

IN RE: PETITION FOR VARIANCE
NE/S Cuckold Point Road, 117.77' N
centerline of 6th Street
15th Election District
7th Councilmanic District
(9014 Cuckold Point Road)

Tammy L. & Wayne E. Waldmann, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-541-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, Tammy and Wayne Waldmann, Jr. The Petitioners are requesting variance relief for property they own at 9014 Cuckold Point Road, located in the Millers Island area of Baltimore County. The variance request is to approve an existing single-family dwelling with a side yard setback of 5 ft. in lieu of the required 10 ft. and to permit a lot width of 50 ft. in lieu of the required 55 ft.

Appearing at the hearing on behalf of the variance request was Wayne Waldmann, owner of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.22 acres of land, more or less, zoned D.R.5.5. The subject property is improved with an existing single-family residential dwelling wherein the Waldmann's reside. Mr. Waldmann is interested in constructing a new single-family dwelling on property adjacent to his existing house. Once he moves from the subject site, his parents intend to move into his dwelling. It should be noted that his parents live next door to him at this time. In order to proceed with the construction of a new home on the vacant lot adjacent to this existing dwelling the variance is necessary for the existing dwelling.

ORDER RECEIVED FOR FILING

Date

7/30/02

By

R. J. [Signature]

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.

ORDER RECEIVED FOR FILING

Date

7/30/02

By

R. Johnson

THEREFORE, IT IS ORDERED this 30th day of July, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance, to approve an existing single-family dwelling with a side yard setback of 5 ft. in lieu of the required 10 ft. and to permit a lot width of 50 ft. in lieu of the required 55 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 7/30/02
By R. Quason



Baltimore County
Zoning Commissioner

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

July 30, 2002

Mr. & Mrs. Wayne E. Waldmann, Jr.
9014 Cuckold Point Road
Baltimore, Maryland 21219

Re: Petition for Variance
Case No. 02-541-A
Property: 9014 Cuckold Point Road

Dear Mr. & Mrs. Waldmann:

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 dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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 9014 Cuckold Point Road
which is presently zoned O.R. 5.5

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

See Attached Sheet

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

~~Hardship~~ and ~~Practical~~ Difficulty to be Fully explained at the Zoning Hearing

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Wayne Edward Waldmann Jr.
Name - Type or Print

Wayne Edward Waldmann Jr.
Signature

Tammy Lynn Waldmann
Name - Type or Print

Tammy Lynn Waldmann
Signature

9014 Cuckold Point Road 410-388-0518
Address Telephone No.

Baltimore Maryland 21219
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 5-31-02

Case No. 02-541-A

REV 9/15/98

ORIGINAL FILED IN 02-541-A

Date 7/30/02

By [Signature]

1B02.3.C.1,304 (BC2R)

To Permit an existing single family dwelling

With a side yard setback of 5 feet in lieu of the required 10 feet,

And to permit a lot width of 50 feet in lieu of the required

55 feet, and to approve an undersized lot and any other variances

Deemed necessary by the Zoning Commissioner

541

Zoning Description For 9014 Cuckold Point Road

Beginning at a point on the North East side of

Cuckold Point Road which is 30 feet

Wide at the distance of 117.77 feet North of the

Centerline of the nearest improved intersecting street 6th Street

Which is 30 feet wide. *Being Lot # 89

Block , section # in the subdivision of Swan Point

As recorded in Baltimore County Plat Book # WPC No. 7, Folio # 162

Containing 7,500 Square Feet. Also known as 9014 Cuckold Point Road

And located in the 15th Election District, 7th Councilmanic District.

541

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13240

07-542-A

DATE 5-31-02 ACCOUNT R-CC1-006-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

Mr. W.E. Waldmann

FOR:

Residential Variance Filing Fee
9016 Cuckold Point Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATA RECEIPT
FID RECEIPT

BUSINESS ACTUAL TIME
5/31/2002 5/31/2002 10:51:58

REG 0803 WALKIN SWAT SMU DRAWER 3

>>RECEIPT # 241697 5/31/2002 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 013240

Recpt Tot \$50.00

100.00 CR .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: #02-541-A

9014 Cuckold Point Road

N/east side Cuckold Point Road, 117.77 feet north of center line of 6th Street

15th Election District - 7th Councilmanic District

Legal Owner(s): Wayne Edward, Jr. and Tammy Lynn Waldmann

Variance: to permit a side yard setback of 5 feet in lieu of the required 10 feet and a lot width of 50 feet in lieu of the required 55 feet and to approve an undersize lot and any other relief deemed by the Zoning Commissioner.

Hearing: Friday, July 26, 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.

7/09/01 July 11

C549437

CERTIFICATE OF PUBLICATION

7/11/, 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 7/11/, 2002.

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

J. Wilkinson

LEGAL ADVERTISING

7/26

CERTIFICATE OF POSTING

02-541-A

RE: Case No.: 02-542-A

Petitioner/Developer: WALDMANN,
ETALDate of Hearing/Closing: 7/26/02Baltimore County Department of
Permits and Development Management
County Office Building, Room
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

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 #9014 & 9016CUCKOLD POINT RD.

The sign(s) were posted on

7/10/02 - FIXED
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/22/02
(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)

Date	7
From	O'KEEFE
To	
Cell	
Phone #	887-3468
Fax #	410-666-0929
Post-It Fax Note	7671



02-542-A

02-541-A

7/26/02

**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/neighbor 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: 02-541-A
Petitioner: W.E. Waldmann
Address or ^{Site} Location: 9014 Cuckold Point Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: Same

Balto, Md, 21219
Telephone Number: 410-388-0518

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 11, Issue – Jeffersonian

Please forward billing to:
Wayne E. Waldmann
9014 Cuckold Point Road
Baltimore, MD 21219

410-388-0518

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: 02-541-A
9014 Cuckold Point Road
N/east side Cuckold Point Road, 117.77 feet north of center line of 6th street
15th Election District – 7th Councilmanic District
Legal Owner: Wayne Edward, Jr. and Tammy Lynn Waldmann

Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet and a lot width of 50 feet in lieu of the required 55 feet and to approve an undersize lot and any other relief deemed by the Zoning Commissioner.

HEARING: Friday, July 26, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

June 13, 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: 02-541-A

9014 Cuckold Point Road

N/east side Cuckold Point Road, 117.77 feet north of center line of 6th street

15th Election District – 7th Councilmanic District

Legal Owner: Wayne Edward, Jr. and Tammy Lynn Waldmann

Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet and a lot width of 50 feet in lieu of the required 55 feet and to approve an undersize lot and any other relief deemed by the Zoning Commissioner.

HEARING: Friday, July 26, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Wayne Edward Waldmann, Jr. and Tammy Lynn Waldmann, 9014 Cuckold Point Road,
Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 11, 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.

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





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

July 19, 2002

Mr. & Mrs. Edward Waldmann Jr
9014 Cuckold Point Road
Baltimore MD 21219

Dear Mr. & Mrs. Waldmann:

RE: Case Number: 02-541-A, 9014 Cuckold Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 31, 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,

A handwritten signature in dark ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

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

WCR: gdz

Enclosures

c People's Counsel

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



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on Recycled Paper



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

June 11, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 10, 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:

(541)

535-549

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 *25 1767*

DATE: July 25, 2002

SUBJECT: Zoning Item 541
Address 9014 Cuckhold Point Road (Waldman Property)

Zoning Advisory Committee Meeting of June 17, 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).

X Additional Comments:

See the following attached comments

Reviewer: Kieth Kelley

Date: July 22, 2002

CBCA Zoning Comments (zoning item #511)

☒ The property is located within the Limited Development Area (LDA), ~~or Resource Conservation Area (RCA), or Intensely Developed Area (IDA)~~ 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 1/2 acre in size.

☒ Man-made impervious surfaces are limited to 25% for lots less than 1/2 acre in size.

☒ 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.

☒ 15% forest must be established or maintained. This equates to 2 trees for a lot of this size.

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

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

☐ 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.

☐ 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.

Jim
7/26

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 22, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2002
Item No. 541

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

The flood plain elevation for this site is 11.2 feet.

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 the project. Building shall be designed and adequately anchored to prevent flotation, collapse or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. Building Code adopted by the county.

RWB:CEN:jrb

cc: File

Jim 7/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JUL - 3 2002

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

DATE: July 2, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-519, 02-521, 02-541, 02542, 02-560, 02-571, & 02-573

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A Cunningham

Section Chief:

Kyren Jenkins

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.17.02

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

RE: Baltimore County
Item No. 541

JJS

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,

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
9014 Cuckold Point Road, N/E side Cuckold Point
Rd.
15th Election District 7th Councilmanic District

Legal Owner: Wayne Edward Jr. & Tammy
Waldmann
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No.02-541-A

* * * * *

ENTRY OF APPEARANCE

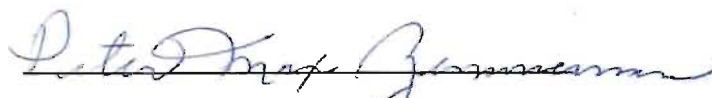
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.


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 20th day of June, 2002 a copy of the foregoing Entry of Appearance was mailed to Wayne Edward Jr. & Tammy Lynn Waldmann, 9014 Cuckold Point Road, . Baltimore, Md. 21219, Petitioner(s).


PETER MAX ZIMMERMAN

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9014 Cuckold Point Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Swan Point

PLAT BOOK #WPC-7 FOLIO # 162 LOT # 88 SECTION #

OWNER Wayne & Tammy Waldmann Jr.

Applicant is aware that lot lies within the 100 Year Flood Zone and has contacted Building Plans Review (room 120) regarding the applicability of the flood zone regulations to this property.

LOT 87 WAYNE & PAT WALDMANN Sr.

WAYNE &
PAT
WALDMANN Sr.

WAYNE &
TAMMY
WALDMANN Jr. 54'

WAYNE &
TAMMY
WALDMANN Jr. 45'

EXISTING
GARAGE

EXISTING
DWELLING

#9014

PORCH

PROPOSED
30' x 60'
DWELLING

#9016

DECK

EXISTING
DWELLING
#9012

LOT 90

LOT 89

LOT 88

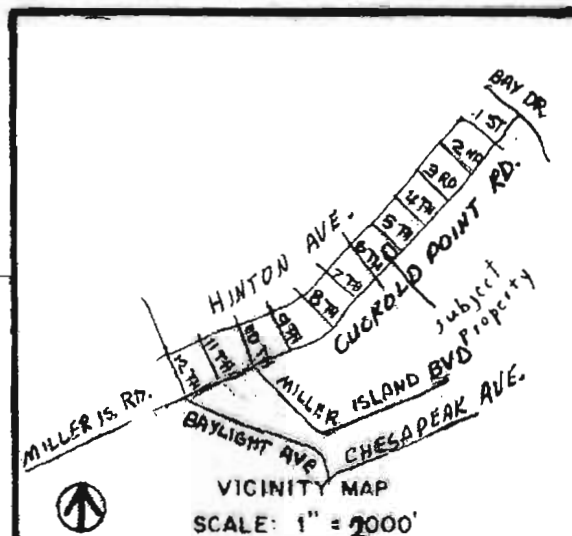


NORTH 107.77' TO 6TH STREET →

CUCKOLD POINT ROAD 30' R/W 20' PAVED

PREPARED BY Wayne E. Waldmann

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 15TH

COUNCILMANIC DISTRICT 7TH

1" = 200' SCALE MAP # SE-6-K

ZONING DR-5-5

LOT SIZE 0.22 7500
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA	YES ☒	NO ☐
---------------------------------	---	-----------------------------

100 YEAR FLOOD PLAIN	☒	☐
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HISTORIC PROPERTY/ BUILDING	☐	☒
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PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

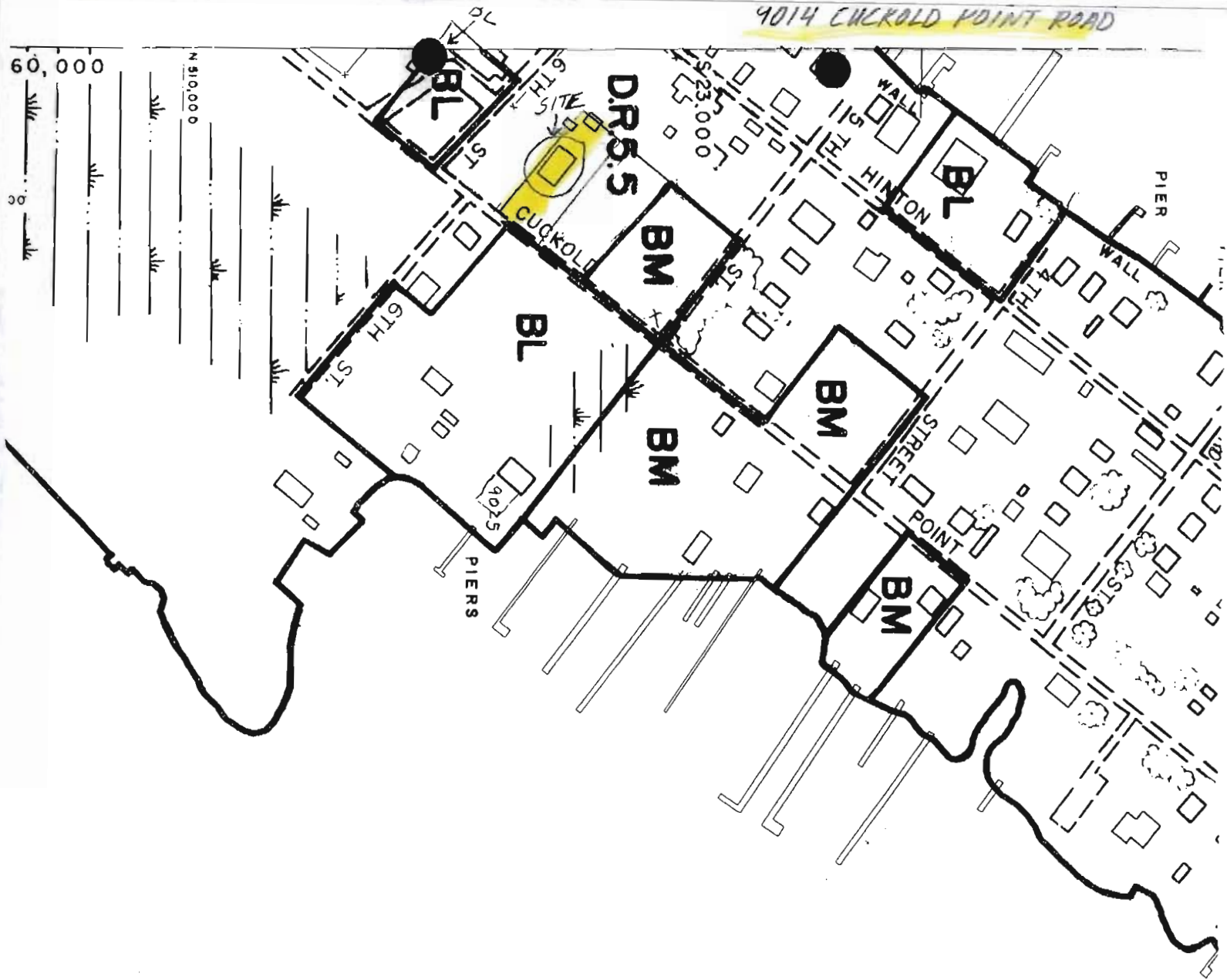
REVIEWED BY JA ITEM # 54 CASE #

9014 CUCKOLD POINT ROAD

60,000

30

500



6 Copies

541

SE 6K