

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
S/S Shore Road, 30' E
of Geranium Road
15th Election District
6th Councilmanic District
(1503 Shore Road)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-471-SPHA

Marlene C. & Charles T. Acree
Petitioners

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner on a Petition for Special Hearing and Petition for Variance for the property located at 1503 Shore Road in Middle River. The Petition was filed by Charles T. Acree and Marlene C. Acree, his wife. Special Hearing relief is requested to permit the construction of a detached accessory building (garage) which is larger than the existing dwelling (principal building). Variance relief is requested from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed garage with a height of 23 ft. in lieu of the maximum permitted 15 ft. and to be located partially in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly shown on *Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing and Variance.*

Appearing at the requisite public hearing held for this case were the Petitioners, Charles T. Acree and Marlene C. Acree. There were no protestants or other interested persons present.

The subject property under consideration is a rectangularly shaped waterfront property located adjacent to Middle River in eastern Baltimore County. Vehicular access to the subject property is by way of Shore Road. The property is approximately 80 ft. in width and 325 ft. in depth. The property is 26,160 sq. ft. in area, zoned D.R.5.5. Mr. and Mrs. Acree have owned the

6/12/03
R. P. Jameson

property for less than one year. The property is presently improved with a small single-family dwelling. The dwelling is approximately 22 ft. x 18 ft. It is a 1 ½ story building with limited living space and storage. However, the property is a waterfront lot and provides a significant recreational amenity.

The Petitioners propose the construction of a 26 ft. x 44 ft. garage on the subject property. The garage has been located near the side property line in order to minimize its impacts on the view of the water. Additionally, the garage is located partially in the side and partially in the rear yard of the lot. That is, the garage is located closer to the street than the dwelling. It is well settled that in most circumstances, houses on waterfront property are oriented towards the water and thus the rear yard is located between the rear building wall and the street. The Petitioners indicated that they anticipate ultimately building a new single-family house on the property. It is anticipated that they eventually will reside full-time on this property. However, the existing house is too small and a new dwelling will be constructed. It is also anticipated that the new dwelling will be a size consistent with houses on adjacent properties and located in the central portion of the site, evenly aligned with houses on either side.

The garage is needed at the present time to provide necessary storage room. Also, it is indicated that the garage will have a pitched roof and the maximum height will be 23 ft. This will provide an area for attic storage. The Petitioners indicated that neighbors on both sides do not object to the proposal.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. Although no protestants were present, a written Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review. That indicates that the garage must be constructed in accordance with the federal flood insurance requirements.

6/12/03
R. J. Gunnison

Additionally, waterfront property development on the lot must comply with the Chesapeake Critical Area regulations and other environmental requirements.

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.

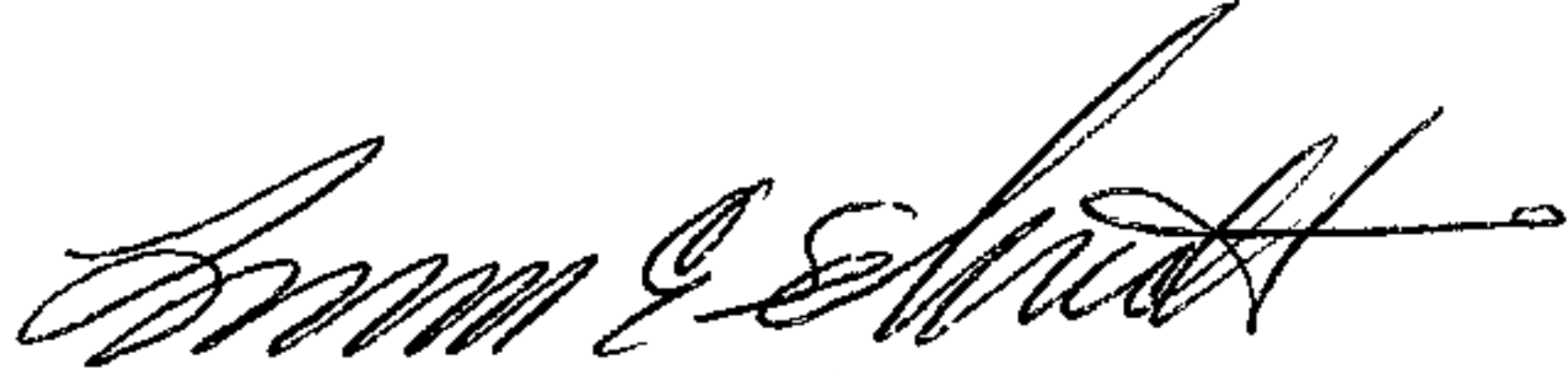
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 12th day of June, 2003, that the Petitioners' request for special hearing, to permit the construction of a detached accessory building (garage) which is larger than the existing dwelling (principal building) and variance relief from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed garage with a height of 23 ft. in lieu of the maximum permitted 15 ft. and to be located partially in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following conditions:

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 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 30, 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.

6/12/03
R. Jamison

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
T. J. Gannon

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2003
Item No. 471

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

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.

RWB:CEN:jrb

cc: File

6/12/03
R. Jameson
ZAC-4-28-2003-ITEM 471-04302003



Baltimore County
Zoning Commissioner

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

June 13, 2003

Mr. & Mrs. Charles T. Acree
273 Winterberry Lane
Westminster, Maryland 21157

Re: Petitions for Special Hearing & Variance
Case No. 03-471-SPHA
Property: 1503 Shore Road

Dear Mr. & Mrs. Acree:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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", written in a cursive style.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



CROA Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1503 Shore Road
which is presently zoned DR 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) 400 BCZR To permit a proposed detached Garage with ~~15~~ 23 ^{mca} Ft height in lieu of 15 Ft. to be located partially in side yard in lieu of all in rear yard. _{mca}

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 DETERMINED
AT HEARING.

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

Charles T. Acree
Name - Type or Print
Signature
Marlene C. Acree
Name - Type or Print
Signature
273 Winterberry Lane 410
Address Telephone No.
Westminster, Md 21157
City State Zip Code

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR
UNAVAILABLE FOR HEARING 5/8 - 5/18
Reviewed By JL Date 4/10/03

Case No. 03 471 SPHA



CBCA Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1503 Shore Road
which is presently zoned DR S.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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The construction of a detached accessory building (a Garage) which is larger^{THE} than existing dwelling.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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:

Legal Owner(s):

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

Charles T. Acree
Name - Type or Print
Signature
Marlene C. Acree
Name - Type or Print
Signature

Attorney For Petitioner:

273 Winterberry Lane 410-876-7604
Address Telephone No.
Westminster, Md. 21157
City State Zip Code

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

Representative to be Contacted:
Name
Address Telephone No.
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR.
UNAVAILABLE FOR HEARING 5/8 Thru 5/18

Case No. 03471

Reviewed By JL Date 8/10/03

Zoning Description

Zoning Description for 1503 Shore Road Baltimore, Maryland 21220. Beginning at a point on the South side of Shore Road, which is 30' wide at the distance of 18' West of the centerline of the nearest improved intersection street Geranium, which is 30' wide. Being Lot # 57 in subdivision Bull Neck as recorded in Baltimore County Plat Book # 4, Folio # 172, containing 26,160 square feet. Also known as 1503 Shore Road and located in the 15th Election District, 6th Councilmanic District.

The metes and bounds are as follow: N58 59'18" W79.986', N31 00'08" E 324.09', S61 48' 01" E 80.08', S31 00' 00" W 328.02' to the place of beginning.

471

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL-471

No. 23611

DATE 4/10/03

ACCOUNT 001 006 6150

AMOUNT \$ 130.00

RECEIVED FROM: Acree

FOR: 1503 Shore Rd. Res Unit & SpR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	NO.
4/11/2003	4/10/2003	14:42:12	2
REG WORK	MAIL	JEM JEL	
RECEIPT # 263611	4/10/2003	0814	
DIS-	5	528 ZONING VERIFICATION	
CP NO.	023611		
Receipt Tot		\$130.00	
130.00	OK	.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 #03-471-SPHA

1503 Shore Road

S/side Shore Road 30 feet +/- east of Geranium Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Charles T. and Marlene C. Acree

Special Hearing: to permit the construction of detached accessory building, which is larger than existing dwelling.

Variance: to permit a proposed detached garage with 23 feet height in lieu of 15 feet to be located partially in side yard in lieu of all in rear yard.

Hearing: Wednesday, June 11, 2003 at 9:00 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.

5/330 May 22

C605149

CERTIFICATE OF PUBLICATION

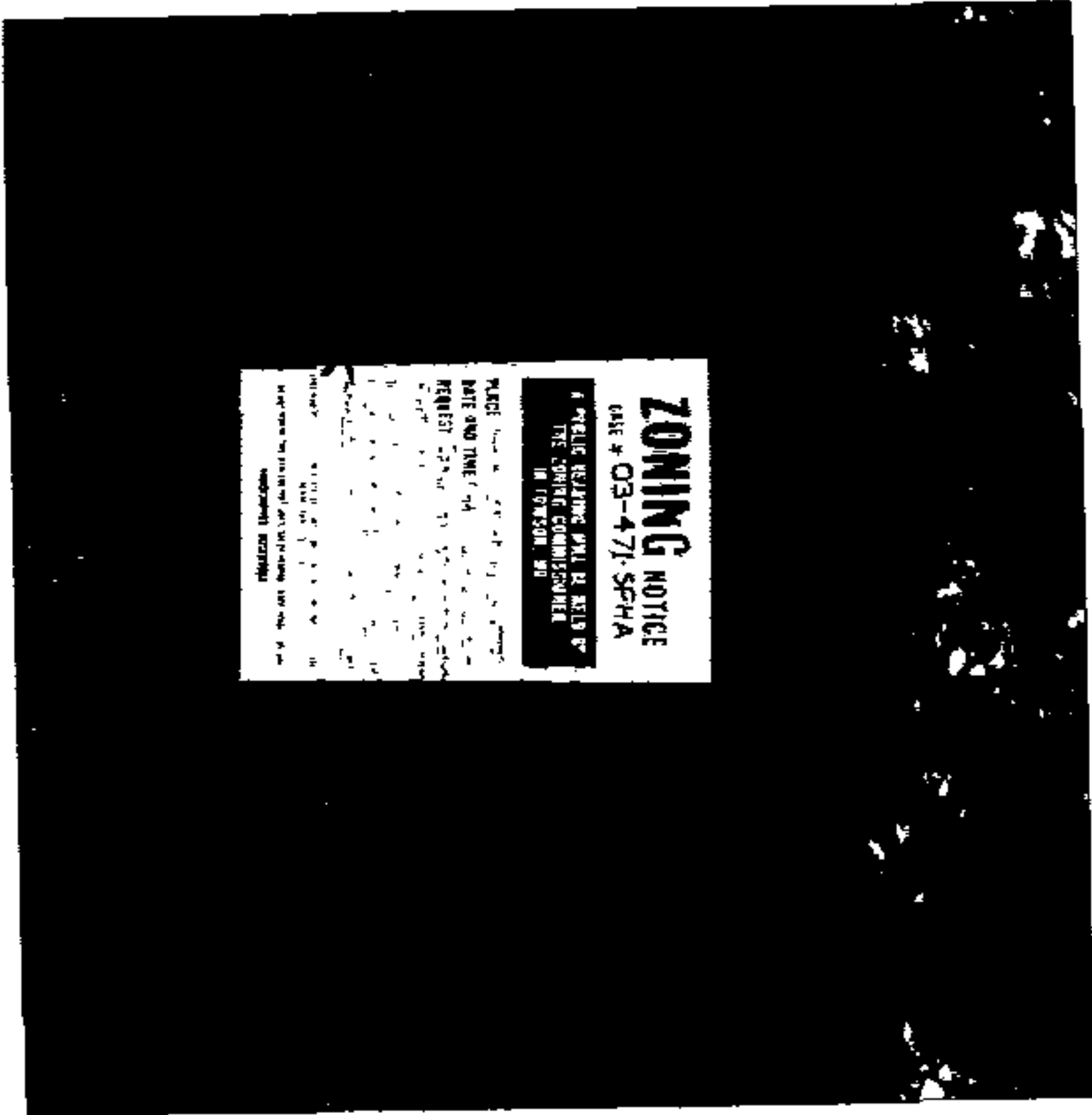
5/23/2003

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 5/22/2003.

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

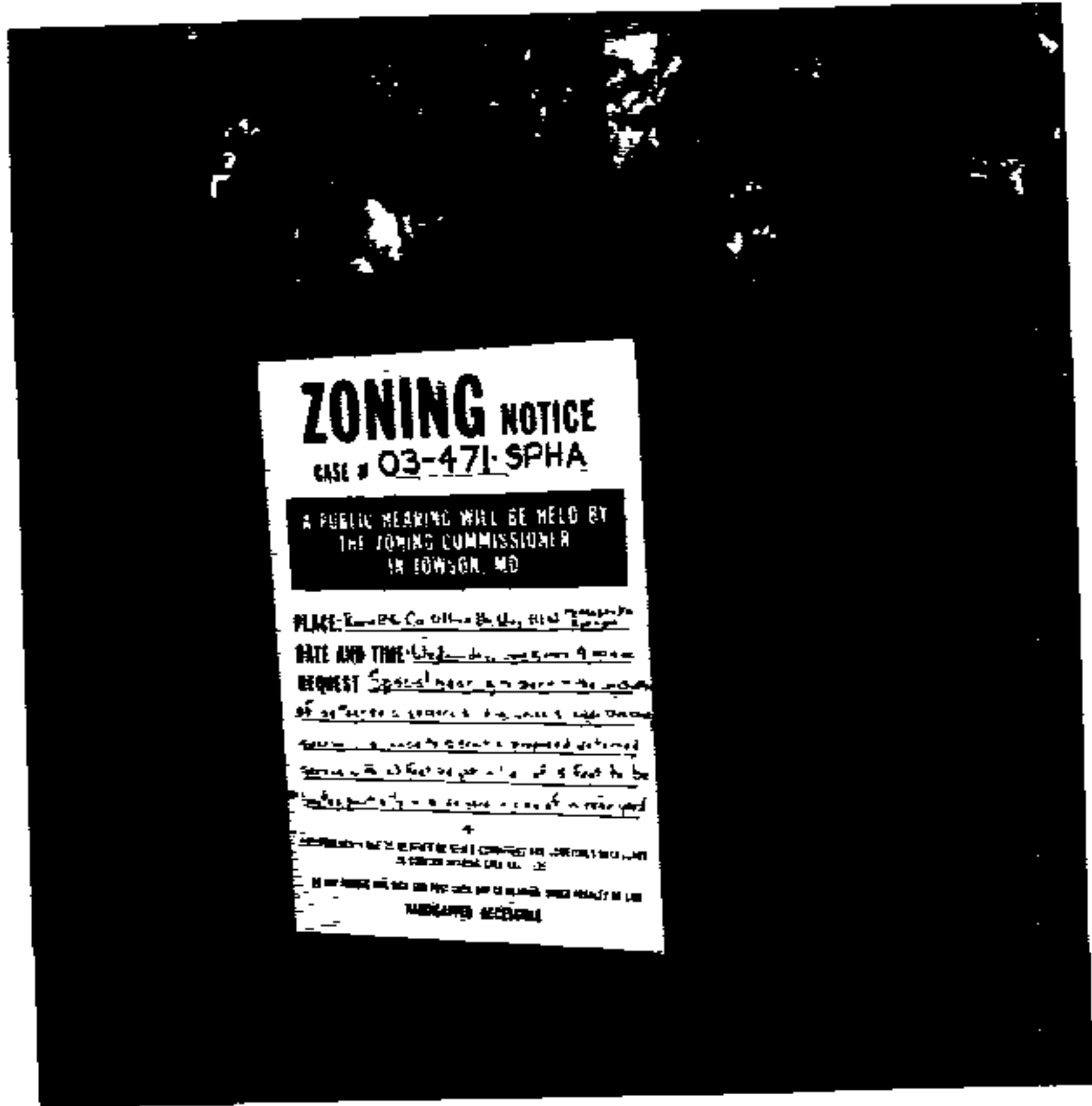


LEGAL ADVERTISING



ZONING NOTICE
CASE # 03-471-SPHA
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: Room 206, City Office Building, 101 N. Holladay St., Towson, MD 21286
DATE AND TIME: Wednesday, June 15, 2005, 7:00 PM - 9:00 PM
REQUEST: Special Use Permit for a Community Center
at 101 N. Holladay St., Towson, MD 21286
The applicant is requesting a Special Use Permit for a Community Center at 101 N. Holladay St., Towson, MD 21286. The proposed use is consistent with the Comprehensive Zoning Ordinance, Section 10-2-1, which allows for a Community Center in the C-1 (Community Center) zone. The applicant is requesting a Special Use Permit for a Community Center at 101 N. Holladay St., Towson, MD 21286. The proposed use is consistent with the Comprehensive Zoning Ordinance, Section 10-2-1, which allows for a Community Center in the C-1 (Community Center) zone.



ZONING NOTICE
CASE # 03-471-SPHA
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: Room 206, City Office Building, 101 N. Holladay St., Towson, MD 21286
DATE AND TIME: Wednesday, June 15, 2005, 7:00 PM - 9:00 PM
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CERTIFICATE OF POSTING

RE: Case No.: 03-471-SPHA

Petitioner/Developer: Charles T. &

Marlene C. Acree

Date of Hearing/Closing: 6-11-03

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 1503 Shore Road
Middle River, MD 21220

The sign(s) were posted on 5/22/2003
(Month, Day, Year)

Sincerely,

Stacy Gardner

(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-7

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE * ZONING COMMISSIONER
1503 Shore Road; S/side Shore Rd, 30' +/- *
E Geranium Road *
15th Election & 6th Councilmanic Districts * FOR
Legal Owner(s): Charles & Marlene Acree *
Petitioner(s) * BALTIMORE COUNTY
* 03-471-SPHA

* * * * *

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 24th day of April, 2003, a copy of the foregoing Entry of Appearance was mailed to Charles & Marlene Acree, 273 Winterberry Lane, Westminster, MD 21157, Petitioner(s).

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 22, 2003 Issue - Jeffersonian

Please forward billing to:

Charles T. Acree
273 Winterberry Lane
Westminster, MD 21157

410-876-7604

NOTICE OF ZONING HEARING

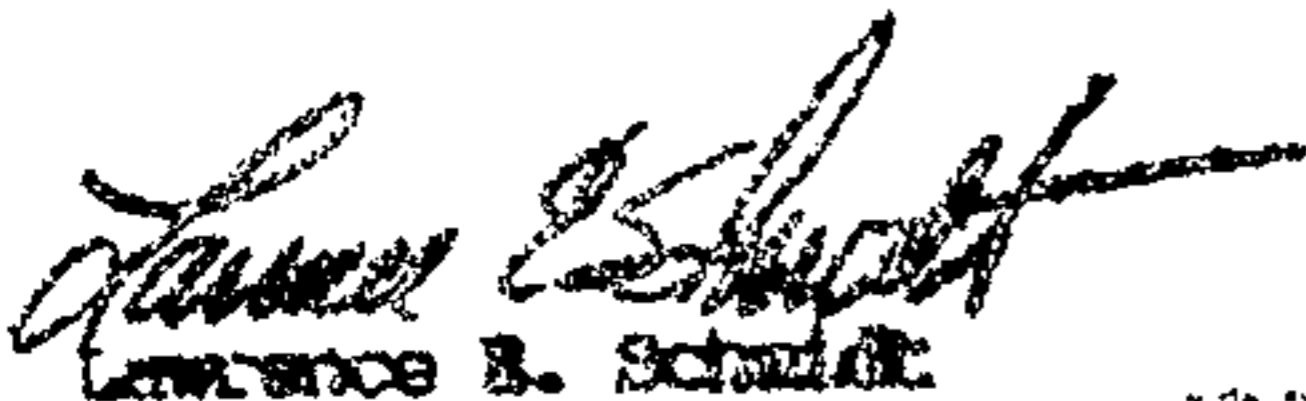
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-471-SPHA

1503 Shore Road
S/side Shore Road 30 feet +/- east of Geranium Road
15th Election District – 6th Councilmanic District
Legal Owners: Charles T. and Marlene C. Acree

Special Hearing to permit the construction of detached accessory building, which is larger than existing dwelling. Variance to permit a proposed detached garage with 23 feet height in lieu of 15 feet to be located partially in side yard in lieu of all in rear yard.

Hearings: Wednesday, June 11, 2003 at 9:00 a.m. in Room 106, Co. Office Building,
111 W. Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 22, 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: 03-471-SPHA

1503 Shore Road
S/side Shore Road 30 feet +/- east of Geranium Road
15th Election District – 6th Councilmanic District
Legal Owners: Charles T. and Marlene C. Acree

Special Hearing to permit the construction of detached accessory building, which is larger than existing dwelling. Variance to permit a proposed detached garage with 23 feet height in lieu of 15 feet to be located partially in side yard in lieu of all in rear yard.

Hearings: Wednesday, June 11, 2003 at 9:00 a.m. in Room 106, Co. Office Building,
111 W. Chesapeake Avenue

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

Arnold Jablon
Director

AJ:klm

C: Charles and Marlene Acree, 273 Winterberry Lane, Westminster 21157

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 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: 03-471-~~470~~-SPHA
Petitioner: ACREE
Address or Location: 1503 SHORE RD,

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles T. Acree
Address: 273 Winterberry Lane
Westminster, Maryland 21157
Telephone Number: 410-876-7604



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

Charles T. Acree
Marlene C. Acree
273 Winterberry Lane
Westminster, MD 21157

Dear Mr. and Mrs. Acree:

RE: Case Number: 03-471-A, 1503 Shore Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 10, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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



Printed with Soybean Ink
on Recycled Paper



Baltimore County
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 24, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 21, 2003

Item No.: 465, 467-477

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 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2003
Item No. 471

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

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.

RWB:CEN:jrb

cc: File

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 25, 2003

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

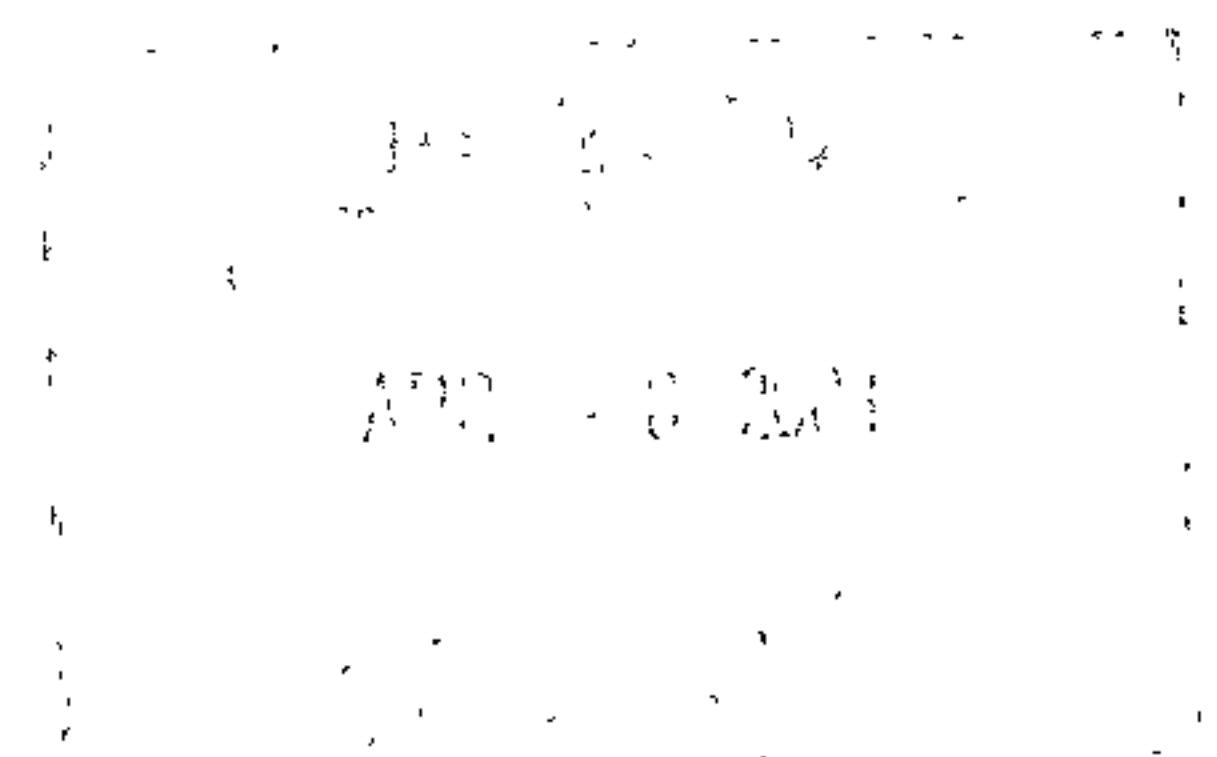
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-471 and 03-473

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

Prepared by: Mark A. Cunningham

Section Chief: Arnold F. Keller, III

AFK/LL:MAC





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.18.03

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

RE: Baltimore County
Item No. 471 JL

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,

to 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

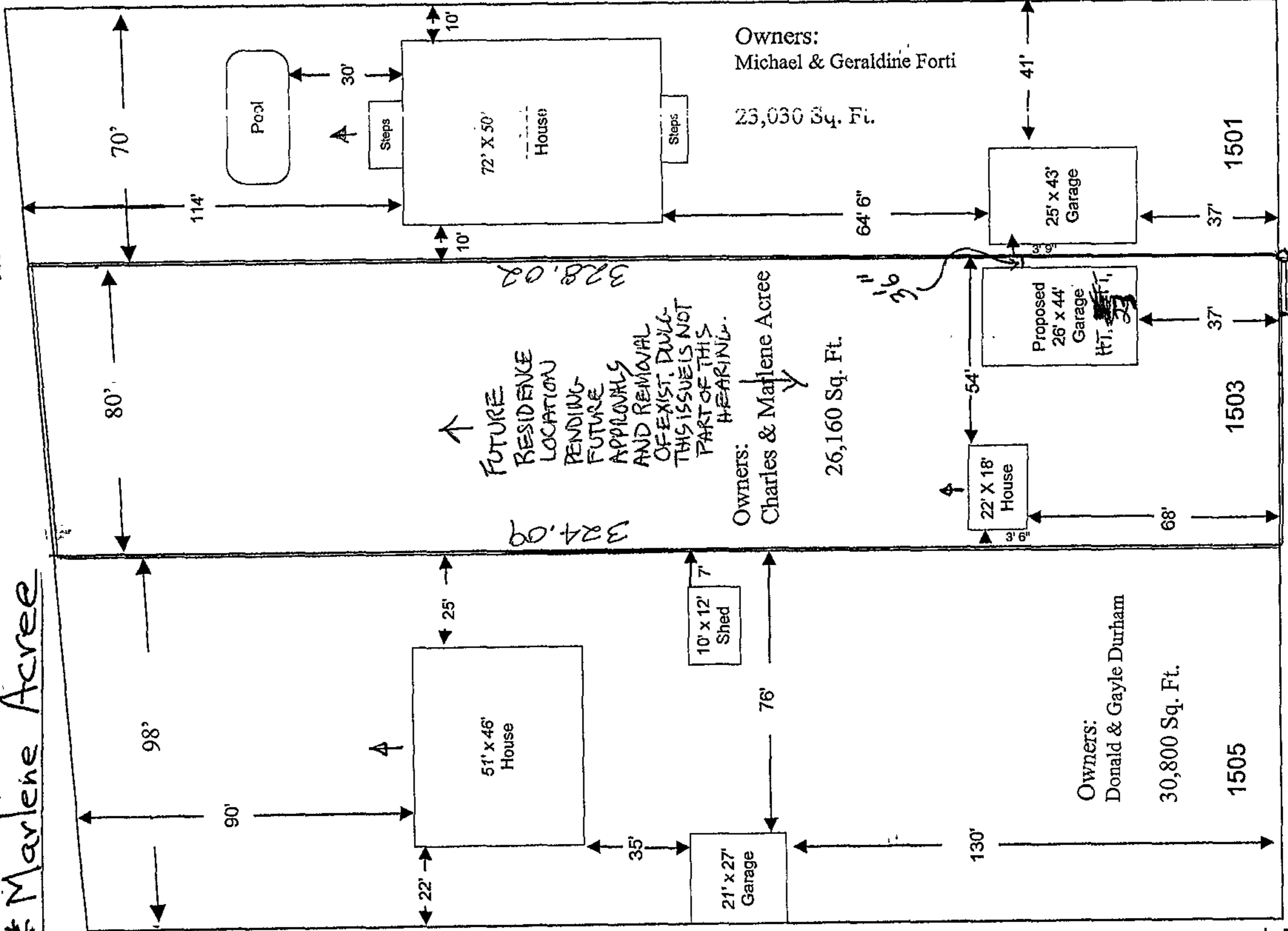
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 1503 Shore Rd.
 SUBDIVISION NAME Bull Neck
 PLAT BOOK # 4 FOLIO # 172 LOT # 57 SECTION # _____
 OWNER Charles & Marlene Acree

Middle River

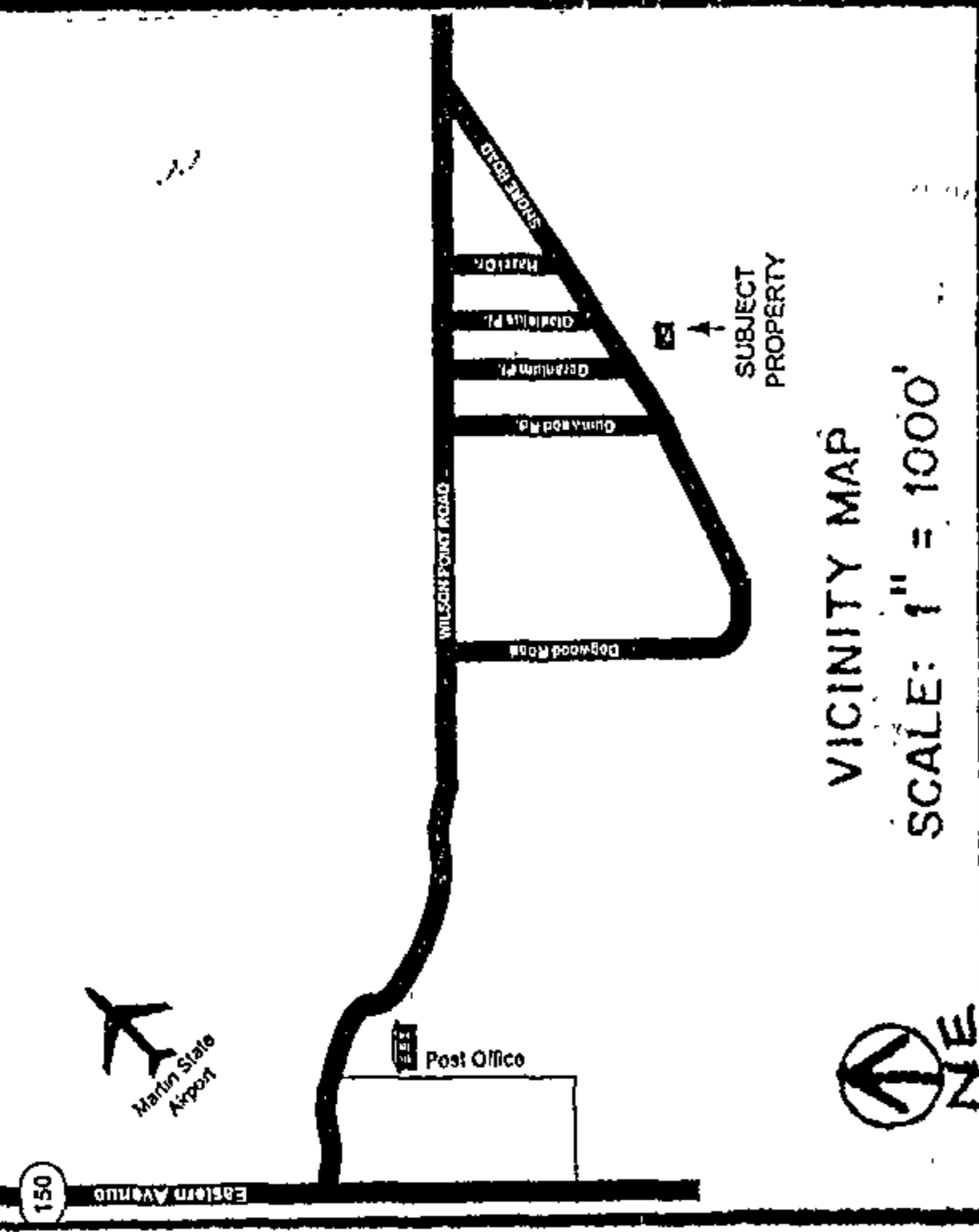


Owners:
Michael & Geraldine Forti
23,030 Sq. Ft.

Owners:
Charles & Marlene Acree
26,160 Sq. Ft.

Owners:
Donald & Gayle Durham
30,800 Sq. Ft.

FUTURE RESIDENCE LOCATION PENDING FUTURE APPROVALS AND REMOVAL OF EXIST. DWG. THIS ISSUES NOT PART OF THIS HEARING.



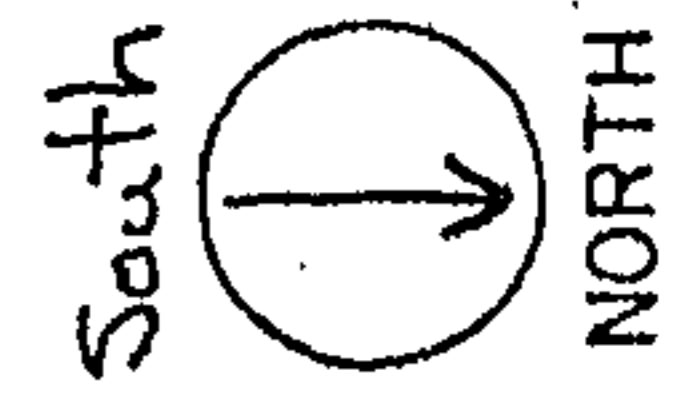
VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 6
 1" = 200' SCALE MAP # NE 2J
 ZONING DR 5.5
 LOT SIZE .6 ACRES 26,160 SQUARE FEET
 SEWER PUBLIC PRIVATE
 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 JL ITEM # 103AT-2 CASE # _____

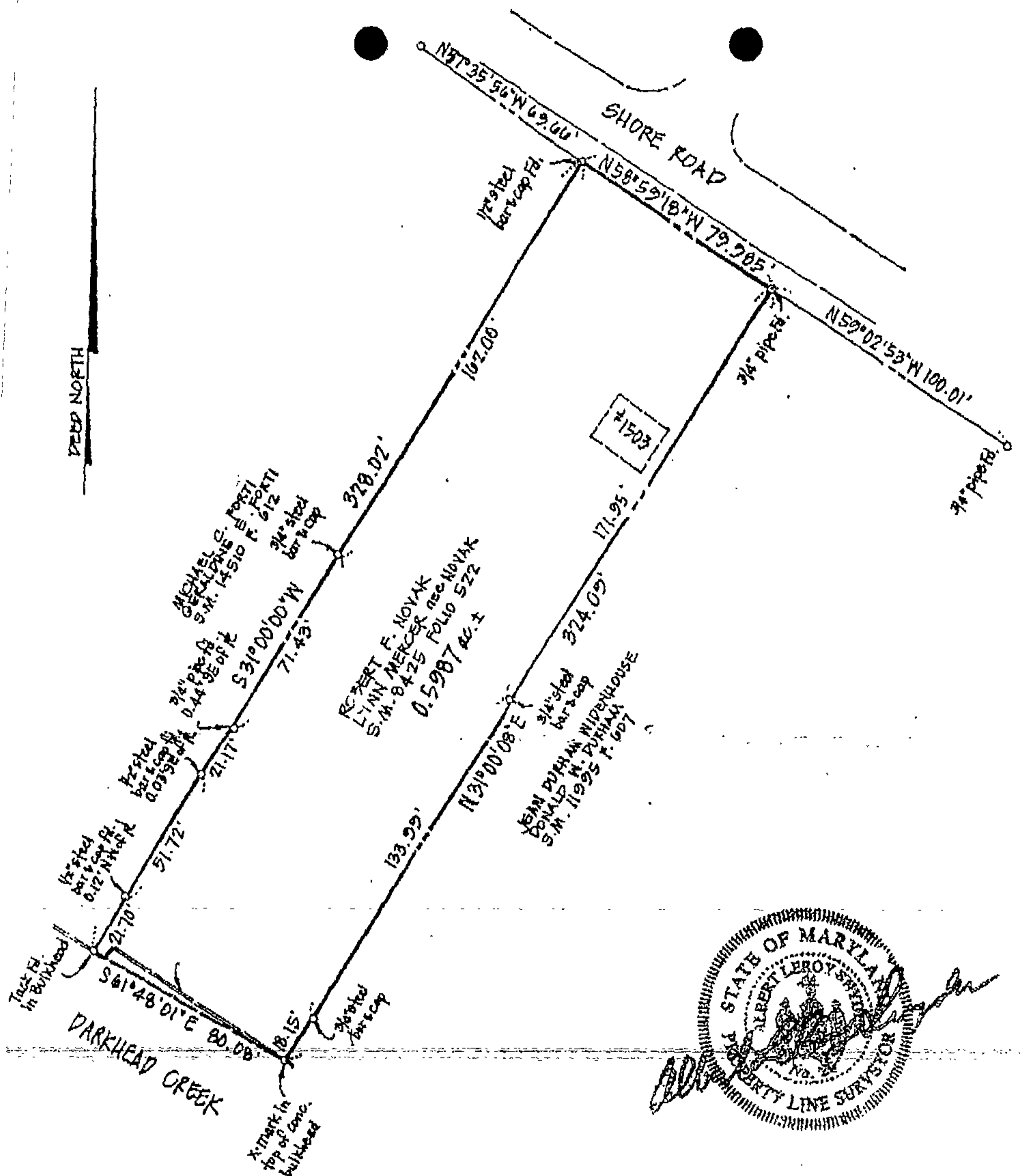
Ed No1



PREPARED BY Charles Acree

Scale: 1/4" = 10' 1" = 40'

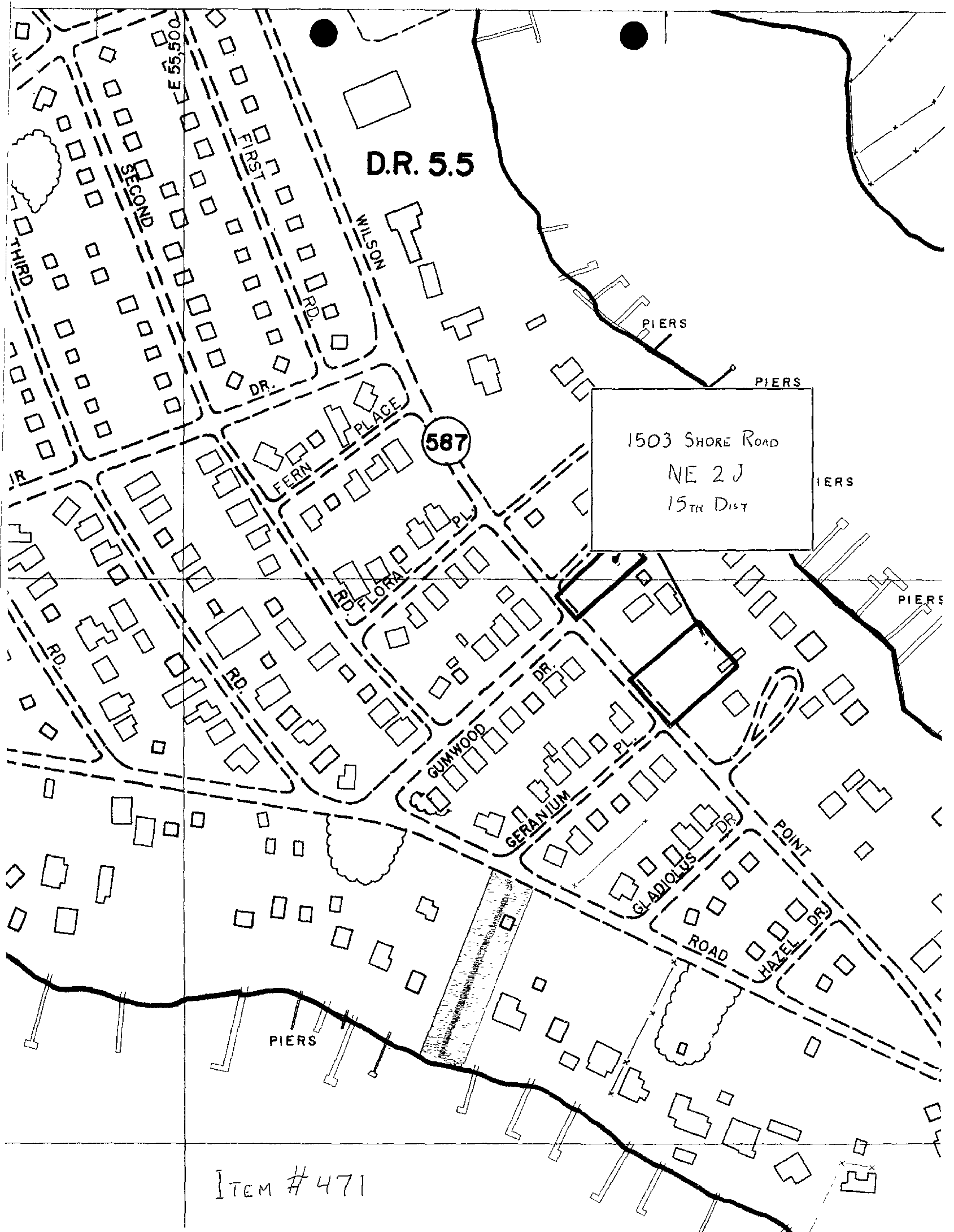
Geranium Road



**BOUNDARY SURVEY OF
#1503 SHORE ROAD**

15TH ELECTION DISTRICT
SCALE: 1" = 50'
BALTIMORE COUNTY, MD.
DATE: APRIL 24, 2002

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D.R. 5.5

1503 SHORE ROAD
NE 2 J
15TH DIST

587

ITEM # 471