IN RE: PETITION FOR VARIANCE SW/S of 15 ft. unnamed road, at NW end of Middle River Avenue 15th Election District 5th Councilmanic District (3700 Middle River Avenue)

Doris & Joseph Eikenberg, Sr. and Janet & Joseph Eikenberg, Jr. Petitioners

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 03-090-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, Doris & Joseph Eikenberg, Sr. and Janet & Joseph Eikenberg, Jr. The property, which is the subject of this variance request, is located at 3700 Middle River Avenue in the Bowley's Quarters area of Baltimore County. The subject property is a waterfront lot fronting on Middle River.

Appearing at the hearing on behalf of the variance request were Joseph Eikenberg, one of the owners of the property, Robert Infussi, his consultant, and Paul Lee, the professional engineer who prepared the site plan of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.913 acres, more or less, zoned D.R.3.5. The subject property is improved with a dwelling and various out buildings, as shown on the site plan. The Petitioners are interested in removing most of the buildings from the property and constructing a new single-family, two-story dwelling in their place. The location and the footprint of the new dwelling are more particularly shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. In order to proceed with the construction of this new dwelling, the variances are necessary.

Superior Commence of the Comme

It should be noted that the new dwelling is situated in the same approximate location as the existing home. In addition, the Office of Planing fully supports the Petitioners' request for variance relief. Based on this, and the lack of opposition to this request, I find that the variances should be granted to allow the Petitioners to construct this new dwelling.

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 25 day of September, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations, to permit a front yard setback of 10 ft. in lieu of the required 30 ft. and a side yard setback of 2 ft. in lieu of the required 10 ft. to construct a dwelling, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

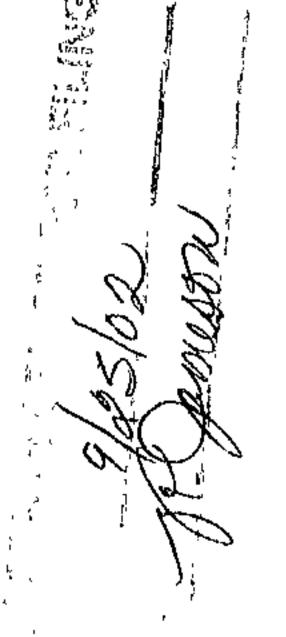
1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

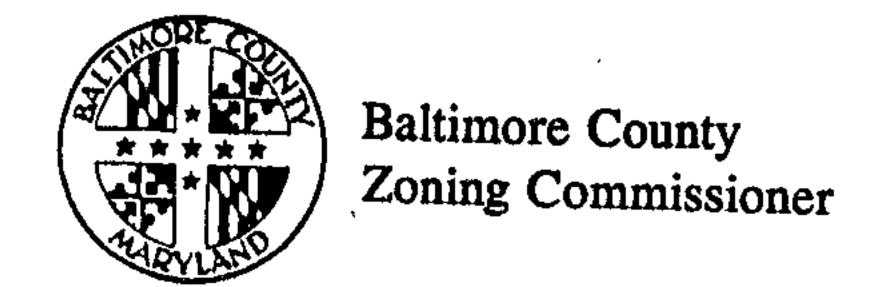
TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





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

Fax: 410-887-3468

September 25, 2002

Mr. Robert Infussi P. O. Box 1043 Bel Air, Maryland 21014

> Re: Petition for Variance Case No. 03-090-A Property: 3700 Middle River Avenue

Dear Mr. Infussi:

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,

Timothy M. Kotroco

Deputy Zoning Commissioner

luthy lotroco

TMK:raj Enclosure

c: Mr. & Mrs. Joseph A. Eikenberg, Sr. Mr. & Mrs. Joseph A. Eikenberg, Jr. 3700 Middle River Avenue
Baltimore, MD 21220

Paul Lee, P.E.
Century Engineering, Inc.
32 West Road
Towson, MD 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3700 MIDDLE RIVER AVE.

I/We do solemnly declare and affirm, under the penalties of

which is presently zoned DR3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, lega: 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) / BOZ.3,C./ OF THE BCZ.E

TO PERMIT A FRONT YARD SETBACK OF INFON LIEU OF THE REDO. 30 FEET AND A SIDE YARD SETBACK OF FIN WEU OF THE RED'D. 10 FEET

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

TO BE ADDRESSED AT 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.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: ENGINEER: Legal Owner(s): JOSEPH A. EIKENBERG SIZ. PAUL LEG- CENTURY ENGR. INC. DURIS C. EIKENBERG Name - Type or Prust Name - Type or Print Signature JUSEPH ANTHUNY EIKENBERG 32 NEST ROAD 410-823-8070 JANET EIKENBERG Name - Type or Print Address Telephone No. mb. TOWSON 2/204 Zip Code Signature State 3700 MIDDLE RIVER AVE. 410-335-5958 Attorney For Petitioner: Telephone No. Address 2/220 BACTIMORE, MD. Zip Code Name - Type or Print Representative to be Contacted: Signature INFUSSI Name, Company 410-812-2236 reiepnone No. Telephone No. Address Address マノロノチ Zip Code Zip Code State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING lase No. UNAVAILABLE FOR HEARING Date Reviewed By UNP RED 9115198



32 West Road Towson, MD 21204

DESCRIPTION 3700 MIDDLE RIVER AVENUE LOTS 61, 62 AND 293 LONG BEACH ESTATES PB 4-131 ELECT. DIST. 15C5 BALTIMORE CO., MD

BEGINNING FOR THE SAME on the Southwest side of a 15' road extending Southeasterly from Middle River Avenue and at the corner of Lots 60 & 61 and at a point Southeasterly 98'± from the center of Middle River Avenue; thence continuing along the Southwest side and to the end of said 15' road 1) S28° 28'- 32" E - 100', thence leaving the end of said road and running for the 2 following courses and distances 2) N61° 31' 27" E - 15' and S28° 28' 32" E - 80.00' to the waters of Middle River thence running Southwesterly along the waters of Middle River 240'± to the waters of Frog Mortar Creek where the same joins Middle River, thence running Northwesterly along the waters of Frog Mortar Creek 210'± to the intersection of Lots 60 & 61 thence leaving the waters of said Frog Mortar Creek and running along the lot line of Lots 60 & 61 - N68° 27' 36" E - 174.37 to point of beginning.

Containing 39,748.7 S.F. (0.913 Ac.) of land more or less.

Wfile\Login2\Land-Dev\LD02\desc\MiddleRiverAve-pl-8-14-02



DISTRIBUTION
WHITE - CASHIER RECEIVED FROM: MISCELLANEOUS RECEIPT OFFICE OF BUDGET & FINANCE BALTIMORE COUNTY, MARYLAND `^ } a y to X 41 PINK - AGENCY 4 FR AMOUNT \$ ACCOUNT YELLOW - CUSTOMER MIDDLE RIVER No. 10468 53 F 2007/2002 2007/200 200 Recet Tut 016468 5 528 # 1998047

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Acres 150

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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: #03-090-A 3700:Middle River Avenue SW/S of 15' (unnamed road) at NW end of Middle River Ave 15th Election District 5th Councilmanic District
Legal Gwner(s): Joseph &
Doris Elkenberg
Variance: to permit a front
yard setback of 10 feet in

lieu of the required 30 feet and a side yard setback of 2 feet in Ileu of the required 10 feet.

Wednesday, Hearing: September 25, 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 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) 8873391,
JT/9/669 Sept. 10 C561690

CERTIFICATE OF PUBLICATION

9/12,20 <u>02</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
nce in each ofsuccessive weeks, the first publication appearing
on <u>9/10,20_02</u>
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times
NE Booster/Reporter
North County News S. WUKM87
LEGA! ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No.: <u>03-090-A</u>
	Petitioner/Developer: Jose PH 4
	PORIS EIKENBERG
	Date of Hearing/Closing: 9/25/02
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:	
	•
	perjury that the necessary sign(s) required by law
were posted conspicuously on the property lo	cated at 3700 MIDDLE RIVER
	AVENIE
The sign(s) was parted as	0/6/07
The sign(s) were posted on	1 1 1 0 L
	(Month, Day, Year)
	Sincerely,
	9/2/
	(Signature of Sign Poster and Date)
(2) 「公園の経験を通信性に関係している。(4) 「公園のは、公園のは、公園のは、公園のは、公園のは、公園のは、公園のは、公園のは、	(Signature of Sign Poster and Date)
 The control of the cont	SSG ROBERT BLACK
	(Printed Name)
	1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	- · · · · · · · · · · · · · · · · · · ·
	(410) 282-7940

15' (unnamed road) road, NW end Middle River Ave. 15 th Election District 5 th Councilmani District Legal Owner: Joseph & Doris Eikenb	PETITION FOR VARIANCE
	3700 Middle River Avenue SW/side
	15' (unnamed road) road, NW end
	15 th Election District 5 th Councilmanic
	District
	Legal Owner: Joseph & Doris Eikenberg
	Eng.: Paul Lee, Century Engineering, Inc.

Petitioner(s)

* BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 03-090-A

* * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 3rd day of September, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert Infussi, P.O. Box 1043, Bel Air, MD 21014 Representative for Petitioner(s).

ETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 10, 2002 Issue – Jeffersonian

Please forward billing to: Robert Infussi

P O Box 1043 Bel Air MD 21014 410 812-2236

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: 03-090-A 3700 Middle River Avenue SW/S of 15' (unnamed road) at NW end of Middle River Avenue 15th Election District -- 5th Councilmanic District Legal Owner: Joseph & Doris Eikenberg

Variance to permit a front yard setback of 10 feet in lieu of the required 30 feet and a side yard setback of 2 feet in lieu of the required 10 feet.

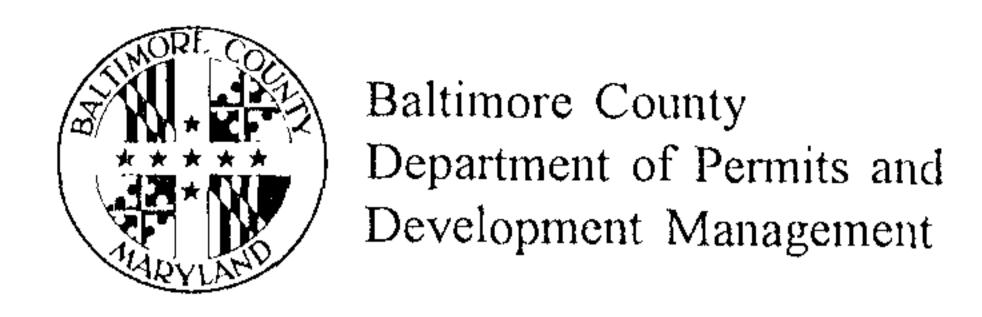
HEARING: Wednesday, September 25, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT らりて

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.



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

Fax: 410-887-5708

August 28, 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: 03-090-A 3700 Middle River Avenue SW/S of 15' (unnamed road) at NW end of Middle River Avenue 15th Election District — 5th Councilmanic District Legal Owner: Joseph & Dorís Eikenberg

Variance to permit a front yard setback of 10 feet in lieu of the required 30 feet and a side yard setback of 2 feet in lieu of the required 10 feet.

HEARING: Wednesday, September 25, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

C: Joseph & Doris Eikenberg, 3700 Middle River Avenue, Baltimore 21220 Robert Infussi, P O Box 1043, Bel Air 21014 Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 10, 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

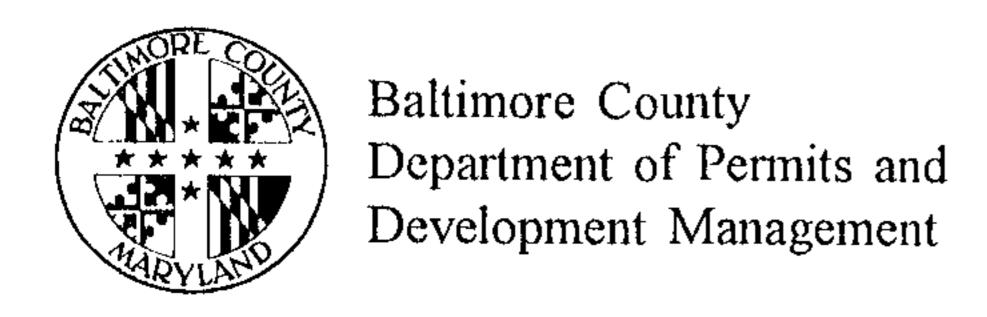
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 03-090-4		
Petitioner: EIKENBERG		
Address or Location: 3700 MIDDLE RIVER AUE.		
PLEASE FORWARD ADVERTISING BILL TO:		
Name: ROBERT INFUSSI		
Address: P, O, Box /043		
BEL AIR, MD 21014		
Telephone Number: 410-812-2136		



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

September 20, 2002

Mr. & Mrs. Joseph A Eikenberg Sr 3700 Middle River Avenue Baltimore MD 21220

Dear Mr. & Mrs. Eikenberg:

RE: Case Number: 03-090-A, 3700 Middle River Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 22, 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 Richard, Jr.

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

WCR: gdz

Enclosures

c: Mr. & Mrs. Joseph A Eikenberg Jr, 3700 Middle River Avenue, Baltimore 21220 Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204 Robert Infussi, P. O. Box 1043, Bel Air 21014 People's Counsel



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

August 30, 2002

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

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

081-085, 088, (090) 093

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: October 21, 2002

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 3, 2002

Item No. 090

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

The flood protection elevation for this site is 11.2 feet.

The building engineer shall require a permit for the project.

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

In accordance with *Bill No. 18-90, Section 26-276*, filling within a floodplain 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.

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. Inter. Building Code adopted by the County.

RWB:CEN:jrb

cc: File

ZAC-9-3-2002-ITEM 089-10212002

Ju alvo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and

Development Management

DATE: September 3, 2002

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

3700 Middle River Road

INFORMATION:

Item Number:

03-090

Petitioner:

Joseph A. Eikenberg, Sr.

Zoning:

DR 3.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a front yard setback of 10 feet in lieu of the minimum required 30 feet, and a side yard setback of 2 feet in lieu of the minimum required 10 feet.

Prepared by:

Section Chief:

AFK/LL:MAC:

ł



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: 🔗

8.29.02

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

RE:

Baltimore County

Item No.

JMP

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,

1

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

03-090-A 9/25/02

NAME	ADDRESS
Cast M INTERS	V.O. Box 1043 - 21014
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8/22/02

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MR. INFUSIT HAS REQUESTED

THAT WE SCHEDULE BARLIEST

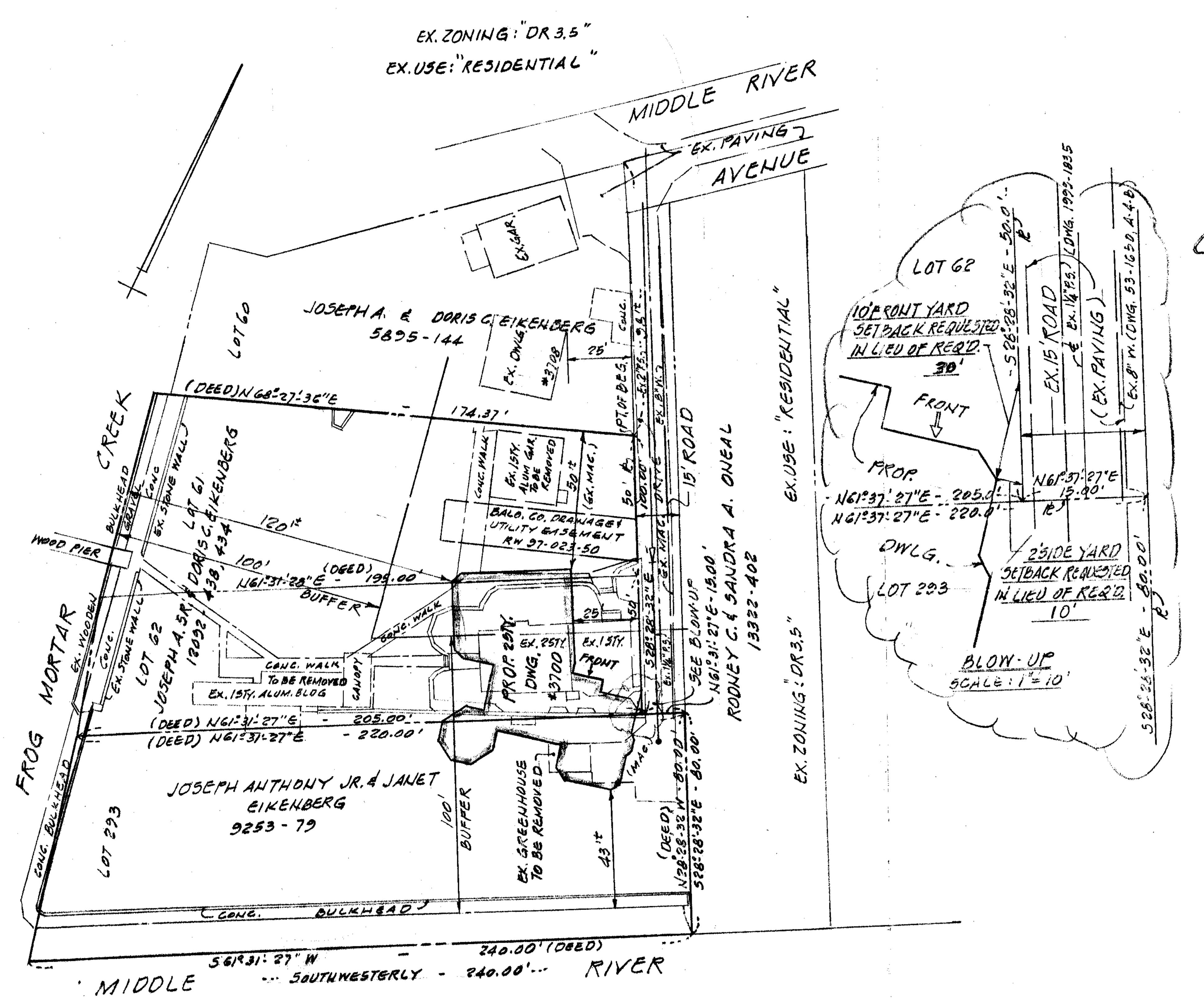
POSSIBLE DATE IN SEPTEMBER.

MR INFUSSI HAS ALSO REQUESTED

THAT HE ARING BE HELD BEFORE

TIM KOTROKO, DEPUTY ZONING COMMISSING

FOG MORTAR CREEK FROG PIER S \mathfrak{Q} © (C) E 61,500 E 61,500



PLAN 50ALE: 1"= 30'

GREEK FROG MORTAR SUSQUEHANNA LOCATION PLAN GALLOWAY SCALE: 1"=1000'

GENERAL NOTES:

- AREA OF PROPERTY = (LOTS 61, 62 & 293) = 39,748.7 S.F. (0.913 AC.)
- EXISTING ZONING OF PROPERTY = DR 3.5
- EXISTING USE OF PROPERTY = RESIDENTIAL
- PROPOSED ZONING OF PROPERTY = DR 3.5
- PROPOSED USE OF PROPERTY = RESIDENTIAL
- PROPERTY LOCATED IN CHESAPEAKE BAY CRITICAL AREA DESIGNATED "LDA"
- PERMITTED CONSTRUCTION AREA = 25% (39,748.7) = 9,937.2 S.F.
- PROPERTY NO. 15-19-072070, 15-19-072060, DEEDS: 12092-438, 12092-434, 9253-79
 - MAP 98 BLOCK 4 PARCEL 203
- RECORD PLAT: "LONG BEACH ESTATES" P.B. 4-131
- 11. CENSUS TRACT: 4516
- 12. REGIONAL PLANNING DIST.: 327
- 13. ELECT. DIST. 15 COUNCILMANIC DIST. 5
- 14. PUBLIC SEWER & WATER AVAILABLE TO PROPERTY
- PETITIONER TO RAZE THE EXISTING STRUCTURES ON THE PROPERTY IN ORDER TO CONSTRUCT A NEW SINGLE FAMILY DWELLING.
- 16. PETITION IS REQUESTING A VARIANCE TO SECT. 1B02.3.C.1 OF THE BCZR TO PERMIT A FRONT YARD SETBACK OF 10' IN LIEU OF THE REQUIRED 30' AND A SIDE YARD SETBACK OF 2' IN LIEU OF THE REQUIRED 10'.
- PROPERTY LOCATED ON BALTIMORE COUNTY ZONING MAP NE2K
- PROPERTY HAS NO ZONING HISTORY
- PROPERTY IS LOCATED WITHIN 100 YR. FLOOD ZONE. & CBCA
- PROPERTY IS NOT LOCATED WITHIN AN HISTORIC DISTRICT.

Wille\Login2\Lend-Dev\LD02\gen\GenNotes-pl-8-14-02

PLAT TO ACCOMPANY PETITION

ELECT. DIST. 1565

3700 MIDDLE RIVER AVENUE

BALTIMORE CO., MD. SCALE: AS SHOWN

AUG. 15, 2000

(410) 823-8070

ENGINEER 32 WEST ROAD TOWSON, MARYLAND 21204