

IN RE: PETITIONS FOR VARIANCE
NE/S Riverside Drive, 50.57' N of the c/l
Delaware Avenue
(209 Riverside Drive)
15th Election District
7th Council District

Neil S. Stillerman, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-422-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Neil S. and Jackie E. Stillerman. The Petitioners seek relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the subject property as an undersized lot, and to permit a lot width of 50 feet in lieu of the minimum required 55 feet and any other variances deemed necessary for an existing dwelling. In a companion case (Case No. 01-423-A), the Petitioners seek similar relief for an adjacent, unimproved property. 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 Neil Stillerman, property owner, and George McClelland, the Professional Engineer who prepared the site plan for these properties. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the Petitioners own the subject property and an adjacent lot on the northeast side of Riverside Drive at its intersection with Delaware Avenue in Essex. The two properties are known respectively as Lots 5 and 6 of the Essex Subdivision, which was platted many years ago, prior to the enactment of the first set of zoning regulations in 1942. As shown on the site plan, both lots are approximately 50 feet wide and 162 to 177 feet deep. Lot 5 is improved with a single family dwelling, which bears the street address of 209 Riverside Drive, and Lot 6 is unimproved. Although not waterfront, both properties are located within the Chesapeake Bay Critical Areas, not far from Back River. The Petitioners have owned the properties in question and

ORDER RECEIVED FOR FILING

Date 6/11/01

By [Signature]

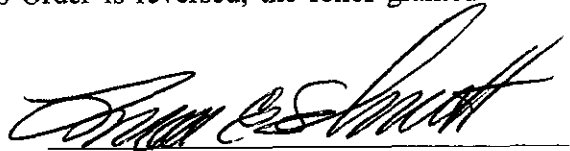
resided on Lot 5 since April 1999 and are now desirous of developing Lot 6 with a single family dwelling. However, in order to legitimize the existing dwelling on Lot 5 and permit development of Lot 6, the requested variance relief is necessary.

Based upon the testimony and evidence presented, I am persuaded to grant the relief for the existing dwelling. It is clear from the testimony that the lots in this subdivision were created many years ago, prior to the enactment of the zoning regulations, and do not meet current requirements. Moreover, denial of the requested variance will result in a practical difficulty and unreasonable hardship for the Petitioners and limit the use of the properties for a permitted purpose. There were no Protestants present, and no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency. The relief requested will not result in any detriment to the health, safety or general welfare of the surrounding locale and should therefore be granted.

Pursuant to the advertisement, posting of the properties, and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

11th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of June, 2001 that the Petition for Variance filed in Case No. 01-422-A, seeking relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the property known as 209 Riverside Drive as an undersized lot, and to permit a lot width of 50 feet in lieu of the minimum required 55 feet and any other variances deemed necessary for the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 6/11/01

By [Signature]



Baltimore County
Zoning Commissioner

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

June 11, 2001

Mr. & Mrs. Neil S. Stillerman
209 Riverside Drive
Baltimore, Maryland 21220

RE: PETITIONS FOR VARIANCE
NE/Corner Riverside Drive and Delaware Avenue)
(209 and 211 Riverside Drive)
15th Election District – 7th Council District
Neil S. Stillerman, et ux - Petitioners
Cases Nos. 01-422-A and 01-423-A

Dear Mr. & Mrs. Stillerman:

Enclosed please find a copy of the decisions rendered in the above-captioned matters. The Petitions for Variance have 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: Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
Office of Planning; DEPRM; People's Counsel; Case File(s)





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 209 Riverside Drive
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) Bo2.3C1, 304 To allow an existing

dwelling on a lot with a width of 50 ft. in lieu of the minimum required 55 ft. and to approve an undersize lot with a width of pursuant to Sect. 304 with any other Variances as deemed necessary by the Zoning Commission

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

To be determined at hearing

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

Case No. 01-422-A

REV 9/15/98

Legal Owner(s):

Neil S. Stillerman

Name - Type or Print

Signature

Jackie E. Stillerman

Name - Type or Print

Signature

209 Riverside Dr 410-238-2305

Address

Telephone No

Baltimore

MD

21220

City

State

Zip Code

Representative to be Contacted:

Neil S. Stillerman

Name

209 Riverside Dr 410-238-2305

Address

Telephone No

Baltimore

MD

21220

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 4-12-01

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR
209 RIVERSIDE DRIVE
BALTIMORE, MD. 21220

Beginning at a point on the East Side of RIVERSIDE DRIVE, which is 60 feet wide 50.57' NORTH of the NORTHEAST Corner of the intersection of DELAWARE AVENUE which is 40 feet wide. Being lot # 5, Block 'L', Section 'A', Group 82 in the Essex Subdivision as recorded in Baltimore County Plat Book WPC No. 3, Folio 15, containing 8,309 sq. ft. Also known as 209 Riverside Drive, and located in the 15th election district, 7th councilmanic district.

422

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

92929

(Case No.)
01-422-A

DATE 4-12-01 ACCOUNT R-001-06-6150
AMOUNT \$ 50.00

RECEIVED FROM: G. McClelland
FOR: Pcs. Var filing fee #209 Riverside
F.d.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
1/12/2001	4/12/2001	11:12:44
REC: 0003	C/S/CLER LWW LNW	DRAWER 3
RECEIPT # 170406		UTLN
Det: 5	525	LYNING VERIFICATION
CR 10.	092929	
Receipt Tot		50.00
100.00		OK .00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-422-A
209 Riverside Drive
ES Riverside Drive, 50.57' N
Delaware Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): Jackie E. &
Neil S. Stillerman

Variance: to allow an existing dwelling on a lot with a width of 50 feet in lieu of the minimum required 55 feet, to approve an undersized lot with any other variances as deemed necessary by the zoning commissioner.

Hearing: Tuesday, June 5, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

JT/5/58 May 22 C470518

CERTIFICATE OF PUBLICATION

5/24/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/22/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: OT-422-A

Petitioner/Developer: JACKIE & NEIL
S. STILLERMAN

Date of Hearing/Closing: JUNE 5, 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 209 RIVERSIDE DR

The sign(s) were posted on MAY 21, 2001
(Month, Day, Year)

Sincerely,

SSG Robert Black MAY 21, 2001
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RECEIVED

MAY 25 2001

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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: 01-422-A

Petitioner: Neil S. Stillerman

Address or Location: 209 Riverside DR. Balto, Md, 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Neil S. Stillerman

Address: Same

Telephone Number: (410) 283-2305



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

April 30, 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: 01-422-A
209 Riverside Drive
ES Riverside Drive, 50.57' N Delaware Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Jackie E & Neil S Stillerman

Variance to allow an existing dwelling on a lot with a width of 50 feet in lieu of the minimum required 55 feet, to approve an undersized lot with any other variances as deemed necessary by the zoning commissioner.

HEARING: Tuesday, June 5, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon *aj*
Director

C: Jackie & Neil Stillerman, 209 Riverside Drive, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 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
Tuesday, May 22, 2001 Issue – Jeffersonian

Please forward billing to:
Neil Stillerman
209 Riverside Drive
Baltimore MD 21221

410 283-2305

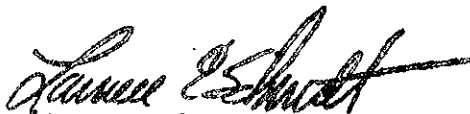
NOTICE OF ZONING HEARING

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: 01-422-A
209 Riverside Drive
ES Riverside Drive, 50.57' N Delaware Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Jackie E & Neil S Stillerman

Variance to allow an existing dwelling on a lot with a width of 50 feet in lieu of the minimum required 55 feet, to approve an undersized lot with any other variances as deemed necessary by the zoning commissioner.

HEARING: Tuesday, June 5, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *ES*
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

June 1, 2001

Jackie & Neil Stillerman
209 Riverside Drive
Baltimore MD 21220

Dear Mr. & Mrs. Stillerman:

RE: Case Number: 01-422-A, 209 Riverside Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 12, 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: People's Counsel



JS
6/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 26, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-422 & 01-423

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Z...

AFK/JL:MAC



Baltimore County
Fire Department

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

April 25, 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 APRIL 23, 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:

412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, AND 426

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 . 25 . 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. 422 JSS

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley 
DATE: April 30, 2001
SUBJECT: Zoning Item # 422
209 Riverside Drive

Zoning Advisory Committee Meeting of April 23, 2001

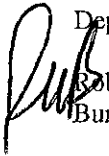
- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - ☐ 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).
 - ☒ 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 4, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2001
Item Nos. 412, 413, 414, 415, 416, 417,
418, 419, 420, 421, 422, 424, and 426

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

RE: PETITION FOR VARIANCE
209 Riverside Drive, E/S Riverside Dr,
50.57' N of Delaware Ave
15th Election District, 7th Councilmanic

Legal Owner: Neil S. & Jackie E. Stillerman
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-422-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.



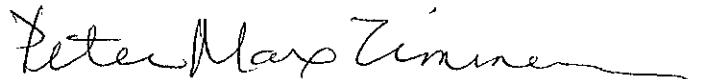
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 26th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Neil S. & Jackie E. Stillerman, 209 Riverside Drive, Baltimore, MD 21220, Petitioners.



PETER MAX ZIMMERMAN

**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. 01-422-19

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

Residential Processing Fee Paid
(\$50.00)

Accepted by [Signature]
Date 4-10-01

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:

NEIL S & JACKIE E STILLERMAN 209 Riverside Dr. 410-238-2305
Print Name of Applicant Address Telephone Number

Lot Address 209 Riverside Dr Election District 15 Councilmanic District 7 Square Feet 8309

Lot Location: NE S W side corner of Riverside Dr 50 feet from NE S W corner of Delaware Ave
(street) (street)

Land Owner: Neil S & Jackie E. Stillerman Tax Account Number 1516602100

Address: 209 Riverside Dr Telephone Number (410) 238-2305

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?**

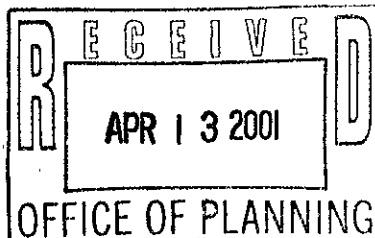
	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (2 copies) available in Room 208, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☐	☒ (Existing Dwelling)
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR-55</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

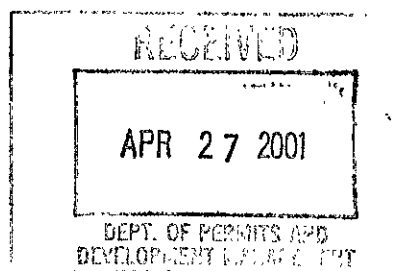
Signed by: [Signature]
for the Director, Office of Planning and Community Conservation

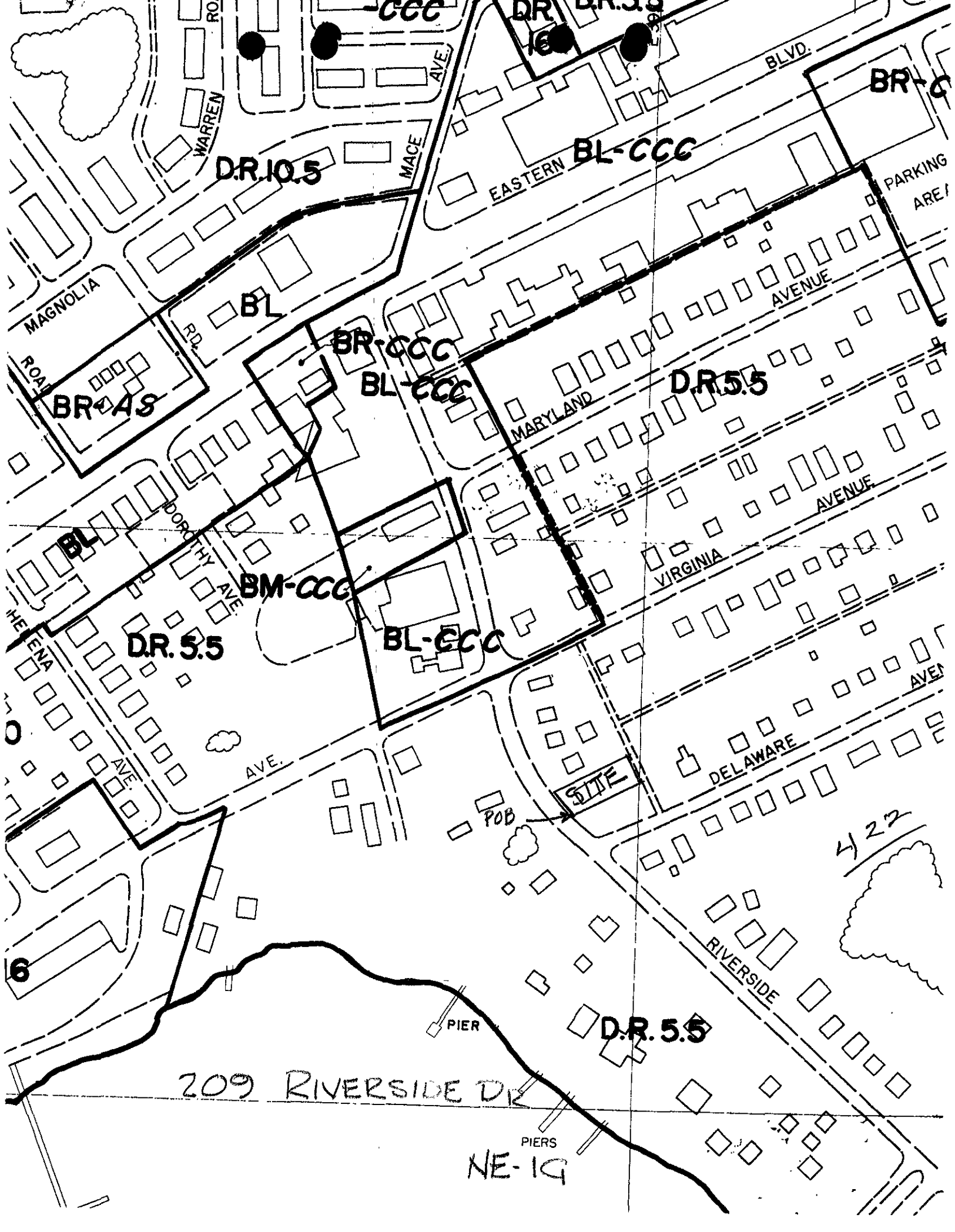


Date: 4/26/01

Revised 2/25/99

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





DR. 10.5

BL-CCC

BR-AS

BR-CCC
BL-CCC

DR. 5.5

DR. 5.5

BM-CCG

BL-CCC

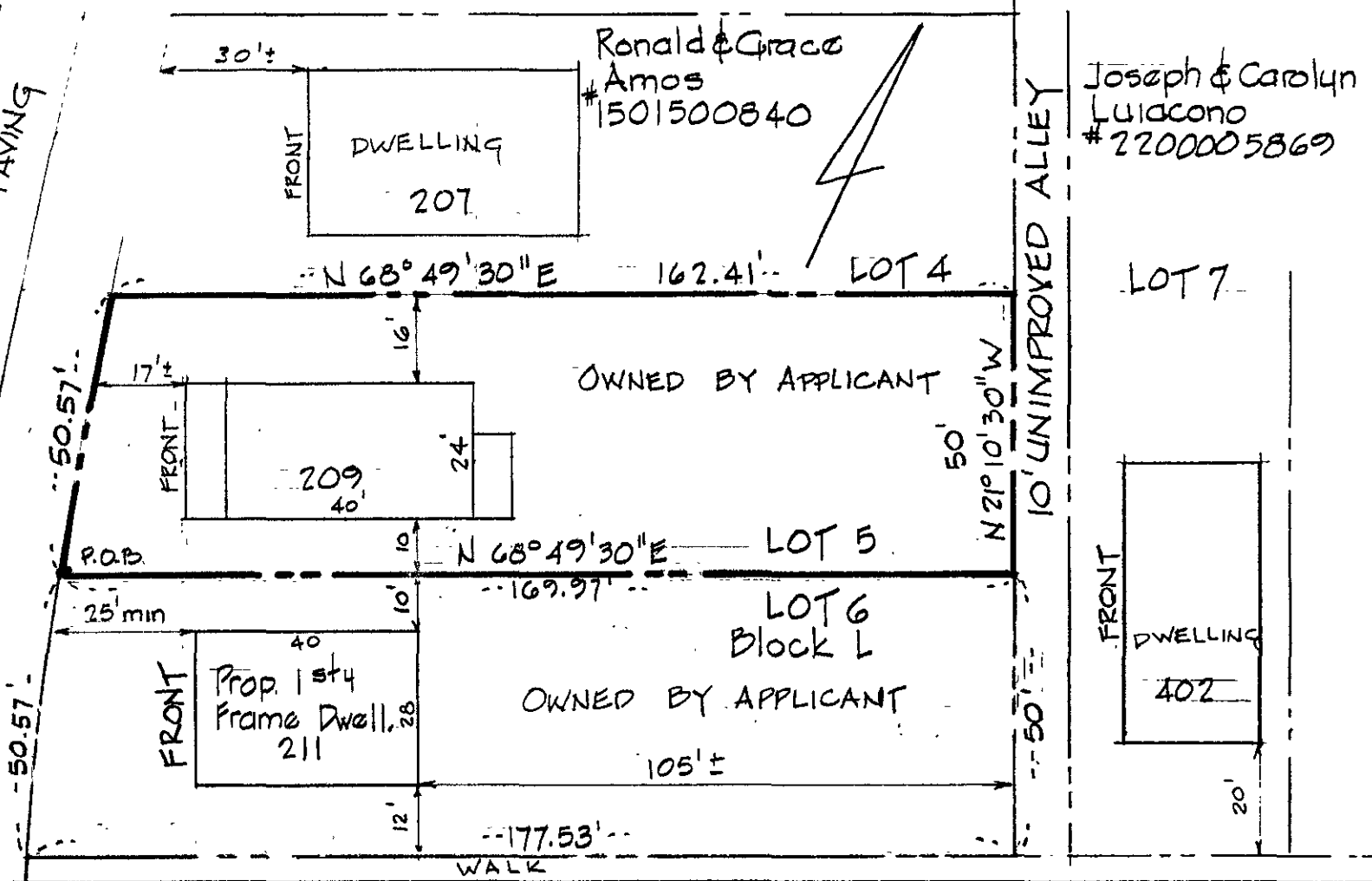
D.R. 5.5

209 RIVERSIDE DR

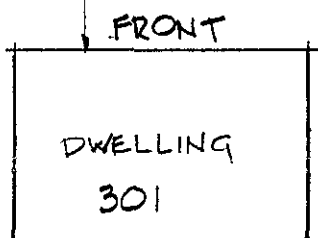
PIERS
NE-1G

422

RIVERSIDE DRIVE 60' R/W 20' PAVING



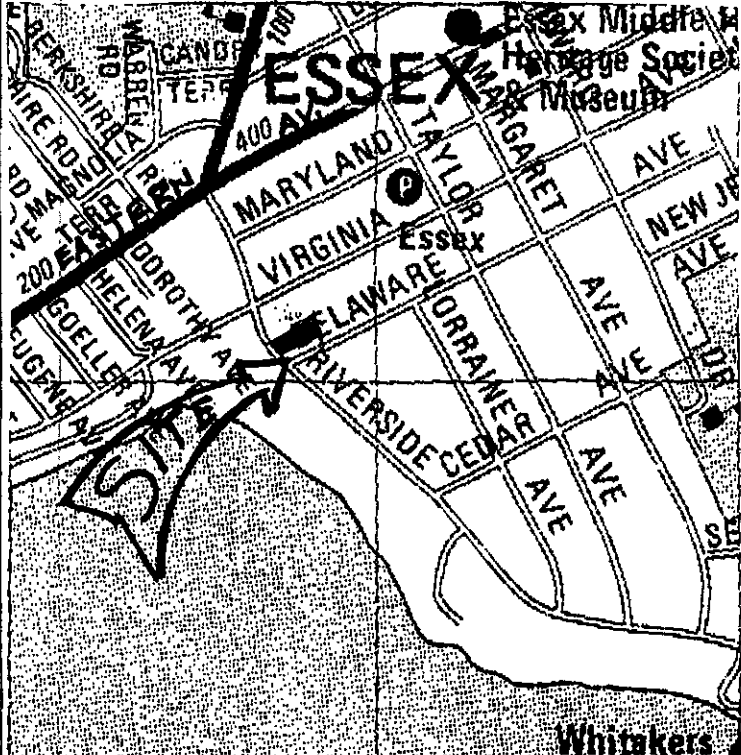
SITE PLAN
1" = 30'



422

PET. EX. 1

VICINITY MAP 1" = 1000'



PLAT TO ACCOMPANY
 VARIANCE & UNDERSIZE LOT
 209 RIVERSIDE DR.
 BALTIMORE, MD 21220
 DATE: April 4, 2001

OWNERS: Neil S. & Jackie E. Stillerman
 209 Riverside Drive, Balto. MD, Phone: 410-238-2305
 15th Election Dist., 7th Councilmanic Dist.
 Account #1516602100, Deed Ref. 13679/673
 Essex Subdivision, Lot 5, Sect. A, Block L, Group 82
 Zoning: DR-5.5, MAP # NE-1G
 Site is located in the Chesapeake Bay Critical Area
 Flood zone 'C'
 Site has public water and sewer
 Shared ownership with adjacent lot since 04/16/99
 AGENT: George D. McClelland
 25 Waterview Rd., Baltimore, MD 21222
 Telephone: 410-477-9136

TABULATION

Net Area: 8309 SF, 0.19 Ac.