

IN RE: PETITION FOR VARIANCE
S/S Turkey Point Road, 269' NW of
Rockaway Beach Avenue
(2337 Turkey Point Road)
15th Election District
5th Council District

Geraldine M. Taylor
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-092-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Geraldine M. Taylor. The Petitioner seeks relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an average front setback of 55 feet in lieu of the minimum required 80 feet for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petitioner were Vincent Moskunus, a representative of Site Rite Surveying, Inc., who prepared the site plan for this property, and Jeffrey Holt of Holt Builders, LLC, Builder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a pie-shaped parcel located on the south side of Turkey Point Road, not far from Rockaway Beach Avenue in Essex. Although not directly waterfront, the property is located in the Chesapeake Bay Critical Areas, not far from Sue Creek and Middle River. The property contains a gross area of 0.34 acres, more or less, zoned D.R.3.5, and is presently unimproved. The Petitioner proposes to develop the site with a single family dwelling, 50 feet wide by 28 feet deep, and featuring an attached garage. However, due to its unusual shape and configuration, the requested relief is necessary in order to proceed.

ORDER RECEIVED FOR FILING

Date

By

11/17/02
[Signature]

As shown on the site plan, the property immediately abuts an unimproved parcel to the west, which is owned by Richard and Catherine Holt. Adjacent to that parcel is a paper street, identified as Rockaway Beach Road, which no doubt will not be constructed in view of existing improvements in the area. Specifically, the balance of Mr. & Mrs. Holt's property is on the other side of the right-of-way for that road and indeed a corner of their dwelling abuts the right-of-way.

Variance relief is requested from Section 303.1 of the B.C.Z.R. That Section requires that the front setback for the proposed dwelling be 80 feet, due to the average setbacks of adjacent dwellings. Although I appreciate the application of this Section by the Zoning Review Division of the Department of Permits and Development Management, the spirit and intent of that regulation is not served here due to existing conditions in the neighborhood. The adjacent houses are situated a significant distance from the subject lot. As noted above, the Holt dwelling to the west is located beyond the 40-foot right-of-way for Rockaway Beach Road and the dwelling to the east is located approximately 166 feet away. Thus, the proposed dwelling will be a significant distance from those adjacent dwellings. It is also to be noted that there were no Protestants present and the proposal enjoys the support of the Office of Planning.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and the case law. Moreover, I find that the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale. However, due to the property's location within the Chesapeake Bay Critical Areas, development on the subject lot must be in compliance with those regulations and any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to minimize any potential impact.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October, 2002 that the Petition for Variance seeking relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an average front setback of 55

feet in lieu of the minimum required 80 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Development of the subject lot shall be in compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) relative to Chesapeake Bay Critical Areas regulations.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/17/02
By [Signature]



**Baltimore County
Zoning Commissioner**

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

October 17, 2002

Ms. Geraldine M. Taylor
2331 Turkey Point Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S Turkey Point Road, 269' NW of Rockaway Beach Avenue
(2337 Turkey Point Road)
15th Election District – 5th Council District
Geraldine M. Taylor - Petitioner
Case No. 03-092-A

Dear Ms. Taylor:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Vincent Moskunus, Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101, Towson, Md. 21286
Mr. Jeffrey Holt, Holt Builders, LLC
105 Eastern Boulevard, Baltimore, Md. 21221
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

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 Turkey Point Road #2337
which is presently zoned D.R. 35

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) 303.1 to allow a front average setback of 55 ft. in lieu of the required 80 ft.

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

1. Due to the configuration of the lot and the flood hazard area zone "A10", the proposed dwelling is best located at the front of the lot.
2. Relief required will not cause injury to the public health, safety or general welfare and meets the spirit and intent of the BCZR.
3. Strict compliance with the zoning regulations would unreasonably prevent the use of the property for the permitted purpose.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Geraldine M. Taylor

Name - Type or Print

Signature

Name - Type or Print

Signature

2331 Turkey Point Road 443 829-4390

Address

Telephone No.

Baltimore, MD 21221

State

Zip Code

Representative to be Contacted:

SAC Kite Surveying, Inc.

Name

200 E. Joppa Road Room 101

410 828-9060

Address

Telephone No.

Towson, MD 21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 8-23-02

Case No. 03-092-4

ORDER RECEIVED FOR FILING

Date 10/12/02

By [Signature]

REV 9/15/98

ZONING DESCRIPTION FOR PARCEL 396

#2337 TURKEY POINT ROAD

BEGINNING AT A POINT IN THE CENTERLINE OF TURKEY POINT ROAD WHICH IS 40 FEET WIDE AT A DISTANCE OF 269 FEET NORTHWEST FROM THE CENTERLINE OF ROCKAWAY BEACH AVENUE WHICH IS 40 FEET WIDE. AS RECORDED IN DEED LIBER 11913, FOILO 653 AND RUNNING THENCE ALONG THE CENTERLINE OF TURKEY POINT ROAD, N 61 DEGREES 22 MINUTES W, 131.16 FEET; THENCE S 1 DEGREE 17 MINUTES W, 179.04 FEET; THENCE S 61 DEGREES 22 MINUTES E, 48.90 FEET AND THENCE N 28 DEGREES 38 MINUTES E, 159.04 FEET TO THE PLACE OF BEGINNING, CONTAINING 15,041 SQUARE FEET. ALSO KNOWN AS #2337 TURKEY POINT ROAD AND LOCATED IN THE 15TH. ELECTION DISTRICT, 5TH. COUNCILMANIC DISTRICT.



J. TILGHMAN DOWNEY, JR.

*SITE RITE SURVEYING, INC.
200 E. JOPPA ROAD
SUITE 101
TOWSON, MD 21286*

092

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. 14356
03-092-A

DATE 8 25 02 ACCOUNT K-001-006-6154

AMOUNT \$ 50.00

RECEIVED FROM: HOFF Builders

FOR: For front of Vanne building
237 To City, Pa + Fed.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL DATE
8/23/2002 8/23/2002 12:13:44
REG 0004 WALKIN DOOL DND DND
RECEIPT # 193093 8/23/2002 OF 1
DND 5 529 ZONING VERIFICATION
CR NO. 01434
Recpt tot \$50.00
50.00 OK .00 A
Saltzman 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: #03-092-A
Turkey Point Road, #2337
SW/S Turkey Point Road,
269' NW centerline of
Rockaway Beach Avenue
15th Election District
5th Councilmanic District
Legal Owner(s): Geraldine
M. Taylor

Variance: to allow a front
average setback of 55 feet
in lieu of the required 80
feet.

Hearing: Friday, Septem-
ber 27, 2002 at 11:00 a.m.
in Room 407, County
Courts Building, 401 Bos-
ley 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

9/106 Sept 12 C561807

CERTIFICATE OF PUBLICATION

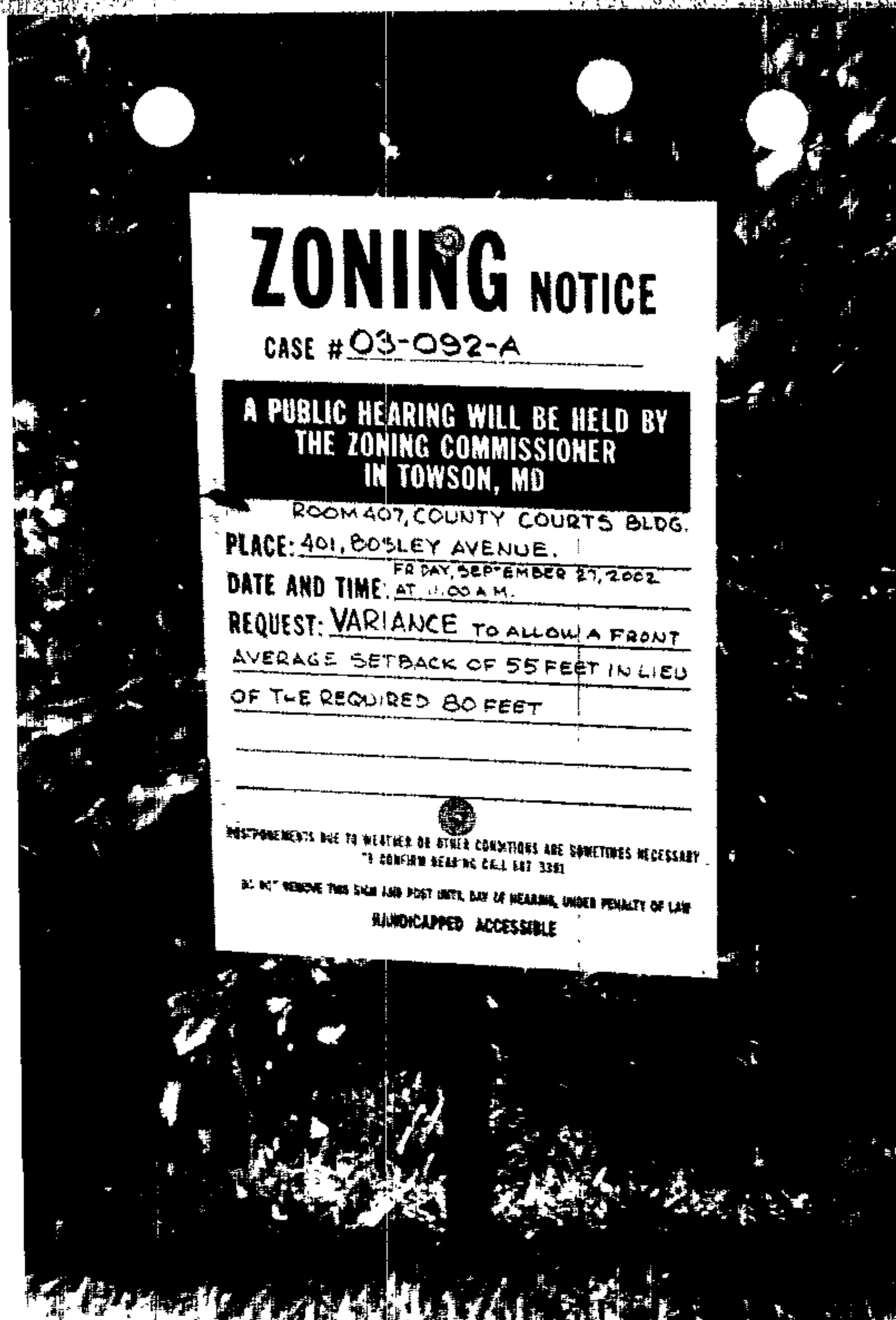
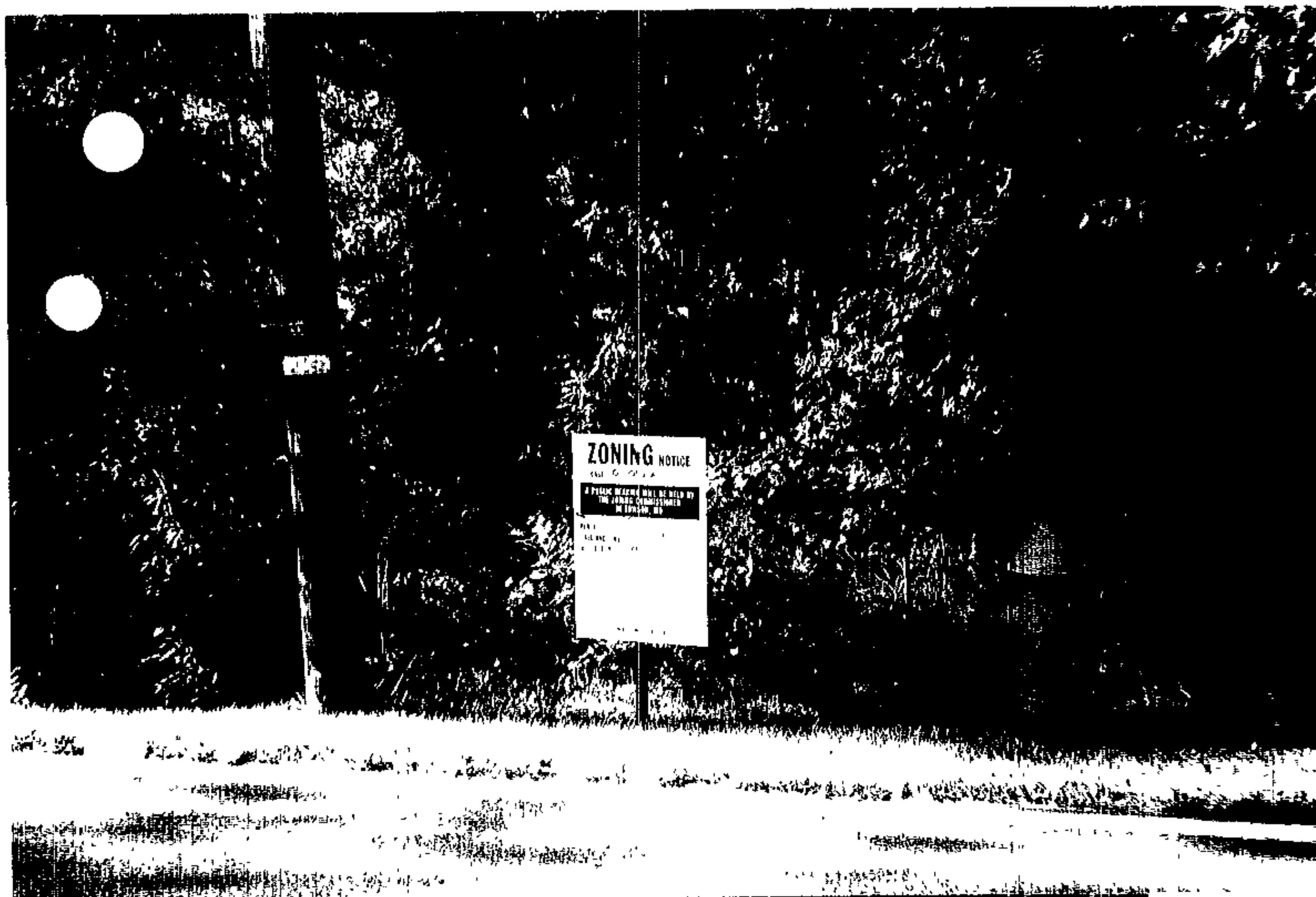
9/12, 2002

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 9/12, 2002.

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

J. Wilkins

LEGAL ADVERTISING



CERTIFICATE OF POSTING

RE: Case No.: 03-092-A

Petitioner/Developer: _____

GERALDINE M. TAYLOR

Date of Hearing/Closing: 9-27-02

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:

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 _____

#2337 TURKEY POINT ROAD

The sign(s) were posted on SEPT. 11, 2002
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

RE: PETITION FOR VARIANCE
#2337 Turkey Point Road SW/side
Turkey Point Rd., 269' NW ctrl of
Rockaway Beach Rd.
15th Election District 5th Councilmanic
District
Legal Owner: Geraldine M. Taylor
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-092-A

* * * * *

ENTRY OF APPEARANCE

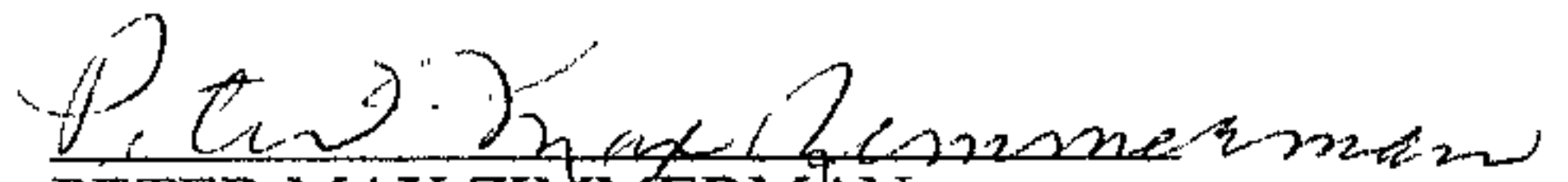
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in 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 Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101 Towson, MD, 21286 Representative for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 12, 2002 Issue – Jeffersonian

Please forward billing to:
Geraldine Taylor
2331 Turkey Point Road
Baltimore MD 21221

443 829-4390

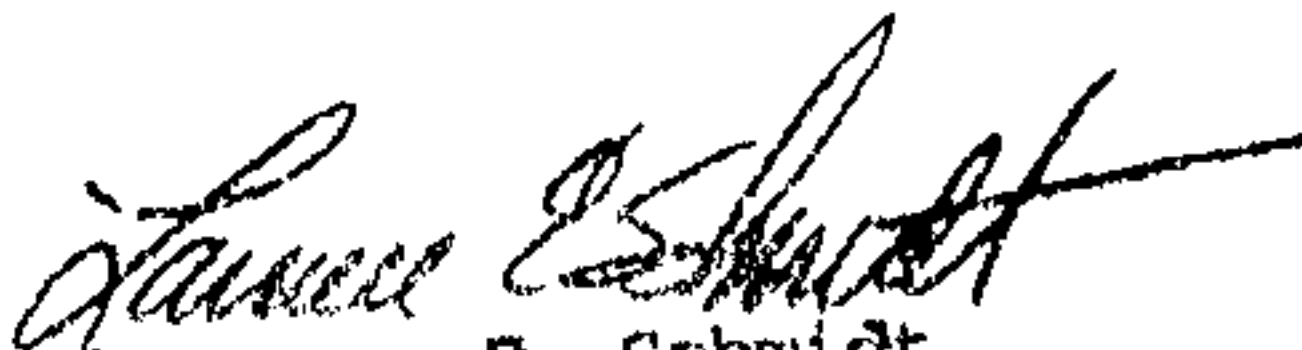
NOTICE OF ZONING HEARING

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: 03-092-A
Turkey Point Road, #2337
SW/S Turkey Point Road, 269' NW centerline of Rockaway Beach Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Geraldine M Taylor

Variance to allow a front average setback of 55 feet in lieu of the required 80 feet.

HEARING: Friday, September 27, 2002 at 11:00 a.m. at Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602
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

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: 03-092-A

Turkey Point Road, #2337

SW/S Turkey Point Road, 269' NW centerline of Rockaway Beach Avenue

15th Election District – 5th Councilmanic District

Legal Owner: Geraldine M Taylor

Variance to allow a front average setback of 55 feet in lieu of the required 80 feet.

HEARING: Friday, September 27, 2002 at 11:00 a.m. at Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Geraldine M Taylor, 2331 Turkey Point Road, Baltimore 21221
Site Rite Surveying Inc, 200 E Joppa Road, Room 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 12, 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 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: 03-092-A
Petitioner: Ms. Geraldine Taylor
Address or Location: 2331 Turkey Point Rd. (BALTO 21221)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Geraldine Taylor
Address: 2331 Turkey Point Road
Baltimore, MD 21221
Telephone Number: 443-829-4390

Revised 2/20/98 - SCJ



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

September 20, 2002

Geraldine M Taylor
2331 Turkey Point Road
Baltimore MD 21221

Dear Ms. Taylor:

RE: Case Number: 03-092-A, Turkey Point Road #2337

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 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 cursive script that reads "W. Carl Richards, Jr.".

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

WCR: gdz

Enclosures

C Site Rite Surveying Inc, 200 E Joppa Road, Room 101, Towson 21286
People's Counsel

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





**Baltimore County
Fire Department**

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

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

August 30, 2002

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

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2002
Item Nos. 081, 082, 083, 084, 085,
086, 088, 089, 091, 092, and 093

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

JD
9/27

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: 2337 Turkey Point Road

INFORMATION:

Item Number: 03-092

Petitioner: G. M. Taylor

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a front average setback of 55 feet in lieu of the required 80 feet.

Prepared by: Mast A Cunniff

Section Chief: Lynn Senham

AFK/LL:MAC:



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. 092 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
VINCENT J. MOSIUNAS
SITE RITE SURVEYING, INC
JEFFREY HOLT HOLT BUILDERS LLC

ADDRESS
200 E. Joppa Rd. Towson, MD 21286
105 EASTERN BLVD. ELLICOTT MD 21221



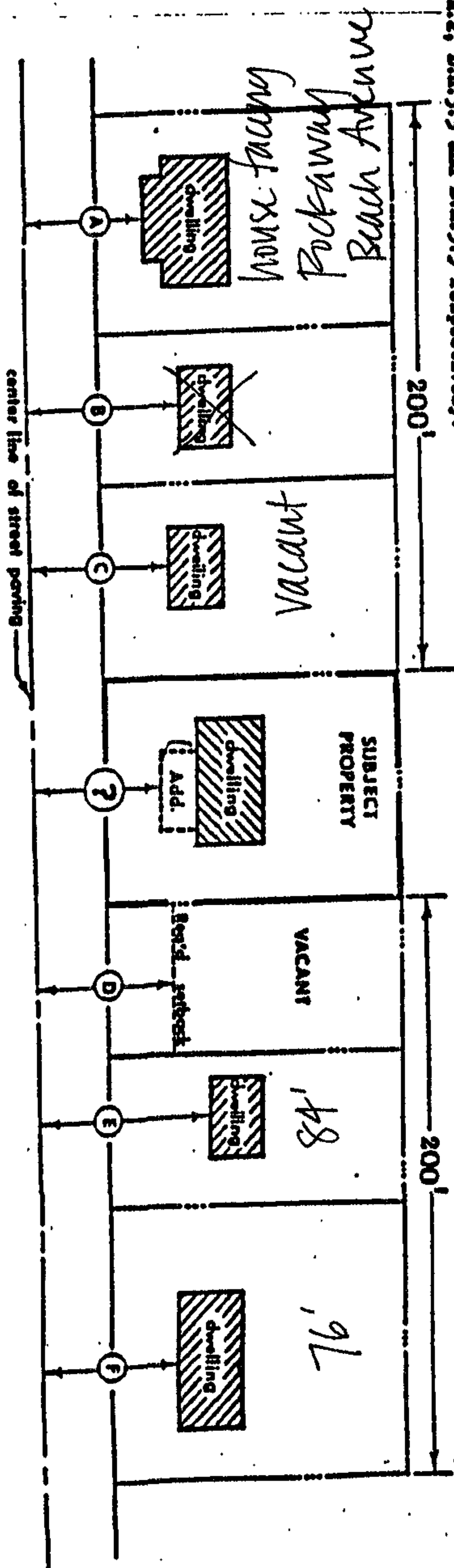
SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	—	ft.
B	—	ft.
C	—	ft.
D	—	ft.
E	84'	ft.
F	76'	ft.
total	(160') ÷ (2) =	80'
	# of dwellings	REQUIRED FRONT SETBACK (enveloped)

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5 - 55 ft.
 D.R.5.5 - 50 ft.

Applicant's name Geraldine Taylor
 building address P. 369 Turkey Point Road
 date 8/23/62



18/11/62

[Click here for a plain text ADA compliant screen.](#)



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 1508550466

Owner Information

Owner Name: BOGGS CHRISTOPHER PAUL
 BOGGS BARBARA BRIDGETTE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2327 TURKEY POINT RD
 BALTIMORE MD 21221-1831
Deed Reference: 1) /14367/ 566
 2)

Location & Structure Information

Premises Address
 2327 TURKEY POINT RD

Zoning
 WATERFRONT

Legal Description
 LT 15,16
 TURKEY POINT FARM

Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
98	15	211				15	82		4/ 171

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1962	1,066 SF	26,855.00 SF	34
Stories 1	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2000	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	102,210	102,210		
Improvements:	96,120	96,120		
Total:	198,330	198,330	198,330	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: BOGGS CHRISTOPHER PAUL Type: NOT ARMS-LENGTH	Date: 03/22/2000 Deed1: /14367/ 566	Price: \$0 Deed2:
Seller: MILLER NORMAN P Type: IMPROVED ARMS-LENGTH	Date: 10/01/1999 Deed1: /14060/ 483	Price: \$225,000 Deed2:
Seller: HILLMAN ETHEL C Type: IMPROVED ARMS-LENGTH	Date: 08/26/1987 Deed1: / 7653/ 22	Price: \$130,000 Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Ad No 4.

[Click here for a plain text ADA compliant screen.](#)



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

STR

Account Identifier: District - 15 Account Number - 1508652290

Owner Information

Owner Name: HOLT RICHARD V
HOLT CATHERINE A Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2331 TURKEY POINT RD
BALTIMORE MD 21221-1831 Deed Reference: 1) / 3201/ 444
2)

Location & Structure Information

Premises Address
2331 TURKEY POINT RD

Zoning
WATERFRONT

Legal Description
ROCKAWAY BEACH

Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
98	15	211				17	82		4/ 171

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,392 SF	15,729.00 SF	34

Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2000	Phase-In Assessments As Of 07/01/2001	Phase-In Assessments As Of 07/01/2002
Land:	99,430	99,430		
Improvements:	51,170	56,980		
Total:	150,600	156,410	154,472	156,410
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Code	07/01/2001	07/01/2002
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
HOMEOWNERS TAX CREDIT

*Ref
no*

[Click here for a plain text ADA compliant screen.](#)



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 1508652291

Owner Information

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HOLT CATHERINE A
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BALTIMORE MD 21221-1831
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Location & Structure Information

Premises Address Zoning Legal Description
ROCKAWAY BEACH AVE WATERFRONT ES ROCKAWAY BEACH AVE

ES ROBINWAY BEACH AVE								
WATERFRONT								
Map 98	Grid 15	Parcel 211	Subdivision	Section	Block	Lot	Group 82	Plat No: Plat Ref:
Special Tax Areas			Town Ad Valorem Tax Class					
Primary Structure Built 0000			Enclosed Area	Property Land Area 11,408.00 SF			County Use 34	
Stories		Basement		Type			Exterior	

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2000	As Of	As Of
			07/01/2002	07/01/2003
Land:	5,700	5,700		
Improvements:	0	0		
Total:	5,700	5,700	5,700	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

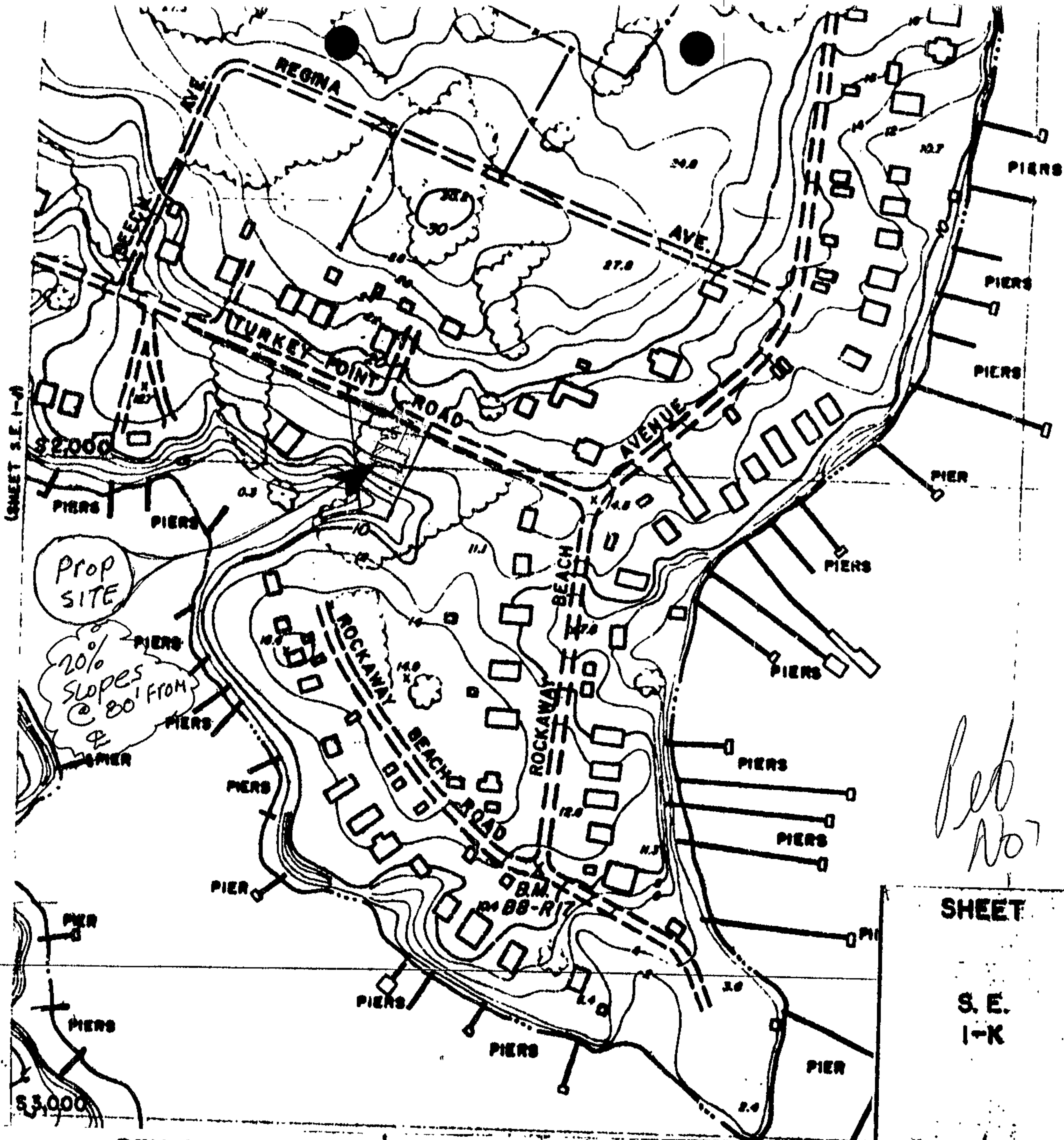
Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

let nob



Red No 7

REVISIONS

BY	DATE

SCALE

1" = 200'

LOCATION

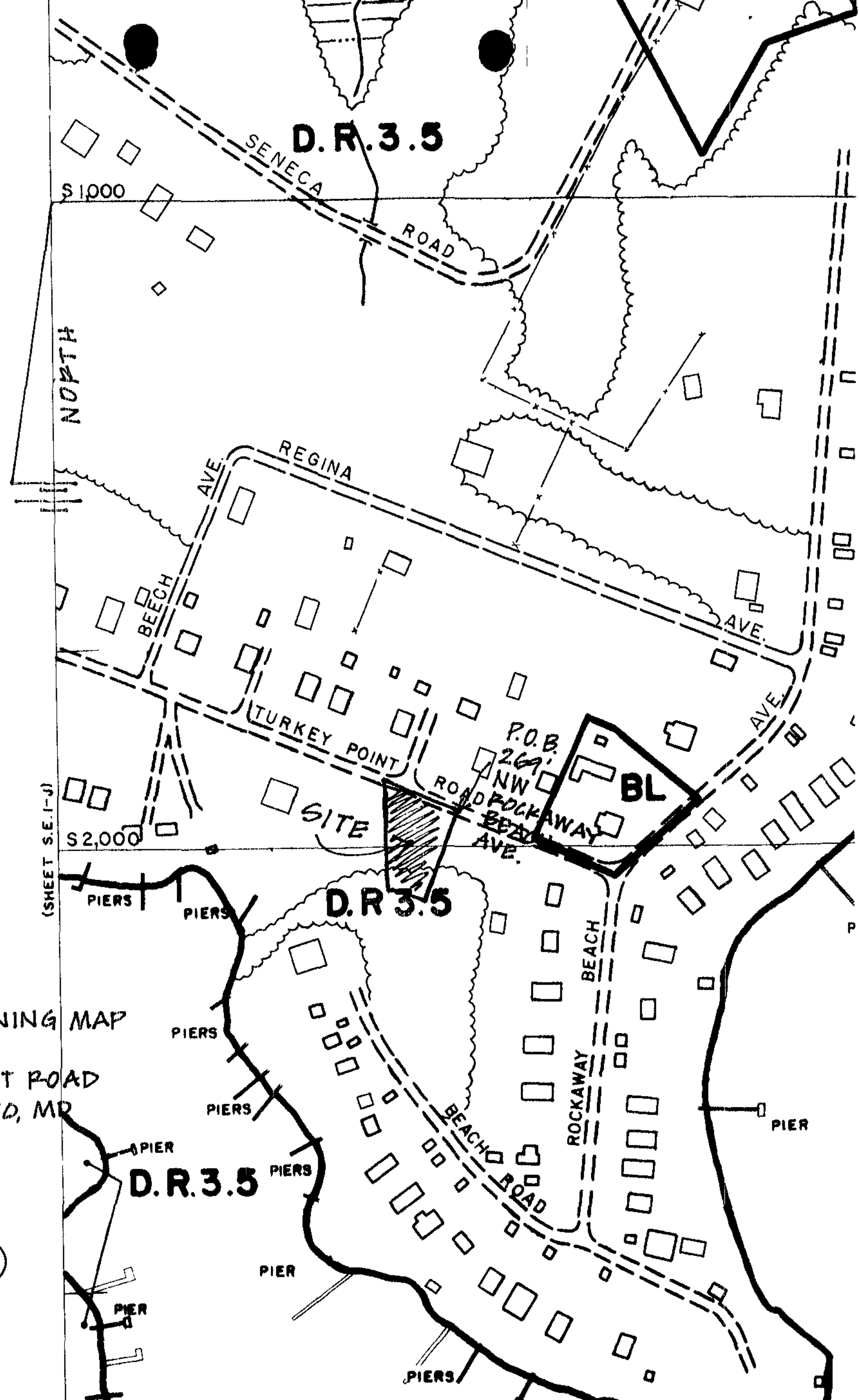
DATE OF
PHOTOGRAPHY
DEC. 1954

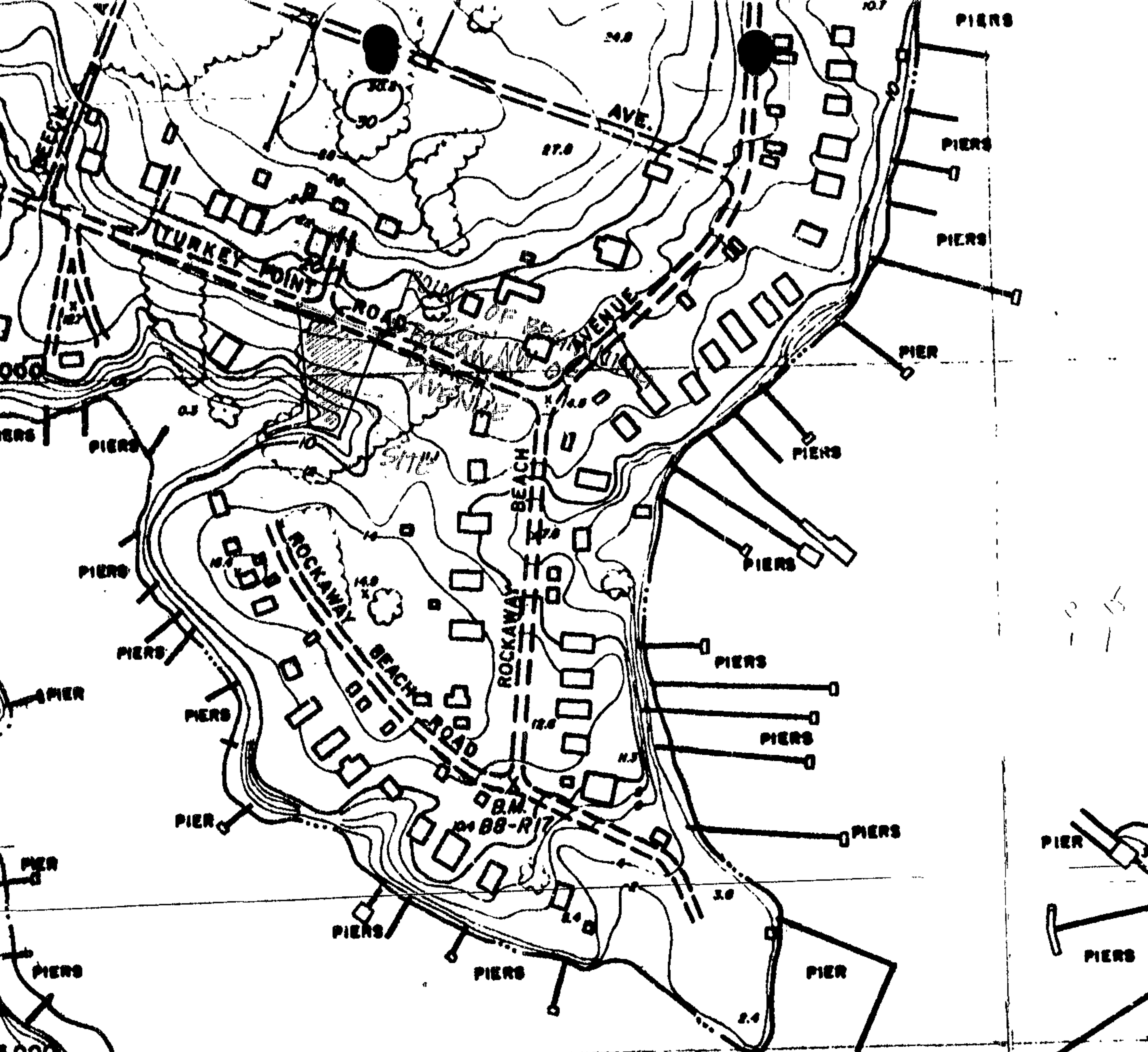
TURKEY POINT

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP LANSING MICH.

200' SCALE ZONING MAP
S.E. 1-K
TURKEY POINT ROAD
BALTIMORE CO, MD

#092



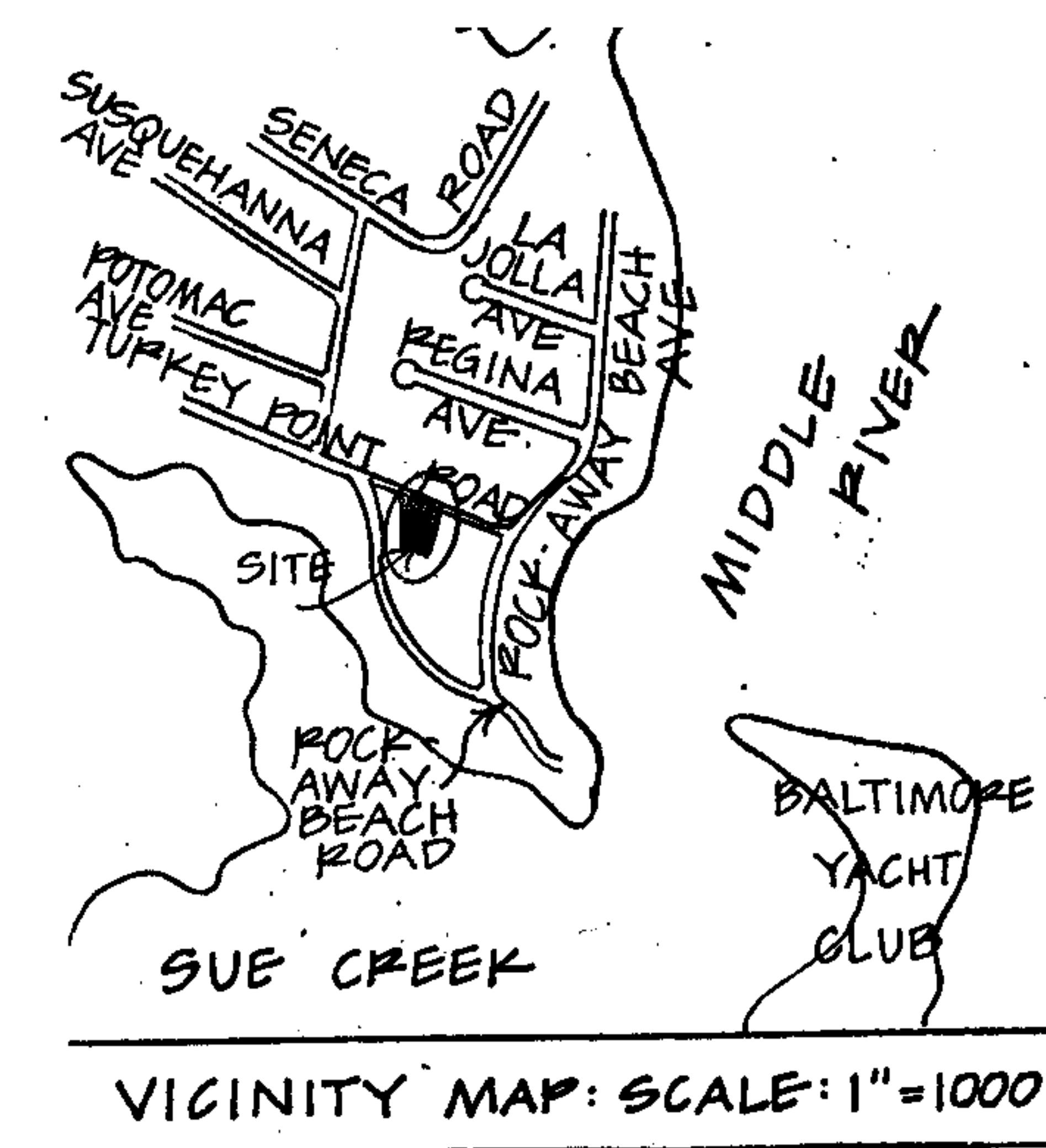


200' SCALE TOPO. MAP
TURKEY POINT ROAD
BALTIMORE CO, MD
AUGUST 23, 2007.

SE 1-K

092

CREEK



PLAN TO ACCOMPANY PETITION FOR VARIANCE
(AVERAGE FRONT YARD SETBACK)
TURKEY POINT ROAD
ELECTION DISTRICT NO. 15 C 5
BALTIMORE COUNTY, MD
SCALE: 1" = 30'
AUGUST 23, 2002
JOB NO. 8290

*Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060*

1st No 3
240010 - 0445B
Check zone

K
R
E
E

