

IN RE: PETITION FOR VARIANCE
N/S Rosalie Avenue, 450' E of the c/l
Greyhound Road
(2114 Rosalie Avenue)
15th Election District
5th Council District

Steve Weber
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-333-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Steve Weber. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single family dwelling on a lot 50 feet wide in lieu of the required 70-foot width, with a side yard setback of 12.5 feet in lieu of the required 15 feet; a sum of the side yards of 22.5 feet in lieu of the required 25 feet; and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. 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 was Steve Weber, property owner. 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 with frontage on Middle River and the south side of Rosalie Avenue, just west of Greyhound Road in the community of Turkey Point in Essex. The property is 50 feet wide by 158 feet deep and contains a gross area of 7,900 sq.ft., more or less, zoned D.R.3.5. Mr. Weber has owned and resided on the property for the past 10 years. Presently, the site is improved with a single-family dwelling, approximately 22' x 37' in dimension, which was built many years ago and is in need of substantial repair. Rather than renovate the structure, Mr. Weber proposes razing the building and constructing a new single family dwelling in its place. As shown on the site plan, the new dwelling will be slightly larger (27.5' x 54' in dimension). A

ORDER RECEIVED FOR FILING

Date

3/11/13

By

[Signature]

drawing of the proposed dwelling, submitted into evidence as Petitioner's Exhibit 2, shows that it will be an attractive structure and appropriate for this waterfront community. Moreover, building elevation drawings of the proposed dwelling were submitted to and approved by the Office of Planning as being consistent with the character of other homes in the neighborhood.

Variance relief as set forth above is requested to approve the proposed construction. As is often the case with older communities, the subject property was laid out prior to the adoption of the first set of zoning regulations in Baltimore County in 1945 and thus, does not meet current development standards. Under the D.R.3.5 zoning regulations, a minimum 70-foot wide lot is required. Additionally, the side yard setback requirements cannot be met due to the narrow width of the lot. An examination of the site plan shows that the adjacent property on the east side is an unimproved lot that has been vacant for many years and is apparently undevelopable. The closest dwelling in that direction is approximately 80 to 100 feet away. To the other side (west), the neighbor's property is improved with a single-family dwelling that is situated 44 feet from the common property line shared with the subject lot. These characteristics are of note in that the subject proposal will not overcrowd the lot or be detrimental to the adjacent properties.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioner has satisfied the requirements of Section 307 for relief to be granted. The uniqueness of the property is its narrow width and the fact that same is an older lot of record. It is clear that a denial of the request would prohibit the Petitioner from utilizing the property for an intended purpose, i.e., single-family dwelling. Moreover, for reasons set forth above, I believe that the proposed improvements will not be detrimental to adjacent properties. However, in approving the relief, I will impose certain conditions.

As noted above, the property is located within the Chesapeake Bay Critical Areas, and as such, is subject to compliance with those regulations pursuant to the Zoning Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM). Moreover, the proposed development must comply with Federal Flood Insurance requirements as noted in the ZAC comments submitted by the Bureau of Development

ORDER RECEIVED FOR FILING

Date

3/11/03

By

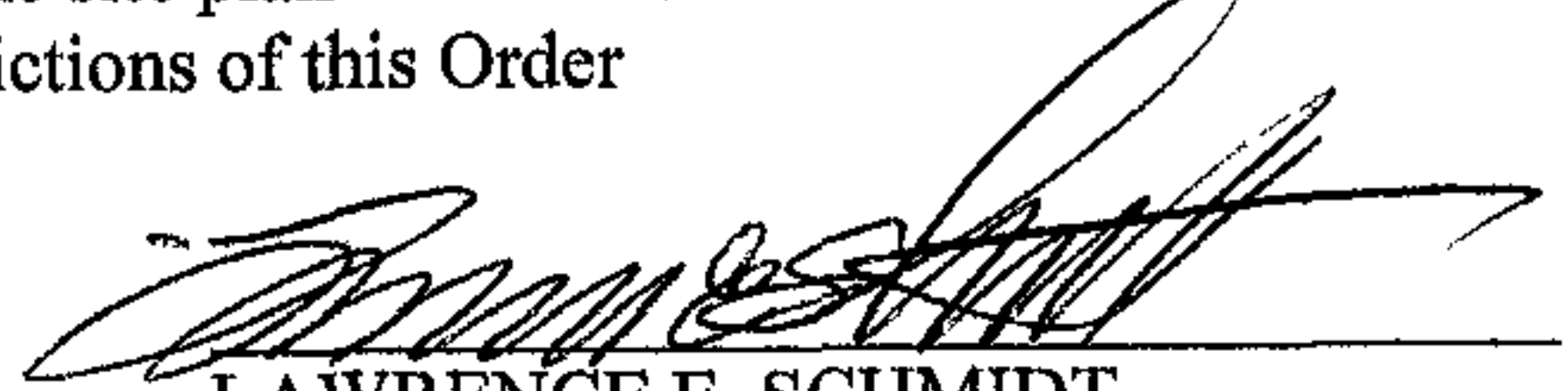
[Signature]

Plans Review, copies of which are attached hereto and made a part hereof. Third, the proposed construction shall be substantially in accordance with the building elevation drawings reviewed and approved 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 12th day of March 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 single-family dwelling on a lot 50 feet wide in lieu of the required 70-foot width, with a side yard setback of 12.5 feet in lieu of the required 15 feet; a sum of the side yards of 22.5 feet in lieu of the required 25 feet; 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 Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 and the Department of Environmental Protection and Resource Management, dated February 24, 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

ORDER RECEIVED FOR FILING

Date 3/11/03

By [Signature]



Baltimore County
Zoning Commissioner

March 11, 2003

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

Mr. Steve Weber
2114 Rosalie Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
N/S Rosalie Avenue, 450' E of the c/l Greyhound Road
(2114 Rosalie Avenue)
15th Election District – 5th Council District
Steve Weber - Petitioners
Case No. 03-333-A

Dear Mr. Weber:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: 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

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CRITICAL AREA

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2114 Rosalie Ave Essex Md 21221
which is presently zoned DR 3.5

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)

1 B02.3C.1 and 309, BC2R, to permit a single family dwelling on a 50 ft wide lot in lieu of the required 70 ft. lot, a side yard set back of 12.5 in lieu of the required 15 ft, sum of side yard of 22.5 ft in lieu of the required 25 ft, and under size lot approval

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

To be presented at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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:

Steve Weber
Name - Type or Print
Steve Weber
Signature
2114 Rosalie Ave. 410-687-5073
Address Telephone No.
Essex, Md. 21221
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

ORDER RECEIVED FOR FILING
3/11/08
Date
B

Case No. 03-333A

Legal Owner(s):

Steve Weber
Name - Type or Print
Steve Weber
Signature
Name - Type or Print
Signature
2114 Rosalie Ave 410-687-5073
Address Telephone No.
Essex Md 21221
City State Zip Code

Representative to be Contacted:

Steve Weber
Name
2114 Rosalie Ave 410 687 5073
Address Telephone No.
Essex Md 21221
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 1-17-03

Zoning Description

Zoning description for 2114 Rosalie Avenue. Beginning at a point on the north side of Rosalie avenue which is 20 feet wide at a distance of 450 feet East fo the center line of the nearest improved intersecting street Greyhound which is 20 feet wide. Recorded in Baltimore County Plat Book # 4, Folio# 29, containing 7,900 square feet. Also know as 2114 Rosalie Ave and located in the 15 Election District, 5 Councilmanic District.

333

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **20440**

DATE

ACCOUNT

1-17-03
601-006-6150

AMOUNT

\$ 65.00

RECEIVED
FROM:

Wobbe 2114 Rosalie Ave

FOR

Wobbe

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT
BUSINESS ACTUAL TIME

1/17/2003 1/17/2003 14:33:53

RECEIPT # 211700 1/17/2003 14:14

5 528 20MIN VERIFICATION

CR NO. 020440

Receipt Tot \$65.00

.00 CR 00.00 CR

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: #03-333-A
2114 Rosalie Avenue
N/side Rosalie Road 450
feet east of centerline off
Greyhound Street
15th Election District
5th Councilmanic District
Legal Owner(s): Steve
Weber
Hearing: Monday, March
10, 2003 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For Information con-
cerning the file and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

2/26/03 Feb 20 0688571

CERTIFICATE OF PUBLICATION

2/21/2003

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 2/20/2003.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-333-A

Petitioner/Developer: STEVE

WEBER

Date of Hearing/Closing: 3/10/03

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

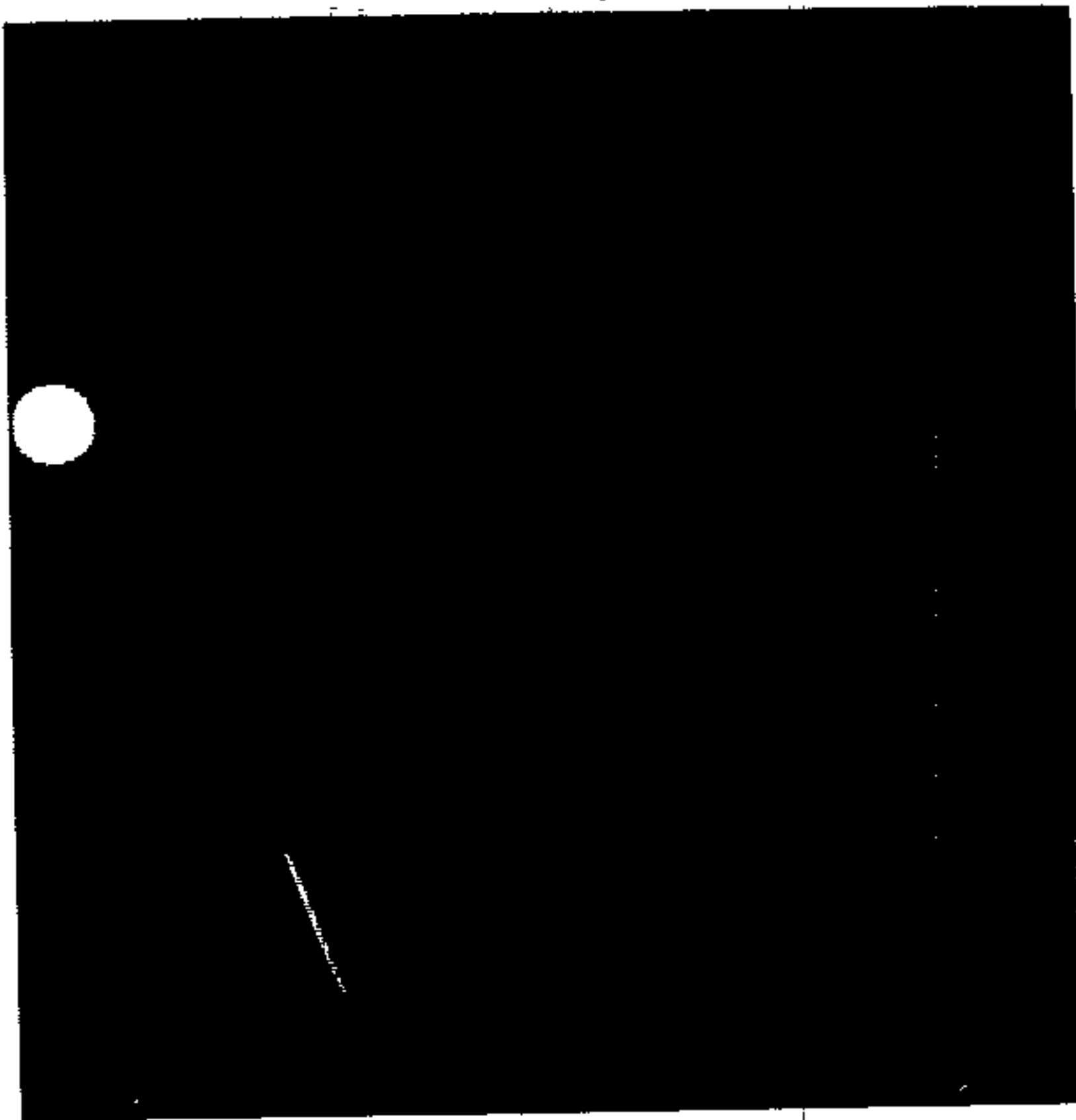
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 2114 ROSALLE AVE

The sign(s) were posted on 2/22/03
(Month, Day, Year)

Sincerely,



[Signature] 2/22/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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

January 30, 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: 03-333-A

2114 Rosalie Avenue

N/side Rosalie Road 450 feet east of centerline off Greyhound Street

15th Election District – 5th Councilmanic District

Legal Owner: Steve Weber

Variance to permit a single-family dwelling on a 50-foot wide lot in lieu of the required 70 feet lot. To permit a side yard setback of 12.5 in lieu of the required 15 feet. To permit the sum of side yard 22.5 feet in lieu of the required 25 feet and undersize lot approval.

Hearings: Monday, March 10, 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: Steve Weber, 2114 Rosalie Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 22, 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.



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: 333
Petitioner: STEVE WEBER
Address or Location: 2114 ROSALIE AVE BALTO, MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME
Telephone Number: 410 - 687-5073

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

March 7, 2003

Steve Weber
2114 Rosalie Avenue
Essex, MD 21221

Dear Mr. Weber:

RE: Case Number: 03-333-A, 2114 Rosalie Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 17, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: January 28, 2003

Item No.: 326-329, ³³³331-338

Dear Ms. Hart:

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.

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

cc: File

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MARYLAND DEPARTMENT OF TRANSPORTATION
Robert L. Ehrlich, Jr., *Governor* • Michael S. Steele, *Lt. Governor* • Trent M. Kittleman, *Acting Secretary*

Date: 1.28.03

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

RE: Baltimore County
Item No. 333 JCM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

My telephone number/toll-free 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 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS / TBT*
DATE: February 24, 2003
SUBJECT: Zoning Item 333
Address 2114 Rosalie Avenue

Zoning Advisory Committee Meeting of January 28, 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.
- ☒ 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: February 12, 2003

ORDER RECEIVED/FOR FILING

Date 3/11/03

By [Signature]

CBCA Zoning Comments (zoning item # 333)

☒ 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 31-252~~ 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.

☒ 5% forest must be established or maintained. This equates to 2 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.

cdk#14/cbc zoning comments

ORDER RECEIVED FOR FILING

Date 3/11/03

By [Signature]

AP
3/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 13, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-318, 03-333 & 03-346

RECEIVED
MAR 13 2003
ZONING COMMISSIONER

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

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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 February 3, 2003
Item No. 333

DATE: February 24, 2003

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

The flood protection elevation for this site is 11.2 feet.

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

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

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevations limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

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 the county.

RWB:CEN:jrb

cc: File

ZAC-2-3-2003-ITEM NO 333-02242003

ORDER RECEIVED FOR FILING

Date 3/11/03

By [Signature]

Zoning office

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

2/6/03

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

Permit or Case No. 03-333A

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

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:

Steve Weber 2114 Rosalie Ave. Essex Md 21221 410-687-7053
Print Name of Applicant Address Telephone Number

2114 Rosalie Ave Election District 15 Councilmanic District _____ Square Feet 7900
Lot Address

Lot Location: NE S W/side/corner of Rosalie Ave 450 feet from NE S W corner of Greyhound
(street) (street)

Land Owner: Steve Weber Tax Account Number 1501.351460

Address: 2114 Rosalie Ave Telephone Number 410-687-5073

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) | ☒ | ☐ |
| 2. Permit Application | ☐ | ☒ |
| 3. Site Plan
Property (3 copies) | ☒ | ☐ |
| Topo Map (2 copies): available in Room 208, County Office Building - (please label site clearly) | ☒ | ☒ |
| 4. Building Elevation Drawings | ☒ | ☐ |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings | ☒ | ☐ |
| Surrounding Neighborhood | ☒ | ☐ |
| 6. Current Zoning Classification: <u>DR 3.5</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:

- ① LENGTH OF PROPOSED HOME (54') AND LENGTH OF MODEL (64') DIFFER. WHAT IS IT. NO 64' in deck
- ② ARE THE EXISTING HOUSE AND THE EXISTING GARAGE BEING RAISED? YES
- ③ SHOW EXTENTS (DIMENSIONS) OF NEW DRIVEWAY PAVING. Shawn J. Plan
- Signed by: [Signature] Date: 2/4/03
for the Director, Office of Planning and Community Conservation
- ④ SHOW RELATIONSHIP OF EXISTING VS. PROPOSED IMPROVEMENT SURFACES AS A PERCENTAGE. all conditions met by applicant.
- JAN 22 2003
Revised 2/25/99
4/11/03

SCHEDULED DATE 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: _____

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burtan
Deputy Secretary

January 29, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Mail Stop # 1105
Towson MD 21204

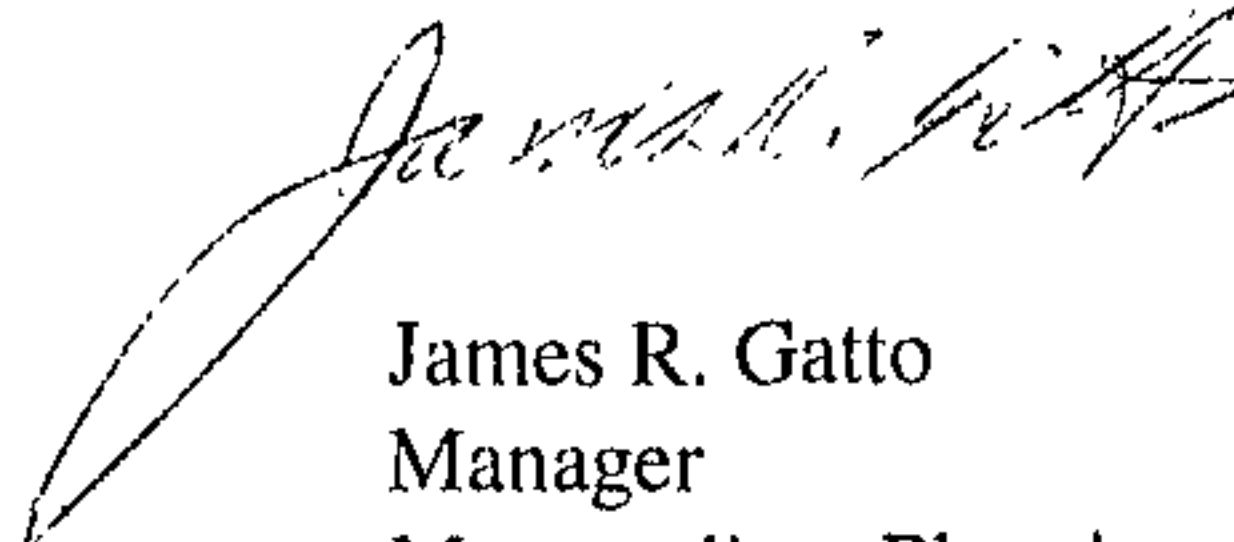
Re: Zoning Advisory Committee Agenda, 2/03/03 re: case numbers 03-298-SPH, 03-326-A, 03-327-X, 03-328-A, 03-329-SPH, 03-330-SPHX, 03-331-A, 03-332-SPH, 03-333-A, 03-334-A, 03-335-A, 03-336-A, 03-337-SPHA, 03-338-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/28/03. 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
Local Planning Assistance Unit

cc: Mike Nortrup

RE: PETITION FOR VARIANCE * BEFORE THE
2114 Rosalie Avenue; Nside Rosalie Rd; 450ft *
E ctrline off Greyhound Street * ZONING COMMISSIONER
15th Election District *
5th Councilmanic Distict * FOR
Legal Owner(s): Steve Weber *
Contract Purchaser(s): Steve Weber * BALTIMORE COUNTY
Petitioner(s) *
03-333-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 21st day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to, Steve Weber, 2114 Rosalie Avenue, Essex, MD 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

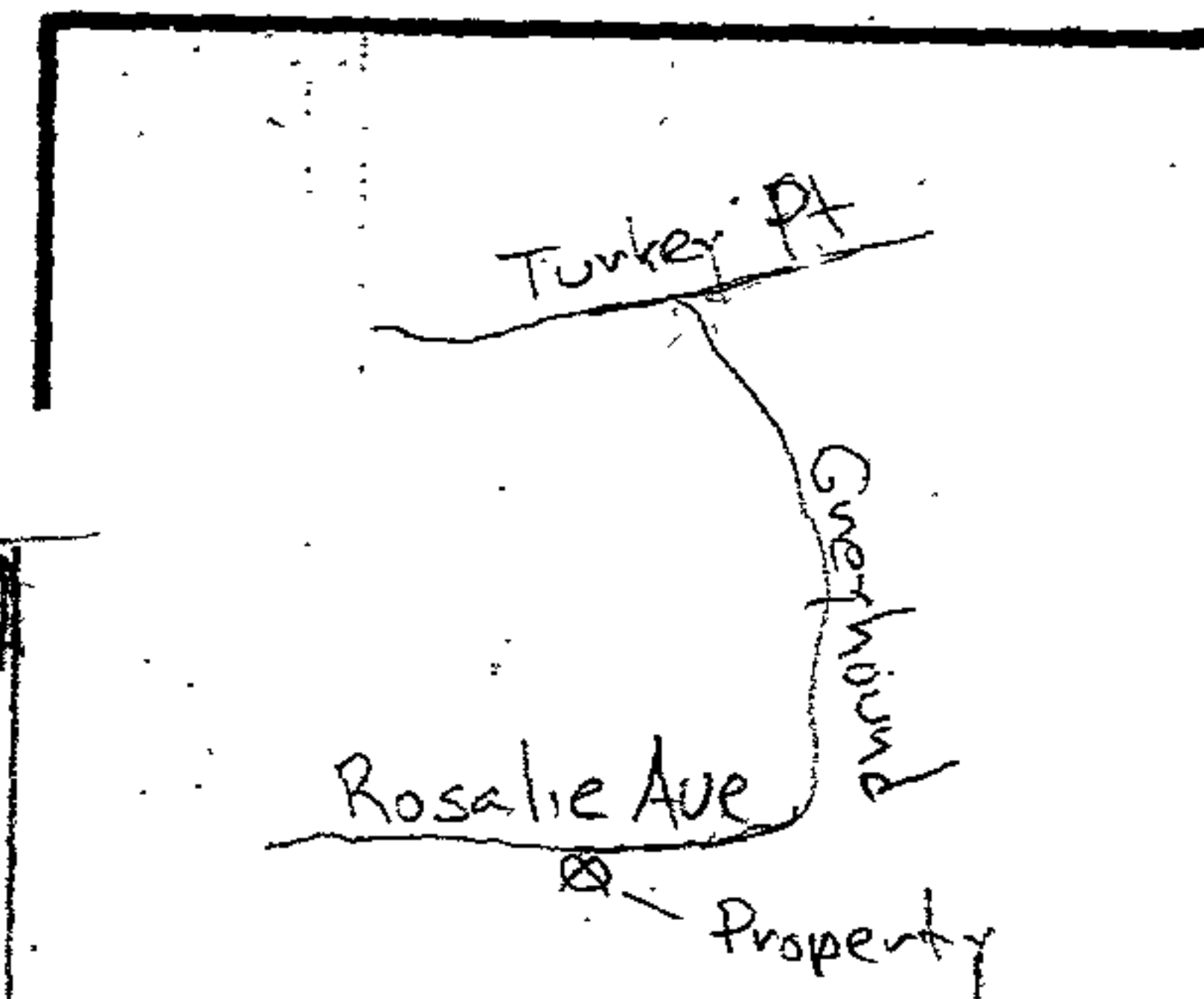
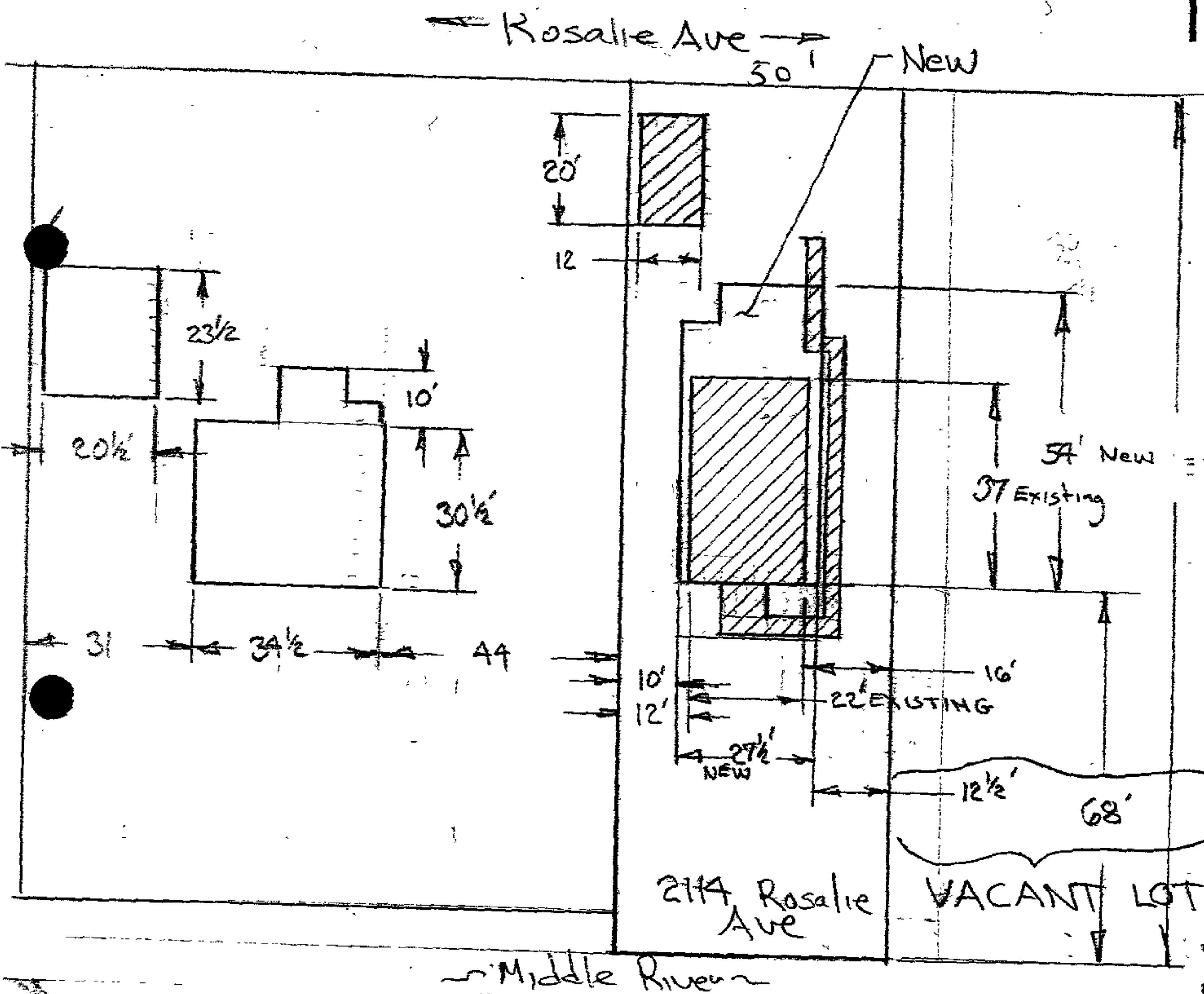
Note to File:

Applicant was advised at filing of the flood plain issues and potential environmental issues. It was suggested that he speak with the flood plain reviewers in room 120 and Environmental prior to the prior to the hearing.

333

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING PROPERTY ADDRESS 214 Rosalie Ave. 2122 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____
 PLAT BOOK # 4 FOLIO # 29 LOT # _____ SECTION # _____
 OWNER Steve Weber



VICINITY MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 5
 1" = 200' SCALE MAP # NE 15
 ZONING DR 3.5
 LOT SIZE 7900
 ACREAGE 0.18 SQUARE FEET
 PUBLIC ☒ PRIVATE ☐
 SEWER ☒ WATER ☒

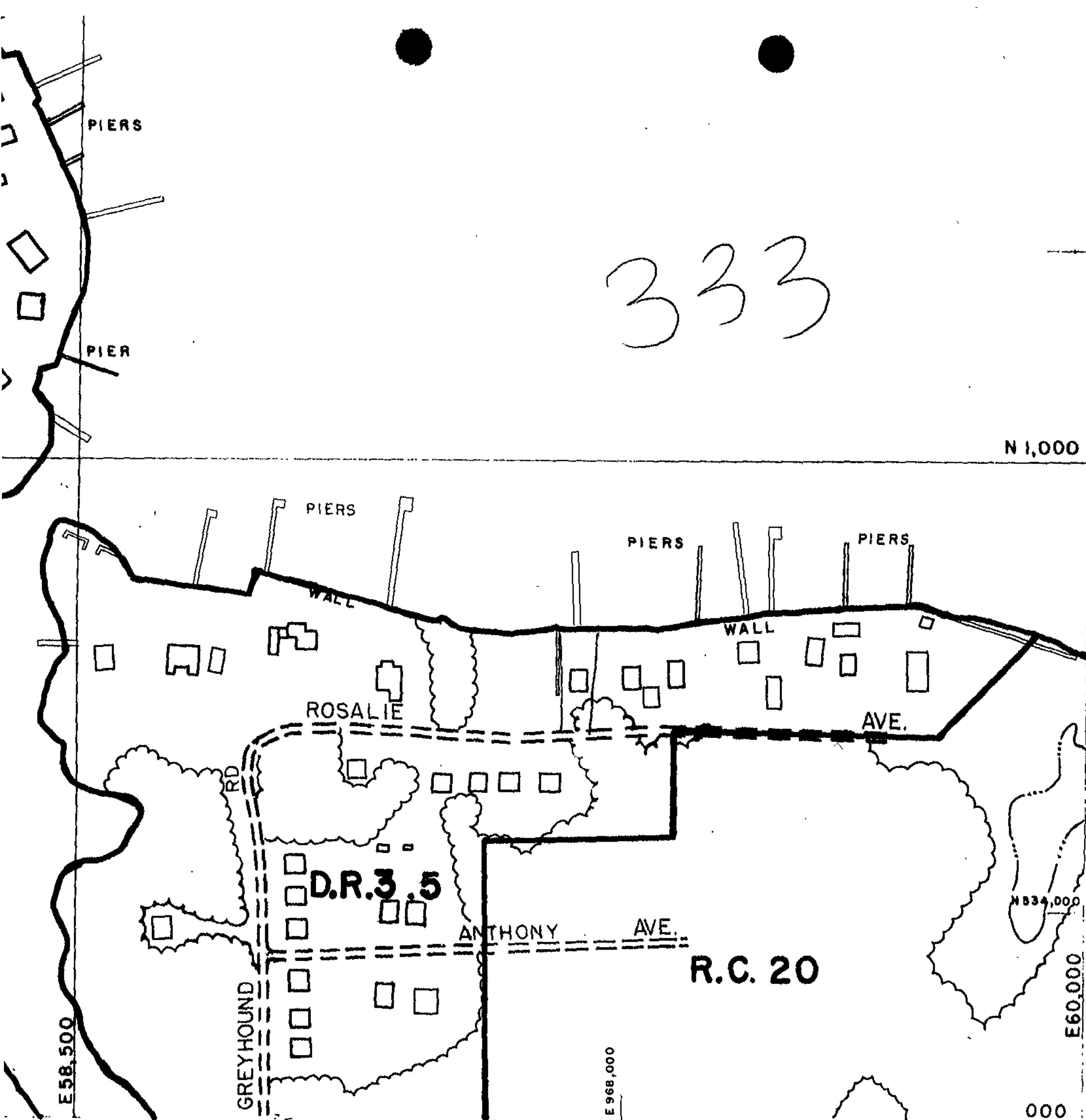
CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO
 100 YEAR FLOOD PLAIN ☒ YES ☐ NO
 HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO
 PRIOR ZONING HEARING ☐ YES ☒ NO

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM # _____ CASE # _____

PREPARED BY Steve Weber

SCALE OF DRAWING: 1" = 30'

Jan 333



SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

BACK RIVER NECK
CAPE MAY

SHEET

N. E.
1-J

Design 6690

First Floor:
876 sq. ft.

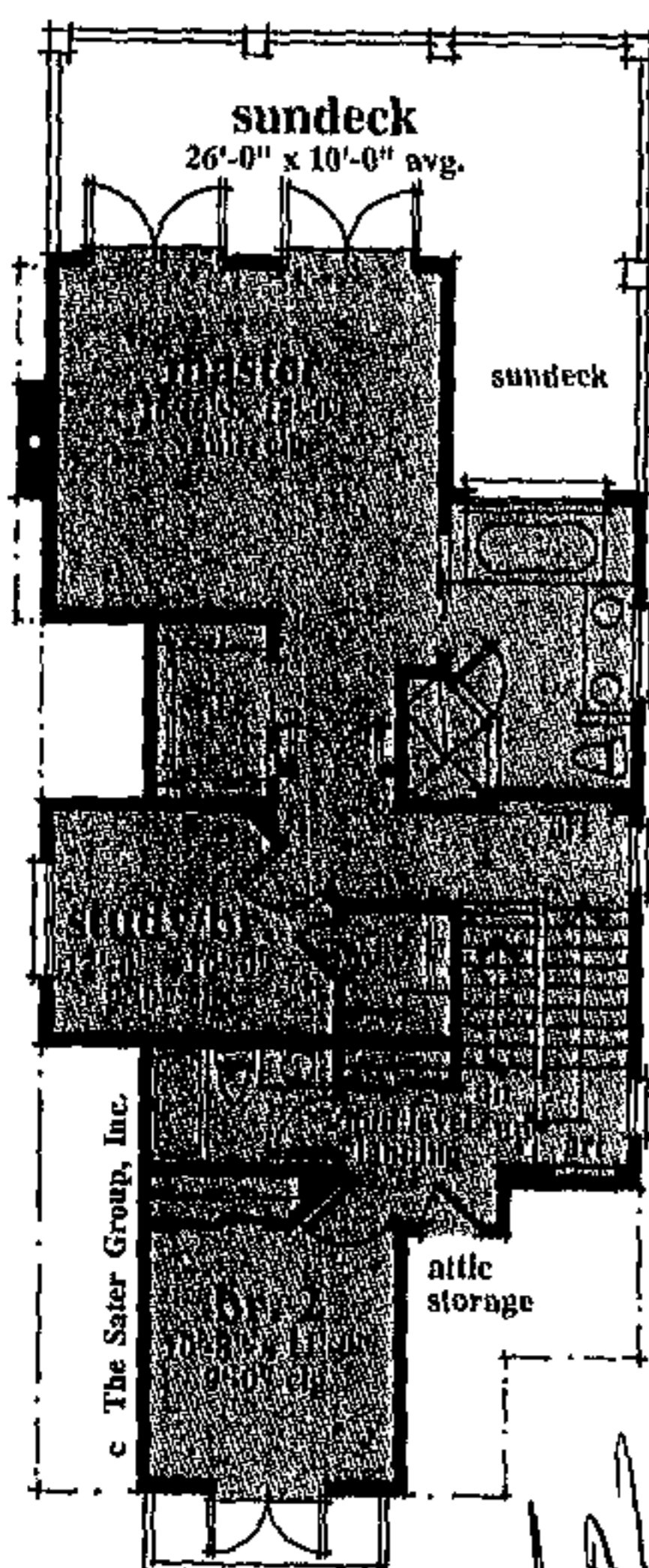
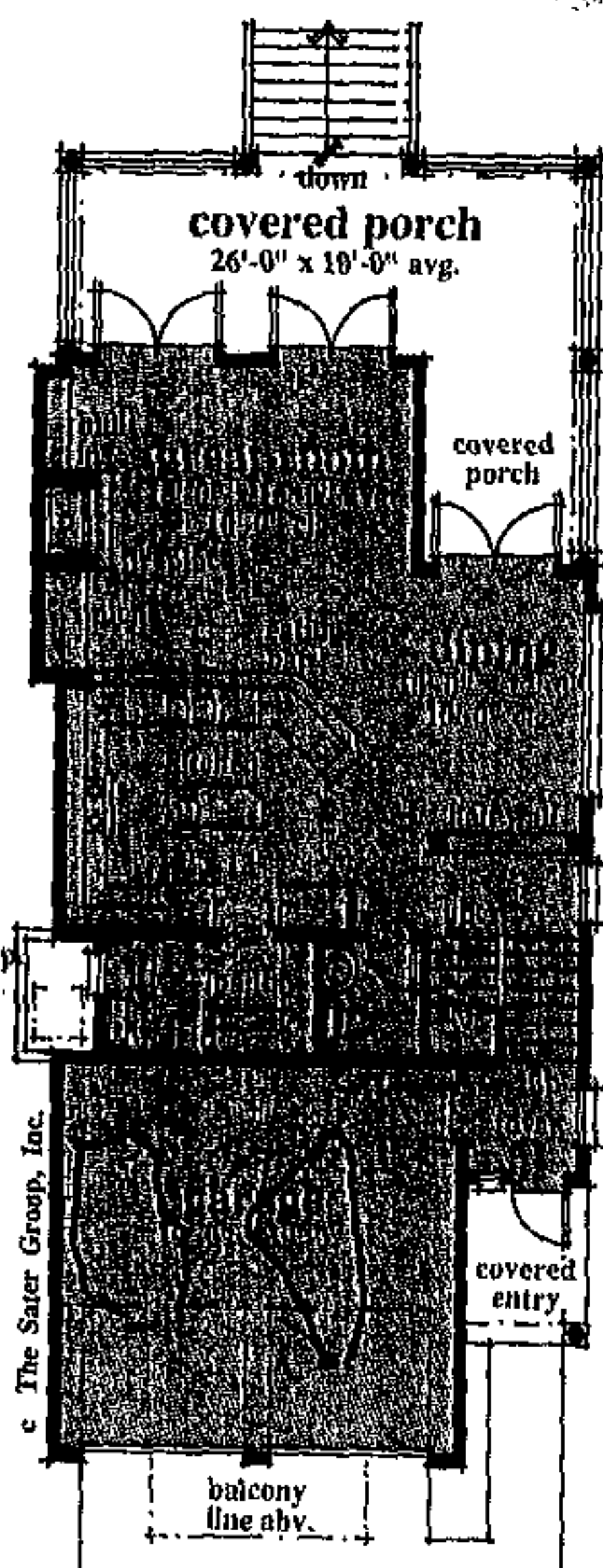
Second Floor:
948 sq. ft.

Total:
1,824 sq. ft.

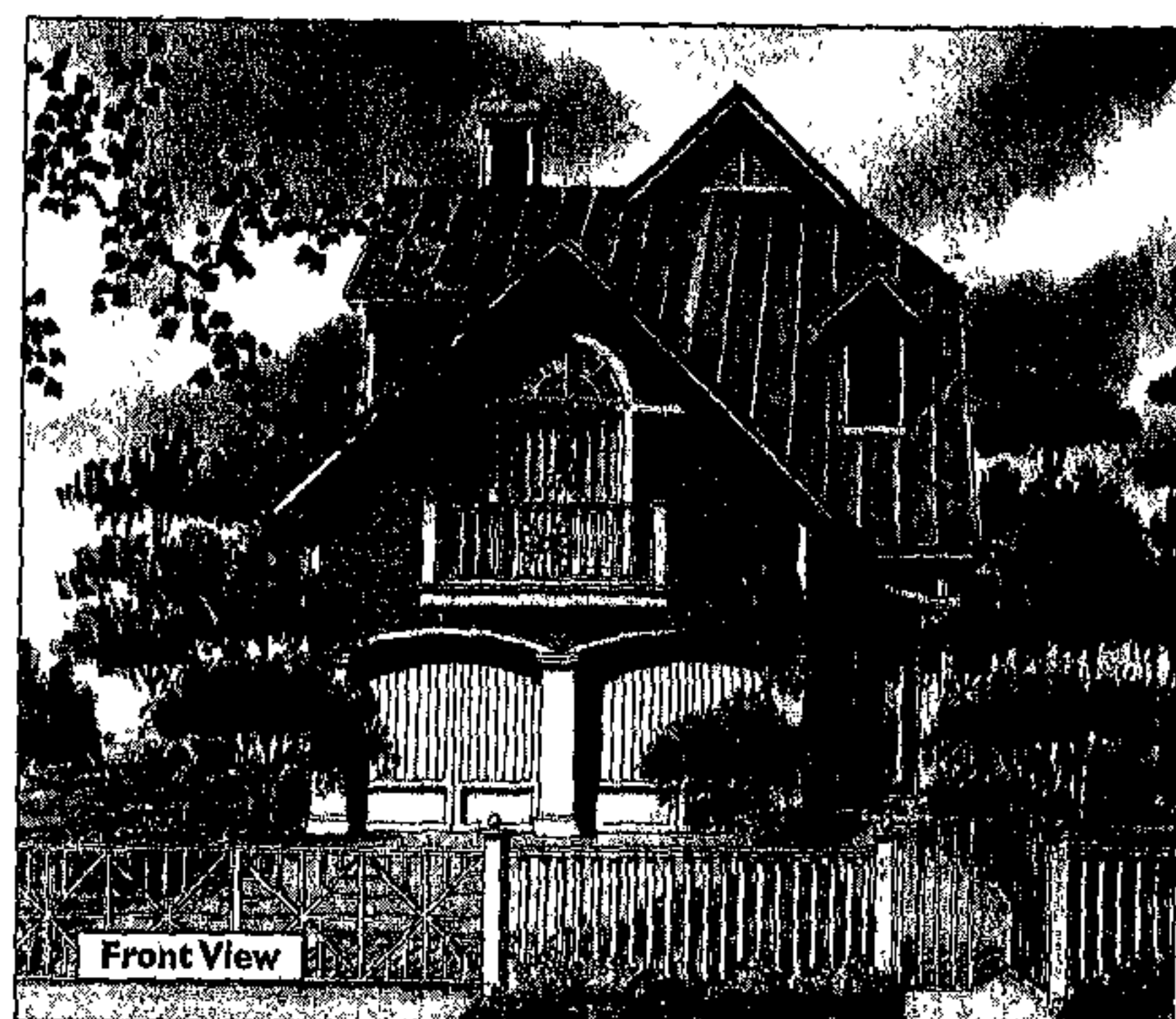
Width:
27'-6"

Depth:
64'-0"

in these
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huge
a is



The captivating charm of this popular cottage calls up a sense of gentler times, with a quaint front balcony, horizontal siding and fishscale shingles. A contemporary, high-pitched roof harmonizes with sunbursts, double porticos and a glass-paneled entry. In the great room, lovely French doors bring the outside in, and a fireplace framed by built-in cabinetry adds warmth. The formal dining room opens to a private area of the covered porch. Double French doors with circle-head windows fill the master suite with sunlight and open to a private, sun-kissed deck.



Design by
©The Sater Design Collection

03333A March Schmidt

DR 3.5

1 B02 .3,31

Section 304 - required 70

22.5 in lieu of 25'

Feb 22 - Sign was posted correctly

News paper add - Feb 20th - was done