

IN RE: PETITION FOR VARIANCE
S/S Middle River Road, 4880 ft. W
centerline of Susquehanna Avenue
15th Election District
6th Councilmanic District
(3811 Middle River Road)

Dolores & Clarence Raynor
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-459-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Variance for the property located at 3811 Middle River Road in the Middle River community of eastern Baltimore County. The petition was filed by Clarence Raynor and Dolores, his wife, property owners. Variance relief is requested from Sections 1B02.3.B and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 3 ft. and 9 ft. and a sum of the side yard setbacks of 12 ft. in lieu of the minimum side yard setback of 10 ft. for each side and a sum of side yard setbacks totaling 25 ft. Additionally, relief is requested to permit a lot width of 50 ft. in lieu of the required 70 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the petition for variance.

Appearing at the requisite public hearing held for this case were Clarence Raynor and Dolores Raynor, property owners and Buck Jones, their builder. There were no protestants or other interested persons present.

The subject property under consideration is known as Lot No. 78 of the subdivision of "Long Beach Estates". This was a subdivision which was recorded many years ago in the Land Records of Baltimore County, prior to the adoption of the first zoning regulations in Baltimore County. As is the case with many older subdivisions, the lot as originally platted does not meet

ORDER
10/12/03
R. G. [Signature]

current standards. Specifically, the subject lot is approximately 50 ft. wide, in lieu of the required 55 ft. Additionally, the lot has a depth of approximately 305 feet.

The subject property is a waterfront property abutting and has frontage on Middle River. Additionally, vehicular access to the property is by way of Middle River Road. The property is approximately .35 acres in area, zoned D.R.3.5.

Mr. & Mrs. Raynor have owned the property for approximately 35 years. The site is presently improved with an existing single-family dwelling which apparently is in deteriorating condition. Rather than attempt to rehabilitate the structure, the Petitioners propose to raze the building and construct a new house. The new house will essentially be located in the same footprint as the existing dwelling. Currently, the existing house has 9 ft. and 3 ft. setbacks and the new house will retain those side setback distances. Additionally, the new building will be located approximately 125 ft. from the bulkhead, consistent with the existing location. This is significant in that the new house will not block the view of the water from adjacent properties.

The Petitioners submitted letters of support from adjacent neighbors. The neighbor immediately to the south of the property is Thelma Raynor, Mr. Raynor's mother. The adjacent neighbor to the north is Alan Harmon who is unrelated to the Petitioners. Both neighbors indicated support for the new construction. It is also to be noted that the property is served by public water and sewer.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. I am satisfied that the Petitioners have met the requirements of Section 307 of the Baltimore County Zoning Regulations. The fact that the Petitioners are replacing an existing house in the same footprint is a persuasive fact.

6/12/03
R. J. Jernigan

Although there were no protestants and no adverse Zoning Advisory Committee (ZAC) comments, the proposed construction is subject to other requirements of Baltimore County. A ZAC comment was received from the Bureau of Development Plans Review indicating that the site is within a floodplain. Compliance with that comment and the County's floodplain regulations shall be required. Additionally, as a waterfront property, the proposed building is subject to the Chesapeake Bay Critical Area regulations and other environmental standards. Compliance with those requirements as applicable shall be required.

As of the date of this Order, the Department of Environmental Protection & Resource Management (DEPRM) has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 12th day of June, 2003, by this Zoning Commissioner, that the Petitioners' request for variance from Sections 1B02.3.B and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 3 ft. and 9 ft. and a sum of the side yard setbacks of 12 ft. in lieu of the minimum side yard setback of 10 ft. for each side and a sum of side yard setbacks totaling 25 ft. and the relief requested to permit a lot width of 50 ft. in lieu of the required 70 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be

6/12/03
R. J. J. J.

required to return, and be responsible for returning, said property to its original condition.

- 2) Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by Development Plans Review dated April 29, 2003, a copy of which is attached hereto and made a part hereof.
- 3) Compliance with any Zoning Advisory Committee (ZAC) recommendations made by DEPRM.
- 4) When applying for a building permit, 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:raj

6/12/03
R. J. J. J.



Baltimore County
Zoning Commissioner

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

June 12, 2003

Mr. & Mrs. Clarence Raynor
3811 Middle River Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 03-459-A
Property: 3811 Middle River Road

Dear Mr. & Mrs. Raynor:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Buck Jones
500 Vogts Lane
Baltimore, MD 21221

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



Printed with Soybean Ink
on Recycled Paper



CRITICAL

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 3811 Middle River Road
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) 1302.2B., 304.1 (BCZR)

To permit a side yard setback of 3-feet and 9-feet with a sum of side yards totaling 12-feet in lieu of the required minimum side yard setback of 10-feet with a sum of side yards totaling 25 feet. And to permit a lot width of 50 feet in lieu of the required 70 feet and to approve an undersized lot per Section 304 (BCZR).

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Our home that we have lived in for 33 years is approximately 50 years old. The original construction was of poor quality and over the years has deteriorated. The zoning has become more restricted over the years. (The property was subdivided in 1910). That strict compliance with the side setback requirement will cause undo hardship, strict compliance will render Property is to be posted and advertised as prescribed by the zoning regulations, conformance unnecessarily, 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. burdensome. ←

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):

Clarence Raynor
Name - Type or Print _____
Signature _____
Dolores Raynor
Name - Type or Print _____
Signature _____
3811 Middle River Road 410-335-7410
Address Telephone No.
Baltimore, Md 21220
City State Zip Code

Representative to be Contacted:

Buck Jones
Name _____
500 VOGTS LANE 410-574-9337
Address Telephone No.
BALT. MD. 21221
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 4/9/03

Case No. 03-459-A

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3811 MIDDLE RIVER ROAD.

BEGINNING AT A POINT ON THE SOUTH SIDE OF MIDDLE RIVER RD WHICH IS 40 (FORTY) FEET WIDE AT THE DISTANCE OF 480 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET SUSQUEHANNA AVENUE WHICH IS 40 (FORTY) FEET WIDE. *BEING LOT #78. BLOCK _____, SECTION #_____ IN THE SUBDIVISION OF LONG BEACH ESTATES AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 4, FOLIO 131. CONTAINING 15,300 SQUARE FEET / .35 ACRE. ALSO KNOWN AS 3811 MIDDLE RIVER ROAD AND LOCATED IN THE 15 ELECTION DISTRICT, 6 COUNCILMANIC DISTRICT.

03-459-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23600

DATE

4/3/03

ACCOUNT

0010066150

AMOUNT

\$ ~~110.00~~ 110.00

RECEIVED

FROM:

BUCK TOYES

FOR:

ITEM # 459 03-459-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

3811 MIDDLE LANE RD. BY D. THOMPSON

PAID RECEIPT

DATE

TIME

BY

4/7/03

4:07:23 PM

4

RECEIVED

4/7/03

RECEIPT # 166718

4/07/2003

RECEIVED

5 528

2003 VERIFICATION

RECEIVED

4/07/2003

RECEIPT # 166718

4/07/2003

RECEIVED

4/07/2003

RECEIVED

4/07/2003

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-459-A

Petitioner/Developer: CLARENCE
AND DELORES RAYNOR

Date of Hearing/Closing: 6/10/03

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

ATTN: Becky Hart {(410) 887-3394}

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: _____

3811 MIDDLE RIVER ROAD

The sign(s) were posted on 5/24/03
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster)

5/24/03
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

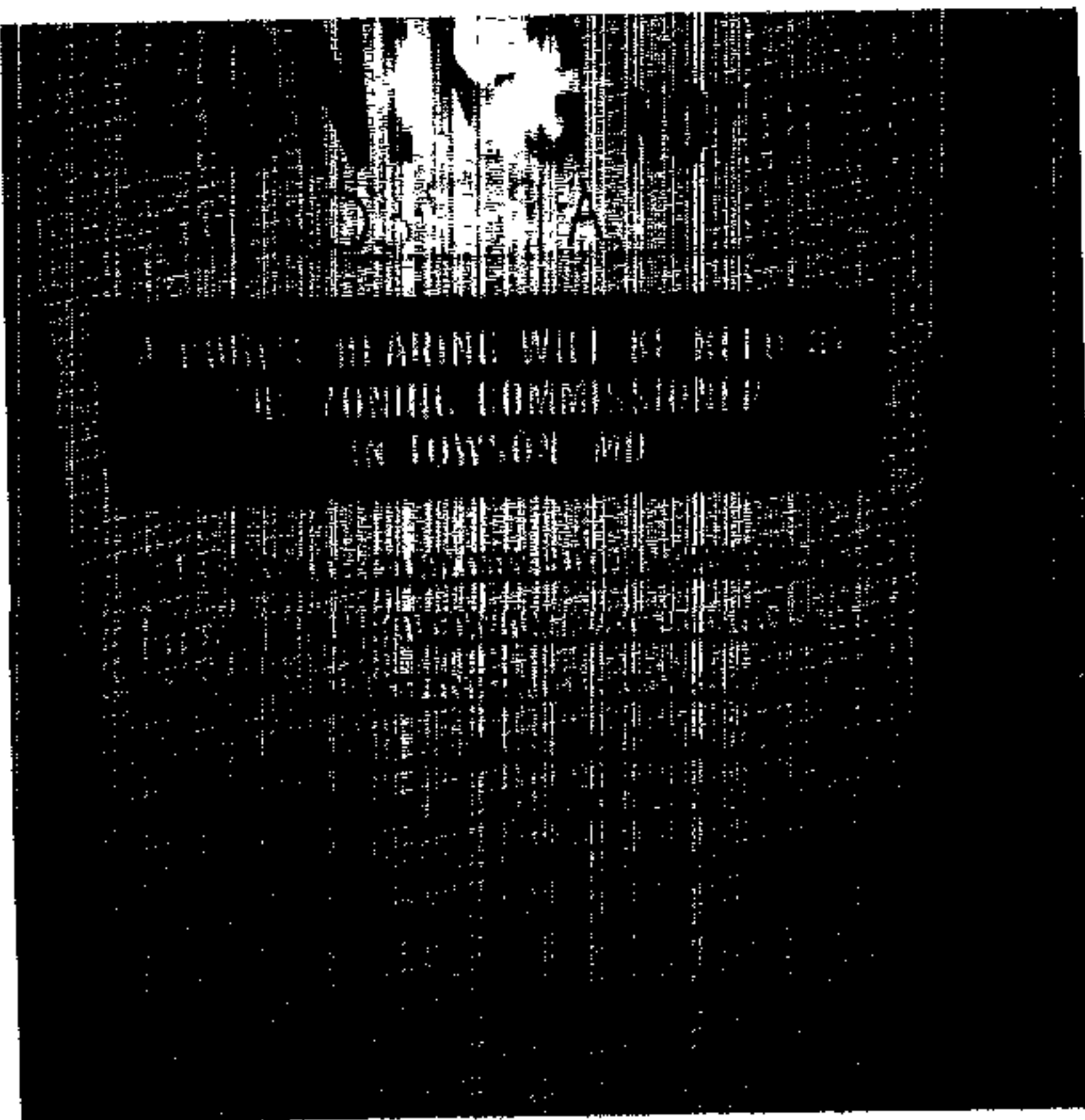
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR VARIANCE * BEFORE THE
3811 Middle River Road; S/side Middle River *
Road, 480' W c/line Susquehanna Avenue * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts
Legal Owner(s): Clarence & Dolores Raynor* FOR
Petitioner(s) * BALTIMORE COUNTY
* 03-459-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 16th day of April, 2003, a copy of the foregoing Entry of Appearance was mailed to, Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, Representative for Petitioner(s).

RECEIVED

APR 16 2003

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECOMMENDATION FORM

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. 03-459-AResidential Processing Fee Paid
(\$50.00)

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

Accepted by D. THOMPSON
 Date 4/23/03

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:

Buck Jones 500 Vogts Lane Baltimore, Md 21221 410-574-9337
 Print Name of Applicant Address Telephone Number
3811 Middle River Road Election District 15 Councilmanic District 6 Square Feet 15,300
 Lot Address
 Lot Location NE S W side/corner of Middle River Road 460 feet from NE S W corner of Susquehanna Ave
 (street) (street)
 Land Owner Clarence & Dolores Raynor Tax Account Number 1518474030
 Address 3811 Middle River Road Telephone Number 410,335-7410

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?

1. This Recommendation Form (3 copies)

2. Permit Application

3. Site Plan

Property (3 copies)

Topo Map (2 copies) available in Room 206, 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: DR, 3.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS - COMMENTS



Approval



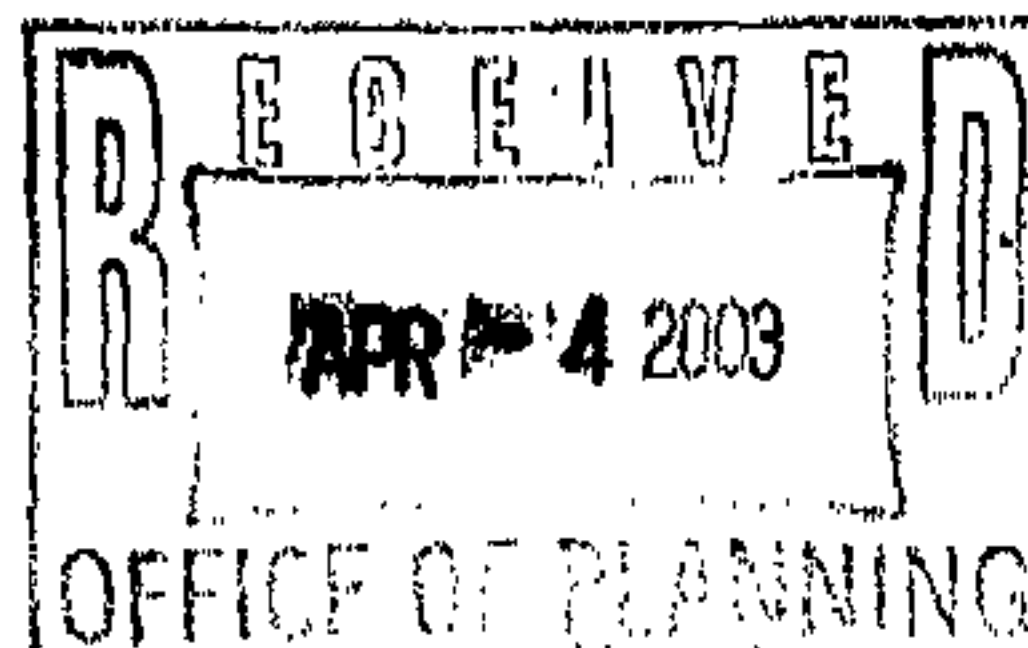
Disapproval



Approval conditioned on required modifications of the application to conform with the

Signed by

for the Director, Office of Planning and Community Conservation



Date

4/23/03

Revised 2.25.99

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

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 Lowsen, Maryland on the property identified herein as follows:

Case: #03-459-A

3811 Middle River Road, 480 feet west of centerline
S/side Middle River Road
of Susquehanna Avenue
15th Election District-6th Councilmanic District
Legal Owner(s): Clarence and Dolores Raynor

Variance: to permit a side yard setback of 3 feet and 9 feet with a sum of side yards totaling 12 feet in lieu of the required minimum side yard setback of 10 feet with a sum of side yards totaling 25 feet. To permit a lot width of 50 feet in lieu of the required 70 feet and to approve an undersized lot.

Hearing: Tuesday, June 10, 2003 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake 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.

JT/5/790 May 27

0606264

CERTIFICATE OF PUBLICATION

5/29/2003

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 5/27/2003.

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

J. Williams

LEGAL ADVERTISING



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

April 14, 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: 03-459-A

3811 Middle River Road

S/side Middle River Road, 480 feet west of centerline of Susquehanna Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Clarence and Dolores Raynor

Variance to permit a side yard setback of 3 feet and 9 feet with a sum of side yards totaling 12 feet in lieu of the required minimum side yard setback of 10 feet with a sum of side yards totaling 25 feet. To permit a lot width of 50 feet in lieu of the required 70 feet and to approve an undersized lot.

Hearings: Tuesday, June 10, 2003 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

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

Arnold Jablon
Director

AJ:klm

C: Clarence and Dolores Raynor, 3811 Middle River Road, Baltimore 21220
Buck Jones, 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 24, 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.

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



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 27, 2003 Issue - Jeffersonian

Please forward billing to:

Buddy Raynor
3811 Middle River Road
Baltimore, MD 21220

410-335-7410

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: 03-459-A

3811 Middle River Road

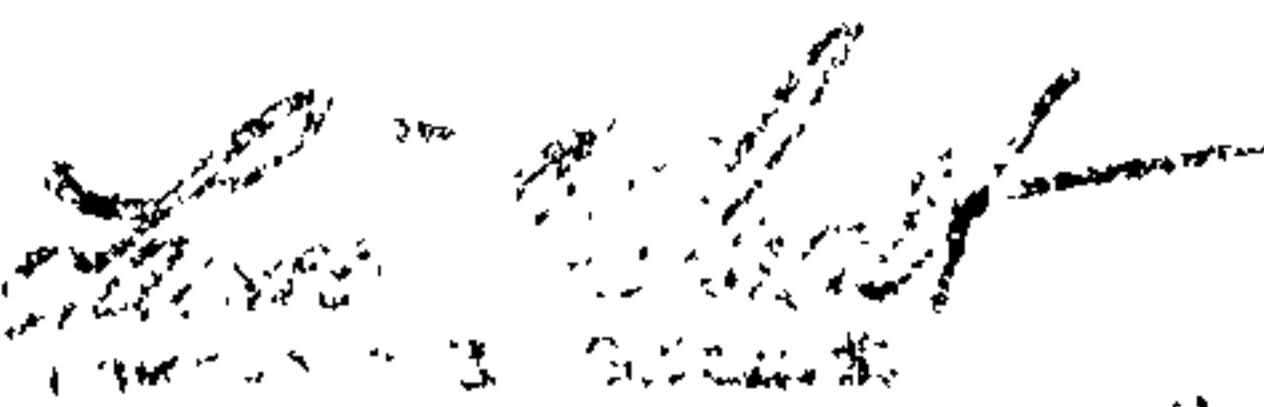
S/side Middle River Road, 480 feet west of centerline of Susquehanna Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Clarence and Dolores Raynor

Variance to permit a side yard setback of 3 feet and 9 feet with a sum of side yards totaling 12 feet in lieu of the required minimum side yard setback of 10 feet with a sum of side yards totaling 25 feet. To permit a lot width of 50 feet in lieu of the required 70 feet and to approve an undersized lot.

Hearings: Tuesday, June 10, 2003 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue



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 Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors 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: 03-459-A

Petitioner: BUDDY RAYNOR

Address or Location: 3811 MIDDLE RIVER RD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: BUDDY RAYNOR

Address: 3811 MIDDLE RIVER RD.

BALT. MD. 21220

Telephone Number: 410 - 335 - 7410



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

June 6, 2003

Clarence Raynor
Dolores Raynor
3811 Middle River Road
Baltimore, MD 21220

Dear Mr. and Mrs. Raynor:

RE: Case Number: 03-459-A, 3811 Middle River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 3, 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
Buck Jones, 500 Vogts Lane, Baltimore 21221

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





**Baltimore County
Fire Department**

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

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

April 17, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 14, 2003

Item No.: 456 - ⁴⁵⁹464

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.

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

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 29, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 21, 2003
Item No. 459

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 elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to floor damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. International Building Code – adopted by Baltimore County.

RWB:CEN:jrb

cc: File

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) 03-459

DATE: April 21, 2003
RECEIVED

APR 22 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: Lynne Jackson

AFK/LL:MAC

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.11.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 459 DT

Dear Ms. Hart:

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

**MR. ALAN HARMON
3813 MIDDLE RIVER ROAD
BALTIMORE, MD 21220**

JUNE 6, 2003

RE: BUDDY & DOLORES RAYNOR
3811 MIDDLE RIVER ROAD
BALTIMORE, MD 21220

TO WHOM IT MAY CONCERN,

I AM THE NEIGHBOR TO THE LEFT SIDE OF MR. & MRS. RAYNOR'S PROPERTY. I HAVE BEEN INFORMED BY MR. & MRS. RAYNOR OF THEIR DESIRE TO CONSTRUCT A NEW HOME WITH THE SAME SIDE YARD SET BACKS AS THEIR EXISTING. I WISH TO EXPRESS THAT I HAVE NO PROBLEM WITH THIS SET BACK.

SINCERELY,



ALAN HARMON

*Ad No
2A*

**MS. THELMA RAYNOR
3809 MIDDLE RIVER ROAD
BALTIMORE, MD 21220**

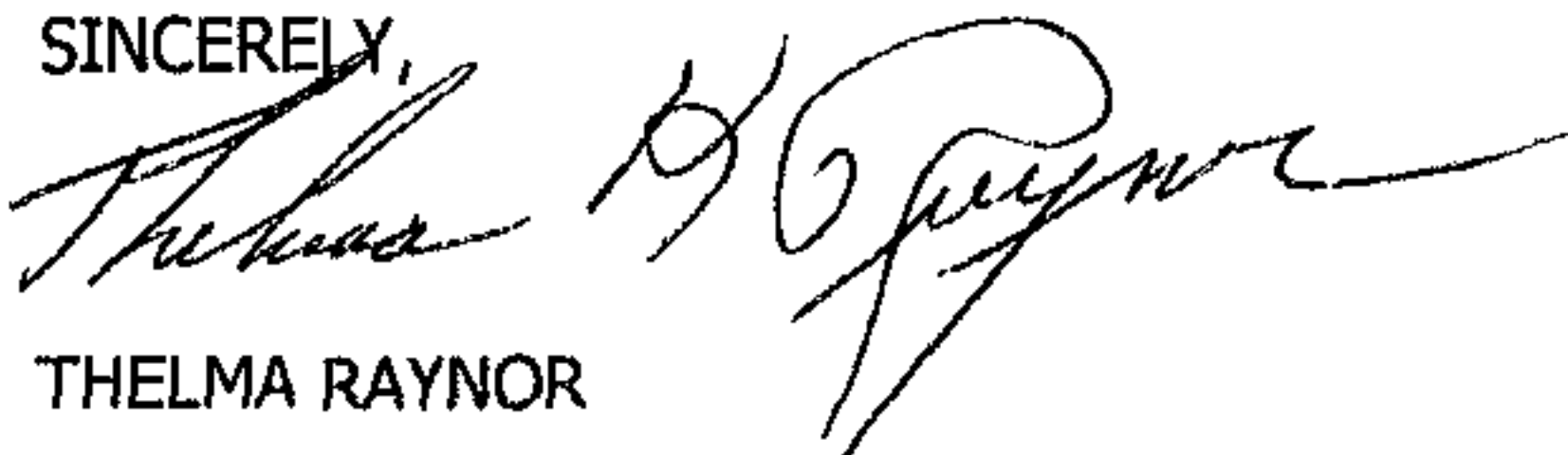
JUNE 6, 2003

RE: BUDDY & DOLORES RAYNOR
3811 MIDDLE RIVER ROAD
BALTIMORE, MD 21220

TO WHOM IT MAY CONCERN,

I AM THE NEIGHBOR TO THE LEFT SIDE OF MR. & MRS. RAYNOR'S PROPERTY. I HAVE BEEN INFORMED BY MR. & MRS. RAYNOR OF THEIR DESIRE TO CONSTRUCT A NEW HOME WITH THE SAME SIDE YARD SET BACKS AS THEIR EXISTING. I WISH TO EXPRESS THAT I HAVE NO PROBLEM WITH THIS SET BACK.

SINCERELY,

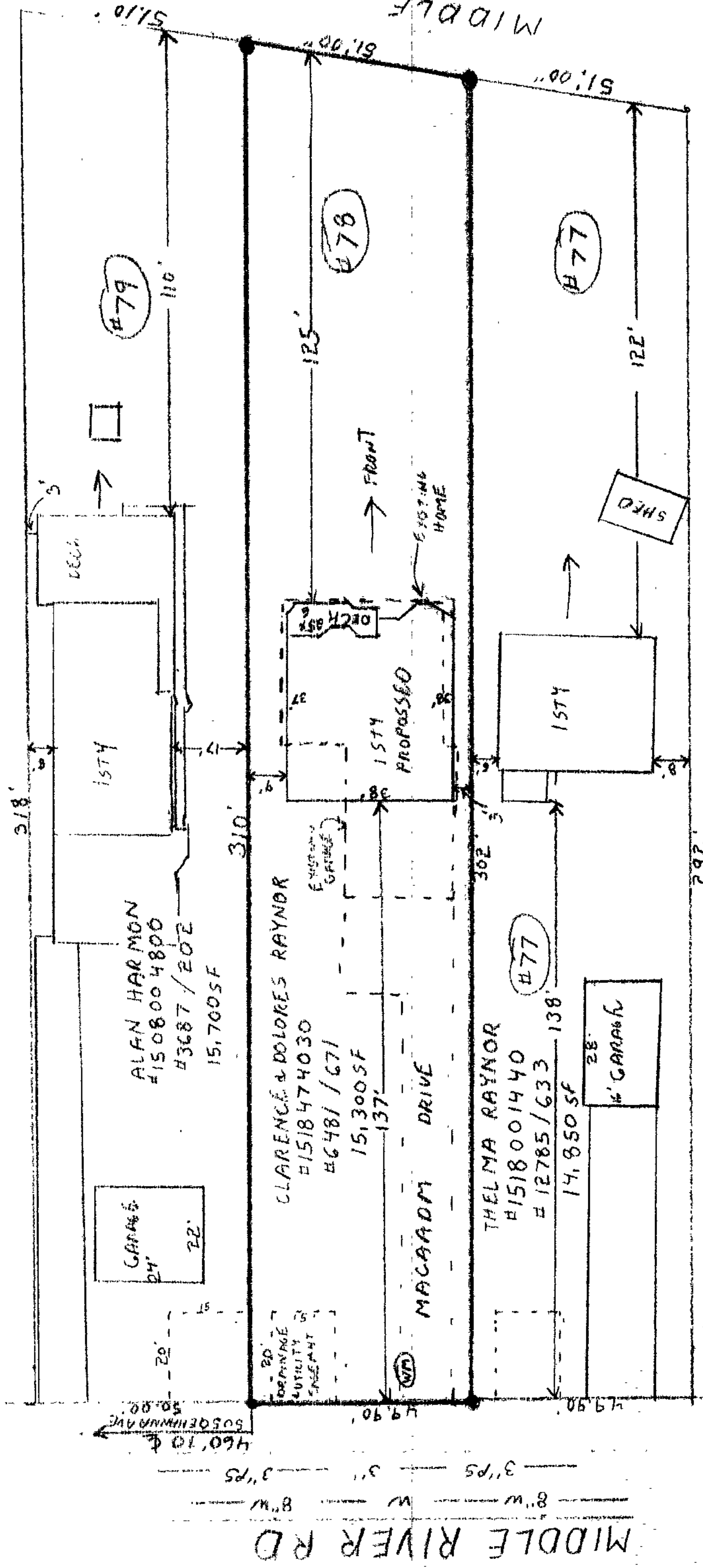

THELMA RAYNOR

*Red
2B*

LONG BEACH ESTATES

FILED 4 FILED #131 LOT #78 SECTION #

OWNER: CLARENCE & DOLORES RAYNOR



40' R/W
15' PAVED

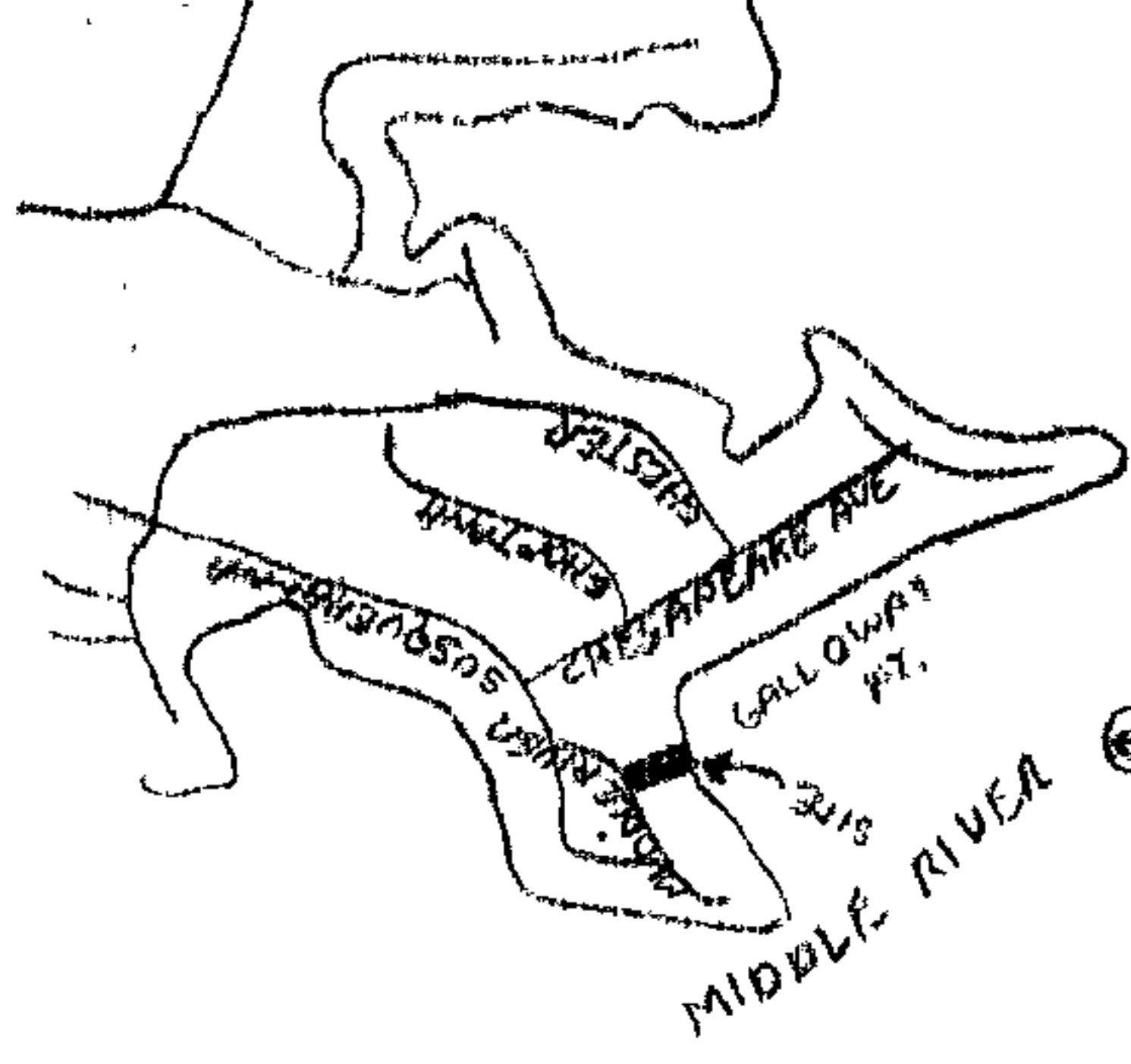
date: 3-28-63
prepared by: BUCK JONES

Scale of Drawing: " = 30

94.

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LOCATION INFORMATION

Election district: 15

CONNECTIONS DISTRICT: G

11-200, scale mod. NE 2-N

Zoning: DR 3.5

$$\text{Lot size } \frac{.35}{15,300} \text{ square feet}$$

CRISPEAKE BAY CRITICAL AREA

SEWER: ☐ YES ☒ NO

WATER: ☐ YES ☒ NO

PRIVATE PUBLIC

Prior Zoning Hearings:

3 NOV

Zoning Office USE ONLY!

Case # 13567
Item # 1
Ad # 13567

345

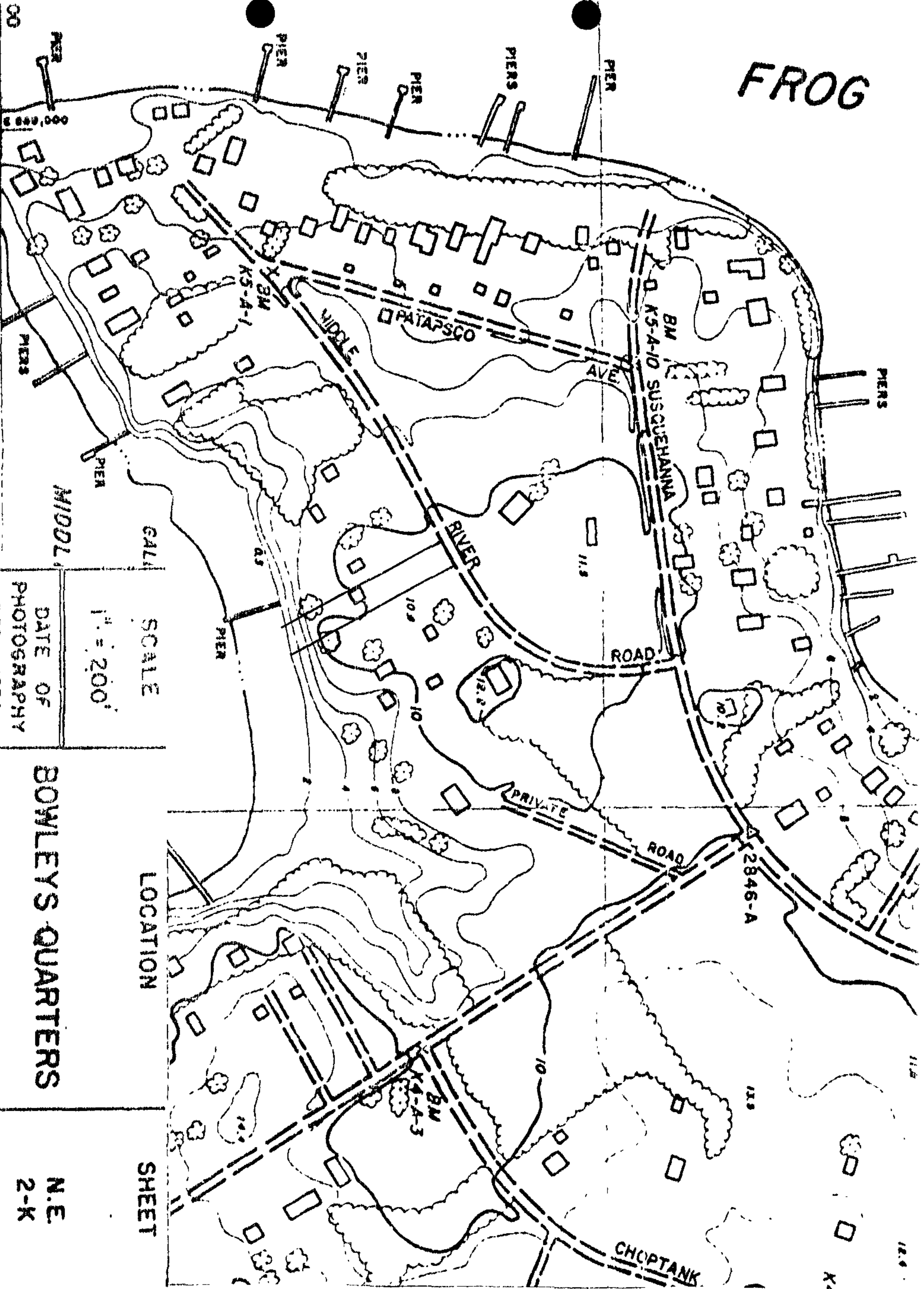
APPROVED BY

DRAWN BY

REVISED

DRAWING NUMBER

FROG



SE 2-5W

metric method
ASTM 100

BOWLEYS QUARTERS

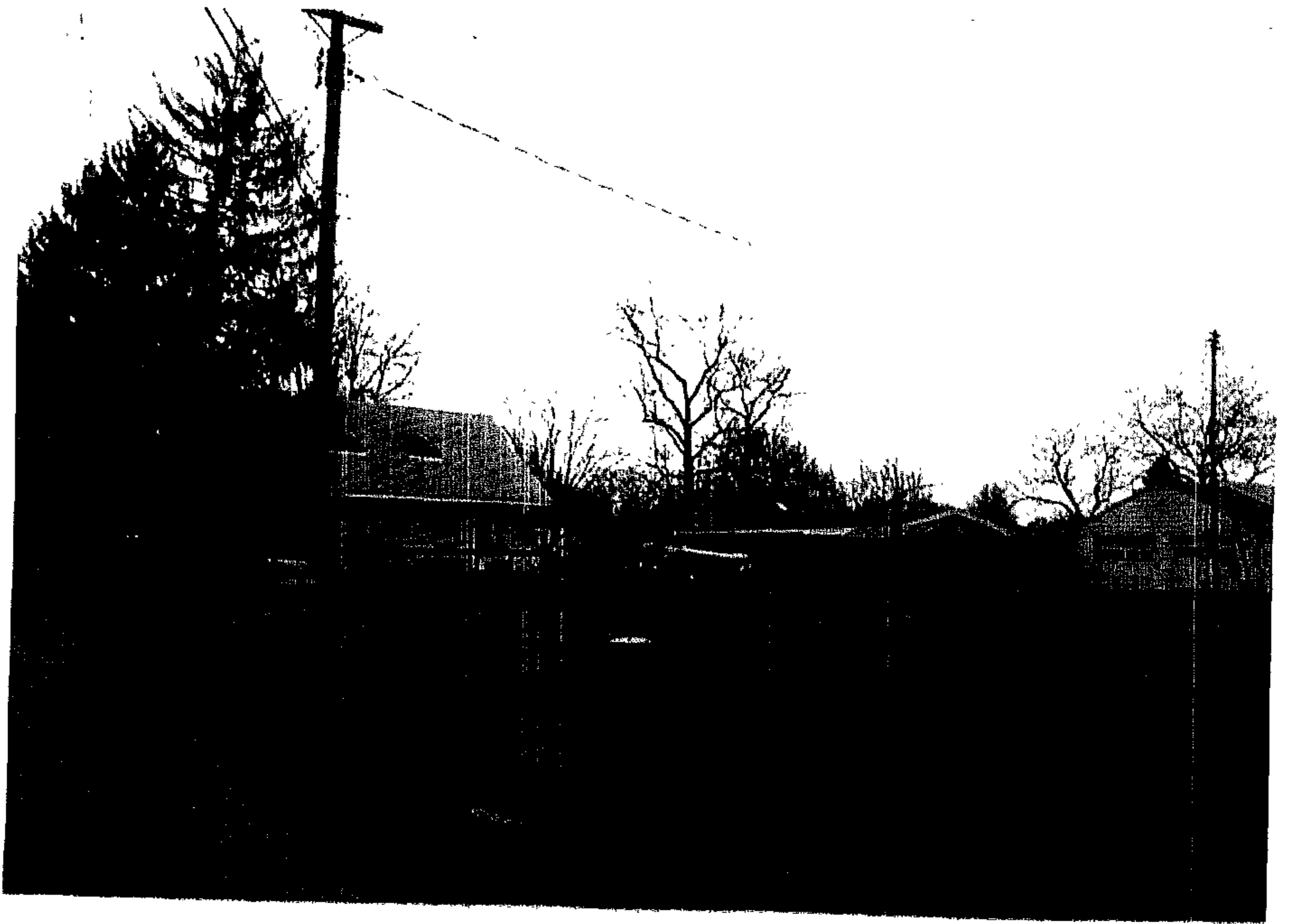
N.E.
2-K

DATE OF
PHOTOGRAPHY
DEC. 1954

SCALE
1" = 200'

LOCATION

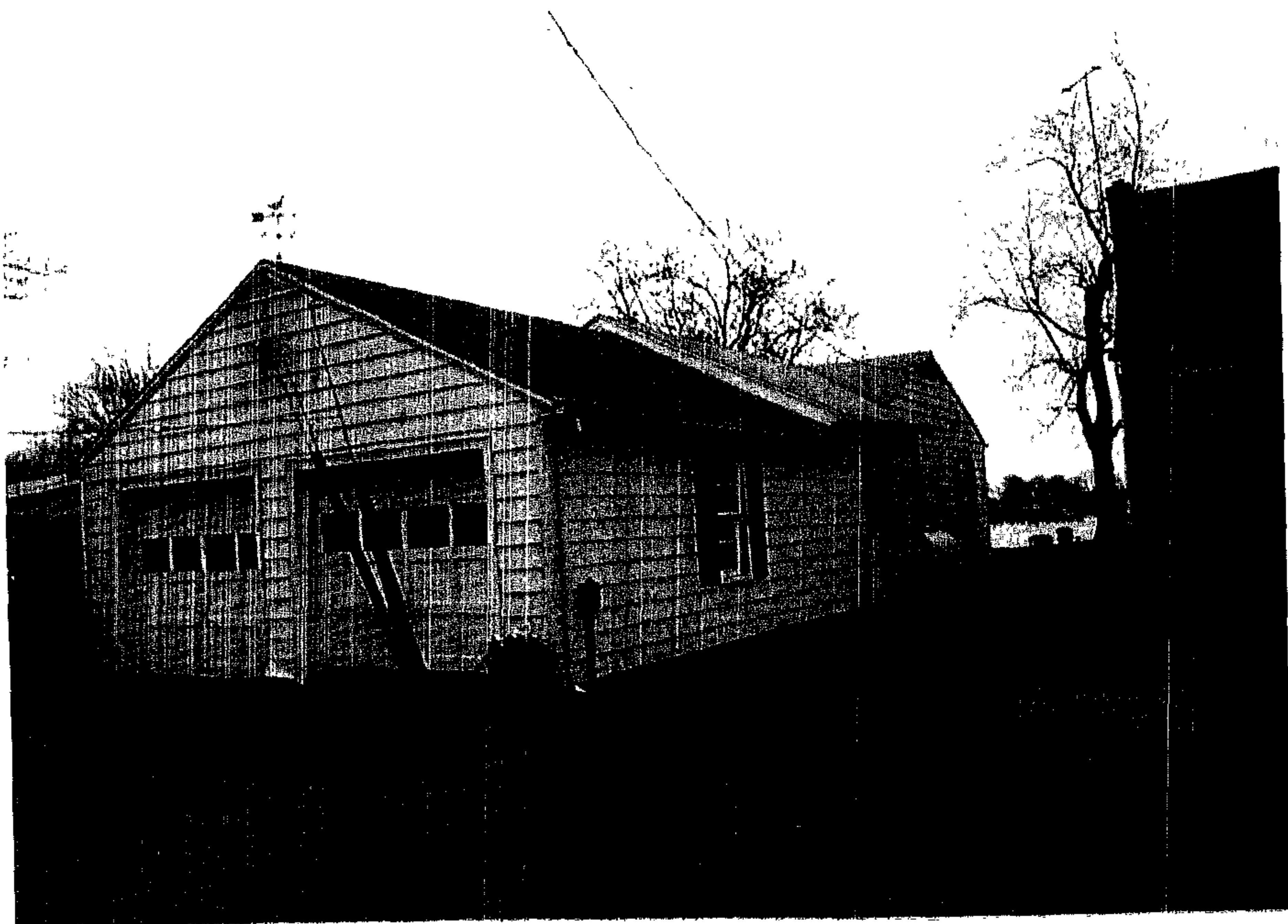
SHEET



STANDING ON MIDDLE RIVER ROAD LOOKING EAST



STANDING DIRECTLY INTO LOT FROM MIDDLE RIVER ROAD



STANDING ON SOUTH SIDE OF PROPERTY LOOKING TOWARDS THE
MIDDLE RIVER



STANDING IN FRONT OF PROPERTY LOOKING DOWN MIDDLE RIVER
ROAD



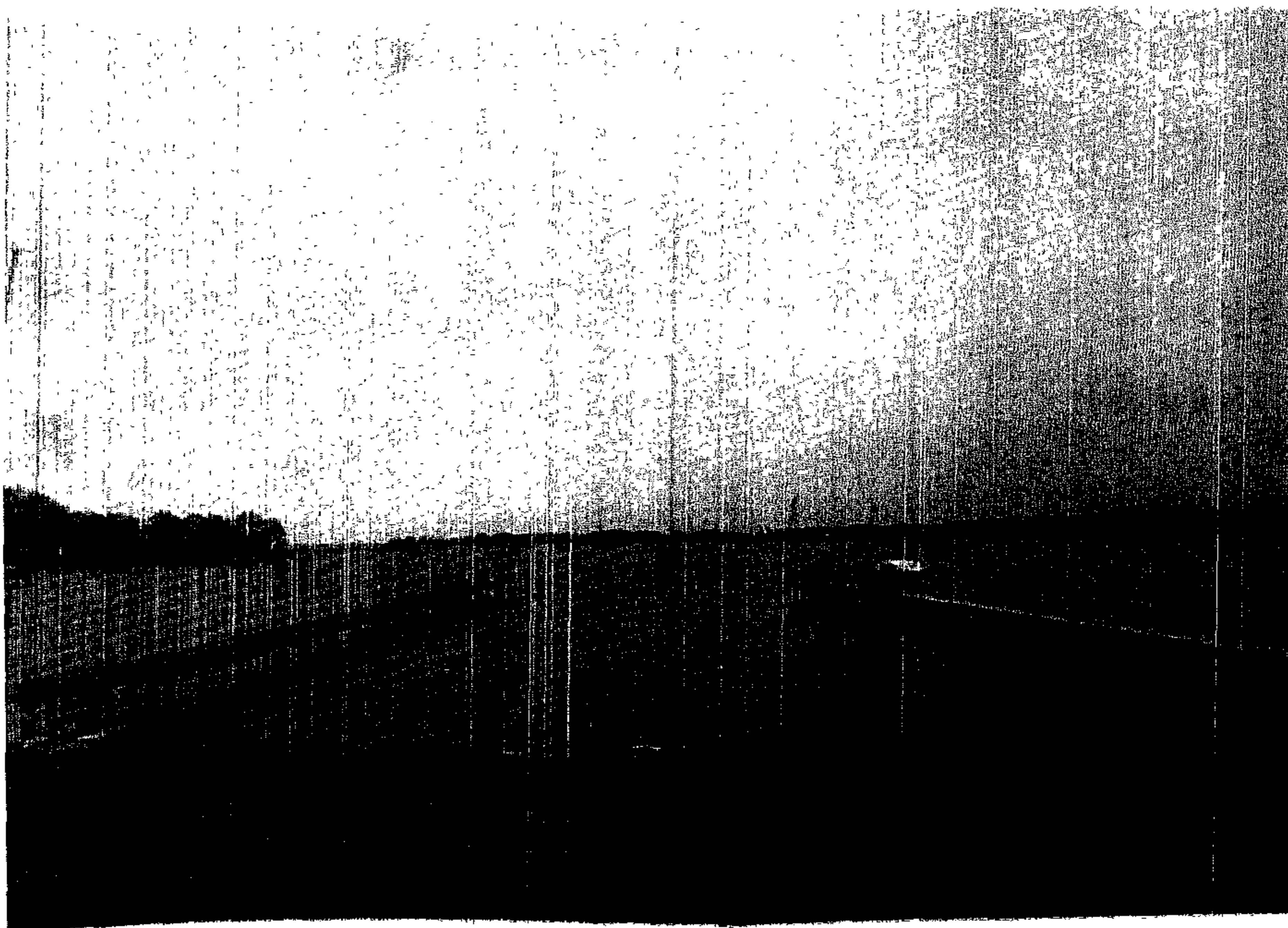
STANDING IN FRONT YARD LOOKING AT FRONT OF HOUSE



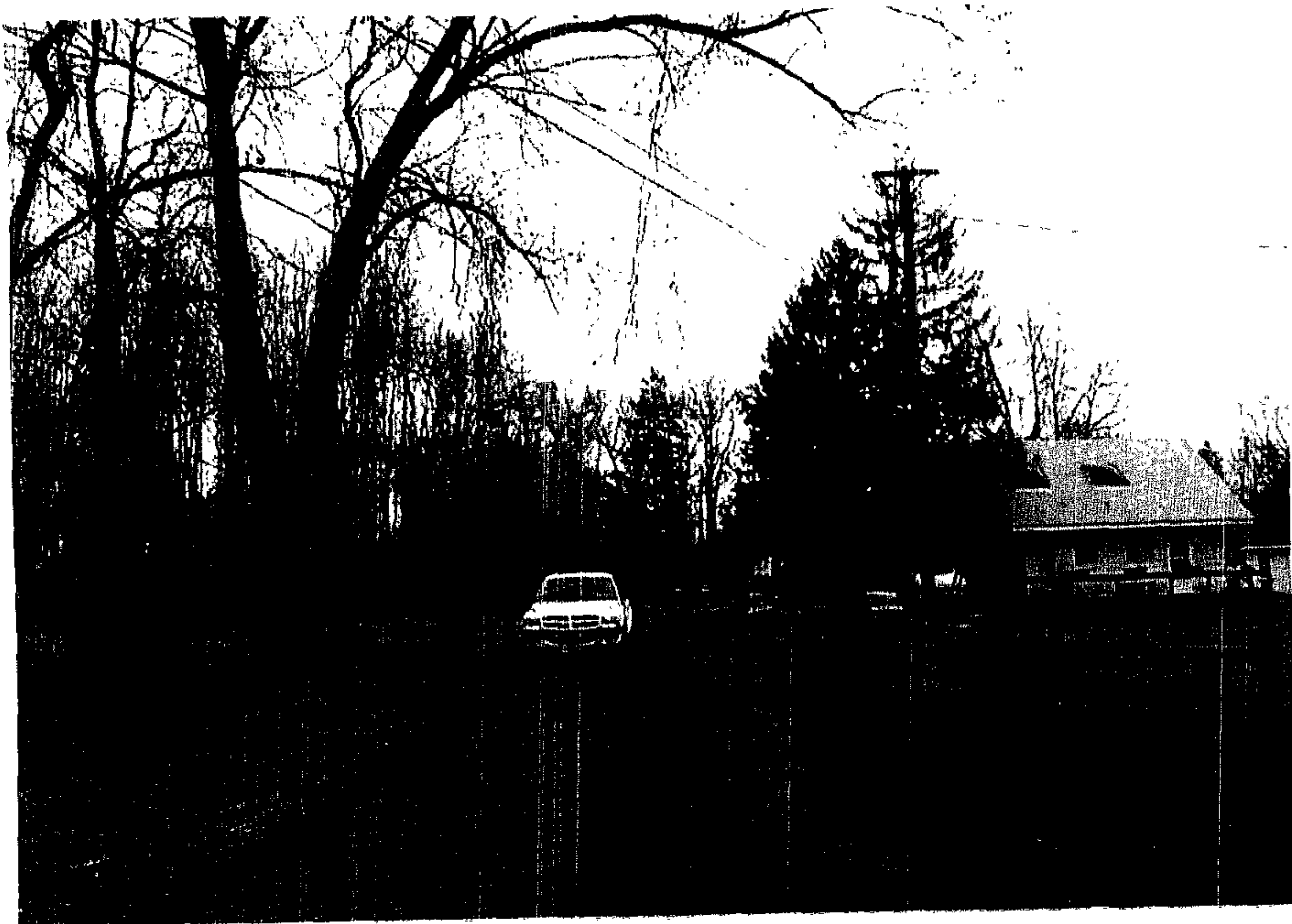
STANDING ON NORTH SIDE OF PROPERTY LOOKING SOUTH AT
MIDDLE RIVER



STANDING NEXT TO NORTH SIDE OF HOUSE LOOKING EAST
TOWARDS MIDDLE RIVER ROAD



LOOKING SOUTH EAST OUT AT MIDDLE RIVER



STANDING AT REAR YARD LOOKING ACROSS MIDDLE RIVER ROAD



STANDING ON MIDDLE RIVER ROAD LOOKING WEST