IN RE: PETITION FOR VARIANCE

NE/S Goose Neck Road, 1250' W of the c/l

Goose Harbor Road

(1302 Gooseneck Road)

15<sup>th</sup> Election District

5<sup>th</sup> Council District

Stephen C. Sobul, Sr., et ux Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

\* Case No. 03-213-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 owners of the subject property, Stephen C. Sobul, Sr., and his wife, Dorothy G. Sobul. The Petitioners seek relief from Sections1A04.3A, B2 & 3 to permit building side yard setbacks of 10 feet in lieu of the required 50 feet, a building height of 40 feet in lieu of the maximum allowed 35 feet, and lot coverage of 20% in lieu of the maximum allowed 15% for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

This matter was originally scheduled for a public hearing on January 7, 2003. At that time, Stephen C. Sobul, Sr., property owner, appeared with J. Scott Dallas, the Property Line Surveyor who prepared the site plan for this property. Although timely notice of the hearing was advertised in the Jeffersonian Newspaper, the property was not properly posted. Thus, the matter was continued for subsequent proceedings on January 28, 2003. No one appeared in opposition on either of those dates.

The subject property is a long, narrow parcel located near the end of Gooseneck Road with frontage on Seneca Creek in the community of Bowleys Quarters in eastern Baltimore County. The property is identified as Lot 236 of the First Addition of Plat No. 2 for Bowleys Quarters, which was recorded in September 1912. As is often the case with older subdivisions, the plat was prepared prior to the adoption of the first set of zoning regulations in Baltimore

2/2/2 18/83 County. Thus, the parcel is insufficiently sized and does not meet current zoning requirements. The property is approximately 50 feet wide and due to its uneven water frontage, varies in depth from 255 feet on the east side to 195 feet on the west side. Currently, the property is unimproved but for several sheds. Testimony indicated that the property has been in the Petitioner's family for many years and was recently acquired by him. The Petitioners propose developing the property with a single-family dwelling. As shown on the site plan, the proposed dwelling will be 30' x 70' in dimension and located in essentially the center of the lot, consistent with an adjacent dwelling. The Petitioners submitted building elevation drawings of the proposed dwelling to the Office of Planning who reviewed same as being consistent with other houses in the neighborhood. As noted above, this is an older subdivision that was developed many years ago, well prior to the adoption of zoning regulations in Baltimore County. Thus, most of the houses in this community are built on 50-foot wide lots.

It is also to be noted that due to its waterfront location, the property is subject to Chesapeake Bay Critical Areas requirements as set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM). In addition, the Bureau of Development Plans Review within the Department of Permits and Development Management submitted recommendations for the proposed development, due to the property's location in a floodplain. These comments will be incorporated as conditions to the grant of any relief.

Upon due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It is clear that the relief requested is consistent with other development in the area and that denial of the request would cause practical difficulty and unreasonable hardship upon the Petitioners. There is no evidence that the relief requested would be detrimental to adjacent properties or the health, safety and general welfare of the surrounding locale.

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.

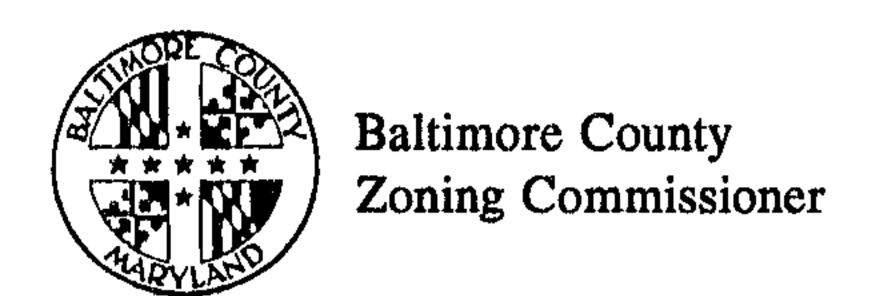
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of February, 2003 that the Petition for Variance seeking relief from Sections1A04.3A, B2 & 3 to permit building side yard setbacks of 10 feet in lieu of the required 50 feet, a building height of 40 feet in lieu of the maximum allowed 35 feet, and lot coverage of 20% in lieu of the maximum allowed 15% 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, 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) Compliance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated December 17, 2002 and by the Development Plans Review Division of the Department of Permits and Development Management, dated December 9, 2002, copies of which are attached hereto and made a part hereof.
- 3) The proposed dwelling will be constructed substantially similar to the building elevation drawings submitted to and approved by the Office of Planning.
- 4) 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



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

Fax: 410-887-3468

February 13, 2003

Mr. & Mrs. Stephen C. Sobul, Sr. 3805 Foster Avenue Baltimore, Maryland 21224

RE: PETITION FOR VARIANCE

NE/S Goose Neck Road, 1250' W of the c/l Goose Harbor Road

(1302 Gooseneck Road)

15<sup>th</sup> Election District – 5<sup>th</sup> Council District Stephen C. Sobul, Sr., et ux - Petitioners

Case No. 03-213-A

Dear Mr. & Mrs. Sobul:

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,

LAWRENCE E. SCHMIDT

Zoning Commissioner

for Baltimore County

LES:bjs

Mr. J. Scott Dallas, 13523 Long Green Pike, Baldwin, Md. 21013 cc:

Chesapeake Bay Critical Areas Commission,

1804 West Street, Suite 100, Annapolis, Md. 21401

Development Plans Review, DPDM; DEPRM; People's Counsel; Case File



## to the Zoning Commissioner of Baltimore County for the property located at 1302 Gooseneck Road

which is presently zoned RC 5

of the Zoning Regula hardship or practical	tions of Baltimore	County, t	o the z	oning la	aw of	Baltimore	County, fo	r the folio	Wing room	onn (indiant
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COMMUNITY	COMPOSE	OOF	50	107	3.	NON	CONTI	GUOUS	N) "	RSHIP.
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Attorney For Petitic	State Oner:	Z	ip Code		Signa 38	ture 05 Foste	er Avenu	e e	<u>410∸342</u>	D_5/77
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Signature	···		· · · · · · · · · · · · · · · · · · ·	· ••	Rep	<u>resentati</u>	<u>ive to be</u>			zip coee
Company		<del></del>	<del></del>		J.	Scott Da	allas	(J.S.	Dallas	, Inc.)
Address	<del> </del>	Telepho	ne No.		Name 135	23 Long	Box 26 Green P	ike	410-81	7-4600
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REV 9/15/98		· · · · · · · · · · · · · · · · · · ·			UNA	VAILABLI wed by _		EARING	\ <del></del>	· 1 · 07 .

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) | AO4 - 3(A) B(Z) AND (3) TO FERM IT BUILDING SIDEYARD SETBACKS OF 10 FIRET, BUILDING HEIGHT OF 40 FIRET AND LOT COVERAGE OF FIRET, BUILDING PROUIRED 50' SIDEYARD, 35' HEIGHT AND 150'S IN LIEU OF COVERAGE



**SURVEYING & ENGINEERING** 

13523 LONG GREEN PIKE P.O. BOX 26 BALDWIN, MD 21013 (410) 817-4600 FAX (410) 817-4602

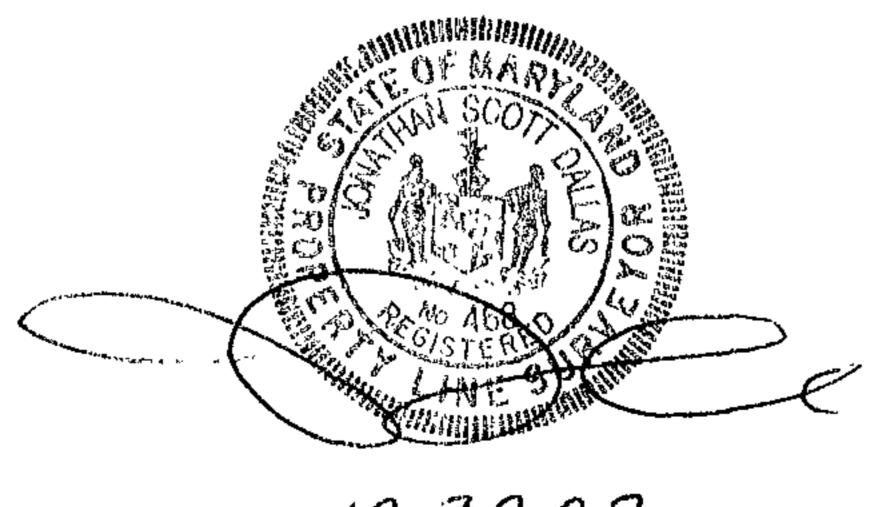
#### ZONING DESCRIPTION OF #1302 GOOSE NECK ROAD

**BEGINNING** at a point on the northeast side of Goose Neck Road, 30 feet wide, at the distance of 1250 feet, more or less, west of the west side of Goose Harbor Road, which is 30 feet wide.

**BEING** Lot # 236, in the subdivision of "First Addition to Plat No. 2- BOWLEY'S QUARTER" as recorded in Baltimore County Plat Book 9, Folio 12.

CONTAINING 13,575 square feet or 0.31 acres of land, more or less.

ALSO known as # 1302 Goose Neck Road and located in the 15th Election District, 5th Councilmanic District.



10-30.02

# Zoning Administration and Development Management Baltimore County Flood Plain Management Ordinance

# CERTIFICATE OF ACKNOWLEDGEMENT

OWNER BUILDER	Strp	hen Sobu		DATE	5/13/03
BUILDING PERMIT S					
LOCATION	1302	Gooseheck	Rd.		
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NOTE PRIOR TO RELEASING THE ABOVE NOTED BUILDING PERMIT APPLICATION THIS ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO

ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM # 109
111 WEST CHESAPEAKE AVENUE, TOWSON, MD. 21204
TO/ATTN. Mr. Bruno Rudaitis

AN CLEVATION CERTIFICATE TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS

NOTICE OF ZONING
HEARING
The Zoning Commissioner of Battimona County, by authority of the Zoning Act and Regulations of Battimone County will hold a public hearing in Towson. Maryland on the property identified herein as follows.

Case #03-213-A
1302 Gooseneck Road
N/east side of Gooseneck
Road 1,250 feet west of
Goose Harbor Road.
15th Election District
5th Councilmanic District
and Dorothy Sobul
Variance: to permit building side yard setbacks of 10
feet, building height of 40
15% respectively.
Hearing: Tuesday, January
7, 2003 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.
Jf 12/794 Dec. 24 C580007

OF PUBLICATION

12/26/12002

THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing newspaper published in Baltimore County, Md., in the following weekly n once in each of

英 The Jeffersonian

Arbutus Times

Catonsville Times 

Towson Times 

Owings Mills Times 

NE Booster/Reporter

North County News

San Sing

LEGAL ADVERTISING

5 1

### - CERTIFICATE OF POSTING

SID For CYEEFE.

COMP.

RE: Case No.: 03-213-A

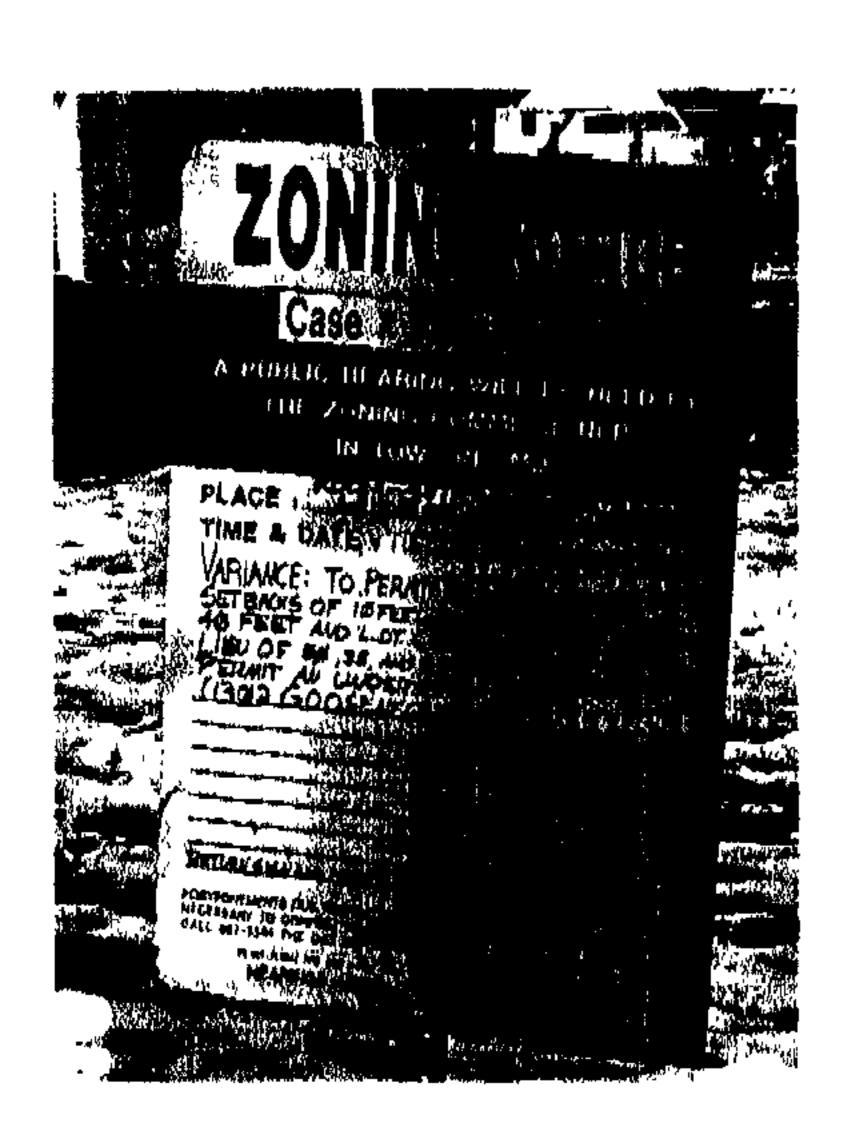
Petitioner/Developer: J. S. DALLAS INC

ETHL

Date of Hearing/Closing: Jan 28,2003

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

ATTENTION! BECKY HART
410-887-5708



Sincerely,

Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

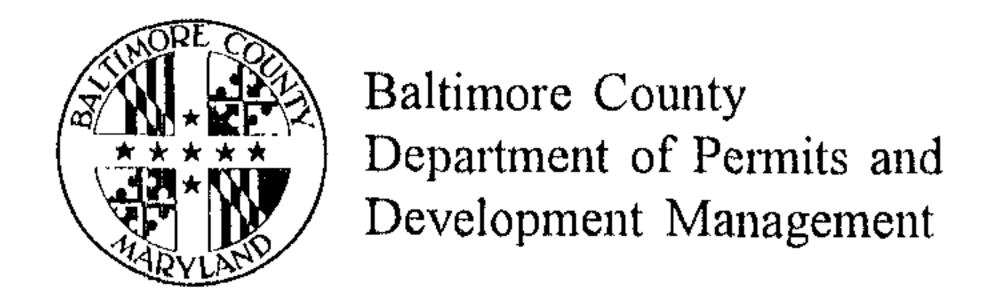
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)
410-666:5366; CELL-410-905-8571
(Telephone Number)

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OPS FORM 3002P



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

Fax: 410-887-5708

### **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: 03-213-A

1302 Gooseneck Road

N/east side of Gooseneck Road 1,250 feet west of Goose Harbor Road

15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic Legal Owner: Stephen and Dorothy Sobul

Variance to permit building side yard setbacks of 10 feet, building height of 40 feet and lot coverage of 20% in lieu of 50, 35, and 15% respectively

Hearings:

Tuesday, January 7, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Stephen and Dorothy Sobul, 3805 Foster Avenue, Baltimore 21224; J. Scott Dallas, P.O. Box 26, 13523 Long Green Pike, Baldwin 21013

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 23, 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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, December 24, 2002 Issue - Jeffersonian

Please forward billing to:

Stephen and Dorothy Sobul 3805 Foster Avenue Baltimore, MD 21224

410-817-4600

### **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:

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1302 Gooseneck Road

N/east side of Gooseneck Road 1,250 feet west of Goose Harbor Road

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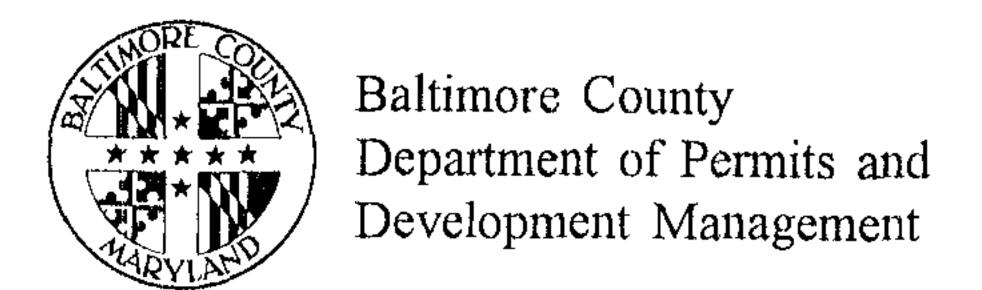
Building, 401 Bosley Avenue

Lawrence B. 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.



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

January 3, 2003

Mr. and Mrs. Sobul 3805 Foster Avenue Baltimore, MD 21224

Dear Mr. and Mrs. Sobul:

RE: Case Number: 03-213-A, 1302 Gooseneck Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 1, 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.

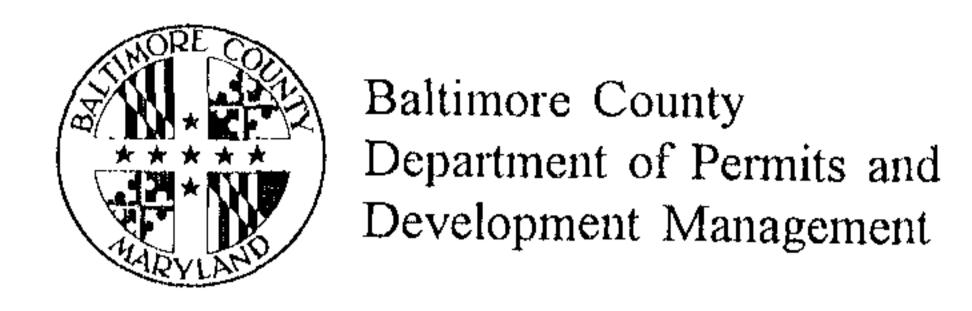
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

J. Scott Dallas, 13523 Long Green Pike, Baldwin 21013



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

Fax: 410-887-5708

January 24, 2002

Mr. and Mrs. Stephen Sobul 3805 Foster Avenue Baltimore, MD 21224

Dear Mr. and Mrs. Sobul:

RE: Case Number: 03-213-A, 1302 Gooseneck Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 1, 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,
U. Call Rihal S.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: rlh

Enclosures

c: J. Scott Dallas, P.O. Box 26, 13523 Long Green Pike, Baldwin 21013 People's Counsel



### Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 11. 20. 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. 213

JRA

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. 1. Soull

1-

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division



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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

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:

203-209, 211-227

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

App 1/1

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Arnold Jablor	ì			
FROM:	R. Bruce Seeley P35/767			1.7	
DATE: <u>December 17, 2</u>		2002			
SUBJECT:	Zoning Item Address	213 1302 Gooseneck R	oad		
Zoning	g Advisory Cor	nmittee Meeting of	12/13/02		
The Decomme	epartment of Ei ents on the abo	nvironmental Protect ve-referenced zonin	tion and Resource g item.	e Management has no	
an exte	ension for the re	nvironmental Protective above-to-	referenced zoning	e Management request item to determine the	ts
X The Details	epartment of Endowing commen	nvironmental Protect on the above-ref	tion and Resource erenced zoning ite	e Management offers em:	
, <del></del>	Protection of '	of the property mus Water Quality, Streath 14-350 of the Bal	ms, Wetlands and	Regulations for the d Floodplains (Section ode).	ıS
······································	Development Conservation Baltimore Cou	of this property mus Regulations (Section Inty Code).	st comply with the n 14-401 through	e Forest 14-422 of the	
<u>X</u>	Critical Area I	of this property mus Regulations (Section e Baltimore County	is 26-436 through	e Chesapeake Bay 26-461, and other	
<u>X</u>	Additional Co	mments:			
See the	attached CBC	A comments from I	Ceith Kelley		
Review	er: Keith F	Kelley	Date:	12/5/02	

Colon Services

## CBCA Zoning Comments (zoning item #313)

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 16 acre in size
Man-made impervious surfaces are limited to 25% for lots less than ½ acre in size
Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to 35% of the lot & 500 square feet or 31.25% of the lot. Otherwise, a Critical Area Administrative Variance (C.AAV) is required
It permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property
This equates to H trees for a lot of this size.
Any tree removed in the buffer for this structure must be replaced as a late of
All downspouts must discharge rainwater runoff across a pervious surface encloses a serious
The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing mpervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal, waters.
it 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 iwelling can zo as close to the water as the existing dwelling.
A Critical Area Administrative Variance (CAA), its required for the placement of the proposed structure is thin 100° of tidal waters, tidal vetlands, stream, or within 25° of non-tidal vetlands.
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/cbcazoningcomments

03-7/3-(-)

# 117

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: November 26, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

26

**SUBJECT:** 

1302 Goosneck Road

INFORMATION:

Item Number:

03-213

**Petitioner:** 

Dorothy G. Sobul

Zoning:

RC 5

Requested Action:

Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner request to permit a side yard setbacks of 10 feet in lieu of the minimum required 50 feet, and a height of 40 feet in lieu of the maximum permitted 35 feet.

Prepared by:

oy:

Marks Cu

Section Chief

Alm Make

AFK/LL:MAC:

TO:

Arnold Jablon, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 25, 2002

Item No. 213

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

DATE: December 9, 2002

The flood protection elevation for this site is 11.2 feet.

The building engineer shall require a permit for this 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. Inter-Building Code adopted by Baltimore County.

RWB:CEN:jrb

cc: File

ZAC-11-25-2002-ITEM 213-1292002

Sold Sold

"" FILE OF CORKESPONDENCE RECOMMENDATION FORM Director, Office of Planning & Conservation TO: Attention: Jeffrey Long Permit or Case No. \_\_ County Courts Building, Room 406. 401 Bosley Avenue Towson, MD 21204 Residential Processing Fee Paid FROM: Arnold Jablon, Director (\$50.00)Department of Permits & Development Management  $\Re \Xi$ : 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: 13524 Long Green Pike J. Scott Dallas

Baldwin, MD 21013 Print Name of Applicant 410-817-4600 Lot Address 1302 Gooseneck Rd. Election District 15 Councilmanic District 5 Square Feet 13,575 Dorothy G. & Stephen C. Sobul, Sr.

Tax Account Number 15-19-610970 Land Owner.\_ Address: 3805 Foster Avenue Balto, MD 21224 Telephone Number (410 342-5477 CHECKLIST OF IMATERIALS-, (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? 1. This Recommendation Form (3 copies) 2. Permit Application Surking To the Gallery 1/2 1/3 -1 3. Site Plan Property (3 copies) Торо Map (2 copies) available in Room 206, County Office Building - (please label site clearly) 4. Building Elevation Drawings 5. Photographs (piease label all photos clearly) Adjoining buildings Surrounding Neighborhood 6. Currem Zoning Classification: TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY! RECOMMENDATIONS / COMMENTS: Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations.

Signed by

Date: 5//3/2003

Revised 2/25/99

03713.7

PETITION FOR VARIANCE RE:

1302 Gooseneck Road, NE side of

Gooseneck Rd 1,250' W Goose Harbor Rd

15<sup>th</sup> Election District

5<sup>th</sup> Councilmanic District

Legal Owner: Dorothy G & Stephen C.

Sobul, Sr. Petitioner(s) BEFORE THE

**ZONING COMMISSIONER** 

**FOR** 

**BALTIMORE COUNTY** 

03-213-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 19th day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to, J. Scott Dallas, J. Scott Dallas, Inc., P.O. Box 26, 13523 Long Green Pike, Baldwin, Maryland 21013, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Parris N. Glendening
Governor

Kathleen Kennedy Townsend
L.t. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

November 21, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, November 25, 2002 re: case numbers 03-2103-A, 03-204-SPHXA, 03-205-A, 03-206-A, 03-207-SPH, 03-208-A, 03-209-A, 03-210-SPHA, 03-211-A, 03-212-X, 03-213-A, 03-227-XA

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/20/02. The information has been submitted to Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

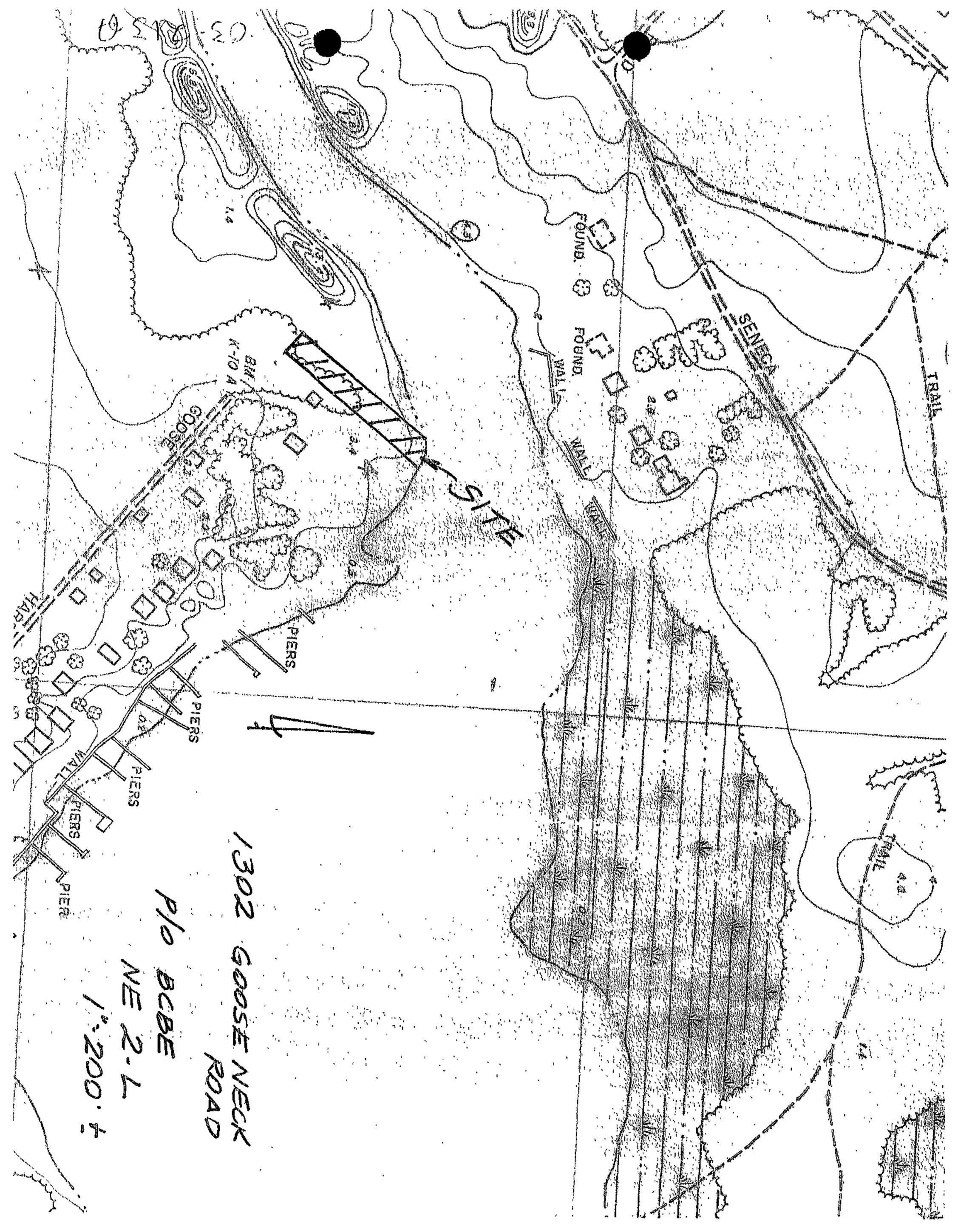
James R. Gatto

Manager

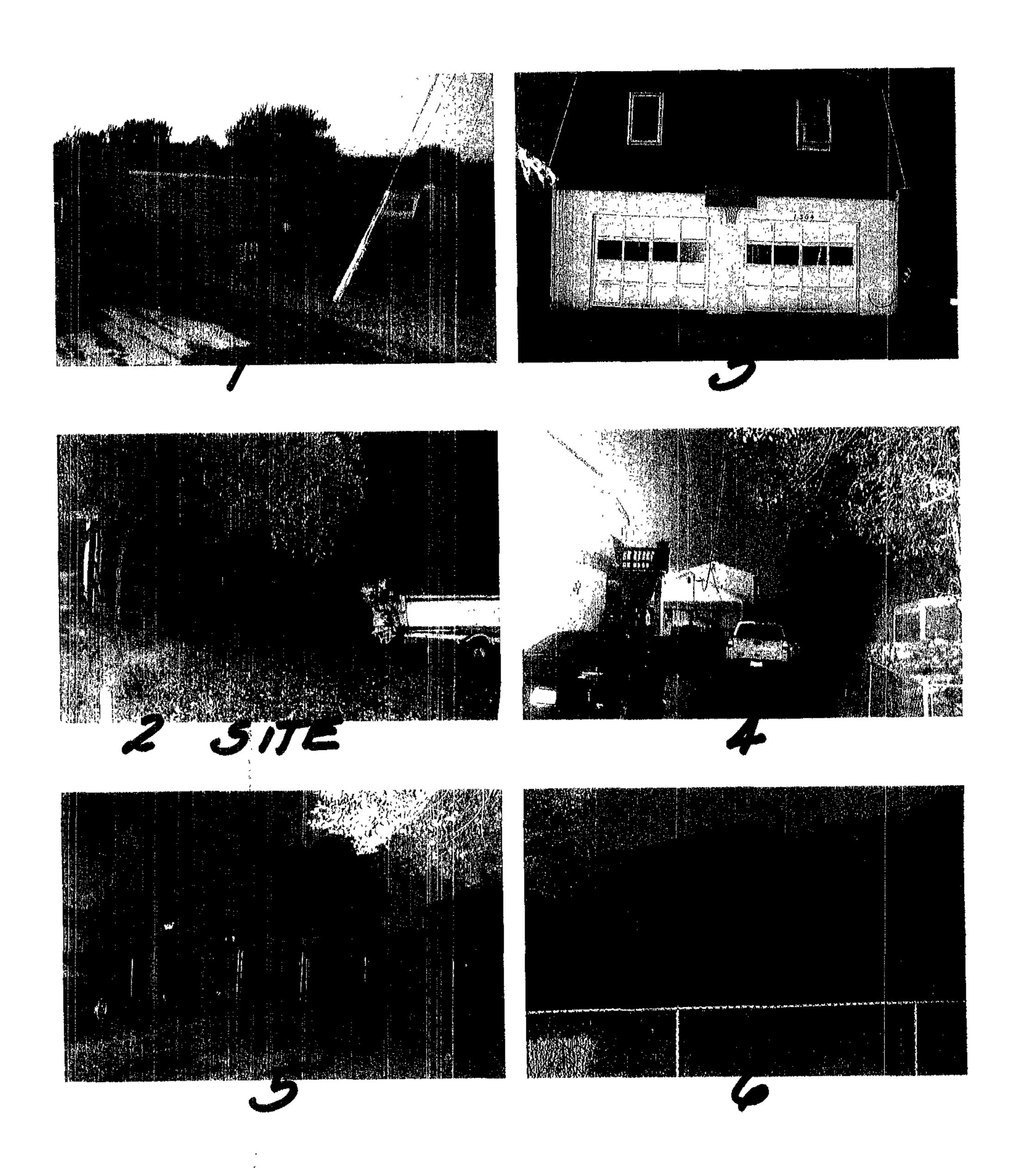
Metropolitan Planning

Local Planning Assistance Unit

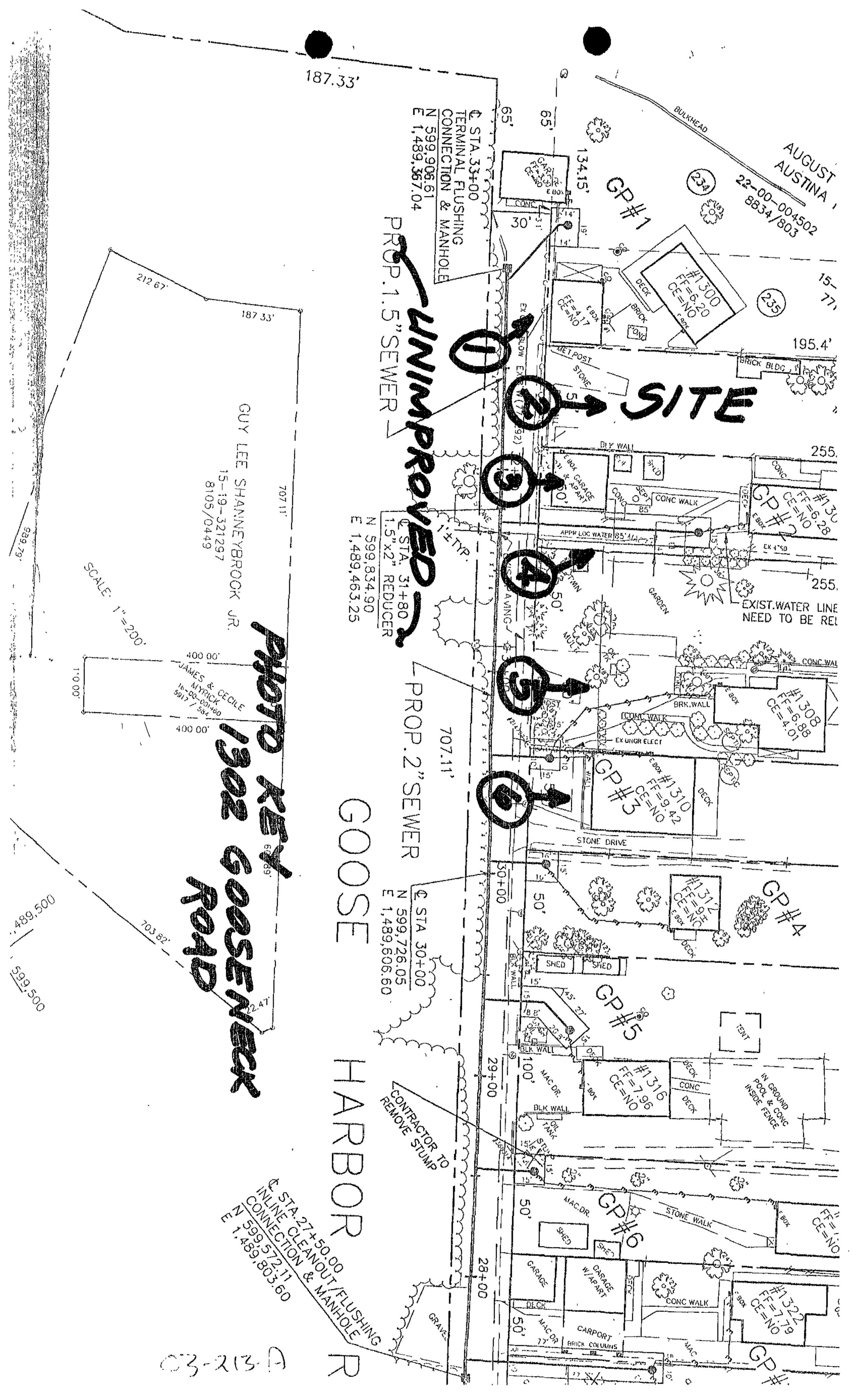
cc: Mike Nortrup



# 1302 GOOSENECK RD.



03.213-A

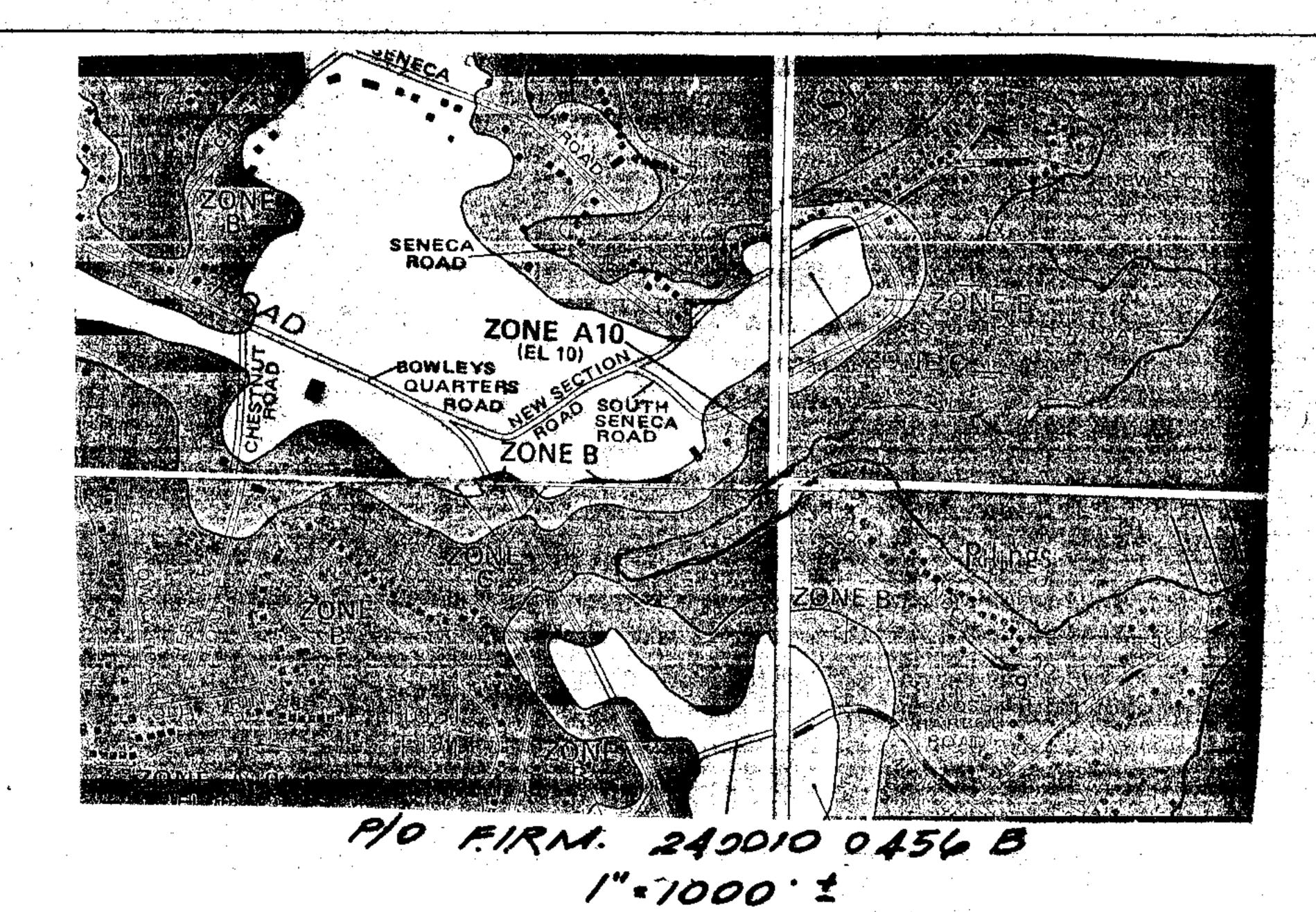


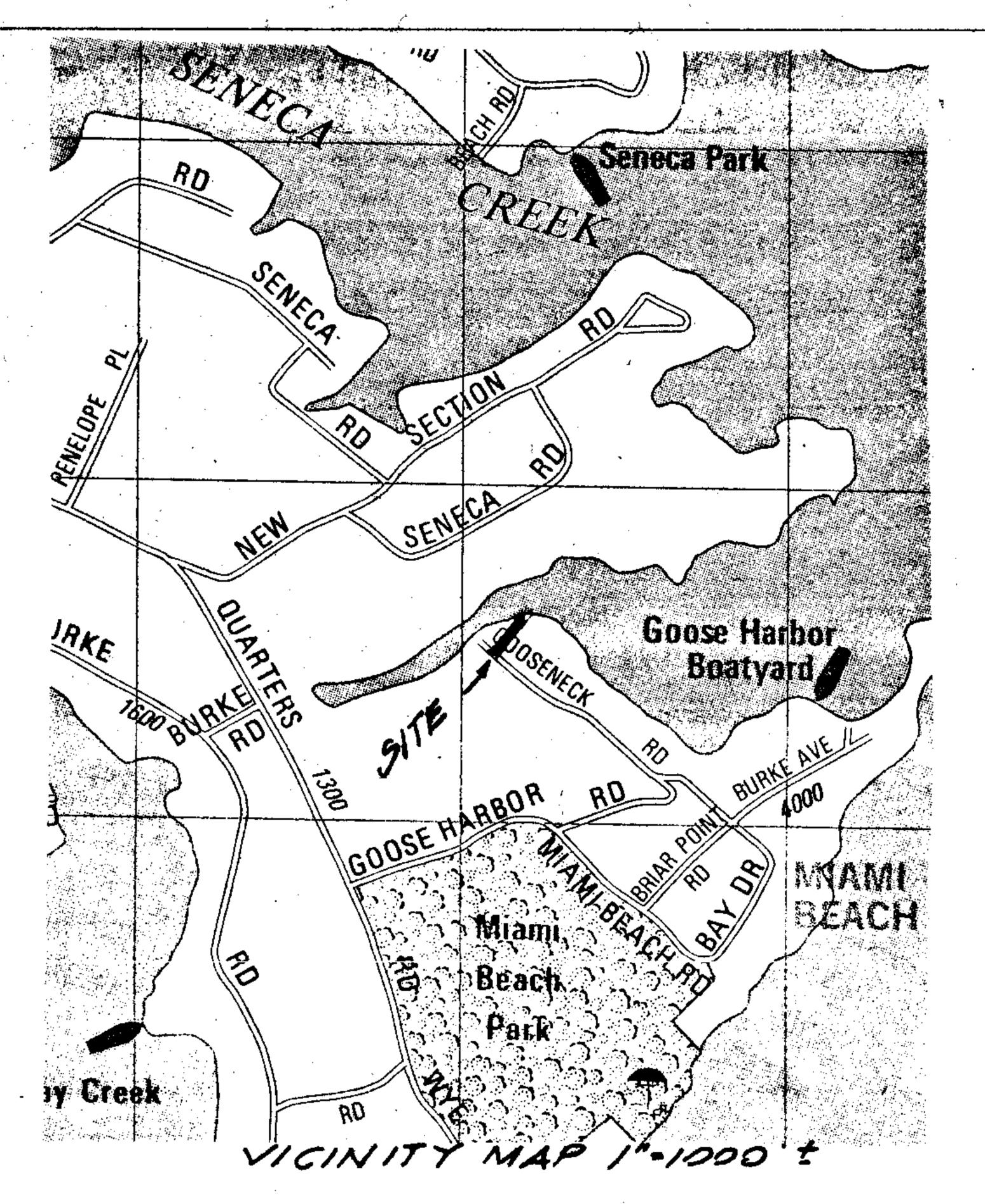
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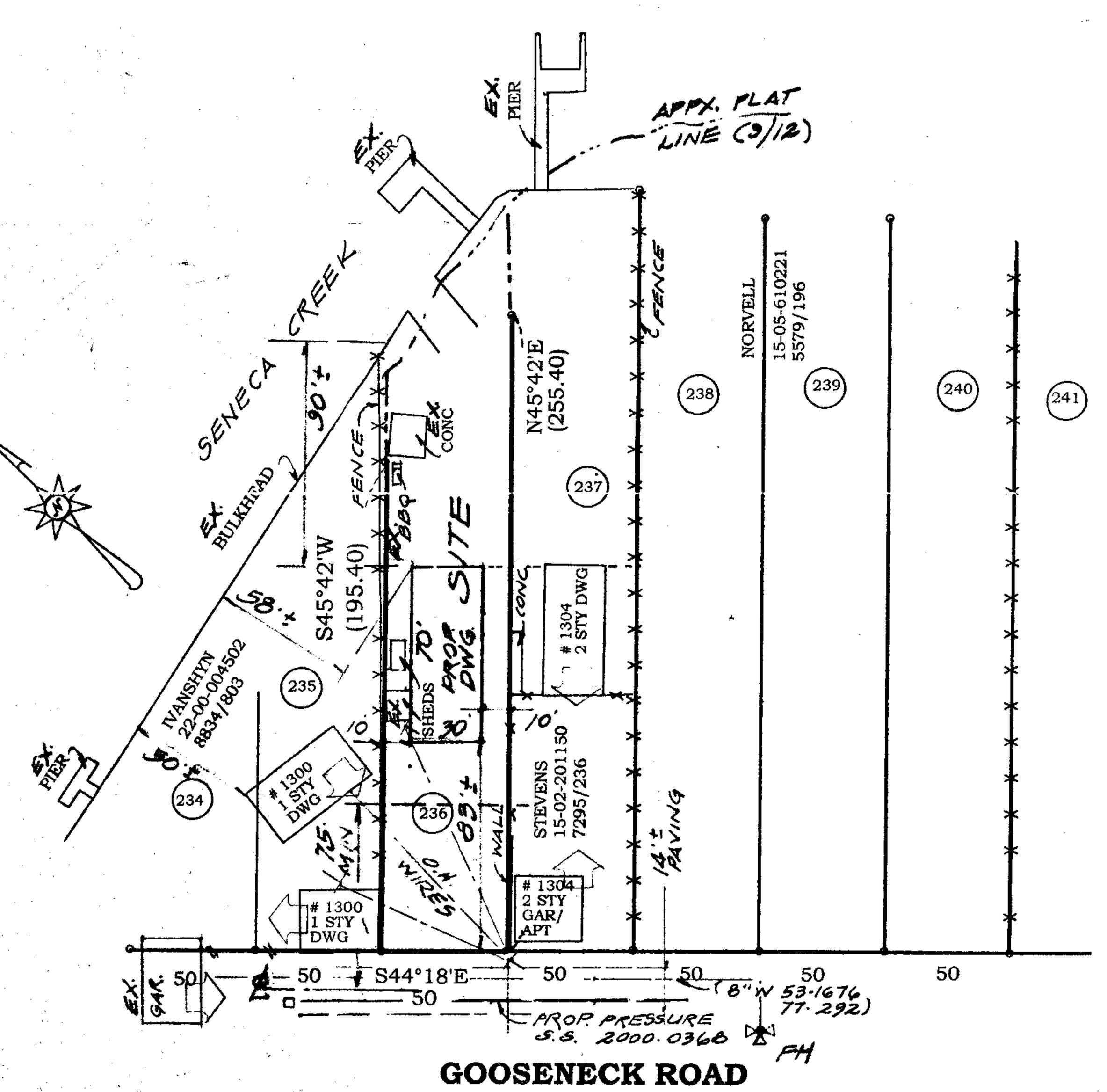
1. NO KNOWN PRIOR ZONING HEARINGS. 2. OWNERSHIP: DEED REFERENCE: 10724/631 DOROTHY G SOBUL & STEPHEN C SOBUL, SR 3805 FOSTER AV BALT, MD 21224 PHONE: 410-342-5477 3. PROPERTY INFORMATION: TAX MAP 91 PARCEL 133 LOT 236 ACCT. NO. 1519610970 LOT 236 "FIRST ADDN TO PLAT NO.2 BOWLEYS QUARTER" (9/12) 4. AREA OF SUBJECT SITE: 13,575 SF +- OR 0.31 AC. +-5. PROPOSED NEW SINGLE FAMILY RESIDENCE. 6. SITE IS IN C.B.C.A. (LDA) PER MAP NO. 91. SITE LIES IN FLOOD ZONE A10 PER F.E.M.A. F.I.R.M. 240010 0456 B. 8. EXISTING ZONING OF SITE AND SURROUNDING PROPERTY: R.C.5

9. UTILITIES SHOWN HEREON ARE PER REFERENCED PLANS.

RIOR HEARING
88-345-A

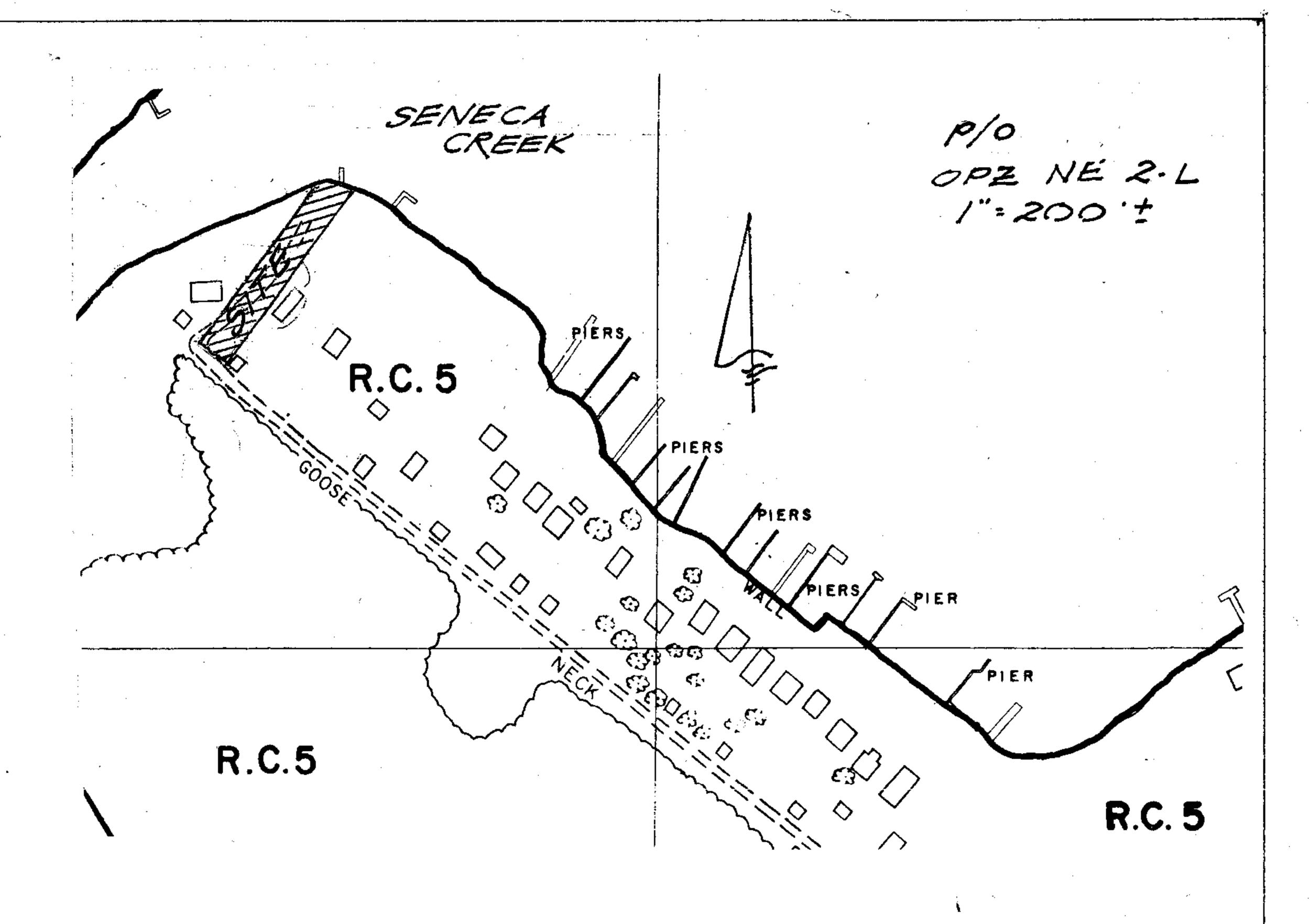






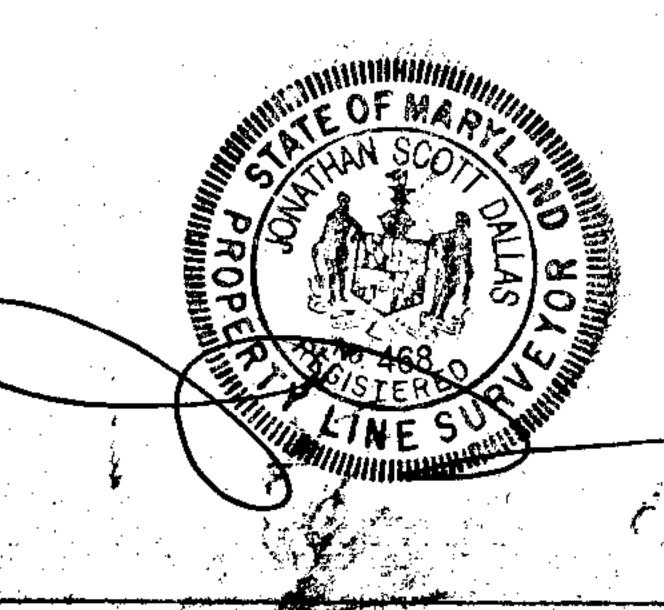
(SENECA ROAD PER PLAT 9/12)

(30' WIDE) 14" + MAC.



# J.S. DALLAS, INC.

Surveying & Engineering 13523 Long Green Pike Baldwin, MD. 21013 (410) 817-4600



SITE PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE
AND UNDERSIZED LOT APPROVAL

# 1302 15TH ELEC. DIST. SCALE: 1"=50" GOOSE
578 COUNC. DIST.

NECK RO
BALTIMORE COUNT

j.o. # 01-910