

IN RE: PETITION FOR VARIANCE
N/S Chesapeake Avenue, 1425' E
centerline of Bay Light Avenue
15th Election District
5th Councilmanic District
(9110 Chesapeake Avenue)

Tammy & Luke Reeder
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-325-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Tammy and Luke Reeder. The Petitioners are requesting a variance for property located at 9110 Chesapeake Avenue in the Millers Island area of Baltimore County. The subject property is a waterfront lot fronting on Hawk Cove.

Appearing at the hearing on behalf of the variance request were Tammy and Luke Reeder, owners of the property and Buck Jones, their contractor. Testimony demonstrated that the property, which is the subject of this variance request, consists of 0.21 acres, more or less, zoned DR 5.5. The subject property is improved with an old rundown shore home which the Petitioners propose to raze. In its place, they are hopeful to construct a new single-family residential dwelling in the area shown on the site plan submitted into evidence as Petitioners' Exhibit No. 1. In order to proceed with a new home on this lot, the variance requests are necessary. It should be noted that the 5 ft. side yard setback that is being requested by these property owners is from a paper road which runs along the side of their property. The Petitioners indicated that they are filing a petition to close that paper street and add that additional land to their lot.

ORDER RECEIVED FOR FILING
Date 4/9/01
By J. H. [Signature]

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 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.

FILED
APR 9 1991
R. J. G. J. G. J. G.

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

In addition, Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee comments submitted by Robert W. Bowling, Supervisor, Bureau of Development Plans Review, dated March 7, 2001, a copy of which is attached hereto and made a part hereof.

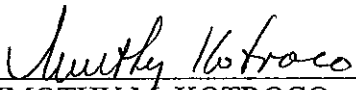
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance requests should be granted.

THEREFORE, IT IS ORDERED this 9th day of April, 2001, by this Deputy Zoning Commissioner, that the Petitioners' requests for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. in lieu of the required 25 ft. and a street lot width of 52 ft. in lieu of the required 55 ft. and from Section 304 of the B.C.Z.R., to permit a dwelling on an undersized lot, be and they are 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.

0327 10
L300
4/9/01
By *R. J. Jones*

2. Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated February 23, 2001, a copy of which is attached hereto and made a part hereof.
3. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated March 7, 2001.
4. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE RECEIVED FOR FILING
Date 4/9/01
By R. J. Johnson



Baltimore County
Zoning Commissioner

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

April ⁹~~6~~, 2001

Mr. & Mrs. Luke Reeder
2810 Bay Drive
Baltimore, Maryland 21219

Re: Petition for Variance
Case No. 01-325-A
Property: 9110 Chesapeake Avenue

Dear Mr. & Mrs. Reeder:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Buck Jones
500 Vogts Lane
Baltimore, MD 21221



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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Petition for ^{CACA} Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9110 Chesapeake Ave.

which is presently zoned DR5.5

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, C.1, BLZR, TO

PERMIT A V SIDEYARD SETBACK OF 5ft. IN LIEU OF THE REQUIRED 25ft. AND A LOT WIDTH OF 52ft. IN LIEU OF THE REQUIRED 55ft. AND FROM SECTION 304, BLZR, TO PERMIT ~~AND~~ A DWELLING ON AN UNRESIZED LOT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The existing structure is over 70 years old. The dwelling is in poor structural shape and is not habitable. The side yard set back abutts a paper road that dead ends at their property. They wish to construct a home that would conform to the neighbors on each side.

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.

State

Zip Code

Legal Owner(s):

Luke Reeder

Name - Type or Print

Signature

Tammy Reeder

Name - Type or Print

Signature

2810 Bay Drive

410-574-9337

Address

Baltimore

Md

Telephone No.

21219

City

State

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane

410-574-9337

Address

Baltimore

Md

Telephone No.

21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date _____

Case No. 01-325-A

R20 9/15/98

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 9110 CHESAPEAKE AVENUE
(ADDRESS)

BEGINNING AT A POINT ON THE NORTH SIDE OF
(NORTH, SOUTH, EAST OR WEST)

CHESAPEAKE AVENUE WHICH IS 20'
NAME OF STREET ON WHICH PROPERTY FRONTS (NO. OF FEET OF RIGHT-A-WAY WIDTH)

WIDE AT THE DISTANCE OF 1425' EAST OF THE
(NUMBER OF FEET) (NORTH, SOUTH, EAST OR WEST)

CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET BAYLIGHT AVENUE
(NAME OF STREET)

WHICH IS 30' WIDE. *BEING PARCEL #32.
(NUMBER OF FEET OR RIGHT-OF-WAY)

BLOCK _____, SECTION # _____ IN THE SUBDIVISION OF BAYLIGHT BEACH
(NAME OF SUBDIVISION)

AS RECORDED IN BALTIMORE COUNTY DEED BOOK # 7, FOLIO # 26,

CONTAINING 9180 ALSO KNOWN AS 9110 CHESAPEAKE AVENUE
(SQUARE FEET OR ACRES) (PROPERTY ADDRESS)

AND LOCATED IN THE 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT.

325

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: #01-325-A

9110 Chesapeake Avenue

N/S of Chesapeake Avenue, 1425' E of centerline Bay Light Avenue

15th Election District - 5th Councilmanic District

Legal Owner(s): Tammy & Luke Reeder

Variance: to permit a street side yard setback of 5 feet in lieu of the required 25 feet and a lot width of 52 feet in lieu of the required 55 feet; and to permit a dwelling on an undersized lot and any other relief deemed necessary by the zoning commissioner.

Hearing: Wednesday, April 4, 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) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-8891.

JT/3/04 March 20

0457516

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/23, 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 3/20, 2001.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE. Case No

01-325-A

Petitioner/Developer

BUCK JONES

Date of Hearing/Closing

4/4/01

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

#9110 - CHESAPEAKE AVE

The sign(s) were posted on

3/12/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/11/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

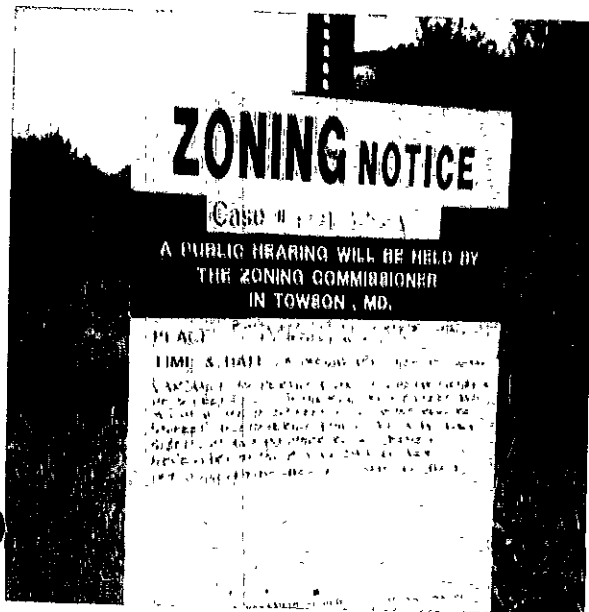
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



01-325-A
#9110 CHESAPEAKE AVE
(BUCK JONES)

4/4/01

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: 325
Petitioner: ~~BUCK JONES~~ Luke REEDER
Address or Location: 9110 CHESAPEAKE AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: BUCK JONES
Address: 500 VOGTS LANE
BALT. MD. 21221
Telephone Number: 410-574-9337

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 20, 2001 Issue – Jeffersonian

Please forward billing to:
Buck Jones
500 Vogts Lane
Baltimore MD 21221

410 574-9337

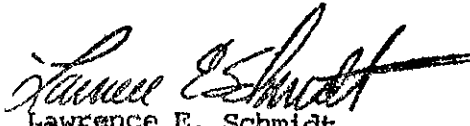
NOTICE OF ZONING HEARING

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: 01-325-A
9110 Chesapeake Avenue
N/S of Chesapeake Avenue, 1425' E of centerline Bay Light Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Tammy & Luke Reeder

Variance to permit a street side yard setback of 5 feet in lieu of the required 25 feet and a lot width of 52 feet in lieu of the required 55 feet; and to permit a dwelling on an undersized lot and any other relief deemed necessary by the zoning commissioner.

HEARING: Wednesday, April 4, 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

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

February 21, 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: 01-325-A
9110 Chesapeake Avenue
N/S of Chesapeake Avenue, 1425' E of centerline Bay Light Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Tammy & Luke Reeder

Variance to permit a street side yard setback of 5 feet in lieu of the required 25 feet and a lot width of 52 feet in lieu of the required 55 feet; and to permit a dwelling on an undersized lot and any other relief deemed necessary by the zoning commissioner.

HEARING: Wednesday, April 4, 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". Below the signature, the number "692" is handwritten.

Arnold Jablon
Director

C: Tammy & Luke Reeder, 2810 Bay Drive, Baltimore 21219
Buck Jones, 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 20, 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.





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

April 2, 2001

Luke & Tammy Reeder
2810 Bay Drive
Baltimore MD 21219

Dear Mr. & Mrs. Reeder:

RE: Case Number: 01-325-A, 9110 Chesapeake Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 14, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Buck Jones, 500 Vogts Lane, Baltimore 21221
People's Counsel



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

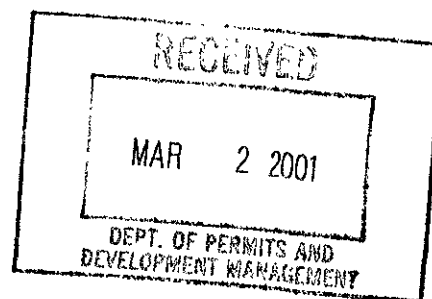
TO: Arnold Jablon
FROM: R. Bruce Seeley *M/RBS*
DATE: February 23, 2001
SUBJECT: Zoning Item #325
9110 Chesapeake Avenue

Zoning Advisory Committee Meeting of February 20, 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: February 23, 2001



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 26, 2001
Item No. 325

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

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 lowest floor elevations of all new substantially improved structures shall be at or above the flood protection elevation. Basements are not permitted in the flood plain area. The minimum flood protection elevation for this area is 10 feet.

The buildings engineer shall require a permit for all development, storage of equipment and materials, or placement of manufactured homes in the flood plain area; and the permit shall be granted only after necessary permits from the state and federal agencies have been obtained.

This site is an in-fill lot fronting on a public water main. Please contact David Thomas, Assistant to the Director of the Department of Public Works, at 410-887-3300 for the water service to the proposed dwelling.

RWB:HJO:jrb

cc: File

CITY OF BALTIMORE RECEIVED FOR FILING

Date

4/9/01

By

H. J. Jarman

ZAC-2-26-2001-ITEM 325-372001.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 26, 2001

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

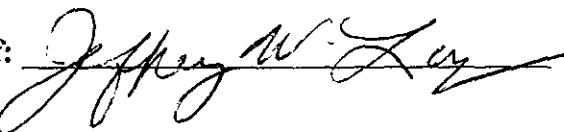
SUBJECT: Zoning Advisory Petition(s): Case(s) 01-321 and 01-325

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:



Section Chief:



AFK/JL:MAC



**Baltimore County
Fire Department**

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

February 22, 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 20, 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:

315, 317, 318, 319, 320, 322, 323, 324 and 325

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



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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.21.01

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

RE: Baltimore County
Item No. 325 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,

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

RE: PETITION FOR VARIANCE
9110 Chesapeake Avenue, N/S Chesapeake Ave,
1425' E of c/l Bay Light Ave
15th Election District, 5th Councilmanic

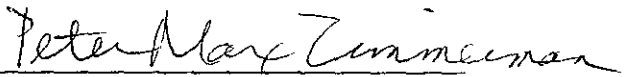
Legal Owner: Luke & Tammy Reeder
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-325-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 27th day of February, 2001 a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for Petitioners.


PETER MAX ZIMMERMAN

PROVISIONAL APPROVAL
PERMIT NUMBER: _____



Date: 04-03-01

Location: 9110 Chesapeake Ave.

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following **Conditions**:

☒ Owner has filed for a public hearing, Item # 01-325

☐ Owner must file for a public hearing within ___ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ___ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

A handwritten signature in cursive script, appearing to read "Carol J. Jett".

DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

8007
ZONING STAFF

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner Kevin L. Reider Signed - Contract Purchaser _____

Printed Name Kevin L. Reider Printed Name _____

Address 9110 CHESAPEAKE AVE Address _____
BALTIMORE MD 21221

Work Phone # 410-574-9337 Work Phone # _____

Home Phone # 410-574-9544 Home Phone # _____

PANEL BP1003M

TIME: 09:22:44 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/15/2001
DATE: 06/01/2001 GENERAL PERMIT APPLICATION DATA PDM 08:20:25

PERMIT #: B445882 PROPERTY ADDRESS
RECEIPT #: A426259 9110 CHESAPEAKE AVE
CONTROL #: NRFP SUBDIV: BAYLIGH BEACH
XREF #: B445882 TAX ACCOUNT #: 1519390682 DISTRICT/PRECINCT 15 05
OWNERS INFORMATION (LAST, FIRST)
FEE: 154.00 NAME: REEPER, KEVIN L & TAMMY L
PAID: 154.00 ADDR: 9110 CHESAPEAKE AVE
PAID BY: APP

DATES APPLICANT INFORMATION
APPLIED: 04/03/2001 NAME: BUCK JONES
ISSUED: 05/15/2001 COMPANY: FREE- STATE GENERAL CONTINC
OCCPNCY: ADDR1: 500 VOGTS LANE
 ADDR2: BALTIMORE, MD 21221
INSPECTOR: 15F PHONE #: 410-574-337 LICENSE #: MHBR307
NOTES: JT/TM

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M

TIME: 09:23:01 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/15/2001
DATE: 06/01/2001 BUILDING DETAIL 1 PLR 08:19:24

DRC#

PERMIT # B445882 PLANS: CONST 02 PLOT 7 PLAT 0 DATA 0 EL 1 PL 1

TENANT

BUILDING CODE: 1 CONTR: FREE-STATE GENERAL CONT

IMPRV 1 ENGNR:

USE 01 SELLR:

FOUNDATION BASE WORK: CONST SFD W/5BDRMS, 1CAR GARAGE, 2ND FL OPEN
3 3 DECK, UNFINISHED BOTTOM LEVEL.

CONSTRUC FUEL SEWAGE WATER 36'X46'X42'10=3102SF. FLOOD ZONE A. ELEV-4'.

2 1E 1E

CENTRAL AIR 1

ESTIMATED COST

180,000.00 PROPOSED USE: SFD E.C.R.

OWNERSHIP: 1 EXISTING USE: VACANT

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: 5 PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:23:13 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/15/2001
 DATE: 06/01/2001 BUILDING DETAIL 2 PLR 08:19:24

PERMIT #: B445882	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 3102	SIZE: 9180SF
	WIDTH: 36	FRONT STREET:
GARBAGE DISP: 1	DEPTH: 46	SIDE STREET:
POWDER ROOMS: 0	HEIGHT: 42'10	FRONT SETB: 50'
BATHROOMS: 3	STORIES: 3	SIDE SETB: 10'/5'
KITCHENS: 1		SIDE STR SETB:
	LOT NOS: 32	REAR SETB: 84'
	CORNER LOT:	

ZONING INFORMATION

DISTRICT:	BLOCK:	ASSESSMENTS
PETITION:	SECTION:	LAND: 0097180.00
DATE:	LIBER: 000	IMPROVEMENTS: 0025050.00
MAP:	FOLIO: 026	TOTAL ASS.:
	CLASS: 34	

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

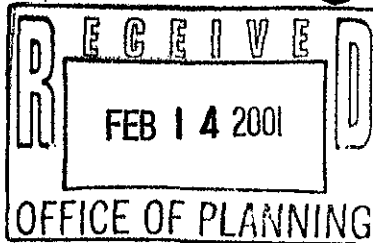
ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
 PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

3/1/01

TO: Director, Office of Planning & Community Conservation

P Case No. _____

Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204



Residential Processing Fee Paid (\$50.00)

Accepted by _____
Date _____FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Buck Jones 500 Vogts Lane

410-574-9337

Print Name of Applicant

Address

Telephone Number

Lot Address 9110 Chesapeake Ave Election District 15 Councilmanic District 5 Square Feet 9180

Lot Location NE S W side corner of Chesapeake Ave 1410 feet from NE S W corner of Baylight Ave
(street) (street)

Land Owner Luke & Tammy Reeder

Tax Account Number 1519390682

Address 2810 Bay Drive, Baltimore, Md 21219

Telephone Number (410) 574-9337

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?

1 This Recommendation Form (3 copies)

YES

NO

2 Permit Application

3 Site Plan

Property (3 copies)

Topo Map (2 copies) available in Room 208, County Office Building - (please label site clearly)

4 Building Elevation Drawings

5 Photographs (please label all photos clearly)

Adjoining Buildings

Surrounding Neighborhood

6 Current Zoning Classification: DR5.5

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: Jeffrey W. Long
Director, Office of Planning and Community Conservation

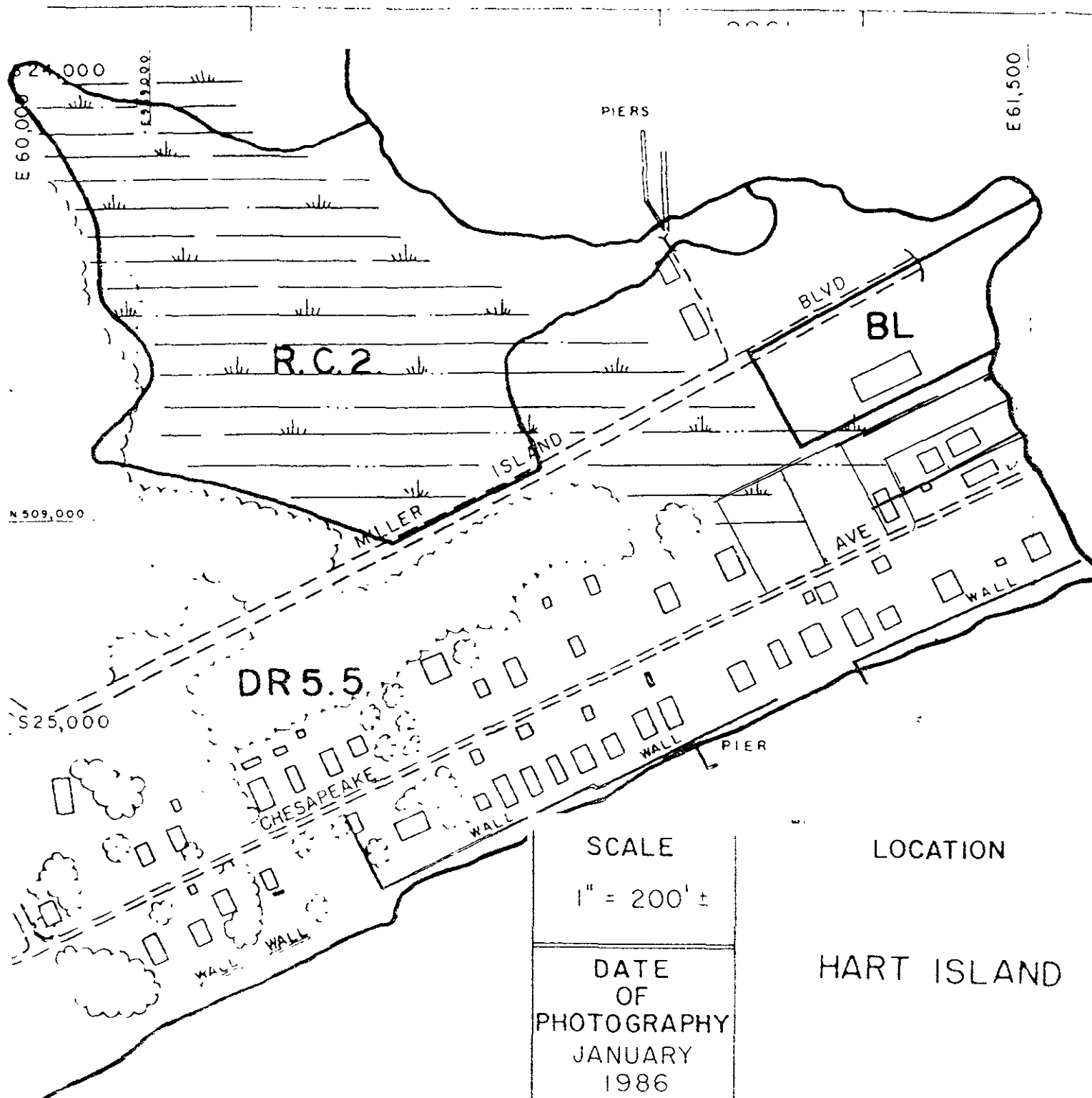
Date 2/24/01

01-325A

Revised 2/16/01

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

RECEIVED
MAR 1 2001
DEPT. OF PRINTING AND
DOCUMENT MANAGEMENT



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 9110 CHESAPEAKE AVE

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

Subdivision name: BAYLIGHT BEACH

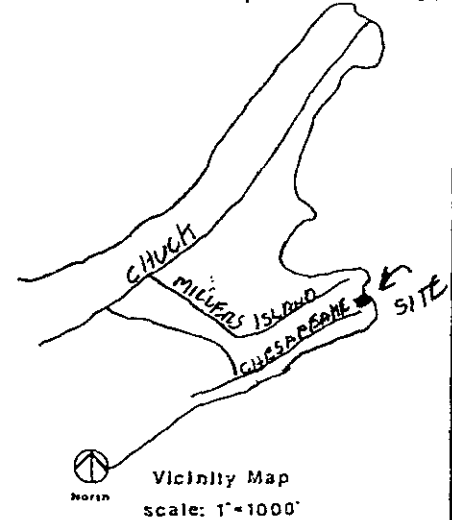
15-16-550174
GEORGE & GEORGIA
PLATNOTORIS

Plat book # 7, folio # 26, lot # 32, section #

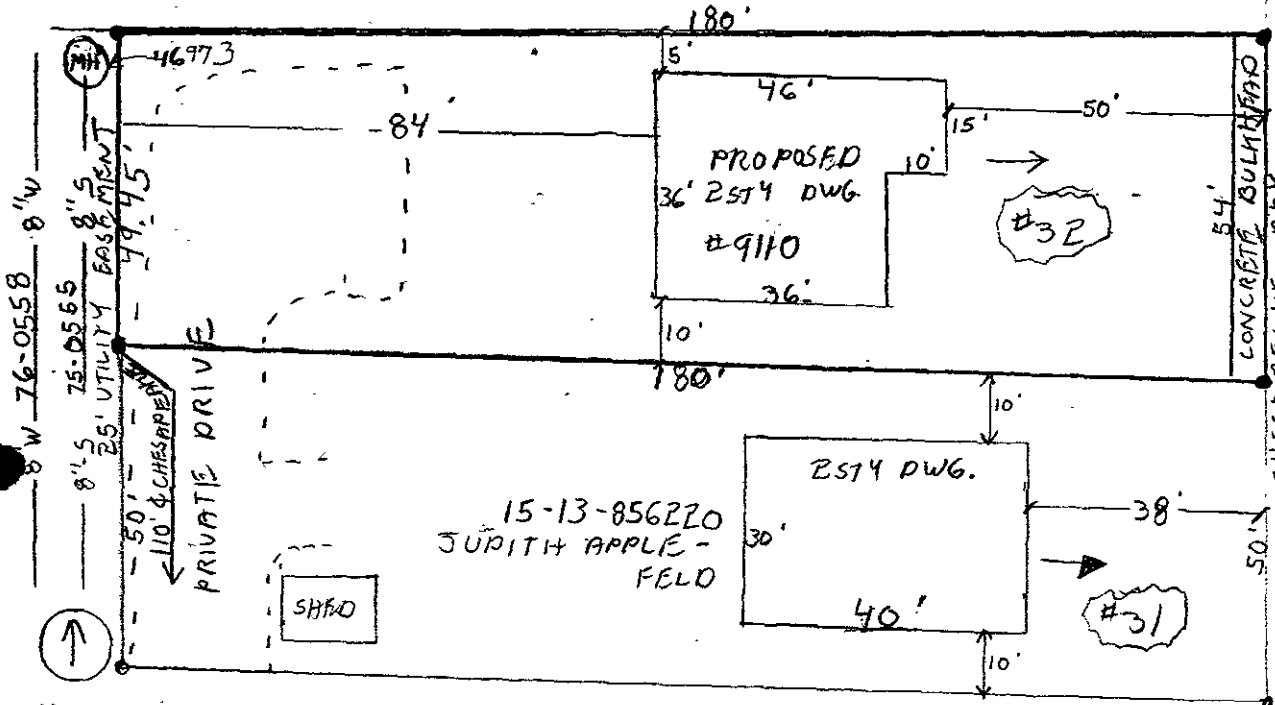
OWNER: LUKE & TAMMEY REEDER

332

"VACANT"



PAPER ROAD 30' WIDE



LOCATION INFORMATION

Election District: 15
Councilmanic District: 5
1"=200' scale map #: SE 7-M
Zoning: DR 5.5
Lot size: .21 acreage 9186 square feet

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

Prior Zoning Hearings: NONE

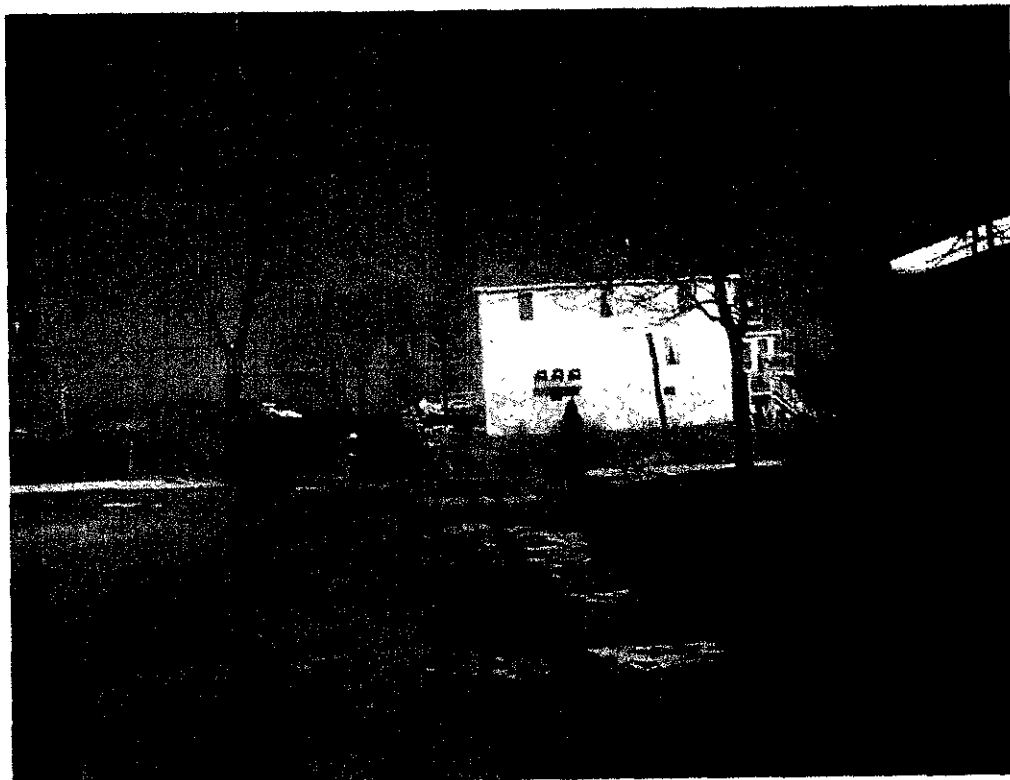
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

JAM 325

date: 2-5-01

prepared by: BUCK JONES Scale of Drawing: 1"=30'

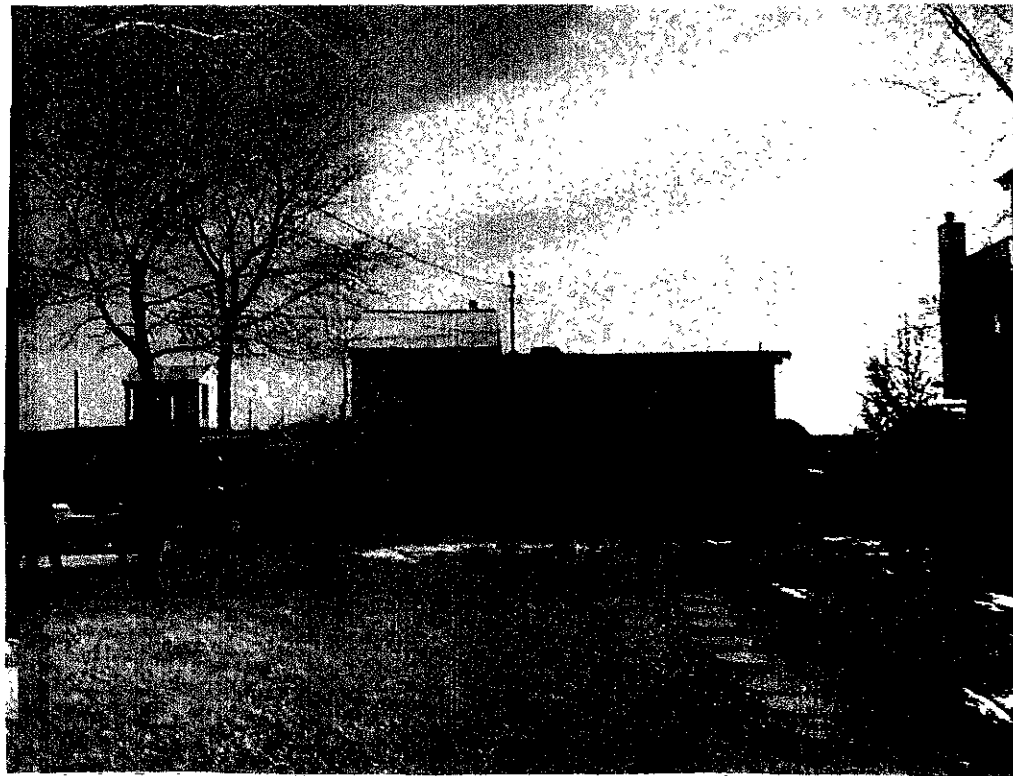


STANDING AT THE SOUTH-WEST SIDE OF
EXISTING HOUSE ON THE PROPERTY LOOKING
NORTH

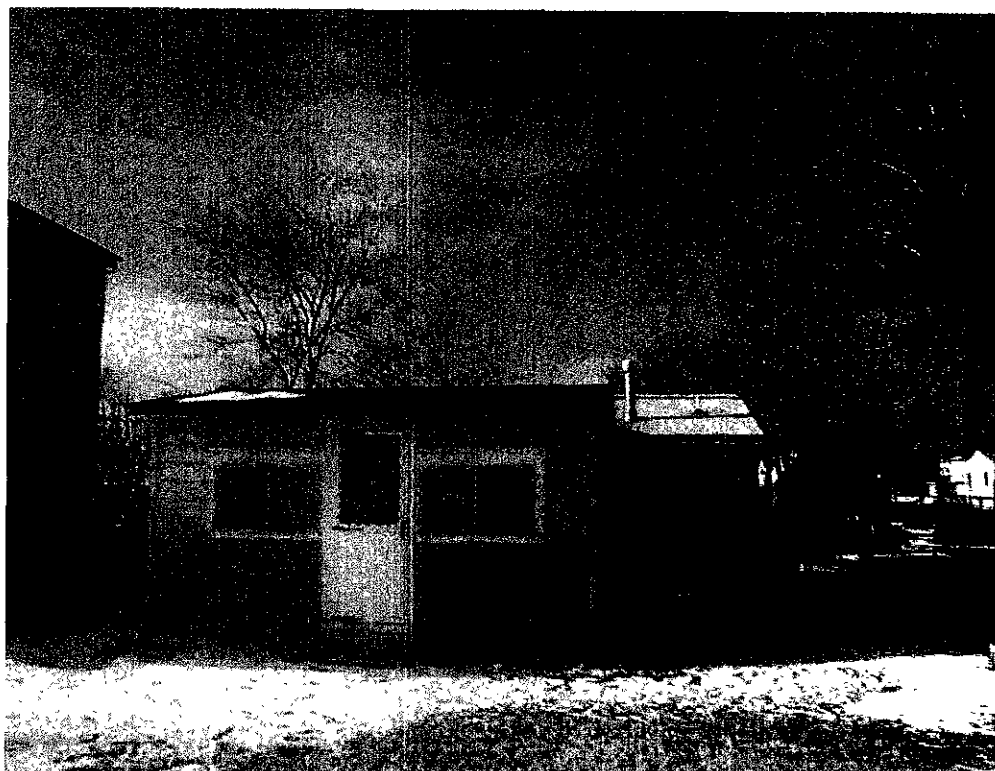


STANDING ON THE NORTH-EAST SIDE OF
EXISTING HOUSE ON THE PROPERTY LOOKING
SOUTH

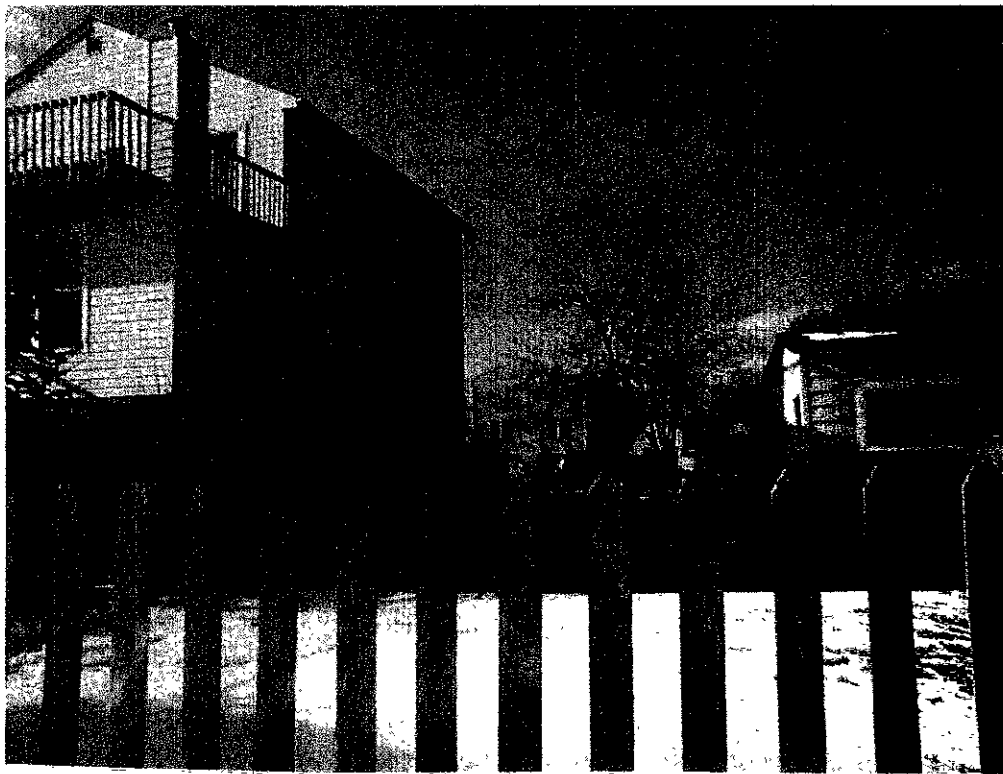
Ref 2



STANDING AT EDGE OF DRIVEWAY LOOKING EAST
DIRECTLY INTO PROPOSED PROPERTY



STAND NEXT TO BULKHEAD LOOKING WEST INTO
PROPOSED PROPERTY

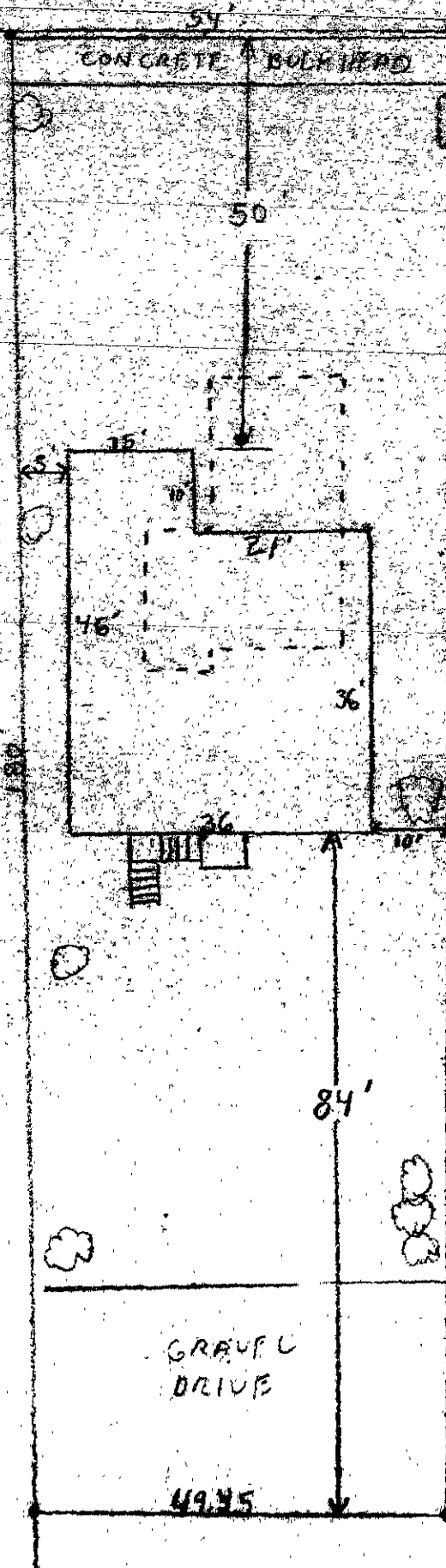


STANDING ON BULK HEAD LOOKING WEST BETWEEN
PROPOSED PROPERTY ON RIGHT AND NEIGHBOR'S TO
THE NORTH



STANDING ON THE SHORELINE LOOKING WEST
UP THE PAPER ROAD. PROPOSED PROPERTY TO
THE LEFT

30' R/W
PAPER
ROAD



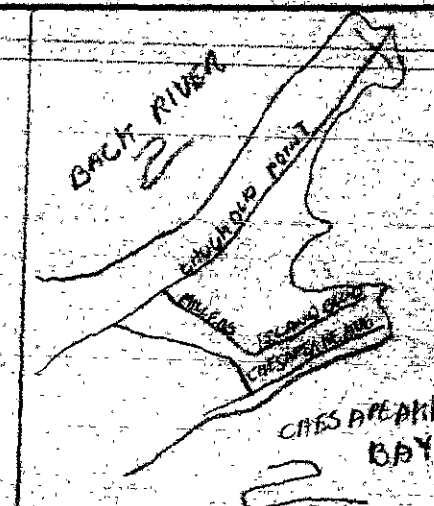
LUKE • TAMM REEDER
9110 CHESAPEAKE AVE.
BALTIMORE MD. 21219
TAX I D: 1519390682
SUBDIVISION: BAYLIGHT BEACH
PLAT REFERENCE: 7-26
DEED REF.: 11093-161
ELECTION DIST.: 15
COUNCIL DIST.: 5
ZONING: DR5.5
LOT AREA: 9,180SF OR .21 AC.

CRITICAL INFO		
ITEM	EXISTING	PROPOSED
SFD	672sf	1446sf
BULK HEAD	270sf	270sf
TOTAL IMPERVIOUS	942sf 990	1716sf 1990

CRITICAL AREA NOTES

- ① THIS PROPERTY IS LOCATED IN THE LIMITED DEVELOPMENT AREA OF THE CBCA
- ② IMPERVIOUS SURFACES ARE LIMITED TO 25% OF THE AREA. EXISTING EQUALS 9% PROPOSED EQUALS 19%

Pet Ex #



APC 46-D-11

REEDER SITE PLAN

SCALE: 1" = 20'

APPROVED 8

DRAWN BY

BY **Buck**

DATE: 1-24-0

REVISE

DRAWING NUMBER