

IN RE: PETITION FOR ADMIN. VARIANCE

S/S River Drive Road, 81' E
centerline of Grace Road
15th Election District
7th Councilmanic District
(7103 River Drive Road)

Carol and John Kraemer
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-471-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Carol and John Kraemer, legal owners of that property known as 7103 River Drive Road in the Essex area of Baltimore County. The Petitioners herein seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 6 ft. 2 in. for a proposed porch in lieu of the minimum required 7 ft. 6 in. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

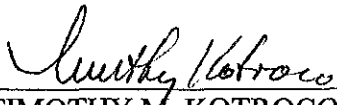
By

6/12/01
R. J. Gannon

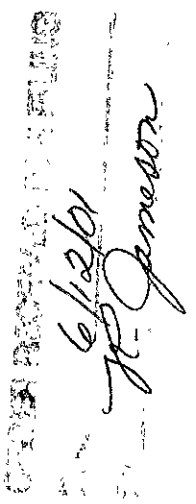
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of June, 2001, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 6 ft. 2 in. for a proposed porch in lieu of the minimum required 7 ft. 6 in., be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj





Baltimore County
Zoning Commissioner

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

June 12, 2001

Mr. & Mrs. John Kraemer
7103 River Drive Road
Edgemere, Maryland 21219

Re: Petition for Administrative Variance
Case No. 01-471-A
Property: 7103 River Drive Road

Dear Mr. & Mrs. Kramer:

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

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

ORDER RECEIVED FOR FILING

DATE 6/12/01
BY [Signature]

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7103 River Dr Rd
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) 1B02.3.C.1.

*To allow a side yard setback of
6 ft. 2 in (for a proposed porch) in lieu of the minimum
required 7 ft. 6 in.*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

John C. Kraemer
Name - Type or Print

John C. Kraemer
Signature

Carol A. Kraemer
Name - Type or Print

Carol A. Kraemer
Signature

7103 River Dr Rd 477-8346
Address Telephone No.

Edgemere, MD 21219
City State Zip Code

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 01-471-A

REV 9/15/98

Reviewed By [Signature] Date 5-8-01

Estimated Posting Date 5-20-01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address

City

State

Zip Code

7103 River Dr Rd
Edgemere MD 21219

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): See attached letter, thanks

See attached.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

John A. Kraemer

Name - Type or Print

John A. Kraemer

Signature

Carol A. Kraemer

Name - Type or Print

Carol A. Kraemer

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of MAY, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN ALBERT KRAEMER & CAROL ANNE KRAEMER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

MAY 8, 2001

Notary Public

Herbert Feilentinchen

My Commission Expires

10-1-2004

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

7103 River Dr Rd
Address
Edgmere, md 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See attached.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John A. Kraemer
Signature

John A. Kraemer
Name - Type or Print

Carol A. Kraemer
Signature

Carol A. Kraemer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8TH day of MAY, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN ALBERT KRAEMER & CAROL ANNE KRAEMER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

MAY 8, 2001
Date

Herbert Zeilenkirchen
Notary Public

My Commission Expires 10-1-2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7103 River Dr Rd
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) ~~Section 1802.3 C1~~ 1802.3 C1.

2 in. (for an open porch) To allow a side yard setback of 6 ft. 6 in. in lieu of the minimum required 7 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

John A. Kraemer
Name - Type or Print

John A. Kraemer
Signature

Carol A. Kraemer
Name - Type or Print

Carol A. Kraemer
Signature

7103 River Dr Rd 477-8346
Address Telephone No.

Edgemoor, MD 21219
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-476-A

Reviewed By [Signature] Date 5-8-01

R2V 9/15/98

Estimated Posting Date 5-20-01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

7103 River Dr Rd
Address
Edgmore MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): Because the ground of our neighbors Property at 7105 River Dr Rd sets on a higher grade. We constantly have water between our homes. We live in a flood zone and the flooding in our yard makes it impossible to get from the front to the side or back of our house. All the water runs off into our yard it's like a marsh, it's all year, very swampy especially when it rains. In the winter it turns into ice. This is because the Stachowiak's yard is graded higher than our yard. With having this porch come around to the side we will not have to walk through water. We will come in the side door using the front porch we won't have to walk through a swamp. Also, living at sea level we have nowhere to pump our sump pumps run off. We can't pipe this water to the street because of freezing will occur. Our sump pumps run constantly, living this close to the Bay. My neighbors and us both have our sump pumps located and discharging on the area between our homes.

Also, now we have a parent living with us and she is eighty years old. it will make it exccessable for her to enter in a wheel chair or walker. She lives in the rear of our home.

The extra foot will allow us to exit through the side of our home for removal of big objects, furniture, appliances ect. This will give us enough room so we will not have problems exiting the side door.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John A. Kraemer
Signature
John A. Kraemer
Name - Type or Print

Carol A. Kraemer
Signature
Carol A. Kraemer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7TH day of MAY, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN ALBERT KRAEMER & CAROL ANNE KRAEMER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

MAY 7, 2001
Date

Herbert Geilenkirchen
Notary Public

Commission Expires 10-1-2004





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2103 River Dr Rd
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.C.1

To allow a side yard setback of 6 ft. 2 in. (for a proposed porch) in lieu of the minimum required 7 ft. 6 in.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

John A. Kraemer
Name - Type or Print _____
John A. Kraemer
Signature _____
Carol A. Kraemer
Name - Type or Print _____
Carol A. Kraemer
Signature _____
2103 River Drive Rd 417-8346
Address _____ Telephone No. _____
Edgemere, MD 21219
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 01-471-A

Reviewed [Signature] Date 5-8-01
Estimated Filing Date 5-20-01

UNDER RECEIVED FOR FILING

Because the ground of our neighbors property at 7105 River Drive Road sets on a higher grade. We constantly have water between our homes. We live in a flood zone and with the flooding in our yard it makes it impossible to get from the front to the side or back of our house. All the water runs off into our yard it's like a marsh, it's year round, and very swampy especially when it rains. In the winter it turns into ice. This is because the Stachowiak's yard is graded higher than our yard. With having this porch come around to the side we will not have to walk through the water. We will come in the side door using the front porch you won't have to walk through a swamp. Also, living at sea level we have nowhere to pump our sump pump run off. we cannot pipe this water to the street because of freezing in the winter, our pumps run constantly. We both have our sump pumps located and discharging on the area between our homes.

With having this porch come around to the side we will not have to walk through water. We will come in the side door using the front porch you won't have to walk through a swamp.

Also now, one of our parents is living with us and she is eighty years old it will make it excessable for her to enter in a wheel chair or a walker. She lives in the rear of our home.

The extra foot will allow us to exit through the side of our home for removal of big objects furniture, appliances ect. This will give us enough room so we will not have problems exiting the side door.

Sincerely,
John B. Kraemer
Carol A. Kraemer

471

ZONNING DESCRIPTION FOR 7103 RIVER DR RD

Beginning a a point on the South side of River Driver Road which is 40 feet wide at the distance of 81feet East of the centerline of the nearest improved intersection street Grace Road which is 40 feet wide. *Being Lot #2, Block P Section # in the subdivision of Lynch Point as recorded in Baltimore County Plat Book #W.O.C.No.8, Folil #38, containing 7.500 square feet. Also, known as 7103 River Drive Road and located in the 15th Election District, 7th Councilmanic District.

471

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Chk No. 92876
01-471-A

DATE 5-8-01 ACCOUNT R-001-06-6150

AMOUNT \$ 50.00

RECEIVED FROM: MRS. Kragman

FOR: Residential Variance Filing for
7103 River Drive Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
5/09/2001	5/08/2001	14:11:43
REG 0001	CASHIER JRIC JMR	DRAWER 1
CEIPT H 044343		OFLN
Rep 5	528 ZONING VERIFICATION	
CR NO. 092876		

Recpt Tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-471-A

Petitioner/Developer: JOHN + CAROL

KRAMER

Date of Hearing/Closing: JUNE 4, 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 7103 RIVER DRIVE RD

The sign(s) were posted on MAY 20, 2001
(Month, Day, Year)

Sincerely,

SSG [Signature] MAY 20, 2001
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

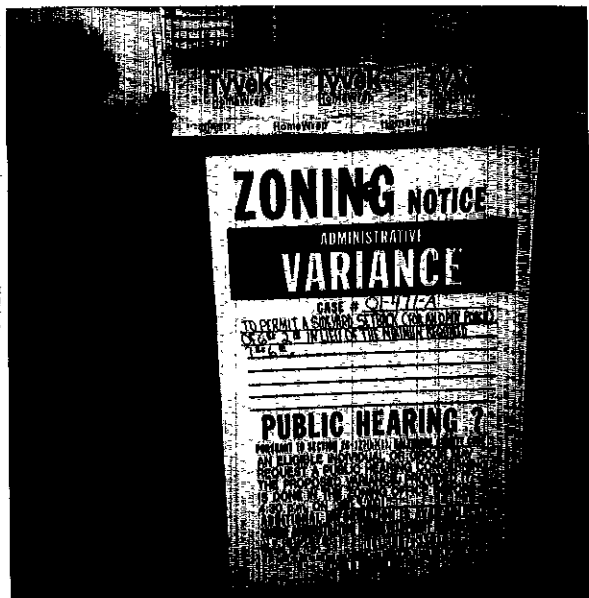
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 471 -A

Address 7103 River Drive Road

Contact Person: E John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-8-01

Posting Date: 5-20-01

Closing Date: 6-04-01

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 471 -A

Address 7103 River Drive Rd.

Petitioner's Name John & Carol Kraemer

Telephone (410) 477-8386

Posting Date: 5-20-01

Closing Date: 6-04-01

Wording for Sign: To Permit a side yard setback (for an open porch) of 6 ft 2 in in lieu of the minimum required 7 ft 6 in.

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: 01-471-A

Petitioner: Carol + John Kraemer

Address or Location: 7103 River Dr Rd Edgemere, MD 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: John & Carol Kraemer

Address: 7103 River Drive Road
Edgemere MD 21219

Telephone Number: 410-477-8346

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: ☐ yes ☐ no

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

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

June 5, 2001

Carol A & John A Kraemer
7103 River Drive Road
Edgemere MD 21219

Dear Mr. & Mrs. Kraemer:

RE: Case Number: 01-471-A, 7103 River Drive Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 8, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 5, 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 May 21, 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:

461, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474,
477, 478, 479, 482, 483,

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



AV
6/4

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 5, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2001
Item No. 471

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

This site is located in the 100 year tidal flood plain area which requires 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.

Flood-resistant construction shall be in accordance with the requirements of the B.O.C.A. National Building Code currently adopted by Baltimore County and as modified. The lowest floor elevation of all new or substantially improved structures shall be at or above the flood protection elevation of 10 feet. Basements are not permitted in the flood plain area.

RWB:HJO:jrb

cc: File

AV
6/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-461, 01-467 & 01-471

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

JUN 11

Section Chief:

Jeffrey W. Lutz

AFK/JL:MAC

To whom it may concern:

I'm a neighbor of John & Carol Kraemer
whom reside at 7103 River Drive Road
and my address is 7100 River Driver
Road. I do not have a problem with the
Kraemer's building their covered country
porch 6' 6" feet of their property line.
If you have any questions please feel
free to contact me at Stephen Sittonhi.
477-2052

Sincerely,

5/8/01

471

for ZC's file

Letters from Neighbors
who do NOT mind the
proposed porch addition

471

To whom it may concern:

*I'm a neighbor of John & Carol Kraemer
whom reside at 7103 River Drive Road
and my address is 7101 River Driver
Road. I do not have a problem with the
Kraemer's building their covered country
porch 6' 6" feet of their property line.
If you have any questions please feel
free to contact me at (410) 477-5772.*

Sincerely,

471

To whom it may concern:

*I'm a neighbor of John & Carol Kraemer
whom reside at 7103 River Drive Road
and my address is 7102 House 1 River Drive
Road. I do not have a problem with the
Kraemer's building their covered country
porch 6' 6" feet of their property line.
If you have any questions please feel
free to contact me at 477-5767.*

Sincerely,

Franklin J. Lloyd

471

To whom it may concern:

*I'm a neighbor of John & Carol Kraemer
whom reside at 7103 River Drive Road
and my address is 7102 House[#]2 River Driver
Road. I do not have a problem with the
Kraemer's building their covered country
porch 6' 6" feet of their property line.
If you have any questions please feel
free to contact me at 410 477-8141.*

Sincerely,

June Lloyd

To whom it may concern:

*I'm a neighbor of John & Carol Kraemer
whom reside at 7103 River Drive Road
and my address is 7104 River Driver
Road. I do not have a problem with the
Kraemer's building their covered country
porch 6' 6" feet of their property line.*

If you have any questions please feel

free to contact me at The Warlicks.

*Peggy & Cliff & Phil
410-477-5435*

Sincerely,

To whom it may concern:

*I'm a neighbor of John & Carol Kraemer
whom reside at 7103 River Drive Road
and my address is 7107 River Driver
Road. I do not have a problem with the
Kraemer's building their covered country
porch 6' 6" feet of their property line.
If you have any questions please feel
free to contact me at 410-388-0666.*

Sincerely,

James P. Lamb

471

To whom it may concern:

We are the Stachowiak family who reside at 7105 River Drive Road. We have no problem with our neighbors, John & Carol Kraemer of 7103 building their covered country porch (deck) 6'6" of our property line. If you have any questions please feel free to contact us at home at, 410-477-5569.

Sincerely,

Gene Stachowiak

Gene Stachowiak

Gerry Stachowiak

Gerry Stachowiak

April 30, 2001

471

May 1, 2001

To whom it may concern,

Mr. and Mrs. Stachowiak of 7105 River Drive Road have no problem with Mr. and Mrs. Kraemer of 7103 River Drive Road building their covered country porch (deck) 6' 6" off our property line. If you have any questions please feel free to call us at home at 410-477-5569.

Sincerely,

Gene Stachowiak

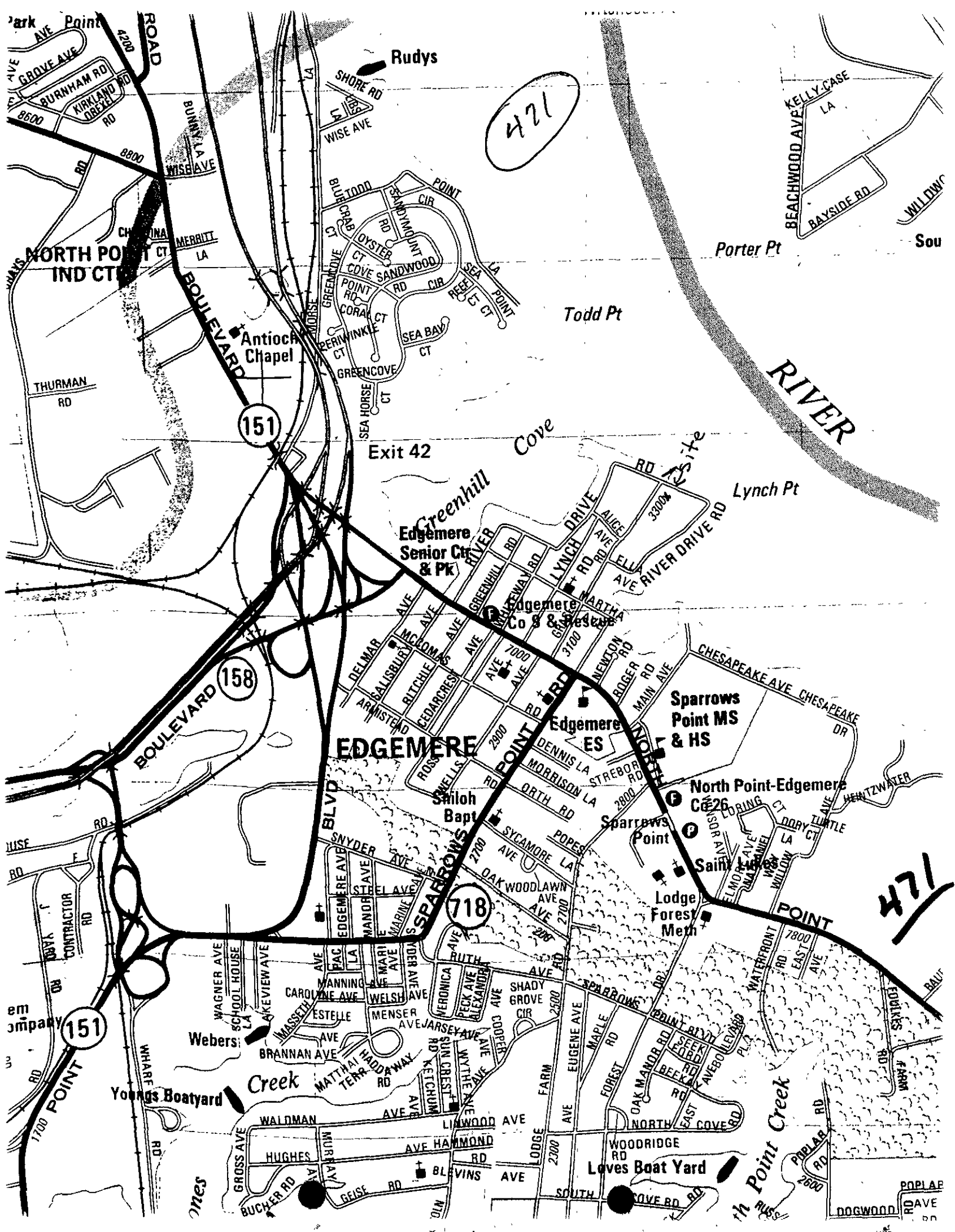
A handwritten signature in cursive script, reading "Gene Stachowiak", written over a horizontal line.

Geri Stachowiak

A handwritten signature in cursive script, reading "Geri Stachowiak", written over a horizontal line.
April 30, 2001

471





Rudys

421

KELLY CASE
LA
BEACHWOOD AVE
BAYSIDE RD
WILLOW

Porter Pt

Sou

NORTH POINT
IND CTR

Antioch
Chapel

Todd Pt

Exit 42

Cove

Lynch Pt

Edgemere
Senior Ctr
& PK

Edgemere
Co & S. S. S. S.

EDGEMERE

Shiloh
Bapt

Edgemere
ES

Sparrows
Point MS
& HS

North Point-Edgemere
Co 26

Sparrows
Point

Saint
Lukes

Lodge
Forest
Meth

POINT

471

151

718

Webbers

Youngs Boatyard

Creek

Loaves Boat Yard

th Point Creek

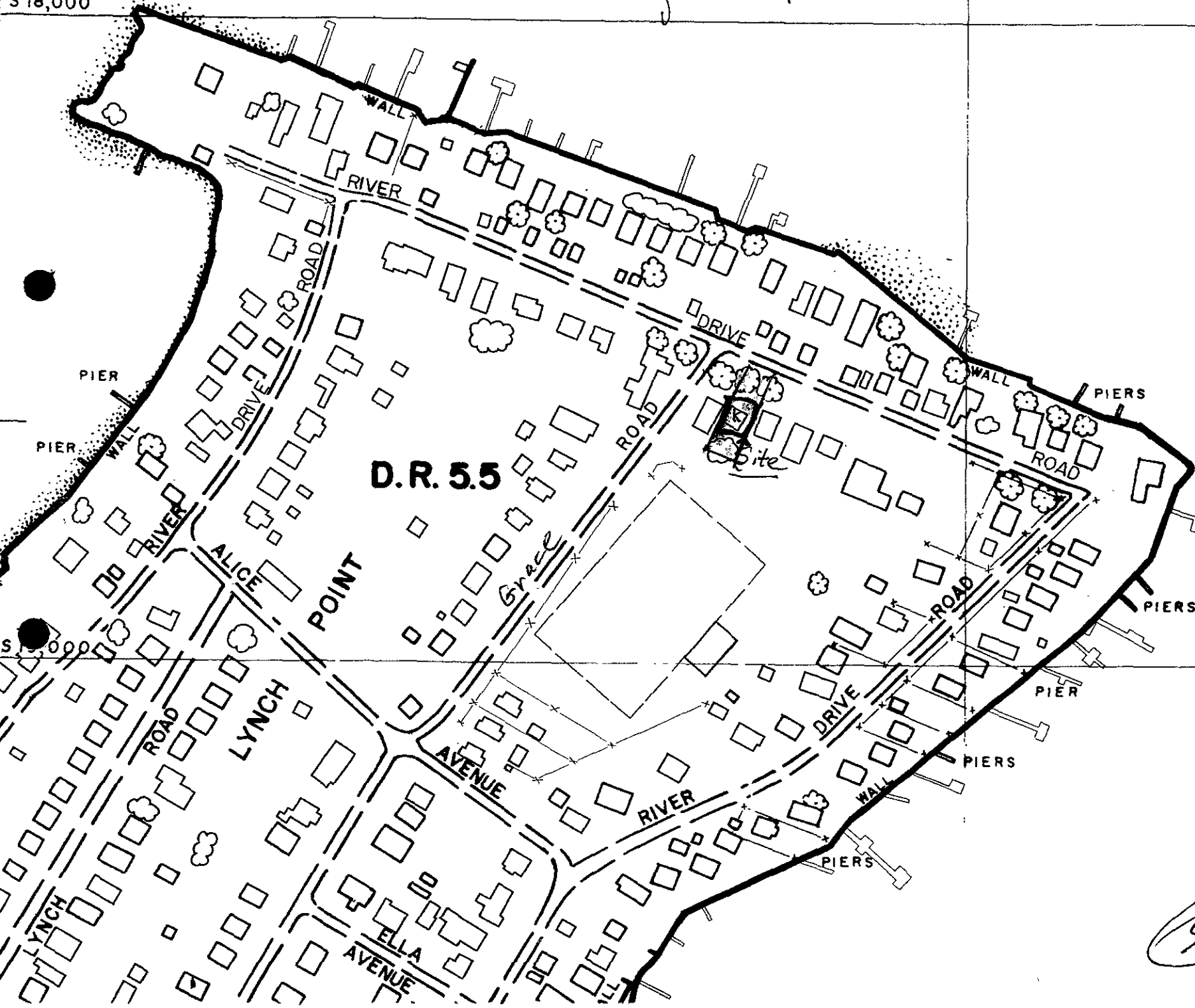
POPLAR
DAVE
on

Zoning Map

724#

S 18,000

S 18,000

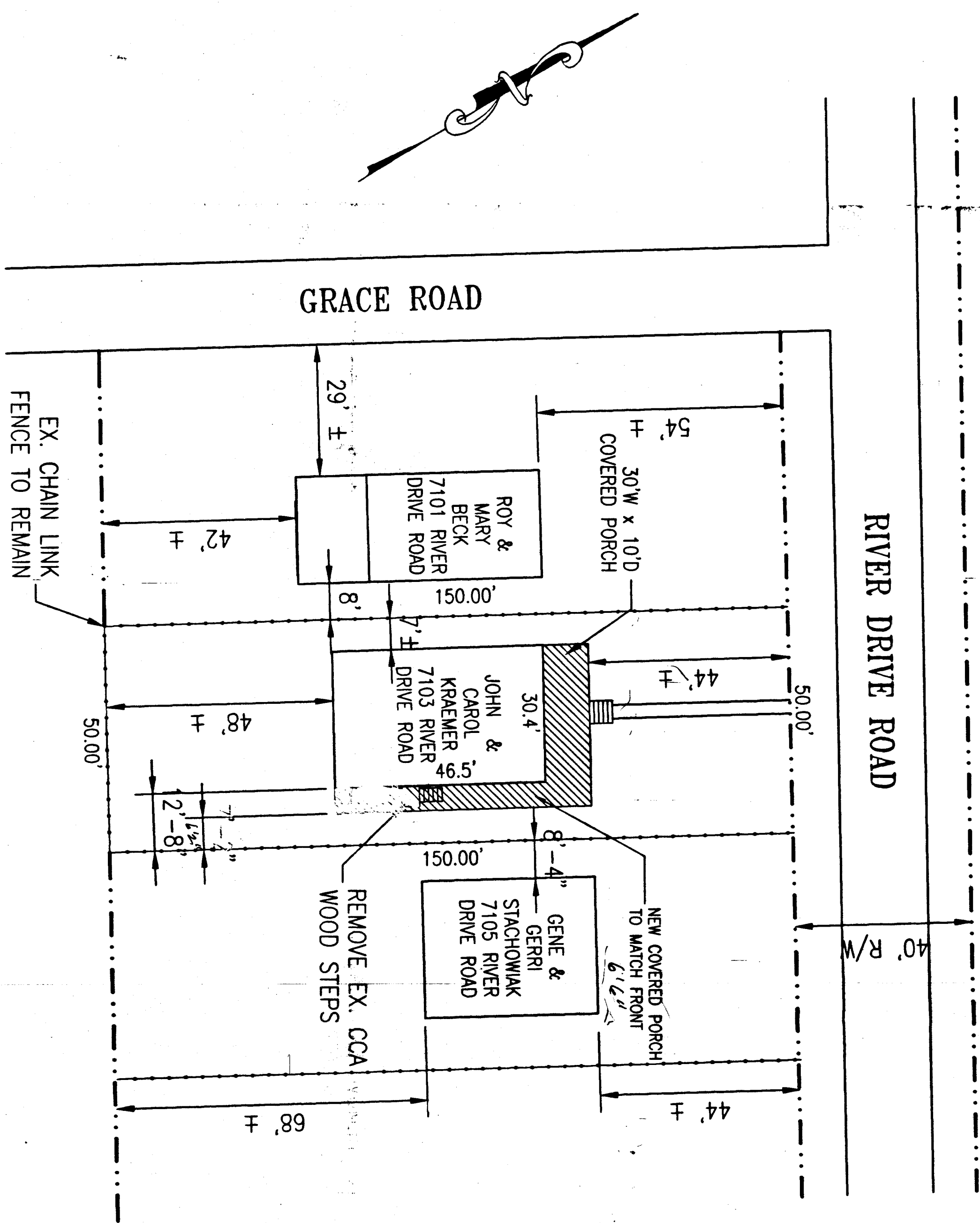


LYNCH POINT

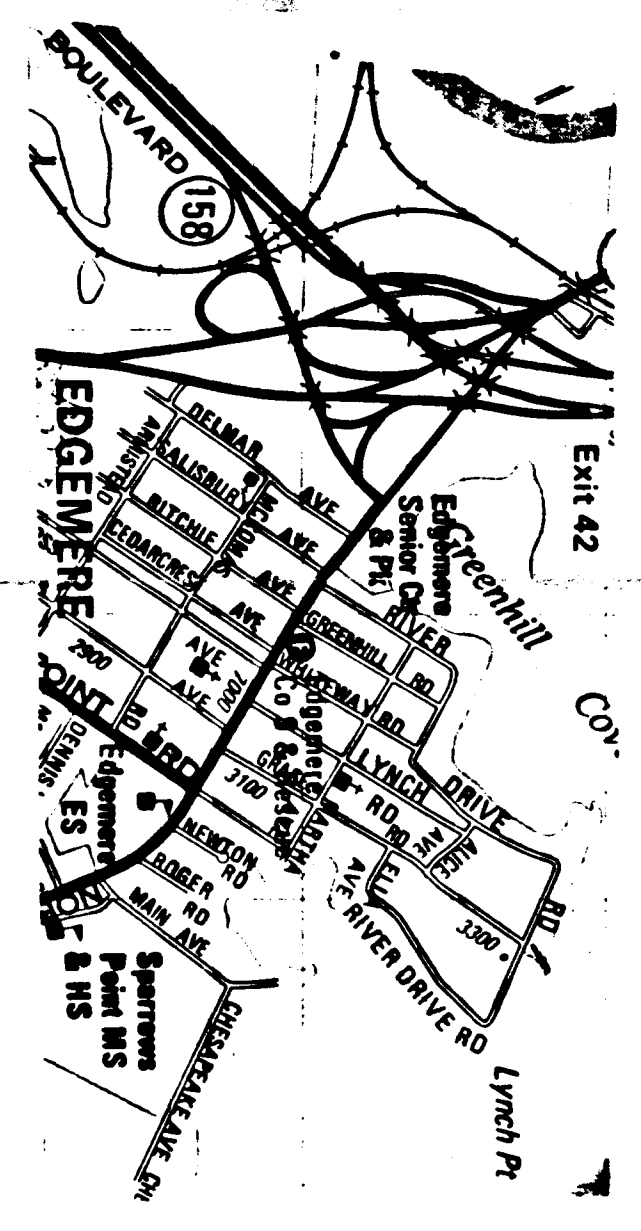
SE 5-1

PROPERTY ADDRESS: 7103 RIVER DRIVE ROAD
SUBDIVISION NAME: LYNCH POINT
PLAT BOOK #: FOLIO # SECTION #
OWNER: JOHN & CAROL KRAEMER

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE



1 SITE PLAN
S-1
SCALE: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

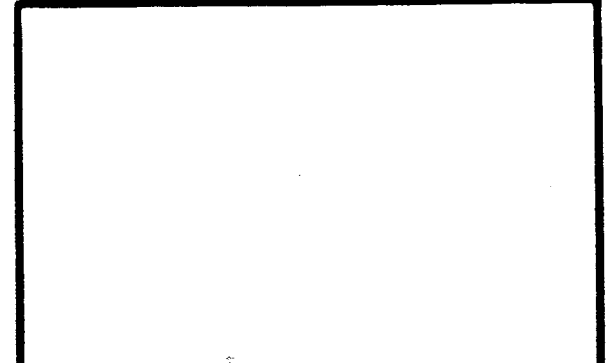
COUNCILMANIC DISTRICT: 7
ELECTION DISTRICT: 45
1"=200' SCALE MAP # S.E.5-1
ZONING: DR-5.5
LOT SIZE: 7,490 SQ. FT.
PUBLIC WATER: YES
PUBLIC SEWER: YES
CHESAPEAKE BAY CRITICAL AREA: YES
PRIOR ZONING HEARINGS: NO

Rev. 8.21
4/21

ZONING OFFICE USE ONLY		
REVIEWED BY:	ITEM #:	CASE #:

REVISIONS	
REV	DATE COMMENT

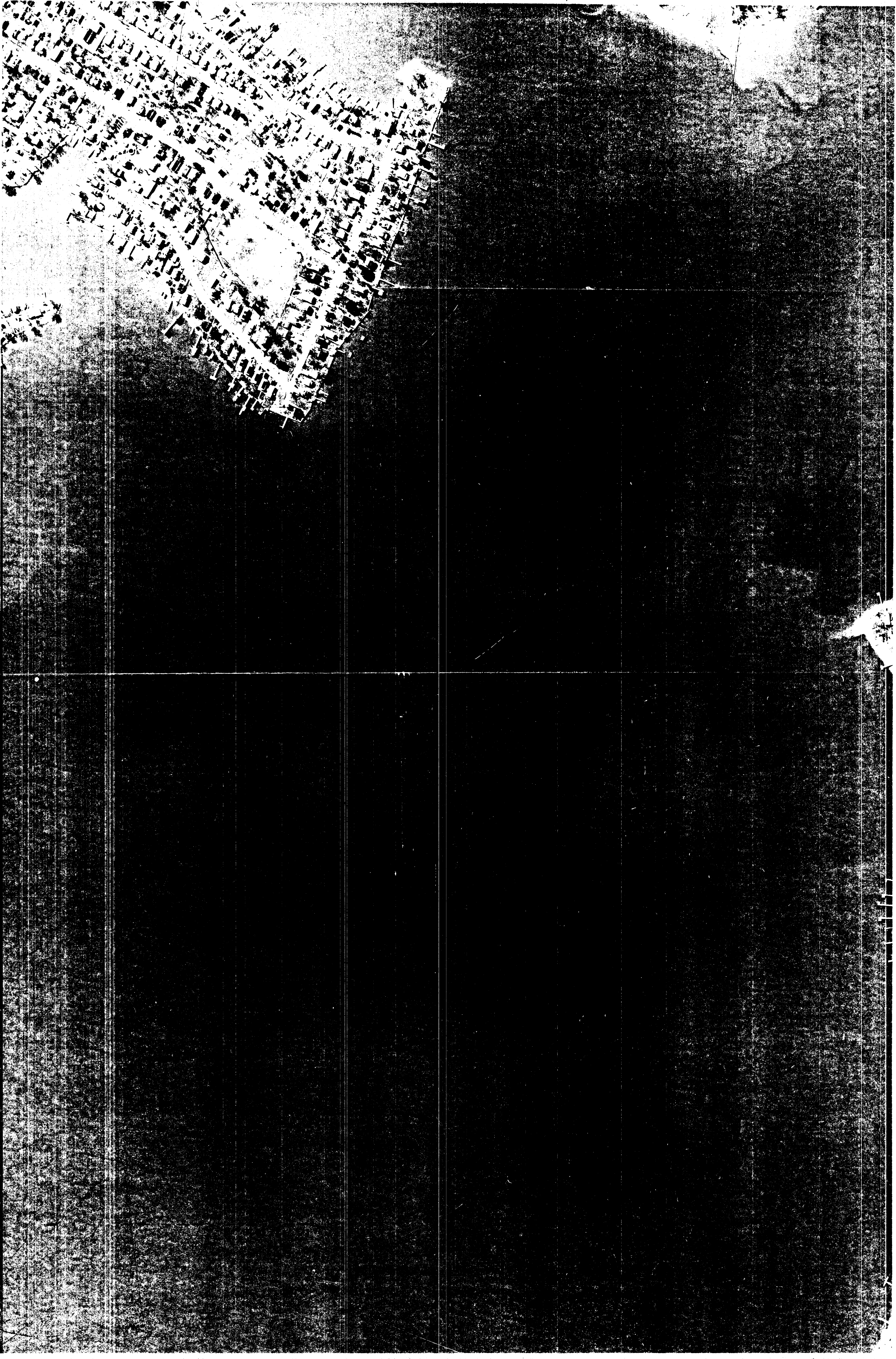
RESIDENCE
FOR
The Kraemer Family
7103 River Drive Road
Edgemere, Maryland 21219



BALTIMORE
DRAFTING
SERVICES
COMPLETE CADD SERVICES
7729 NORTH COVE ROAD
BALTIMORE, MARYLAND 21219
TEL: 410-477-1281

RELEASED FOR:
REVIEW/APPROVAL
PERMIT
BIDDING
CONSTRUCTION
Printed
05/07/01

SITE
PLAN
JOB NO. 0018
S-1
1 OF 1



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

~~471~~

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

EDGE MERE

S.E.
5-1