

IN RE: PETITION FOR VARIANCE

S/S Private Drive, 300' SE
centerline of Cape May Road
15th Election District
5th Councilmanic District
(1847 Cape May Road)

Thomas Snuggs, *Legal Owner* and
Gus Lambrow, *Contract Purchaser*
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-013-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Thomas Snuggs and the contract purchaser, Gus Lambrow. The Petitioners are requesting a variance for property located at 1847 Cape May Road. The subject property is zoned DR.3.5. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a single-family dwelling to have a rear yard setback of 13 ft. and combined side yards of 20 ft. in lieu of the required 30 ft. and 25 ft. respectively and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request were Gus Lambrow, purchaser of the property and Buck Jones, the contractor who has been hired to build the Petitioner's home. Others appeared in support of the request. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.16 acres, more or less, zoned DR.3.5. The subject property is a waterfront lot located off of Cape May Road in the Turkey Point area of Baltimore County. There currently exists a small shore shack on the property at this time. The Petitioners are desirous of tearing down the old shore shack and constructing a new single-family dwelling in its place. In order to proceed with the construction of a new dwelling, the variance requests are necessary.

ORDER RECEIVED FOR FILING

9/10/01
R. J. Gensert

After considering the testimony and evidence offered at the hearing, I find that the variance requests necessary to allow the Petitioners to construct this new single-family residential dwelling should be approved.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

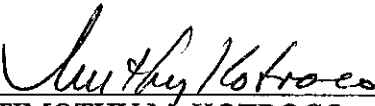
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED this 10th day of September, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore

County Zoning Regulations (B.C.Z.R.), to permit a single-family dwelling to have a rear yard setback of 13 ft. and combined side yards of 20 ft. in lieu of the required 30 ft. and 25 ft. respectively and to approve an undersized lot, 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 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

ORDER RECEIVED FOR FILING

Date 9/10/01
By H. J. Guevara



Baltimore County
Zoning Commissioner

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

September 10, 2001

Mr. Buck Jones
500 Vogts Lane
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 02-013-A
Property: 1847 Cape May Road

Dear Mr. Snuggs:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Thomas Snuggs
437 Oak Wood Road
Baltimore, MD 21222

Mr. Gus Lambrow
1857 Cape May Road
Baltimore, MD 21221

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1847 Cape May Road

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 (BCZR)

TO PERMIT A SINGLE FAMILY DWELLING TO HAVE A REAR YARD SETBACK OF 13' AND COMBINED SIDE YARDS OF 20' IN LIEU OF THE REQUIRED 30' AND 25' RESPECTIVELY AND TO APPROVE AN UNDERSIZED LOT

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons (indicate hardship or practical difficulty) Due to set back requirements from the Department of Environmental Protection and Resource Management and the unusual shape of the lot, if a variance is not granted, the house would have to be very small and unpracticable. Also the homeowners would not be able to enjoy the use of their lot as other lot owners of the community can.

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:

Gus Lambrow

Name - Type or Print

Signature

1857 Cape May Rd 410-687-1006
Address Telephone No.

Baltimore, Md. 21221
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Case No. 02-013-A

Date 8/15/98

Legal Owner(s):

Thomas Snuggs

Name - Type or Print

Signature

Name - Type or Print

Signature

437 Oak Wood Road

Address

Telephone No.

Baltimore, Md. 21222

City

State

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane 410-574-9337

Address

Telephone No.

Baltimore, Md. 21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By _____ Date _____

ORDER RECEIVED FOR FILING

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 1847 CAPE MAY ROAD

BEGINNING AT A POINT ON THE SOUTH SIDE OF PRIVATE DRIVE WHICH IS 20 FEET WIDE AT THE DISTANCE OF 300 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET CAPE MAY ROAD WHICH IS 30 FEET WIDE. *BEING PARCEL 461, CONTAINING 6969 SQUARE FEET.

ALSO KNOWN AS 1847 CAPE MAY ROAD AND LOCATED IN THE 15 TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT.

S 06° 05' 40" W 111.00', THENCE
SOUTHEASTERLY 68', THENCE
N 07° 55' 14" E 95.00', AND THENCE
N 62° 54' 00" W 74.53 TO THE POINT
OF BEGINNING.

ZONING PURPOSES ONLY
NOT FOR CONVEYANCE

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

1791

PAID RECEIPT

DATE 7/10/01 ACCOUNT 2001.006.6150

AMOUNT \$ 50.00

RECEIVED FROM: FREE-STATE GEN. CNT.

FOR: OIO VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAYMENT ACTUAL TIME
7/10/2001 7/10/2001 10:50:32
R# 4903 CASHIER RBOB LRD DRYER 3
RECEIPT # 190639 OFLN
Dr. 5 528 ZONING VERIFICATION
CR# 001791

Recpt Tot 50.00
50.00 CK .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: #02-031-SPHA

Real Princess Lane

NE/S Richardson Avenue, 100' S Rona Road (Mahogany Park)
2nd Election District -- 2nd Councilmanic District

Legal Owner(s): Rona Road, LLC, Thomas Sperl, Manager

Variance: on lots 1 - 49 from Baltimore County Zoning Regulations 1B01.2 and the CMAP as shown on Exhibit A, attached hereto and incorporated herein, and specifically identified on the site plan, and to amend the Final Development Plan for Mahogany Park.

Hearing: Friday, August 31, 2001 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake 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.

8/199 Aug. 16 C487824

CERTIFICATE OF PUBLICATION

8/17, 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 8/16, 2001.

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

J. Wilkinson

LEGAL ADVERTISING

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 #02-013-A
1847 Cape May Road
S/S Private Drive, 300' SE centerline Cape May Road
15th Election District, 5th Councilmanic District
Legal Owner(s): Josephine & Thomas Snuggs

Variance: to permit a single family dwelling to have a rear yard setback of 13 feet and combined side yards of 20 feet in lieu of the required 30 feet and 25 feet respectively and to approve an undersized lot.

Hearing: Wednesday, September 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) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/8/7/18 Aug. 21

C488870

CERTIFICATE OF PUBLICATION

8/23/, 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 8/21/, 2001.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 02-013-A

Petitioner/Developer: SNOGGS/LAMBROW
ETAL

% BUCK JONES

Date of Hearing/Closing 9/5/01

887-3468

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 #1847 CAPE MAY ROAD.

The sign(s) were posted on

8/14/01
(Month, Day, Year)

Sincerely,

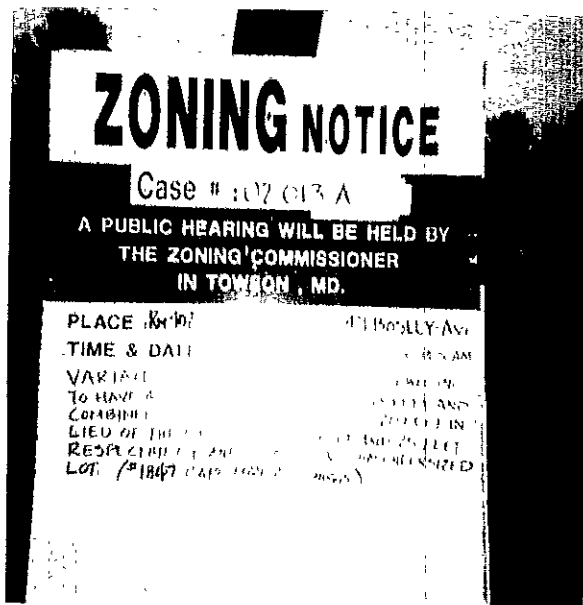
Patrick M. O'Keefe 8/15/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



02-013-A
1847 Cape May Rd

9/5/01

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-013-A

Petitioner: GUS LAMBROW

Address or Location: 1857 CAPE MAY RD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: GUS LAMBROW

Address: 1857 CAPE MAY RD.

BALT MD. 21221

Telephone Number: 410-687-1006

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 21, 2001 Issue – Jeffersonian

Please forward billing to:
Gus Lambrow
1857 Cape May Road
Baltimore MD 21221

410 687-1006

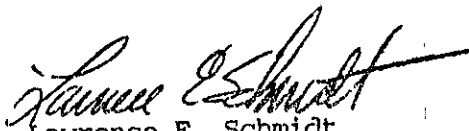
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CASE NUMBER: 02-013-A
1847 Cape May Road
S/S Private Drive, 300' SE centerline Cape May Road
15th Election District – 5th Councilmanic District
Legal Owners: Josephine & Thomas Snuggs

Variance to permit a single family dwelling to have a rear yard setback of 13 feet and combined side yards of 20 feet in lieu of the required 30 feet and 25 feet respectively and to approve an undersized lot.

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



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

August 2, 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: 02-013-A
1847 Cape May Road
S/S Private Drive, 300' SE centerline Cape May Road
15th Election District – 5th Councilmanic District
Legal Owners: Josephine & Thomas Snuggs

Variance to permit a single family dwelling to have a rear yard setback of 13 feet and combined side yards of 20 feet in lieu of the required 30 feet and 25 feet respectively and to approve an undersized lot.

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

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G72
Director

C: Thomas Snuggs, 437 Oak Wood Road, Baltimore 21222
Gus Lambrow, 1857 Cape May Road, Baltimore 21221
Buck Jones, 500 Vogts Lane, Baltimore 21221

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



Baltimore County
Department of Permits and
Development Management

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

August 31, 2001

Thomas Snuggs
437 Oak Wood Road
Baltimore MD 21222

Dear Mr. Snuggs:

RE: Case Number: 01-013-A, 1847 Cape May Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 10, 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: Gus Lambrow, 1857 Cape May Road, Baltimore 21221
Buck Jones, 500 Vogts Lane, Baltimore 21221
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 22, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2001
Item No. 013

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

This site is located in the 100-year tidal flood plain along Hogpen Creek. The minimum flood protection elevation of 11.2 feet applies to any construction proposed for this site.

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

Flood resistant construction shall be in accordance with the requirements of the BOCA National Building Code currently adopted by Baltimore County. The lowest flood elevations of all new or substantially improved structures shall be at or above the flood protection elevation. Basements are not permitted in the flood plain area.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

August 7, 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 July 30, 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:

001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012,
013, 014, and 015

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



Jc
9/5

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: September 5, 2001

SEP 13

SUBJECT: Zoning Item 13
Address 1847 Cape May Road

Zoning Advisory Committee Meeting of July 30, 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).

_____ Additional Comments:

Reviewer: Kieth Kelley

Date: August 6, 2001

Imh.
9/5/01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 10, 2001

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

SUBJECT: 1847 Cape May Road

INFORMATION:

Item Number: 02-013

Petitioner: Thomas Snuggs

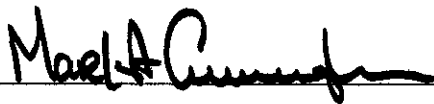
Zoning: Dr 3.5

Requested Action: Variance

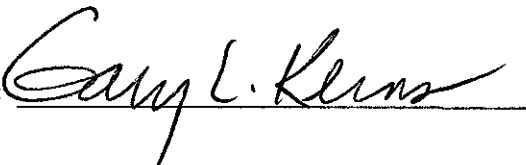
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a rear yard setback of 13 feet in lieu of the minimum required 30 feet and combined side yards of 20 feet in lieu of the minimum required 25 feet.

Prepared by:



Section Chief:
AFK:MAC:





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.6.01

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

RE: Baltimore County
Item No. 013 LTM

Dear Ms. Jackson:

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

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

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
1847 Cape May Road, S/S Private Drive,
300' SE of c/I Cape May Rd
15th Election District, 5th Councilmanic

Legal Owner: Thomas Snuggs
Contract Purchaser: Gus Lambrow
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-13-A

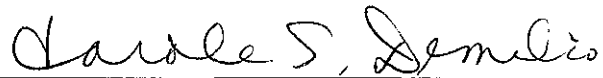
* * * * *

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.**



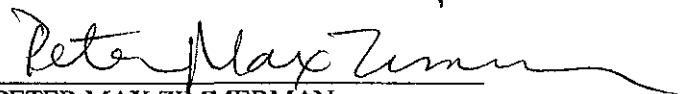
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 17th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for Petitioners.



PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

7/25/01

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. 02-013-A

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

Residential Processing Fee Paid
(\$50.00)

Accepted by CTN
Date 7/10/01

RE: Undersized Lots

Lloyd Morley

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:

Gus Lambrow 1857 Cape May Road 410-687-1006
Print Name of Applicant Address Telephone Number

Lot Address 1847 Cape May Rd. Election District 15 Councilmanic District 5 Square Feet 6969

Lot Location: N E S W/side/corner of 20' Private Rd. 300 feet from N E S W corner of Cape May Rd.
(street) (street)

Land Owner: Thomas Snuggs Tax Account Number 1900008895

Address: 437 Oak Wood Rd. Telephone Number (410) 687-1006

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 3.5</u>		

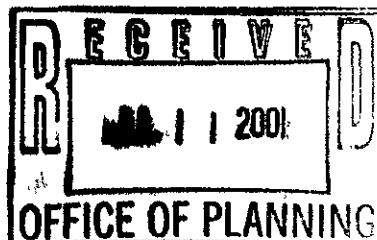
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Signed by _____
for the Director, Office of Planning and Community Conservation

Date _____



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

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

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

(name of planner)

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

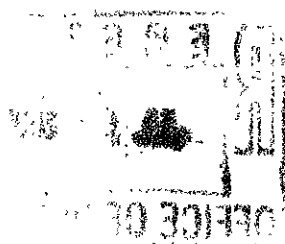
CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Signature Date of Posting: _____

Number of Signs: _____



INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FOR

7/25/01

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. 02-013-A

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by cm
Date 7/10/01

Lloyd Morley

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:

Gus Lambrow 1857 Cape May Road 410-687-1006
Print Name of Applicant Address Telephone Number

Lot Address 1847 Cape May Rd. Election District 15 Councilmanic District 5 Square Feet 6969

Lot Location: N E S W side/corner of 20' Private Rd. 300 feet from N E S W corner of Cape May Rd.
(street) (street)

Land Owner: Thomas Snuggs Tax Account Number 1900008895

Address: 437 Oak Wood Rd. Telephone Number (410) 687-1006

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 3.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



Approval



Disapproval



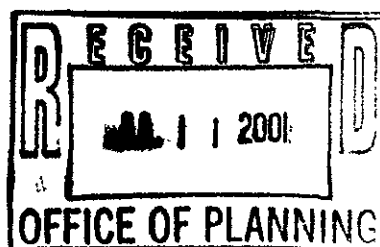
Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by

Jeffrey M. Long
for the Director, Office of Planning and Community Conservation

Date

8/15/01



Revised 2/25/99

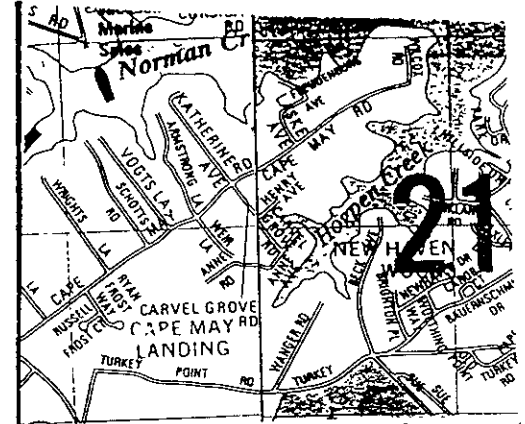
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1847 CAPE MAY RD

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

Subdivision name: _____
 plat book # _____, folio # _____, lot # _____, section # _____

OWNER: THOMAS & JOSEPHINE SNUGG'S



Vicinity Map
 scale: 1"=1000'

LOCATION INFORMATION

Election District: 15
 Councilmanic District: 5
 1"=200' scale map #: NE 1-J
 Zoning: PR 3.5
 Lot size: .16 acreage 6,969 square feet

SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private

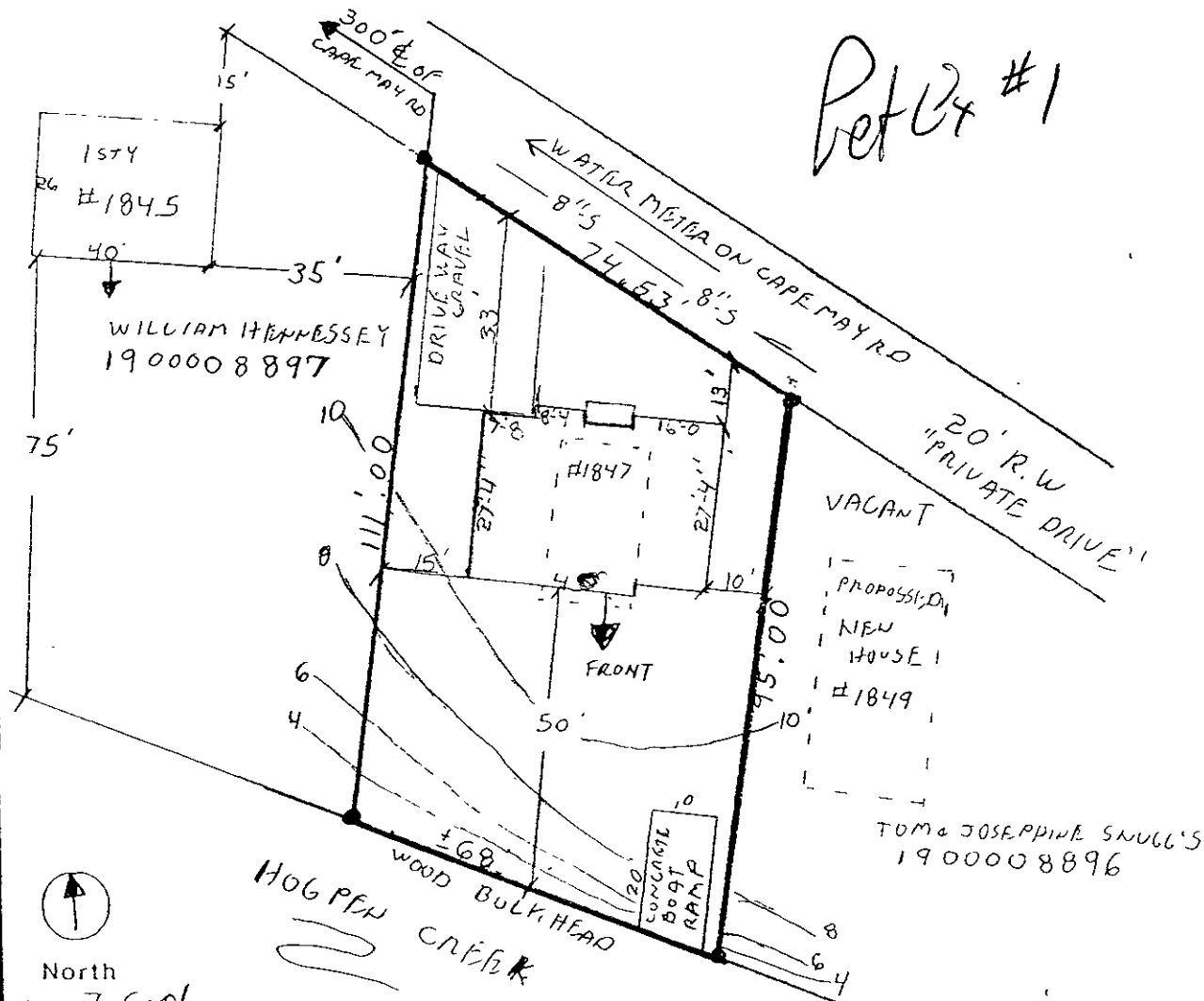
Chesapeake Bay Critical Area: ☒ YES ☐ NO

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

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



North

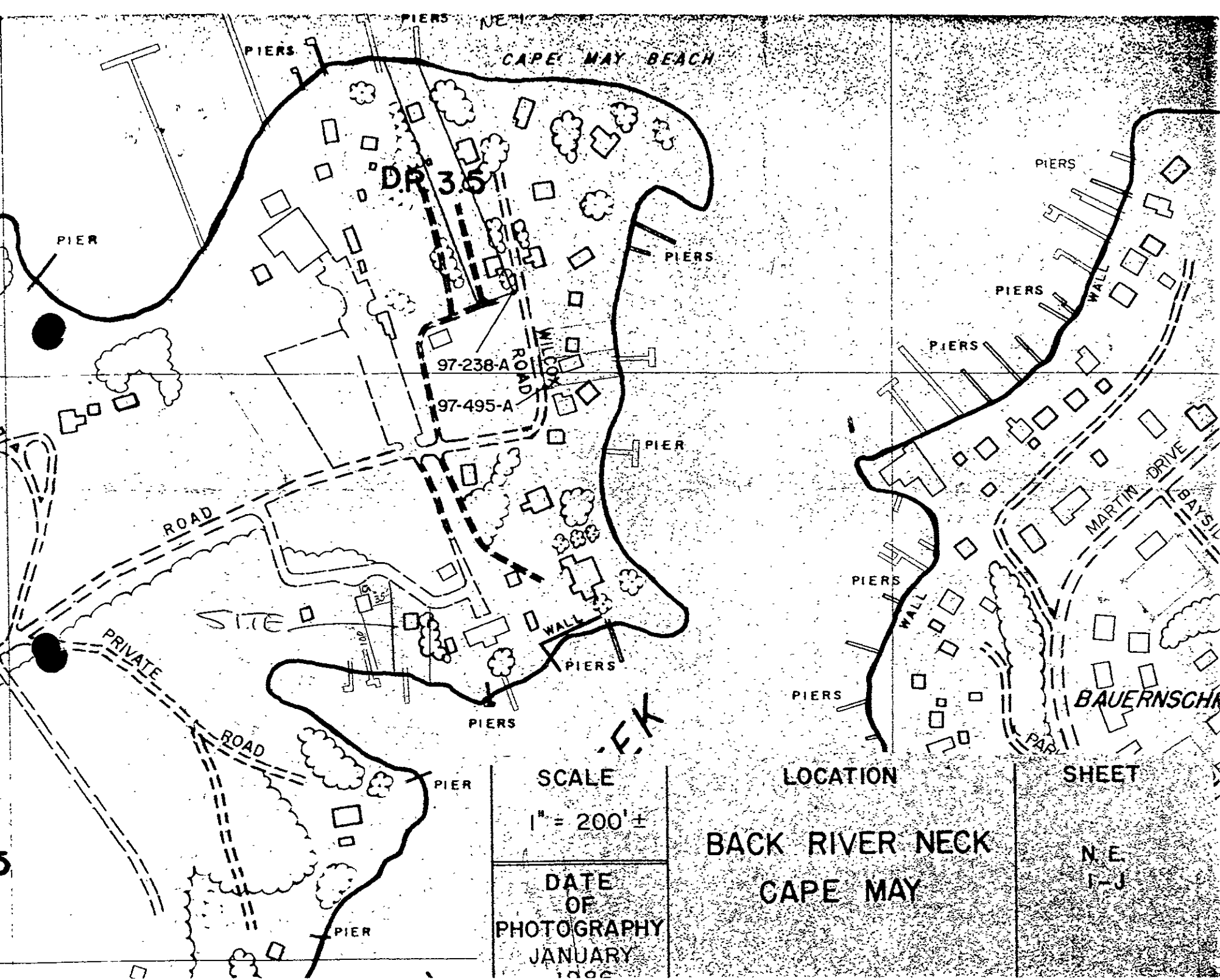
date: 7-6-01

prepared by: BUCK JONES

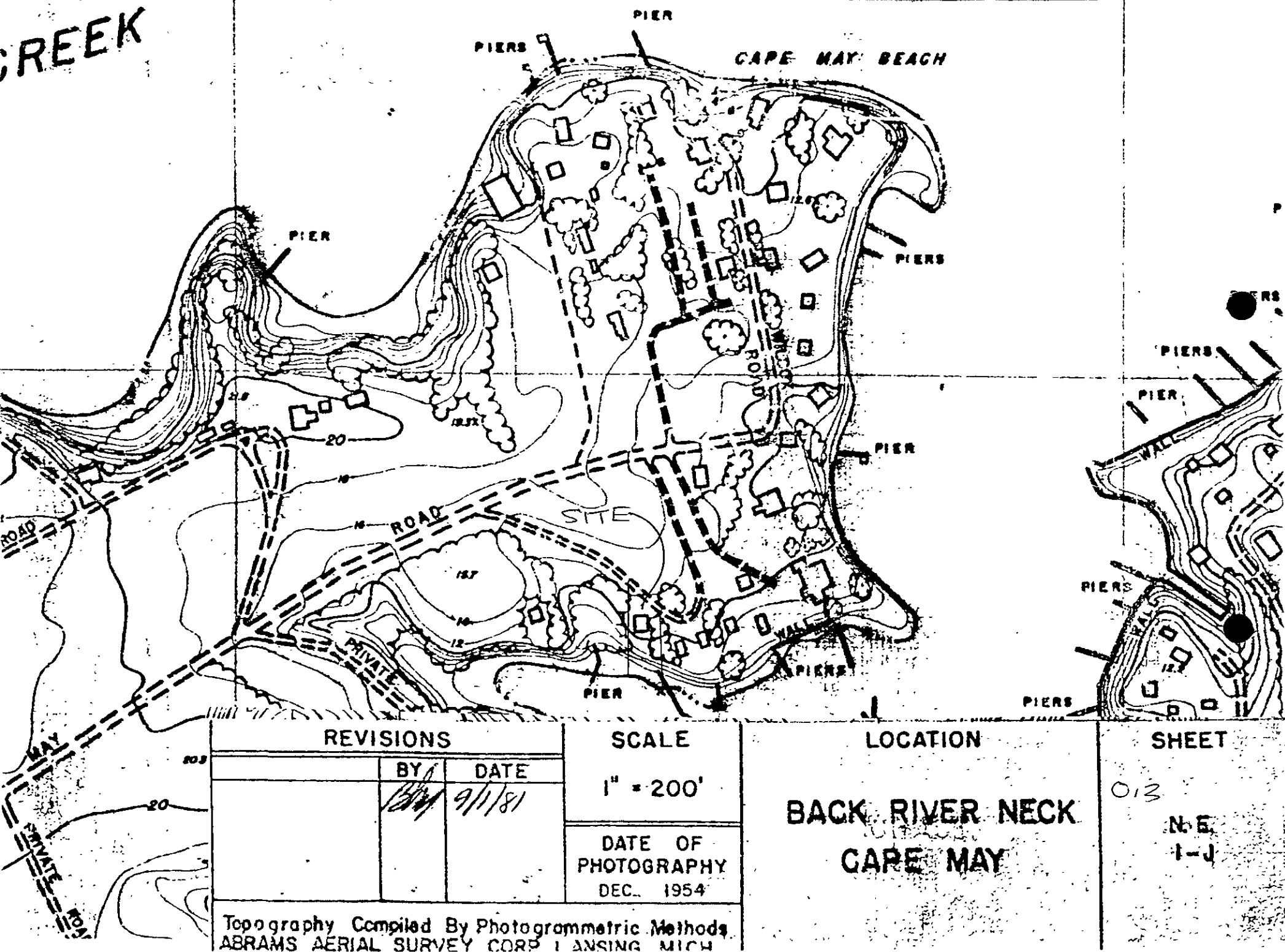
Scale of Drawing: 1"= 30'



SCALE	SITE LOCATION	SHEET
1" = 200' ±	BACK RIVER NECK	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	CAPE MAY	I-J
		013



CREEK



Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP LANSING MICH

ASPHALT FIBERGLASS
SHINGLES

EXTEND RAKES 6" -
TYP

CLAPBOARD STYLE
VINYL SIDING -
DOUBLE 4 1/2"
EXPOSURE

3 1/2" VINYL LINEAL
OVER 6" VINYL BAND
TRIM - SET BOTTOM
TO MATCH EAVE

3 1/2" VINYL
WINDOW TRIM -
TYP.

5" VINYL CORNERS
PROVIDE FILL
AT WINDOWS
WHERE NEEDED -
TYP.

SHINGLE STYLE
VINYL SIDING -
7"± EXPOSURE

BAY ROOF TO HAVE
9/12 PITCH

WOOD STEPS - TYP

PORCH ROOF TO HAVE
4/12 PITCH

Per Ex #2

A1

STREET ELEVATION

ENCLOSE AREA UNDER
BAY DOWN TO TYPICAL
EAVE HEIGHT

BAY ROOF TO HAVE
9/12 PITCH



A1

WATERFRONT ELEVATION

SUPPORT FOR PORCH
RAFTERS CANTILEVERED
FROM FLOOR FRAMING
SHOWN DOTTED

PORCH ROOF TO
HAVE 9/12 PITCH

DECORATIVE BEAMS
UNDER PORCH ROOF
TO MATCH BEAMS
@ FRONT PORCH



A16

MUD ENTRY SIDE ELEVATION

REVIS

NO

18
Net

SHEET C

1

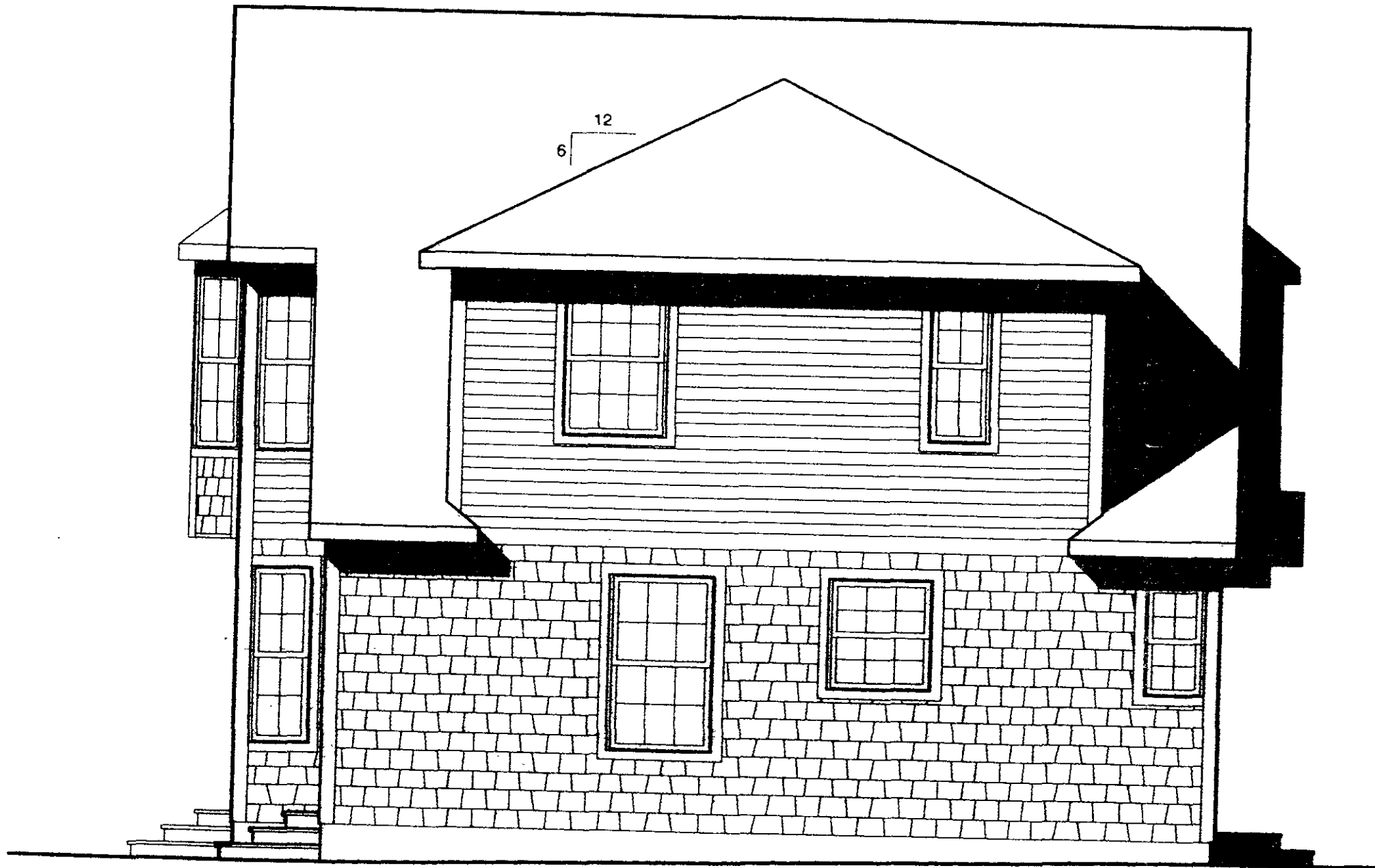
A

177

DRAWN E

JOB NO

W



A16

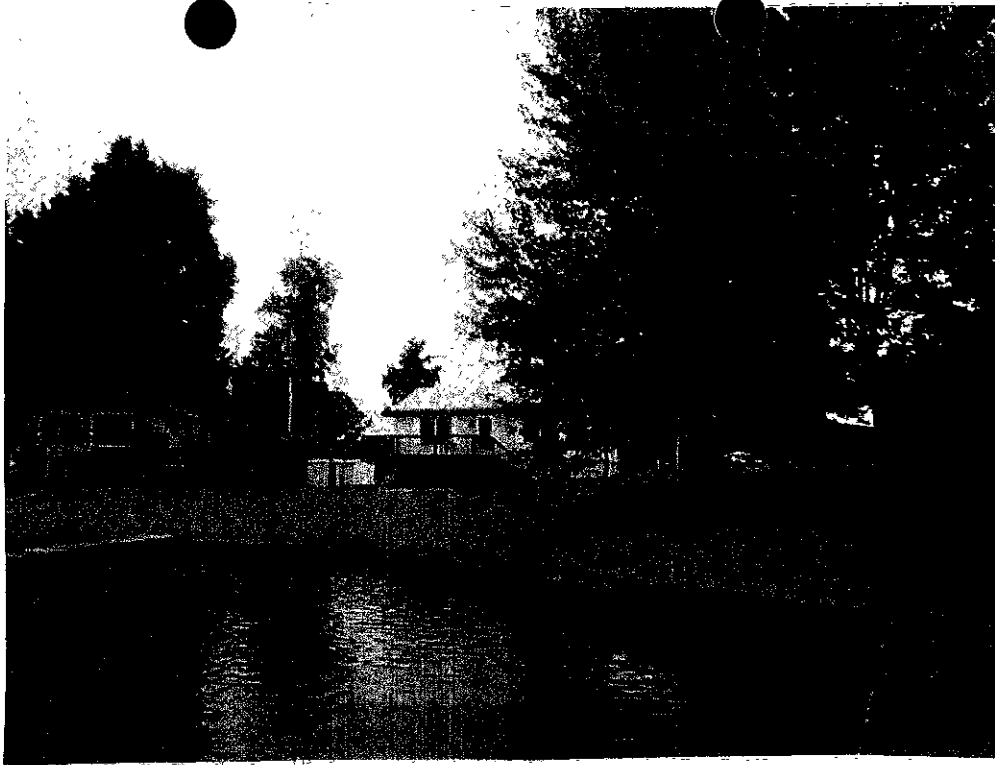
KITCHEN SIDE ELEVATION



STANDING ON RIGHT AWAY LOOKING WEST
TOWARDS CAPE MAY ROAD.



STANDING ON RIGHT AWAY LOOKING EAST TOWARDS
NEIGHBORS Property



STANDING ON PIER LOOKING NORTH-WEST
PROPERTY ON RIGHT SIDE OF PICTURE.



STANDING ON PIER LOOKING NORTH-EAST
AT NEIGHBOR'S LOT.



STANDING ACROSS THE RIGHT AWAY LOOKING
SOUTH - WEST PROPERTY TO LEFT.



STANDING NEXT TO RIGHT AWAY LOOKING
SOUTH - EAST PROPERTY TO RIGHT



STANDING IN FRONT OF PROPERTY LOOKING
NORTH CRESENT YACHT CLUB.



STANDING IN FRONT ON PIER LOOKING
DIRECTLY INTO PROPERTY