

IN RE: PETITION FOR VARIANCE
W/S Beach Road, 196' S of Marsh Road
(1016 Beach Road)
15th Election District
5th Council District

Joseph J. Wiegand, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-253-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, Joseph J. and Susan B. Wiegand. The Petitioners seek relief from Section 1A04.3.B.1, 2 and 3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized lot and 20% coverage with a building in lieu of the maximum permitted 15%, side setbacks of 10 feet and 15 feet in lieu of the required 50 feet each, and a front street centerline setback of 60 feet in lieu of the permitted 75 feet. 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 Joseph and Susan Wiegand, owners of the subject property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an unimproved, rectangular shaped parcel, approximately 75 feet wide by 150 feet deep, located on the west side of Beach Road, just south of Marsh Road in Essex. The property is comprised of Lots 419, 420 and 421 of the subdivision known as Cedar Beach, which was plotted many years ago with 25-foot wide lots. The property has been in the family for many years. In fact, Mr. Wiegand indicated that he, his wife and children own and reside on the adjacent property, which is comprised of Lots 416, 417 and 418 of Cedar Beach, also known as 1014 Beach Road. Those three lots are also 75 feet

ORDER RECEIVED FOR FILING

Date

By

2/14/01
[Signature]

wide by 150 feet deep, and have the same dimensions and area as the subject property. The three lots which are the subject of the instant request are now vacant, but at one time were improved with a dwelling. Mr. Wiegand indicated that the family bought the six lots in 1960 and rented the house that existed on the subject property for a number of years. However, that house fell into a state of disrepair and was ultimately razed in 1984. Since that time, the parcel known as 1016 Beach Road has been used as open space and as a side yard to the dwelling at 1014 Beach Road.

The Petitioners are desirous of developing the subject property with a new dwelling. Testimony indicated that Mr. & Mrs. Wiegand and their children will reside in the new home, and that Mrs. Wiegand's mother will reside in the house at 1014 Beach Road. Mrs. Wiegand's mother is elderly and it is the Petitioners' wish to have her reside next door, in close proximity to them.

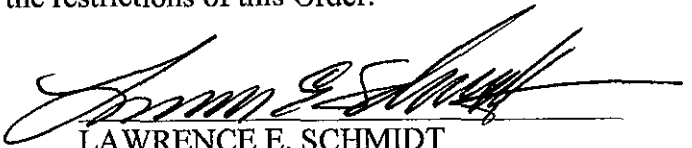
Variance relief is requested to approve the subject property as an undersized lot and to permit development of same with a dwelling that will provide reduced setbacks as set forth above. In support of their request, Mr. & Mrs. Wiegand submitted a Petition which had been signed by many of their neighbors indicating that they have no objections to their plans. Additionally, a comment supporting the Petitioners' request was received from the Office of Planning. That agency is in receipt of building elevation drawings of the proposed dwelling, which they have reviewed and approved as being consistent with the surrounding community. This is particularly so in view of the fact that the subject property was historically used for a single family dwelling.

It is also to be noted that the subject property is located within close proximity of Sue Creek, and as such, is subject to the Chesapeake Bay Critical Areas regulations. Therefore, Petitioners shall comply with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), as set forth in their Zoning Advisory Committee (ZAC) comments, dated January 18, 2001, to mitigate any impact the proposed development might have on the Bay.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of February, 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 an undersized lot, 20% coverage with a building in lieu of the maximum permitted 15%, side setbacks of 10 feet and 15 feet in lieu of the required 50 feet, and a front street centerline setback of 60 feet in lieu of the allowed 75 feet, 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) Construction of the proposed dwelling shall be in accordance with the building elevation drawings submitted to and reviewed and approved by the Office of Planning.
- 3) Development of the subject property shall be in compliance with Chesapeake Bay Critical Areas regulations, as set forth in the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated January 18, 2001, a copy of which is 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 2/15/01
By [Signature]



Baltimore County
Zoning Commissioner

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

February 14, 2001

Mr. & Mrs. Joseph J. Wiegand
1014 Beach Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
W/S Beach Road, 196' S of Marsh Road
(1016 Beach Road)
15th Election District - 5th Council District
Joseph J. Wiegand, et ux - Petitioners
Case No. 01-253-A

Dear Mr. & Mrs. Wiegand:

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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; Office of Planning; People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1016 Beach Road

which is presently zoned RC5

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 A04.3B.1,2,3. To Permit Awn. Undersized Lot 20% Coverage For Backs of 10 & 15 ft & Front of 60 ft. 1 W L of 50 ft. Side Yards & 75 ft To Street Center Line.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

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):

Joseph John Wiegand 1-410-707-6786 (work)

Name - Type or Print

Signature

Susan B. Wiegand 410-887-0408 (work)

Name - Type or Print

Signature

1014 Beach Road 410-687-4120 (home)

Address Telephone No.

Baltimore MD 21221

City State Zip Code

Representative to be Contacted:

N/A

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By J.R.A. Date

ORDER RECEIVED FOR FILING
Date 9/15/98
By

01-253-A

ATTACHMENT

PETITION FOR VARIANCE
1016 Beach Road

This property has been in the Wiegand family since 1961. I was born and raised on this property. My wife and I would like to raise our children on the same property I grew up on.

We are requesting:

1. 60' front set back
2. 10' and 15' side set backs

Joseph John and Susan B. Wiegand

It has been our intention to build on this property. Public water and sewage are available and we are ready to proceed with building. Variances have permitted homes to be built in this area of Cedar Beach.

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: Lots 419, 420 and 421
1016 Beach Road
Baltimore, MD 21221
Tax account number: 20-00-000931

Beginning at a point on the west side of Beach Road which 40 feet wide at the distance of 196 feet of the centerline of the nearest improved intersecting street Marsh Road which is 25 feet wide. Being Lots 419, 420 and 421 in the subdivision of Cedar Beach as recorded in among the land records of Baltimore County Deed 0013034 627, Liber 7, Folio 186, containing 11,250 square feet. Also known as 1016 Beach Road and located in the 15 Election District, 5 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90151

DATE

12-15-00

ACCOUNT

REC-2161SC

AMOUNT

\$

50.00

RECEIVED
FROM:

SUSAN WIGGAND

FOR:

RES. OPAW.
7 UNDESIZED TCS.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
DATE/TIME: 12/20/2000 12:09:00 12:01:20
BY: 0001 CARVER ERIC JHR INMAN
DOL 5 50.00 VERIFICATION
Receipt # 90151
CP # 000151

Receipt Tot 50.00
BAL. 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: #01-253-A

1016 Beach Road W/S Beach Road, 196' S of Marsh Rd

15th Election District - 5th Councilmanic District

Legal Owner(s): Susan B. & Joseph J. Wiegand

Variance: to permit an undersized lot, 20% coverage for buildings in lieu of permitted 15%, side setbacks of 10 and 15 feet in lieu of 50 feet, and front of 60 feet in lieu of 75 feet to street centerline.

Hearing: Thursday, February 8, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/24/01 Jan. 25

C446007

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1/25/, 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 1/25/, 2001.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-253-A

Petitioner/Developer: SUSAN & JOSEPH

Wiegand

Date of Hearing/Closing: 8 Feb 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 1016 Becht Rd

The sign(s) were posted on 24 JAN 2001
(Month, Day, Year)

Sincerely,

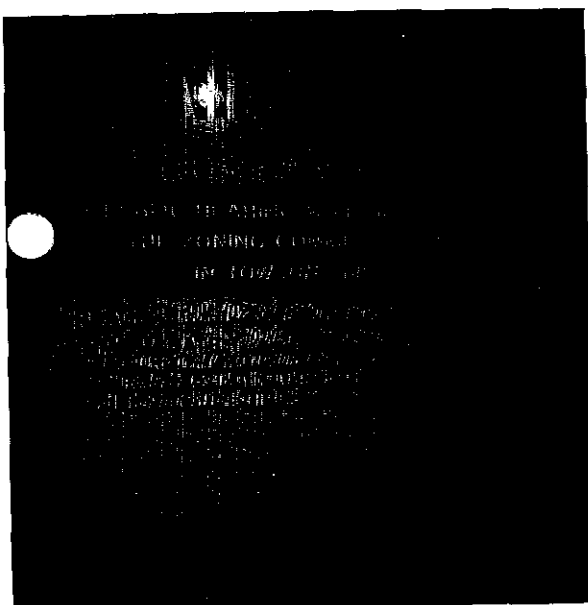
SSG Robert Black 24 JAN 2001
(Signature of Sign Poster and Date)

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
1016 Beach Road, W/S Beach Rd,
196' S of Marsh Rd
15th Election District, 5th Councilmanic

Legal Owner: Joseph J. & Susan B. Wiegand
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-253-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

FEB - 9



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 19th day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to Joseph J. & Susan B. Wiegand, 1014 Beach Road, Baltimore, MD 21221, 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

January 10, 2001

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: 01-253-A
1016 Beach Road
W/S Beach Road, 196' S of Marsh Road
15th Election District – 5th Councilmanic District
Legal Owners: Susan B. & Joseph J. Wiegand

Variance to permit an undersized lot, 20% coverage for buildings in lieu of permitted 15%, side setbacks of 10 and 15 feet in lieu of 50 feet, and front of 60 feet in lieu of 75 feet to street centerline.

HEARING: Thursday, February 8, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon
Director

C: Susan B. & Joseph J. Wiegand, 1014 Beach Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 24, 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 25, 2001 Issue – Jeffersonian

Please forward billing to:

Joseph & Susan Wiegand
1014 Beach Road
Baltimore MD 21221

410 687-4120 (H)
410 707-6786 (W-Joseph)
410 887-0408 (W-Susan)

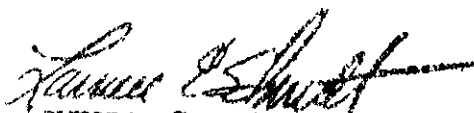
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HEARING: Thursday, February 8, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



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.



Baltimore County
Department of Permits and
Development Management

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

February 2, 2001

Susan B. & Joseph J. Wiegand
1014 Beach Road
Baltimore MD 21221

Dear Mr. & Mrs. Wiegand:

RE: Case Number: 01-253-A, 1016 Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 18, 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. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2001
Item Nos. 251, 252, 253, 254, 255, 256,
257, 259, 260, 261, 262, 263, 264, and
265

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

January 9, 2001

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 January 8, 2001

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:

253, 256, 258, 259, 260, 261, 263, 264, 265

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 *RBS*

DATE: January 18, 2001

SUBJECT: Zoning Item #253
1016 Beach Road

Zoning Advisory Committee Meeting of January 8, 2001.

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to 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).
- ☒ 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: January 11, 2001

48
2/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 26, 2001

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

SUBJECT: 1016 Beach Road

JAN 26

INFORMATION:

Item Number: 01-253

Petitioner: Joseph J. Wiegand

Zoning: RC 5.

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request for an undersized lot and the concomitant side yard variance of 10 and 15 feet in lieu of the required 50 feet of each side and a front yard setback of 60 feet in lieu of the required 75 feet from the center line of the street.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey W. Long

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

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

Date: 1.10.01

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

RE: Baltimore County
Item No. 253 JRA

Dear Ms. Jackson:

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

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

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

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

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

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

Permit or Case No. _____

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

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:

1-410-707-6786 (Joseph-work)
410-887-0408 (Susan-work)
410-687-4120 (home)

Print Name of Applicant: Joseph John & Susan B. Wiegand
Address: 1014 Beach Road, 21221
Telephone Number: _____

Lot Address: 1016 Beach Road
Election District: 15
Councilmanic District: 5
Square Feet: 11,250

Lot Location: NE S W/side/corner of west of Beach Road, 196 feet from NE S W corner of Marsh Road
(street) (street)

Land Owner: Joseph John & Susan B. Wiegand
Tax Account Number: 20-00-000931

Address: 1014 Beach Road, Balto, MD 21221
Telephone Number: 410-687-4120 (home)

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	☒	☐
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 _____
for the Director, Office of Planning and Community Conservation

Date _____

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

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date _____ (A)
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Signature _____ Date of Posting: _____

Number of Signs: _____

To whom it may concern:

We (Joseph and Susan Wiegand) are planning to build a house on lots 419, 420 and 421. If you have any objections please indicate below.

___ yes ☒ no Name: Andy + Sue Roberts
Address: 1013 Beach Rd
Signature: Andy + Sue Roberts

___ yes ☒ no Name: SAMUEL P. LIPSCOMB
Address: 1023 BEACH RD.
Signature: Samuel P. Lipscomb

___ yes ☒ no Name: Thury A. Sample
Address: ~~1012~~ Beach Rd. 21221
Signature: Miriel E. Sample

___ yes ☒ no Name: MARY M + OLLIE W HARLOW
Address: 1023 Cedar Creek Rd.
Signature: Mary M. Harlow

___ yes ___ no Name: _____
Address: _____
Signature: _____

___ yes ___ no Name: _____
Address: _____
Signature: _____

We and the three above named families are the residents of Beach Road.

Joseph & Susan Wiegand

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

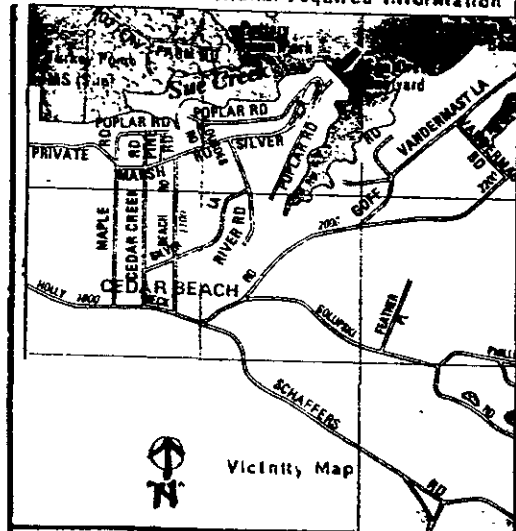
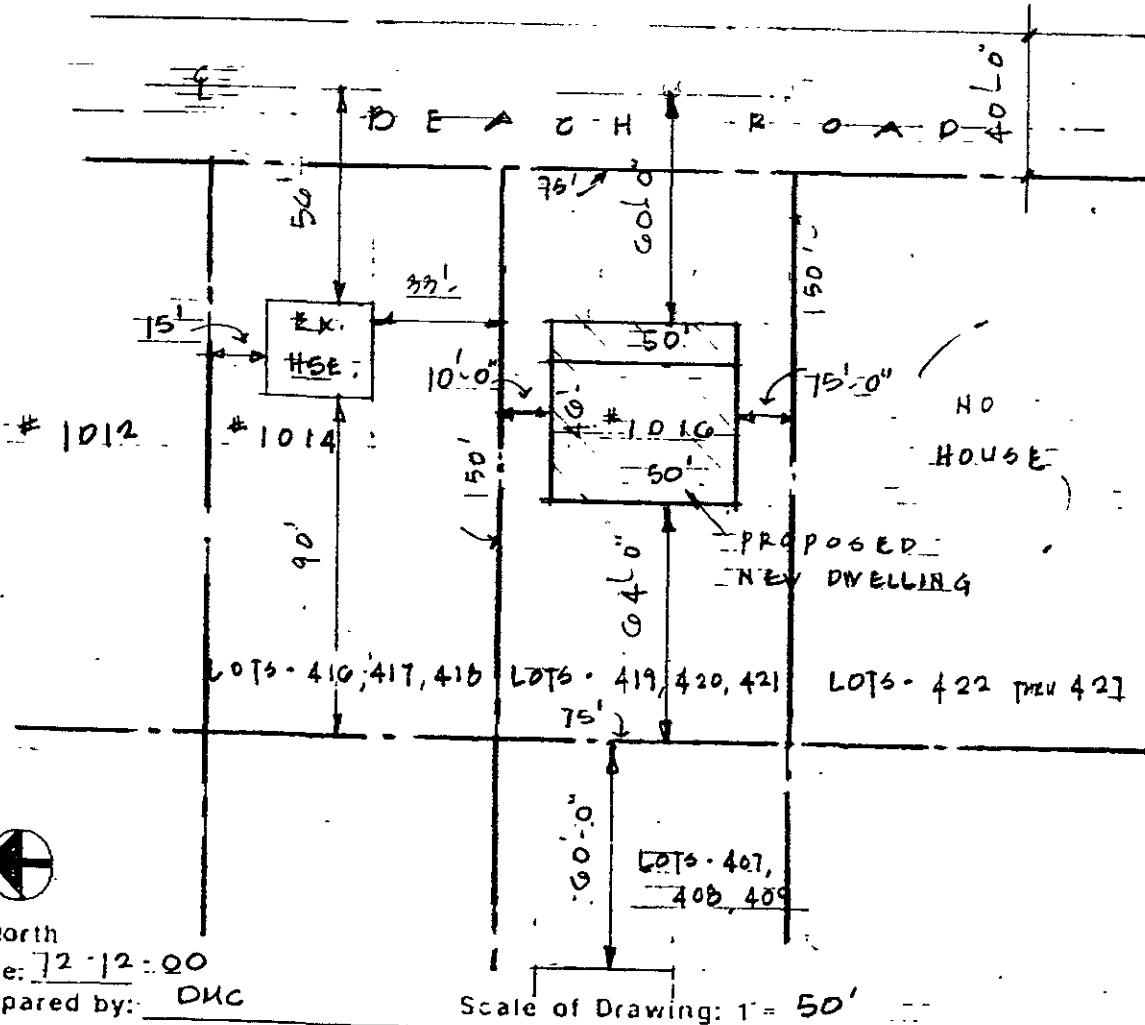
PROPERTY ADDRESS: 1010 BEACH ROAD

Subdivision name: CEDAR BEACH, MD. 21221

Plat books 7, folios 186, maps 421-49, sections 8

OWNER: JOSEPH JOHN & SUSAN B. WIEGAND

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



LOCATION INFORMATION

Election District 15

Councilmanic District: 5

1-200 scale map: SE 2J

Zoning RC 5

Lot size: .258 acreage 11,250 square feet

SEWER: ☒ public ☐ private

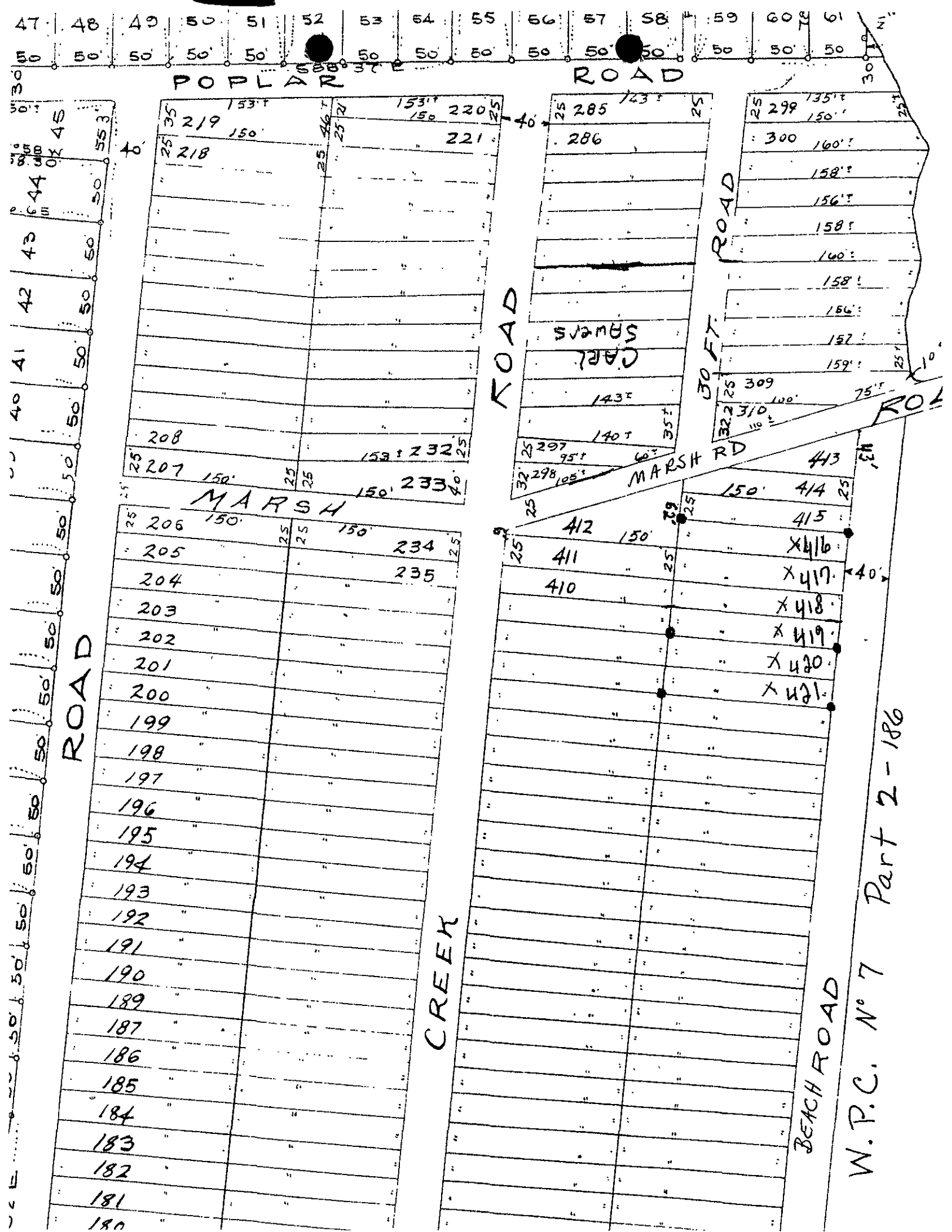
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

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



W.P.C. N° 7 Part 2-186

WIEGAND

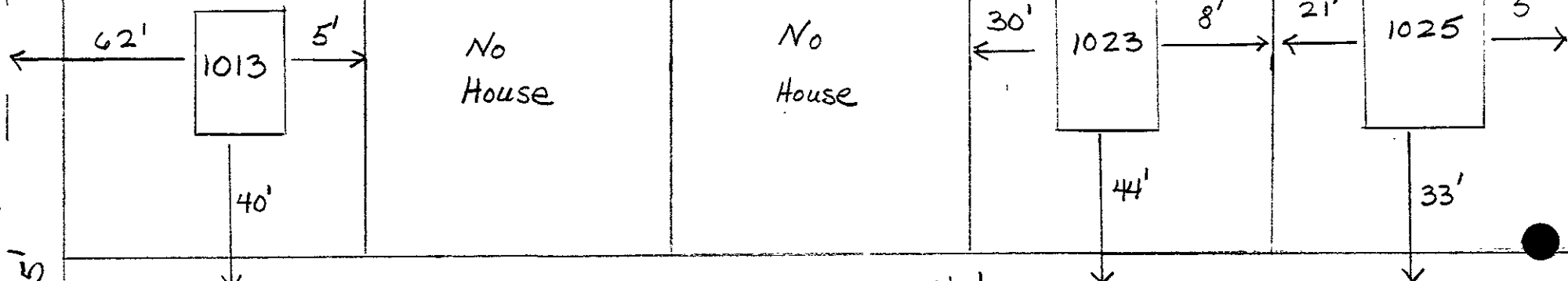
MARSH RD.

N

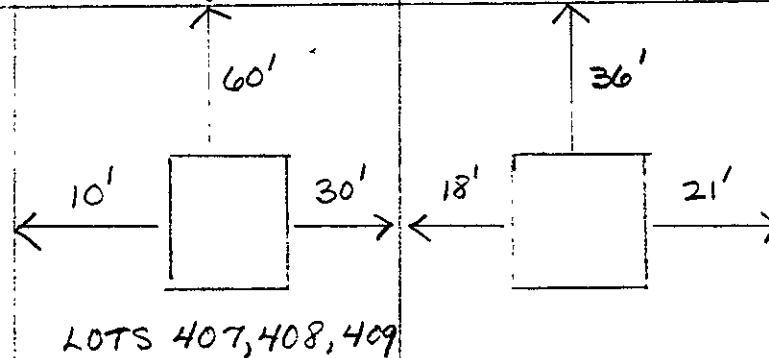
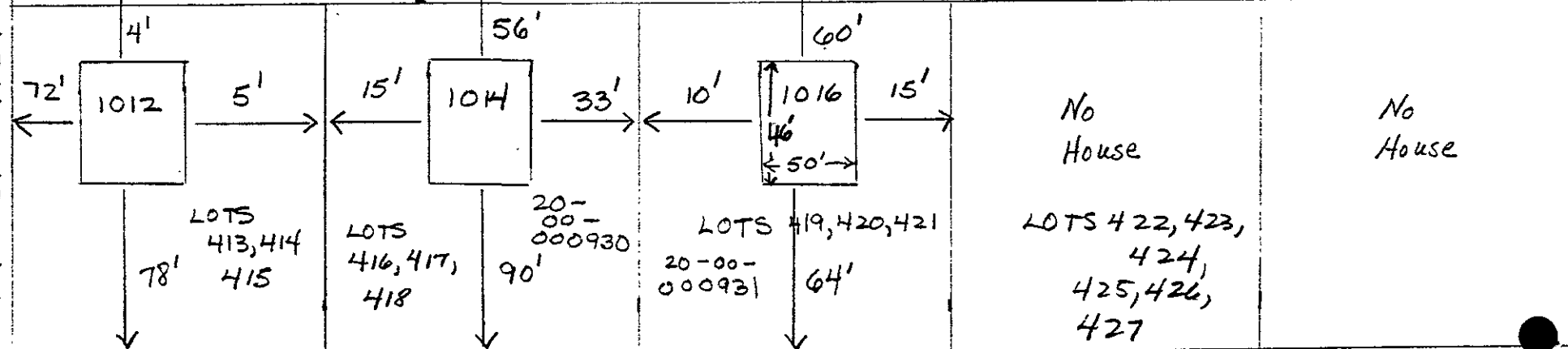
WOODS

WOODS

WOODS

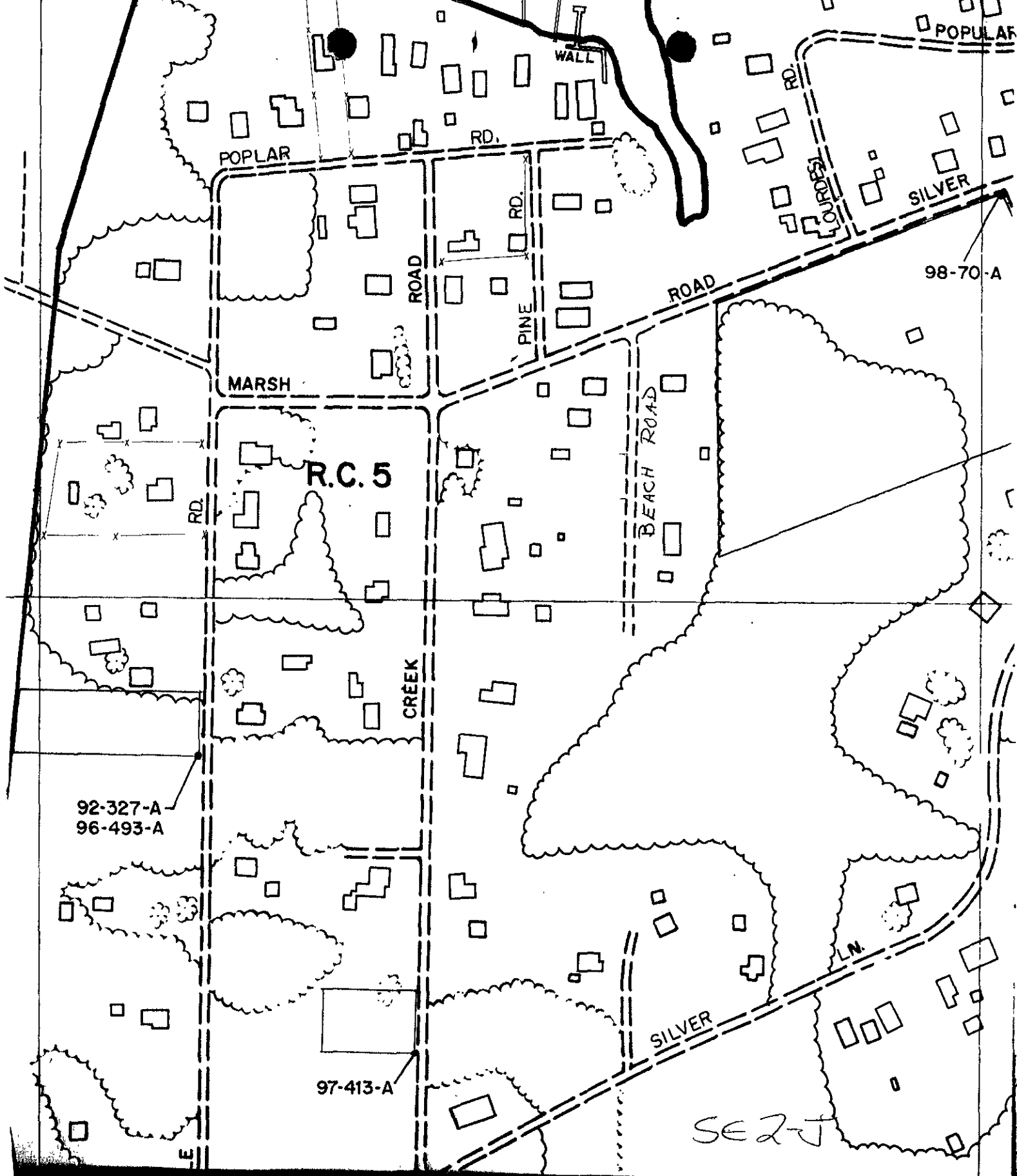


BEACH RD 40'

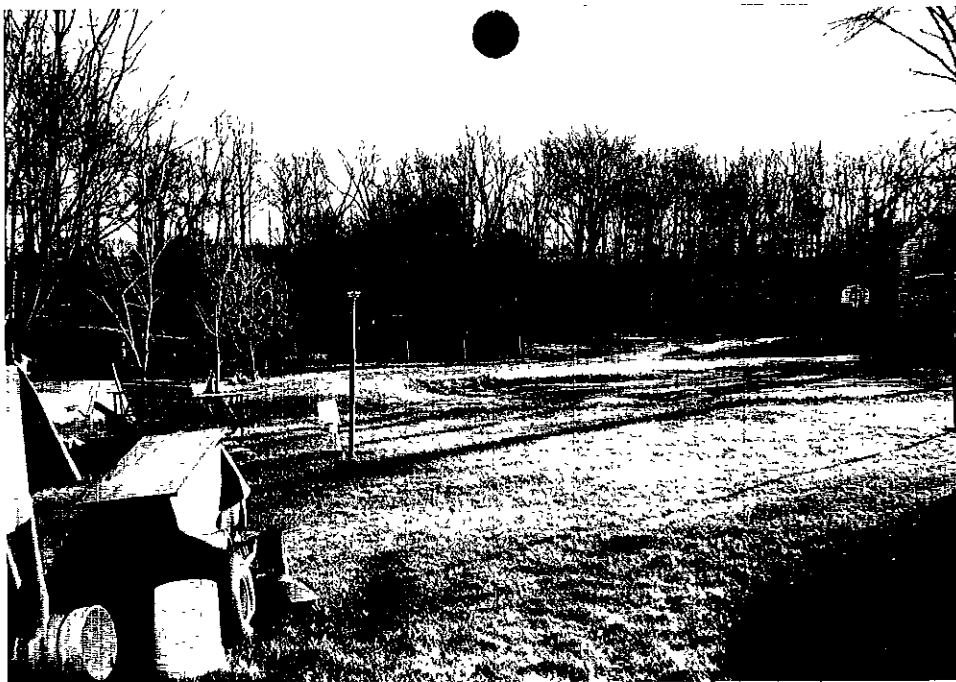


LOTS 419-421 Liber 7
folio 186

CEDAR CREEK RD 40'



ZONING MAP PARCEL #: 20-00-00093/



VIEWS
FROM
TOP
OF
LOTS

419, 420 &
421



WIEGAND

**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/neighbor 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: 01-253-A
Petitioner: JOSEPH & SUSAN WIEGAND
Address or Location: 1016 BEACH RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joseph & Susan Wiegand
Address: 1014 Beach Road
Baltimore, MD 21221
Telephone Number: 410-687-4120 (H) 1-410-707-6786 (W-Joseph)
410-887-0408 (W-Susan)

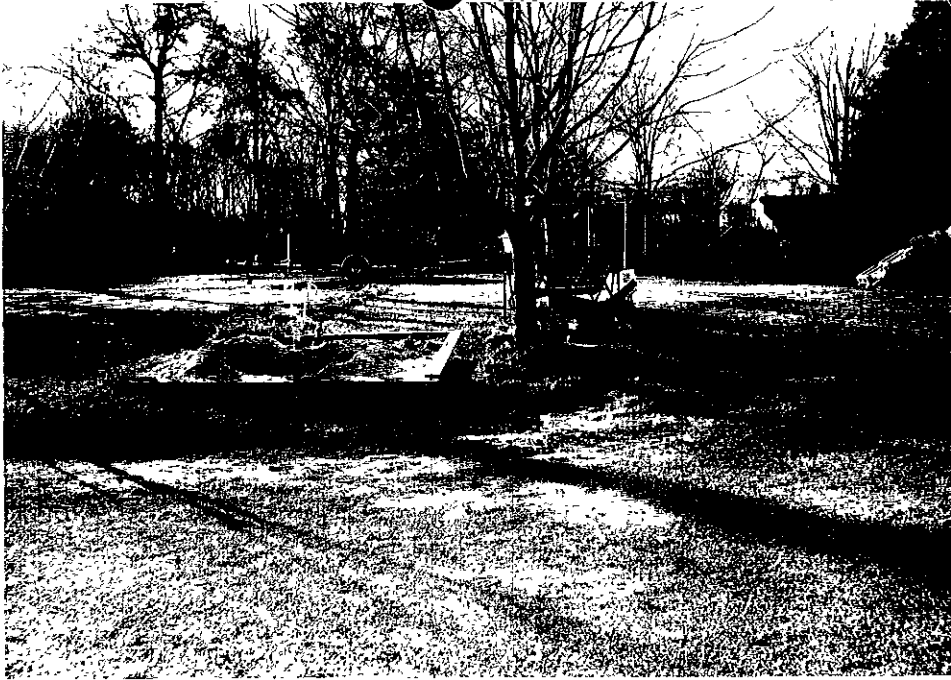
Revised 2/20/98 - SCJ



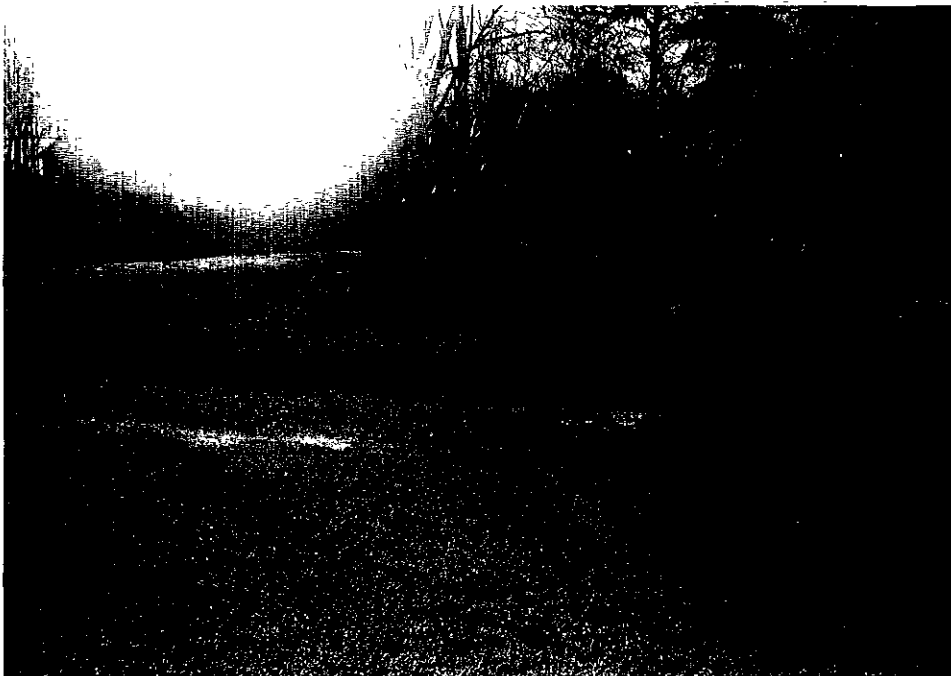
VIEW
FROM
LOT
422



VIEW
FROM
LOT
422



VIEW
FROM
LOT
418



VIEW
FROM
LOT
418



VIEW
FROM
BEACH &
MARSH
ROADS

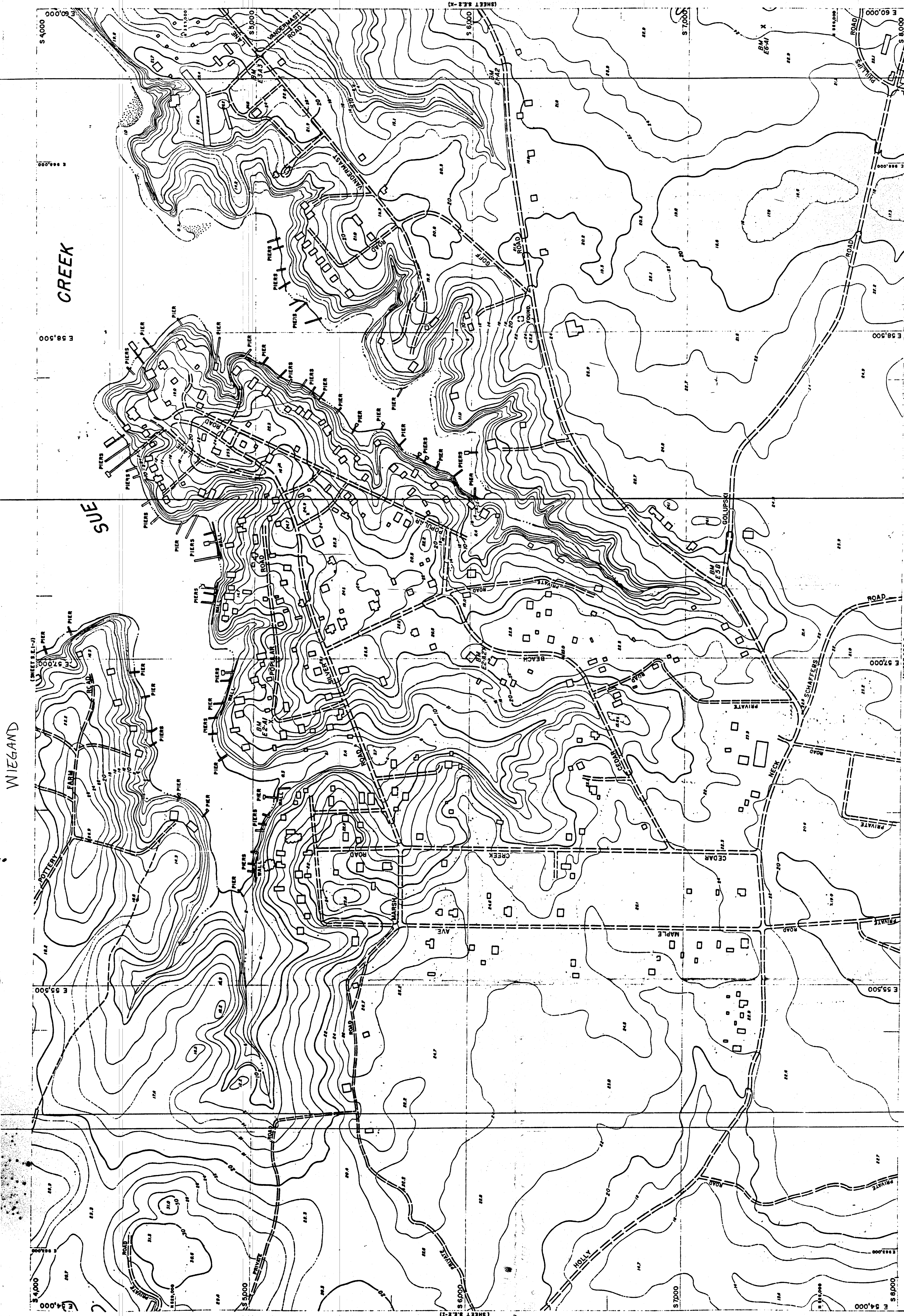


VIEW
FROM
BEACH
ROAD



VIEW
FROM
BEACH
ROAD

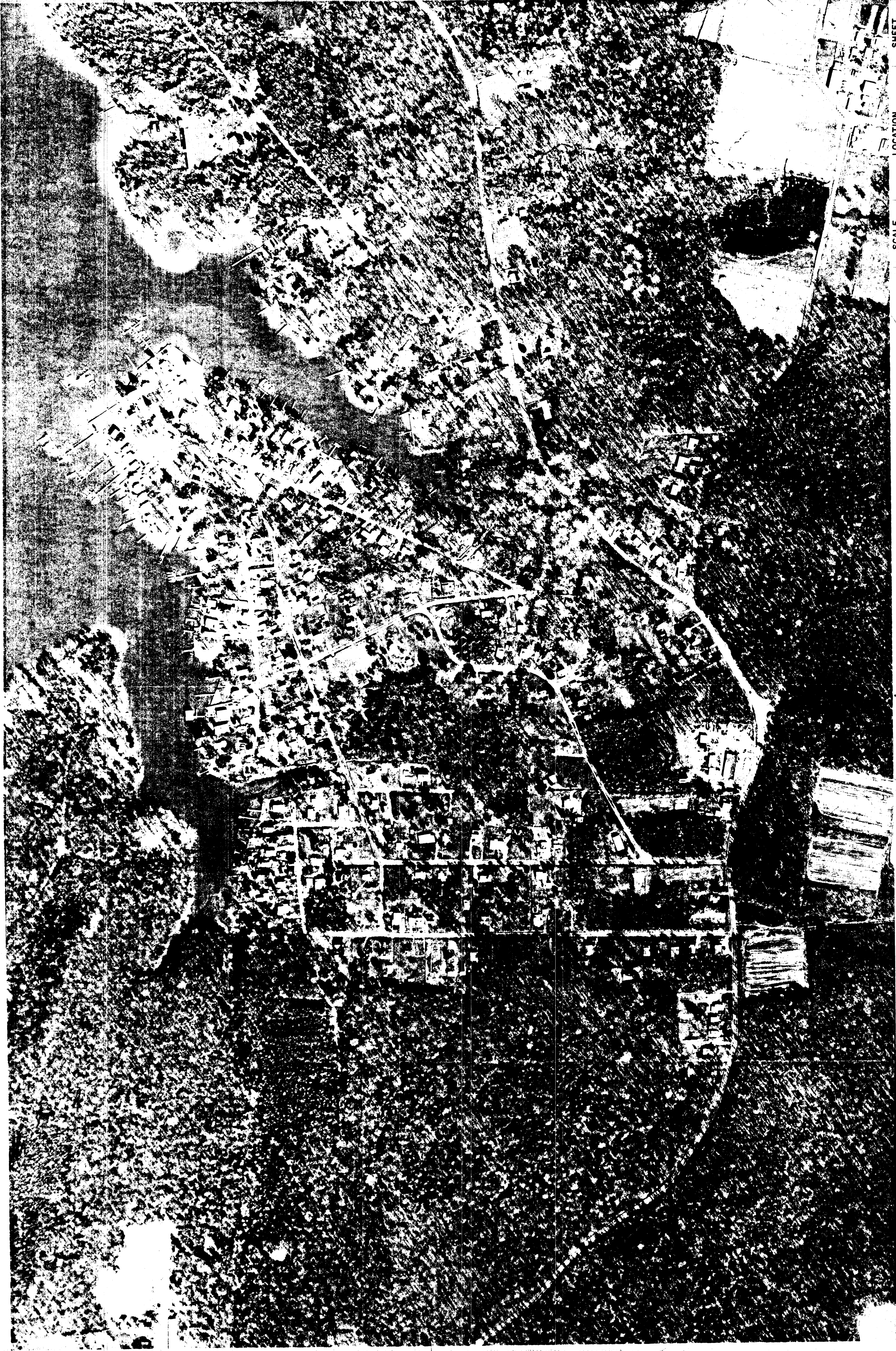
WIEGAND



REVISIONS		SCALE 1" = 200'	LOCATION HOLLY NECK	SHEET SE 2-J
BY	DATE			
DATE OF PHOTOGRAPHY DEC 1954				

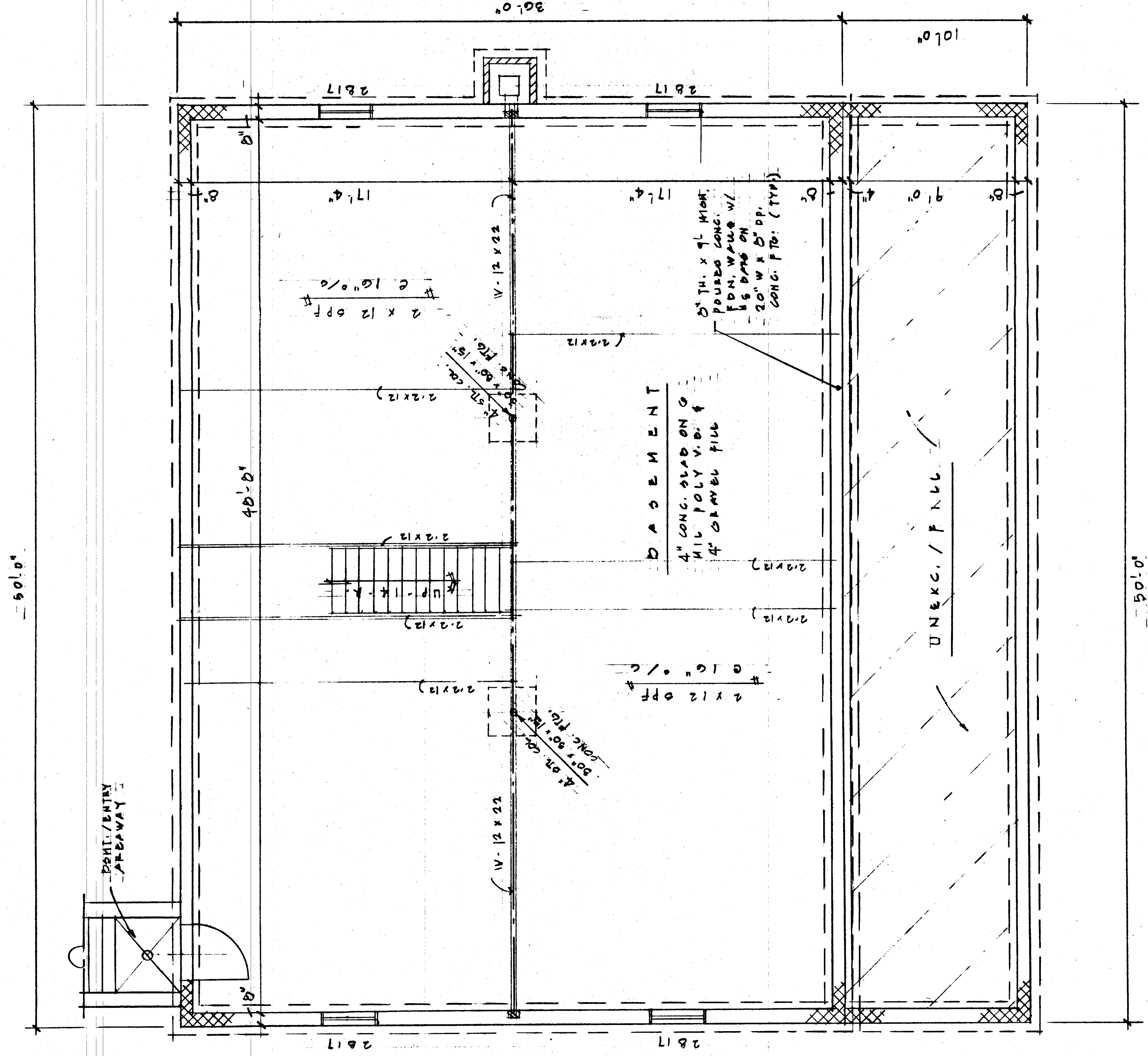
Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP. LANSING MICH.

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

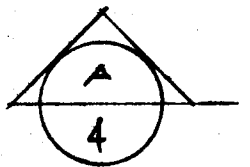
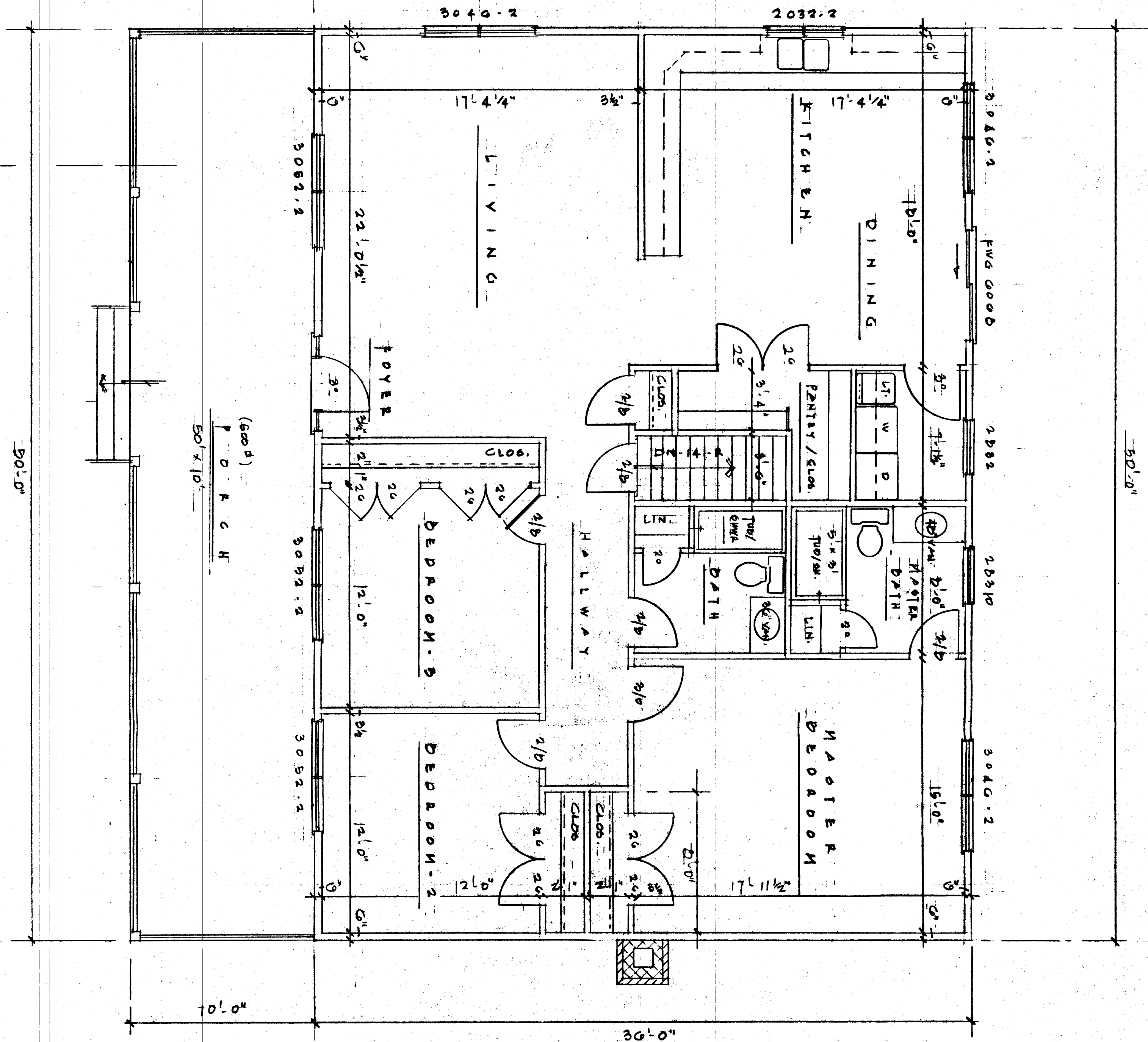


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HOLLY NECK	SE 2-J
DATE OF PHOTOGRAPHY JANUARY 1986		



FOUNDATION PLAN
1/4" = 1' 0"

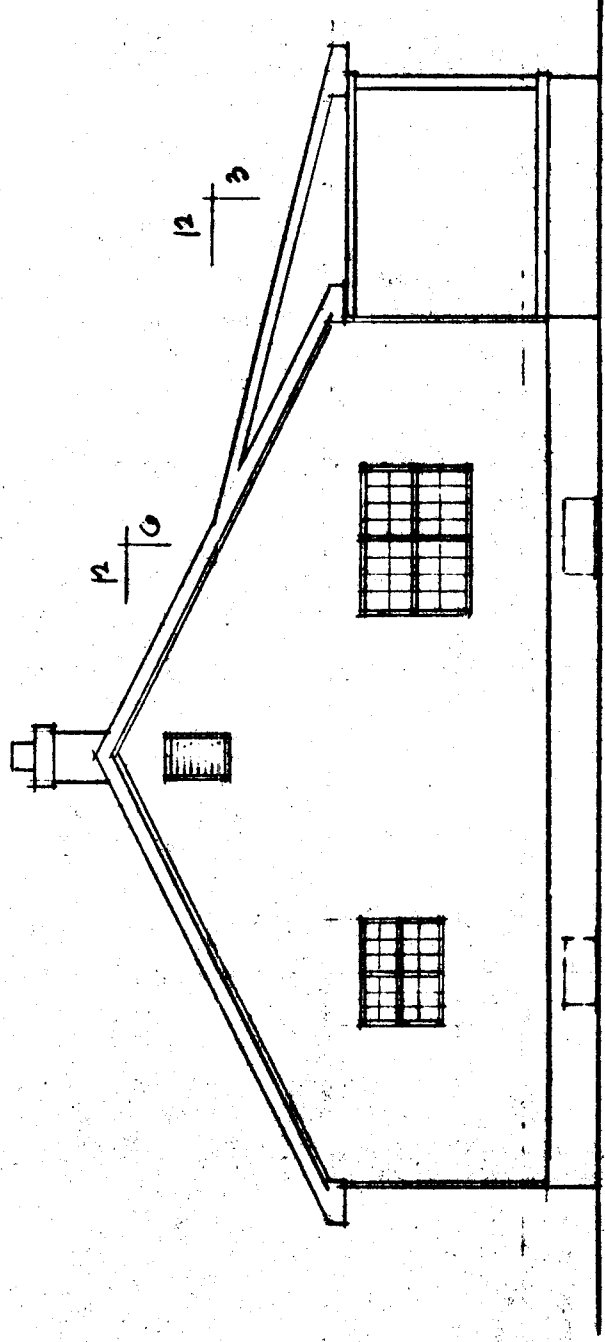


FIRST FLOOR PLAN

1,500 sq. ft.

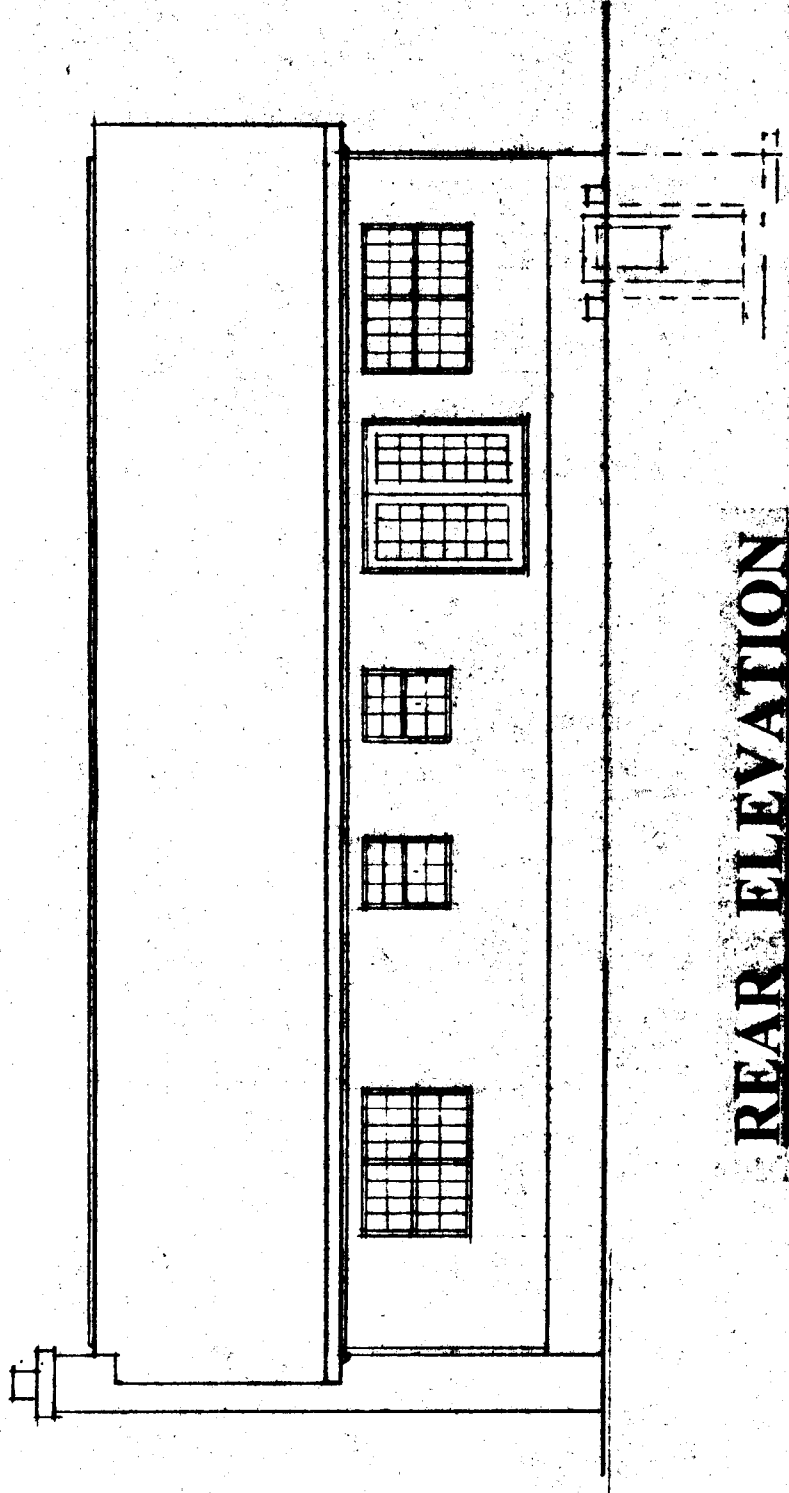
1/4" = 1'-0"

SHEET	
2	
OF	
00-93	



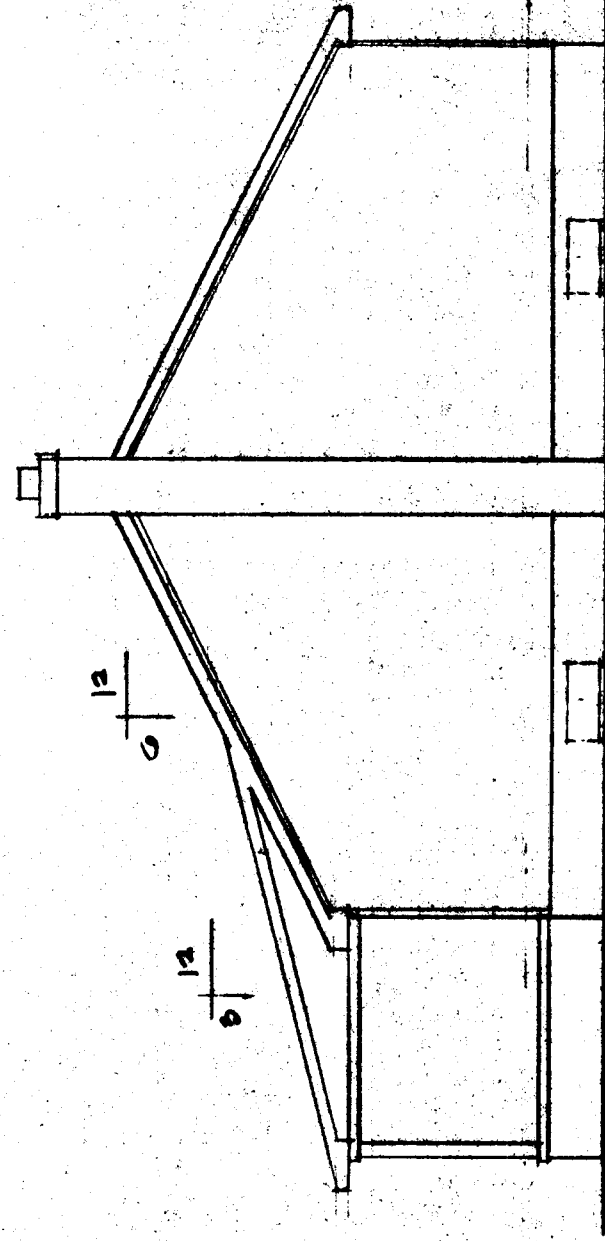
LEFT ELEVATION

1/8" = 1'0"



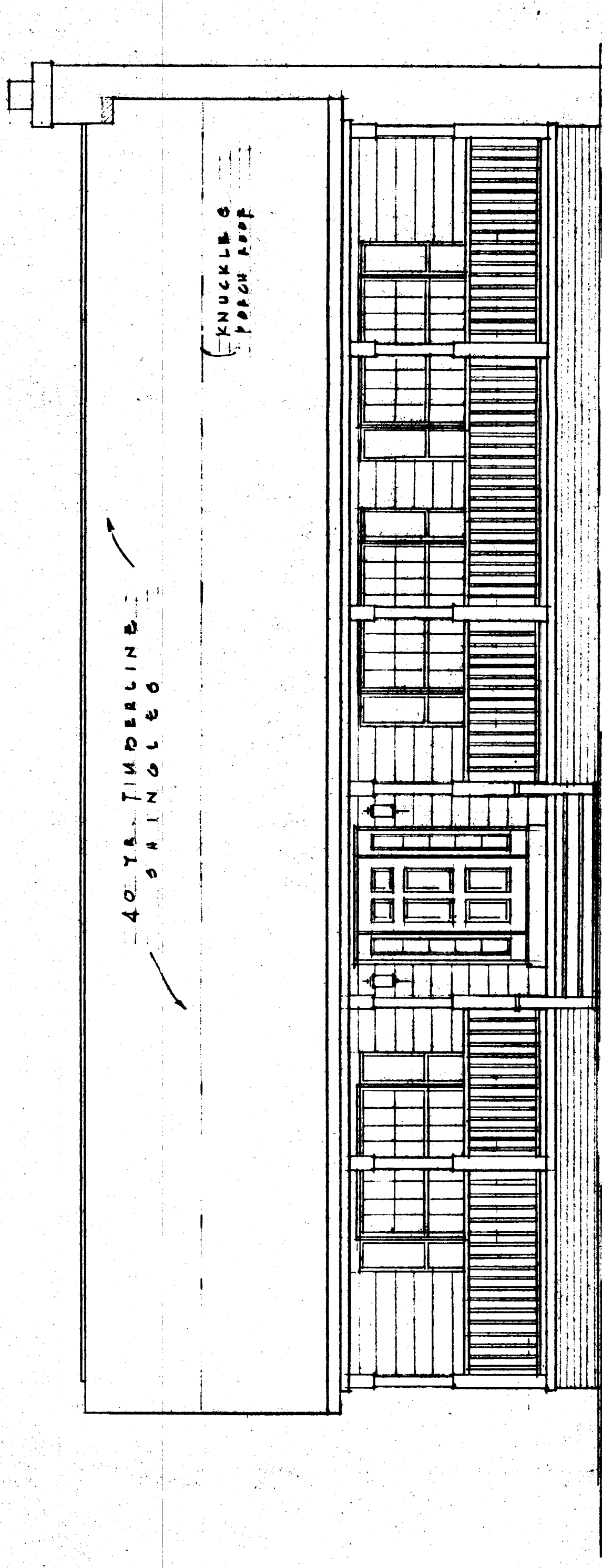
REAR ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"



FRONT ELEVATION

1/4" = 1'0"

PROPOSED

WEIGAND RESIDENCE

1016 BEACH ROAD / BALTO. MD. 21221

PRELIMINARY PLAN

NOT FOR CONSTRUCTION

SHEET

1

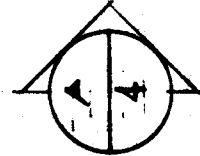
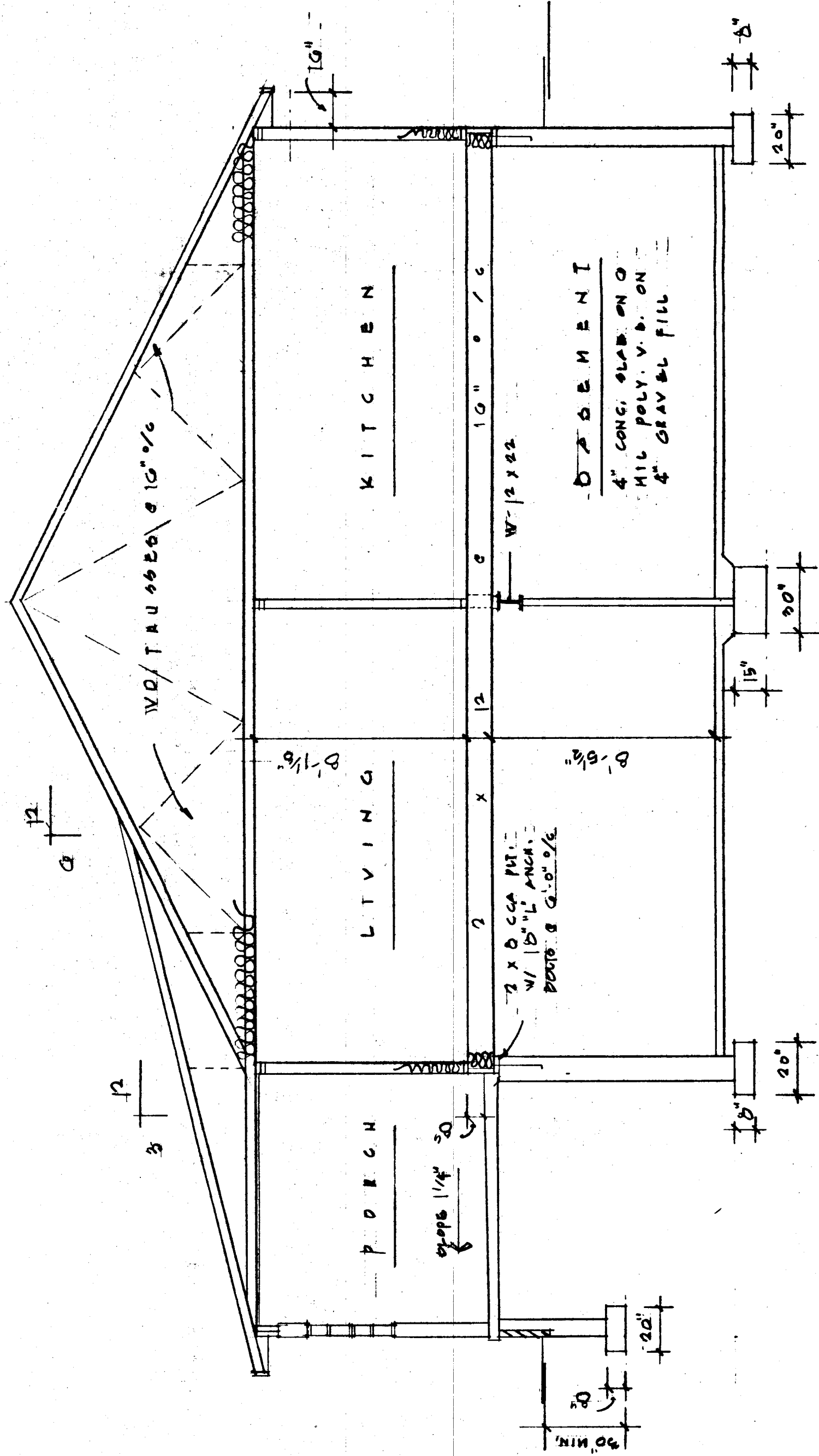
00-93

DAVID M. CROSS, A.I.B.D.

PROFESSIONAL BUILDING DESIGNER

1875 GLEN COVE ROAD / DARTMOUTH, MASSACHUSETTS 01928

PH (401) 896-3621



SECTION - "A"
1/4" = 1'0"

SHEET		4		00-93	