

TO: Director, Office of Planning & Community Conservation  
Attention: Jeffrey Long  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204

Permit or Case No. 03-539-A

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

Residential Processing Fee Paid  
(\$50.00)

Accepted by JNP  
Date 5/13/03

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Karen Watsic P.E. 42 Ketch Cay Court Baltimore MD 21220

Print Name of Applicant 3915 Briar Point Road Address Telephone Number  
Lot Address 15 Election District 6 Councilmanic District 19,690 SF Square Feet

Lot Location: NE SW/side/corner of SE side Briar Point Road 151-ft feet from NE SW corner of Briar Pt. Rd and Bay Drive (street)

Land Owner: Josephine Jacobs / Paul Watsic Tax Account Number 1513401750

Address: 42 Ketch Cay Court, Baltimore, MD 21220 Telephone Number (410) 335-6520

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY! PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning Classification: <u>RC 5</u>		

Date	5/30/03	# of copies	3
From	Jeff Carlow	Co.	UPDM
Phone #	7671	Phone #	3480
Fax #	7671	Fax #	2874

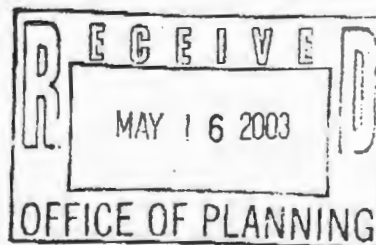
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

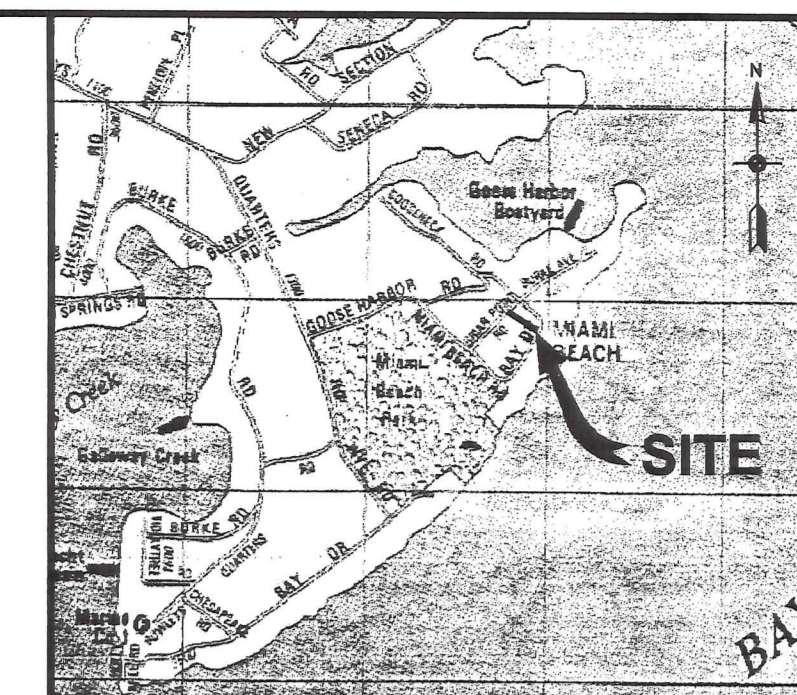
Approval  Disapproval  Approval conditioned on required modifications of the application to conform with the following:

**APPLICANT MUST PROVIDE 4 SIDED ELEVATIONS AT THE BUILDING PERMIT SUBMITTAL STAGE THAT MEET WITH APPROVAL.**

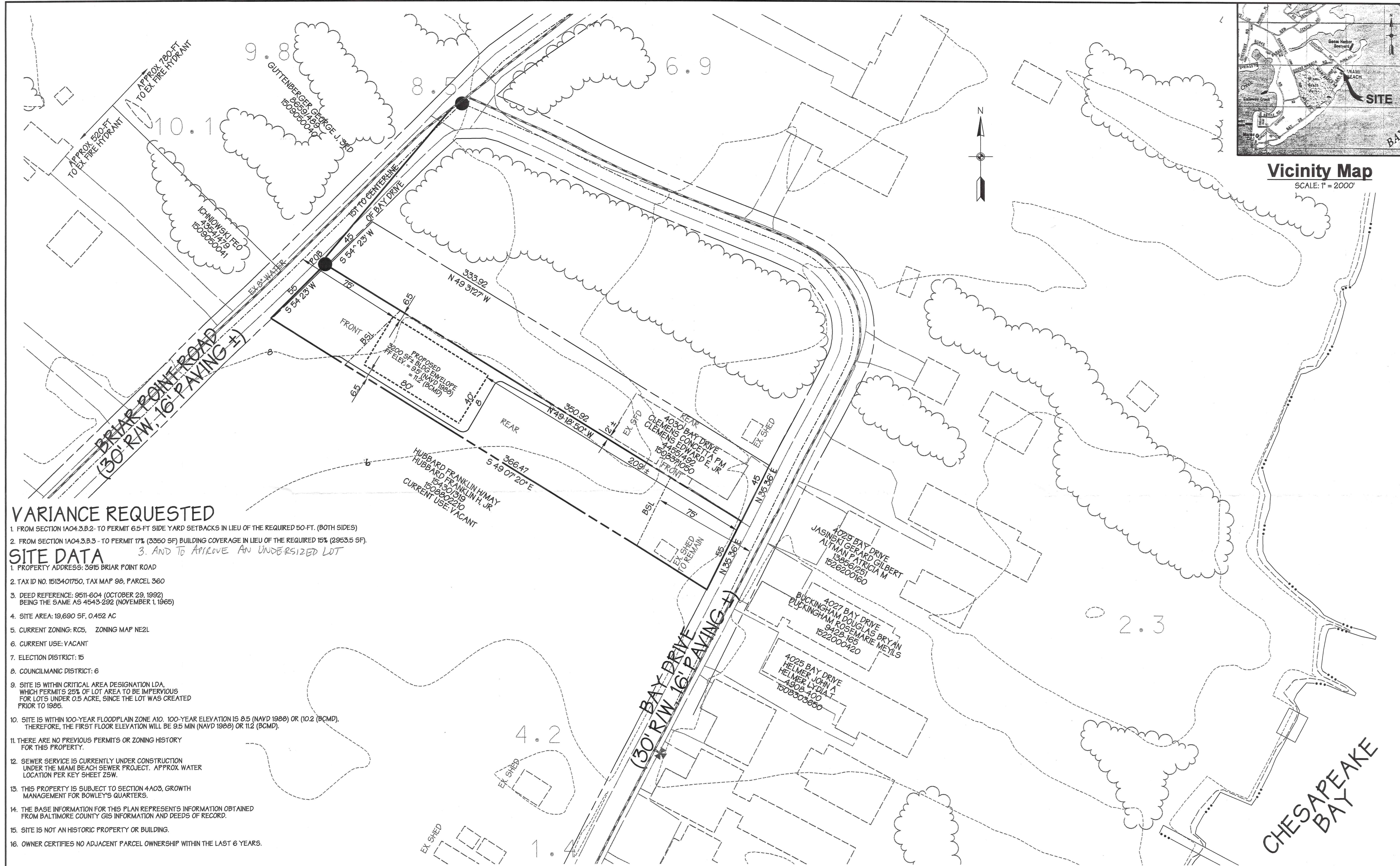
Approved by [Signature]  
for the Director, Office of Planning and Community Conservation



Date 5/30/03



**Vicinity Map**  
SCALE: 1" = 2000'



**VARIANCE REQUESTED**

1. FROM SECTION 1A04.3.B.2 - TO PERMIT 6.5-FT SIDE YARD SETBACKS IN LIEU OF THE REQUIRED 50-FT. (BOTH SIDES)
2. FROM SECTION 1A04.3.B.3 - TO PERMIT 17% (3350 SF) BUILDING COVERAGE IN LIEU OF THE REQUIRED 15% (2953.5 SF)
3. AND TO APPROVE AN UNDERSIZED LOT

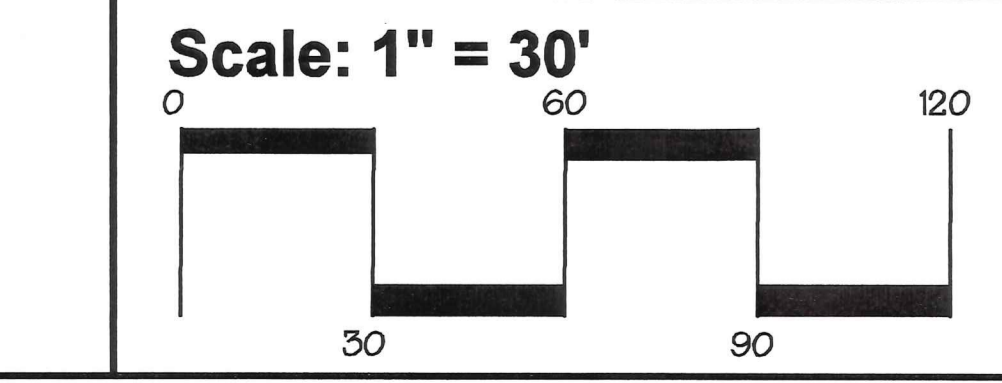
**SITE DATA**

1. PROPERTY ADDRESS: 3915 BRIAR POINT ROAD
2. TAX ID NO. 1513401750, TAX MAP 98, PARCEL 360
3. DEED REFERENCE: 9511-604 (OCTOBER 29, 1992) BEING THE SAME AS 4543-292 (NOVEMBER 1, 1965)
4. SITE AREA: 19,690 SF, 0.452 AC
5. CURRENT ZONING: RC5, ZONING MAP NE2L
6. CURRENT USE: VACANT
7. ELECTION DISTRICT: 15
8. COUNCILMANIC DISTRICT: 6
9. SITE IS WITHIN CRITICAL AREA DESIGNATION LDA, WHICH PERMITS 25% OF LOT AREA TO BE IMPERVIOUS FOR LOTS UNDER 0.5 ACRE, SINCE THE LOT WAS CREATED PRIOR TO 1985.
10. SITE IS WITHIN 100-YEAR FLOODPLAIN ZONE A10. 100-YEAR ELEVATION IS 8.5 (NAVD 1988) OR (10.2 (BCMD), THEREFORE, THE FIRST FLOOR ELEVATION WILL BE 9.5 MIN (NAVD 1988) OR 11.2 (BCMD).
11. THERE ARE NO PREVIOUS PERMITS OR ZONING HISTORY FOR THIS PROPERTY.
12. SEWER SERVICE IS CURRENTLY UNDER CONSTRUCTION UNDER THE MIAMI BEACH SEWER PROJECT. APPROX. WATER LOCATION PER KEY SHEET ZSW.
13. THIS PROPERTY IS SUBJECT TO SECTION 4A03, GROWTH MANAGEMENT FOR BOWLEY'S QUARTERS.
14. THE BASE INFORMATION FOR THIS PLAN REPRESENTS INFORMATION OBTAINED FROM BALTIMORE COUNTY GIS INFORMATION AND DEEDS OF RECORD.
15. SITE IS NOT AN HISTORIC PROPERTY OR BUILDING.
16. OWNER CERTIFIES NO ADJACENT PARCEL OWNERSHIP WITHIN THE LAST 6 YEARS.

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1020 CROMWELL BRIDGE ROAD  
TOWSON, MARYLAND 21286-3396  
(410) 825-8120



**Owner**  
JOSEPHINE LAURA JACOBS  
PAUL F WATSIK  
42 KETCH CAY COURT  
BALTIMORE MD 21220  
PHONE: 410-335-6520



NO.	DATE	REVISIONS:	BY

**PLAT TO ACCOMPANY PETITION FOR VARIANCE**  
WATSIK PROPERTY,  
3915 BRIAR POINT ROAD  
BOWLEY'S QUARTERS, MD 21220

SCALE: 1" = 2000'  
DATE: MAY 13, 2008  
JOB #:  
DES: KMW  
DRW: KMW  
CHK: KMW  
FILE: drawing name  
DRAWING NUMBER:  
Z-1  
SHEET 1 OF 1

03-539-A