ORDER RECEIVED FOR FILING

By

IN RE: PETITION FOR VARIANCE

N/S Silver Lane, 610' E of the c/l

River Road

(2222 Silver Lane)

15th Election District 6th Council District

Francis H. Kreamer Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 04-260-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, Francis H. Kreamer. The Petitioner seeks relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1A04.3,B.3 to allow a front yard setback of 55 feet from the center of the road in lieu of the required 75 feet; side yard setbacks of 7 feet and 35 feet, and a rear yard setback of 28 feet in lieu of the required 50 feet each; and, from Section 304 of the B.C.Z.R. to permit a lot area of 8,509.9. sq.ft. in lieu of the minimum required one acre, or 43,560 sq.ft., pursuant to Section 304 of the B.C.Z.R., for the existing dwelling known as 2222 Silver Lane. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Francis H. Kreamer, property owner, and Paul Lee, the Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

This matter was considered contemporaneously with the relief requested under Case No. 04-261-A, which relates to an immediately adjacent lot, also owned by Mr. Kreamer. In this regard, the subject property consists of three adjoining lots, identified as Lots 5A, 6A and 7A of the subdivision known as Cedar Beach, which is an older, waterfront community that was platted and recorded many years ago, well prior to the establishment of zoning regulations in Baltimore

ORDER RECEVED FOR FILLING
Date
By

County. Each lot is approximately 50 feet wide by 110 feet deep and is served by public water and sewer. Although the subject property does not have direct frontage on the water, the properties on the other side of Poplar Road abut Sue Creek.

The subject of the instant request relates to Lot 7A and half of Lot 6A, which contain a combined gross area of 8509.9 sq.ft. and are improved with a two-story dwelling, known as 2222 Silver Lane. The Petitioner has owned and resided on the property for many years. Testimony indicated that Mr. Kreamer acquired Lot 7A from his father many years ago and subsequently purchased Lots 5A and 6A in 1983. Those lots have been used as a side yard for the existing dwelling for many years. Although the house is oriented to face Silver Lane, the rear of the dwelling is located immediately adjacent to Poplar Road. As noted above, the houses on the other side of Poplar Road face Sue Creek. Mr. Kreamer is desirous of subdividing his property to create two lots. One lot would comprise all of Lot 7A and half of Lot 6A and retain the existing improvements. The reminder of Lot 6A and all of Lot 5A would be combined to create the second lot. That lot is the subject of proceedings in companion Case No. 04-261-A; however, suffice it to say that the Petitioner ultimately proposes development of that property with a single-family dwelling, which will be offered for sale.

In any event, relief is requested as set forth above in order to legitimize the location of the existing dwelling on the new lot configuration. As more particularly shown on the site plan, the dwelling is located 7 feet from the existing east side property line, 55 feet from the centerline of Silver Lane, and 28 feet from the right-of-way for Poplar Road. These are all existing conditions; however, as a result of the proposed subdivision, the dwelling will be located 27 feet from the new property line on the west side.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. The most compelling factor in this case is that the subject lots were laid out and platted well prior to the adoption of zoning regulations in Baltimore County. It was indicated at the hearing that many of the houses in this community were built on single lots and some were built on double lots. The proposed subdivision will result in two lots, each approximately 75 feet

in width, which appears consistent with the character of the neighborhood. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and no one appeared in opposition to the request. Thus, it appears that relief can be granted without detrimental impact to any adjacent property.

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

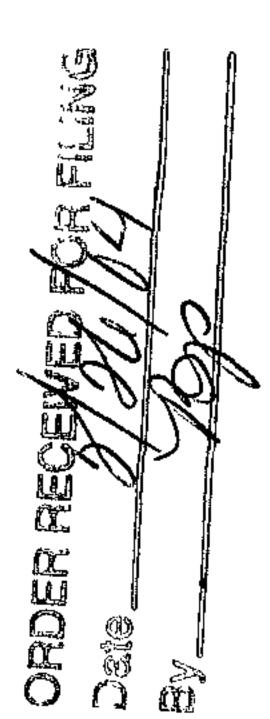
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of February 2004 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1A04.3.B.3 of to allow a front yard setback of 55 feet from the center of the road in lieu of the required 75 feet; side yard setbacks of 7 feet and 35 feet, and a rear yard setback of 28 feet in lieu of the required 50 feet each; and, from Section 304 of the B.C.Z.R. to permit a lot area of 8,509.9. sq.ft. in lieu of the minimum required one acre, or 43,560 sq.ft., for the existing dwelling known as 2222 Silver Lane, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



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

February 26, 2004

Mr. Francis H. Kreamer 222 Silver Lane Baltimore, Maryland 21221

RE: PETITIONS FOR VARIANCE
N/S Silver Lane, 610' and 460' E of the c/l River Road
(2222 Silver Lane)
15th Election District – 6th Council District
Francis H. Kreamer and Madeline M. Kreamer (now deceased) - Petitioners

Cases Nos. 04-260-A and 04-261-A

Dear Mr. Kreamer:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. Paul Lee, Century Engineering, Inc.
32 West Road, Towson, Md. 21204
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Office of Planning; DEPRM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at <u>2222 SILVER LANE</u>						
which is presently zoned RC-5						
ነ ነርኮ ንል ዴ <u>የል</u> ዩጥ ለፍ ነርጥ <u>ለአ</u>						

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) 1A04.3.B.3 & 304 OF THE BZCR TO PERMIT A FRONT YARD SETBACK OF 55' FROM THE CENTER OF THE ROAD IN LIEU OF THE REQUIRED 75' AND SIDE YARD SETBACKS OF 7' & 35', AND A REAR YARD SETBACK OF 28' IN LIEU OF THE REQUIRED 50' RESPECTIVELY AND A LOT AREA OF 8509.9 S.F. IN LIEU OF THE REQUIRED 43,560 S.F. (ONE ACRE).

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 ADDRESSED 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.

CONTRACK RUNCH PROTECT ENGINEER:			Legal Owner(s):		
PAUL LEE - CENTURY ENG Name / Type or Print	GINEERING	, INC.	FRANCIS H. KREAMER	<u> </u>	
			Name - Type or Print		
Signature Signature	-		Signature Prantis	Rear	not
32 WEST ROAD	4	10-823-8070	-	В	
Address		Telephone No.	MADELINE M. KREAMEI Name - Type or Print	<u>X</u>	
TOWSON	MD	21204	DECEASED		
City	State	Zlp Code	Signature		······································
Attorney For Petitioner:	· -	•••	2222 SILVER LAKE	-	410-687-9238
			Address		Telephone No.
Marsa Tura er Driet			BALTIMORE	MD	21221
Name - Type or Print			City	State	ZIp Code
Signature Compliny			PAUL LEE - CENTURY		G, INC.
g V			32 WEST ROAD		/10 000 0070
Address		Telephone No.	Address		410-823-8070 Telephone No.
الأيم		·	TOWSON	MD	21204
CITY OF D	State	Zip Code	City	State	Zip Code
			OFFICE USE ONLY		
Case No. 04-260	o~ 🔼		ESTIMATED LENGTH OF	HEARING	
			UNAVAILABLE FOR HEA	RING	
		Reviewed By_	UNAVAILABLE FOR HEA	1/25/03	
AEV SEE 0/98					
$\cup \Omega \tilde{\Omega}$					



32 West Road Towson, MD 21204

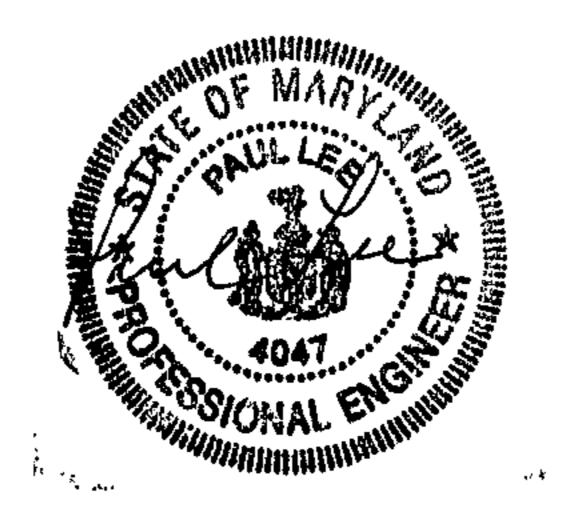
DESCRIPTION 2222 SILVER LANE (LOT 7A & PART OF LOT 6A – 8,509.9 S.F.) PROJECT 23270.00 ELECTION DIST. 15c6 BALTIMORE CO., MD

ELECTION DIST. 15c6 BALTIMORE CO., M

BEGINNING FOR THE SAME at a point on the North side of Silver Lane, said point being on the division line between Lot 7A and Lot 8A, and also located easterly $610^{\circ}\pm$ from the center of River Road; thence leaving said North side of Silver Lane and running and binding on said division line 1) N01° 13'E - 100.74' to the South side of Poplar Road, thence running with and binding on said South side 2) N88° 47'W - 76.35' to a point; thence running for a new line of division through Lot 6A, 3) S01° 13'W - 114.57' to a point on the North side of Silver Lane, thence running with and binding on said North side the two following courses and distances, 4) S88° 24'E - 27.01', 5) N75° 28'E - 51.28', to the place of beginning.

Containing 8,509.9 S.F. (0.1954 Ac.±) of land and referred to as Lot 7A and part of Lot 6A.

Wfile\Login2\Land-Dev\LD02\desc\SilverLane-pl-11-20-03



260

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE NOV. 25, 2003 ACCOUNT OCTOOL GOO

AMOUNT S 65 SC

RECEIVED FRANCIS HOWARD LEGAMES
FOR LOT JANEER PROFILE AND LEGAMES

PORT JANEER PROFILE AGENCY TELLOW CUSTOMER

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: #04-260-A

2222 Silver Lane N/Side of Silver Lane at the distance of 510 feet +/- from

N/Side of Silver Lane at the distance of 510 feet +/- from the centerline of River Road
15th Election District — 6th Councilmanic District
Legal Owner(s): Francis Kreamer and
Madeline Kreamer (Deceased)
Variance: to permit a front yard setback of 55 feet from street centerline in lieu of the required 75 feet and side yard setbacks of 7 feet and 35 feet and a rear yard setback of 28 feet in lieu of the required 50 feet. Also, a lot area of 8,509.9 square feet in lieu of the required 43,560.
Hearing: Thursday, February 12, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

Avenue.

LAWRENCE É. SCHMIDT

Zoning Commissioner for Baltimore County

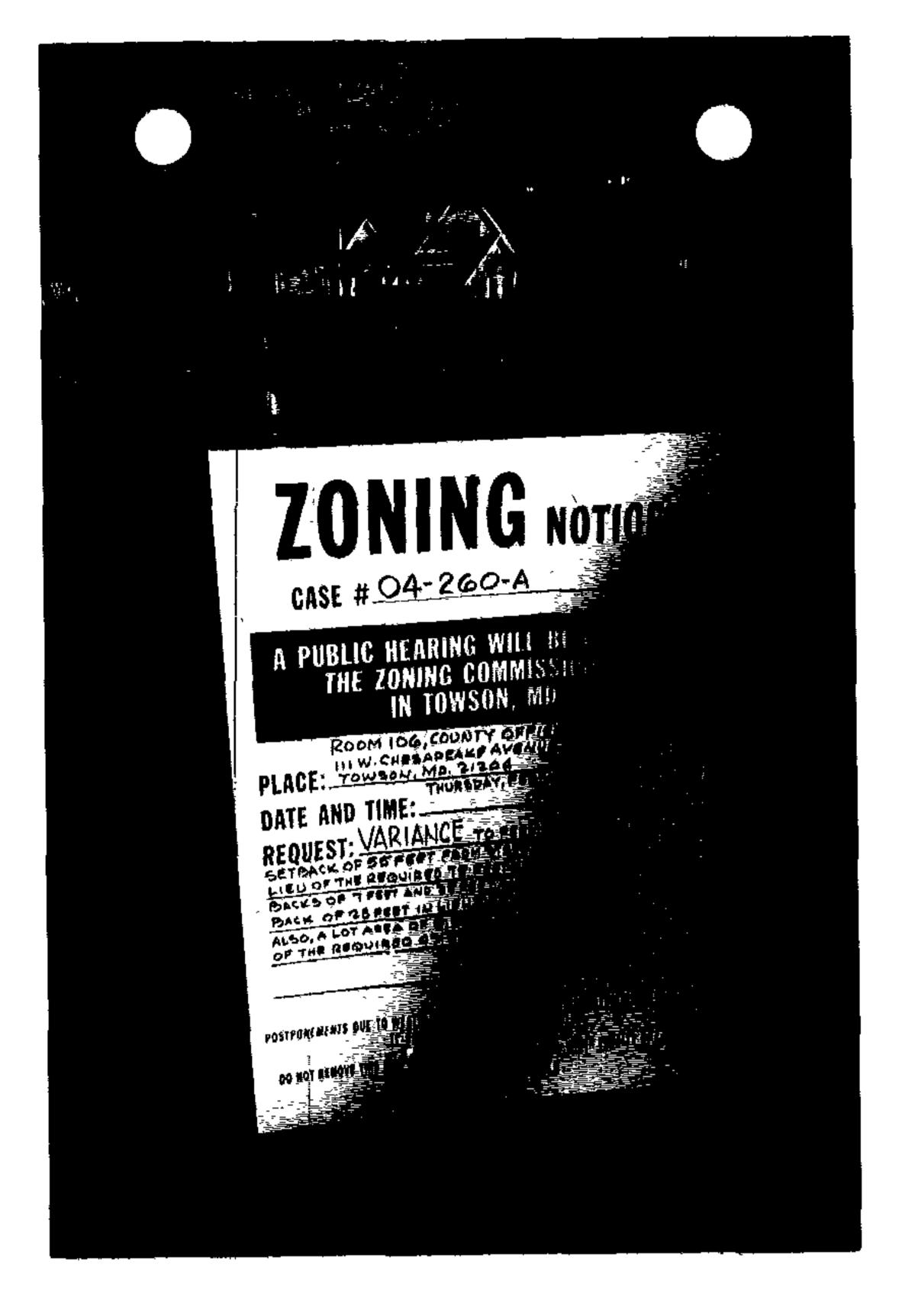
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

C646695 JT 1/768 Jan, 27

CERTIFICATE OF PUBLICATION

1/30/,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on ,20 <u>O</u> L
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilking
LEGAL ADVERTISING





CERTIFICATE OF POSTING

	Date of Hearing/Closing: F53.5, 2004
altimore County Department of ermits and Development Mana county Office Building, Room 11 West Chesapeake Avenue owson, MD 21204	agement '
ttention: Becky Hart	
	ter is to certify under the penalties of perjury that the necessary sign(s) required by on the property located at $\frac{\#222251LV52LAV5}{}$
he sign(s) were posted on	JAN. 20, 2004 (Month, Day, Year)
	Sincerely, Signature of Sign Poster and Date)
	GARLANDE, Moord (Printed Name)
*	3225 RYERSON CIRCLES (Address)
	PAUT INIARE, MD. 21227 (City, State, Zip Code)
	(Telephone Number)

RE: Case No.: 04-760-A

Petitioner/Developer: FRANCIS KREAMER

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





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

December 29, 2003

CORRECTED 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: 04-260-A

2222 Silver Lane

N/side of Silver Lane at the distance of 510 feet +/- from the centerline of River Road 15th Election District – 6th Councilmanic District

Legal Owners: Francis Kreamer and Madeline Kreamer (Deceased)

Variance to permit a front yard setback of 55 feet from street centerline in lieu of the required 75 feet and side yard setbacks of 7 feet and 35 feet and a rear yard setback of 28 feet in lieu of the required 50 feet. Also, a lot area of 8509.9 square feet in lieu of the required 43, 560.

Hearing: Thursday, February 12, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Francis Kreamer, 2222 Silver Lane, Baltimore 21221
Paul Lee, Century Engineering, 32 West Road, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 28, 2004.

- (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.

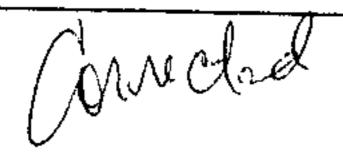


Tuesday, January 27, 2004 Issue - Jeffersonian

Please forward billing to:

Francis Kreamer 2222 Silver Lane Baltimore, MD 21221

410-687-9238



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: 04-260-A

2222 Silver Lane

N/side of Silver Lane at the distance of 510 feet +/- from the centerline of River Road 15th Election District – 6th Councilmanic District

Legal Owners: Francis Kreamer and Madeline Kreamer (Deceased)

<u>Variance</u> to permit a front yard setback of 55 feet from street centerline in lieu of the required 75 feet and side yard setbacks of 7 feet and 35 feet and a rear yard setback of 28 feet in lieu of the required 50 feet. Also, a lot area of 8509.9 square feet in lieu of the required 43, 560.

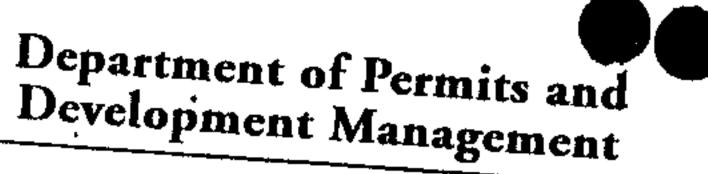
Hearing: Thursday, February 12, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

aurence 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.



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

December 23, 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: 04-260-A

2222 Silver Lane

N/side of Silver Lane at the distance of 510 feet +/- from the centerline of River Road 15th Election District – 6th Councilmanic District

Legal Owners: Francis Kreamer and Madeline Kreamer (Deceased)

Variance to permit a front yard setback of 55 feet from street centerline in lieu of the required 75 feet and side yard setbacks of 7 feet and 35 feet and a rear yard setback of 28 feet in lieu of the required 50 feet. Also, a lot area of 8509.9 square feet in lieu of the required 43, 560.

Hearing: Thursday, February 5, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Francis Kreamer, 2222 Silver Lane, Baltimore 21221
Paul Lee, Century Engineering, 32 West Road, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 21, 2004.

- (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, January 21, 2004 Issue - Jeffersonian

Please forward billing to:

Francis Kreamer 2222 Silver Lane Baltimore, MD 21221

410-687-9238

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: 04-260-A

2222 Silver Lane

N/side of Silver Lane at the distance of 510 feet +/- from the centerline of River Road 15th Election District – 6th Councilmanic District

Legal Owners: Francis Kreamer and Madeline Kreamer (Deceased)

Variance to permit a front yard setback of 55 feet from street centerline in lieu of the required 75 feet and side yard setbacks of 7 feet and 35 feet and a rear yard setback of 28 feet in lieu of the required 50 feet. Also, a lot area of 8509.9 square feet in lieu of the

Hearing: Thursday, February 5, 2004 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

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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

February 5, 2004

Paul Lee Century Engineering, Inc. 32 West Road Towson, MD 21204

Dear Mr. Lee:

RE: Case Number: 04-260-A, 2222 Silver Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 25, 2003.

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

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

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

U. Carl Add.

WCR:kim

Enclosures

c: People's Counsel

Francis and Madeline Kroomer 2222 Silv

Francis and Madeline Kreamer, 2222 Silver Lane, Baltimore 21221



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

December 9, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: December 8, 2003

Item No: 249, 256-266

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



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

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

JRF

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: /2.9.03

Item No.

Baltimore County

RE:

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

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,

for

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

19/2

RECEIVED

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley

DATE:

January 13, 2004

SUBJECT:

Zoning Item # 04-260

Address

2222 Silver Lane

Cedar Beach

Zoning Advisory Committee Meeting of December 8, 2003

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

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

Additional Comments:

Reviewer:

Keith Kelley

Date: December 23, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: December 12, 2003

RECEIVED

DEC 2 2 2003

SUBJECT:

Zoning Advisory Petition(s): Case 04-250, 04-260 and 04-261/G 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.

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: December 24, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

SUBJECT:

Zoning Advisory Committee Meeting

For December 15, 2003
Item Nos. 249, 256, 257, 258, 260)
261, 262, 264, 265, and 266

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE

2222 Silver Lane; N/side of Silver Lane,

510' from c/line of River Rd

15th Election & 6th Councilmanic Districts

Legal Owner(s): Francis H & (Madeline M., deceased) Kramer Petitioner(s)

* BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 04-260-A

* * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore Coun

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of December, 2003, a copy of the foregoing Entry of Appearance was mailed to, Paul Lee, Century Engineering, Inc, 32 West Road, Towson, MD 21204, Representative for Petitioner(s).

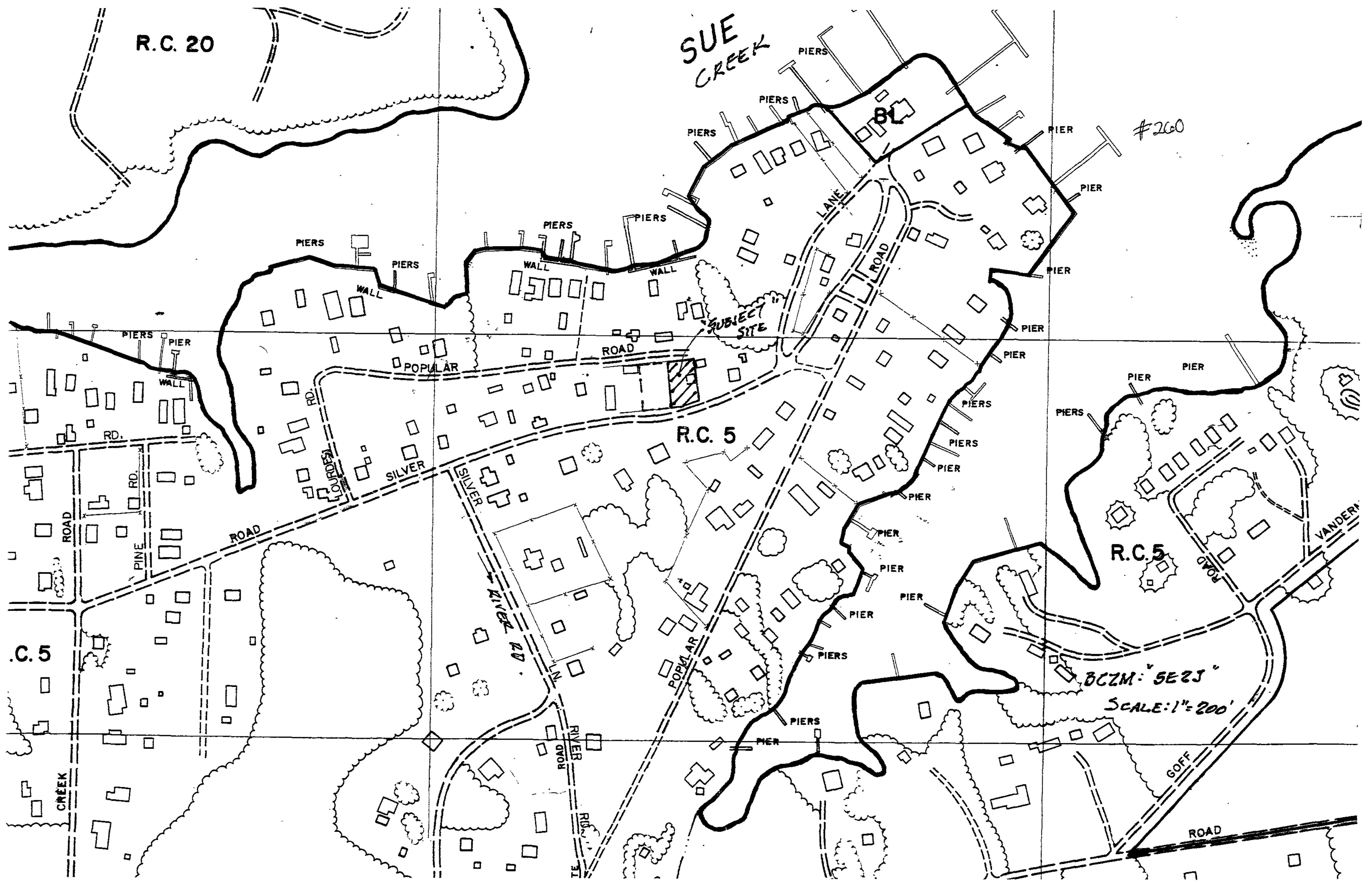
RECEIVED

DEC 1 2 2003

Peter Max Zimmerman

People's Counsel for Baltimore County

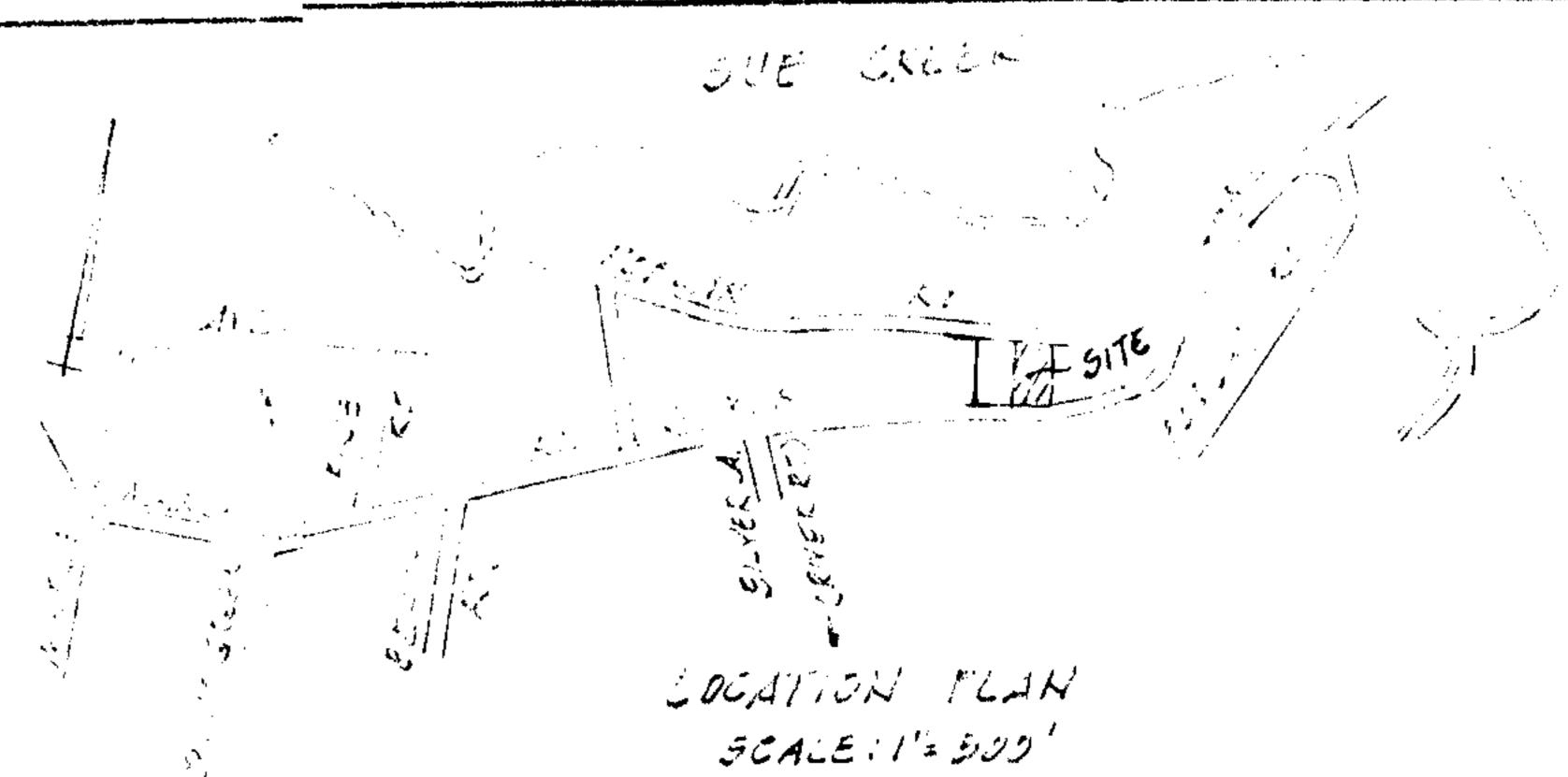
Per....



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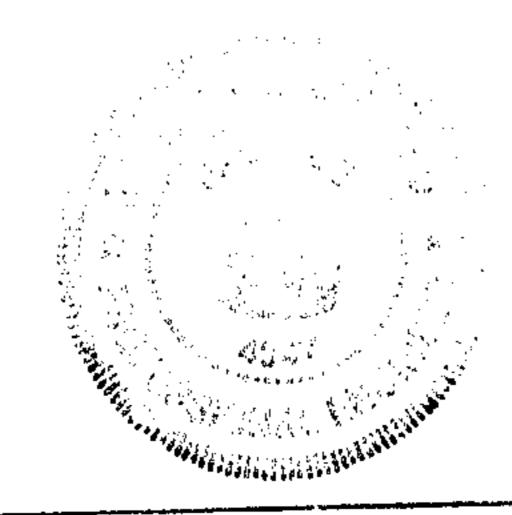
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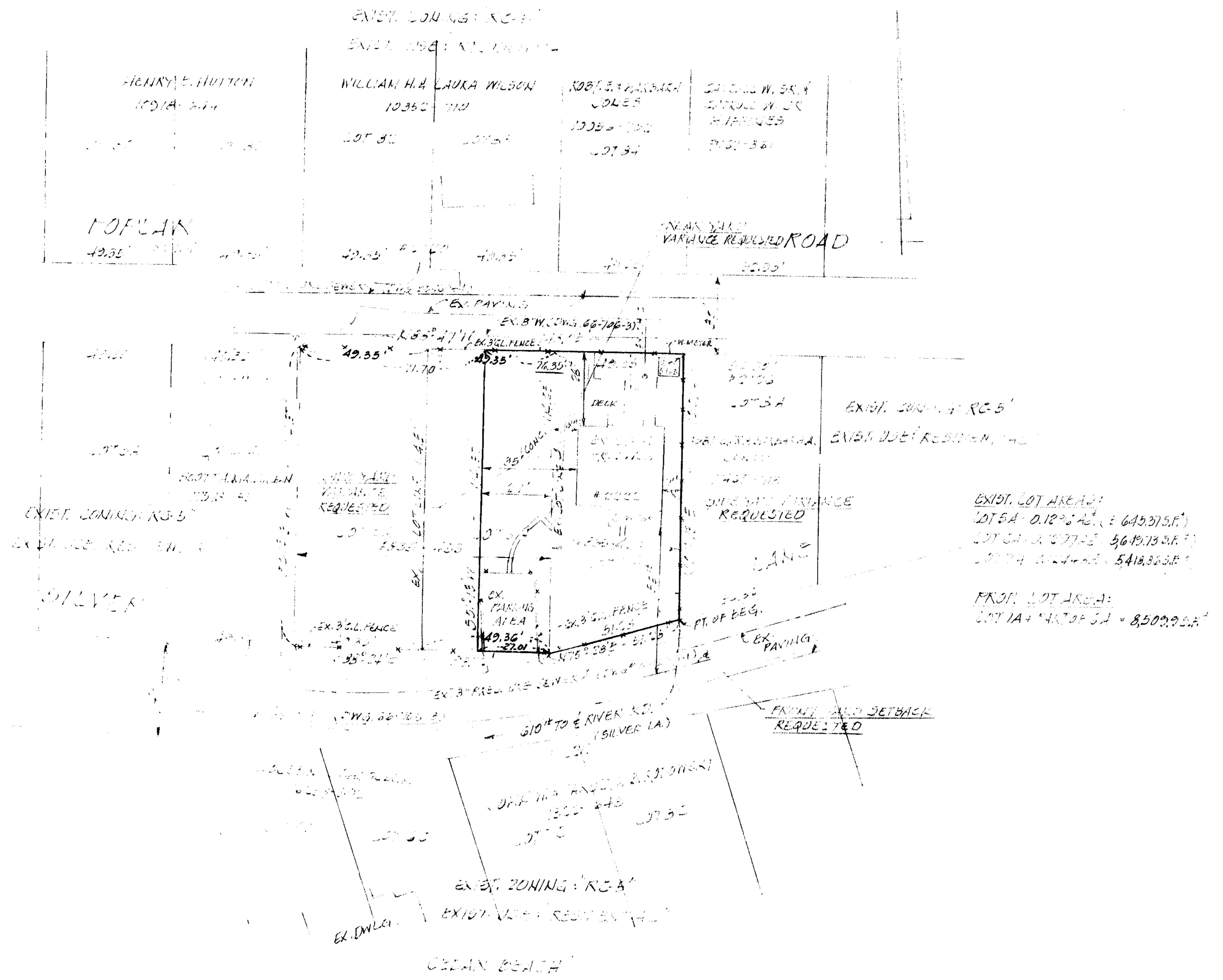
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ENGINEER:

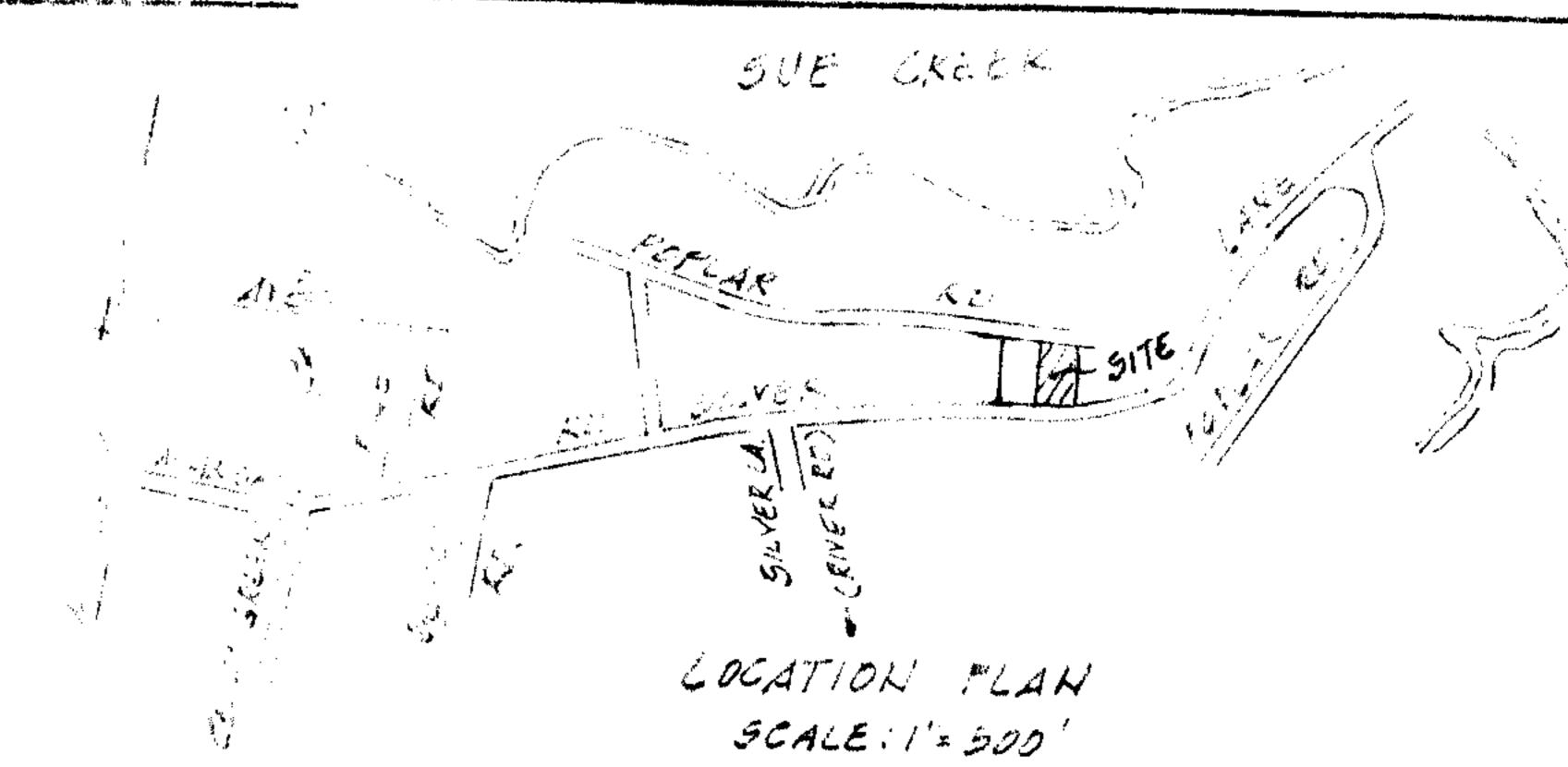
CENTURY ENGINEERING,INC. 32 WEST ROAD TOWSON, MARYLAND 21204 (410) 823-8070



TWE CR 190

OWNERS!

FRANCIS HAMADEENEM LINER CCCC SINVER LINE BUTMORE, MARKELAND CCC



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1. JKE. J. 1. 1. (DIERTY: 8,209.95.1." (0.1954 Act) 2. Existing CONING OF FROPERTY: "RC-5" A EXISTAN ISE OF PROPERTY RESILENTIAL A TROP SEED SONNE OF FROMERTY "RE-5" A MADE USE OF MOTERTY RES. ENTIAL I. PROFERTY COCATEDIN CRITICAL AREA (CEUAR BEACH) 1. PROPERTY RECORDED AS COTTA AND PART OF COTGA ON " STOP SEDAR BEACH", C.W.D. JR. 12-90 3. PROPERTY SERVED BY PUBLIC SEWERS NAMER O. ONNEN IN JEQUESTILISA CIMPLED EXEMPTION EDIN OF TORIS ADJUSTALENT TONIONE COTLINE FOR 18 1 113. 7 27: OKS # 120103H. 10. PETIT. ONEN REQUESTING A VARIANCE TO SECT. IAO4, 3.B.C AND PUT OF THE BUZK TO PEKMIT A FRONT YARD SETTEMEN OF 55 FROM THE CENTER OF THE ROAD NEW OF THE REQUIRED 75 AND SIDE YARD SETBACKS OF THES, AND REAR YARD SETBACK OF 28'IN LIEU E FOR SOLES SOLES TO LES AND A LOT AREA OF & SUD. YSF. IN LIEU OF THE REQUIRED 43,5605.F. (IACKE). 11. TROPERTY HAS NO TOWING HISTORY. 12. PROPERTY 15 LOCATED ON BCZM "SEZJ" SCALE: 1"= 200!

1164 # 04-260.4

PLAT TO ACCOMPANY PETITION

FOR

* 122 SILVER LANE
LOT THANDFAKTOFLOTGA)

2000 DIST. 1506

CACTMONE CO, MO

WI4CE! 1"=30"

WOV.18,2003



ENGMEER:

CENTURY ENGINEERING, INC.

32 WEST ROAD
TOWSON, MARYLAND 21204