

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Bay Drive, 120' E		
centerline of Cuckold Point Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
7th Councilmanic District	*	OF BALTIMORE COUNTY
(2804 Bay Drive)		
	*	CASE NO. 01-264-A
David and Mary Moore		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by David and Mary Moore, property owners, for that property known as 2804 Bay Drive in the Cuckold Point area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR), to permit an accessory structure (storage shed) to have a height of 19 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file.

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that 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 Petitioners.

1/26/01
 J. P. O'Connor
 Deputy Zoning Commissioner

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 Petitioners; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioners 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 Petitioners 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 (DEPRM) has submitted recommendations (attached herewith) which describe what steps the Petitioners 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

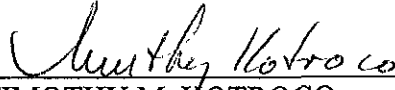
RECEIVED FOR FILING
1/24/01
By: R. Emerson

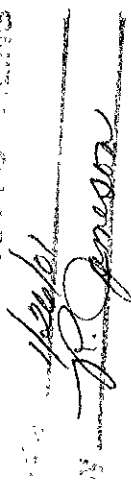
compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of January, 2001, that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (BCZR), to permit an accessory structure (storage shed) to have a height of 19 ft. in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by (DEPRM), dated January 18, 2001, to minimize any effect the proposed development might have on the Bay and its tributaries.
- 3) The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. In addition, the accessory structure should not be used for commercial purposes.
- 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY


TMK:raj

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MB*

DATE: January 18, 2001

SUBJECT: Zoning Item #264
2804 Bay Drive

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

DATE: 1/11/01
BY: *R. Seeley*



Baltimore County
Zoning Commissioner

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

January 26, 2001

Mr. & Mrs. David S. Moore
2806 Bay Drive
Baltimore, Maryland 21219

Re: Petition for Administrative Variance
Case No. 01-264-A
Property: 2804 Bay Drive

Dear Mr. & Mrs. Moore:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative 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



CRITICAL / FLOOD PLAIN
Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 2804 BAY DRIVE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (STORAGE SHED) TO HAVE A HEIGHT OF 19' IN LIEU OF THE REQUIRED 15'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form. TROSS H.P. IS TOO HIGH

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:

NONE
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):

DAVID S. MOORE
Name - Type or Print
Mary K. Moore
Signature
MARY K. MOORE
Name - Type or Print
Mary K. Moore
Signature
W 410 - 477-2533
Telephone No
2806 BAY DRIVE H 410 - 388-1480
Address Telephone No
BALTO. MD. 21219
City State Zip Code

Representative to be Contacted:

OWNERS
Name
SAME AS ABOVE
Address Telephone No
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

(Signature)
Zoning Commissioner of Baltimore County

CASE NO. 01-264-A

Reviewed By ETM Date 12/28/00

Estimated Posting Date 12/31/00

1/7/01

ORDER RECEIVED FOR FILING
Date 1/24/01
By PP

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2806 BAY DRIVE
Address
BALTO. MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

MY HOME HAS NO BASEMENT OR ATTIC STORAGE SPACE, THEREFOR THIS TYPE OF BUILDING IS NECESSARY FOR ME TO STORE MY PERSONAL PROPERTY IN A DRY + SAFE MANNER. THE HEIGHT IN THE UPPER STORAGE AREA WOULD BE WELL ABOVE THE 10'4" FLOOD PROTECTION ELEVATION AND WOULD CREATE A SAFE STORAGE AREA.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

David S. Moore
Signature
DAVID S. MOORE
Name - Type or Print

Mary K. Moore
Signature
MARY K. MOORE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.

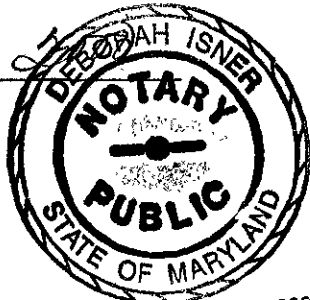
I HEREBY CERTIFY, this 26 day of DECEMBER, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID S. MOORE + MARY K. MOORE

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Dec 26, 2000
Date



REV 09/15/98

My Comm. Expires Jan. 29, 2002

Deborah Isner
Notary Public
My Commission Expires Jan. 29, 2002

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County as follows That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto

That the Affiant(s) does/do presently reside at 2806 BAY DRIVE
Address
BALTO. MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty)

MY HOME has NO BASEMENT or ATTIC STORAGE SPACE, THEREFOR THIS TYPE OF BUILDING is NECESSARY FOR me to STORE MY PERSONAL PROPERTY in a DRY + SAFE MANNER. THE HEIGHT in the UPPER STORAGE AREA would be well above the 10'4" Flood Protection elevation and would create a SAFE STORAGE AREA.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

DAVID S. MOORE
Name - Type or Print

[Signature]
Signature

MARY K. MOORE
Name - Type or Print

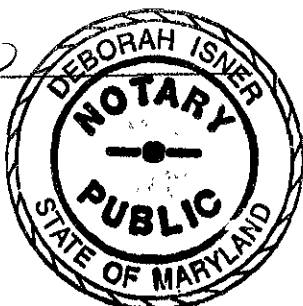
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of DECEMBER, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID S. MOORE + MARY K. MOORE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal

12/26/00
Date



REV 09/15/98

My Comm. Expires Jan. 29, 2002

[Signature]
Notary Public

My Commission Expires JAN 29, 2002



CRITICAL FLOOD PLAIN

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2804 BAY DRIVE
which is presently zoned ORS-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) 400.3 (BCTR)

TO PERMIT AN ACCESSORY STRUCTURE (STORAGE SHED)
TO HAVE A HEIGHT OF 19' IN LIEU OF THE
REQUIRED 15'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form. TROSS H.P. IS TOO HIGH

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:

NONE
Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Legal Owner(s):

DAVID S. MOORE
Name - Type or Print
[Signature]
Signature
MARY K. MOORE
Name - Type or Print
Mary K. Moore
Signature
W 410 - 477-2533
2806 BAY DRIVE H 410 - 388-1480
Address Telephone No
BALTO. MD. 21219
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No

City State Zip Code

Representative to be Contacted:

OWNERS
Name
SAME AS ABOVE
Address Telephone No

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 01-264-A

REV 9/15/95

Reviewed By CTM Date 12/28/00

Estimated Posting Date 12/31/00

1/7/01

ZONING DESCRIPTION FOR 2804 & 2806 BAY DRIVE.

BEGINNING AT A POINT ON THE SOUTH SIDE OF BAY
DRIVE WHICH IS THIRTY FEET WIDE AT THE DISTANCE
OF ONE HUNDRED AND TWENTY FEET ^{EAST} WEST OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
STREET CUCKOLD POINT RD. WHICH IS FORTY FEET WIDE.
BEING LOT NUMBERS 540 AND 541, IN THE SUBDIVISION
OF SWAN POINT AS RECORDED IN BALTIMORE COUNTY
PLAT BOOK NUMBER 9^{FOLIO} 5, PARCEL 4, MAP 112, CONTAINING
13,800 SQUARE FEET. ALSO KNOWN AS 2804 & 2806
BAY DRIVE AND LOCATED IN THE 15TH ELECTION DISTRICT,
7TH COUNCILMANIC DISTRICT.

#269

BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

9060

DATE 12/17/00 ACCOUNT 120016150

AMOUNT \$ 50.00

RECEIVED FROM: NKRE

FOR: OLD VARIANCE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT TOTAL
12/28/2000 12/27/2000 12:10:22
RED 4802 DRIVER DOD AND DRIVER
DPT. F. 522 ARRING VERIFICATION
Receipt # 145745 0111
OF DL. 140105
Rec'd Int 50.00
5/00 01 00 00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMN 1/22 AN

RE: Case No. 01-264-A

Petitioner/Developer. DAVID MOORE, ET AL

Date of Hearing/Closing 1/22/01

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 #2804 / #2806 BAY DR.

The sign(s) were posted on 1/3/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/12/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

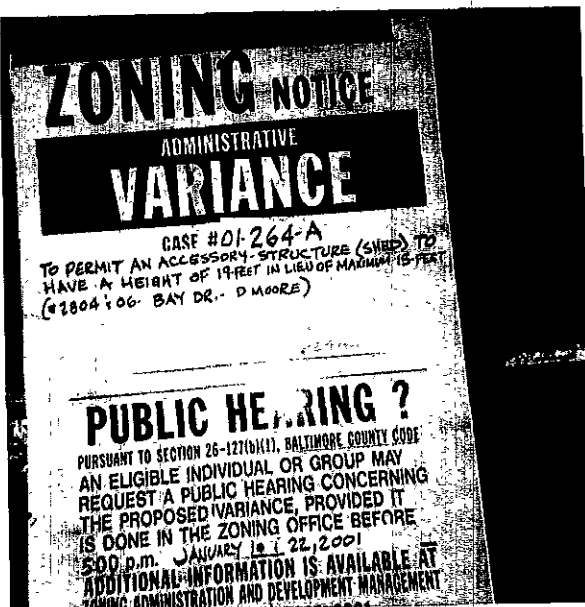
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857

Post-It™ brand fax transmittal memo 7671 # of pages 4

To	BETTY / ROBIN	From	P.M. O'KEEFE
Co.	ZONING COMM	Co.	
Dept.	3365	Phone #	512-4621
Fax #	410-889-3468	Fax #	



01-264-A

CL. 1/22/01

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: 01-264-A

Petitioner: DAVID & MARY MOORE

Address or Location: 2804 & 2806 BAY DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID & MARY MOORE

Address: 2806 BAY DRIVE

BALTO. MD. 21219

Telephone Number: 410-388-1480

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 264 -A Address 2804; 2806 BAY DRIVE

Contact Person: LOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/28/00 Posting Date: 1/7/01 Closing Date: 1/22/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 264 -A Address 2804; 2806 BAY DRIVE

Petitioner's Name DAVID MOORE Telephone 410 388-1480

Posting Date: 12/28/00 1/7/01 Closing Date: 1/15/01 1/22/01

Wording for Sign: To Permit AN ACCESSORY STRUCTURE
(STORAGE SHED) TO HAVE A HEIGHT OF 19'
IN LIEU OF THE REQUIRED 15'.

I HAVE RECEIVED POSTING INFO



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 22, 2001

Mary K. & David S. Moore
2806 Bay Drive
Baltimore MD 21219

Dear Mr. & Mrs. Moore:

RE: Case Number: 01-264-A, 2804 Bay Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 28, 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: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

FROM: *Pub* 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 #264
2804 Bay Drive

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.

X 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).

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: January 11, 2001

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 25, 2000

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-260 and 01-264.**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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

AN
1/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 1, 2001

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

FEB - 1

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-264

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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. Lee

AFK/JL: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. 264 LTM

Dear Ms. Jackson:

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

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

Very truly yours,

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

My telephone number is _____

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

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2804 BAY DRIVE

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

Subdivision name: SWAN POINT

plat book # 2, folio # 5, lot # 541, section # 541

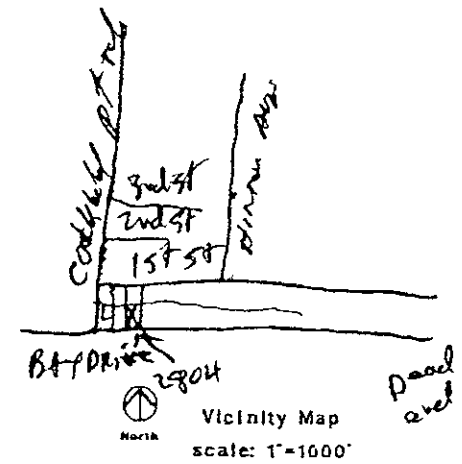
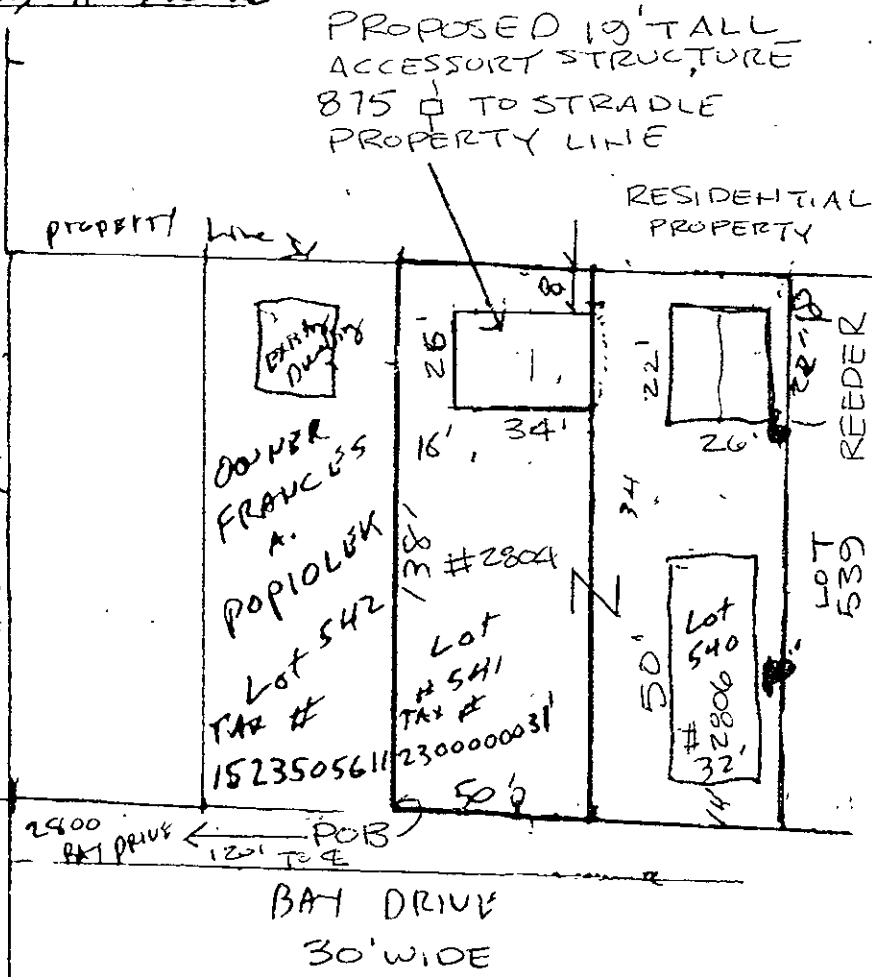
OWNER: DAVID S. + MARY K. MOORE

PROPERTY
is in 100-yr.
FLOOD PLAIN.

Ref. G. #1



North
date: 12-26-00
prepared by: DAVID MOORE



LOCATION INFORMATION

Election District: 15
Councilmanic District: 7
1"=200' scale map #: SE 6-K
Zoning: DRS.5
Lot size: 15 6900
 acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings:
NONE

Zoning Office USE ONLY!

reviewed by: CTM ITEM #: 264 CASE #: 01 2641

Scale of Drawing: 1" = 50

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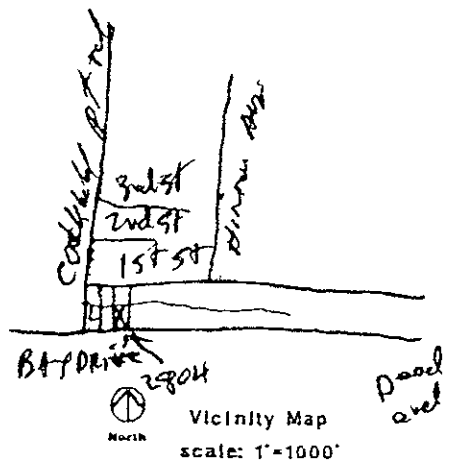
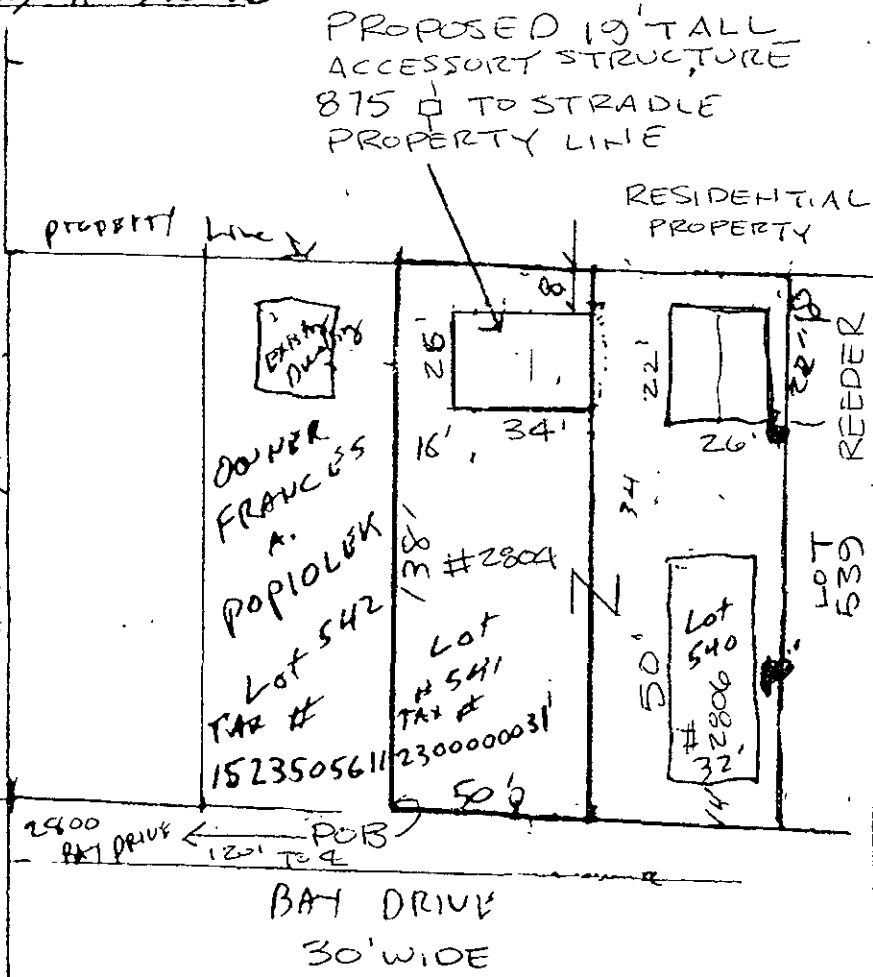
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FLOOD PLAV.

Lot # 1



North
date: 12-26-00
prepared by: DAVE MOORE



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reviewed by: CTM ITEM #: 264 CASE #: 01-2641

12 copies



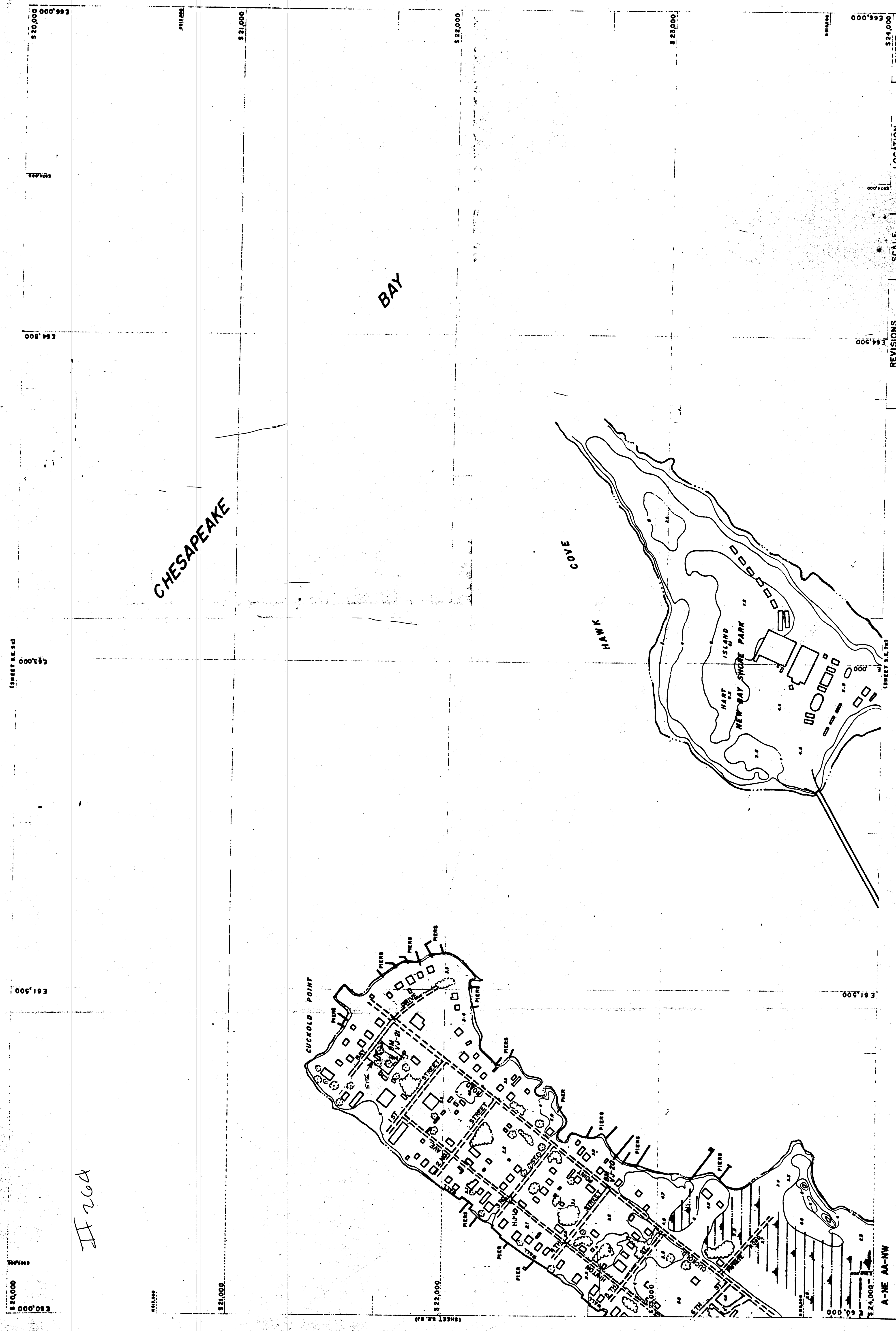
EXISTING STRUCTURES
ON LOT 542 #264
POPIOLEK



EXISTING STRUCTURES
ON LOT 539 #264

01-264-A

II 264



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

LOCATION
CUCKOLD POINT
NEW BAY SHORE PARK

SCALE
1" = 200'

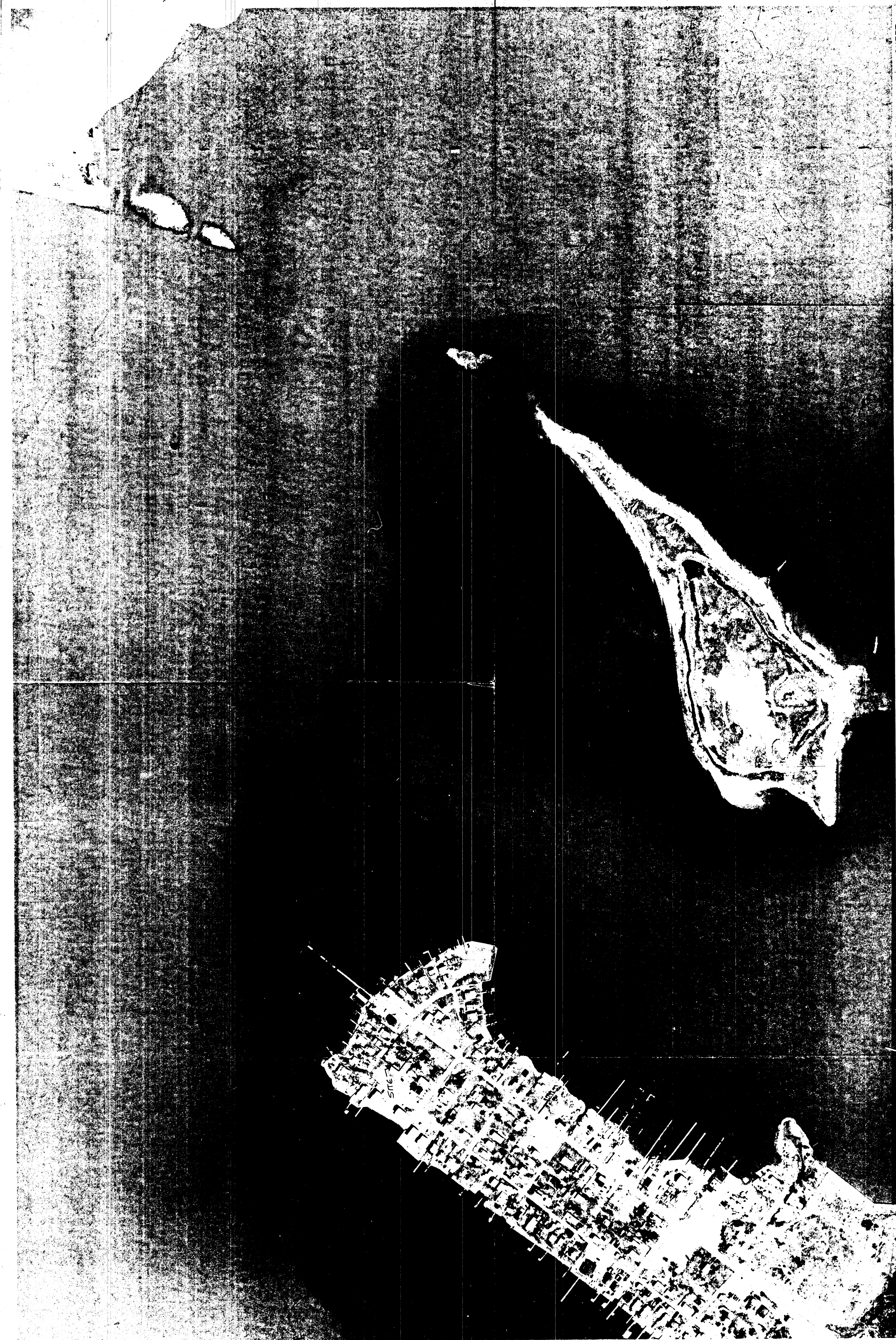
DATE OF
PHOTOGRAPHY
DEC 1954

REVISIONS	
BY	DATE

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

SHEET
S.E.
6-K

Page



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986		
		CUCKOLD POINT NEW BAY SHORE PARK	S.E. 6-K

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401