IN RE: PETITION FOR VARIANCE
NE/S Shore Road, approx. 1000' S of its intersection w/Todd Point Lane
(4600 Shore Road)
15th Election District
7th Council District

Joseph A. Bossalina, et ux, Owners; Thomas A. Carling, et ux, Contr. Pur.

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 03-294-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, Joseph A. and Rebecca Bossalina, and the Contract Purchasers, Thomas A. and Lisa Carling. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sum of the side yard setbacks of 22 feet in lieu of the minimum required 25 feet for a new dwelling, to permit a lot area of 8,112 sq.ft. in lieu of the minimum required 10,000 sq.ft., and to approve the subject property as an undersized lot and any additional relief deemed necessary to permit 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 Lisa Carling, Contract Purchaser/co-Petitioner, and Ronald Jordan, Builder. Also appearing on behalf of the Petitioners were Jerry Caplan, Rosemary Shkor, John Ford, Mark Ford, and Heather Kelly. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped, waterfront parcel located on Back River, with frontage on the northwest side of Shore Road, south of its intersection with Todd Point Lane in southeastern Baltimore County. The property is also known as Lot 1 of the subdivision known as Merritt Shores, and contains a gross area of 8,112 sq.ft., more or less, zoned D.R.3.5. As is often the case with older communities, this

subdivision was recorded in the Land Records of Baltimore County many years ago, prior to the first set of zoning regulations in Baltimore County. Thus, many of the lots are undersized and lack sufficient width and area to meet current zoning requirements. As shown on the site plan, the subject lot is 50 feet wide and approximately 163 feet deep, with an overall area of 8,112 sq.ft. Under the D.R.3.5 zoning regulations, a minimum lot width of 75 feet is required and the minimum area required is 10,000 sq.ft. Moreover, the total sum of the side yards provided must be 25 feet.

Mr. & Mrs. Bossalina have owned the property for many years; however, have contracted to sell the lot to Thomas and Lisa Carling who wish to construct a single-family dwelling thereon, to be known as 4600 Shore Road. The proposed dwelling will be a two-story structure, approximately 28 feet wide by 30 feet deep, and centered on the lot to provide 11-foot side yard setbacks on both sides. Testimony indicated that the Petitioners have spoken with the adjoining property owners who have no objections to the proposed location of the house. However, due to the narrow width and small size of the property, the requested relief is necessary in order to proceed as proposed.

Based upon the testimony and evidence presented, I am persuaded that relief should be granted. I find that the property is unique by virtue of its configuration and its location in a subdivision that was recorded prior to the adoption of the zoning regulations. Neither the current owners nor the contract purchasers own any adjacent land to bring the lot into compliance with current zoning regulations. Thus, I find that the Petitioner has produced testimony sufficient to meet the requirements of Section 307 of the B.C.Z.R. for relief to be granted. However, in doing so, certain restrictions shall be imposed. First, due to its waterfront location, the proposed development is subject to Chesapeake Bay Critical Areas regulations, as set forth in the Zoning Advisory Committee (ZAC) comment received from the Department of Environmental Protection and Resource Management. Secondly, the property is located within a flood zone and therefore, subject to the floodplain regulations set forth in the ZAC comment submitted by the Bureau of Development Plans Review. Third, the Petitioner shall submit building elevation drawings of the

ORDER REGRIVED FOR FILING Date

By

proposed dwelling to the Office of Planning for review and approval prior to the issuance of any permits. This is to insure that the proposed dwelling is compatible in character with other homes in the surrounding neighborhood.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of April 2003 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sum of the side yards of 22 feet in lieu of the required 25 feet; to permit a lot width of 50 feet in lieu of the required 75 feet and a lot area of 8,112 sq.ft. in lieu of the minimum required 10,000 sq.ft.; and, to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

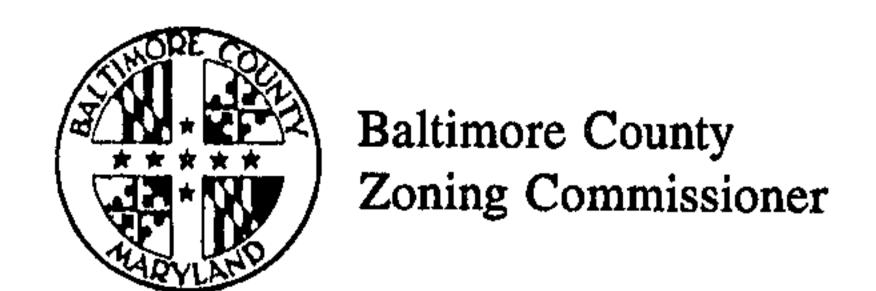
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall comply with the ZAC comments submitted by the Bureau of Development Plans Review, dated January 27, 2003 and the Department of Environmental Protection and Resource Management, dated February 3, 2003, copies of which are attached hereto and made a part hereof.
- 3) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed 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

April 15, 2003

Fax: 410-887-3468

Mr. & Mrs. Joseph A. Bossalina 9319 Seapoint Road Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE

NE/S Shore Road, approximately 1,000' S of Todd Point Lane

(4600 Shore Road)

15th Election District – 7th Council District

Joseph Bossalina, et ux, Owners; Thomas Carling, et ux, Contract Purchasers - Petitioners

Case No. 03-294-A

Dear Mr. & Mrs. Bossalina:

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. & Mrs. Thomas A. Carling

9319 Seapoint Road, Baltimore, Md. 21219

Mr. Ron Jordan, 7204 Greenbank Road, Baltimore, Md. 21220

Chesapeake Bay Critical Areas Commission,

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

DEPRM; Office of Planning; Bureau of Development Plans Review

People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at $\frac{4600}{500}$ Shore RD. which is presently zoned $\frac{D.R.3.5}{5}$

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) 1002.5,304.1 (602R)

TO PERMIT A SUM OF SIDE YARD SETBACKS OF DD FEET IN LIEU OF THE MINIMUM REQUIRED DS FEET FOR A NEW DWELLING AND TO PERMIT A LOT AREA OF 8,112 SQUARE FEET IN LIEU OF THE REQUIRED 10,000 SQUARE FEET AND TO APPROVE AN UNDERSIZED LOT AND ANY ADDITIONAL RELIEF DEEMED NECESSARY

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

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.

is the subject of this Pe	etition.
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
LISA CARLING & THOMAS A. CANLING	JOSEPH A. BOSSACINA
Namer Type of Print I Com Con Con	Namer Type or Print O. Bosson O. Company O. Company
2801 1 HM Street 410-477-1077	Signature Rebecca Bossalina
Address Telephone No 2/2/9 City State Zip Code	Name - Type or Print Lelecca Booseling Signature
Attorney For Petitioner:	9319 SEAPOINT RO 410 388 9310
	Address Telephone No. 21219
Name - Type or Print	City State Zip Code
Cimpoting	Representative to be Contacted:
Signature	RON JORDAN
Company	Name 1204 GREENBANK RD. 410-802-2966
Address Telephone No.	Address Telephone No.
City State Zip Code	BALTO. MD 21226 City State Zip Code
	OFFICE USE ONLY
Case No. 03-294-A	ESTIMATED LENGTH OF HEARING
	UNAVAILABLE FOR HEARING Sy Dilitompson Date 10 00
Reviewed B REV 9/15/98	Y PHONESON Date 12100

BEING all that lot of ground known and designated as Lot No. 1 on the Plat of George W. Merritt's Land, which said land binds on the east side of North Point Road. south of Wise Avenue as shown on the Plat of the survey thereof, prepared by S.J. Martenet and Company, and now recorded among the Plat Records of Baltimore County in Plat Liber W.R.C. No. 7. follo 153 etc., which said lot No. 1 hereby conveyed has a front on the easterly side of Shore Road of fifty feet and extends thence easterly with a uniform width of fifty feet for depth to the waters of Back River, having a depth on the south side of one hundred and fifty feet, and on the north side of one hundred and sixty-three feet, all as shown on the said plat. Being known as 4600 Shore Road Allor Rocworks Handy To

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 <u>Towson</u>, <u>Maryland</u> on the property identified herein as follows:

Case: 03-294-A

4600 Shore Road

E/side North Point Road south of Wise Avenue

15th Election District — 7th Councilmanic District
Legal Owner(s): Joseph and Rebecca Bossalina
Comtract Purchaser: Lisa and Themas A. Carling

Variance to permit a sum of side yard setbacks of 22 feet
in lieu of the minimum required 25 feet for a new dwelling
and to permit a lot area of 8,112 square feet in lieu of the
required 10,000 square feet and to approve an undersized
lot and any additional relief deemed necessary.

Hearing: Wednesday, February 19, 2003 at 10:00 a.m.
in Room 407, County Courts Building, 401 Bosley Ave-

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.

JT 2/609 Feb 4

C586093

🖄 The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

Towson Times

CERTI
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
m 2/4/ ,2003.

☐ North County News

NE Booster/Reporter

→ Owings Mills Times

LEGAL COVERTISING

KAR 近 16:19:48 THIS GRIFTIGHT IN **\$10.00** 柏沙通机 CASHIER'S VALIDATION 1/02/2003 160.00 CK Baltimere County, **EUM** # 245239 FSS 200 Recort Int 0.00 REIMESS 1002/001 NAME IN W line in YELLOW - CUSTOMER 767 ACCOUNT **AMOUNT** MARYL & FINANCE RECEIPT BALTIMORE COUNTY, PINK - AGENCY THURE ANEOUS OFFICE OF BUDGET MISCELL WHITE - CASHIER • DISTRIBUTION RECEIVED FROM: DATE FOR:

THE COLD

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· CERTIFICATE OF POSTING

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A,

' RE	Case No.: 03-24-17 Petitioner/Developer: CARLING
	ETAL Date of Hearing/Closing: 3/26/63
it of Magement	DENOUT FIGURITY CHOSING. 27 7 27 7
MIII ATTENT	ION: BECK HART

POSTPONMENT- DUE TO SNOWSTORM

The second of th

Gentlemen:

Baltimore County Department of

County Office Building, Room [1]

III West Chesapeake Avenue

Towson, MD 21204

Permits and Development Management

This letter is to certify under the pen- were posted conspicuously on the pr	alties of perjury that the necessary sign(s) required by operty located at 4600 Shore	Road
The sign(s) were posted on	3/8/03 (Month, Day, Year)	 -

Sincerely,

LADE ROOM DATE WAND ARCH LA LONG OF THE AUGUST AND ARCH LA LONG OF SIDEYARD ARCH LA LONG OF SIDEYARD ARCH LA LONG OF SIDEYARD ARCH LA LONG OF THE AUGUST AND ARCH LA LONG OF THE ARCH LA L

(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)

4600 Shore Rd,

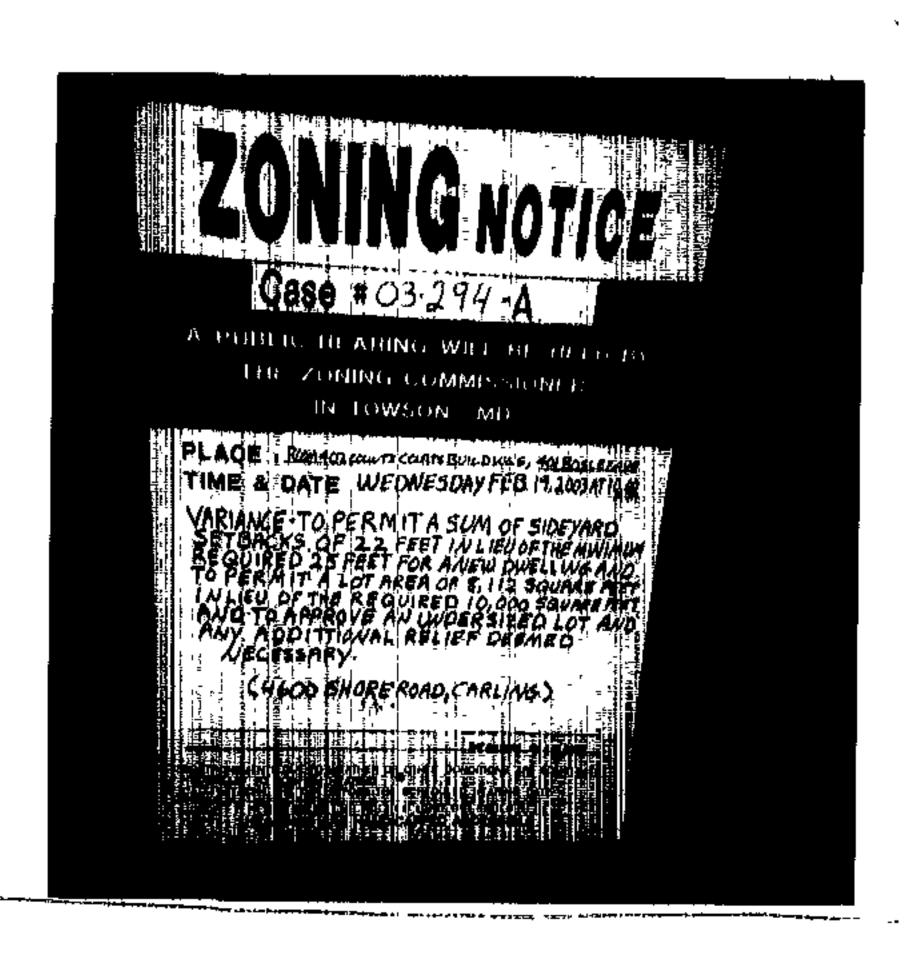
CERTIFICATE OF POSTING

The sign(s) were posted on

nsmittal memo 7671 t" brand fax trai

æ.,

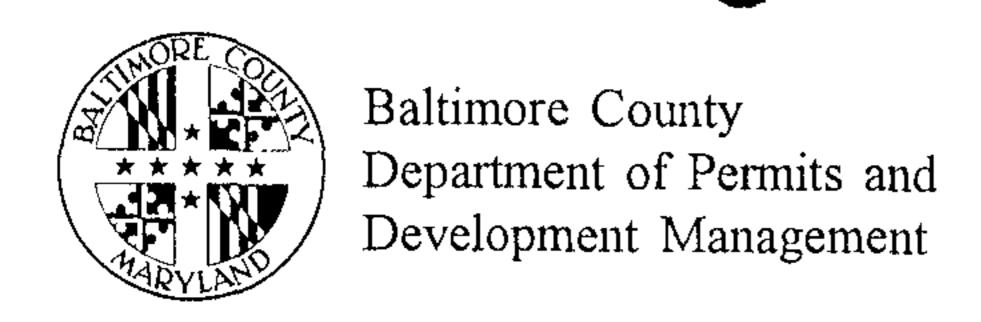
	RE: Case No.: 03-294-A Petitioner/Developer: QARLING
	Date of Hearing/Closing: FEB. 19, 200
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204 ATTEMT	TION: BECKY HART
Gentlemen:	
This letter is to certify under the penalties of perj were posted conspicuously on the property locat	jury that the necessary sign(s) required by law sed at 4600 SHORE ROAD



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)

4600 SHORE ROAD

(Month, Day, Year)



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

Fax: 410-887-5708

February 21, 2003

RESCHEDULED 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: 03-294-A

4600 Shore Road

E/side North Point Road south of Wise Avenue 15th Election District – 7th Councilmanic District Legal Owner: Joseph and Rebecca Bossalina

Contract Purchaser: Lisa and Thomas A. Carling

<u>Variance</u> to permit a sum of side yard setbacks of 22 feet in lieu of the minimum required 25 feet for a new dwelling and to permit a lot area of 8,112 square feet in lieu of the required 10,000 square feet and to approve an undersized lot and any additional relief deemed necessary.

Hearings:

Wednesday, March 26, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

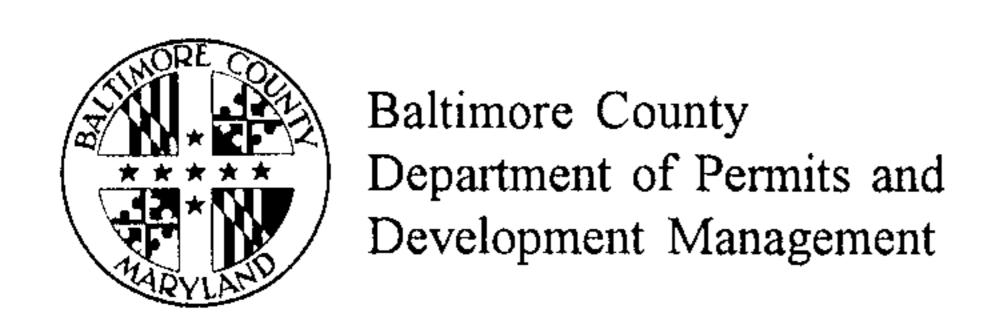
AJ:rlh

Director

C. Mr. and Mrs. Joseph Bossalina, 9319 Seapoint Road, Baltimore 21219 Lisa and Thomas Carling, 2801 11th Street, Baltimore 21219 Ron Jordan, 7204 Greenbank Road, Baltimore 21220

NOTES:

- (1) THE PETITIONER MAY HAVE THE ZONING NOTICE SIGN REPOSTED BY JUST HAVING A STRIP ADDED TO THE SIGN SHOWING THE NEW DATE OF HEARING. IT IS TO BE POSTED ON THE PROPERTY BY TUESDAY, MARCH 11, 2003. CALL CARL RICHARDS IF THERE ARE ANY PROBLEMS WITH REPOSTING.
- (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.



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

Fax: 410-887-5708

January 15, 2003

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: 03-294-A

4600 Shore Road

E/side North Point Road south of Wise Avenue 15th Election District – 7th Councilmanic District Legal Owner: Joseph and Rebecca Bossalina Contract Purchaser: Lisa and Thomas A. Carling

<u>Variance</u> to permit a sum of side yard setbacks of 22 feet in lieu of the minimum required 25 feet for a new dwelling and to permit a lot area of 8,112 square feet in lieu of the required 10,000 square feet and to approve an undersized lot and any additional relief deemed necessary.

Hearings:

Wednesday, February 19, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosiey Avenue

Arnold Jablon

Director

AJ:rlh

C: Mr. and Mrs. Joseph Bossalina, 9319 Seapoint Road, Baltimore 21219 Lisa and Thomas Carling, 2801 11th Street. Baltimore 21219 Ron Jordan, 7204 Greenbank Road, Baltimore 21220

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 4, 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

Tuesday, February 4, 2003 Issue - Jeffersonian

Please forward billing to:

Ron Jordan

410-802-2966

7204 Greenbank Road Baltimore, MD 21220

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: 03-294-A

4600 Shore Road

E/side North Point Road south of Wise Avenue 15th Election District – 7th Councilmanic District

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<u>Variance</u> to permit a sum of side yard setbacks of 22 feet in lieu of the minimum required 25 feet for a new dwelling and to permit a lot area of 8,112 square feet in lieu of the required 10,000 square feet and to approve an undersized lot and any additional relief deemed necessary.

Hearings:

Wednesday, February 19, 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

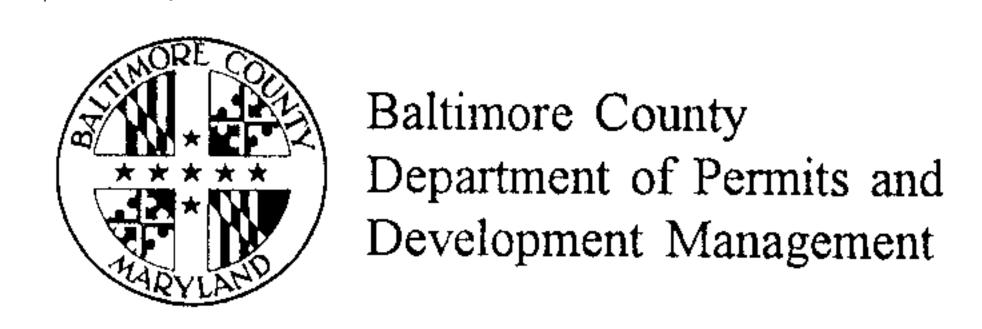
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:	
Item Number or Case Number:O Petitioner:OARLING	3-294-A
Address or Location: H600 SHORE R1).
PLEASE FORWARD ADVERTISING BILL TO	
Name: RON JORDAN	
Address: 7204 GREENBANK RD.	
DAKTO. MD 21220	
Telephone Number: 410-802-296	4

Revised 2/20/98 - SCJ



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

March 21, 2003

Ron Jordan 7204 Greenbank Road Baltimore, MD 21220

Dear Mr. Jordan:

RE: Case Number: 03-294-A, 4600 Shore Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 2, 2003.

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,

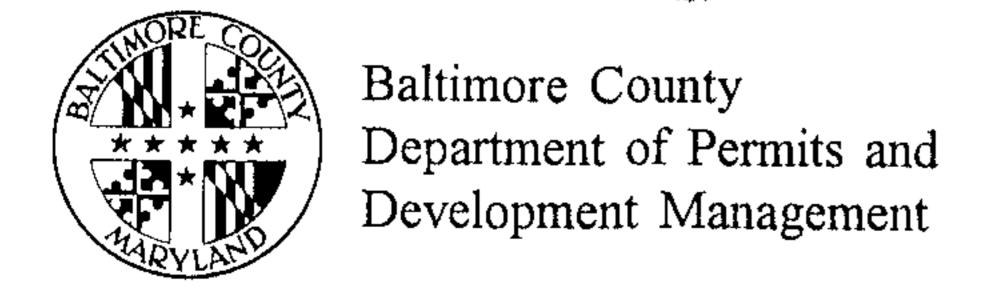
W. Carl Richards, Jr. Supervisor, Zoning Review

U. Calland.

WCR:klm

Enclosures

c: People's Counsel Joseph Bossalina, 9319 Seapoint Road, Baltimore, MD 21219 Thomas and Lisa Carling, 2801 11th Street, Baltimore, MD 21219



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

February 14, 2003

Ron Jordan 7204 Greenbank Road Baltimore, MD 21220

Dear Mr. Jordan:

RE: Case Number: 03-294-A, 4600 Shore Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 2, 2003.

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:klm

Enclosures

People's Counsel
 Joseph Bossalina, 9319 Seapoint Road, Baltimore, MD 21219
 Thomas and Lisa Carling, 2801 11th Street, Baltimore, MD 21219



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 1.17.23

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

RE: Baltimore County

Item No. 294 77

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. J. Aredla

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

My telephone number is ______



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

January 14, 2002

ATTENTION: Rebecca Hart

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:

291, 293-301, 303 +304

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R.Bruce Seeley & BS ITGT

DATE:

February 3, 2003

SUBJECT:

Zoning Item 294

Address

4600 Shore Road

Zoning Advisory Committee Meeting of January 13, 2003

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.

X 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).

— X 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).

X Additional Comments:

See Attached Comments

Reviewer: Keith Kelley

Date: January 29, 2003

JATO ER RECEIVED/FOR FILING

CBCA Zoning Comments (zoning item 499)

The property is located within the Limited Development Area (LDA), or Resource Conservation :\rea (RC.\). or Intensely Developed :\rea (ID.\)) of the Chesapeake Bay Critical

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 's acre in size.

Man-made impervious surfaces are limited to 25% for 'ots less than 's acre in size.

Vilugation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to 252 of the lot & 500 square feet or 3: 25% of the lot. Otherwise, a Critical Area

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

_'53% forest must be established or maintained. This equates to _____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-lieur is required for the placement of the proposed structure

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

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

_____A Critical Area Administrative variance (CAA). Is required for the placement of the proposed structure within 190° of fidal vaters, tidal vetlands, stream, or within 25° of non-tida.

_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 Kdk#14/cbcazoningcomments

K. OW

April 9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-294

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:

Section Chief: Kanny Shawar

AFK/LL:MAC

RECEIVED
RECEIVED
TOWNSSIONER

DATE: February 10, 2003

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits &

Development Management

DATE: January 27, 2003

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 21, 2003

Item No. 294

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

This site is located in a 100-year tidal floodplain area. The minimal flood protection elevation is 10.4 feet. Basements are not permitted in the F.P.A.

The buildings engineer shall require a permit for all development, storage equipment and materials, or place of manufactured homes in the floodplain area; and permit shall be granted only after necessary permits from the state and federal agencies have been obtained.

RWB:HJO:jrb

cc: File

ZAC-01-21-2003-ITEM 294-01272003

INTER FICE CORRESPONDENCE	
RECOMMENDATION FORM	

Permit or Case No. 03-294-A

Residential Processing Fee Paid

(\$50.00)

Director, Office of Planning & Community Conservation

Attention: Lynn Lanham

401 Bosley Avenue

Towson, MD 21204

FROM: Arnold Jablon, Director

County Courts Building, Room 406

TO:

	Department of Permits & Development Management	Accepted by DTHompSon Date 1 2 03
₹E:	Undersized Lots	
oursual he Offi	nt to Section 304.2 (Baltimore County Zoning Regulations) effective June ce of Planning and Community Conservation prior to this office's approval	25, 1992, this office is requesting recommendations and comments from of a dwelling permit
MINIM	UM APPLICANT SUPPLIED INFORMATION:	
	Print Name of Applicant Address	11th ST BALTO. MD 21219 Telephone Number
	Lot Address <u>4600 SHORE CD</u> Election	District 15 Councilmanic District 7 Square Feet 9112
ot Loc	cation. NES W/side/corner of NC FTN POINT TO. (street)	feet from N ESW corner of WISE. AUE. (street)
and C	WNER L'OSEPH A. SK REBECLA M. BUJSGALINA	Tax Account Number 1518000 540
ddres	s 9519 SEA POINT RO. BALTO, MD 21219-	<u>2333</u> Telephone Number ()
HECK	LIST OF MATERIALS- (to be submitted for design review by the Office of	f Planning and Community Conservation)
TO B	E FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND I	
This	Recommendation Form (3 copies)	PROVIDED? YES NO
Perm	it Application	
Site F Pro	Plan perty (3 copies)	J
Build	ing Elevation Drawings	
	ographs (please labe! all photos clearly) ning Buildings	
Surro	unding Neighborhood	
Curre	int Zoning Classification: DR 3.5	
	TO BE FILLED IN BY THE OFFI	ICE OF PLANNING ONLY!
=COMA	MENDATIONS / COMMENTS	
2001111		
	Approval Disapproval Approval conditioned on required in	modifications of the application to conform with the following recommendations
		•
ined by	for the Director Office of Planning and Community Conservation	Date

Revised 2/05/02

RE: PETITION FOR VARIANCE * BEFORE THE

4600 Shore Road; Eside North Point Road,

S of Wise Avenue * ZONING COMMISSIONER

15th Election District

7th Councilmanic District * FOR

Legal Owner(s): Joseph & Rebecca Bossalina

Petitioner(s) * BALTIMORE COUNTY

* 03-294-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

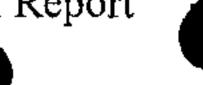
(410) 887-2188

CERTIFICATE OF SERVICE

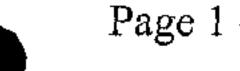
I HEREBY CERTIFY that on this 14th day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to, Ron Jordan, 7204 Greenbank Road, Baltimore, MD 21220, Representative for Petitioner(s).

HETER MAX ZIMMERMAN

People's Counsel for Baltimore County







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 - 1518000540

Owner Information

Owner Name:

BOSSALINA JOSEPH A,SR

BOSSALINA REBECCA M

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address:

9319 SEA POINT RD

BALTIMORE MD 21219-2333

Deed Reference:

1) /15595/ 722

Location &	Structure	Information
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Premises Address 4600 SHORE RD

Zoning

Legal Description

4600 SHORE RD MERRITT SHORES

Sub District Map Grid **Parcel**

Primary Structure Built

0000

Land:

220

WATERFRONT Section Subdivision

Block Lot

Group Plat No: Plat Ref:

7/ 153

Special Tax Areas

104

16

Town **Ad Valorem**

Tax Class

Enclosed Area

Property Land Area

County Use

34

8,112.00 SF

Stories

Basement

Type

Exterior

Value Information

Base Value As Of Value 01/01/2003 18,610 43,110

Phase-in Assessments As Of 07/01/2002

As Of 07/01/2003

Improvements: Total: Preferential Land: 18,610 43,110

18,610

26,776

Transfer Information

Seiler: RAY MARGARET C UNIMPROVED ARMS-LENGTH Type: Seller:

RAY MARGARET C NOT ARMS-LENGTH Date: Deed1: Date:

Deed1:

Deed1:

Date:

09/24/2001 /15595/ 722 05/20/1999

/13761/ 229

\$75,000 Price: Deed2:

\$0 Price:

Deed2: Price: Deed2:

Exemption Information

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

Tax Exempt: **Exempt Class:**

Type:

Seller:

Type:

NO

Special Tax Recapture:

* NONE *



Parris N. Glendeming
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

January 14, 2003

Ms. Rebecca Hart
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 01/21/03 re: case numbers 03-291-A, 03-292-SPHA, 03-293-A/03-294-A, 03-295-A, 03-296-A, 03-297-SPHA, 03-299-A, 03-300-SPH, 03-301-A, 03-302-SPHXA, 03-303-SPHXA, 03-304-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/14/03. 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

Carine Staffe do

Local Planning Assistance Unit

cc: Mike Nortrup

DATE	CASE NUMBER	CASE NAME

PETITIONER'S SIGN-IN SHEET

a C	wba(t.	TOWSON, IMD 21286	1202 CULVERT RD	Heather Keily
	MARKERD 437 @ MOL, COM	How	6 TODO A	MIKK 11. FORD
		W/0mm 6 DE, 19934	1368 OAK PTI SCHOOL RA	1+11 1= bre T
	SHKOR 3645 6 HOL. COM.	BALTO. MD. 21219	7511 IRAQUOIS AVE.	Rosemany Shkor
		M	GRUCH BAHK I	> Joes
	. ,	more MD 2	Q	Jeery Carlyn
	J5947/10 asl. con	BAHMORE MD 21219	MRDI 11th Sport	199 CARlina
	E- MAIL	CITY, STATE, ZIP	ADDRESS	NAME

50'

50

50

TODD POINT LANE

SHORE RD.

SCALE: 1" = 1000 LOCATION INFORMATION ELECTION DISTRICT 15 COUNCILMANIC DISTRICT 7 1"=200' SCALE MAP # SE 4-H ZONING DR 3,5 8112 LOT SIZE ACREAGE SQUARE FEET PRIVATE PUBLIC SEWER WATER FLOOD ZONE "A-10" YES CHESAPEAKE BAY CRITICAL AREA 100 YEAR FLOOD PLAIN HISTORIC PROPERTY/ BUILDING PRIOR ZONING HEARING NONE ZONING OFFICE USE ONLY REVIEWED BY ITEM # CASE # 294