

IN RE: PETITIONS FOR VARIANCE
NE/Corner Riverside Drive and
Delaware Avenue
(211 Riverside Drive)
15th Election District
7th Council District

Neil S. Stillerman, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-423-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 a proposed dwelling. In companion Case No. 01-422-A, the Petitioners sought similar relief for an existing dwelling on the adjacent property, known as 209 Riverside Drive. 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.

As noted above, the Petitioners own two adjacent lots, known 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. The subject property (Lot 6) is located on the northeast corner of Riverside Drive at its intersection with Delaware Avenue in Essex, and is presently unimproved. The Petitioners have owned both lots and resided on Lot 5 since April 1999 and are now desirous

ORDER RECEIVED FOR FILING

Date 6/11/01

By [Signature]

of developing Lot 6 with a single family dwelling. However, due to the narrow width of the property, the relief requested is necessary to permit development of Lot 6.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. 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. Thus, a denial of the relief requested will result in a practical difficulty and unreasonable hardship for the Petitioners and limit the use of the property for a permitted purpose. There were no Protestants present, and no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency. Moreover, the Petitioners submitted building elevation drawings of the proposed dwelling to the Office of Planning, who have reviewed and approved same as being consistent with other development in the neighborhood. Thus, it appears that relief should be granted and will not result in any detriment to the health, safety or general welfare of the surrounding locale.

As noted above, the subject property is located within the Chesapeake Bay Critical Areas and thus, the proposed development must comply with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) in their ZAC comment dated April 30, 2001. In addition, the proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning on April 26, 2001.

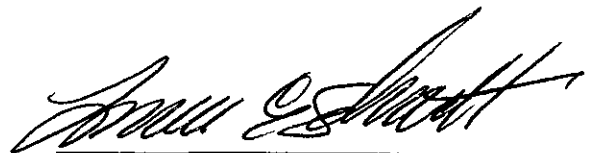
Pursuant to the advertisement, posting of the properties, and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of June, 2001 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the 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 a proposed dwelling on the

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Date 6/11/01
By [Signature]

subject property, known as 211 Riverside Drive, 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 comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated April 30, 2001, a copy of which is attached hereto and made a part hereof.
- 3) The proposed dwelling shall be constructed in accordance with the Building Elevation Drawings reviewed and approved by the Office of Planning on April 26, 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 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", is written over a horizontal line.

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)

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



Printed with Soybean Ink
on Recycled Paper



FLOODPLAIN CBCA

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 211 Riverside Drive

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.01, 394

To allow a proposed dwelling on a lot with a width of 50' in lieu of the minimum required 55'; to approve an undersize lot pursuant to ~~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)

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. 01-423-A

Legal Owner(s):

Nail S. Stillerman
Name - Type or Print _____

[Signature]
Signature _____

Jackie E. Stillerman
Name - Type or Print _____

[Signature]
Signature _____

209 Riverside Dr. 410-238-2305
Address _____ Telephone No. _____

Baltimore MD 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

Nail 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 1.00 hr

UNAVAILABLE FOR HEARING
Reviewed By [Signature] Date 4-12-01

ORDER RECEIVED FOR FILING

Date

9/15/98

ZONING DESCRIPTION FOR
211 RIVERSIDE DRIVE
BALTIMORE, MD. 21220

Beginning at a point on the East Side of RIVERSIDE DRIVE, which is 60 feet wide at the NORTHEAST Corner of the intersection of DELAWARE AVENUE which is 40 feet wide. Being lot # 6, Block 'L', Section 'A', Group 82 in the Essex Subdivision as recorded in Baltimore County Plat Book WPC No. 3, Folio 15, containing 8,687 sq. ft. Also known as 211 Riverside Drive, and located in the 15th election district, 7th councilmanic district.

423

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

92930

Case No.

01-423-A

DATE 4-12-01

ACCOUNT R-001-06-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

G. McClelland

FOR:

Rps. Van. Filing Fee # 311 Riverside
Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/12/2001 4/12/2001 11:12:51

REC 4503 CASHIER EMIL LON DRAWER 3
>> RECEIPT # 170487 OFLN

Desc 5 520 ZIRING VERIFICATION
CR NO. 092930

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: #01-423-A

211 Riverside Drive
NEC Riverside Drive &
Delaware Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): Jackie E. &
Neil S. Stillerman

Variance: to allow a proposed dwelling on a lot with a width of 50' 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/5/59 May 22 C470521

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.: 01-423-A

Petitioner/Developer: JACKIE F. NEAL
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 211 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

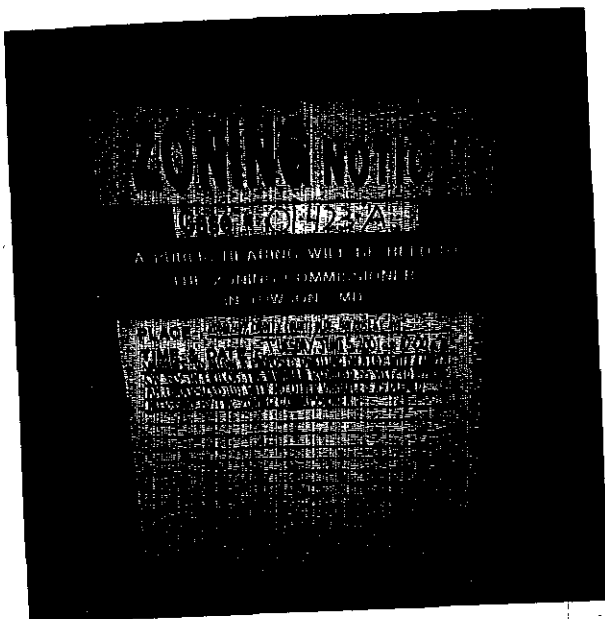
(Address)

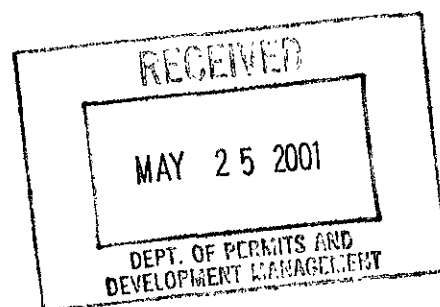
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





**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: 01-423-A
Petitioner: Ne. Y. S. Stillerman
Address or Location: #211 Riverside DR, Balto. Md. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: _____

Telephone Number: (410) 238-2305

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



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

May 1, 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: 01-423-A
211 Riverside Drive
NEC Riverside Drive & Delaware Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Jackie E & Neil S Stillerman

Variance to allow a proposed dwelling on a lot with a width of 50' 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 372
Director

C: Jackie E & Neil S 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 S Stillerman
211 Riverside Drive
Baltimore MD 21221

410 238-2305

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: 01-423-A
211 Riverside Drive
NEC Riverside Drive & Delaware Avenue
15th Election District – 7th Councilmanic District
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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 GDZ
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: 01-423-A, 211 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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MAY 4 2001

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, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: April 30, 2001
SUBJECT: Zoning Item # 423
211 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.

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

ORDER RECEIVED FOR FILING

Date 6/11/01

By [Signature]



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. 423 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,

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
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



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 No. 423

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

The ultimate right-of-way for Delaware Avenue per record drawing numbers 71-0626 and 71-0627 is 50 feet wide centered on the existing paving.

RWB:HJO:jrb

cc: File

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

4/27/01

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. 201 01-423-A

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

RE: Undersized Lots

Residential Processing Fee Paid (\$50.00)
Accepted by <u>[Signature]</u>
Date <u>4-12-01</u>

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:

Print Name of Applicant Nail S. Stillerman Address 209 Riverside Dr. Telephone Number 410-238-2305
Lot Address 211 Riverside Dr. Election District 15 Councilmanic District 7 Square Feet 8687
Lot Location: NE SW side/corner of Riverside Drive (street) feet from NE SW corner of Delaware Ave. (street)
Land Owner: Nail S. Stillerman & Jackie E. Tax Account Number 1516602100
Address: 209 Riverside Dr. Baltimore MD 21219 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 206, 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: <u>DR 5-5</u>		

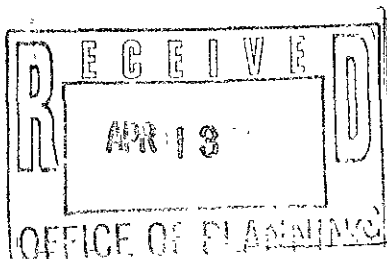
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by Jeffrey W. Long
for the Director, Office of Planning and Community Conservation

Date 4/26/01



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

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date _____ (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

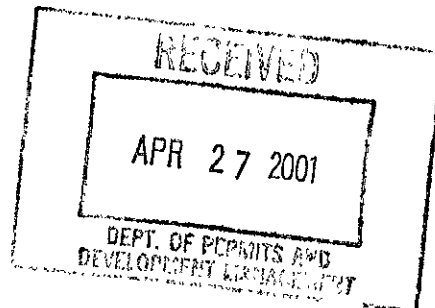
CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Signature _____ Date of Posting: _____

Number of Signs: _____



RE: PETITION FOR VARIANCE
211 Riverside Drive, NEC Riverside Dr &
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. 01-423-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.**



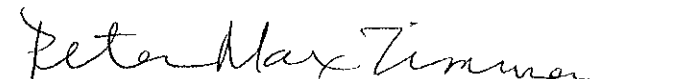
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

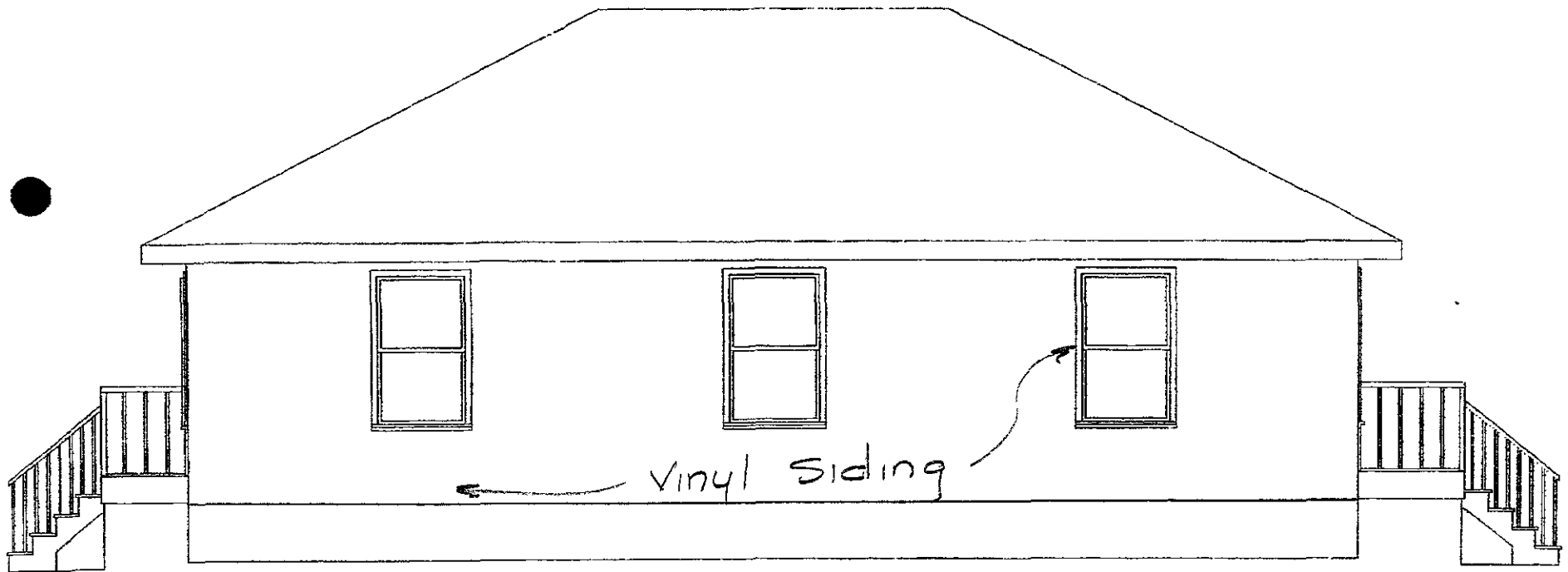
CERTIFICATE OF SERVICE

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.



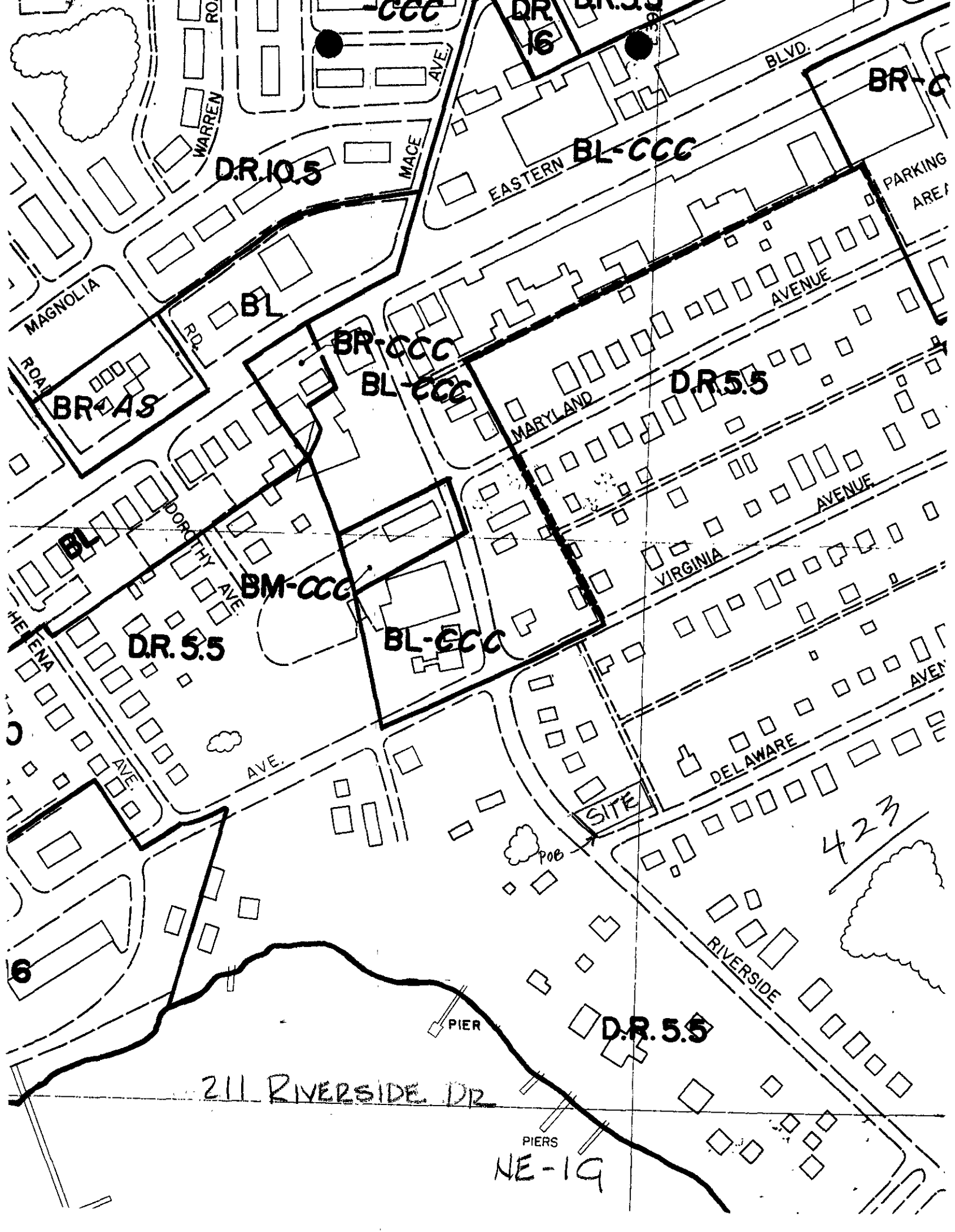
PETER MAX ZIMMERMAN

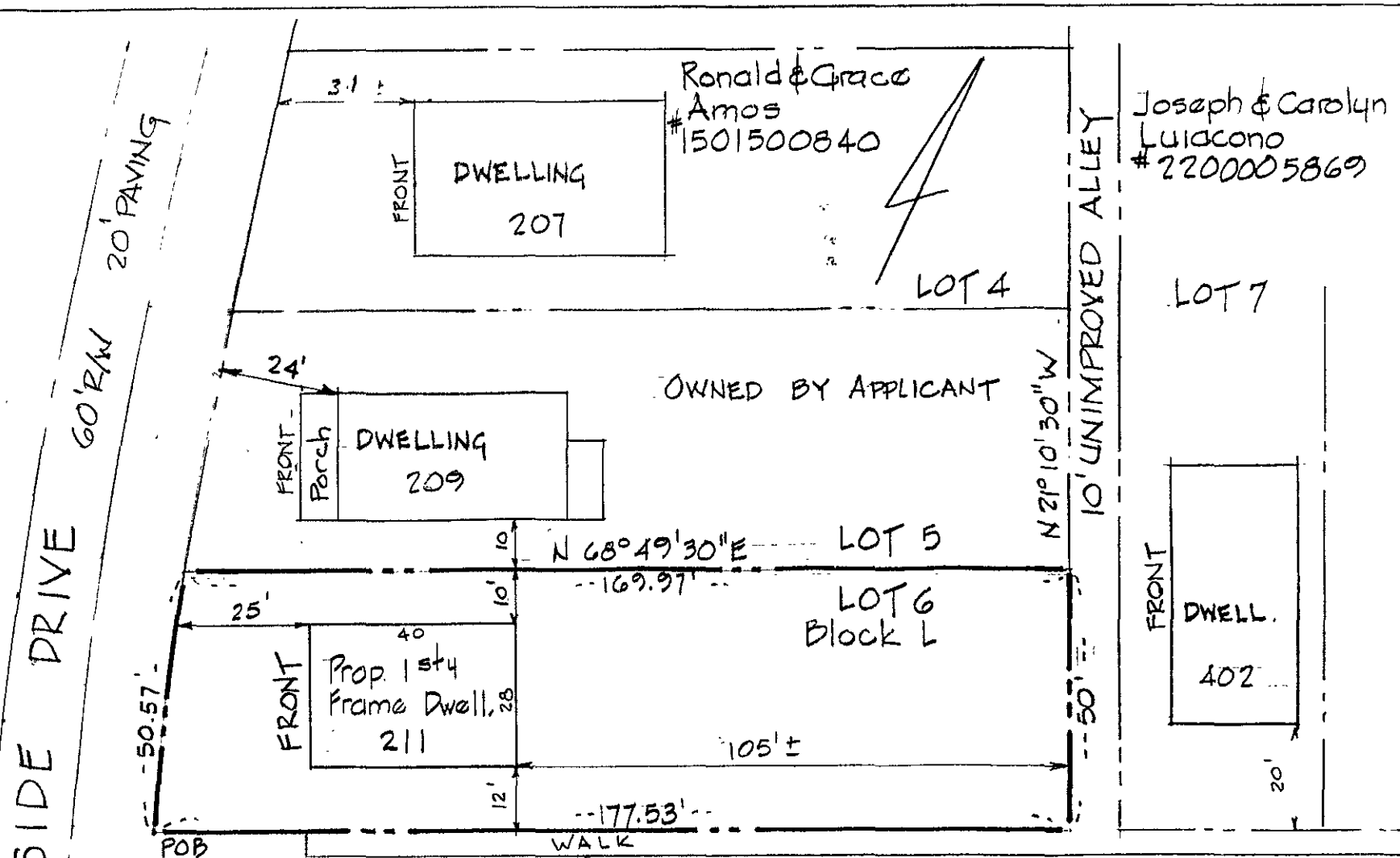
423/



RIGHT SIDE ELEVATION

211 RIVERSIDE DR



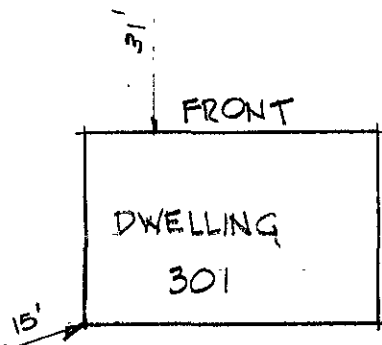


DELAWARE AVE. 40' R/W 30' PAVING

WALK

SITE PLAN

1" = 30'

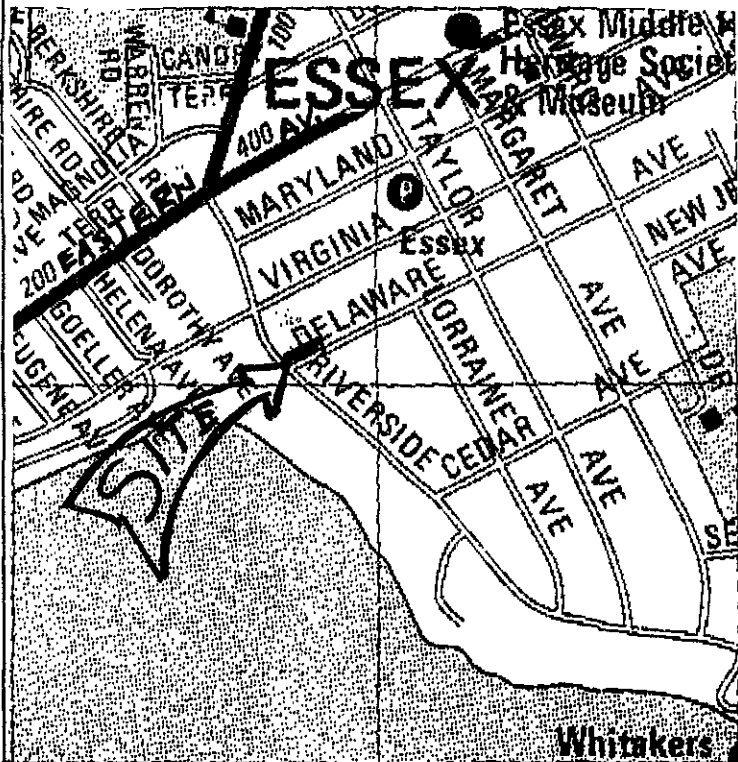


Distances shown are from front of adjacent dwellings within 200' and the R/W.

The average distance is 20'



VICINITY MAP 1" = 1000'



PET. EX!

PLAT TO ACCOMPANY VARIANCE, UNDERSIZE LOT & BUILDING PERMIT 211 RIVERSIDE DR.

BALTIMORE, MD 21220

DATE: March 26, 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 6, 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

Previous hearing: Case No. 01-240-A

AGENT: George D. McClelland

25 Waterview Rd., Baltimore, MD 21222

Telephone: 410-477-9136

TABULATION

Net Area: 8687 SF, 0.199 Ac.

Proposed Dwelling: 1520 SF

Impervious: 17.4%