

IN RE: PETITION FOR VARIANCE  
N/S Silver Lane, 610' E of the c/l  
River Road  
**(2222 Silver Lane)**  
15<sup>th</sup> Election District  
6<sup>th</sup> Council District

Francis H. Creamer  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 04-261-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. Creamer. 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 60 feet from the center of the road in lieu of the required 75 feet; side yard setbacks of 15 feet each, and a rear yard setback of 28 feet in lieu of the required 50 feet for all; and, from Section 304 of the B.C.Z.R. to permit a lot area of 8,204.06 sq.ft in lieu of the minimum required one acre, or 43,560 sq.ft., and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., with any other variances deemed necessary by the Zoning Commissioner for a proposed single-family dwelling. 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. Creamer, 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. 04-260-A, which relates to an immediately adjacent lot, also owned by Mr. Creamer. In this regard, the Petitioner has owned and resided on the subject property for many years. The 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 which was platted and recorded many years ago, well prior

ORDER RECEIVED FOR FILING  
Date 2/26/04  
By [Signature]

to the establishment of zoning regulations in Baltimore 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 5A and half of Lot 6A, which contain a combined gross area of 8,204.06 sq.ft. As noted in Case No. 04-260-A, Lot 7A and half of Lot 6A are improved with a single-family dwelling known as 2222 Silver Lane in which the Petitioner has resided for many years. The Petitioner acquired Lot 7A from his father many years ago and subsequently purchased Lots 5A and 6A in 1983. Those two lots have served as the side yard to the existing dwelling for many years. 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 remainder of the property would comprise all of Lot 5A and the other half of Lot 6A, which is proposed for development with a single family dwelling. Due to the size and narrowness of the property, the requested variance relief is necessary in order to proceed as proposed. As shown on the site plan, the building envelope for the proposed dwelling will provide setbacks of 15 feet on each side, and similar distances from the front and rear property lines as the existing dwelling on the adjacent lot.

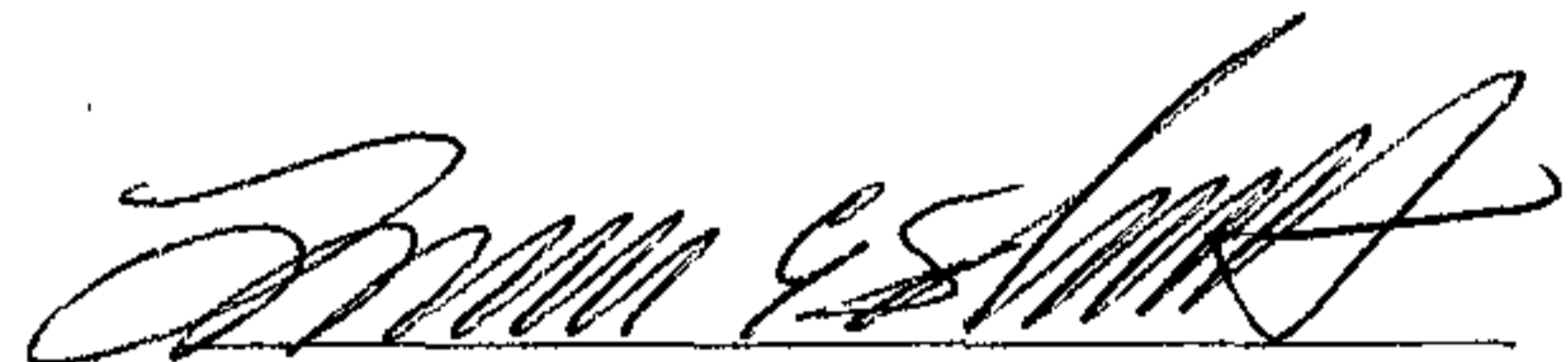
Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. The most compelling factor in this case is that the subject lots were laid out and platted well prior to the adoption of zoning regulations in Baltimore County. As noted in companion Case No. 04-260-A, many 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 the relief requested can be granted. However, the proposed construction is subject to compliance with all applicable floodplain regulations, and Chesapeake Bay Critical Areas requirements due to the property's close proximity to Sue Creek.

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Date 2/26/04  
By [Signature]

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.

26<sup>th</sup> 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 60 feet from the center of the road in lieu of the required 75 feet; side yard setbacks of 15 feet each, and a rear yard setback of 28 feet in lieu of the required 50 feet for all; and, from Section 304 of the B.C.Z.R. to permit a lot area of 8,204.06 sq.ft. in lieu of the minimum required one acre, or 43,560 sq.ft., for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed improvements shall be in compliance with Chesapeake Bay Critical Areas Regulations, pursuant to the ZAC comment dated January 13, 2004 received from the Department of Environmental Protection and Resource Management (DEPRM), a copy of which is attached hereto and made a part hereof, and all applicable floodplain regulations.
- 3) The Petitioner shall submit building elevation drawings for the proposed dwelling to the Office of Planning for review and approval prior to the issuance of any permits.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

2/26/04

By





# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 2222 SILVER LANE

which is presently zoned RC5

UNDERSIZED LOT - LOT 5A & PART LOT6A

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 BCZR TO PERMIT A FRONT YARD SETBACK OF 60' FROM THE CENTER OF THE ROAD IN LIEU OF THE REQUIRED 75', AND SIDE YARD SETBACKS OF 15' AND A REAR YARD SETBACK OF 28' IN LIEU OF THE REQUIRED 50' RESPECTIVELY, & A LOT AREA OF 8,204.06 S.F. IN LIEU OF THE REQUIRED 43,560 S.F. (ONE ACRE) AND TO APPROVE AN UNDERSIZED LOT PURSUANT TO SECT. 304 WITH ANY OTHER VARIANCES AS DEEMED NECESSARY BY THE ZONING COMMISSIONER.

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.

~~Contract Purchaser/Lessee:~~ ENGINEER:

PAUL LEE - CENTURY ENGINEERING, INC.  
 Name - Type or Print  
*Paul Lee*  
 Signature  
 32 WEST ROAD 410-823-8070  
 Address Telephone No.  
 TOWSON MD 21204  
 City State Zip Code

Attorney For Petitioner:

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

Legal Owner(s):

FRANCIS H. KREAMER  
 Name - Type or Print  
*Francis H. Kreamer*  
 Signature  
 MADELINE M. KREAMER  
 Name - Type or Print  
 DECEASED  
 Signature  
 2222 SILVER LANE - 410-687-9238  
 Address Telephone No.  
 BALTIMORE MD 21221  
 City State Zip Code

Representative to be Contacted:

PAUL LEE - CENTURY ENGINEERING, INC.  
 Name  
 32 WEST ROAD 410-823-8070  
 Address Telephone No.  
 TOWSON MD 21204  
 City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By JRT Date 11/25/03

ORDER RECEIVED FOR FILING  
 Date 11/25/03  
 By [Signature]  
 REV 9/13/08

Case No. 04-261-A

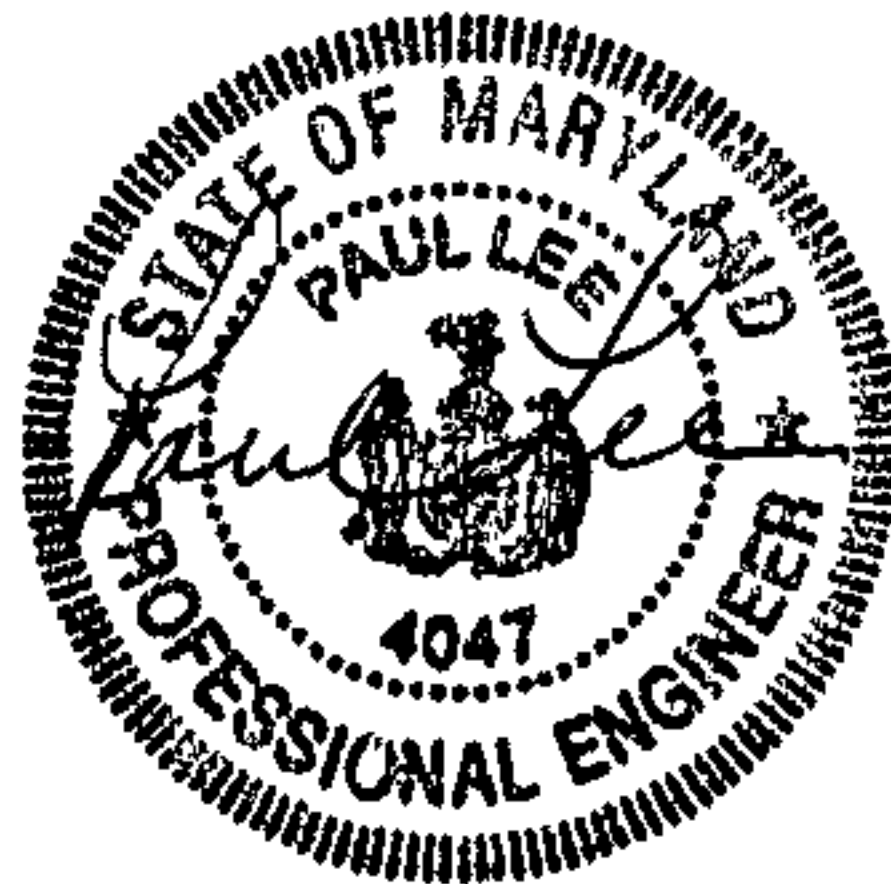
32 West Road  
Towson, MD 21204

**DESCRIPTION**  
**PART OF 2222 SILVER LANE – UNDERSIZED LOT**  
**(LOT 5A & PART OF LOT 6A – 8,204.06 S.F.)**  
**ELECTION DIST. 15C6                      BALTIMORE CO., MD**

BEGINNING FOR THE SAME at a point on the North side of Silver Lane, said point being on the division line between Lot 4A and Lot 5A, and also located easterly 460'± from the center of River Road; thence running with and binding on said North side 1) S88° 24'E – 70.71' to a point, thence running for a new line of division through Lot 6A, 2) N01° 13'E – 114.57' to the South side of Poplar Road, thence running with and binding on said South side, 3) N88° 47'W – 71.70' to a point being on the division line between Lot 4A & Lot 5A, thence running with and binding on said division line, 4) S01° 13'W – 114.37' to the place of beginning.

Containing 8,204.06 S.F. (0.1883 Ac.±) of land and referred to as Lot 5A and part of Lot 6A.

W:\file\Login2\Land-Dev\LD02\desc\SilverLane-pl-11-20-03



#261

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. **30430**

DATE NOV. 25, 2003 ACCOUNT 001-006-6150

AMOUNT \$ 115.00

RECEIVED FROM FRANCO HOWARD KREAMER

FOR LOT SA + Port Lot 6A ITEM # 201  
VARIANCE + Undersized Lot

DISTRIBUTION  
WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER

**PAID RECEIPT**

ISSUES	ACTUAL	TIME	DRN
11/25/2003	11/25/2003	14:33:31	1
REC. NAME	WALKER	JUD. JAR	
RECEIPT #	100950	11/25/2003	OFFN
REPT	S. 529 ZONING VARIATION		
CR. NO.	000630		
Receipt Tot		\$115.00	
\$115.00 CK		\$ 0.00	DR
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: #04-261-A

2222 Silver Lane

N/Side of Silver Lane at the distance of 460 feet +/- from the centerline of River Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Francis Kreamer and

Madellne Kreamer (Deceased)

Variance: to permit a front yard setback of 60 feet from the center of the road in lieu of the required 75 feet and side yard setbacks of 15 feet and a rear yard setback of 28 feet in lieu of the required 50 feet respectively, and a lot area of 8,204.06 square feet in lieu of the required 43,560 square feet. To approve an undersized lot and any other variances as deemed necessary by the zoning commissioner.

Hearing: Thursday, February 12, 2004 at 10:00 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 1/769 Jan. 27

C646698

**CERTIFICATE OF PUBLICATION**

1/30/2004

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 1/27/2004

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

*J. Wilkinson*

LEGAL ADVERTISING





CERTIFICATE OF POSTING

RE: Case No.: 04-261-A

Petitioner/Developer: FRANCIS ~~FRANKE~~ KREAMER

Date of Hearing/ Closing: FEB. 5, 2004

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 #2222 SILVER LANE

The sign(s) were posted on JAN. 20, 2004  
(Month, Day, Year)

Sincerely,

Garland E. Moore  
(Signature of Sign Poster and Date)

GARLAND E. MOORE  
(Printed Name)

3225 RYERSON CIRCLE  
(Address)

BAUTIMORE, MD. 21227  
(City, State, Zip Code)

(410) 242-4263  
(Telephone Number)



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

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: 04-261-A**

2222 Silver Lane

N/side of Silver Lane at the distance of 460 feet +/- from the centerline of River Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Francis Kreamer and Madeline Kreamer (Deceased)

Variance to permit a front yard setback of 60 feet from the center of the road in lieu of the required 75 feet and side yard setbacks of 15 feet and a rear yard setback of 28 feet in lieu of the required 50 feet respectively, and a lot area of 8,204.06 square feet in lieu of the required 43,560 square feet. To approve an undersize lot an any other variances as deemed necessary by the zoning commissioner.

Hearing: Thursday, February 12, 2004, at 10:00 a.m. in Room 106, County Office Building,  
111 W. Chesapeake Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Francis Kreamer, 2222 Silver Lane, Baltimore 21221  
Paul Lee, 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.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, January 27, 2004 Issue - Jeffersonian

Please forward billing to:  
Francis Kreamer  
2222 Silver Lane  
Baltimore, MD 21204

410-687-9238

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*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: 04-261-A**

2222 Silver Lane

N/side of Silver Lane at the distance of 460 feet +/- from the centerline of River Road  
15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Francis Kreamer and Madeline Kreamer (Deceased)

Variance to permit a front yard setback of 60 feet from the center of the road in lieu of the required 75 feet and side yard setbacks of 15 feet and a rear yard setback of 28 feet in lieu of the required 50 feet respectively, and a lot area of 8,204.06 square feet in lieu of the required 43,560 square feet. To approve an undersize lot an any other variances as deemed necessary by the zoning commissioner.

→ Hearing: Thursday, February 12, 2004, at 10:00 a.m. in Room 106, County 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.



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 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: 04-261-A**

2222 Silver Lane

N/side of Silver Lane at the distance of 460 feet +/- from the centerline of River Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Francis Kreamer and Madeline Kreamer (Deceased)

Variance to permit a front yard setback of 60 feet from the center of the road in lieu of the required 75 feet and side yard setbacks of 15 feet and a rear yard setback of 28 feet in lieu of the required 50 feet respectively, and a lot area of 8,204.06 square feet in lieu of the required 43,560 square feet. To approve an undersize lot an any other variances as deemed necessary by the zoning commissioner.

Hearing: Thursday, February 5, 2004, at 10:00 a.m. in Room 106, County Office Building,  
111 W. Chesapeake Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Francis Kreamer, 2222 Silver Lane, Baltimore 21221  
Paul Lee, 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.

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, January 20, 2004 Issue - Jeffersonian

Please forward billing to:

Francis Kreamer  
2222 Silver Lane  
Baltimore, MD 21204

410-687-9238

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## 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: 04-261-A**

2222 Silver Lane

N/side of Silver Lane at the distance of 460 feet +/- from the centerline of River Road  
15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Francis Kreamer and Madeline Kreamer (Deceased)

Variance to permit a front yard setback of 60 feet from the center of the road in lieu of the required 75 feet and side yard setbacks of 15 feet and a rear yard setback of 28 feet in lieu of the required 50 feet respectively, and a lot area of 8,204.06 square feet in lieu of the required 43,560 square feet. To approve an undersize lot an any other variances as deemed necessary by the zoning commissioner.

Hearing: Thursday, February 5, 2004, at 10:00 a.m. in Room 106, County 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.

**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 04-261A

Petitioner: FRANCIS KREAMER

Address or Location: 2222 SILVER LANE (LOT 5A & PART OF 6A)

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANCIS KREAMER

Address: 2222 SILVER LANE

BALTIMORE, MD 21221

Telephone Number: 410-687-9238

**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: 04-261-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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, illegible typed name.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel  
Francis & Madeline Kreamer, 2222 Silver Lane, Baltimore 21221

Visit the County's Website at [www.baltimorecountyonline.info](http://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

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

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12.9.03

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

RE: Baltimore County  
Item No. 261 JRF

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,

*K.A.M.* Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

hp  
2/12

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
FROM: R. Bruce Seeley *RBS*  
DATE: January 13, 2004  
SUBJECT: Zoning Item # 04-261  
Address 2222 Silver Lane  
Cedar Beach

RECEIVED  
JAN 13 2004  
ZONING COMMISSIONER

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.

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

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

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

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

Additional Comments:

Reviewer: Keith Kelley

Date: December 23, 2003

ORDER RECEIVED FOR FILING  
Date 2/24/04  
*RBS*

2/12

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 12, 2003

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

RECEIVED

DEC 22 2003

**SUBJECT:** Zoning Advisory Petition(s): Case 04-250, 04-260 and 04-261

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: Steve Fisher

AFK/LL

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** December 24, 2003

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

**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,  
460' from c/line of River Rd  
15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts  
Legal Owner(s): Francis H &  
(Madeline M., deceased) Kramer  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* 04-261-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 12<sup>th</sup> 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 12 2003

Per.....

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

R.C. 20

SUE CREEK

# 261

BL

JUBILEE SITE

R.C. 5

R.C. 5

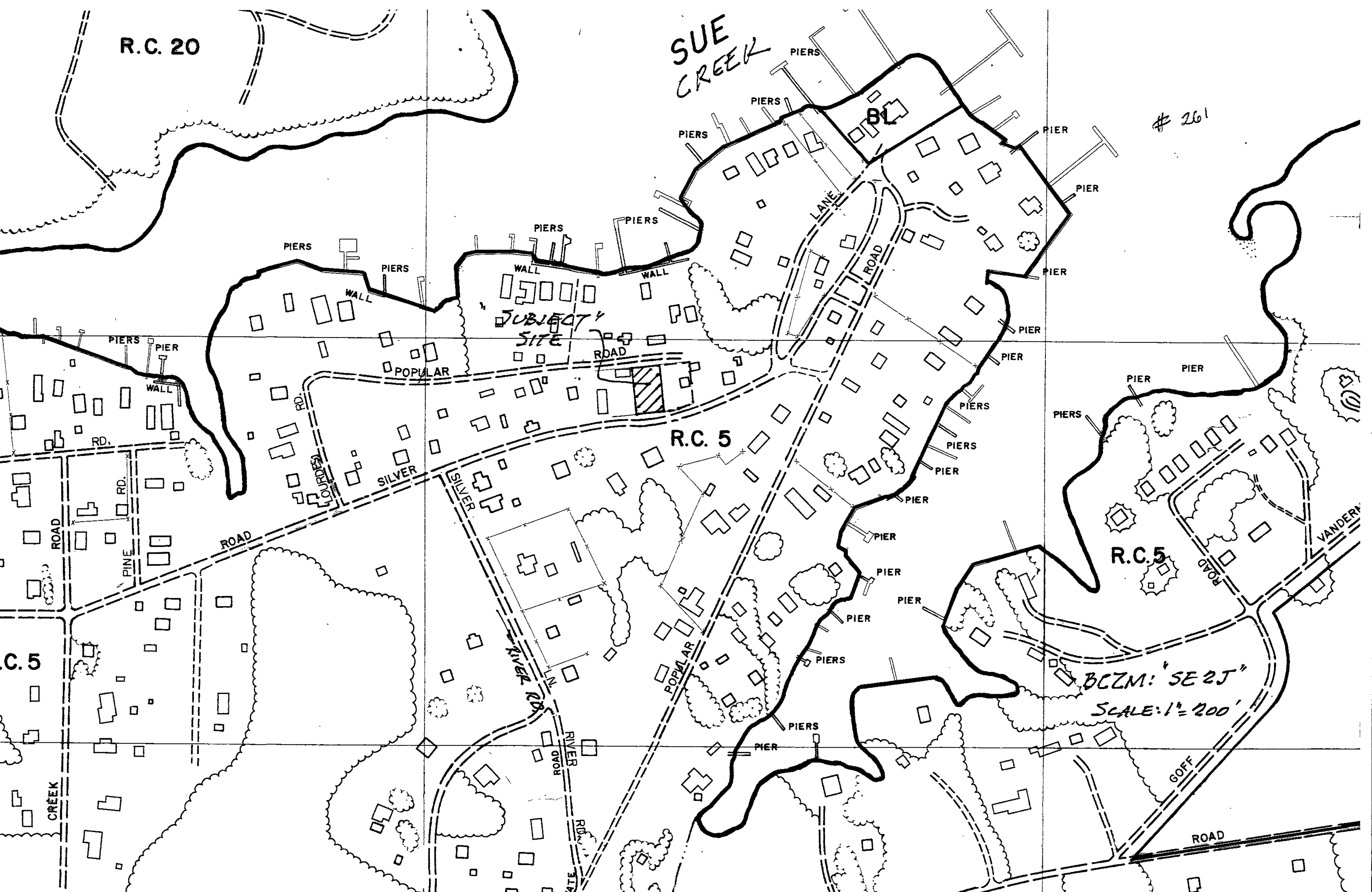
BCZM: 'SE 2J'

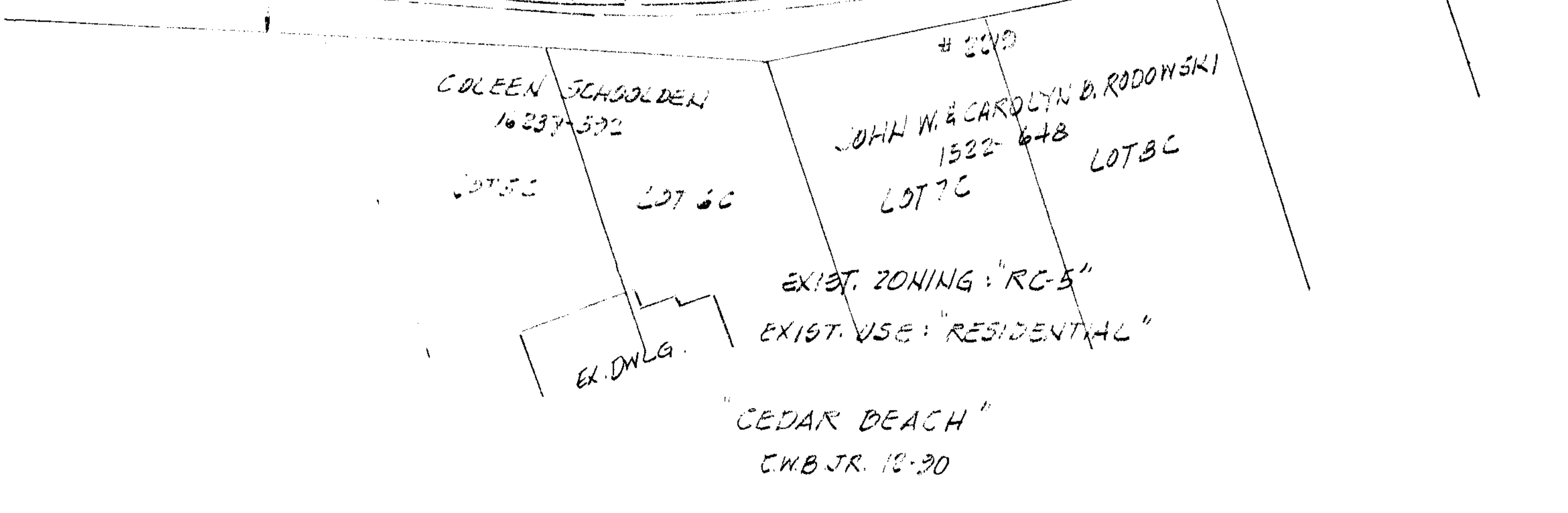
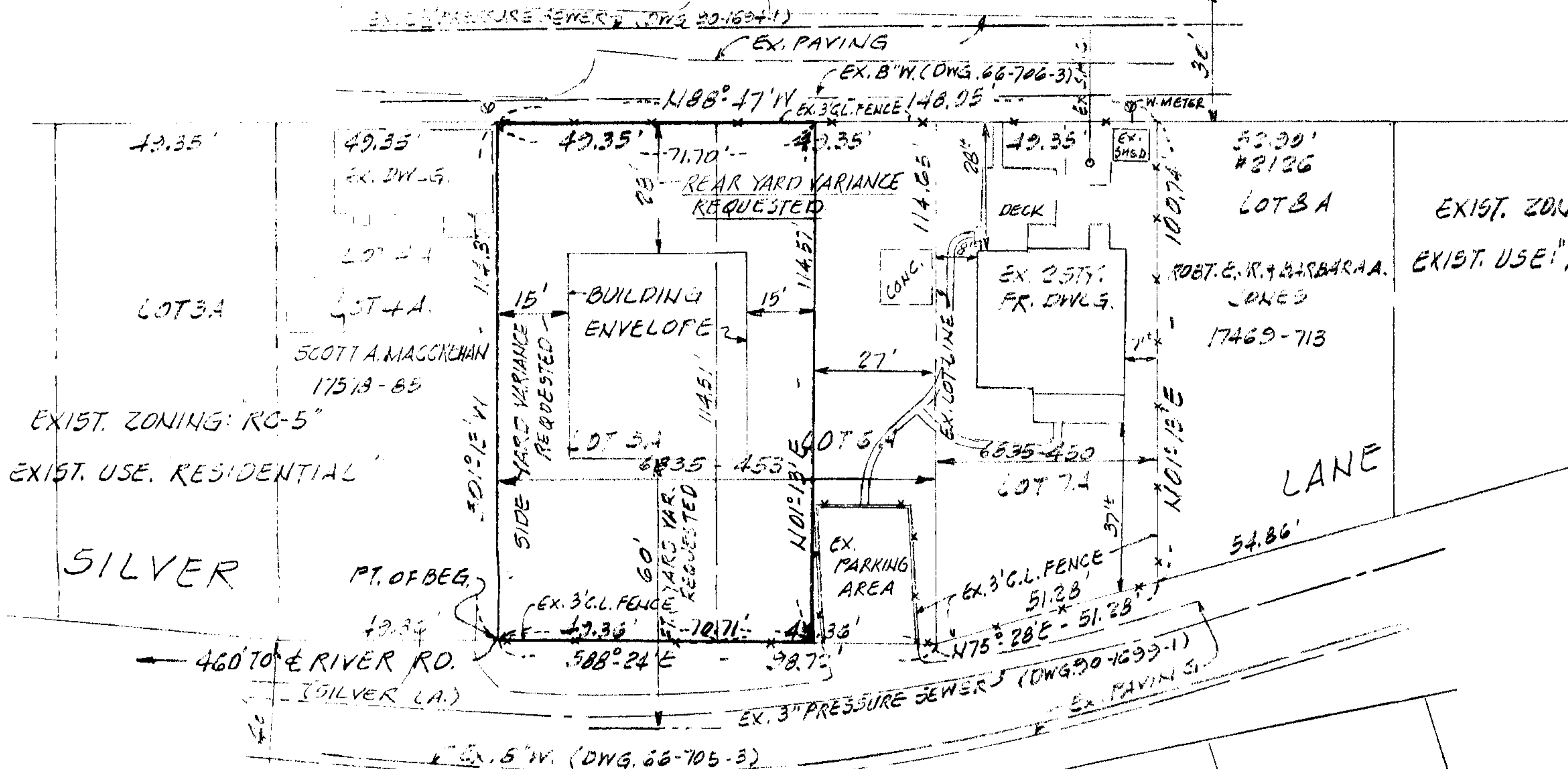
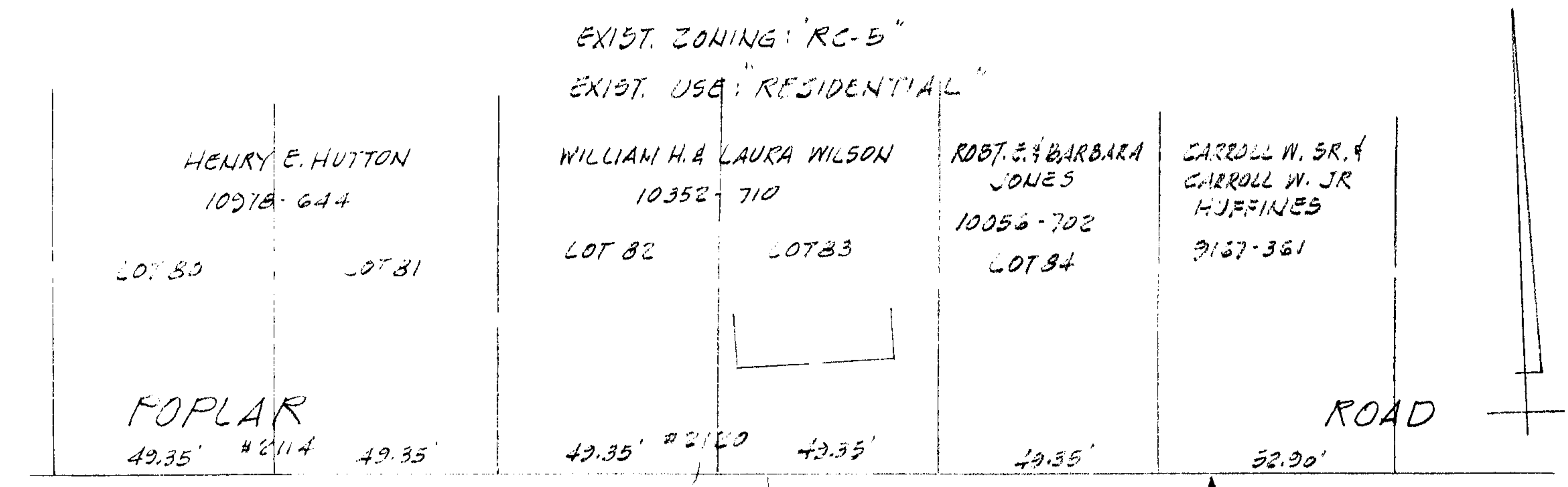
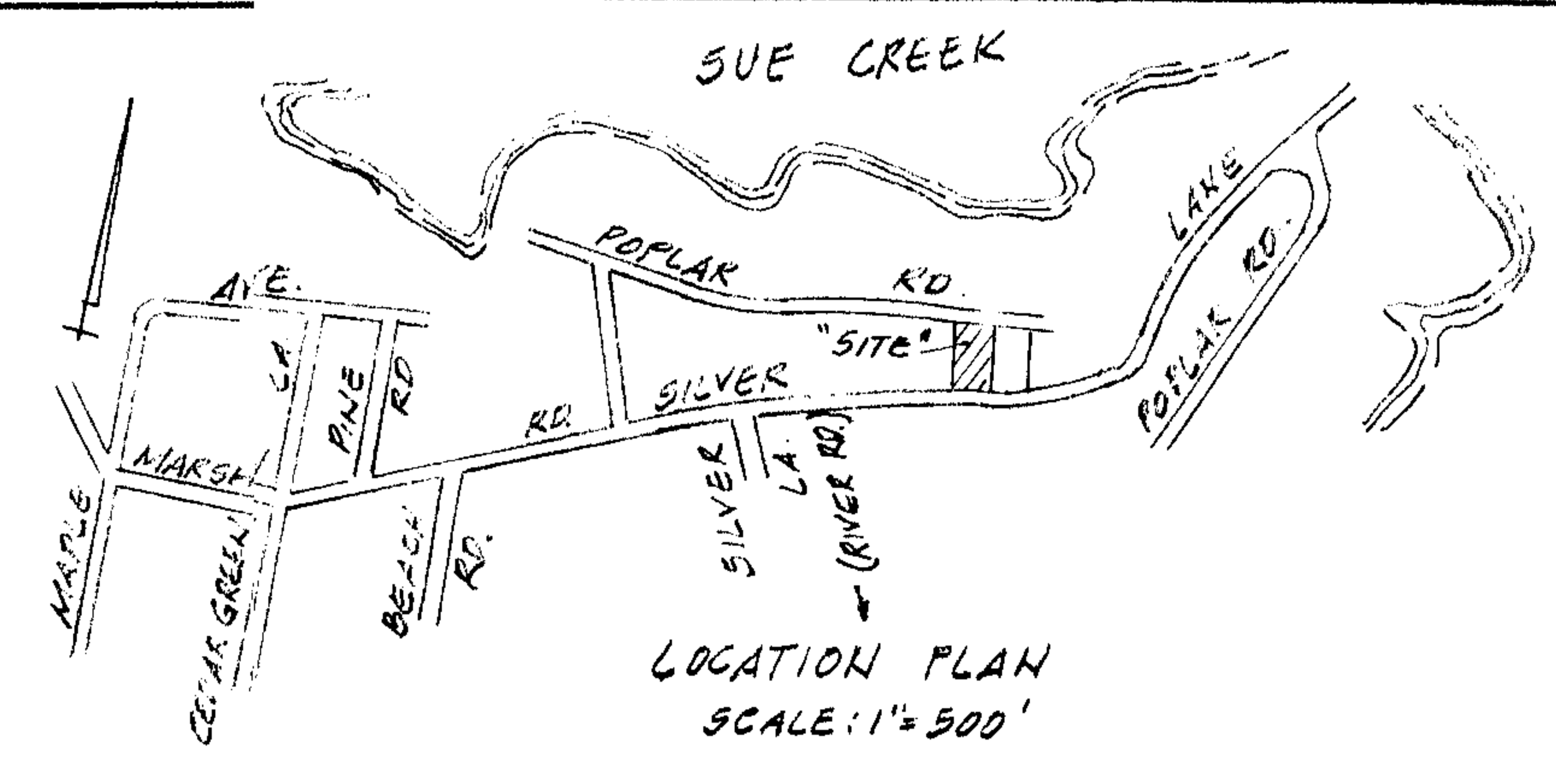
SCALE: 1" = 200'

R.C. 5

CREEK

VANDERBILT





- GENERAL NOTES:
1. AREA OF PROPERTY: 8,204.06 SF. (0.1883 Ac.)
  2. EXISTING ZONING OF PROPERTY: "RC-5"
  3. EXISTING USE OF PROPERTY: "RESIDENTIAL"
  4. PROPOSED ZONING OF PROPERTY: "RC-5"
  5. PROPOSED USE OF PROPERTY: "RESIDENTIAL"
  6. PROPERTY LOCATED IN CRITICAL AREA (CEDAR BEACH)
  7. PROPERTY RECORDED AS LOT 5A AND PART OF LOT 6A ON PLAT OF "CEDAR BEACH", C.M.B. JR. 12-90
  8. PROPERTY SERVED BY PUBLIC SEWER & WATER
  9. OWNER IS REQUESTING A LIMITED EXEMPTION FOR A LOT LINE ADJUSTMENT TO MOVE LOT LINE FOR 6A & 7A WEST 27' DRG #120103 H.
  10. PETITIONER REQUESTING A VARIANCE TO SECT. 1A04.3.B.3 AND 304 OF THE BCZR TO PERMIT A FRONT YARD SETBACK OF 60' FROM THE CENTER OF THE ROAD IN LIEU OF THE REQUIRED 75', AND SIDE YARD SETBACKS OF 15' AND A REAR YARD SETBACK OF 28' IN LIEU OF THE REQUIRED 50' RESPECTIVELY, AND A LOT AREA OF 8,204.06 S.F. IN LIEU OF THE REQUIRED 43,560 S.F. (ONE ACRE) AND TO APPROVE AN UNDERSIZED LOT PURSUANT TO SECT. 304 WITH ANY OTHER VARIANCES AS DEEMED NECESSARY BY THE ZONING COMMISSIONER.
  11. PROPERTY LOCATED ON BCZM "SE 2J", SCALE: 1"=200'
  12. PROPERTY HAS NO ZONING HISTORY.

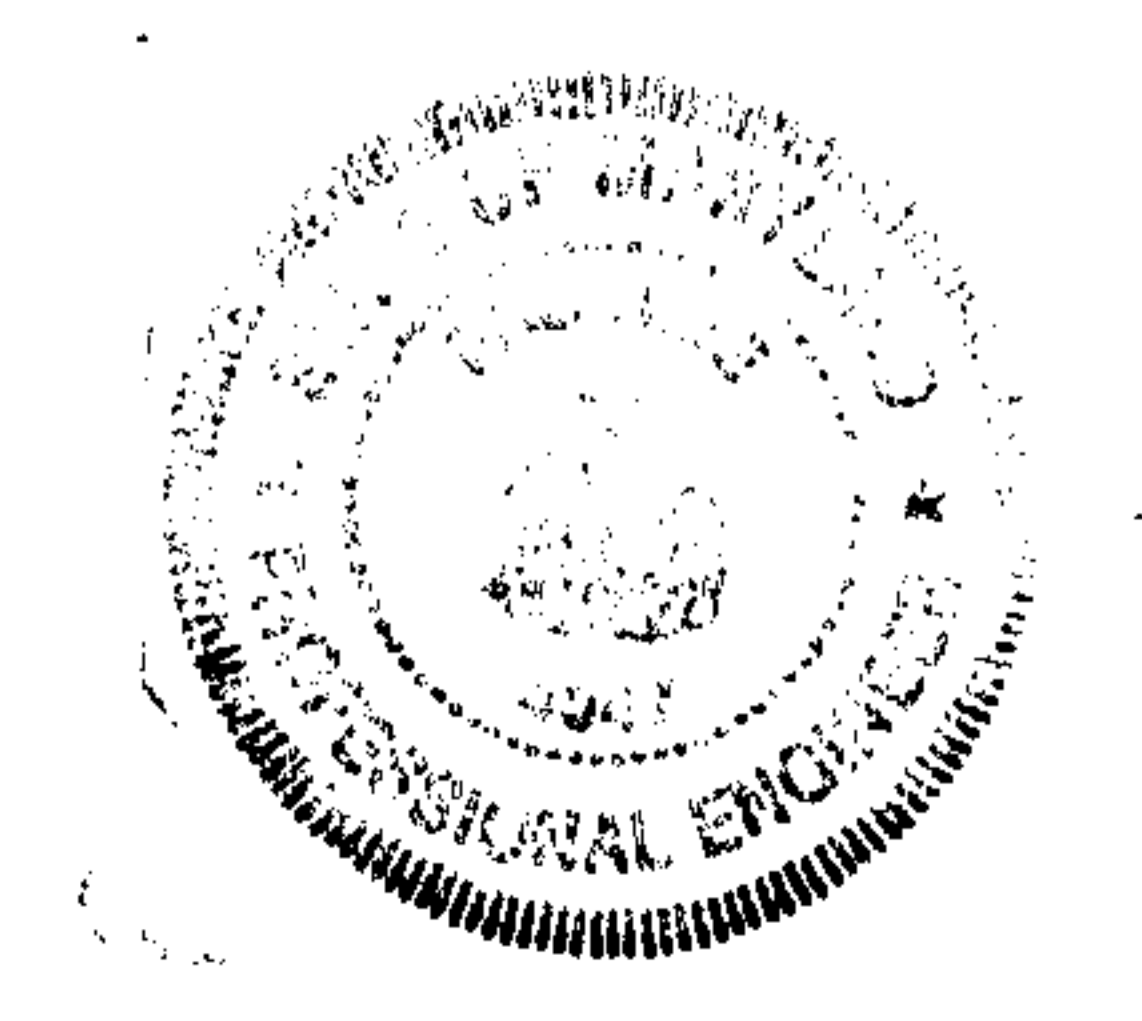
EXIST. LOT AREA:  
 LOT 5A = 0.1296 Ac. (5,645.37 S.F.)  
 LOT 6A = 0.1297 Ac. (5,649.73 S.F.)  
 LOT 7A = 0.1244 Ac. (5,418.86 S.F.)

PROP. LOT AREA:  
 LOT 5A + PART OF 6A = 8,204.06 S.F.

04-261 A  
 UNDERSIZED LOT  
 PLAT TO ACCOMPANY PETITION  
 FOR  
VARIANCES  
 # 2222 SILVER LANE

OWNERS:  
 FRANCIS H. & MADELINE M. KREAMER  
 2222 SILVER LANE  
 BALTIMORE, MARYLAND 21221

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



## 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)**  
15<sup>th</sup> Election District – 6<sup>th</sup> 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,

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

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

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)

