

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Bayside Drive, 220' S		
centerline of Riverside Drive	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(2607 Bayside Drive)		
	*	CASE NO. 01-281-A
Steve W. Wilson		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Steve W. Wilson, property owner, for that property known as 2607 Bayside Drive in the Back River Neck area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR), to permit a side yard setback of 8 ft. in lieu of the required 10 ft. and a sum of side yard setbacks of 21.5 ft. in lieu of the required 25 ft. and a lot width of 61 ft. in lieu of the required 70 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner has 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

ORDER RECEIVED FOR FILING
 Date 2/14/01
 R. J. Jenson

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 (DEPRM) 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

APPROVED FOR FILING

Date 8/14/01

By R. Johnson

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 this 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) recommendations submitted by (DEPRM), dated February 1, 2001, to minimize any effect the proposed development might have on the Bay and its tributaries.

3) 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

2/14/01




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. Steve W. Wilson
2607 Bayside Drive
Essex, MD 21221

Re: Petition for Administrative Variance
Case No. 01-281-A
Property: 2607 Bayside Drive

Dear Mr. Wilson:

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,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

CRITICAL

for the property located at 2607 Bayridge Drive
which is presently zoned PR3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.4.1 and 304; BC2R

To permit a sideyard setback of 8' in lieu of the required 10'; a sum of sideyards of 21.5' in lieu of the required 25'; a lot width of 61' in lieu of the required 70';
~~and approval of the subject lot as an undersized lot with an existing single family residential dwelling~~ ym 1/24/01

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.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Representative to be Contacted:

Bernadette L. Moskunas

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, Room 101 (410) 828-9060

Address

Telephone No.

TOWSON, MD 21286

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, 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.

01-281-A

Reviewed By

Date

1-17-01

Estimated Posting Date

1-28-01

REV 9/15/98

ORDER RECEIVED
2/14/01

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

2607 Bayridge Drive
Address
Balto. Md 21221
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):

1. The adjacent property is also owned by this property owner, with both lots combined there is not sufficient width to allow 70' for each lot.
2. The existing house is compatible to the setbacks for when the houses were constructed.
3. The existing house was built before 1972 and was constructed to be on Lot 61. To move the lot line for the righthand sideyard would require a refinement to the plat, even if approved, the lot would remain undersized. (The combined sideyard total is 22.09' instead of the min. of 25'. However, the left side of the existing house cannot move, thus making the left sideyard the min. of 10' and the right 15'. To meet the sideyard requirement of the D.R. 3.5 the lot line would need to be moved 7'.)

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

Steve W. Wilson
Signature
STEVE WILLIAM WILSON
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of January, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STEVE W. WILSON
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

1-16-01
Date

Shirley D. Fuller
Notary Public
My Commission Expires 10-1-03

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

2607 Bayridge Drive

Address

Baltimore

MD

21221

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):

1. The adjacent property is also owned by this property owner, with both lots combined there is not sufficient width to allow 70' for each lot.
2. The existing house is compatible to the setbacks for when the houses were constructed.
3. The existing house was built before 1972 and was constructed to be on Lot 61. To move the lot line for the righthand sideyard would require a refinement to the plat, even if approved, the lot would still be undersized. (The combined sideyard total is 22.09' instead of a min. of 25'. However, the left side of the existing house cannot move, thus making the left sideyard the min. of 10' and the right to be 15'. To meet the sideyard requirement of the C.D.R. 3.5 the lot line would need to be moved 7'.)

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

Steve W. Wilson

Signature

STEVE WILLIAM WILSON

Name - Type or Print

Steve W. Wilson

Signature

STEVE WILLIAM WILSON

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of January, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STEVE W. WILSON

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

1-16-01

Date

Shirley D. Fuller

Notary Public

My Commission Expires

10-1-03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2607 Bayside Dr.
which is presently zoned D.R.3.5

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) 1.B02.3.C.1 and 304 B.C.P.

To permit a sideyard setback of 8' in lieu of the required 10 ft.; a sum of side yard of 21.5' in lieu of the required 25'; a lot width of 61' in lieu of the required 70'. ~~and approval of the subject lot as an undersized lot with an existing single family residential dwelling~~ upm 1/24/01

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

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Bernadette L. Moskunas

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, Room 101 (410) 828-9060

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

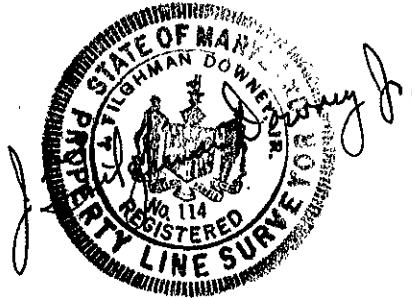
CASE NO. 01-281-A

Reviewed By JWM Date 1.17.01

Estimated Posting Date Jan 1.28.01

ZONING DESCRIPTION FOR #2607 BAYSIDE DRIVE

Beginning at a point on the east side of Bayside Drive which is 40 feet wide at a distance of 220 feet south of the centerline of Riverside Drive which is 40 feet wide. Being lot #61, section "C" of subdivision of "Bauernschmidt Manor" recorded in plat book no. 12, folio 81, containing 13,860 square feet. Also known as #2607 Bayside Drive and located in the 15th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.

*Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson, MD 21286
(410)828-9060*

281

01-281-A

**BALTIMORE COUNTY, MARYLAND AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

281
9062

DATE 1-17-01 ACCOUNT Bolt-6150

AMOUNT

\$

50.00

RECEIVED
FROM: S. [unclear]

FOR: (1010) Ad. VAN

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

1/17/2001 1/17/2001 10:37:51

REG 1603 CASHIER LMTL LOW DEWMER

DEPT 5 529 ZONING VERIFICATION

Receipt # 163534

CR. NO. 090622

Rec'd Tol

100.00

LN

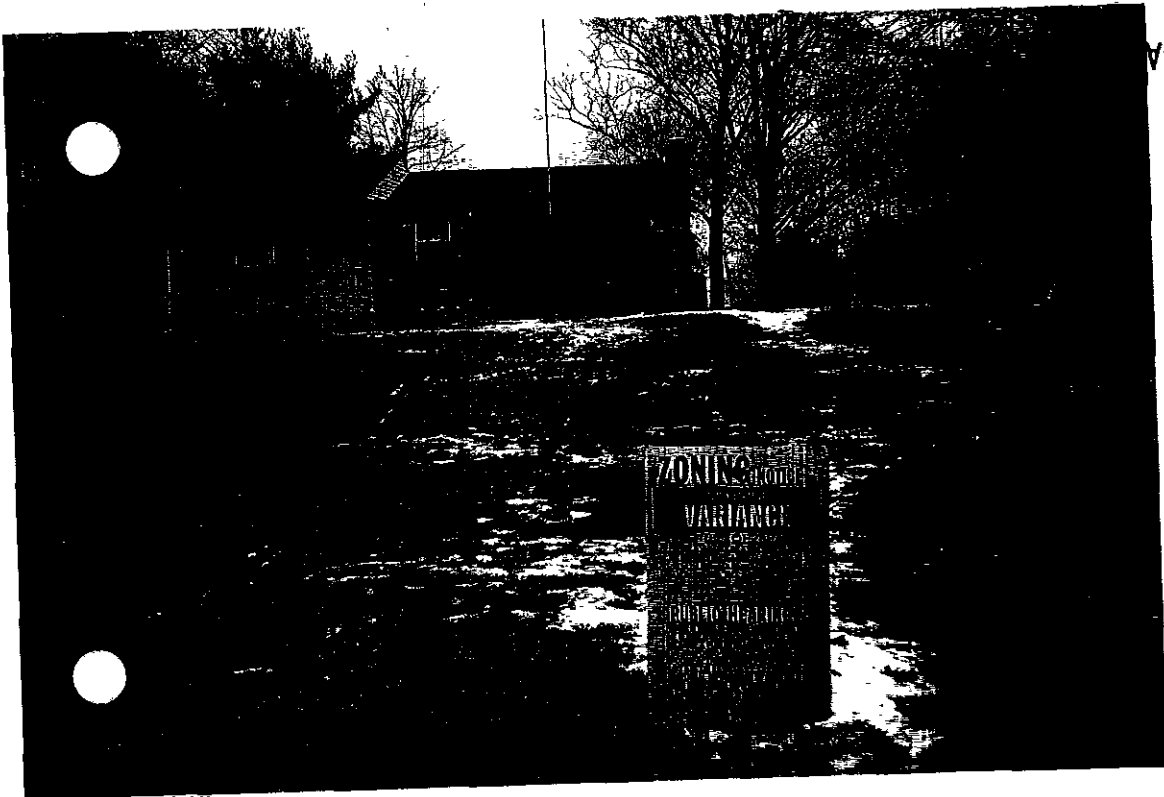
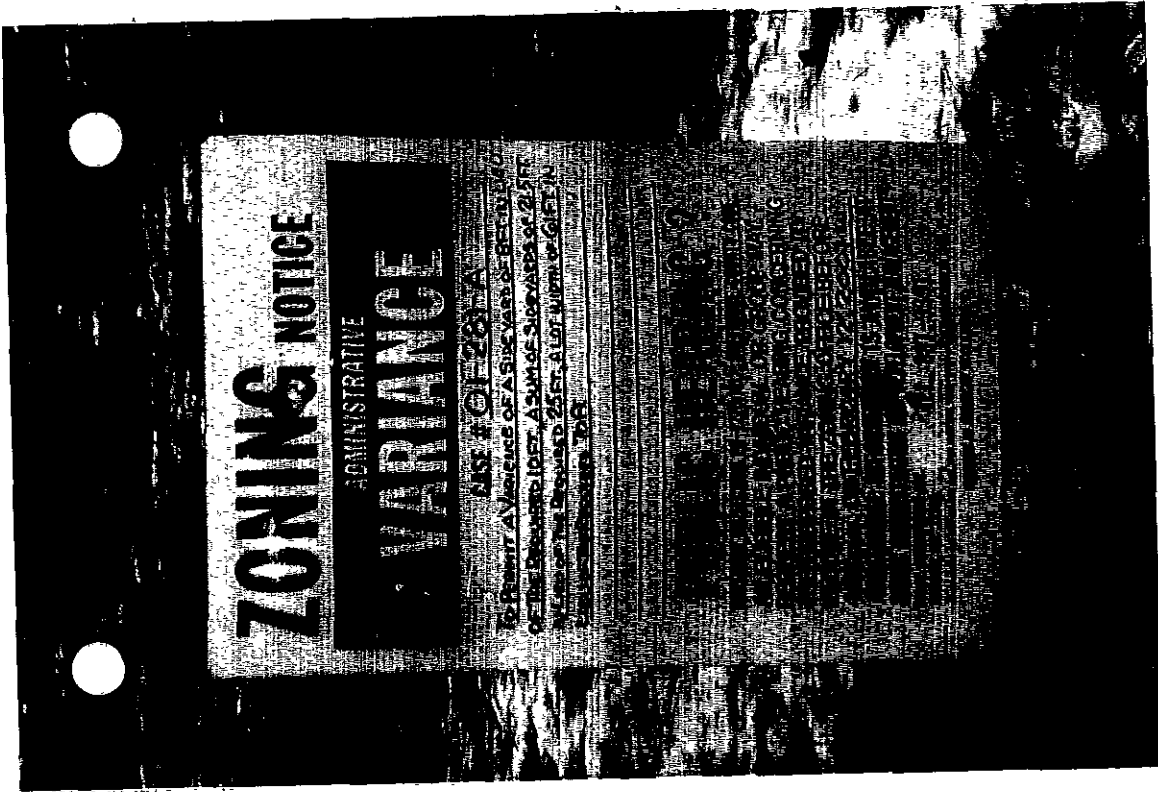
\$2.00

5.00

2.00

Baltimore County, Maryland

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

RE: Case No.: 01-281-A

Petitioner/Developer: _____

STEVE WILSON

Date of Hearing/Closing: 2-12-01

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 _____

2607 BAYSIDE DRIVE

The sign(s) were posted on _____

JANUARY 27, 2001

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

**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: 01-281-A
Petitioner: Steve W. Wilson
Address or Location: 2607 Bayside Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steve W. Wilson
Address: 467 Streaker Road
Sykesville, MD 21784
Telephone Number: (410) 781-3462

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 281 -A Address 2607 Bayside DriveContact Person: J. Mene Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 1.17.01 Posting Date: 1.28.01 Closing Date: 2.12.01

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

- 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.
- 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.
- 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.
- 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- 281 -A Address 2607 Bayside DrivePetitioner's Name STEVE WILSON Telephone _____Posting Date: 1.28.01 Closing Date: (410) 781-3462

Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK of 8ft. in Lien of The Required
10ft, A SUM of SIDEYARDS of 21.5ft. in Lien of The Required 25ft,
A LOT width of 61ft. in Lien of The Required 70ft. and Approval of
THE SUBJECT LOT AS AN UNDERSIZED LOT WITH AN EXISTING
SINGLE FAMILY ~~RESIDENTIAL~~ RESIDENTIAL DWELLING.

Banadell Holmes Applicant, 1/17/01



Baltimore County
Department of Permits and
Development Management

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

February 12, 2001

Steve W Wilson
2607 Bayside Drive
Essex MD 21221

Dear Mr. Wilson:

RE: Case Number: 01-281-A, 2607 Bayside Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 17, 2001.

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: Bernadette L Moskunas, Site Rite Surveying Inc, 200 E Joppa Road Room 101,
Towson 21286
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 February 5, 2001
Item Nos. 279, 280, 281, 283, 285,
286, and 287

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 31, 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 29, 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.

FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

281, 282, 285, 286, AND 287

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 Jablon

FROM: R. Bruce Seeley *m/rbs*

DATE: February 1, 2001

SUBJECT: Zoning Item #281
2607 Bayside Drive

Zoning Advisory Committee Meeting of January 29, 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:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: January 30, 2001

ORIGINAL FOR FILE
1/30/01
R. Seeley

AV
2/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 5, 2001

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

SUBJECT: 2607 Bayside Drive

INFORMATION:

Item Number: 01-281

Petitioner: Steve William Wilson

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a side yard setback of 8 feet in lieu of the required 10 feet, and a sum of side yards of 21.5 feet in lieu of the required 25 feet. This office also supports the request to permit a lot width of 61 feet in lieu of the required 70 feet.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey W. Z...

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.31.01

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

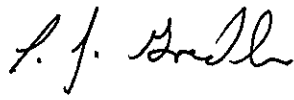
RE: Baltimore County
Item No. 281 JCM

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,


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

Residential Processing Fee Paid
(\$50.00)

Accepted by JCLW
Date 01-17-01

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:

Site Rate Surveying, Inc. 200 E. Japan Road Room 101 Towson, MD 21286 (410) 828-9060
Print Name of Applicant Address Telephone Number

Lot Address 2607 Bayside Drive Election District 15 Councilmanic District 5 Square Feet 13,860

Lot Location: N E S W side/corner of Bayside Drive, 220 feet from N E S W corner of Riverside Drive
(street) (street)

Land Owner: Steve Wilson Tax Account Number 1503003561

Address: 2607 Bayside Drive Balto. MD 21221 Telephone Number 410, 781-3462

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 (Ex. dwlg.)		☐	☒
5. Photographs (please label all photos clearly)		☒	☐
Adjoining Buildings		☒	☐
Surrounding Neighborhood		☐	☐
6. Current Zoning Classification: <u>D.R. 3.5</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: _____

01-281A

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 _____
(name of planner) Date (A)

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: _____ Date of Posting: _____
Signature

Number of Signs: _____

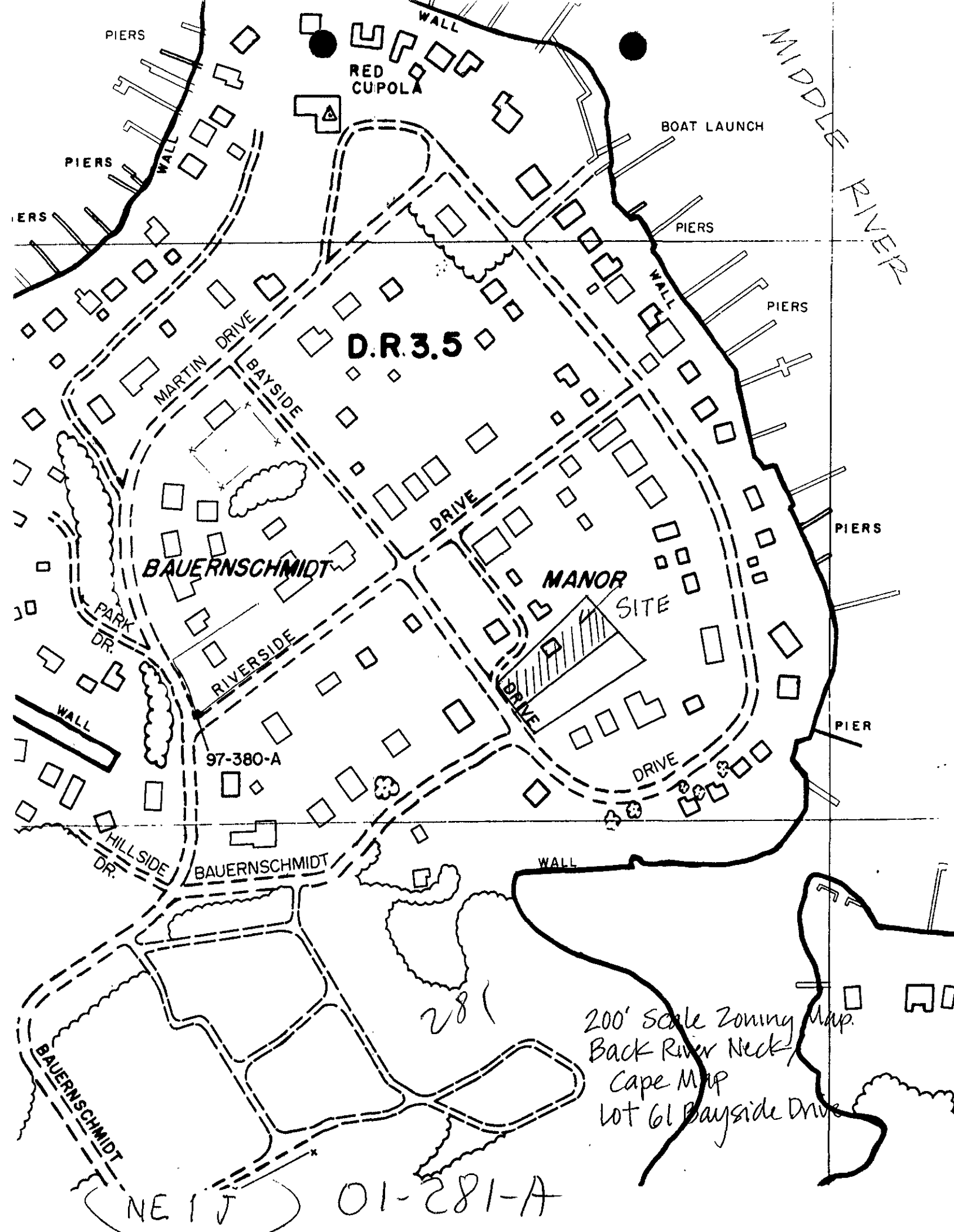
Note to file:

I advised applicant of the procedural complications created by filing administratively for the variance relief on 2607 Bayside Drive and non-admin. for the companion issues arising on the adjoining lot. The applicant requested to file as currently docketed.

JCM

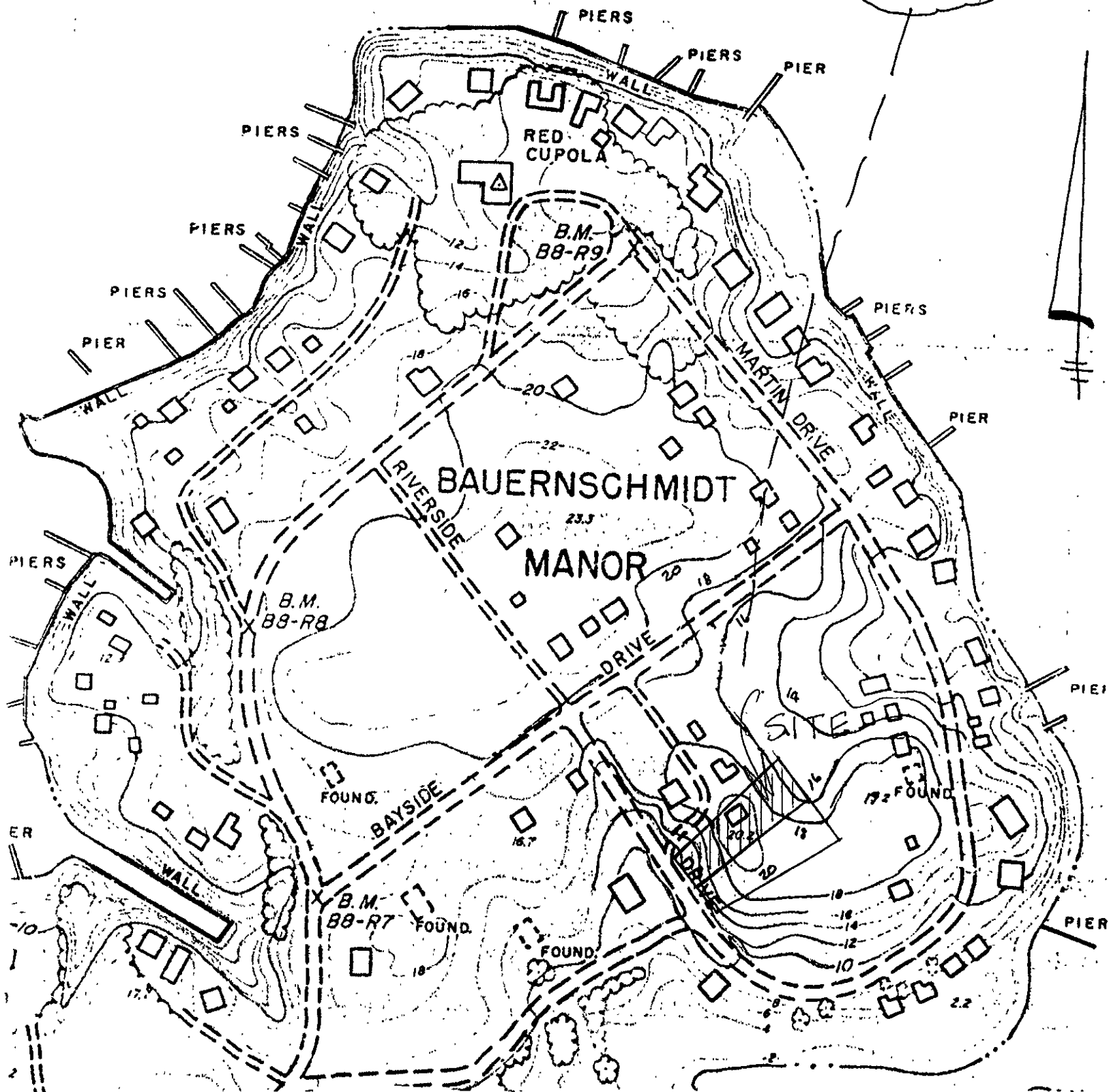
#281

see 01-282-A



MIDDLE RIVER

2400100445B
ZONE "C"



Baltimore County Topography
N.E. 1-J
200' scale
Bayside Drive

lot 61 Bayside Drive

Back River Neck/Cape May 01-281-17

Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060



Lot 61 Bayside Drive
Undersized lot Application

#1



#2

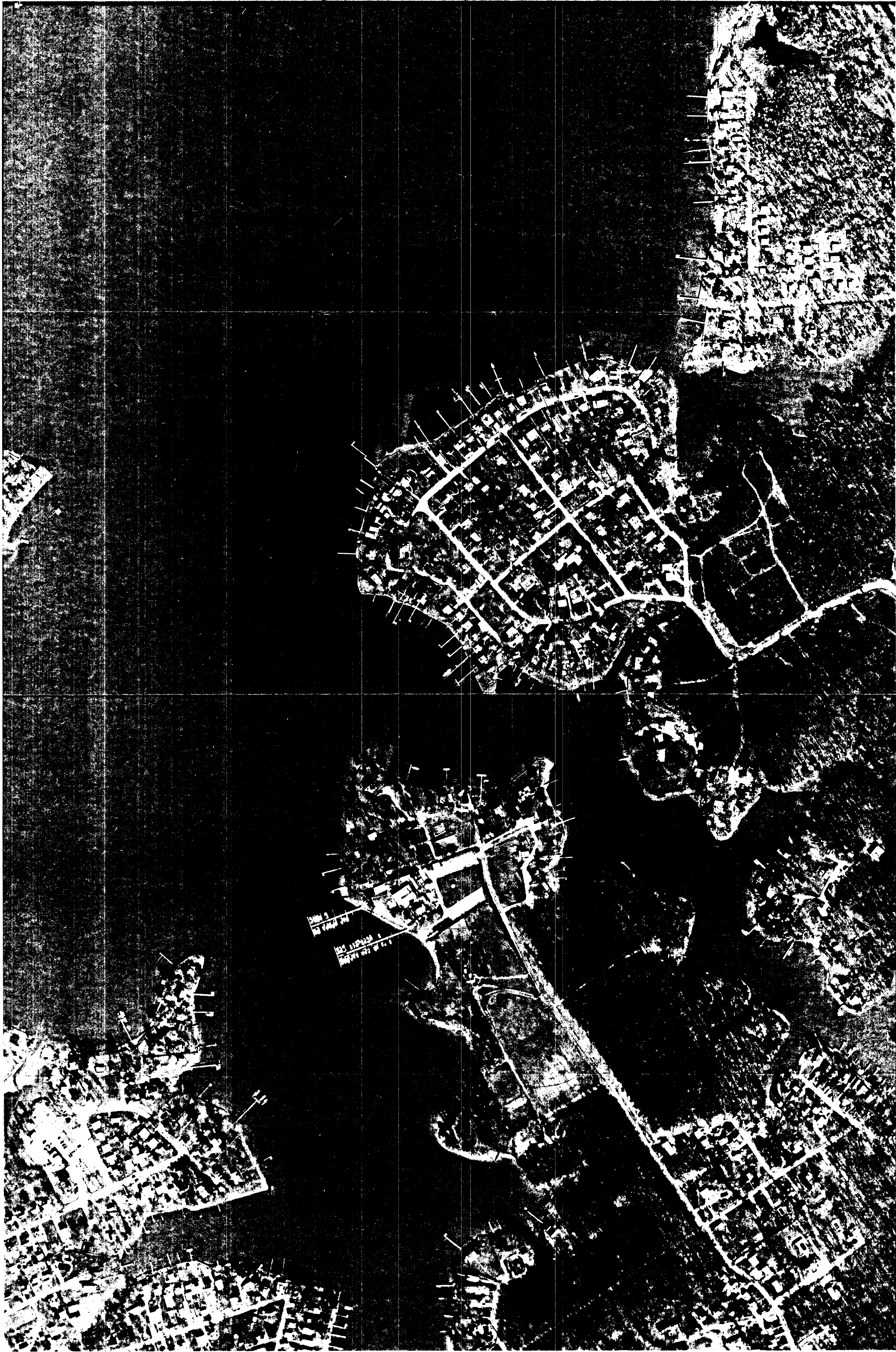


#3



#4





BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP		01-281-A	SCALE 1" = 200' ±	LOCATION BACK RIVER NECK, CAPE MAY	SHEET N.E. 1-J
			DATE OF PHOTOGRAPHY JANUARY 1986		
PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401					

