

IN RE: PETITION FOR VARIANCE
N/S Bird River Grove Road, 4,000' E of
The c/l Ebenezer Road
(11050 Bird River Grove Road)
15 ~~6th~~ Election District
6 ~~5th~~ Council District

Jeffrey Baker, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-249-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, Jeffrey Baker and his wife, Yvonne Baker. The Petitioners seek relief from Section 1A01.3.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 5 feet and 10 feet in lieu of the required 35 feet each, a street centerline setback of 58 feet in lieu of the required 75 feet, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. with any other variances deemed necessary by the Zoning Commissioner to allow development with a single family 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.

Appearing at the requisite public hearing in support of the request were Jeffrey and Yvonne Baker, property owners. Tim and Anna Wellein and Kris Gordon, adjacent property owners, appeared as Protestants in the matter.

Testimony and evidence offered revealed that the subject property is a rectangular shaped waterfront parcel located with frontage on the Bird River and the north side of Bird River Grove Road, north of Ebenezer Road in White Marsh. The property is also known as Lot 17 of Cowenton, and is 50 feet wide and 167 feet deep, or 8,364 sq.ft. in area, zoned R.C.2. The site is presently unimproved, but for a small shed and pier. As is often the case with older communities, the subject lot was platted and recorded in the Land Records of Baltimore County well prior to the

9/26/03
[Signature]

adoption of the first set of zoning regulations in Baltimore County in 1945 and thus, does not meet current development standards. Under the R.C.2 zoning regulations, the minimum lot size is 1.0 acre and 35-foot side yard setbacks are required.

Testimony revealed that the Petitioners purchased the subject property five years ago from Mr. Gordon who resides on the adjacent parcel (Lot 16), known as 11100 Bird River Grove Road. Since their ownership of the property, the Petitioners have used same as a place to launch their boat and for recreational purposes. The Petitioners now wish to develop the property with a two-story, single family dwelling in which they will reside. As shown on the site plan, the proposed dwelling will be 30 to 35 feet in width and approximately 60 feet in depth and feature an attached garage. The greater width of the dwelling will be located towards the street side of the property to accommodate the attached two-car garage. Building elevation drawings and a floor plan of the proposed dwelling were submitted for review and approved by the Office of Planning on December 13, 2002.

Due to the narrowness of the lot, variance relief is requested to allow a reduced setback from the street centerline, and reduced side yard setbacks. As shown on the plan, the house will be located 45 feet from the right-of-way for Bird River Grove Road and provide 10-foot side yard setbacks on each side of the dwelling, but for the area of the attached garage. That portion of the building will provide a 5-foot side setback to the Gordon property. The house will also be set back from the water a distance of approximately 62 feet, which is consistent with the Wellein house on the adjacent (northwest) side, but greater than Mr. Gordon's house on the east side. Mr. & Mrs. Wellein's property, known as 11038 Bird River Grove Road, consists of two lots (Lots 18 & 19) and is 100 feet wide and also 167 feet deep.

As noted above, Mr. Gordon and Mr. & Mrs. Wellein appeared in opposition to the request. Mr. & Mrs. Wellein submitted a written statement, which outlines their objections. Specifically, they are concerned about the proposed 10-foot side setback from their property line. They also believe that the size of the proposed house is inconsistent with the lot size and that the

ORDER OF THE BOARD OF PLANNING
2/26/03
[Signature]

grant of the variance will adversely impact their property and its value. Mr. Gordon's opposition is a little more difficult to understand, given the fact that he originally sold the lot to the Petitioners.

The grant of variances from the B.C.Z.R. is regulated by Section 307 thereof. That Section has been construed by the appellate courts of this State, most notably, in the matter of Cromwell v. Ward, 102 Md. App. 691 (1995). The Court and regulations require a three-part test be met in order for relief to be granted. The first requirement is that the property be unique in some fashion. The uniqueness of this parcel is its narrowness. Secondly, it must be shown that strict adherence to the regulations would cause a practical difficulty upon the applicant. This is a classic case of practical difficulty. If strict adherence to the regulations were required, the lot would be undevelopable and the Petitioners would be deprived of the right to construct any house on the property. The construction of a single-family dwelling is a use permitted by right in the R.C.2 zone. The third test is that it must be demonstrated that there will be no adverse impact to adjacent properties. This is the most difficult consideration in this case. The Wellein's objections are well-reasoned in this regard.

In considering the request, it is also to be noted that the property is subject to the Chesapeake Bay Critical Areas regulations, given its waterfront location. These regulations are enforced by the Department of Environmental Protection and Resource Management, which reviewed the Petitioners' application and approved the proposed development, subject to certain conditions. Similarly, the Office of Planning reviewed the Petitioners' building plans and approved same as being consistent with others in the neighborhood and appropriate for this lot.

Based upon the testimony and evidence offered, I am persuaded to grant the variance. However, in doing so, certain conditions and restrictions will be applied. First, consistent with the Chesapeake Bay Critical Areas legislation, the Petitioners shall comply with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by DEPRM, one of which limits the impervious surface area (development) of the lot to 25%. This includes not only the house, but driveways, sidewalks, etc. can utilize no more than 25% of the total area of the lot. Although DEPRM can waive or modify that requirement, I will require strict adherence to same as

2/26/13
CJH/et
JHP

a condition to the grant of the variance. It is hoped that this restriction will address the Wellein's concerns insofar as over-development of this lot. Although it appears that the area of the building itself is less than 25%, if the driveway and sidewalks, etc. increase the total impervious surface area to over 25%, then the area of the house or the driveway/sidewalk areas must be reduced accordingly. Any modifications to the plans for the proposed dwelling must be submitted for review and approval by the Office of Planning.

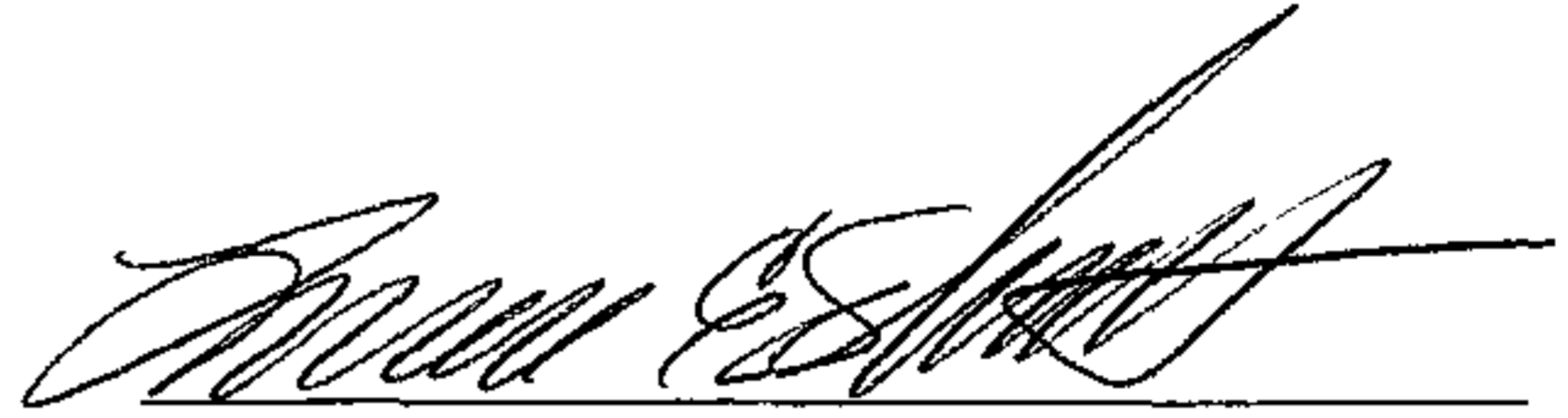
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of February 2003 that the Petition for Variance seeking relief from Section 1A01.3.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 5 feet and 10 feet in lieu of the required 35 feet each, a street centerline setback of 58 feet in lieu of the required 75 feet, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. with any other variances deemed necessary by the Zoning Commissioner to allow development with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their 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 Chesapeake Bay Critical Areas regulations as set forth in the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated January 24, 2003, a copy of which is attached hereto and made a part hereof.
- 3) Construction of the proposed dwelling shall be substantially similar to the building elevation drawings reviewed and approved by the Office of Planning on December 13, 2002, or as otherwise amended, if necessary, to comply with the 25% limitation rule as set forth above.

RECEIVED FOR FILING
2/26/03
[Signature]

- 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

Handwritten notes:
4/26/13
C/1/1/12
Pop

TO: Arnold Jablon
FROM: R. Bruce Seeley, P&S
DATE: January 24, 2003

RECEIVED
FEB 14 2003

SUBJECT: Zoning Item 249
Address 11050 Bird River Grove Road (Baker Property)

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of December 16, 2002

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

See attached comments

Reviewer: Keith Kelley

Date: January 23, 2003

CRITICAL AREA REGULATIONS FOR FILING

Date: 2/24/03
by: [Signature]

CBCA Zoning Comments (zoning item # 249)

The property is located within the Limited Development Area (LDA), or Resource Conservation Area (RCA), or Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA).

This proposal must use best management practices, which reduce pollutant loadings by 10%.

Man-made impervious surfaces are limited to 15% for lots greater than 1/2 acre in size.

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

Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to ~~25%~~ of the lot & 500 square feet or 31.25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

15% forest must be established or maintained. This equates to 3 trees for a lot of this size.

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

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

The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

File # 4/cbazoningcomments

ORDER FOR FILING
Date: 2/24/13
By: [Signature]



Baltimore County
Zoning Commissioner

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

February 24, 2003

Mr. & Mrs. Jeffrey Baker
9014 Carlisle Avenue
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
N/S Bird River Grove Road, 4,000' E of the c/l Ebenezer Road
(11050 Bird River Grove Road)
6th Election District -- 5th Council District
Jeffrey Baker, et ux - Petitioners
Case No. 03-249-A

Dear Mr. & Mrs. Baker:

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

cc: Mr. Kris Gordon, 11100 Bird River Grove Road, White Marsh, Md. 21162
Mr. & Mrs. Timothy Wellein, 11038 Bird River Grove Road, White Marsh, Md. 21162
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; Office of Planning; People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11050 BIRD RIVER GROVE RD
which is presently zoned RC-2

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) 1A01.3.3 to permit side yard setbacks of 5 ft. and 10 ft. in lieu of the required 35 ft., and a setback of 50 ft. to the centerline of the road in lieu of the required 75 ft.; to approve an undersized lot per Section 304, and to approve any other variances deemed necessary by the Zoning Commissioner.

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

ZONING WAS CHANGED AFTER SUBDIVISION OF PROPERTY

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

YVONNE BAKER
Name - Type or Print _____

Yvonne Baker
Signature _____

JEFFREY BAKER
Name - Type or Print _____

Jeffrey Baker
Signature _____

9014 Carlisle Ave 410-529-7179
Address Telephone No. _____

Balto Md 21236
City State Zip Code _____

Representative to be Contacted:

JEFFREY BAKER
Name _____

9014 Carlisle Ave 410-529-7179
Address Telephone No. _____

Balto Md 21236
City State Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 11/21/02

Case No. 03-249-A

REV 9/15/98

ORDER FOR FILING
Date 2/21/03
By [Signature]

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 11050 Bird River Grove Road.

Beginning at a point on the North side of Bird River Grove Road which is 26 feet wide at the distance of 4,000 feet East of the centerline of the nearest improved intersecting street, Ebenezer Road which is 70 feet wide. *Being Lot # 17, Block 11000, Section # B in the subdivision of Cowenton as recorded in Baltimore County Plat Book # CHK 13, Folio # 1, containing 8,364 square feet. Also known as 11050 Bird River Grove Road and located in the 6th Election District, 5th Councilmanic District.

ZONING NOTICE

CASE # 03-249-A

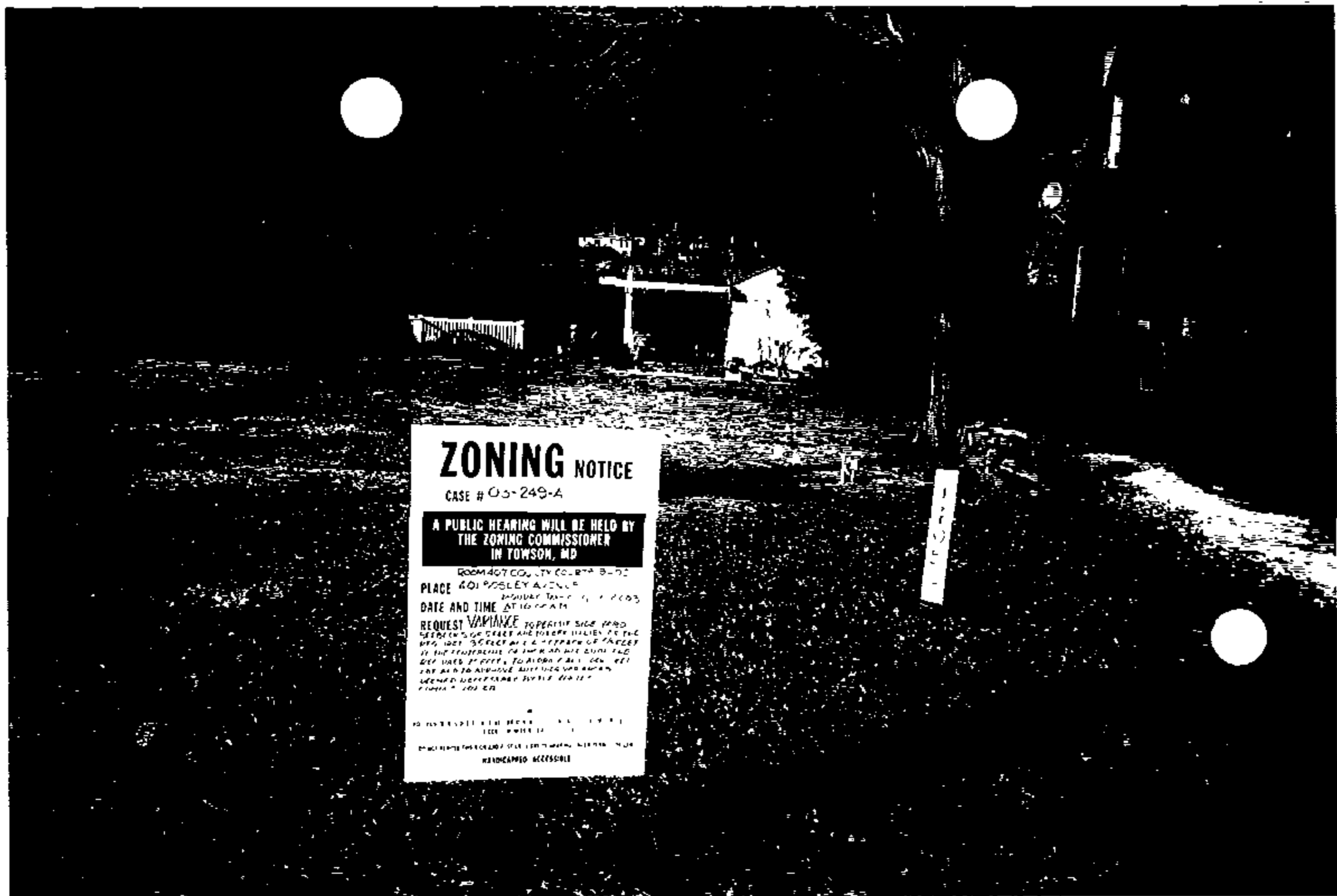
**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 407, COUNTY COURTS BLDG.
PLACE: 401 BOSLEY AVENUE
MONDAY, JANUARY, 27, 2003
DATE AND TIME: AT 10:00 A.M.

**REQUEST: VARIANCE TO PERMIT SIDE YARD
SETBACKS OF 5 FEET AND 10 FEET IN LIEU OF THE
REQUIRED 35 FEET AND A SETBACK OF 58 FEET
TO THE CENTERLINE OF THE ROAD IN LIEU OF THE
REQUIRED 75 FEET; TO APPROVE AN UNDERSIZED
LOT AND TO APPROVE ANY OTHER VARIANCES
DEEMED NECESSARY BY THE ZONING
COMMISSIONER.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887 3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



CERTIFICATE OF POSTING

RE: Case No.: 03-249-A

Petitioner/Developer: JEFFERY & YONNIE BAKER

Date of Hearing/ Closing: JAN. 27, 2003

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

Attention: Mr. George Zahner

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 _____

11050 BIRD RIVER GROVE ROAD

The sign(s) were posted on JAN. 10, 2003
(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)

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 19217

DATE 11/21/02 ACCOUNT 11-0000-6150

AMOUNT \$ 50.00

RECEIVED FROM: John Baker

FOR: Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item 4249

PAID RECEIPT

BUSINESS	ACTUAL	TIME
11/22/2002	11/21/2002	15:18:20
REG #502	WALKIN JENA JEL DRAMER	2
RECEIPT # 257032	11/21/2002	OFLN
Dep	5 538 ZONING VERIFICATION	
OR NO.	019217	
Receipt Tot	\$50.00	
50.00 CK	.00 CA	
Baltimore County, Maryland		

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-249-A

11050 Bird River Grove Road

N/side Bird River Grove, 4,000 feet east of centerline Ebenezer Road

6th Election District - 5th Councilmanic District

Legal Owner(s): Jeffrey and Yvonne Baker

Variance: to permit side yard setbacks of 5 feet and 10 feet in lieu of the required 35 feet and a setback of 58 feet to the centerline of the road in lieu of the required 75 feet; to approve an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearing: Monday, January 27, 2003 at 10:00 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.

1/129 Jan. 9

C581356

CERTIFICATE OF PUBLICATION

1/9, 2003

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 1/9, 2003.

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

J. Wilkinson

LEGAL ADVERTISING

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: 03-249-A
Petitioner: JEFF BAKER
Address or Location: 11050 BIRD RIVER GROVE Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFF BAKER
Address: 9014 CARLISLE AVE
BALTO MD 21236
Telephone Number: 410-529-7179

Revised 2/20/98 - SCJ



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

December 18, 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: 03-249-A

11050 Bird River Grove Road

N/side Bird River Grove Road, 4,000 feet east of centerline Ebenezer Road

6th Election District – 5th Councilmanic District

Legal Owner: Jeffrey and Yvonne Baker

Variance to permit side yard setbacks of 5 feet and 10 feet in lieu of the required 35 feet and a setback of 58 feet to the centerline of the road in lieu of the required 75 feet; to approved an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearings: Monday, January 27, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

AJ:rlh

C: Jeffrey and Yvonne Baker, 9014 Carlisle Avenue, Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY .SATURDAY, JANUARY 11, 2003**
- (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
Thursday, January 9, 2003 Issue - Jeffersonian

Please forward billing to:

Jeffrey Baker
9014 Carlisle Avenue
Baltimore, MD 21236

410-529-7179

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: 03-249-A

11050 Bird River Grove Road
N/side Bird River Grove Road, 4,000 feet east of centerline Ebenezer Road
6th Election District – 5th Councilmanic District
Legal Owner: Jeffrey and Yvonne Baker

Variance to permit side yard setbacks of 5 feet and 10 feet in lieu of the required 35 feet and a setback of 58 feet to the centerline of the road in lieu of the required 75 feet; to approved an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearings: Monday, January 27, 2003 at 10:00 a.m. in Room 407, County Courts 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.



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

January 24, 2003

Mr. and Mrs. Jeffrey Baker
9014 Carlisle Avenue
Baltimore, MD 21236

Dear Mr. and Mrs. Baker:

RE: Case Number: 03-249-A, 11050 Bird River Grove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 21, 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 black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 17, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 23, 2002
Item Nos. 241, 243, 244, 245, 246, 248,
249, 250, 251, 252, 253, 254, 255, 256,
and 269

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 30, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-249, 03-254 & 03-269

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

Prepared by:

Mark A. Cunningham

Section Chief:

Arnold F. Keller, III

AFK/LL:MAC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

December 19, 2002

ATTENTION: George Zahner

Distribution Meeting of 12/23/02

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:

242-249, 251-269

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





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.17.02

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

RE: Baltimore County
Item No. 249 BR

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,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

K 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



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

December 20, 2002

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

Re: Zoning Advisory Committee Agenda, 12/23/02 re: case numbers 03-241-SPHXA, 03-242-SPH, 03-243-A, 03-244-A, 03-245-A, 03-246-SPHX, 03-247-A, 03-248-SPHA, 03-249-A, 03-250-SPHXA, 03-251-A, 03-252-A, 03-253-A, 03-254-A, 03-255-SPH, 03-256-A, 03-269-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/19/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: January 24, 2003
SUBJECT: Zoning Item 249
Address 11050 Bird River Grove Road (Baker Property)

Zoning Advisory Committee Meeting of December 16, 2002

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

See attached comments

Reviewer: Keith Kelley

Date: January 23, 2003

CBCA Zoning Comments (zoning item # 249)

The property is located within the Limited Development Area (LDA), or Resource Conservation Area (RCA), or Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA).

This proposal must use best management practices, which reduce pollutant loadings by 10%.

Man-made impervious surfaces are limited to 15% for lots greater than 1/2 acre in size.

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

Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to ~~25% of the lot & 500 square feet~~ or 31.25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

15% forest must be established or maintained. This equates to 3 trees for a lot of this size.

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

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

The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

As
1/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 30, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-249, 03-254 & 03-269

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

Prepared by:

Mark A. Cunningham

Section Chief:

Lyne Jarboe

AFK/LL:MAC

RE: PETITION FOR VARIANCE	*	BEFORE THE
11050 Bird River Grove Rd; Nside Bird River		
Grove Rd, 4,000ft E ctrline Ebenezer Rd	*	ZONING COMMISSIONER
6 th Election District		
5 th Councilmanic District	*	FOR
Legal Owner(s): Yvonne & Jeffrey Baker	*	BALTIMORE COUNTY
Petitioners	*	
	*	03-249-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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 17th day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to, Jeffrey Baker, 9014 Carlisle Avenue, Baltimore, MD 21236, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



County Council
of
Baltimore County

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

S.G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Wayne M. Skinner
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

21

November 19, 2002

Lawrence E. Schmidt, Zoning Commissioner
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 117-02 concerning the public disclosure of Jeffrey D. Baker, an employee of the Baltimore County Department of Permits and Development Management. Mr. Baker has applied for a variance to build a house on an undersized lot at 11050 Bird River Grove Road, White Marsh, Maryland 21162.

This Resolution was approved by the County Council at its November 18, 2002 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: Jeffrey D. Baker

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2002, Legislative Day No. 21

Resolution No. 117-02

Mr. Vincent J. Gardina, Councilman

By the County Council, November 18, 2002

A RESOLUTION concerning the public disclosure of Jeffrey D. Baker, an employee of the Baltimore County Department of Permits and Development Management.

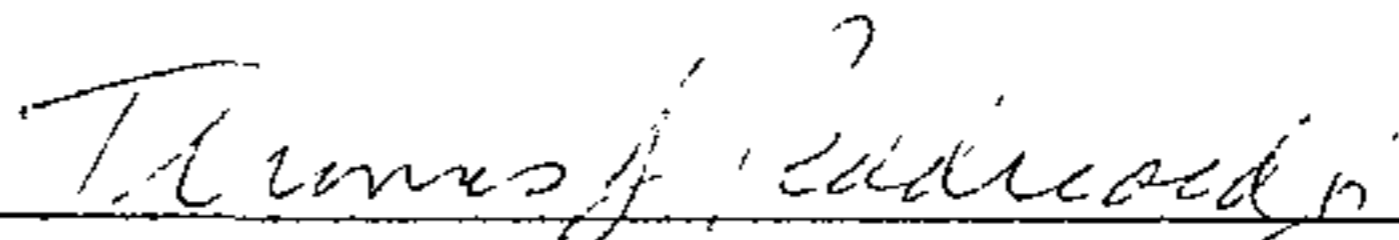
WHEREAS, Jeffrey D. Baker, an employee of Baltimore County, has applied for a variance to build a house on an undersized lot at 11050 Bird River Grove Road, White Marsh, Maryland 21162; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application filed by Jeffrey D. Baker does not contravene the public welfare and is hereby authorized.

READ AND PASSED this 18th day of November, 2002.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: Res. 117-02

Timothy J. & Anna M. Wellein
11038 Bird River Grove Road
White Marsh, MD 21162
27 January 2003

Baltimore County Zoning Commissioner
Towson, MD

Petition for Zoning Variance
Reference: Case #03-249A


Dear Commissioner:

This is to formally state our opposition to the above referenced case for a waiver of the 35 ft. side yard setbacks at 11050 Bird River Grove Road, White Marsh, MD 21162.

Our concerns are as follows:

1. The proximity of the proposed dwelling based on a 10 foot setback. We believe that this places the dwelling too close to the common border of our property located at 11038 Bird River Grove Rd.
2. The size of the house based on the lot size. As a result of the small lot size, 50' x 167' (approximately 8,350 sq ft.), the proposed dwelling of 1,925 sq ft. would consume 23% of the lot or nearly $\frac{1}{4}$ of the overall space. Further, this does not even consider current standing structures on the property such as a deck and shed. By contrast, the house on our lot (11038) is only slightly larger with a dimension 2,108 sq ft. but only occupies about 12.5% of the lot size. (2,108/16,700)
3. As a result of the above, we believe that granting this variance will create a negative impact on the property value of our lots. Recently, our assessments have increased by approximately 20% and any negative actions such as a house built too close to the property lines or a house that does not fit the overall boundaries of this community will diminish the resale value of our property.
4. For these reasons, we respectfully request that your office maintain the original intent of the side yard setbacks that are now in force in this community and deny this variance petition.

Sincerely,



Timothy J. Wellein, Sr.
Anna M. Wellein
Anna M. Wellein

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

Permit or Case No 03-249-A

Residential Processing Fee Paid
(\$50.00)

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

Accepted by BJL
Date 11/21/02

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

JEFFREY D BAKER 9014 CARLISTE AVE 410-529-7179
Print Name of Applicant Address Telephone Number

Lot Address 11050 BIRD RIVER GROVE RD Election District C Councilmanic District 5 Square Feet 8364

Lot Location: NE S W side corner of BIRD RIVER GROVE RD, 4000 feet from NE S W corner of EDENEZER RD
(street) (street)

Land Owner: JEFFREY D BAKER Tax Account Number 22-00 018659

Address: 9014 CARLISTE AVE BALTO MD 21236 Telephone Number (410) 529-7179

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"/>
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"/>
6. Current Zoning Classification: <u>RC-2</u>		

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 recommendations

Signed by _____
for the Director, Office of Planning and Community Conservation

Date _____

Revised 2/05/02

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

12/10/02

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

Permit or Case No 03-249-A

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

Residential Processing Fee Paid
(\$50.00)

Accepted by BR *Bravo - Rudolph*
Date 11/21/02

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:

Jeffrey D Baker 9014 Carlisle Ave 410-529-7179
Print Name of Applicant Address Telephone Number

11050 Bad River Grove Rd Election District 6 Councilmanic District 5 Square Feet 8364
Lot Address

Lot Location: NE S W side corner of Bad River Grove Rd 4000 feet from NE S W corner of EDENBERG RD
(street) (street)

Land Owner: Jeffrey D Baker Tax Account Number 22-00-018659

Address: 9014 Carlisle Ave Balto Md 21236 Telephone Number (410) 529-7179

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?

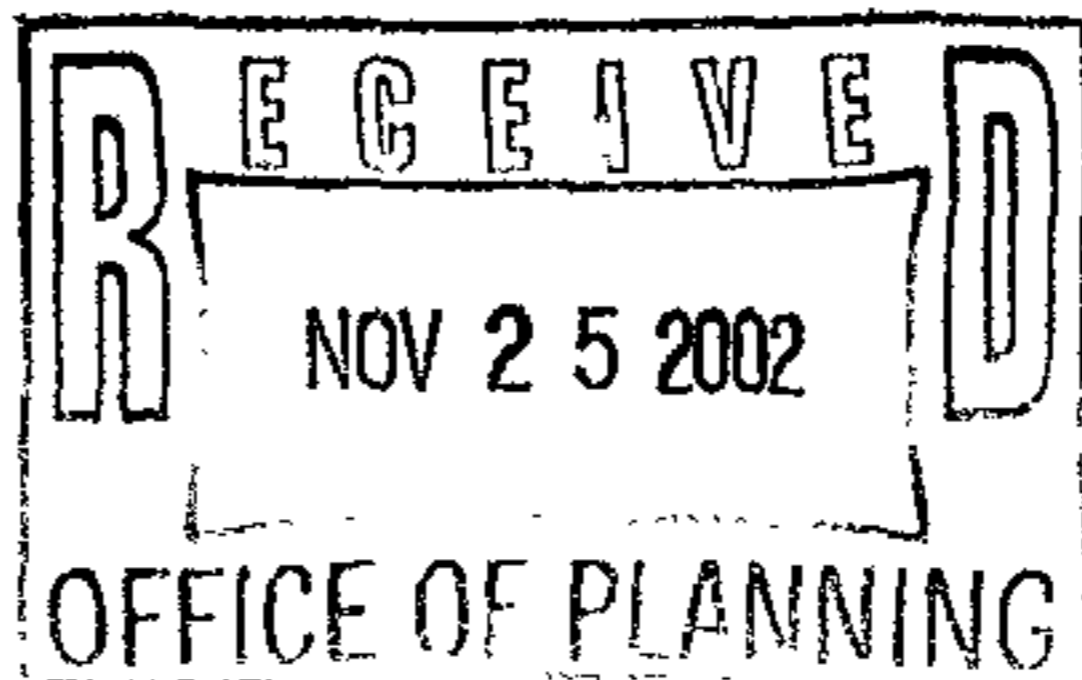
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation 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"/>
6. Current Zoning Classification: <u>RC-2</u>		

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 recommendations

Signed by Lynn Lanham
for the Director, Office of Planning and Community Conservation



Date 12/13/02

Revised 2/05/02

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



Post-it® Fax Note		7671	Date	12/13/02	# of pages	1
To	Bruno Rudaitis		From	Lynn Lauhan		
Co./Dept.	Zoning		Co.			
Phone #			Phone #	3480		
Fax #	2824		Fax #			

CASE 03-249



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B447535 CONTROL #: RREPPA DIST: 15 PERM. Y
DATE ISSUED: 05/29/2001 TAX ACCOUNT #: 1900008895 CLASS: A

PLANS: CONST 3 PLOT B R PLOT 0 DATA 0 ELEC YES PLUM 0
LOCATION: 1849 CAPE MAY RD
SUBDIVISION: 1600 NE KATHERINE AV

OWNER'S INFORMATION
NAME: COSENTINA, JOHN P.
ADDR: 3704 RASPE AVE 21206

TENANT:
CONTR: OWNER
ENCLP:
SELLR:

WORK: CONSTRUCT A SFD WITH AN ATTACHED GARAGE,
34X52X34=2286 SQ. FT. & BEDROOMS. REFER
TO B447536 FOR RAZING OF EXISTING DWELLING.
HOME OWNERS AFFIRMATION ON FILE.
VARIANCE #1-332-A

BLDG. CODE: 1 AND 2 FAM. CODI.
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD
EXISTING USE: SFD TO BE RAZED UNDER B447536

TYPE OF IMPRV. NEW BUILDING CONSTRUCTION
USE: ONE FAMILY
FOUNDATION: BLOCK BASEMENT: NONE
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 5662 SF
FRONT STREET:
SIDE STREET:
FRONT SETB: 49'
SIDE SETB: 10' 2 1/2'
SIDE STR SETB:
REAR SETB: 11'

RECEIVED

FEB 25 2003

ZONING COMMISSIONER

Plat to accompany Petition for Zoning Variance Special Hearing

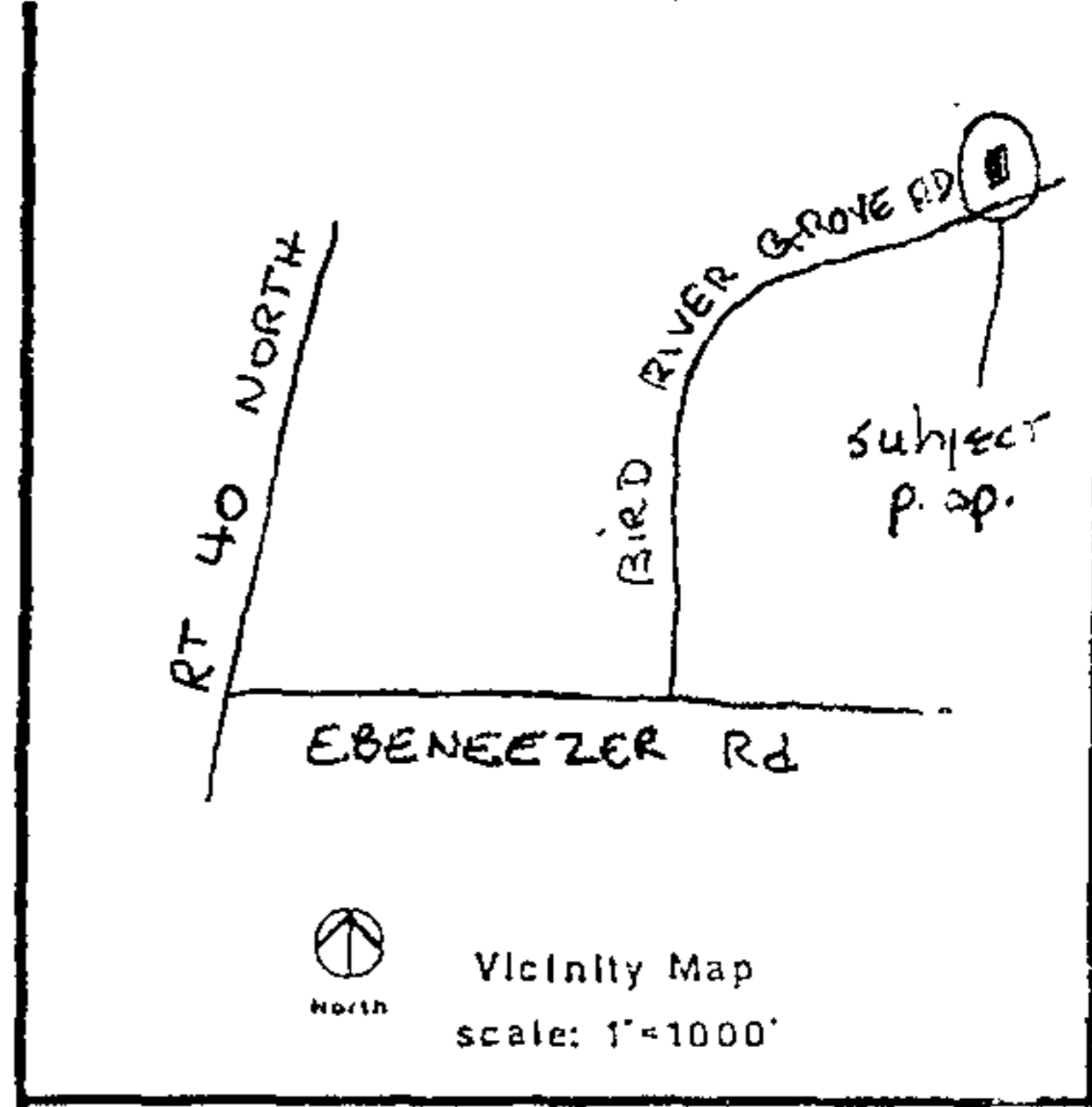
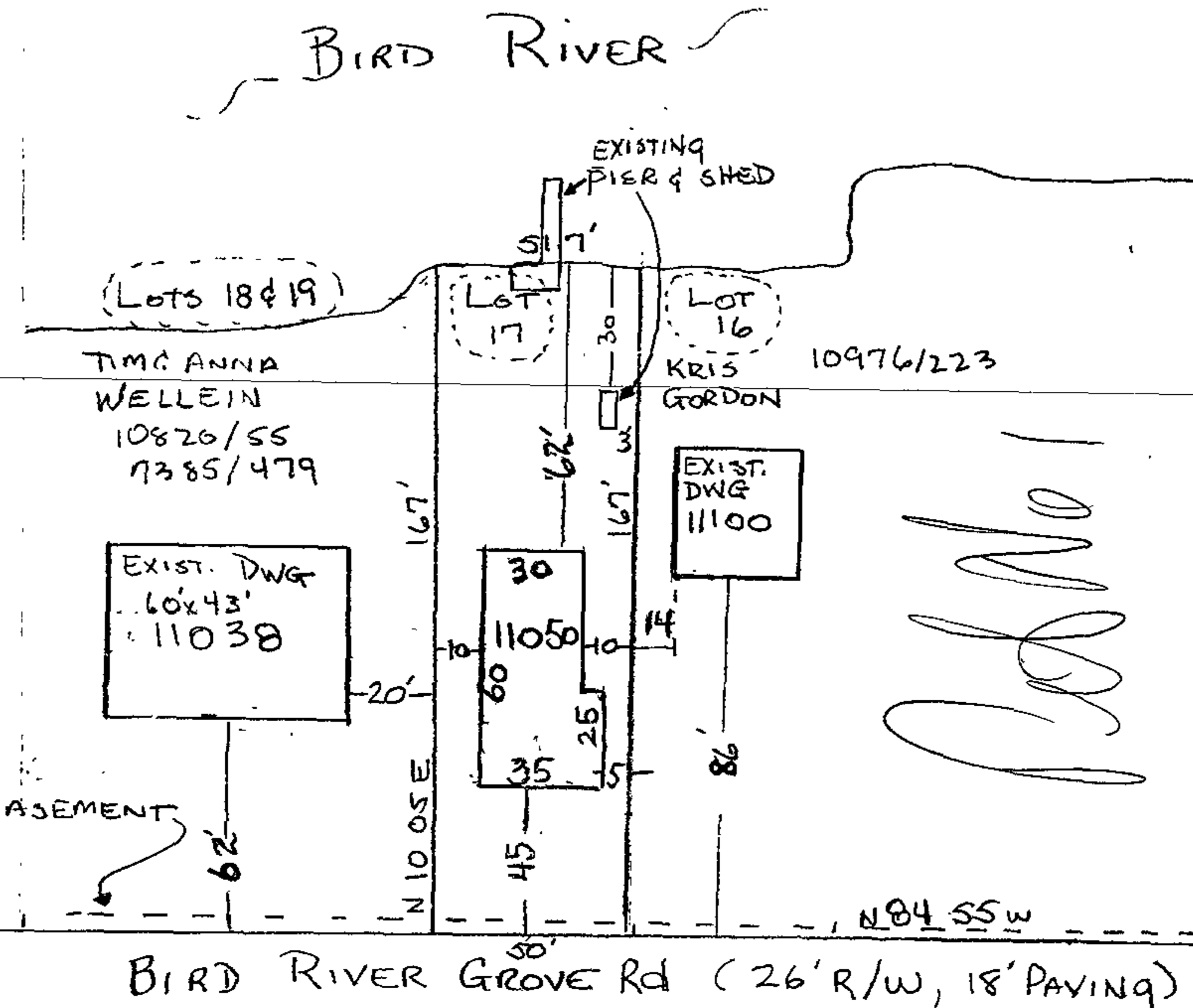
PROPERTY ADDRESS: 11050 BIRD RIVER GROVE Rd

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: COWENTON

plat book # CH 13, folio # 1, lot # 17, section # B

OWNER: YVONNE & JEFFREY BAKER



LOCATION INFORMATION

Election District: 15th

Councilmanic District: 6th

1"-200 scale map #: NE-8J

Zoning: RC-2

Lot size: .192 acreage 8364 square feet

	public	private
SEWER:	<input type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prior Zoning Hearings:	<u>NONE</u>	

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

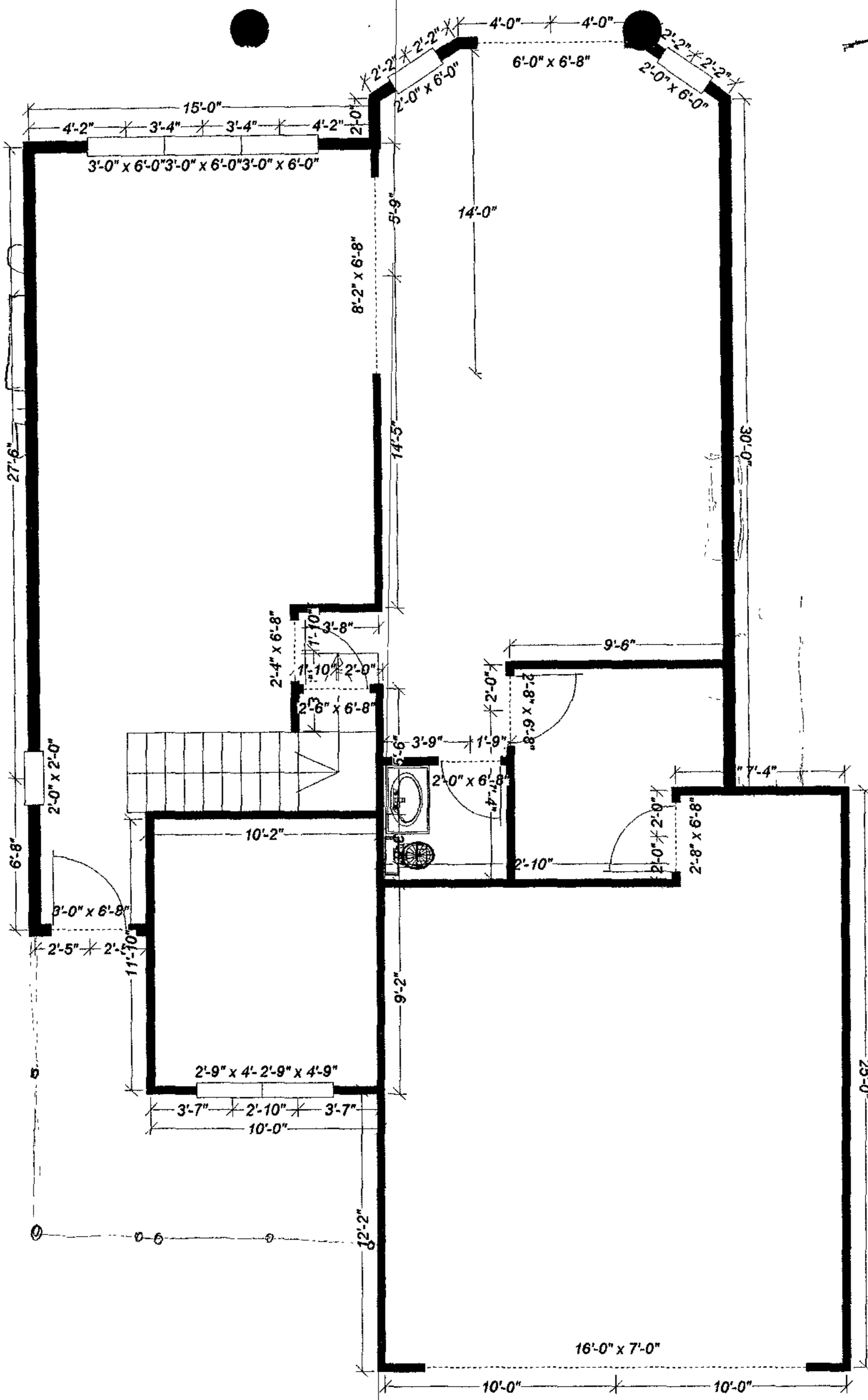
North

date: 2-27-01

prepared by: JDB

Scale of Drawing: 1" = 50'

Red No 2



57

BIR

R.C.2

POB

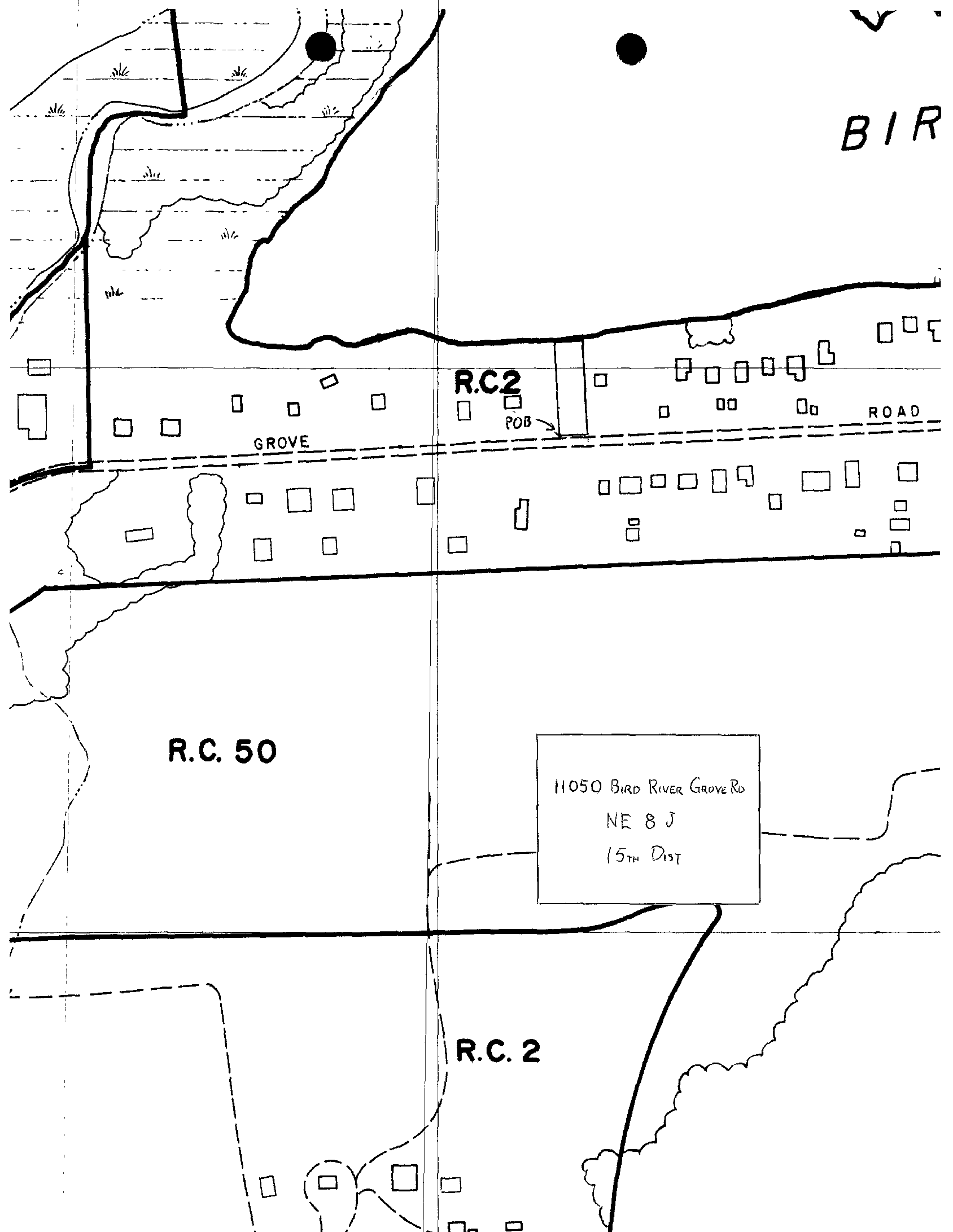
GROVE

ROAD

R.C. 50

11050 BIRD RIVER GROVE RD
NE 8 J
15TH DIST

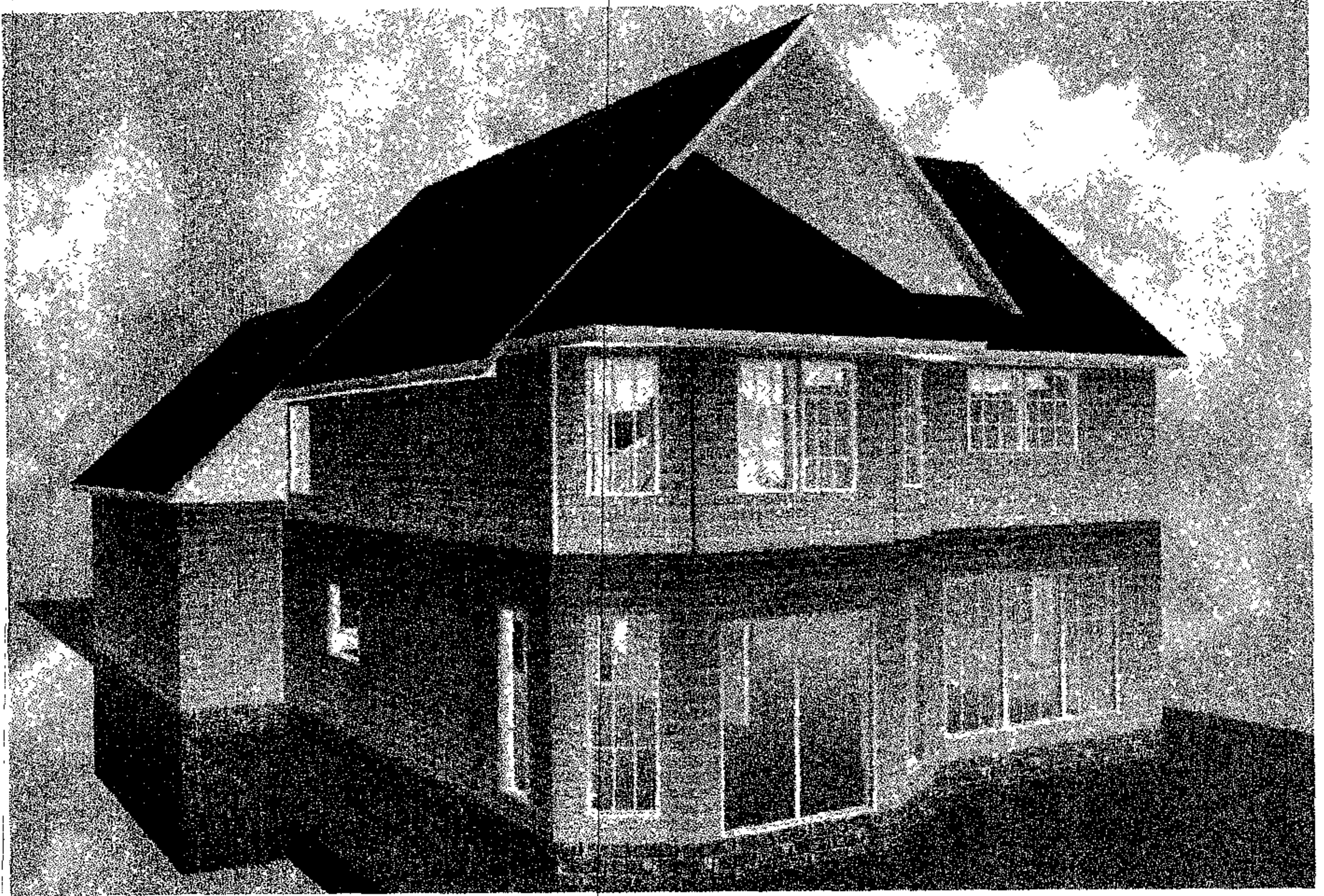
R.C. 2



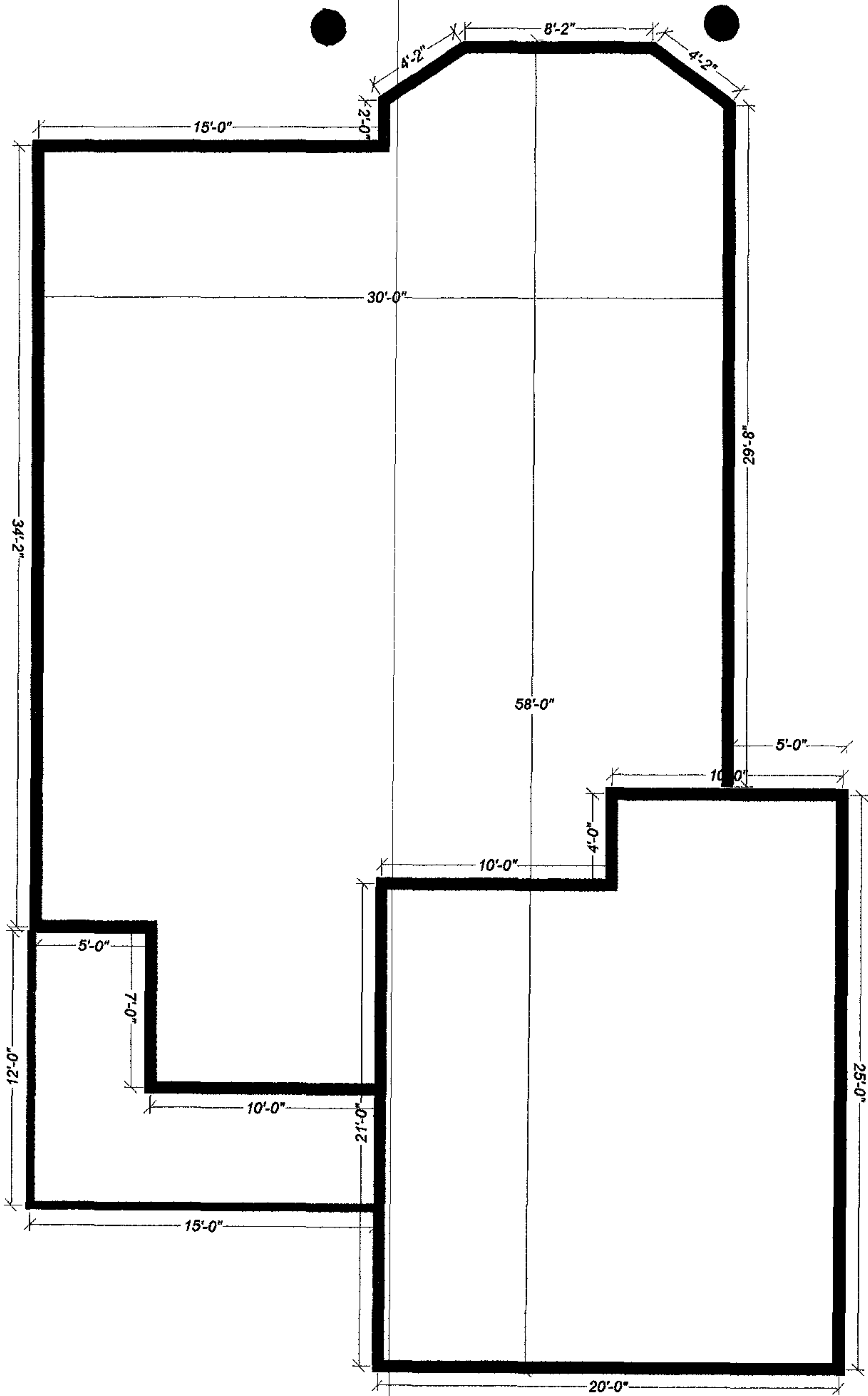


R E C E I V E D
NOV 25 2002
OFFICE OF PLANNING











11050



11028



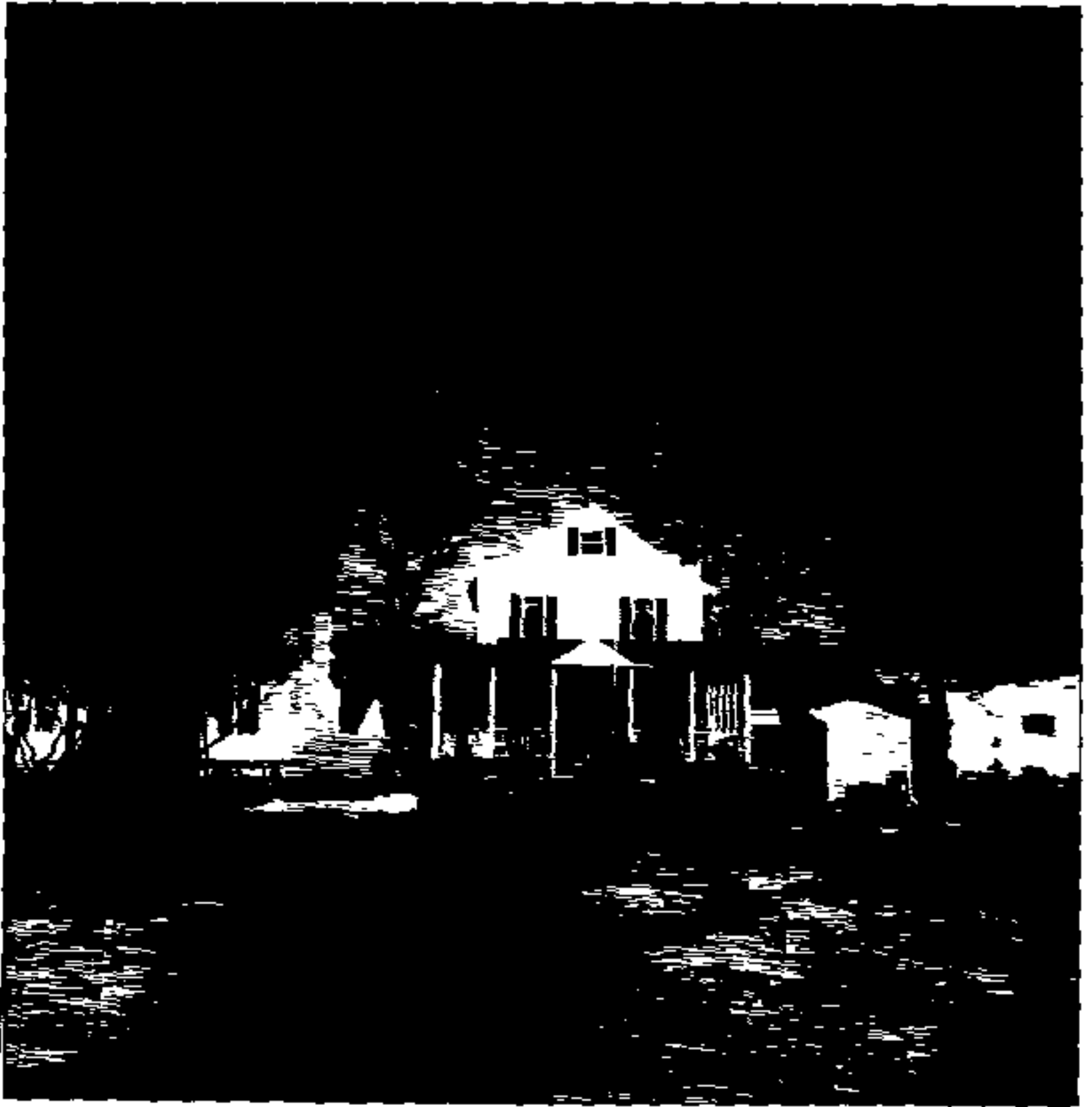
0011



11038



11106



11122







11126

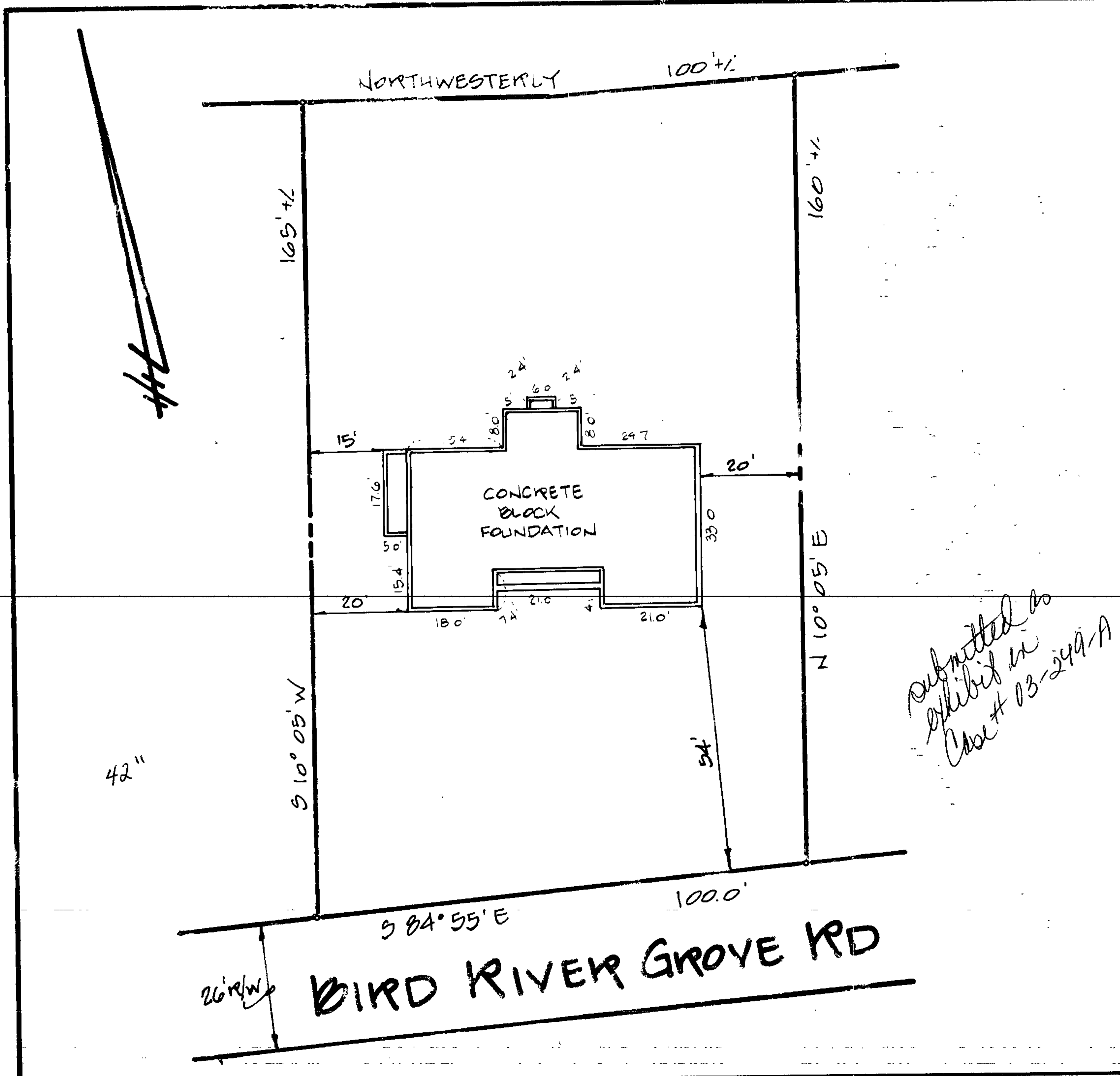
Photographs

11050 Bird River Grove Rd.

CERTIFICATION

I HEREBY CERTIFY TO GMAC MORTGAGE CORPORATION, TIMOTHY J. & ANNA M. WELLEIN AND FIDELITY NATIONAL TITLE INSURANCE CO. THAT I HAVE SURVEYED THE SUBJECT PROPERTY FOR THE PURPOSE OF LOCATING THE CONCRETE BLOCK FOUNDATION AND SAID FOUNDATION IS LOCATED AS SHOWN.

Robert Spellman



REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
 PHONE: 823-3535

FOUNDATION CERTIFICATION

11038 BIRD RIVER GROVE

WELLEIN PROPERTY
 LOTS 18 & 19
 AMENDED PLAT SECTION B
 BIRD RIVER GROVE
 13/1

ELECT. DIST. 15 BALTO. COUNTY, M

SCALE: 1" = 20'	DES. BY:	SHT. 1
DATE: 12/21/09	DRN. BY: PMJ	