

IN RE: PETITION FOR VARIANCE
W/S Riverside Avenue, 775' S of the c/l
Bay Avenue
(1236 Riverside Avenue)
15th Election District
5th Council District

Charles P. Roe
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-292-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Charles P. Roe. The Petitioner seeks relief from Sections 1B02.3.C and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet, a sum of the side yards of 20 feet, and a lot width of 50 feet, in lieu of the required 15 feet, 25 feet, and 70 feet, respectively; and, to approve the subject property as an undersized lot, pursuant to Section 304, and any other variances deemed necessary by the Zoning Commissioner to permit development of the subject site with a single family dwelling. The subject property and requested relief 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 Charles P. Roe, property owner, and Vincent J. Moskunas, Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a narrow, yet deep waterfront lot, located on the west side of Riverside Avenue, adjacent to Back River in Essex. The property is also known as Lot 34 of Back River Neck Park, an older subdivision which was platted with 50-foot wide lots in 1921 and recorded in the Land Records of Baltimore County many years ago. The property consists of a gross area of 0.461 acres, more or less, zoned D.R.3.5 and is improved with a single family dwelling and detached garage. The Petitioner purchased the property in 1991 at which time the improvements thereon were used only during the summer months. The house has since fallen into a state of disrepair and rather than attempting to rehabilitate same, the Petitioner proposes to raze

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Date

By

3/20/91
V. J. Moskunas

the structure and construct a new dwelling in its place. The proposed dwelling will be 30' wide by 40' deep and will feature an attached 20' x 20' garage. Testimony indicated that although the original building was constructed as a summer home, Mr. Poe and his family intend to reside in the new structure on a full-time basis. As noted above, the property has frontage on Back River and the proposed dwelling will be set back a distance from the water consistent with other houses in the neighborhood.

There were no Protestants present at the hearing and no adverse Zoning Advisory Committee comments submitted by any Baltimore County reviewing agency. In fact, it is clear that the new dwelling will be an upgrade to the previous structure, and an improvement to the subject property. Moreover, the Office of Planning supports the requested relief and has approved the building elevation drawings of the proposed new dwelling as being consistent with the surrounding locale. In addition, the ZAC comment from the Department of Environmental Protection and Resource Management (DEPRM) indicates that they, too, have no objections to the requested relief. However, due to the property's waterfront location, the proposed improvements are subject to compliance with Chesapeake Bay Critical Area regulations. It is also to be noted that the property is presently served by public water and will be connected to public sewer in the near future. An inner-office memorandum from DEPRM indicates that the existing septic tank and seepage pit can support the new construction and that ultimately the house will be connected to public sewer when same is completed along Riverside Avenue. A ZAC comment was also received from the Developer's Plans Review Division of the Department of Permits and Development Management (DPDM) indicating that the proposed improvements must comply with Federal Flood Insurance requirements. In this regard, Mr. Moskunas indicated that the applicant had no objection to a condition within the Order requiring compliance with these ZAC comments.

Based upon the testimony and evidence presented, I am persuaded to grant the requested variance relief. The unique characteristic of the property is based on its layout when this subdivision was originally platted many years before the adoption of any zoning regulations in Baltimore County. Additionally, the Petitioner would suffer a practical difficulty if relief were denied in that the property

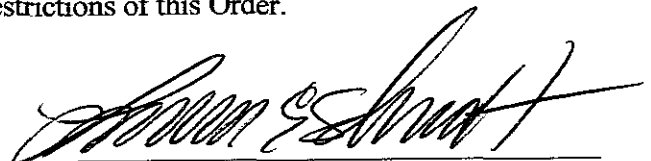
CITIZEN RECEIVED FOR FILING
Date 3/22/11
By [Signature]

could not be used for a permitted purpose (i.e. residential development). Moreover, it is clear that the new house will be an improvement to the site and the area at large. Thus, relief can be granted without detrimental impact to the surrounding locale.

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

22nd THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of March, 2001 that the Petition for Variance seeking relief from Sections 1B02.3.C and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet, a sum of the side yards of 20 feet, and a lot width of 50 feet, in lieu of the required 15 feet, 25 feet, and 70 feet, respectively; and, to approve the subject property as an undersized lot, pursuant to Section 304, and any other variances deemed necessary by the Zoning Commissioner to permit development of the subject site with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated March 8, 2001, and the Bureau of Development Plans Review, dated March 6, 2001, copies of which are attached hereto and made a part hereof.
- 3) The proposed dwelling shall be constructed in accordance with the building elevation drawings submitted to and approved by the Office of Planning on January 25, 2001.
- 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 3/22/01
By [Signature]



Baltimore County
Zoning Commissioner

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

March 22, 2001

Mr. Charles P. Roe
3329 Deep Well Court
Abingdon, Maryland 21009

RE: PETITION FOR VARIANCE
W/S Riverside Avenue, 775' S of the c/l Bay Avenue
(1236 Riverside Avenue)
15th Election District – 5th Council District
Charles P. Roe - Petitioner
Case No. 01-292-A

Dear Mr. Roe:

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 black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Vincent Moskunus, Site Rite Surveying, Inc.
200 E. Joppa Road, Towson, Md. 21286
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
Office of Planning; DEPRM; People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper

IN RE: PETITION FOR VARIANCE
W/S Riverside Avenue, 775' S of the c/l
Bay Avenue
(1236 Riverside Avenue)
15th Election District
5th Council District

Charles P. Roe
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-292-A
*

* * * * *

SUPPLEMENTAL ORDER

This matter came before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Charles P. Roe. The Petitioner sought relief from Sections 1B02.3.C and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit development of the subject site with a single family dwelling, in accordance with the site plan submitted into evidence and marked as Petitioner's Exhibit 1. An Order was issued on March 22, 2001 granting the requested relief, subject to certain terms and conditions.

Pursuant to Rule K of the Zoning Commissioner's Rules of Practice and Procedure, the Zoning Commissioner has the authority to revise Orders within thirty (30) days of the date of their issuance. In this case, the Order issued on March 22, 2001 failed to incorporate the November 30, 2000 comment from C. Brunner of the Ground Water Management Division of the Department of Environmental Protection and Resource Management (DEPRM), as part of the terms and conditions to the relief granted. That comment, which was submitted into evidence as Petitioner's Exhibit 5, specifically required that the subject property be connected to public sewer when it becomes available.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of March, 2001 that Restriction No. 2 of the Order issued March 22, 2001 be and the same is hereby AMENDED to read as follows:

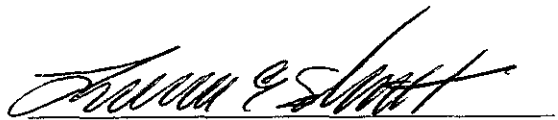
ORDER RECEIVED FOR FILING

Date 3/30/01

By [Signature]

"2) Compliance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), and the Bureau of Development Plans Review, dated March 8, 2001 and March 6, 2001, respectively, copies of which are attached hereto and made a part hereof. In addition, the Petitioners are required to connect to public sewer when it becomes available, pursuant to the comment dated November 30, 2000 prepared by C. Brunner of the Ground Water Management Division of DEPRM, a copy of which is also attached hereto and made a part hereof."

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Supplemental Order to file an appeal of this decision.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Charles P. Roe
3329 Deep Well Court, Abingdon, Md. 21009
Mr. Vincent Moskunus, Site Rite Surveying, Inc.
200 E. Joppa Road, Towson, Md. 21286
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
Office of Planning; DEPRM; People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #1236 Riverside Avenue

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) 1B02.3.C, 304 To allow a sideyard setback of 10ft, a sum of sideyard setbacks of 20ft. & a lot width of 50ft in lieu of the minimum required 15ft, 25ft & 70ft respectively and to approve an undersize lot per sect. 304 with any other variances as deemed necessary by the Zoning Commissioner.

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

1. There is no additional property owned in order to meet the B.C.Z.R.
2. Property is recorded on plat dated 1921, all lots are 50' wide.
3. To meet the D.R. 3.5 sideyard setbacks, the house size would be reduced to 25' which would not be compatible to the neighborhood.

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):

Charles P. Roe

Name - Type or Print

Signature

Name - Type or Print

Signature

3329 Deep Well Ct. 410-282-8401

Address Telephone No.

Abingdon MD 21009

City State Zip Code

Representative to be Contacted:

Vincent J. 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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 1-23-01

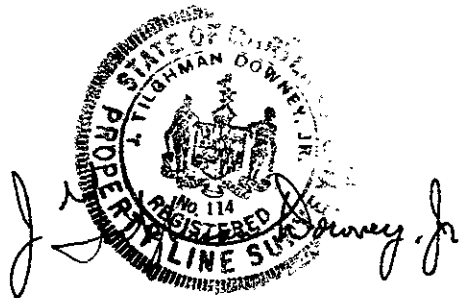
ORDER RECEIVED FOR FILING
Date 3/22/01
BY [Signature]

Case No. 01-292-A

22/19/15/98

ZONING DESCRIPTION FOR #1236 RIVERSIDE AVENUE

BEGINNING at a point on the west side of Riverside Avenue which is 30 feet wide at a distance of 775 feet south of Bay Avenue which is 35 wide. Being Lot # 34 in the subdivision of "Back River Neck Park" as recorded in Baltimore County Plat Book #7, folio #4, containing 20,000 square feet. Also known as #1236 Riverside Avenue and located in the 15th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.

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

292

01-292-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

01-292-A
No. 077984

DATE 1-23-01 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Vince Misk...

FOR: Residential Variance Filing Fee
1236 Riverside Ave.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIVED
1/23/01 1:03 PM
BY: [Signature]
FOR: [Signature]
CASHIER: [Signature]
BALANCE: [Signature]
TOTAL: [Signature]
BALANCE: [Signature]
TOTAL: [Signature]
BALANCE: [Signature]
TOTAL: [Signature]

01-292-A

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: #01-292-A
1236 Riverside Avenue
W/S Riverside Avenue, 775 S of Bay Avenue
15th Election District - 5th Councilmanic District
Legal Owner(s): Charles P. Roe

Variance: to allow a side yard setback of 10 feet in lieu of the required 15 feet, to allow a sum of side yard setbacks of 20 feet in lieu of the required 25 feet, to allow a lot width of 50 feet in lieu of the required 70 feet and to approve an undersized lot with any other variances as deemed necessary by the zoning commissioner.

Hearing: Thursday, March 8, 2001 at 11:00 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.

2/310 Feb. 22 C451723

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/22/, 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 2/22/, 2001.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # 01-292-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
- TOWSON, MD

ROOM 407, COUNTY COURTS

PLACE: BLDG., 401 BOSLEY AVENUE

THURSDAY, MARCH 8, 2001

DATE AND TIME: AT 11:00 A.M.

REQUEST: VARIANCE TO ALLOW A SIDE YARD SETBACK OF

20 FT. IN LIEU OF THE REQUIRED 15 FT. TO ALLOW A SUM OF

SIDE YARD SETBACKS OF 20 FT. IN LIEU OF THE REQUIRED 20 FT.

TO ALLOW A LOT WIDTH OF 50 FT. IN LIEU OF THE REQUIRED 70 FT. AND

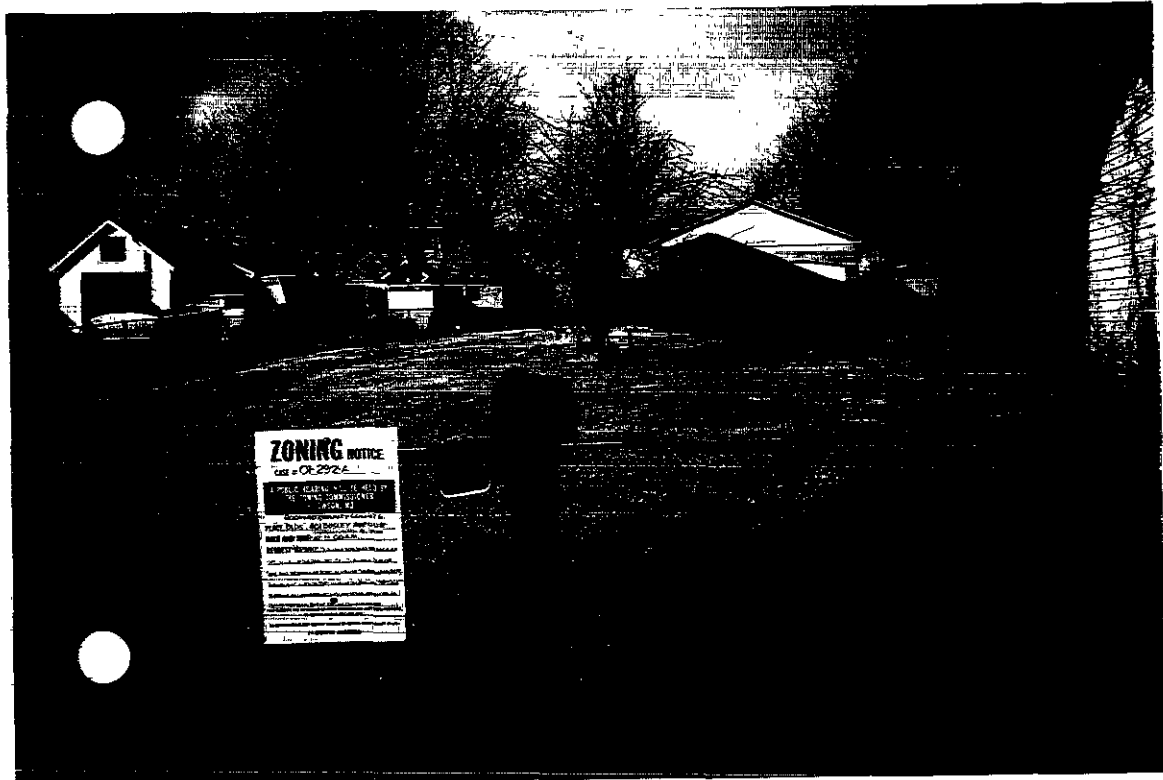
TO ADJUST AN UNDERSET LOT WITH ANY OTHER VARIANCES AS

DEEMED NECESSARY BY THE ZONING COMMISSIONER

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CANCEL HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST EARLY DAY OF HEARING, UNDER PENALTY OF LAW

IF DISCAPPED ACCESSIBLE



CERTIFICATE OF POSTING

RE: Case No.: 01-292-A

Petitioner/Developer: _____

MR. CHARLES P. ROE

Date of Hearing/Closing: MAR. 8, 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 _____

#1236 RIVERSIDE AVENUE

The sign(s) were posted on FEBRUARY 20, 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)

RECEIVED

FEB 21 2001

DEPT. OF PERMITS AND
DEVELOPMENT ADMINISTRATION

RE: PETITION FOR VARIANCE
1236 Riverside Avenue, W/S Riverside Ave,
775' S of Bay Ave
15th Election District, 5th Councilmanic

Legal Owner: Charles P. Roe
Petitioner(s)

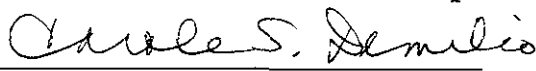
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-292-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of February, 2001 a copy of the foregoing Entry of Appearance was mailed to Bernadette L. Moskunus, Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

February 7, 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: 01-292-A
1236 Riverside Avenue
W/S Riverside Avenue, 775' S of Bay Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Charles P. Roe

Variance to allow a side yard setback of 10 feet in lieu of the required 15 feet, to allow a sum of side yard setbacks of 20 feet in lieu of the required 25 feet, to allow a lot width of 50 feet in lieu of the required 70 feet and to approve an undersized lot with any other variances as deemed necessary by the zoning commissioner.

HEARING: Thursday, March 8, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GDZ" written below it.

Arnold Jablon
Director

C: Charles P. Roe, 3329 Deep Well Court, Abingdon 21009
Vincent J. Moskunus, Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101,
Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 21, 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, February 22, 2001 Issue – Jeffersonian

Please forward billing to:
Charles P Roe
3329 Deep Well Court
Abingdon MD 21009

410 282-8401

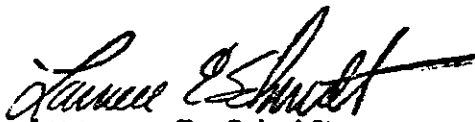
NOTICE OF ZONING HEARING

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HEARING: Thursday, March 8, 2001 at 11:00 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

March 2, 2001

Charles P Roe
3329 Deep Well Court
Abingdon MD 21009

Dear Mr. Roe:

RE: Case Number: 01-292-A, 1236 Riverside Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 23, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Vincent J Moskunas, Site Rite Surveying Inc, 200 E Joppa Rd 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 12, 2001
Item No. 292

The Bureau of Development Plans Review has reviewed the subject zoning item.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1-foot over the flood plain elevation in all construction.

In accordance with Bill No. 18-90, Section 26-276, filling within a flood plain is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

The minimum flood protection elevation for this site is 10 feet.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

February 8, 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 February 5, 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:

290, 291, 292, 293, 294, 295, 297, 298, 299, 300,
302, 303, 304, and 308

REVIEWER: LIEUTENANT JIM MEZICK, 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: March 8, 2001

SUBJECT: Zoning Item #292
1236 Riverside Drive

Zoning Advisory Committee Meeting of February 5, 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: March 8, 2001

file
2/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 12, 2001

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

FEB 12

SUBJECT: 1236 Riverside Avenue

INFORMATION:

Item Number: 01-292

Petitioner: Charles P. Roe

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variance to allow a side yard setback of 10 feet, a sum of side yard setbacks of 20 feet, a lot width of 50 feet and an undersized lot in lieu of the required 15 feet, 25 feet, and 70 feet respectively.

Prepared by:

Maels A. Cummings

Section Chief:

Jeffrey W. Long

AFK:MAC:

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

* Variance

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

Permit or Case No. 01-292-A

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:

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

Lot Address 1236 Riverside Avenue Election District 15 Councilmanic District _____ Square Feet 20,000

Lot Location: N E S W side/corner of Riverside Avenue , _____ feet from N E S W corner of Bay Avenue
(street) (street)

Land Owner: Charles P. Roe Tax Account Number 1515690180

Address: 3329 Deep Well Court Abingdon, MD 21009 Telephone Number (410) 282-8401

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)	<u>X</u>	_____
2. Permit Application	_____	<u>X</u>
3. Site Plan		
Property (3 copies)	<u>X</u>	_____
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u>X</u>	_____
4. Building Elevation Drawings	<u>X</u>	_____
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>X</u>	_____
Surrounding Neighborhood	<u>X</u>	_____
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: Jeffrey M. Long
for the Director, Office of Planning and Community Conservation

Date: 1/25/01

01-292-A

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 John Sullivan on 1-23-01
(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 2-1-01 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 2-16-01 C (B-3 Work Days)

TENTATIVE DECISION DATE 2-22-01 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: _____

01-292-A

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

** Variance*

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

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TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

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☐ 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: _____



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.7.01

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

RE: Baltimore County
Item No. 292 JJS

Dear Ms. Jackson:

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

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

Very truly yours,

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

SITE RITE SURVOTING, INC
VINCENT J. MOSKUNAS

Charles A. Roe

ADDRESS

200 E. JOHNS RD. 21286
3329 Deep Well Ct
Arlington MD 21009



BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

EXHIBIT
#5

DATE: November 30, 2000

TO: File
DEPRM

FROM: C. Brunner, R.S. Ground Water Management
Department of Environmental Protection & Resource Management

SUBJECT: 1236 E. Riverside Avenue

I visited this property to determine if there will be constraints on the construction of a replacement house. There is a septic tank and one seepage pit serving this three bedroom house. Both are functioning normally according to Rick Ramsey. I believe that the tank will remain intact until it needs to be pumped. At that time the tank will probably collapse. Public sewer is approximately 3-6 months away according to Public Works. I recommend that the proposed replacement house, which is also three bedroom, be approved. The owner, Charles Roe understands that should the system fail or the tank collapse, a new tank will have to be installed, if public sewer service is not available. He also understands that the water line must be 10' from the waste line and septic system. This property must connect to Public Sewer when available.

EXHIBIT #6

THE CARLTON

This is from the sales brochure



- Two story house
- 1807 square feet
- 3 bedroom
- 2 1/2 baths



BUILT WITH PRIDE BY PEOPLE WHO CARE!

THE BOLD LOOK
OF KOHLER

Kohler Products, because only the finest materials go into your Nanticoke Home



THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES

LOCATION SURVEY

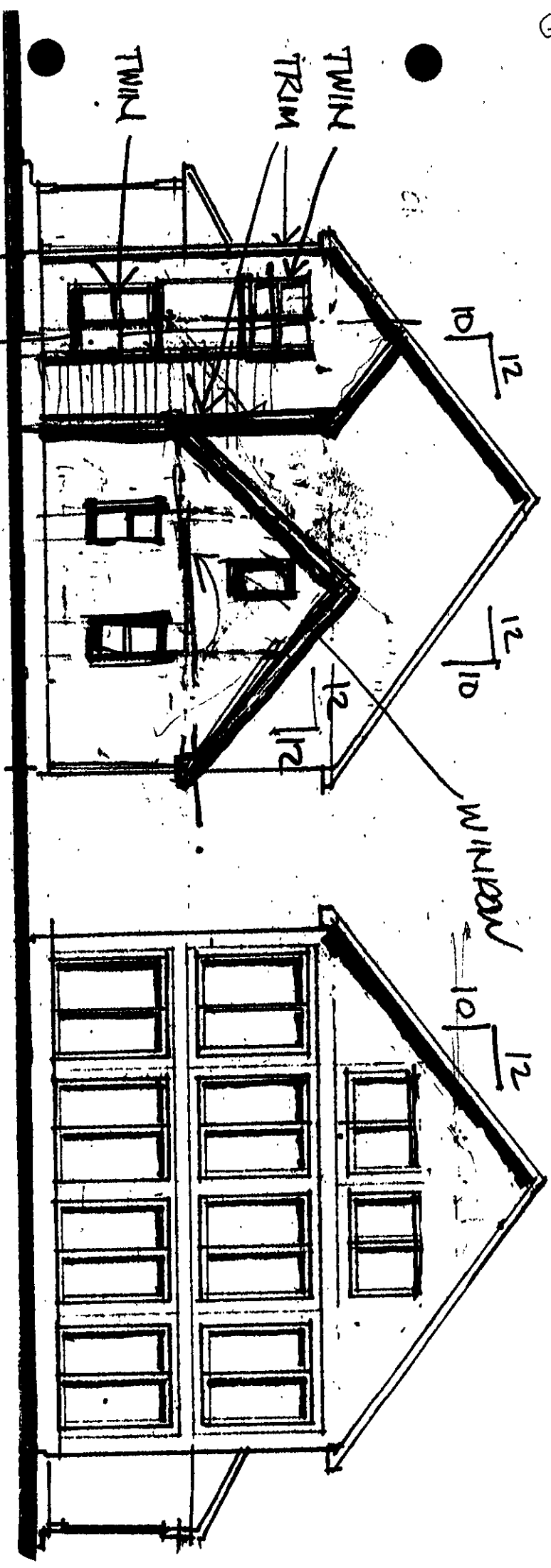
#1230 EAST RIVERSIDE AVENUE • BALTO. CO., MD.

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS

SCALE:
1" = 50'

DATE:
7-23-91

JOB NO:
21500



CENTER
WINDOWS

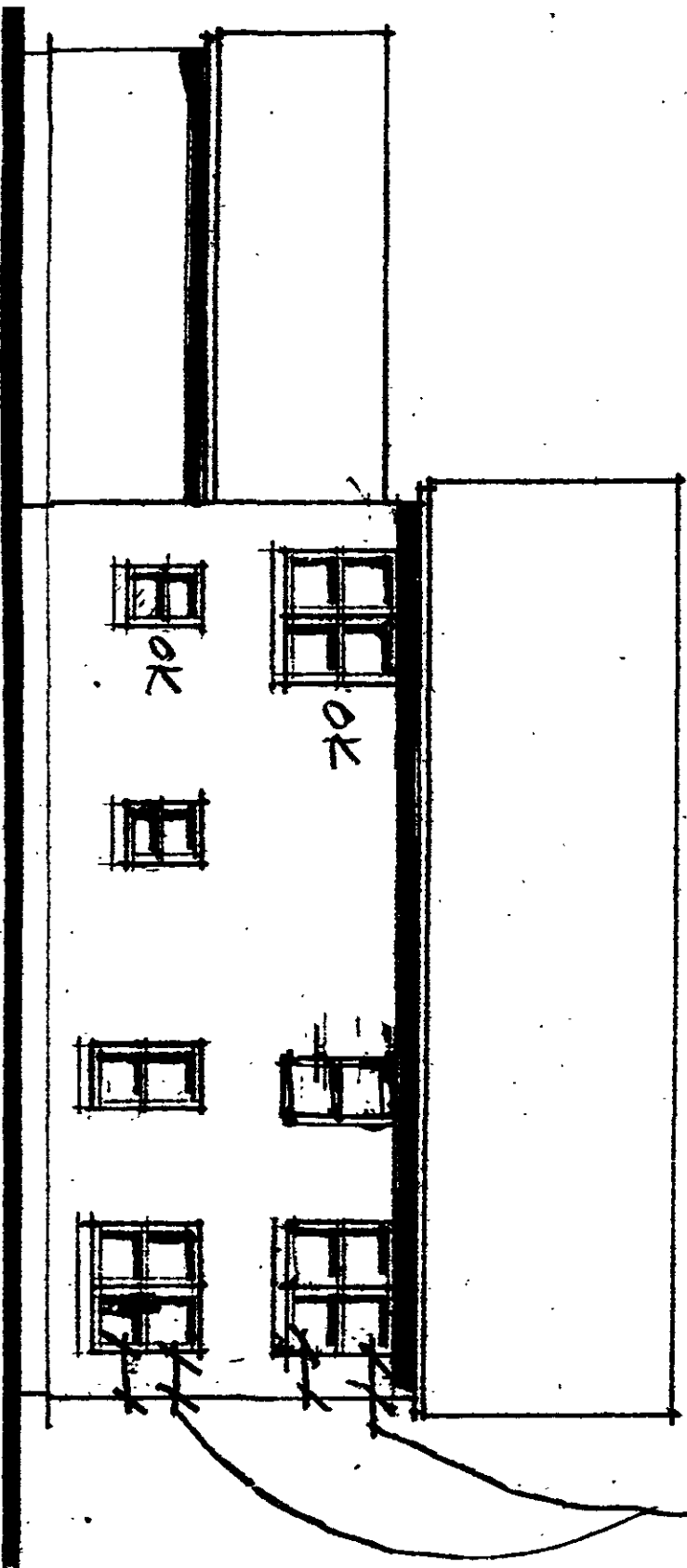
WINDOWS
TO BE E. OF CABLE TRIM

GARAGE POSITION

STREET FRONT ELEVATION

WATER FRONT
ELEVATION

Put windows
as close to
corners as
possible



RIGHT PROPERTY LINE ELEVATION

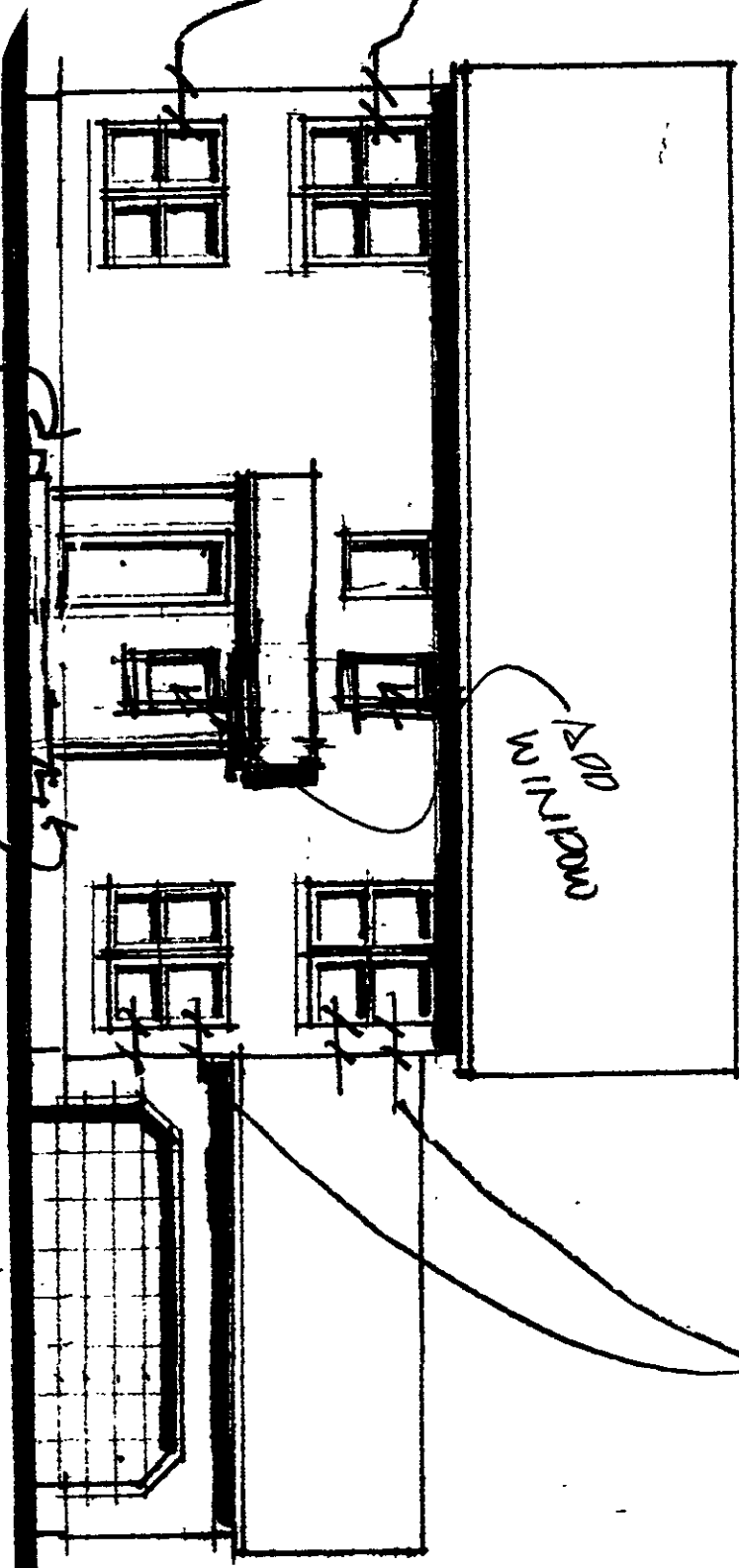
PUT WINDOWS AS CLOSE
TO CORNERS AS POSSIBLE

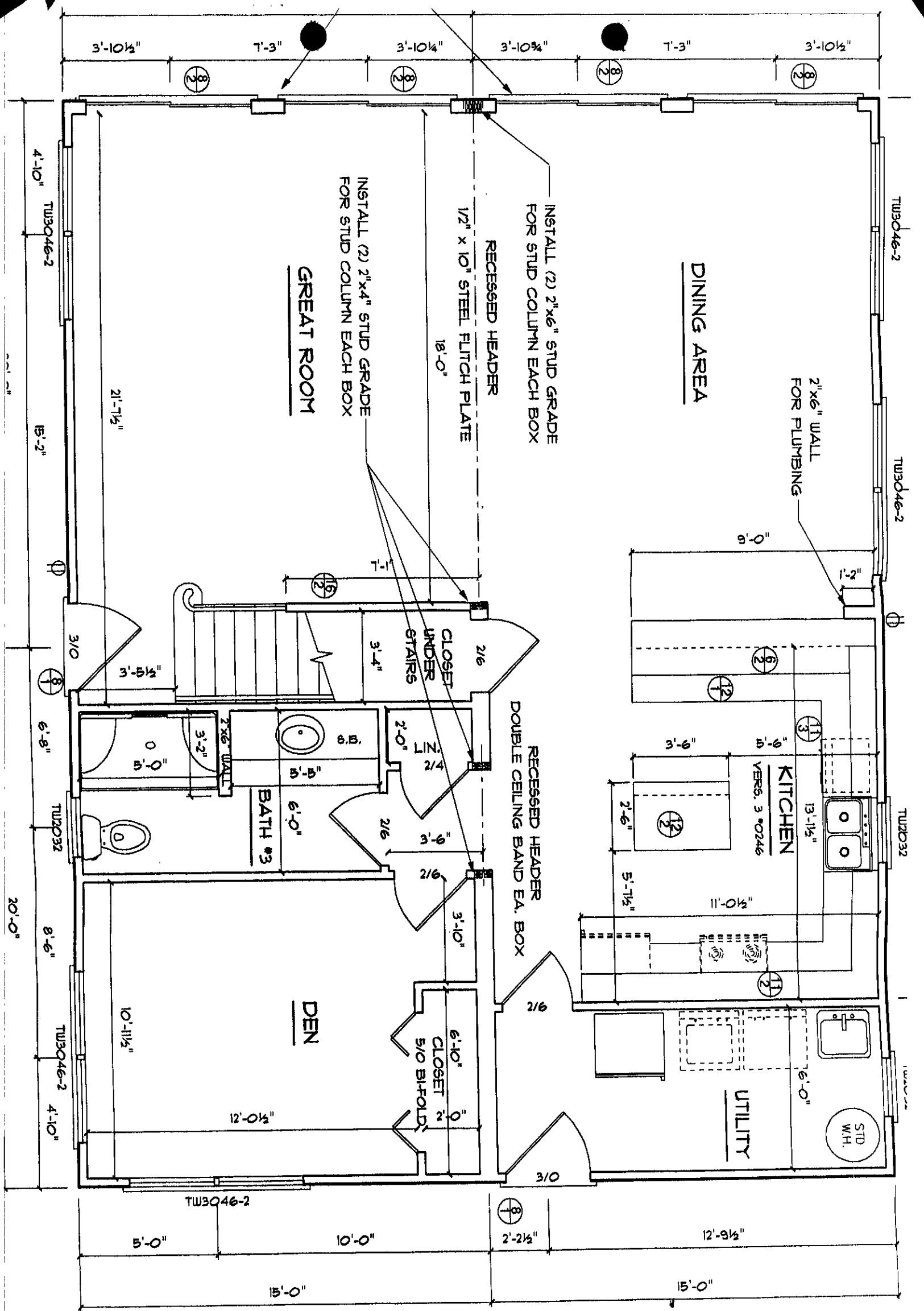
LEFT PROPERTY LINE ELEVATION

POOR
WINDOW

STEPS TO
GRADE

STEPS
TO GRADE





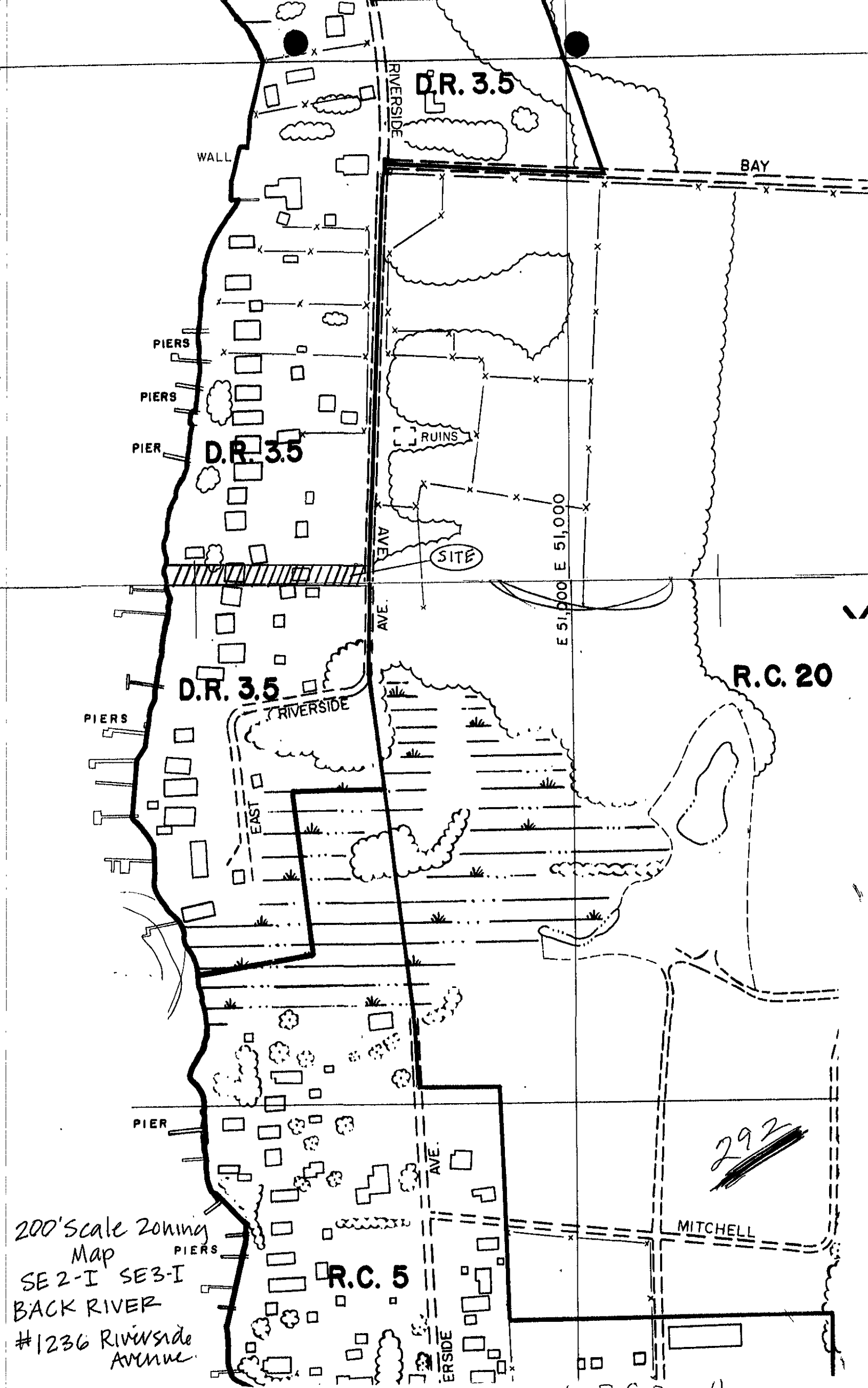
50-157

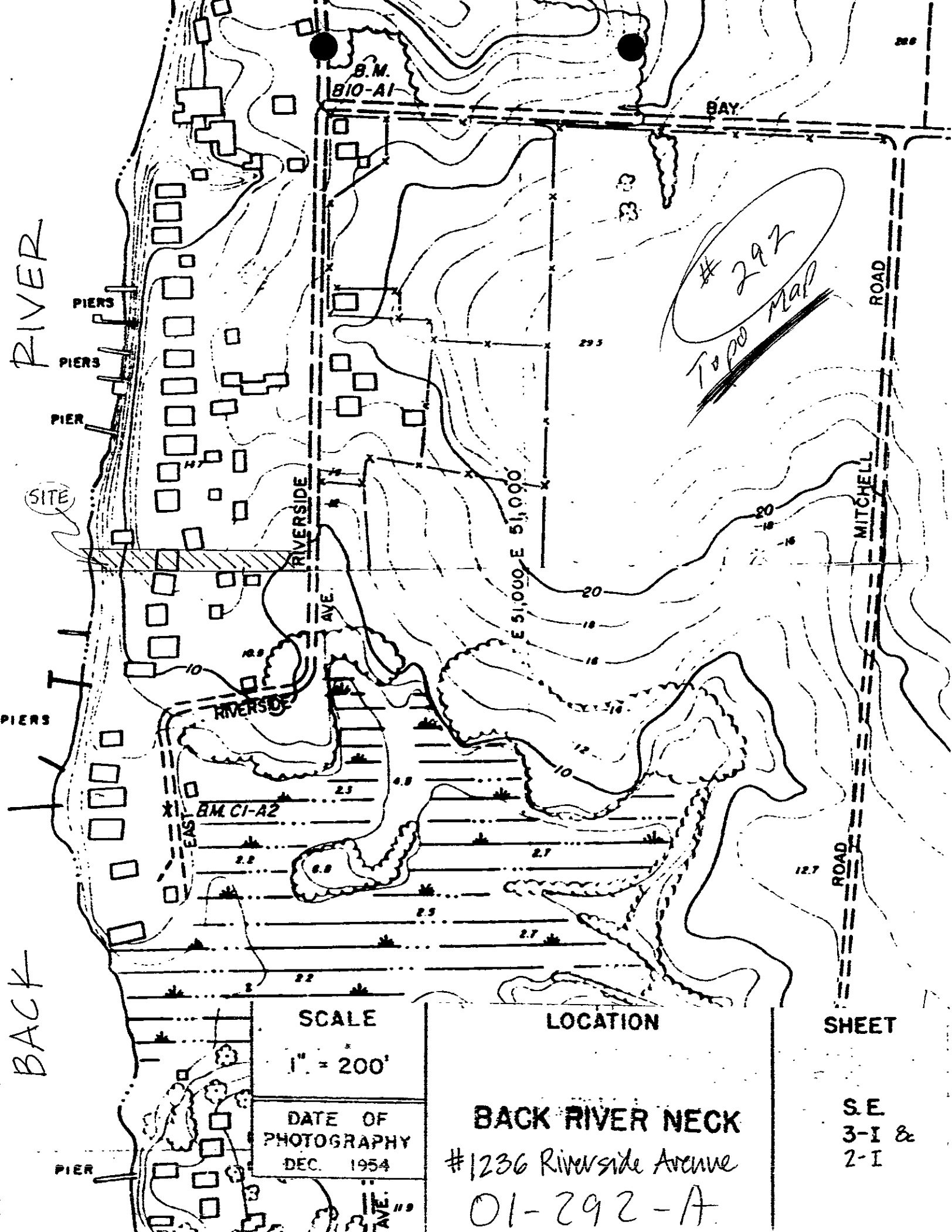
Jan. 2001 Job #
00-8450 -
Variance
plot plan
USLA.

4.6
1-23-92

EXHIBIT. "2"

PLAT
BACK RIVER
NECK PARK
L.F. 7/4
RECORDED
2/3/21





RIVER

BACK

B.M.
810-A1

BAY

#292
Topo Map

SITE

RIVERSIDE
AVE.

E 51,000 E 51,000

MITCHELL
ROAD

RIVERSIDE

B.M. CI-A2

SCALE

1" = 200'

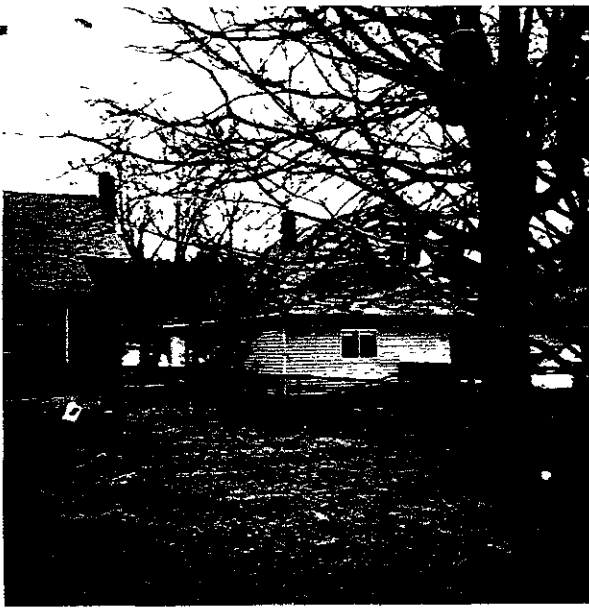
DATE OF
PHOTOGRAPHY
DEC. 1954

LOCATION

BACK RIVER NECK
#1236 Riverside Avenue
01-292-A

SHEET

S.E.
3-I &
2-I



#1

#1732 Riverside
Avenue



#2

#1236 Riverside
Avenue



#3

#1736 Riverside
Avenue



#4



#5 #1238 Riverside Avenue



#6 South on Riverside Avenue



#7 North on Riverside Avenue

