

IN RE: PETITION FOR VARIANCE
S/S of New Section Road, 600' +- E
centerline of Seneca Road
15th Election District
5th Councilmanic District
(3929 New Section Road)

Catherine A. & Arthur C. Pinder, III
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-110-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Catherine A. and Arthur C. Pinder, III. The Petitioners are requesting variance relief for property located at 3929 New Section Road in the eastern area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a left side setback of 35 ft. to a property line in lieu of the required 50 ft. minimum and to amend prior zoning Case No. 03-293-A.

The property was posted with Notice of Hearing on September 30, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 30, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in

03253
10/20/03
R. Jefferson

residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Bureau of Development Plans dated September 26, 2003, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request were James Grammer, Professional Engineer and Arthur Pinder, Petitioner. There were no protestants or others in attendance. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Findings of fact and conclusions of law

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 33,412 sq. ft., zoned R.C.5. Mr. Grammer proffered that the subject property is improved with various storage structures, a gazebo and deck. The property has waterfront on Seneca Creek. The owners propose to build a new home on the property and therefore applied for and were granted a variance for a side yard setback of 43 ft. in lieu of the required 50 ft. in Case No. 03-293-A dated April 21, 2003.

10/20/03
P. Zimmerman

The proposed home was outlined in this case but when the owners went to actually layout and price the home, they realized that the side yard setback of 43 ft. would not allow the garage to functionally fit with the home. Thus, they return today to request another 8 ft. of relief reducing the setback to 35 ft.

As occurred in Case No. 03-293-A, I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, I find that such variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM). Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM.

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 20 day of October, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3.B.2 of the B.C.Z.R., to permit a left side setback of 35 ft. to a property line in lieu of the required 50 ft. minimum and to amend prior zoning Case No. 03-293-A, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

10/20/03

J.R. Johnson

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

October 20, 2003

Mr. & Mrs. Arthur C. Pinder, III
430 Bromwell Road
Baltimore, Maryland 21220-3012

Re: Petition for Variance
Case No. 04-110-A
Property: 3929 New Section Road

Dear Mr. & Mrs. Pinder:

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 "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: James Grammer
McKee & Associates, Inc.
5 Shawan Road, Suite 1
Cockeysville, MD 21030

Visit the County's Website at www.baltimorecountyonline.info





CBCA Flood Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3929 New Section Road

which is presently zoned RC-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)

* See Attached

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

The lots are existing. The required setbacks, if applied, will not permit the construction of a dwelling. There would be no practical use of the property unless a new home is constructed.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Arthur C. Pinder III

Name - Type or Print

* Arthur C. Pinder III

Signature

Catherine A. Pinder

Name - Type or Print

* Catherine A. Pinder

Signature

430 Brownell Road (410) 335-7231

Address

Baltimore, Maryland

21220-3012

Telephone No.

State

Zip Code

Representative to be Contacted:

McKee and Associates, Inc.

Name

5 Shawan Road, Suite 1 (410) 527-1555

Address

Cockeysville, Maryland 21030

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 07-07-03

Case No. 04-110-A

RECEIVED 10/15/98

**PETITION FOR VARIANCE
ATTACHMENT**

ITEM NO.: _____

CASE NO.: _____

**REQUESTED ZONING RELIEF
3929 NEW SECTION ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

The petitioners hereby request a variance from Section 1A04.3.B.2 to permit a left side setback of 35-feet to a property line, in-lieu-of the required 50-foot minimum, and to amend the prior Zoning Case No. 03-293-A.

04-110-A

MCKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

December 3, 2002

**ZONING DESCRIPTION OF
3929 NEW SECTION ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the south side of New Section Road, which is 30 feet wide at a distance of 600 feet +/- east of the centerline of Seneca Road, which is 30 feet wide. Being Lot 332 and Lot 333 of "Bowleys Quarters", Plat 2, Second Addition. As recorded in Baltimore County Plat Book 10, Folio 64. Containing 33,412 square feet or 0.77 acres, more or less. Also known as 3931 New Section Road and located in the 15th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

C4-110-A

No. 27475

DATE 09.02.03 ACCOUNT RC01-006-6150
AMOUNT \$ 65.00

RECEIVED
FROM:

Mr. & Mrs. ARTHUR PINDER III

FOR:

Res UAA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

STJ

DATE RECEIVED
FILED RECEIPT

BUSINESS ACTUAL TIME
9/02/2003 9/02/2003 10:25:26

REG NO. 02 WALKIN JEVA JEE
>> RECEIPT # 293187 8/31/2003
Dept 5 520 ZONING VERIFICATION
CR NO. 274175

Receipt Tot \$65.00
65.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:
Case: #04-110-A

3929 New Section Road,
S/side of New Section
Road, 600 feet +/- east of
centerline of Seneca Road
15th Election District

5th Councilmanic District
Legal Owner(s): Arthur C.
and Catherine A. Pinder

Variance: to permit a left
side setback of 35 feet to a
property line, in lieu of the
required 50 foot minimum,
and to amend the prior
Zoning Case Number 03-
293-A.

Hearing: Wednesday, Oc-
tober 15, 2003 at 11:00
a.m. in Room 407, County
Courts Building, 401 Bos-
ley 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/9/824 Se30 C629094

CERTIFICATE OF PUBLICATION

10/11, 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 9/30, 2003.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-110-A

Petitioner/Developer: _____

Arthur + Catherine Pinder

Date of Hearing/Closing: 10-15-03

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

Attention: Becky Hart

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 3929 New Section Rd.
Baltimore, MD 21220

September 30, 2003
(Month, Day, Year)

Sincerely,

Stacy Gardner 9/30/03
(Signature of Sign Poster and Date)

Stacy Gardner

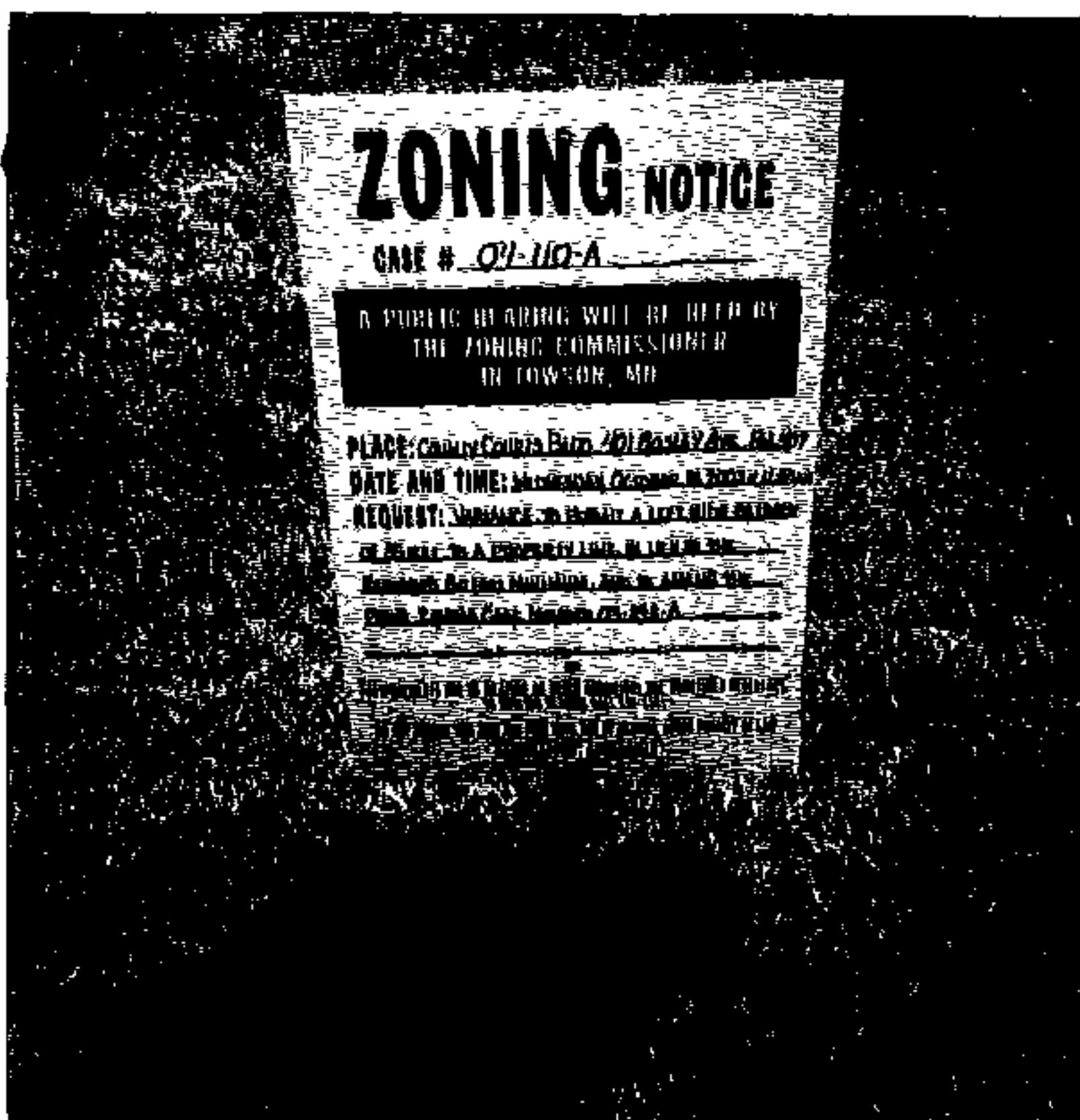
SHANNON BAUM SIGNS INC.

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD. 21784
(Address)

410-781-4000

(City, State, Zip Code)



**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

September 10, 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: 04-110-A

3929 New Section Road
S/side of New Section Road, 600 feet +/- east of centerline of Seneca Road
15th Election District – 5th Councilmanic District
Legal Owners: Arthur C. and Catherine A. Pinder

Variance to permit a left side setback of 35 feet to a property line, in lieu of the required 50 foot minimum, and to amend the prior Zoning Case Number 03-293-A

Hearings: Wednesday, October 15, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:rlh

C: Mr. and Mrs. Arthur Pinder, 430 Brownell Road, Baltimore 21220
McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 30, 2003.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 30, 2003 Issue - Jeffersonian

Please forward billing to:

Arthur Pinder 410-335-7231
430 Brownell Road
Baltimore, MD 21220

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-110-A

3929 New Section Road

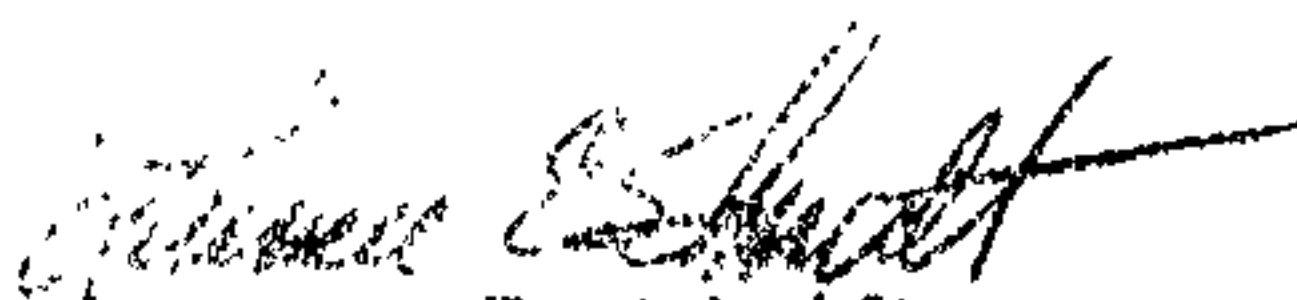
S/side of New Section Road, 600 feet +/- east of centerline of Seneca Road

15th Election District – 5th Councilmanic District

Legal Owners: Arthur C. and Catherine A. Pinder

Variance to permit a left side setback of 35 feet to a property line, in lieu of the required 50 foot minimum, and to amend the prior Zoning Case Number 03-293-A

Hearings: Wednesday, October 15, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley 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

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 04-110-A

Petitioner: Arthur C. Pinder, III & Catherine A. Pinder

Location: 3929 New Section Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Arthur C. Pinder, III

ADDRESS: 430 Brownell Road

Baltimore, MD 21220

PHONE NUMBER: 410 335-7231

AJ:ggs

(Revised 09/24/96)

04-110-A

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 10, 2003

Arthur Pinder, III
Catherine Pinder
430 Brownell Road
Baltimore, MD 21220-3012

Dear Mr. and Mrs. Pinder:

RE: Case Number: 04-110-A, 3929 New Section Road

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
McKee & Associates, 5 Shawan Road, Ste. 1, Cockeysville 21030

Visit the County's Website at www.baltimorecountyonline.info





**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

September 11, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: September 8, 2003

Item No.: 098 - 111

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

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



Printed with Soybean Ink
on Recycled Paper

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9.10.03

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

RE: Baltimore County
Item No. 110 (JRA)

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 1.800.201.7165 Statewide Toll Free

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: Tim Kotroco

FROM: R. Bruce Seeley *RBS/RLT*

DATE: October 9, 2003

SUBJECT: Zoning Item 04-110
Address 3929 New Section Road

Zoning Advisory Committee Meeting of September 8, 2003

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

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

Reviewer: Keith Kelley

Date: October 9, 2003

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 15, 2003
Item No. 110

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 flood plain elevation in all construction.

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 flood damage.

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

RWB:CEN:jrb

cc: File

ZAC-09-15-2003-ITEM NO 110-09262003

10/20/03
R. R. Jensen

RE: PETITION FOR VARIANCE * BEFORE THE
3929 New Section Road; S/side New Section *
Rd, 600' +/- E c/line Seneca Road * ZONING COMMISSIONER
15th Election & 5th Councilmanic Districts *
Legal Owner(s): Arthur C, III, & * FOR
Catherine A. Pinder *
Petitioner(s) * BALTIMORE COUNTY
* 04-110-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.

RECEIVED

SEP 16 2003

Per.....

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 September, 2003, a copy of the foregoing

Entry of Appearance was mailed to, McKee & Associates, Inc, 5 Shawan Road, Suite 1,

Cockeysville, MD 212030, Representative for Petitioner(s).

Peter Max Zimmerman

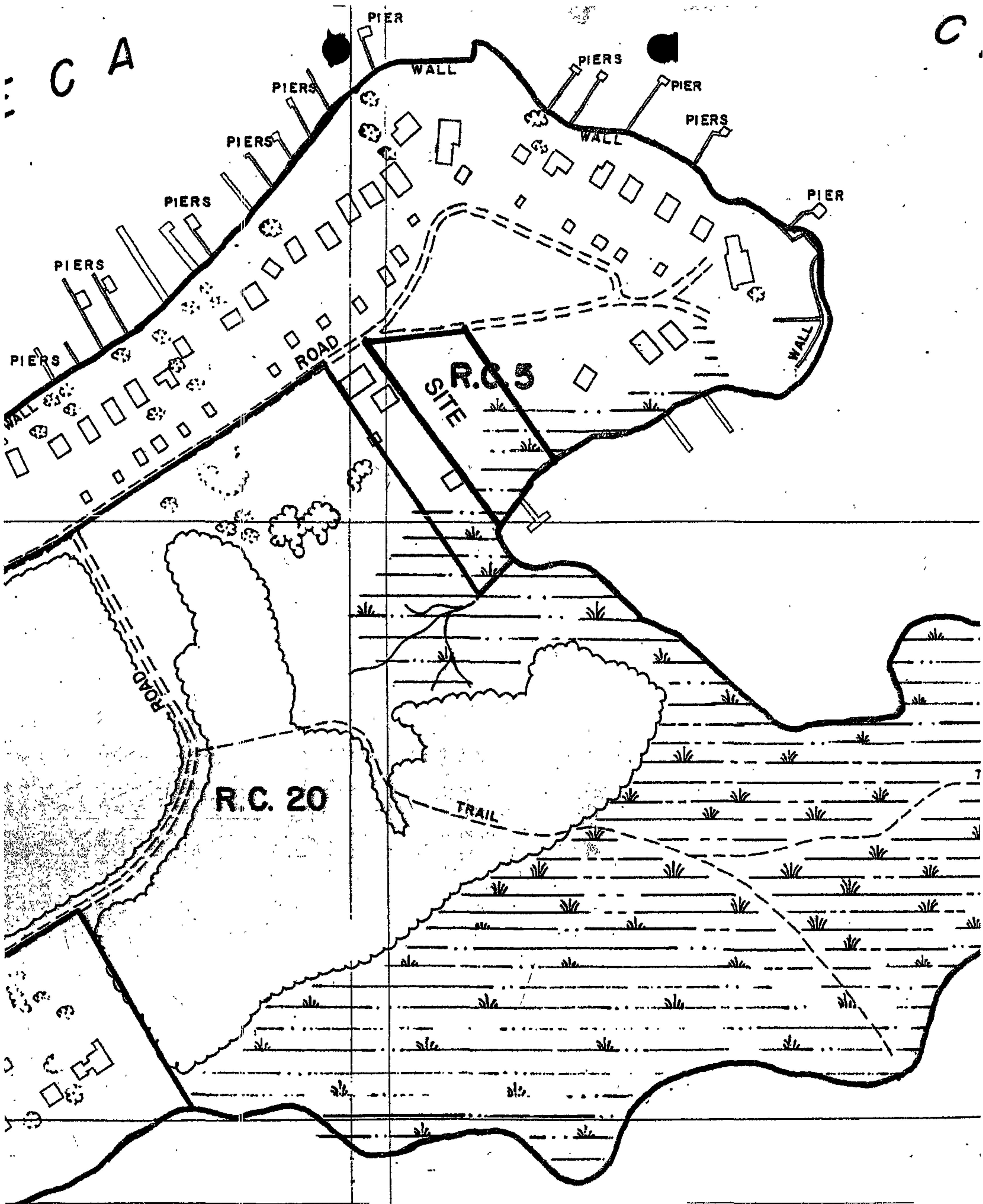
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CASE NAME 3929 New Section Rd
CASE NUMBER 04-110-A
DATE 10/15/03

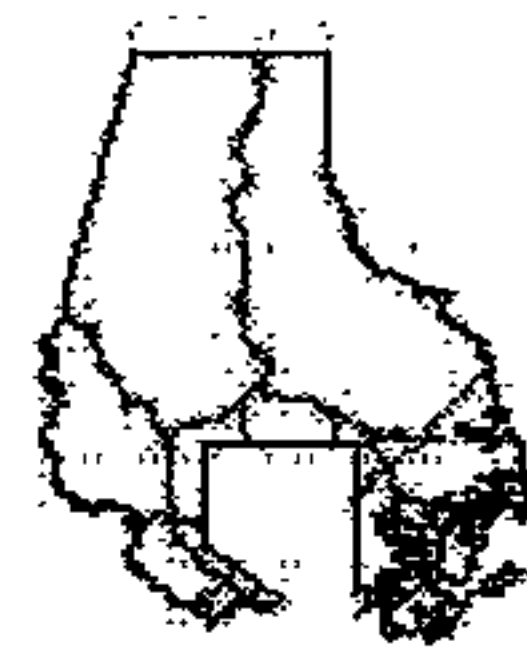
CASE NAME 3929 New Section Rd
CASE NUMBER 04-110-A
DATE 10/15/03

[illegible]



Zoning Map NE 2L 1"=200' 04-110-A

ArcIMS HTML Viewer Map



Legend
Roads
Image

Map created with ArcIMS - Copyright (C) 1992-2002 ESRI Inc.

3929 New Section Rd

3929 New Section Rd
no scale

04-110-07

1. EXISTING ZONING: RCL-5
2. SITE AREA: 33,412 SF 0.77 AC ±
3. REFER ALSO TO ZONING VARIANCE CASE No. 03-293-A.

Variance from Section 1A04.3.B to allow a lot area of 0.77ac. in lieu of the minimum 1 acre, a residential density of 1.3 dwellings per acre in lieu of the maximum allowed .667 dwellings per acre and approval of the subject property as an undersized lot, pursuant to Section 304 of the BCZR - DISMISSED AS MOOT

Variance from Section 1A04.3.B of the BCZR to permit side yard setbacks of 43 feet and 10 feet in lieu of the required 50 feet each and approval of any other zoning relief as may be deemed necessary - GRANTED

Conditions of Approval:

2) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning.

3) Compliance with the Chesapeake Bay Critical Area and floodplain regulations as set forth in the ZAC comments submitted by DEPRM, dated February 3, 2003, and the Development Plans Review Division of DPDM, dated January 27, 2003.

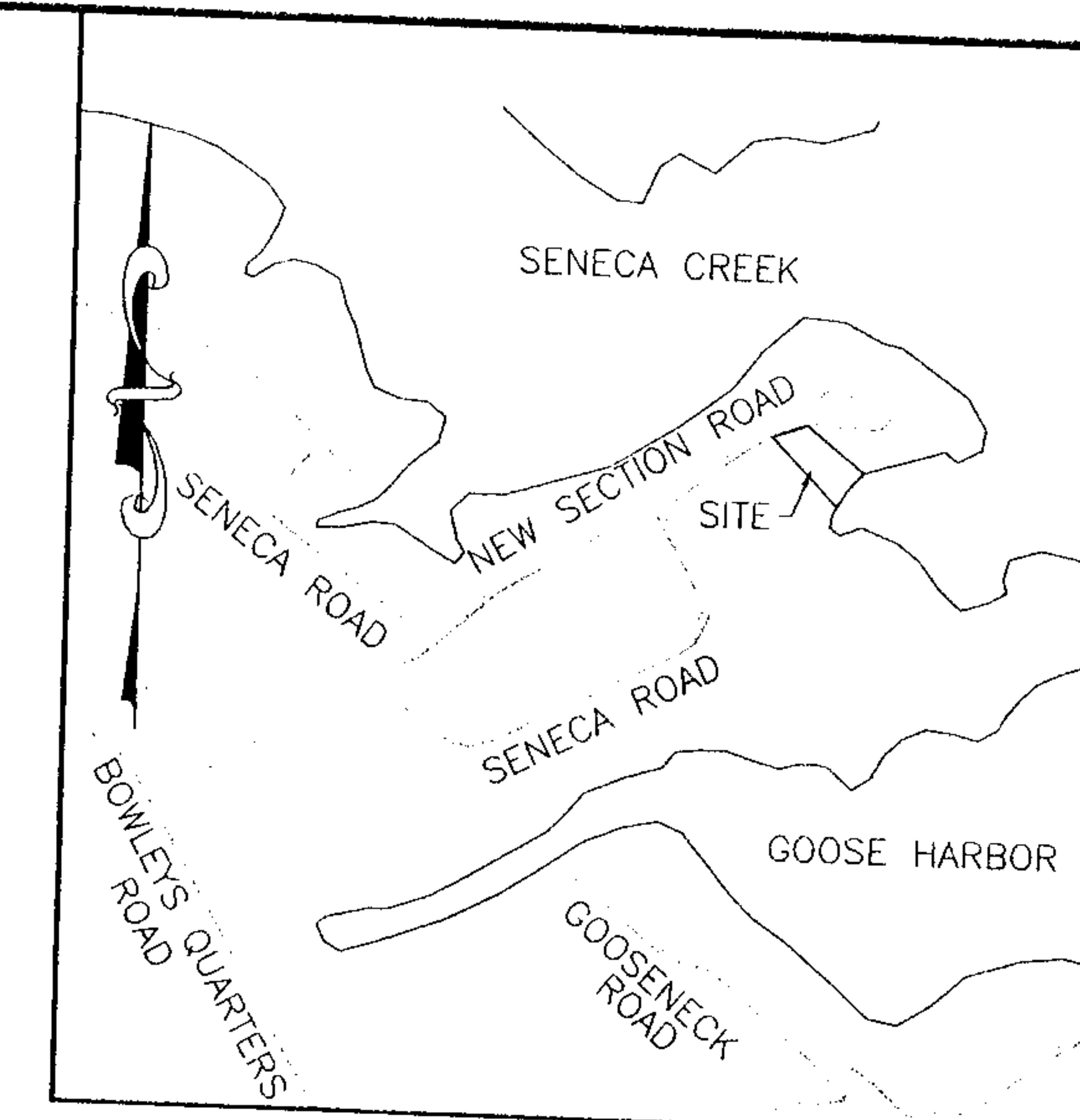
4. SITE IS LOCATED WITHIN FLOOD ZONE A10 AS SHOWN ON FIRM MAP 240010 0455 B.

5. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY MCKEE AND ASSOCIATES, INC. IN MAY, 2002. ELEVATIONS SHOWN ARE BASED ON BCMD SURVEY DATUM.

6. PUBLIC WATER EXISTS, PUBLIC SEWER IS PLANNED.

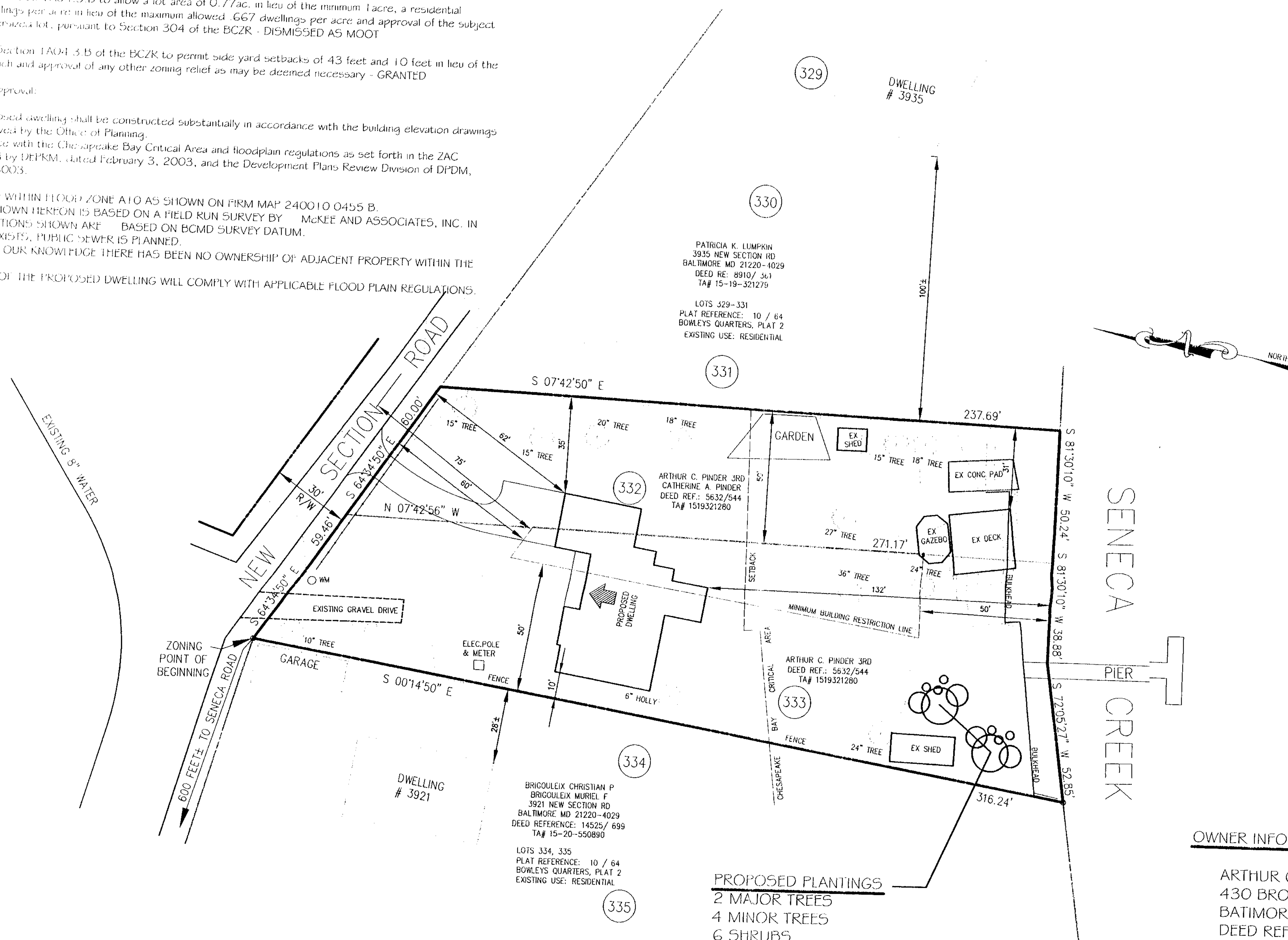
7. TO THE BEST OF OUR KNOWLEDGE THERE HAS BEEN NO OWNERSHIP OF ADJACENT PROPERTY WITHIN THE PAST 6 YEARS.

8. CONSTRUCTION OF THE PROPOSED DWELLING WILL COMPLY WITH APPLICABLE FLOOD PLAIN REGULATIONS.



VICINITY MAP

SCALE: 1" = 1000'
15TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT



OWNER INFORMATION:

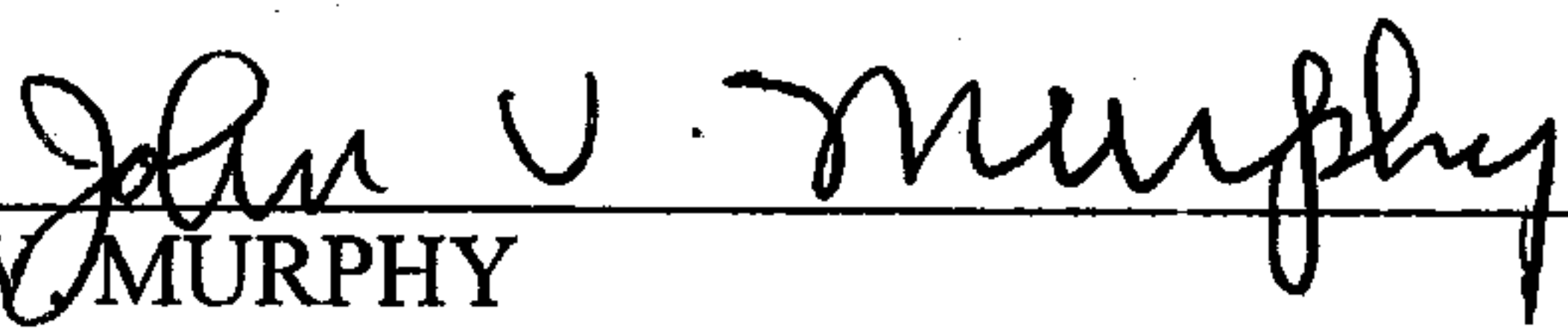
ARTHUR C. PINDER, III & CATHERINE A. PINDER
430 BROWNELL ROAD
BALTIMORE, MD 21220-3012
DEED REFERENCE: 4743/436 (15-16-450080)
DEED REFERENCE: 5632/436 (15-19-321280)
LOTS 332, 333
PLAT REFERENCE: 10/64
BOWLEYS QUARTERS, PLAT 2

C.B.C.A. NOTES

1. CRITICAL AREA DESIGNATION: LDA
2. SITE AREA: 33,412 SF 0.77 AC ±
3. IMPERVIOUS AREA PERMITTED (15%) = 5010 sf
4. EXISTING IMPERVIOUS AREA = 1295 sf
5. IMPERVIOUS AREA PROPOSED
DWELLING = 2667 sf ±
DRIVEWAY = 988 sf ±
6. TOTAL IMPERVIOUS = 4950 sf ±

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE		DRAWN BY:
3929 NEW SECTION ROAD		JSM
15TH ELECTION DISTRICT SCALE: 1" = 30'	BALTIMORE COUNTY, MARYLAND DATE: 08-26-2003	COMPUTED BY:
MCKEE & ASSOCIATES, INC. <i>Engineering - Land Planning - Land Surveying</i>		CHECKED BY:
<i>Natural Resource Planning - Real Estate Development</i> 5 SHAWAN ROAD, Suite 1 TELEPHONE: (410) 527-1555		JOB No.: GAST 236
		COCKEYSVILLE, MARYLAND 21030 FACSIMILE: (410) 527-1563

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until 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. The Petitioners must comply with the recommendations made by the Bureau of Development Plans Review in their ZAC comment dated September 26, 2003, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

10/20/03

R. G. Gannon

Jul 10/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 29, 2003

RECEIVED

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

SEP 29 2003

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 04-110 and 04-111

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: *John J. Sullivan*

AFK/LL:MAC