethorn Road 443 250-2953
Address Telephone No.
Baltimore Md 21220
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Case No. 01-236-A

RECEIVED 9/15/98

Legal Owner(s):

DALLIS EUGENE WADDELL
Name - Type or Print
[Signature]
Signature
Name - Type or Print
Signature
2109 HOLLY NECK ROAD 410-397-4427
Address Telephone No.
BALTIMORE MD 21221
City State Zip Code

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By TAG Date 12/11/00

Zoning description for 1125 Maple Road, lots 166, 167, 168, and 169.

Beginning at a point on the East side of Maple Road, which is 40' wide at a distance of 675' North of the centerline of Holly Neck Road, which is 50' wide.

Being known and designated as lots numbered 166, 167, 168, and 169, as shown on the plat of Cedar Beach recorded in plat book W.P.C., No. 7, Part 2-186, containing 15,000 square feet. Also known as 1125 Maple Road and located in the 15th district, 5th Council Manic District.

01-236A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90108

DATE 12-11-00 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Wayne Orem

FOR: Variance + Undersized lot

1155 Maple Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/11/2000	12/11/2000	09:28:57
PER 0002	CASHIER POOL DND	DRAWER
Dep 5	528 JONES NEWPORT	
Receipt #	16771	OPEN
CR NO.	090108	

Receipt Tot 50.00
50.00 OK 50.00
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 #01-236-A

1125 Maple Road

E/S Maple Road, 675' N of centerline Holly Neck Road

15th Election District 5th Councilmanic District

Legal Owner(s): Dallas E. Waddell

Contract Purchaser: Wayne R. Orem

Variance: to permit a single family dwelling with side setbacks of 15-feet and 20-feet respectively and a front setback of 50-feet from the centerline of the road in lieu of the required 50-feet and 75-feet, respectively and to approve an undersized lot.

Hearing: Friday, January 19, 2001 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake 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.

1/003 Jan. 4

C442455

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1/4/, 2001

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 1/4/, 2001.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-236-A

Petitioner/Developer: WAYNE OREM

Date of Hearing/Closing: 19 JAN 2001

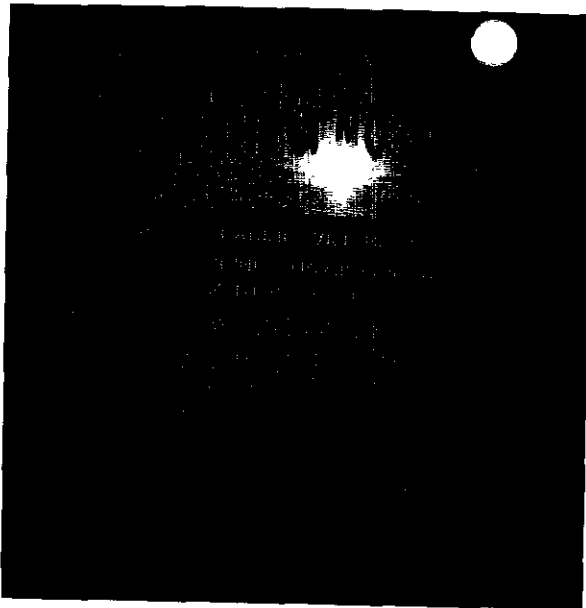
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 1125 MARIE RD

The sign(s) were posted on 4 JAN 2001
(Month, Day, Year)



Sincerely,

[Signature] 4 JAN 2001
(Signature of Sign Poster and Date)

SSG Robert Black
(Printed Name)

1508 Leslie Road
(Address)

Dundalk Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

RE: PETITION FOR VARIANCE
1125 Maple Road, E/S Maple Rd, 675' N of c/l Holly
Neck Rd (Lots 166, 167, 168, 169)
15th Election District, 5th Councilmanic

Legal Owner: Dallas E. Waddell
Contract Purchaser: Wayne R. Orem
Petitioner(s)

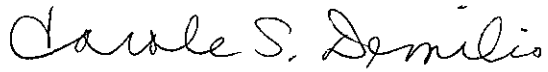
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-236-A

* * * * *

ENTRY OF APPEARANCE

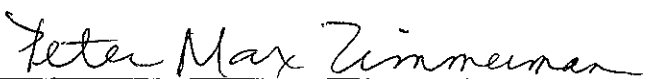
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 28th day of December, 2000 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Dallas E. Waddell, 2109 Holly Neck Road, Baltimore, MD 21221, and to Contract Purchaser Wayne R. Orem, 2125 Firethorn Road, Baltimore, MD 21220, 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 21, 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: 01-236-A

1125 Maple Road

E/S Maple Road, 675' N of centerline Holly Neck Road

15th Election District – 5th Councilmanic District

Legal Owner: Dallas E. Waddell

Contract Purchaser: Wayne R. Orem

Variance to permit a single family dwelling with side setbacks of 15-feet and 20-feet respectively and a front setback of 50-feet from the centerline of the road in lieu of the required 50-feet and 75-feet, respectively and to approve an undersized lot.

HEARING: Friday, January 19, 2001 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



672

Arnold Jablon
Director

C: Wayne R. Orem, 2125 Firethorn Road, Baltimore 21220
Dallas E. Waddell, 2109 Hollyneck Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 4, 2001.**
- (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, January 4, 2001 Issue – Jeffersonian

Please forward billing to:
Wayne Orem
2125 Firethorn Road
Baltimore, MD 21220

410 686-6765 or 443 250-2950

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: 01-236-A
1125 Maple Road
E/S Maple Road, 675' N of centerline Holly Neck Road
15th Election District – 5th Councilmanic District
Legal Owner: Dallas E. Waddell
Contract Purchaser: Wayne R. Orem

Variance to permit a single family dwelling with side setbacks of 15-feet and 20-feet respectively and a front setback of 50-feet from the centerline of the road in lieu of the required 50-feet and 75-feet, respectively and to approve an undersized lot.

HEARING: Friday, January 19, 2001 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue


Lawrence E. Schmidt
GDZ

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: 01-236A
Petitioner: Wayne Orem
Address or Location: 1125 Maple Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Wayne Orem
Address: 2125 Firethorn Road
Baltimore Md 21220
Telephone Number: (410) 686-6765 (443) 250-2950



Baltimore County
Department of Permits and
Development Management

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

January 12, 2001

Wayne R Orem
1225 Firethorn Road
Baltimore MD 21220

Dear Mr. Orem:

RE: Case Number: 01-236-A, 1125 Maple Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 11, 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: Dallas E Waddell, 2109 Hollyneck Road, Baltimore 21221
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2001
Item Nos. 233, 234, 235, 236, 238, 239,
240, 241, 244, 246, 247, 248, 249, and 250

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

December 27, 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 December 26, 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:

231, 233, 234, 235, 236, 237, 238, 240, 241, 243, 244,
245, 246, 247, 249, and 250

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold L. Jablon, PDM
FROM: Bruce Seeley, DEPRM *JS*
DATE: December 28, 2000
SUBJECT: Zoning Item #236
1125 Maple Road

Zoning Advisory Committee Meeting of December 26, 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 (Section 14-331 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- 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 27, 2000

June
1/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 26, 2000

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

JAN 2

SUBJECT: 1125 Maple Road

INFORMATION:

Item Number: 236

Petitioner: Wayne Roger Orem

Zoning: RC-5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommended approval of an undersized lot request for the subject property on December 18, 2000 (see attached).

Section Chief:

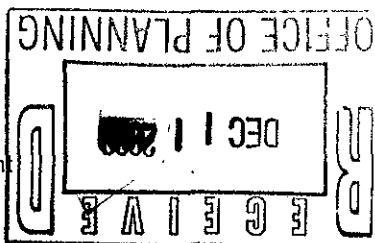
Jeffrey W. Long

AFK:JL

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. 01-236A



Residential Processing Fee Paid
(\$50.00)

Accepted by JAG
Date 12/11/00

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:

Wayne B. Orem 2125 Firethorn Road Baltimore MD 21220 443 230 2933
Print Name of Applicant Address Telephone Number
Lot Address 1125 Maple Rd Lots 166, 167, 168, 169 Election District 15 Councilmanic District 5 Square Feet 15,000
Lot Location: NE S W side/corner of Maple Road 675 feet from NE S W corner of Holly Neck Road
(street) (street)
Land Owner: Douglas Waddell Tax Account Number 150800
Address: 2109 Holly Neck Road Telephone Number (410) 391-4427

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

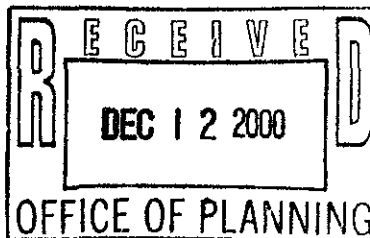
TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!		PROVIDED?	
		YES	NO
1. This Recommendation Form (3 copies)		☒	☐
2. Permit Application		☐	☐
3. Site Plan		☒	☐
Property (3 copies)		☒	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)		☒	☐
4. Building Elevation Drawings		☒	☐
5. Photographs (please label all photos clearly)		☒	☐
Adjoining Buildings		☒	☐
Surrounding Neighborhood		☒	☐
6. Current Zoning Classification: <u>RC 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 Long
for the Director, Office of Planning and Community Conservation



Date: 12/18/2000

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: 1.3.01

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

RE: Baltimore County
Item No. 236 TAG

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,

/s/ 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

BACK RIVER NECK
PENINSULA
COMMUNITY ASSOCIATION



SINCE 1983

P.O. Box 16754, Baltimore, Maryland 21221

January 17, 2001

JAN 17

Zoning Commissioner
Baltimore County
Towson, MD. 21204

Dear Sirs,

The Back River Neck Peninsula Community Association, Inc. would like to go on record as being opposed to the granting of the variances and exceptions being requested in case # 01-236A until such time as the following questions can be answered in a satisfactory manner. At such time as we receive answers to these question, we will make a determination to continue our opposition, or drop it.

Although the BRNPCA has misplaced our copy of the SAMP (Special Area Management Plan) which was conducted several years ago to delineate wetland areas of the lower Back River Neck Peninsula, it has been pointed out that the property in question *may* contain wetland areas delineated in the SAMP study. We request that this issue be researched and resolved before any decision is made for variances and exceptions.

The BRNPCA further requests a determination as to whether the proposed construction is in compliance with the Growth Management Plan for the lower Back River Neck, in particular the section which deals with a 50 ft wide lot at the construction line. The property in question also contains many trees, and the BRNPCA requests assurances that proper guidelines already established as to the removal of forestation be applied prior to the granting of variances.

As you know, it is difficult for community members to attend these hearings because of our work schedules, and that is why we have sent this letter. We would greatly appreciate a response to our questions in writing prior to the granting of any exceptions or variance.

Thank You,

Keith Roberts
Keith Roberts, President

Front View

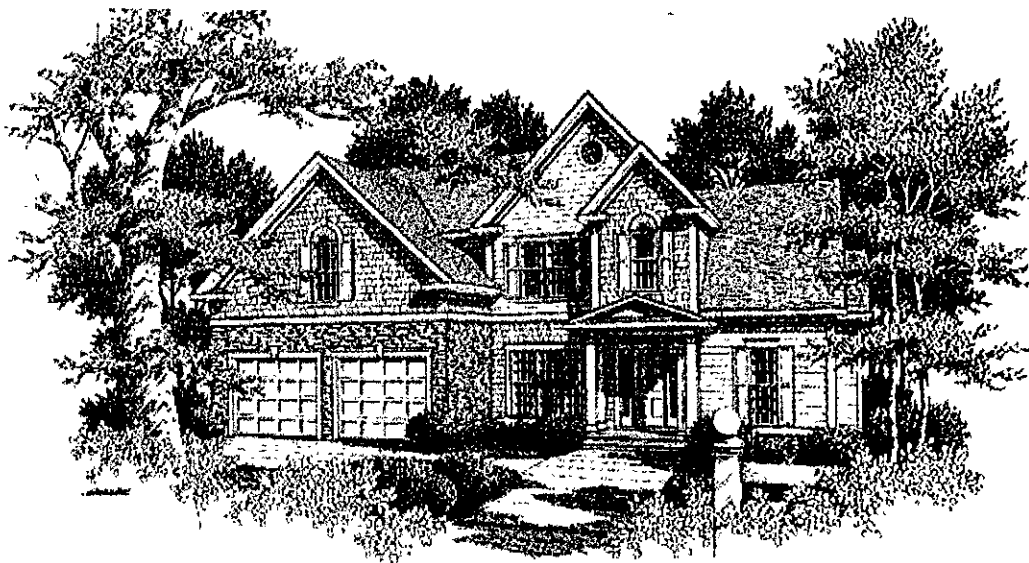


L hous

of 8

1st Floor Plan

.../hssearchplans.taf/?function=summary&plan_id=7820&area=srch&source=hsnet&_UserReferer8/11/00



Click on picture to PRINT ONLY the:

First Floor Plan

Plan ID: chp-2289-a

Proposed houses

01-236A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

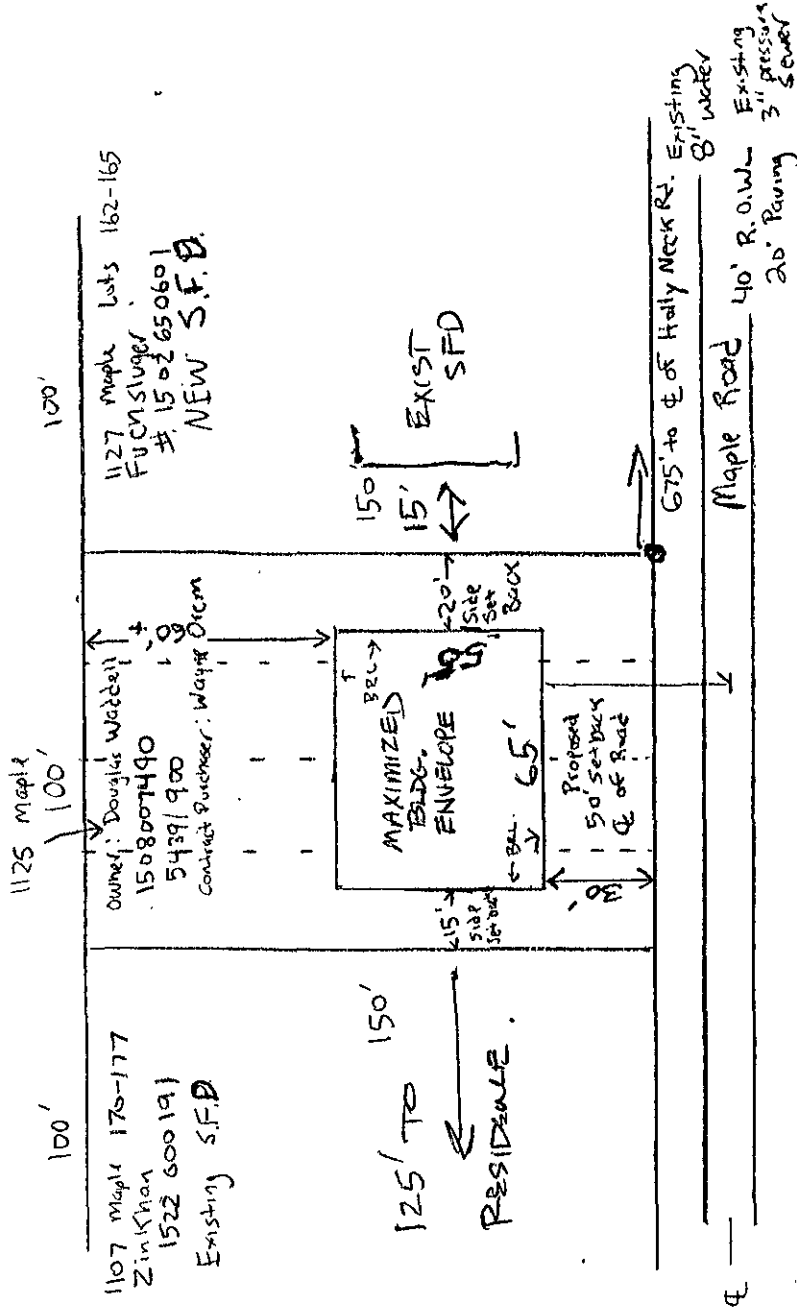
PROPERTY ADDRESS: 1125 Maple Road Lots 166, 167, 168, 169

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

Subdivision name: Cedar Beach
plat book # 1, folio # 186, lot # 1, section # Part 2-186

OWNER: Dallas E. Waddell

Contract; Wayne R. Orem
Purchaser

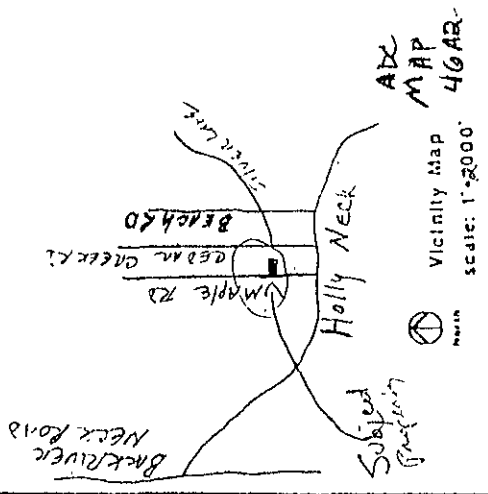


NOT IN FLOOD PLAIN



North

date: mko Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 15
Councilman District: 5
1-2000 scale map: SE-2J
Zoning: RC-5
Lot size: 1,344 square feet
15,000 acreage

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ PUBLIC ☐ PRIVATE

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

TAG: 236 01-236A

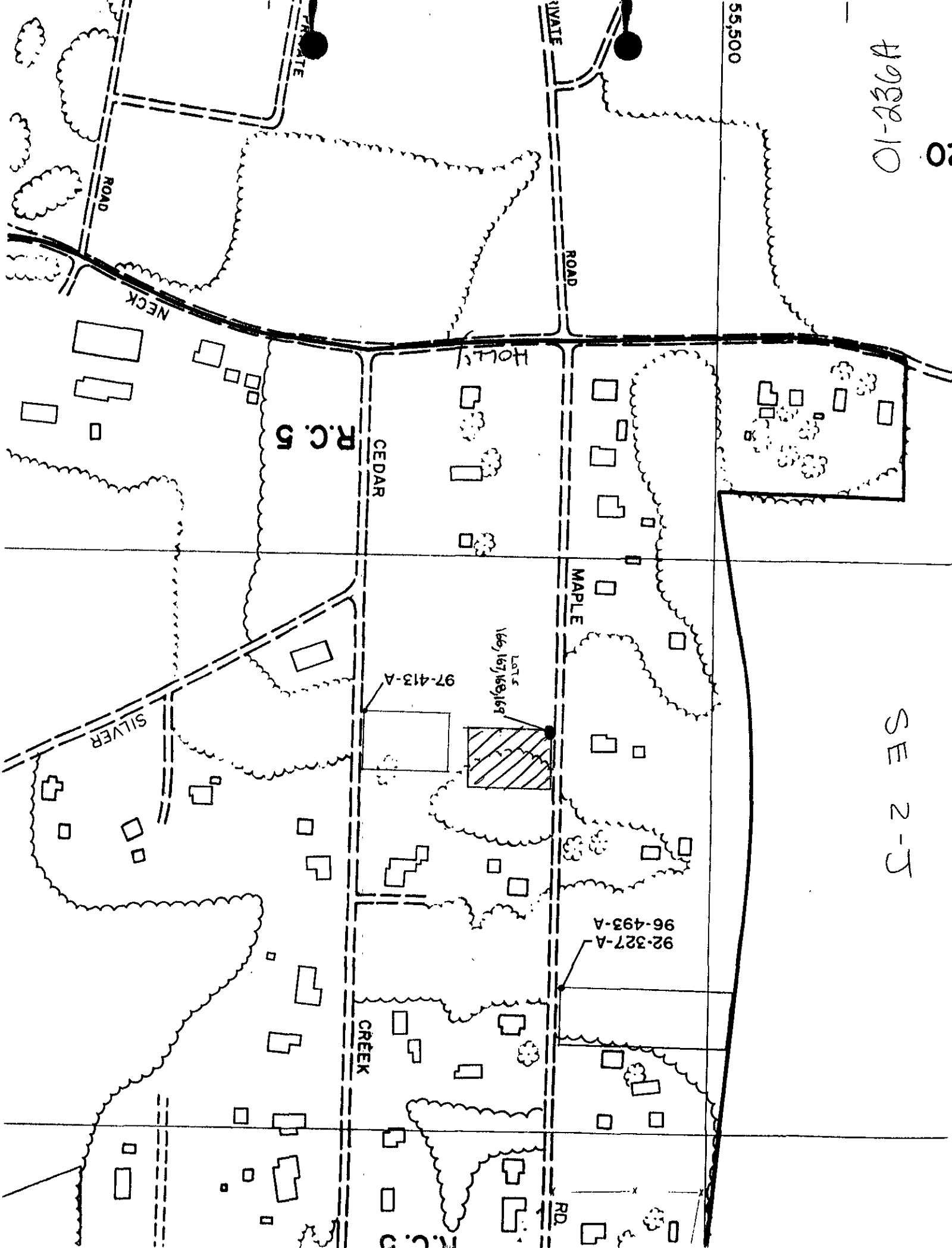
Pet Ex #1

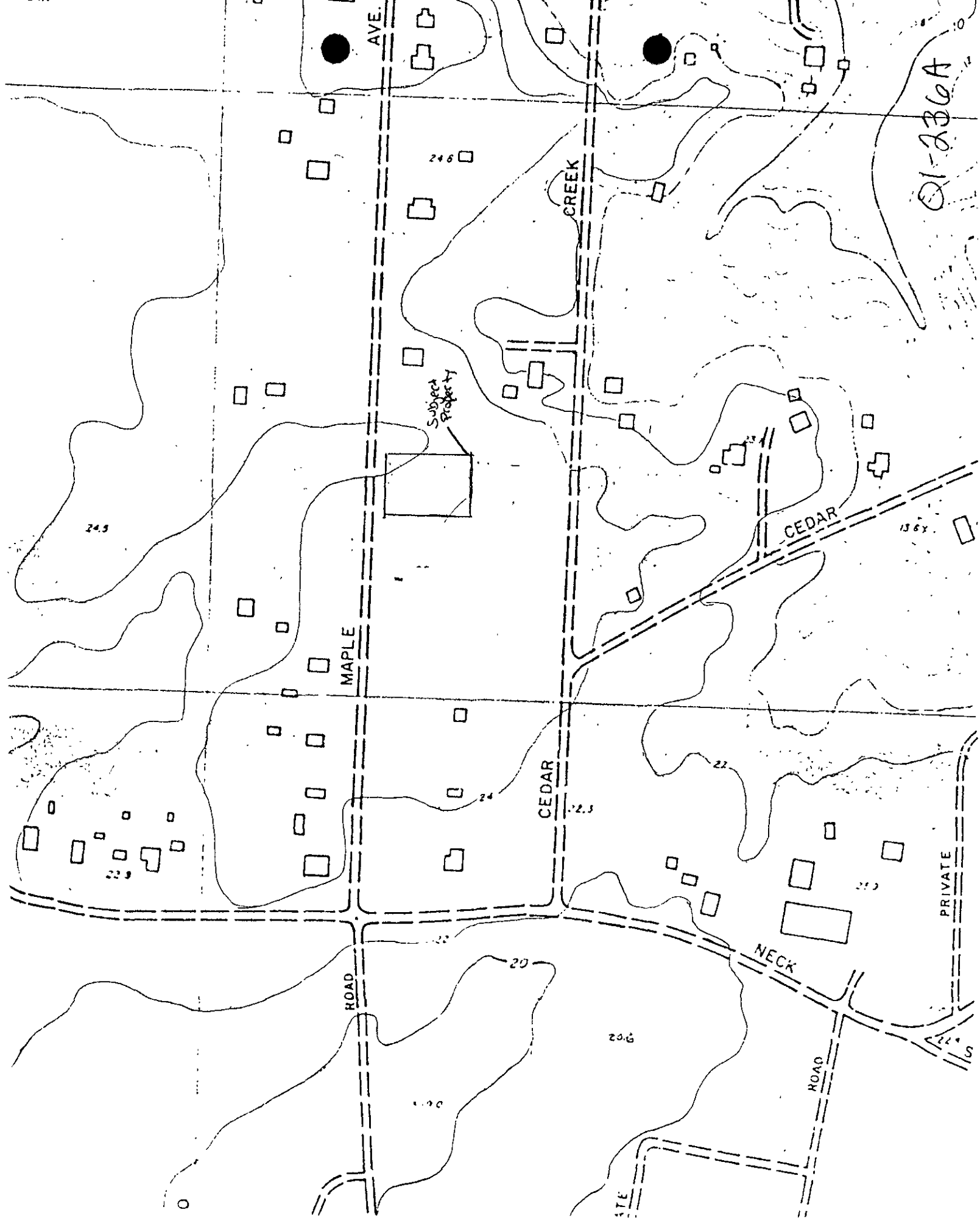
01-236A

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55,500

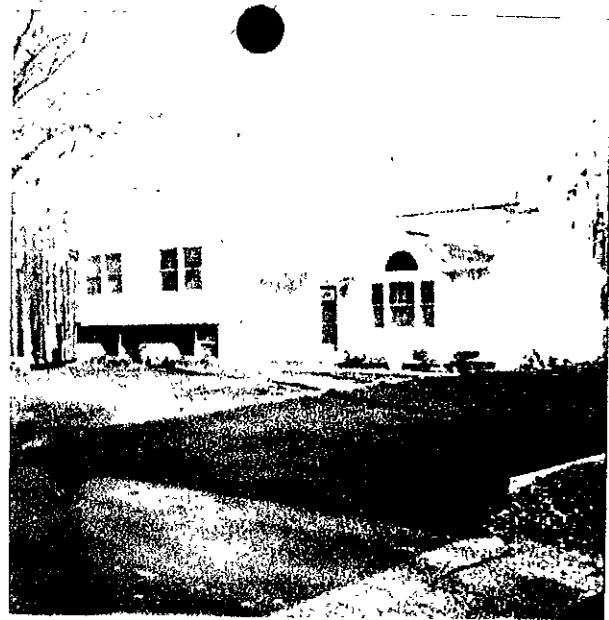
SE 2-5



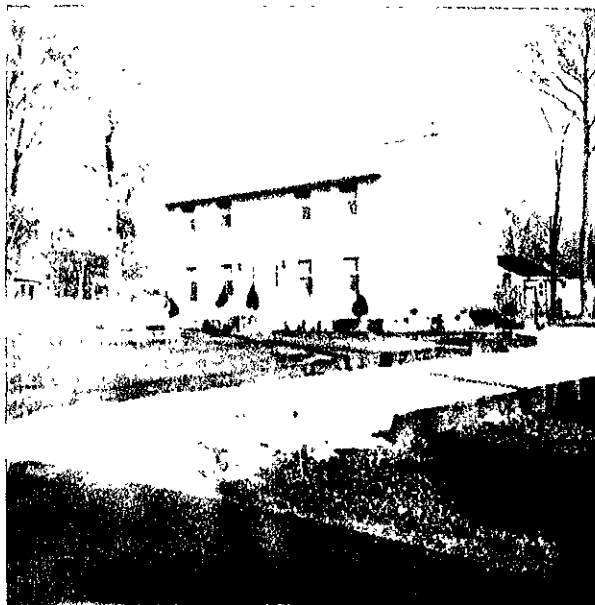




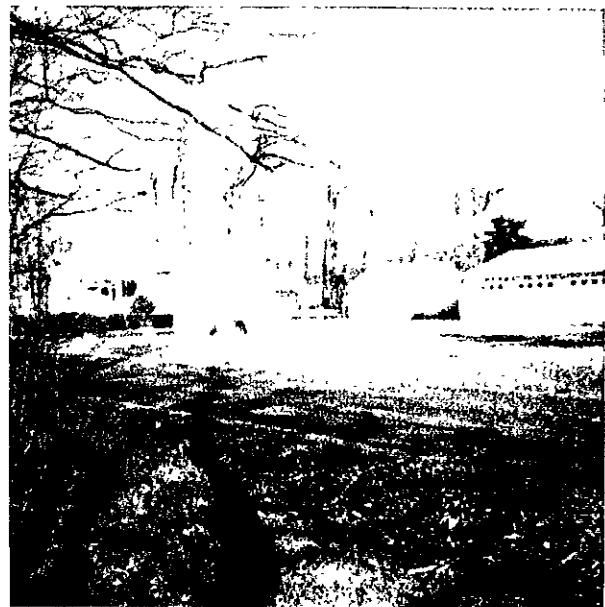
1128 Cedar Creek
TO
rear of lots



1131 Maple



1133 Maple



1107 Maple

NE. 1st Block
North side of 1st



1:27 Maple
New Singer family
100'x150' Lot
NEIGHBORHOOD
South side
Next to lots



1116 Maple
across street



Subject Site, Maple
Lots 166' 167 168 169



1116 Cedar Creek Road