

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S Loreley Beach Road, 520' SE of
North Loreley Beach Road
(6019 Loreley Beach Road)
11th Election District
5th Council District

Charles H. Wallis, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-042-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Charles H. and Vickie J. Wallis. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 65 feet in lieu of the required 75 feet, side lot line setbacks of 7.5 feet and 11 feet in lieu of the required 35 feet each, and an amendment to the site plans and Orders issued in prior Cases Nos. 91-258-SPHA and 92-355-A, accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, 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.

The subject property is a waterfront lot located with frontage on Bird River in southeastern Baltimore County. Moreover, the property is located within a 100-year flood plain.

ORDER RECEIVED FOR FILING

Date

By

8/22/01

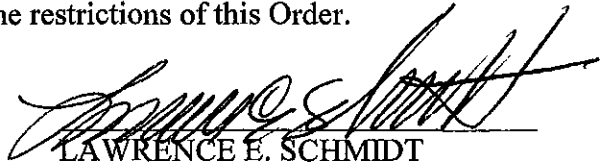
[Signature]

Thus, any development on the subject property must be in compliance with Chesapeake Bay Critical Areas legislation and Federal Flood Insurance requirements. Therefore, as a condition of approval, the Petitioners shall comply with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) and the Bureau of Development Plans Review Division of the Department of Permits and Development Management (DPDM).

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of August, 2001 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 65 feet in lieu of the required 75 feet, side lot line setbacks of 7.5 feet and 11 feet in lieu of the required 35 feet each, for a proposed garage addition, and an amendment to the site plans and Orders issued in prior Cases Nos. 91-258-SPHA and 92-355-A, to reflect the proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, 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 any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) relative to Chesapeake Bay Critical Areas legislation, and the Bureau of Development Plans Review, relative to construction in the flood plain.
- 3) 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 8/27/01
By [Signature]



**Baltimore County
Zoning Commissioner**

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

August 27, 2001

Mr. & Mrs. Charles H. Wallis
6019 Loreley Beach Road
White Marsh, Maryland 21162

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S Loreley Beach Road, 520' SE of North Loreley Beach Road
(6019 Loreley Beach Road)
11th Election District – 5th Council District
Charles H. Wallis, et ux - Petitioners
Case No. 02-042-A

Dear Mr. & Mrs. Wallis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has 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; Development Plans Review; DEPRM; People's Counsel; Case File





CBCA FLOOD PLAIN
Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 6019 Loreley Beach Rd
which is presently zoned R.C. 2

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) 1A01.3B3 (BC2R) to permit a 65 feet setback from the centerline of the street in lieu of the required 75 feet, to permit existing 7.5 feet and 11 feet side lot line setbacks, respectively, in lieu of the required 35 feet, and to amend the orders and site plans in prior zoning cases 91-258-SPHA and 92-355-A, respectively.

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print
Signature

Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Charles H. Wallis
Name - Type or Print
Charles H. Wallis
Signature
Vickie J. Wallis
Name - Type or Print
Vickie J. Wallis
Signature
6019 Loreley Beach Rd (410)-
Address Telephone No.
White Marsh, MD 21162
City State Zip Code

Representative to be Contacted:

Charles H. Wallis
Name
See above
Address Telephone No.
City State Zip Code

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.

Zoning Commissioner of Baltimore County

CASE NO.

02-042-A

Reviewed By

JNP

Date

7/23/01

Estimated Posting Date

8/5/01

ORDER RECEIVED FOR FILING
8/2/01
Date 9/13/98
By

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

6019 Loreley Beach Rd
Address
White Marsh, Maryland 21162
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):

Existing house is too small, and I would like to have a garage like others in my community. Lot is non-conforming and waterfront in a Critical Area.
The property is only 75 feet wide, current side setbacks only leave 5 feet for construction.
Rear yard has ^{steep} slope making construction difficult. Narrow side yards make rear access difficult. Critical Area guidelines prefer construction towards the road to the extent possible. Layout of houses in neighborhood is at an angle to the street, creating the need for the front yard setback variance.

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.

Charles H. Wallis
Signature

Charles H. Wallis
Name - Type or Print

Vickie J. Wallis
Signature

Vickie J. Wallis
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of July, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles H. Wallis Vickie J. Wallis
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

7-23-2001
Date

Mary Kay Fishpaugh
Notary Public

My Commission Expires MARY KAY FISHPAUGH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 5, 2001

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 6019 Loreley Beach Rd
Address
White Marsh, Maryland 21162
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):

Existing house is too small, and I would like to have a garage like others in my community. Lot is non-conforming and waterfront in a Critical Area. The property is only 75 feet wide, current side setbacks only leave 5 feet for construction. Rear yard has ^{steep} slope making construction difficult. Narrow side yards make rear access difficult. Critical Area guidelines prefer construction towards the road to the extent possible. Layout of houses in neighborhood is at an angle to the street, creating the need for the front yard setback variance.

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.

Charles H. Wallis
Signature
Charles H. Wallis
Name - Type or Print

Vickie J. Wallis
Signature
Vickie J. Wallis
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of JULY, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles H. Wallis Vickie J. Wallis
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

7-23-2001
Date

Mary Kay Fishbaugh
Notary Public

My Commission Expires MARY KAY FISHBAUGH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 5, 2001



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6019 Loreley Beach Rd
which is presently zoned R.C. 2

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)

1A01.3B3 (BC2R) to permit a 65^{feet} ~~feet~~ ^{existing} setback from the centerline of the street in lieu of the required 75 feet, to permit 17.5 feet and 11 feet side lot line setbacks, respectively, in lieu of the required 35 feet, and to amend the orders and site plans in prior zoning cases 91-258-SPHA and 92-355-A, respectively.

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 N/A
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

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

Legal Owner(s):

Name - Type or Print Charles H. Wallis
Signature Charles H. Wallis
Name - Type or Print Vickie J. Wallis
Signature Vickie J. Wallis
Address 6019 Loreley Beach Rd (410)-
Telephone No. 335-7638
City White Marsh, MD State 21162 Zip Code

Representative to be Contacted:

Name Charles H. Wallis
Address see above 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. 02-042-A

Reviewed By JNP Date 7/23/01

Estimated Posting Date 8/5/01

ZONING DESCRIPTION FOR 6019 Loreley Beach Road

Beginning at a point on the southwest side of Loreley Beach Road which is 30 feet wide at the distance of 520 feet southeast of North Loreley Beach Road which is 30 feet wide. As recorded in Deed Liber 8204, Folio 477 and includes the measurements and directions as follows:

Beginning at a point on the southwest side of Loreley Beach Road which is 822.50 feet measured northwestwardly along the southwest side of the road from a stone set at the intersection of Loreley Beach Road and the north 30 degrees east 57 perches lines of the land covered by Hannah J.A.H. Bowerman, widow to Frank Hoen recorded in the Land Records of Baltimore County in Liber W.P.C. No. 303, folio 481; running 41 degrees, 25 minutes west 75 feet along the southwest side of Loreley Beach Road; thence south 32 degrees 05 minutes west 215 feet, more or less, binding on the shore line of the waters of Bird River, thence southeasterly 78.5 feet, more or less, to intersect a line drawn south 32 degrees, 05 minutes west from the beginning, thence traversing said line north 32 degrees, 05 minutes east 240 feet, more or less, to the place of beginning. Being Lot # 18 and the northwest half of Lot# 17 Bird River Wood (unrecorded subdivision), containing 17250 square feet, more or less. Also known as 6019 Loreley Beach Road and located in the 11th Election District, 5th Councilmanic District.

02-042-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No: 4064

DATE 7/23/01 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Charles H. Wallis

FOR: 6019 Loydey Beach Road

02-042-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
7/23/2001	7/23/2001	11:47:23
RE: M003 CASHIER RPOS LRB DWMER		3
RECEIPT # 123743		DFLN
Dept 5 528 ZONING VERIFICATION		
CR NO. 004064		

Receipt Tot	50.00
50.00 CK	.00 CA
Baltimore County, Maryland	

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-042-A

Petitioner/Developer: _____

CHARLES & VICKIE WALLIS

Date of Hearing/Closing: 8/20/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

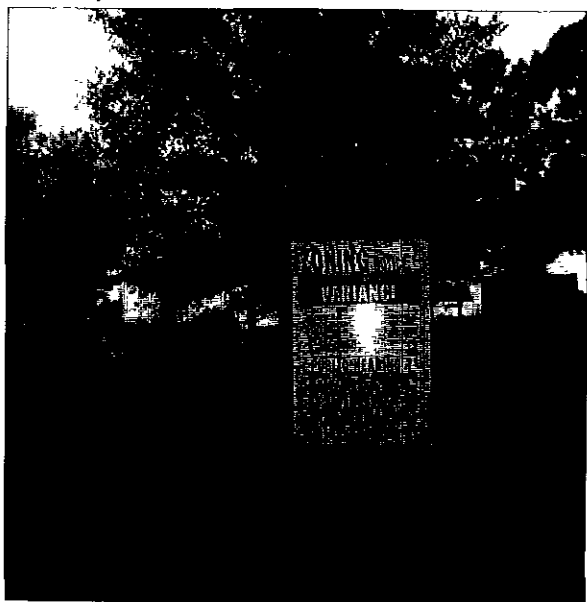
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

6019 LORELEY BEACH RD

The sign(s) were posted on 8/5/01
(Month, Day, Year)

CASE # 02-042-A



6019 LORELEY BEACH RD
POSTED 8/5/01
Richard E. Hoffman 8/5/01

Sincerely,

Richard E. Hoffman 8/5/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(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: 02-042-A

Petitioner: Wallis

Address or Location: 6019 Loreley Beach Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles H. Wallis

Address: 6019 Loreley Beach Road
White Marsh, Maryland 21162

Telephone Number: 410-335-7638

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 042 -A

Address 6019 Loveley Beach Road

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/23/01

Posting Date: 8/5/01

Closing Date: 8/20/01

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 02- 042 -A

Address 6019 Loveley Beach Road

Petitioner's Name Charles & Vickie Wallis

Telephone 410-335-7638

Posting Date: 8/5/01

Closing Date: 8/20/01

Wording for Sign: To Permit a 65 feet setback from the centerline of the street in lieu of the required 75 feet, to permit ^{existing} 17.5 feet and 11 feet side lot line setbacks, respectively, in lieu of the required 35 feet, and to amend the orders and site plans in prior zoning cases 11-258-SPHA and 92-355-A, respectively.



Baltimore County
Department of Permits and
Development Management

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

August 21, 2001

Vickie J. & Charles H Wallis
6019 Loreley Beach Road
White Marsh MD 21162

Dear: Mr. & Mrs. Wallis;

RE: Case Number: 02-042-A, 6019 Loreley Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 23, 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. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2001
Item No. 042

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

The elevation protection for this site is 11.2.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a flood plain is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

Flood resistant construction shall be in accordance with the requirements of the BOCA National Building Code. Building shall be designed and adequately anchored to prevent flotation, collapse or lateral movement of the structure with materials resistant to flood damage.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

~~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

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:
- 036, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050,
051, 052, 053, 054, AND 055

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: September 5, 2001

SUBJECT: Zoning Item 42
Address 6019 Loveley Beach Road

Zoning Advisory Committee Meeting of August 20, 2001

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

☐ Additional Comments:

Reviewer: Glen Shafer

Date: August 30, 2001

AV
8/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2001

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

AUG 27

SUBJECT: 6019 Loreley Beach Road

INFORMATION:

Item Number: 02-042

Petitioner: Charles H. Wallis

Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a 65 foot setback from the centerline of the street in lieu of the minimum required 75 feet, and to permit side yard setbacks of 7.5 feet and 11 feet respectively in lieu of the minimum required 35 feet. This support is contingent upon the petitioner constructing a garage in keeping with the design and building materials as that of the residential structure.

Prepared by: Martha Cunniff

Section Chief: Jeffrey W. Long

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.23.01

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

RE: Baltimore County
Item No. 042

JHT

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,

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special hearing

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

PROPERTY ADDRESS: 6019 Loreley Beach Road

Subdivision name: Un-recorded
 plat book# _____, folio# _____, lot# _____, section# _____

OWNER: Charles H. & Vickie J. Wallis

Dwellings are 1-family detached

Previous Zoning Case: 91-258 SPHA
 before County Board of Appeals
 1/9/92 - waterfront side of property
 is rear yard.
 RV requires rear yard storage
 unless a variance is requested
 sheds must be stored in
 rear yard.

6/24/92 - Variance to allow
 20ft camper trailer to be
 parked in the front yard

92-355-A

Bird
River



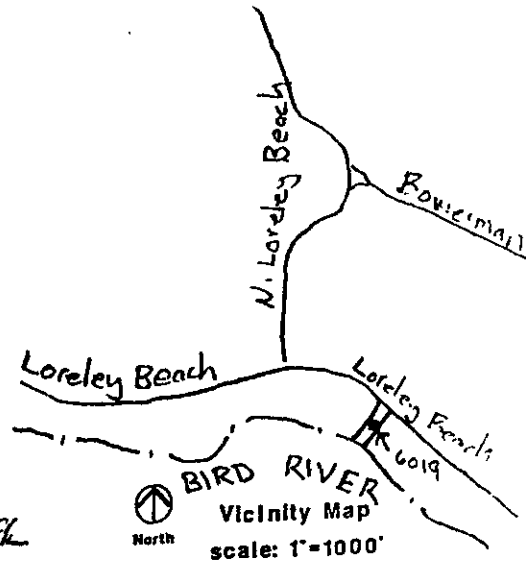
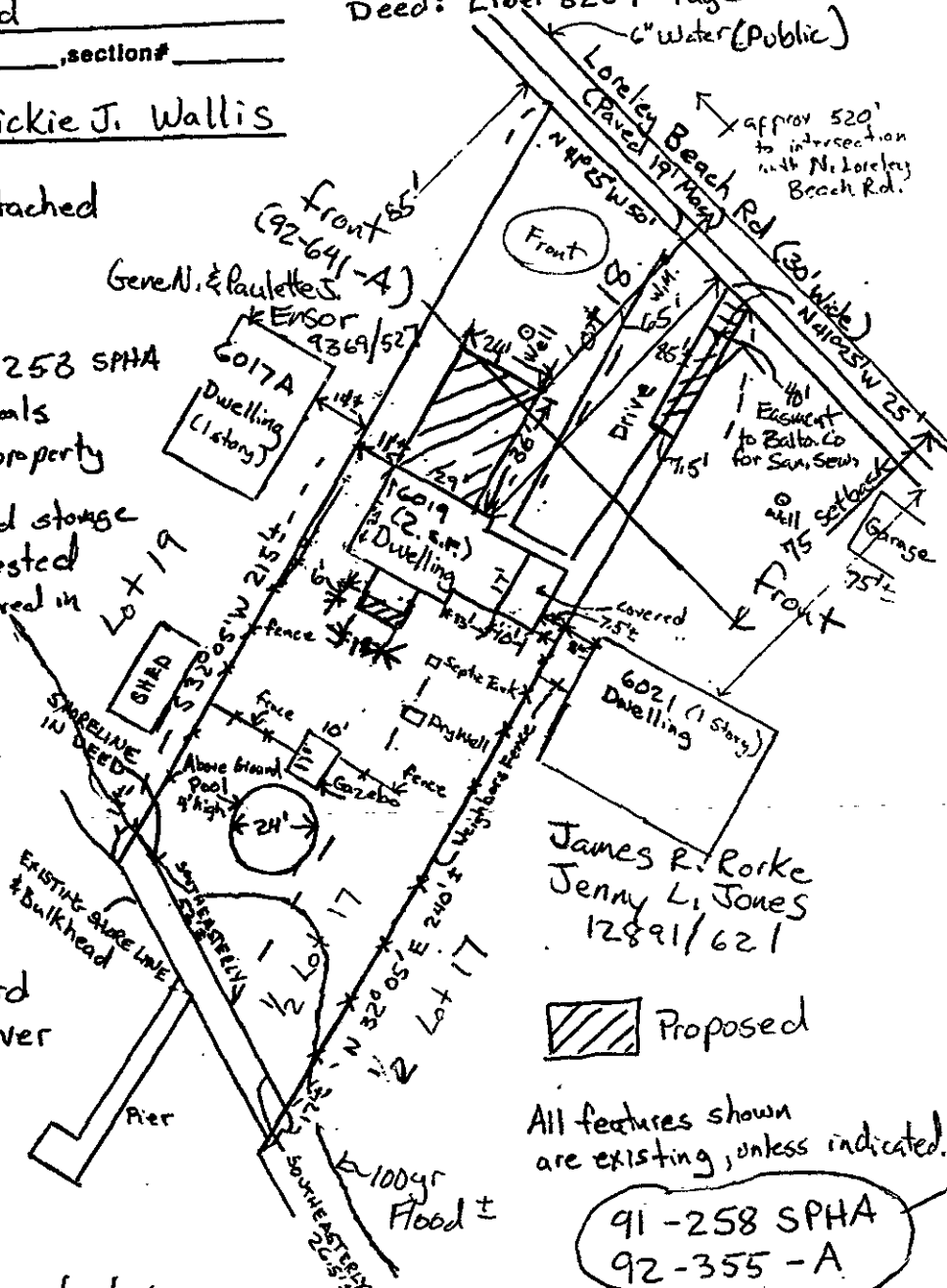
North

date: 10/31/90 rev. 3/17/92 rev. 7/20/01
 prepared by: CHW

Scale of Drawing: 1" = 50'

Deed: Liber 8204 Page 477

6" water (Public)



LOCATION INFORMATION

Councilmanic District: 5

Election District: 11

1"=200' scale map#: NE-8K

Zoning: R.C. 2

Lot size: 0.4± acreage 17,250± square feet

Flood Plain - Portion is "A". All existing and proposed structures are in "C" and "B" under design by Balto. County

SEWER: ☒ ☒

WATER: ☒ ☒

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings:

→ see above left for info.

Zoning Office USE ONLY!

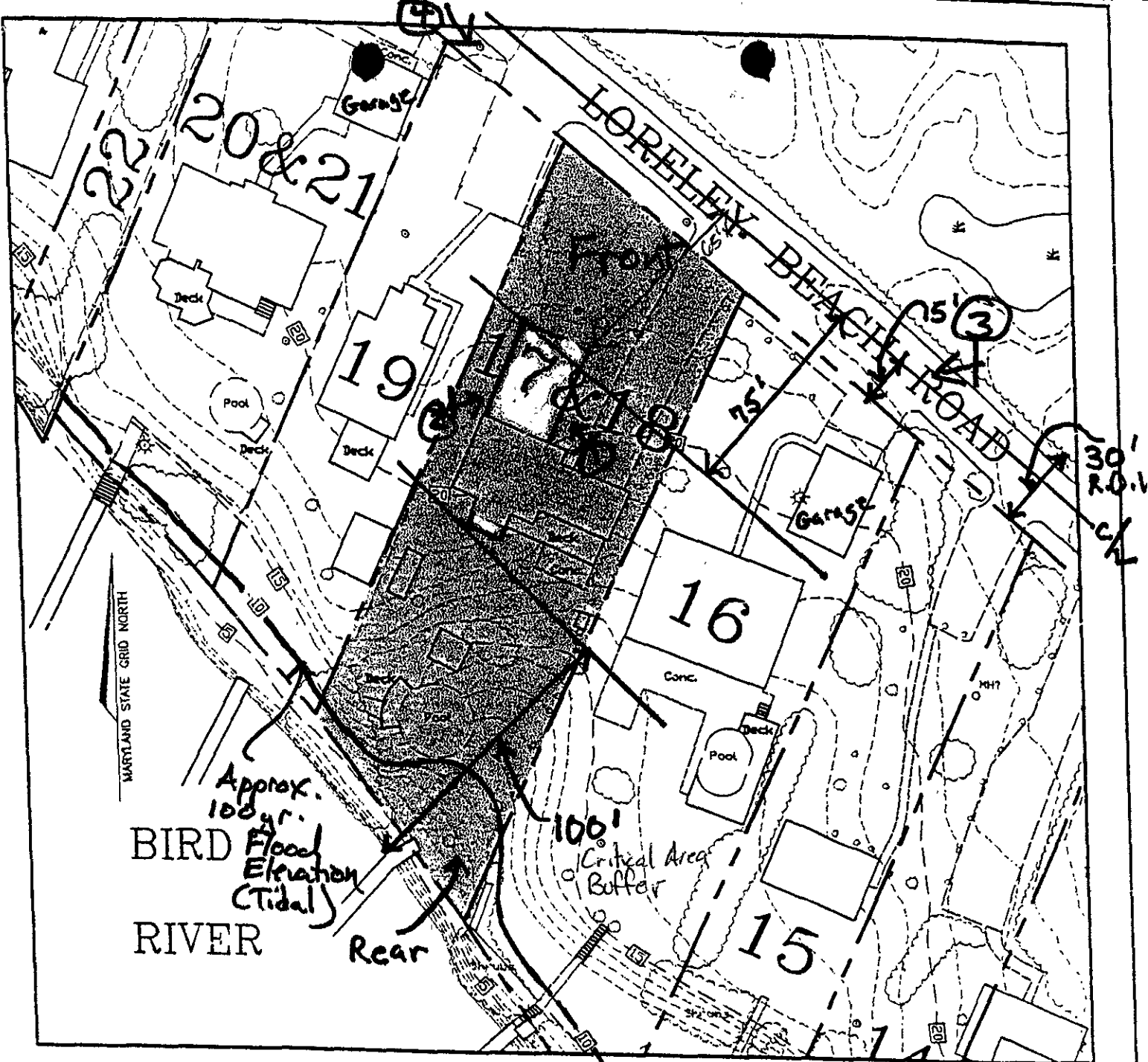
reviewed by: _____ ITEM #: _____ CASE#: _____

JNP 042 02042-A

Proposed

All features shown
 are existing, unless indicated.

91-258 SPHA
 92-355-A



LOTS 17 & 18 MOUNT ARARAT SHORES

Proposed Addition Owner Name: Charles Henry Wallis
Vickie Jean Wallis

Photo Number 10
and View

Mailing Address: 6019 Loreley Beach Road

White Marsh, Md. 21162-1607

Flood Protection Elev. 11.2 ft
(North of Back River)



ENGINEERS • PLANNERS • SURVEYORS

P.O. Box 5, Pasadena, MD 21123

Office: 410-647-6000

FAX: 410-544-8508



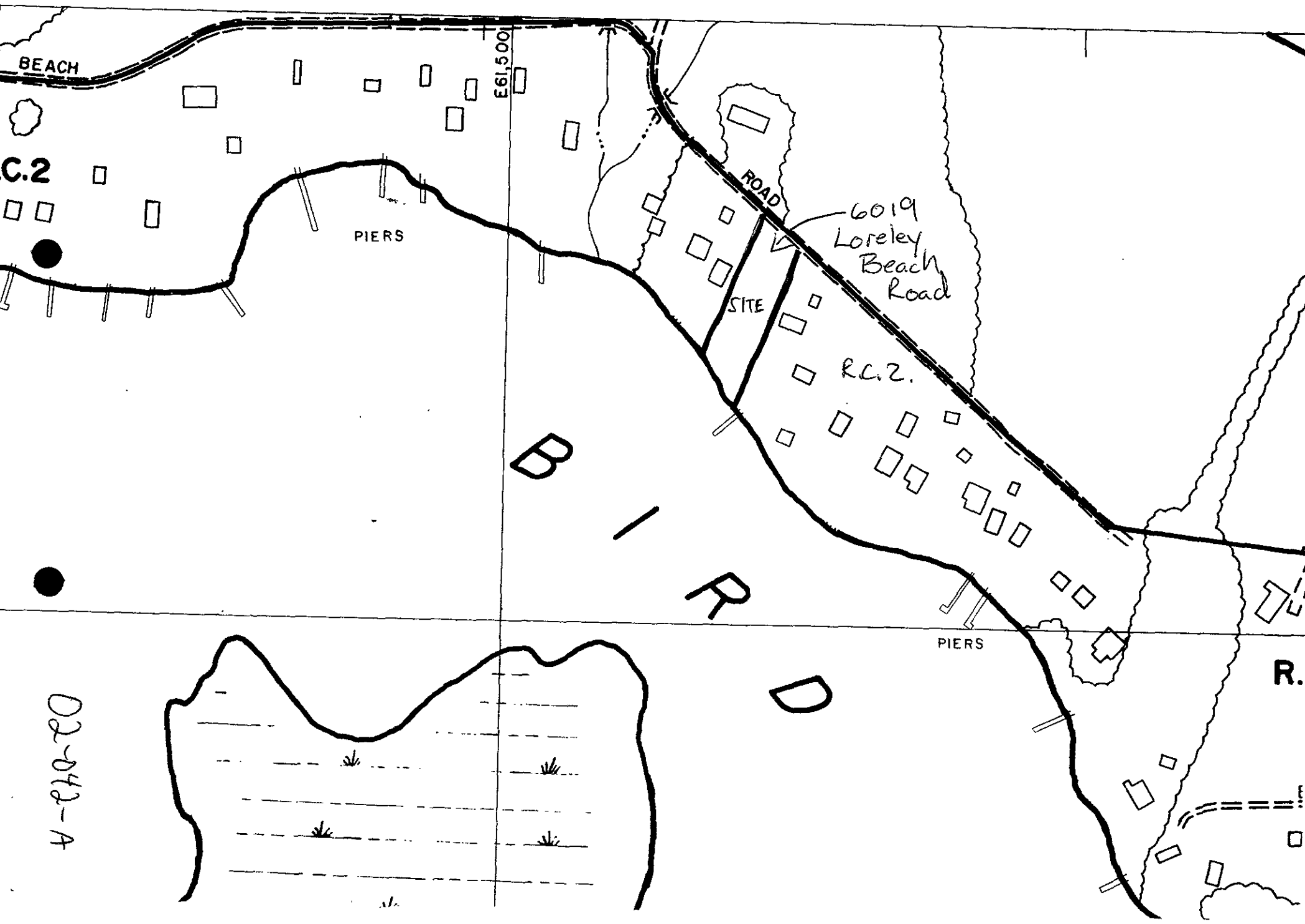
BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

SCALE : 1" = 50'

DATE : JAN. 1999

02-042-A

NE 8K, 1" = 200'



SITE
6019 Loreley
Beach Road

02-042-A



Photo # 1 6019 Loreley Beach Rd

02-042-A



Photo #2 6019 Loreley Beach Rd.

02-042-A



Photo #3

6019 Looey Beach Rd

02-042-A



Photo #4 6019 Lolley Beach Rd

02-042-A