

IN RE: PETITION FOR VARIANCE
N/S Island View Road, 800' W
of Barrison Point Road
15th Election District
5th Councilmanic District
(2504 Island View Road)

Helen Mary & George H. Bean, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-472-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 owners of the subject property, George and Helen Bean. The variance request involves property located at 2504 Island View Road, which is a waterfront lot fronting on Brown's Creek in eastern Baltimore County. The variance request is from Section 1A04.3B.2 of the Baltimore County Zoning Regulations, to permit a minimum side yard setback of 12 ft. in lieu of the required 50 ft.

Appearing at the hearing on behalf of the variance request were James Grace, contractor and Thomas Phelps, property line surveyor. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 13,725 sq. ft., more or less, zoned R.C.5. The subject property was once improved with a single-family residential dwelling, which recently caught fire and was destroyed. The property owners are interested in rebuilding a house in the exact location where the old foundation and house existed. The new house, however, will be approximately 2 ft. wider than the previous house. Consequently, the setback to the side property line will be 2 ft. closer than that which exists on the property today. Therefore, the variance request is necessary in order for a new house to be constructed.

ORDER RECEIVED FOR FILING

Date

By

6/25/02
H. H. Johnson

The Petitioners' request was reviewed by the Office of Planning who, by their comment dated May 20, 2002, recommends approval. Furthermore, the matter has been reviewed by the Department of Environmental Protection and Resource Management who also recommends approval subject to certain conditions and restrictions. The Petitioners shall be required to comply with those conditions and restrictions as specified in a letter dated June 21, 2002, authored by R. Bruce Seeley. Finally, the Petitioners shall be required to comply with all floodplain requirements applicable to this property.

After considering the testimony and evidence offered by the Petitioners and the lack of opposition thereto, I find that the variance should be granted to allow them to construct a new dwelling on this property.

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).

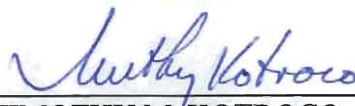
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which

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 25th day of June, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3B.2 of the Baltimore County Zoning Regulations, to permit a minimum side yard setback of 12 ft. in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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;
2. Compliance with the recommendations from the Department of Environmental Protection and Resource Management dated June 21, 2002;
3. The Petitioners shall be required to comply with all floodplain regulations applicable to the property.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/25/02
By T.P. Johnson



Baltimore County
Zoning Commissioner

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

June 25, 2002

Mr. & Mrs. George H. Bean, Jr.
2506 Island View Road
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 02-472
Property: 2504 Island View Road

Dear Mr. & Mrs. Bean:

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: James Grace
2527 Barrison Pt Rd
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 2504 Island View Rd

which is presently zoned RC5

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) 1A04.3B.2 (D.C.Z.R.)

TO PERMIT A MINIMUM SIDE YARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 50 FEET.

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

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):

George H. Bean Jr.
Name - Type or Print

Signature

Helen Mary Bean
Name - Type or Print

Signature

2506 Island View Rd 410 596 1988
Address Telephone No.

Baltimore Md 21221
City State Zip Code

Representative to be Contacted:

James Grace
Name

2527 Barrison Point Rd 410 39101
Address Telephone

Baltimore Md 21221
City State Zip

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By D. THOMPSON Date 4/5

Case No. 02-472-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date
By

THOMAS E. PHELPS & ASSOCIATES, INC.

945 Barron Avenue
Baltimore, Maryland 21221-5202
(301) 574-6744

LAND SURVEYING

LAND PLANNING

ZONING DESCRIPTION FOR 2504 ISLAND VIEW RD
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)

ISLAND VIEW ROAD which is 30'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 800 WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street BARRISON POINT RD
(name of street)

which is 30 wide. *Being Lot # 18,
(number of feet of right-of-way width)

Block _____, Section # B in the subdivision of BARRISON POINT
(name of subdivision)

as recorded in Baltimore County Plat Book # _____, Folio # _____,

containing 13,725. Also known as 2504 ISLAND VIEW
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

#472

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **13322**

DATE 4/29/02 ACCOUNT R0010066150
AMOUNT \$ 100.00

RECEIVED FROM: J. GRACE + Co.

FOR: PET FOR VARIANCE (02-472-A), UNDERSIZED LOT.

2504 ISLAND VIEW RD. BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
4/29/2002	4/29/2002	11:12:54
REG 4302	WALKIN JENA JEE	DRAMER 2
>> RECEIPT # 199381 4/29/2002 OFLN		
Dept	5	528 ZONING VERIFICATION
CR NO.	013322	
Receipt Tot	\$100.00	
100.00 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: #02-472-A
2504 Island View Road
N/S Island View Road, 800'
W of Barrison Point Road
15th Election District
5th Councilmanic District
Legal Owner(s): Helen Mary
& George H. Bean, Jr.

Variance: to permit a minimum side yard setback of 12 feet in lieu of the required 50 feet.

Hearing: Monday, June 24, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

6/019 June 6 C542739

CERTIFICATE OF PUBLICATION

6/7/, 2002

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 6/6/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

RE: Ca: 02-472-A

Petitioner/Developer: J. GRACE, ETAL
T. PHELPS - SURVEYOR

Date of Hearing/Closing: 6/24/02

To: BETTY OR ROBIN		From: O'KEEFE	
Co. ZONING - COMM		Co.	
Dept.		Phone: 512 4621	
Fax: 887-3468		Fax:	

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

Attention: GEORGE ZAHNER

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 #2504 - ISLAND VIEW RD

The sign(s) were posted on 6/8/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/10/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

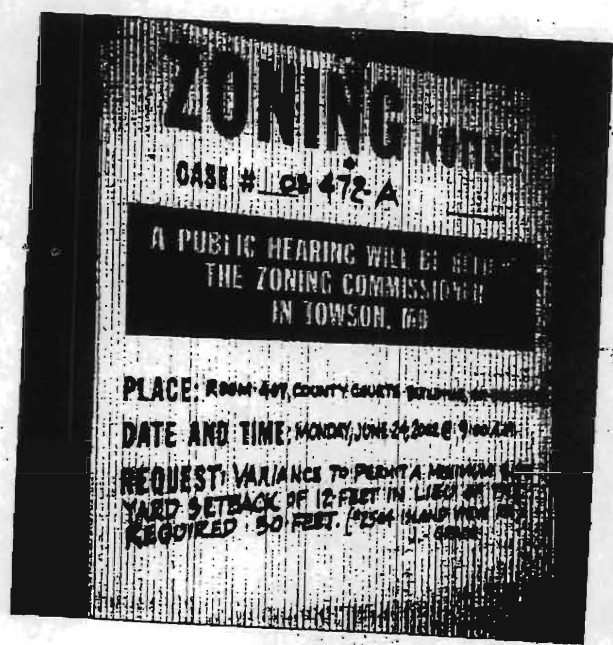
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



02-472-A
GRACE

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 6, 2002 Issue – Jeffersonian

Please forward billing to:
George H Bean Jr
2506 Island View Road
Baltimore MD 21221

410 391-1933

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: 02-472-A
2504 Island View Road
N/S Island View Road, 800' W of Barrison Point Road
15th Election District – 5th Councilmanic District
Legal Owner: Helen Mary & George H Bean Jr

Variance to permit a minimum side yard setback of 12 feet in lieu of the required 50 feet.

HEARING: Monday, June 24, 2002 at 9:00 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

May 22, 2002

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: 02-472-A
2504 Island View Road
N/S Island View Road, 800' W of Barrison Point Road
15th Election District – 5th Councilmanic District
Legal Owner: Helen Mary & George H Bean Jr

Variance to permit a minimum side yard setback of 12 feet in lieu of the required 50 feet.

HEARING: Monday, June 24, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDL
Director

C: Mr. & Mrs. George H Bean Jr, 1506 Island View Road, Baltimore 21221
James Grace, 2527 Barrison Point Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 8, 2002.**
(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.

ZONING NOTICE

CASE # 02-472-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 407 COUNTY COURTS BUILDING, 410 BALDWIN

DATE AND TIME: MONDAY, JUNE 24, 2002 @ 9:00 A.M.

REQUEST: VARIANCE TO PERMIT A MINIMUM SIDE
YARD SETBACK OF 12 FEET IN LIEU OF THE
REQUIRED 50 FEET. (81504 ISLAND VIEW RD)
J. GRACE

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: #472, 02-472-A

Petitioner: BEAN

Address or Location: 2504 ISLAND VIEW RD, BALTO. MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE H. BEAN, JR.

Address: 2506 ISLAND VIEW RD.
BALTO. MD 21221

Telephone Number: 410-391-1933



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 20, 2002

Mr. & Mrs. George H Bean Jr
506 Island Point View Road
Baltimore MD 21221

Dear Mr. & Mrs. Bean:

RE: Case Number: 02-472-A, 2504 Island View Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 29, 2002.

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. 672
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: James Grace, 2527 Barrison Point Road, Baltimore 21221
People's Counsel

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





Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 13, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

472, 475-479, 482-487

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

FROM: Robert W. Bowling
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 13, 2002
Item No. 472

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

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.

The Building Engineer shall require a permit for this project. The building shall be designed and anchored to prevent flotation, collapse or lateral movement of the structure and be built with materials resistant to flood damage.

Flood resistant construction shall be in accordance with the requirements of BOCA International Building code, as adopted by Baltimore County.

RWB:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS 176T*

DATE: June 21, 2002

SUBJECT: Zoning Item 472
Address 2504 Island View Road (Bean Property)

Zoning Advisory Committee Meeting of May 13, 2002

_____ 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:

See Attached Comments

Reviewer: Keith Kelley

Date: 6/10/02

ORDER RECEIVED FOR FILING

Date

6/25/02

By

R. Seeley

CBCA Zoning Comments (Zoning Item # 472)

X The property is located within the Limited Development Area (LDA), of the Chesapeake Bay Critical Area (CBCA).

 This proposal must use best management practices, which reduce pollutant loadings by 10%.

 Man-made impervious surfaces are limited to 15% for lots greater than ½ acre in size.

X Man-made impervious surfaces are limited to 25% for lots less than ½ acre in size.

X Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to 25% of the lot & 500 square feet or 31.25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

 If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

X 15% forest must be established or maintained. This equates to 4 trees for a lot of this size.

X Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

X All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

X The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

 If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

X If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

 A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

 A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

Kdk#14/cbc zoning comments

ORDER RECEIVED FOR FILING

Date

6/25/02

By

H. P. J. J. J.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBs/TbT*
DATE: June 21, 2002
SUBJECT: Zoning Item 472
Address: 2504 Island View Road

Zoning Advisory Committee Meeting of 5/13/02

Additional Comments:

An evaluation of the well and septic system will be required prior to building permit approval. Please contact Ground Water Management for more information.

Reviewer: Sue Farinetti

Date: 6/21/02

ORDER RECEIVED FOR FILING

Date

6/25/02

By

S. Farinetti

Jim
6/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 20, 2002

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

MAY 20 2002

SUBJECT: 2504 Island View Road

INFORMATION:

Item Number: 02-472

Petitioner: George H. Bean Jr.

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a side yard setback of 12 feet in lieu of the minimum required 50 feet.

Prepared by: MaebA Cuyler

Section Chief: Lynn Karham

AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.10.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

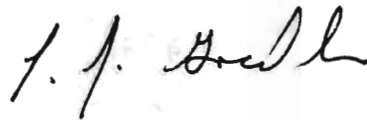
RE: Baltimore County
Item No. 472 DT

Dear Mr. Zahner:

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,


1r 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
2504 Island View Road, N/S Island View Rd,
800' W of Barrison Point Rd
15th Election District, 5th Councilmanic

Legal Owner: George H. & Helen M. Bean, Jr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-472-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 22nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to James Grace, 2527 Barrison Point Road, Baltimore, MD 21221, representative for Petitioners.

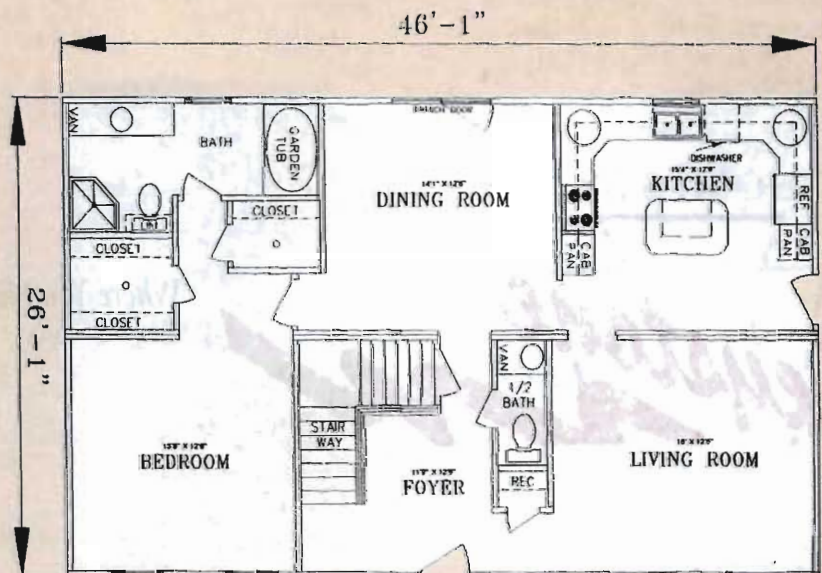
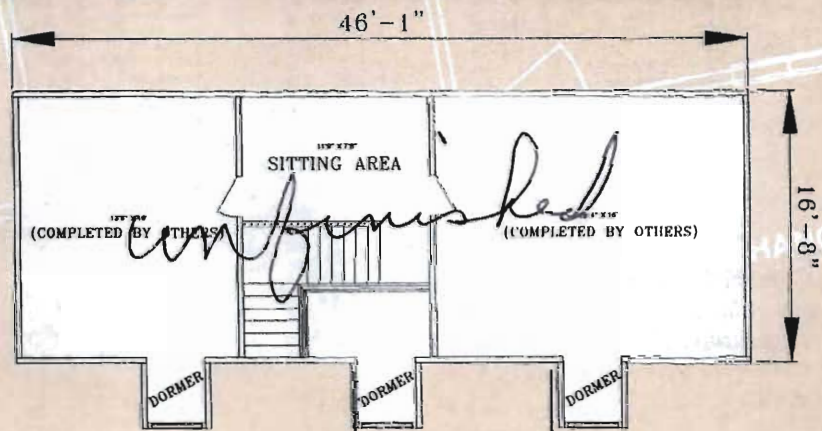

PETER MAX ZIMMERMAN

• cape cod series



Special Features

Andersen Tilt-Wash Windows
 Comfort Home Energy Package
 with R-38 Ceiling/R19 wall/
 R19 floor
 25 or 30 year Asphalt Shingles
 (wind resistant)
 Custom Oak Cabinetry
 Low Maintenance Exteriors
 Decorated Interiors
 Radon Vent Pipe
 Ten Year Warranty
 12/12 Roof Pitch
 Colonial Window Package
 Dormer Option
 Great Room Option
 (16' Ceilings)
 Entrance Foyer Option



HOMES BY

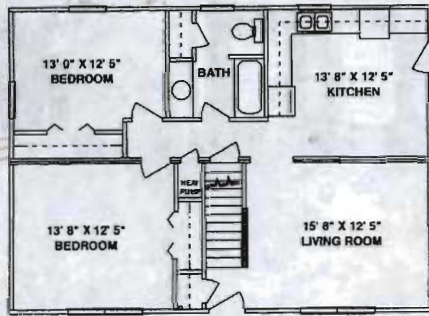


Photographs may depict optional or suggested features done on-site by others. Photos may vary from standard plans.

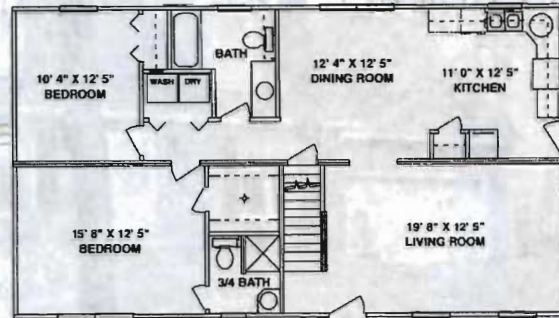
These are but a few ideas of different sizes and floor plan configurations that can be designed to give a new home your personal touch.



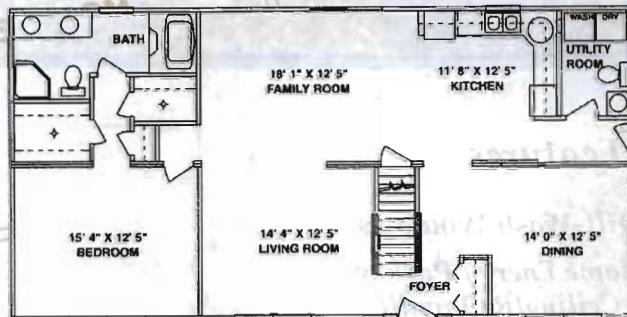
32'1" X 26' 1"



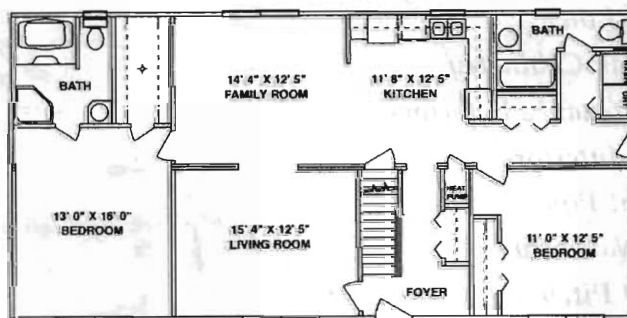
36'1" X 26' 1"



46'1" X 26' 1"



52'1" X 26' 1"



52'1" X 26' 1"

NOTE: Simplified floor plans are prepared only as a general guide and shall not be considered technically accurate. Consult architectural drawings to obtain technical accuracy and required dimensions.

Due to Keystones' continuing Program of improvement—plans, specifications, materials and prices are subject to change without notice.

HOMES BY



Where You Find Better Built Quality Homes

13338 Midvale Road, P.O. Box 69

Waynesboro, PA 17268

Phone (717) 762-1104

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE:

OEA:
HISTORIC DISTRICT/BLDG.

PERMIT #:
RECEIPT #:
CONTROL #:
XREF #:

PROPERTY ADDRESS 250A ISLANDVIEW RD
SUITE/SPACE/FLOOR
SUBDIV: BARRISON POINT
TAX ACCOUNT #: 15-11-150560
OWNER'S INFORMATION (LAST, FIRST)
NAME: GEORGE H BEAN
ADDR: 250B ISLANDVIEW RD

☐ YES ☒ NO
☐ DO NOT KNOW
DISTRICT/PRECINCT
185 19

FEE:
PAID:
PAID BY:
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

DOES THIS BLDG.
HAVE SPRINKLERS
YES — NO —

APPLICANT INFORMATION

NAME: JAMES GRACE
COMPANY: JAMES GRACE INC
STREET: 2587 BARRISON POINT RD
CITY, ST, ZIP: BALTIMORE MD
PHONE #: 410.391.0179 MHIC # 6007
APPLICANT
SIGNATURE: [Signature] DRC#

MHBR #

PLANS: CONST PLOT PLAT DATA EL PL
TENANT

CONTR: JAMES GRACE

ENGR:

SELLR:

TYPE OF IMPROVEMENT

- NEW BLDG CONST
- ADDITION
- ALTERATION
- REPAIR
- WRECKING
- MOVING
- OTHER

DESCRIBE PROPOSED WORK:

TYPE OF USE

RESIDENTIAL

- ONE FAMILY
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY
(ENTER NO UNITS)
- SWIMMING POOL
- GARAGE
- OTHER

NON-RESIDENTIAL

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH HEIGHT)
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE MERCANTILE RESTAURANT
- SWIMMING POOL SPECIFY TYPE
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS)
- OTHER

TYPE FOUNDATION

- SLAB
- BLOCK
- CONCRETE

BASEMENT

- FULL
- PARTIAL
- NONE

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- PUBLIC SEWER EXISTS PROPOSED
- PRIVATE SYSTEM EXISTS PROPOSED
- SEPTIC EXISTS PROPOSED
- PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$ 75,500

OF MATERIALS AND LABOR

- PUBLIC SYSTEM EXISTS PROPOSED
- PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE:

EXISTING USE:

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. YES 2. NO

POWDER ROOMS

BATHROOMS

KITCHENS

CLASS

LIBER

FOLIO

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR SIZE
WIDTH FRONT STREET
DEPTH SIDE STREET
HEIGHT FRONT SETBK
STORIES SIDE SETBK
LOT #'S SIDE STR SETBK
CORNER LOT REAR SETBK
1. YES 2. NO ZONING

APPROVAL SIGNATURES

DATE

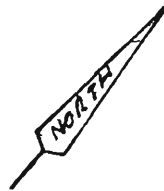
BLD INSP : :
BLD PLAN : :
FIRE : :
SEDI CTL : :
ZONING : :
PUB SERV : :
ENVRMNT : :
PERMITS : :
:

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED



VICINITY MAP
SCALE 1"=2,000'

ELEC. DIST 15
COUNCIL DIST 5
PRECINCT 19
ZONING RC5
1"=200' SCALE SE3K
LOT SIZE 13,725.99 FT²
SEWER PRIVATE
WATER PRIVATE
CBCA YES
105 Yr FLOOD FIRM 445B
FLOOD ZONE A
HISTORIC NO
PRIOR ZONING NONE



BROWN'S CREEK

325.00

310.00

65' 14"

299.00

OPEN LOT

FRONT EX
24'x46'
FOOTER PRO
26'x40'

Lot 19

Lot 18

Lot 17

2504

2506

TAX # 1511150561

TAX # 1511150560

TAX # 1900000514

EX House

(30' ROW) ISLAND VIEW RD TO BARRISON RD

THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

Thomas E. Phelps

THOMAS E. PHELPS AND ASSOCIATES, INC.

REGISTERED PROPERTY LINE SURVEYORS

945 BARRON AVENUE
BALTIMORE, MARYLAND 21221

OFFICE: (301) 574-8744

Ret. Ex. #1

DEED 9269 / 728
TAX MAP
TAX # 15-11-150560
PHONE 410 991 1959
PLAT TO ACCOMPANY VARIANCE PETITION

LOCATION SURVEY

GEORGE + HELEN BRAN PROPERTY
2504 ISLAND VIEW ROAD
LOT 18 BARRISON POINT
BALTIMORE COUNTY, MD.

Plat Book 8 Folio 82

Scale 1"=.50'... Date 04/25/02..

02-472-A ITEM # 472 BY D. THOMPSON

CREEK

BALLISTON POINT

BL

PIERS

PIER

PIER

ISLAND

WALL

WALL

WALL

WALL

PIERS

PIER

PIER

PIER

WALL

PIER

PIER

ROAD

PIER

R. C. 5.

ISLAND VIEW

BARRISON

E 61,500

POINT

SE 3 K

W.P.C.-8-82

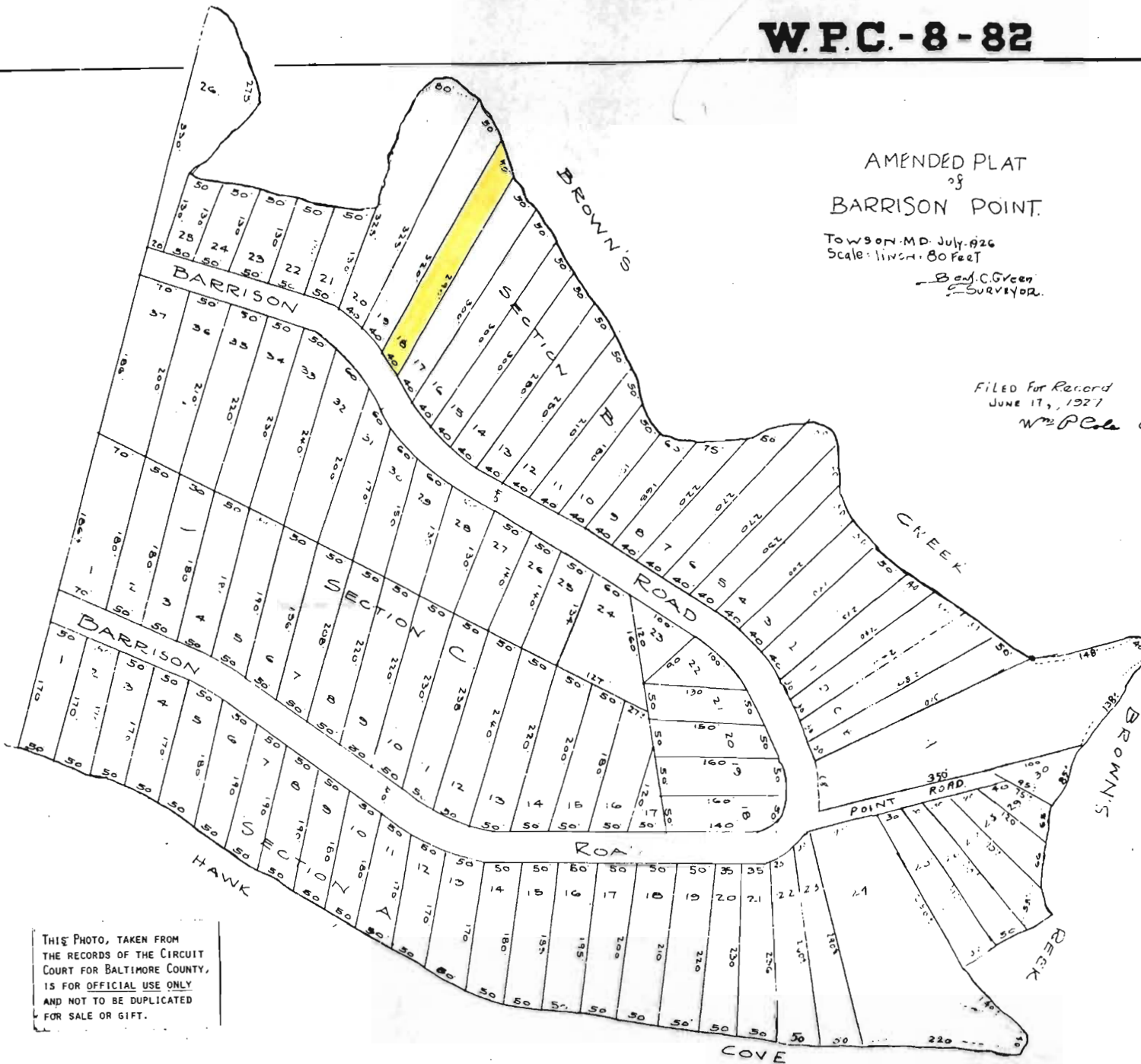
AMENDED PLAT
of
BARRISON POINT.

TOWSON, MD. July, 1926
Scale: 1 inch = 80 Feet

B. C. Green
SURVEYOR.

Filed for Record
JUNE 17, 1927

W. P. Cole Clerk



THIS PHOTO, TAKEN FROM
THE RECORDS OF THE CIRCUIT
COURT FOR BALTIMORE COUNTY,
IS FOR OFFICIAL USE ONLY
AND NOT TO BE DUPLICATED
FOR SALE OR GIFT.



SITE



SITE LOOKING SOUTHEAST



SITE LOOKING NORTH WEST



SITE