

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Bay Drive, 500 ft. N
centerline of Wye Road
15th Election District
6th Councilmanic District
(3701 Bay Drive)

Catherine J. & Ronald G. Wriston
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-318-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Catherine J. and Ronald G. Wriston. The variance request is for property located at 3701 Bay Drive 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 side yard setbacks of 5 ft. and 11 ft. in lieu of the required 50 ft. in an R.C.5 zone. The Petitioners wish to rebuild their home which was more than 50% destroyed as a result of Hurricane Isabel that occurred on September 19, 2003. The Petitioners plan to repair and rebuild their home according to the Federal Floodplain Regulations. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated February 3, 2004, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING
Date 2/19/04
By R. J. [Signature]

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19 day of February, 2004, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 5 ft. and 11 ft. in lieu of the required 50 ft. in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their 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. Compliance with the ZAC recommendations submitted by DEPRM on February 3, 2004, a copy of which is attached hereto and made a part hereof;

DEPRM
2/19/04
By D.R. [Signature]

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
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

2/19/04

By

R. Quast

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 19, 2004

Mr. & Mrs. Ronald G. Wriston
3701 Bay Drive
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 04-318-A
Property: 3701 Bay Drive

Dear Mr. & Mrs. Wriston:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





Flood CPCA

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3701 BAY DRIVE 21220
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) LA04.3B.2. TO PERMIT

SIDE YARD SETBACKS OF 5 FT & 11 FT IN LIEU OF THE REQUIRED 50 FT. IN AN RC-5 ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

RONALD G. WRISTON
Name - Type or Print _____

Ronald G. Wriston
Signature _____

CATHERINE J. WRISTON
Name - Type or Print _____

Catherine J. Wriston
Signature _____

3701 BAY DRIVE
Address _____

BALTIMORE MD. 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

Reviewed By JLR Date 01-09-04

Estimated Posting Date 01-18-04

ORDER RECEIVED FOR FILING

CASE NO. 04-318-A

RECEIVED 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

3701 Bay Drive
Address
BALTIMORE MARYLAND 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

OUR RESIDENCE WAS DESTROYED MORE THAN 50% OF ITS ASSESSED VALUE AND MUST BE REBUILT TO FEDERAL FLOOD PLAIN REGULATIONS. OUR CURRENT NEEDS REQUIRE A SLIGHTLY LARGER HOME. THE DAMAGE OCCURED DURING HURRICANE ISABEL SEPTEMBER 19, 2003.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald G. Wriston
Signature

RONALD G. WRISTON
Name - Type or Print

Catherine J. Wriston
Signature

CATHERINE J. WRISTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of January, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald & Catherine Wriston
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Alborah B. Noesler
Notary Public

My Commission Expires July 2005

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 3701 BAY DRIVE
City BALTIMORE State MARYLAND Zip Code 21220

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

OUR RESIDENCE WAS DESTROYED MORE THAN 50% OF ITS ASSESSED VALUE AND MUST BE REBUILT TO FEDERAL FLOOD PLAIN REGULATIONS. OUR CURRENT NEEDS REQUIRE A SLIGHTLY LARGER HOME. THE DAMAGE OCCURED DURING HURRICANE ISABEL SEPTEMBER 19, 2003.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Ronald G. Wriston

Name - Type or Print RONALD G. WRISTON

Signature Catherine J. Wriston

Name - Type or Print CATHERINE J. WRISTON

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of January, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald & Catherine Wriston
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Alicia B. Mosler
Notary Public

My Commission Expires July 2005



Load *BCA*

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3701 BAY DRIVE 21220
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) 1404.3B.2 TO PERMIT

SIDE YARD SETBACKS OF 5 FT & 11 FT. IN LIEU OF THE REQUIRED 50 FT IN AN RC-5 ZONE.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

RONALD G. WRISTON
Name - Type or Print _____

Ronald G. Wriston
Signature _____

CATHERINE J. WRISTON
Name - Type or Print _____

Catherine J. Wriston
Signature _____

3701 BAY DRIVE
Address _____

BALTIMORE MD. 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 04.318-A

REV 10/25/01

Reviewed By JRA Date 01-09-04

Estimated Posting Date 01-18-04

Zoning Description

ZONING DESCRIPTION FOR 3701 BAY DRIVE BBALTIMORE MD. 21220

Beginning at a point on the South side Bay Drive which is 30 feet wide at a distance 500 North of the centerline of the nearest improved intersecting street Wye Road which is 30 feet wide. " As recorded in deed Liber 6618, Folio 745" N. 52 46' 30" E. 50ft. S. 37 13' 30" E. 300ft. S. 52 46' 30" W. 50ft. and N. 36 13' 30" W. 300ft. to the place of beginning.

04-318-A

RE COUNTY, MARYLAND
BUDGET & FINANCE
INCOUS RECEIPT

64 SIC 6
No. 32694

0904 ACCOUNT R CCL AGG 650

AMOUNT \$ 650

EXPENSE (Utilities)

VAR (Admin)
5701 SPANISH TRAIL

PINK - AGENCY YELLOW - CUSTOMER 5701

PAID RECEIPT

BUSINESS ACTUAL TIME 1000
1/12/2004 1/09/2004 11:55:00

RECEIVED BY 1/09/2004 1/09/2004

CR NO. 002094

Check for 45.00
\$45.00 OK \$4.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTINGRE: Case No: 04-318-APetitioner/Developer: RONALD
WRISTONDate of Hearing/Closing: FEB 2, 04

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

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

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were
posted conspicuously on the property located at:

3701 BAY DRIVE

The sign(s) were posted on

1/17/04
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster)1/17/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

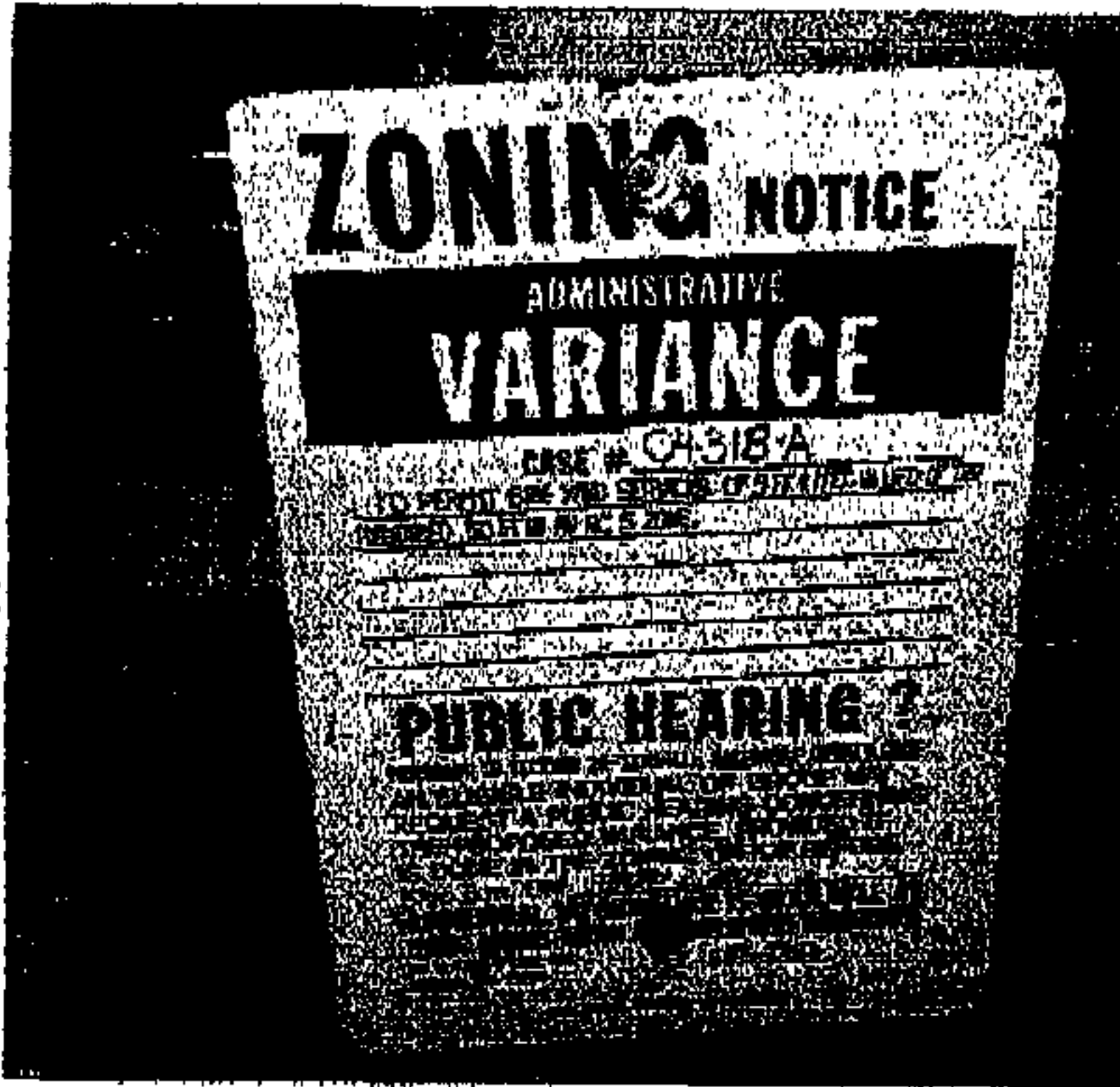
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





3

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 04-318-A
Petitioner: RONALD G. WRISTON
Address or Location: 3701 BAY DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: RONALD G. WRISTON
Address: 3701 BAY DRIVE
BALTIMORE MD. 21220
Telephone Number: 410-335 9562

Revised 2/20/98 - SCJ

04-318-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04 318 -A Address 3701 BAY DRIVE

Contact Person: SONIA R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 01-09-04 Posting Date: 01-18-04 Closing Date: 02-02-04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04 318 -A Address 3701 BAY DRIVE

Petitioner's Name RONALD WRISTON Telephone 410-335-9562

Posting Date: 01-18-04 Closing Date: 02-02-04

Wording for Sign: To Permit SIDE YARD SETBACKS OF 5 FT & 11 FT IN USE
OF THE REQUIRED 50 FT. IN AN RC-5 ZONE.

**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 3, 2004

Ronald Wriston
Cathrine Wriston
3701 Bay Drive
Baltimore, MD 21220

Dear Mr. and Mrs. Wriston:

RE: Case Number: 04-318-A, 3201 Bay Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 18, 2004.

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.", is written over a circular stamp that partially obscures the signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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

January 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January 20, 2004

Item No.: 311-320 (318)

Dear Ms. Hart:

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 10, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For January 26, 2004
Item No. 318

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.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a flood plain is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to 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-01-26-2004-ITEM NO 318-02022004

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *AMS*

DATE: February 3, 2004

SUBJECT: Zoning Item # 04-318
Address 3701 Bay Drive
Wriston Property

Zoning Advisory Committee Meeting of January 20, 2004

_____ 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: January 28, 2004

AV

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 22, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case 04-318 – Administration Variance

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: [Signature]

AFK/LL

RECEIVED

JAN 23 2004

ZONING COMMISSIONER



State Highway
Administration

MARYLAND DEPARTMENT OF TRANSPORTATION

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

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

Date: 1.20.04

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

RE: Baltimore County
Item No. 318 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

Bridgett Pitt
622 Hillcrest Court
Media PA., 19063

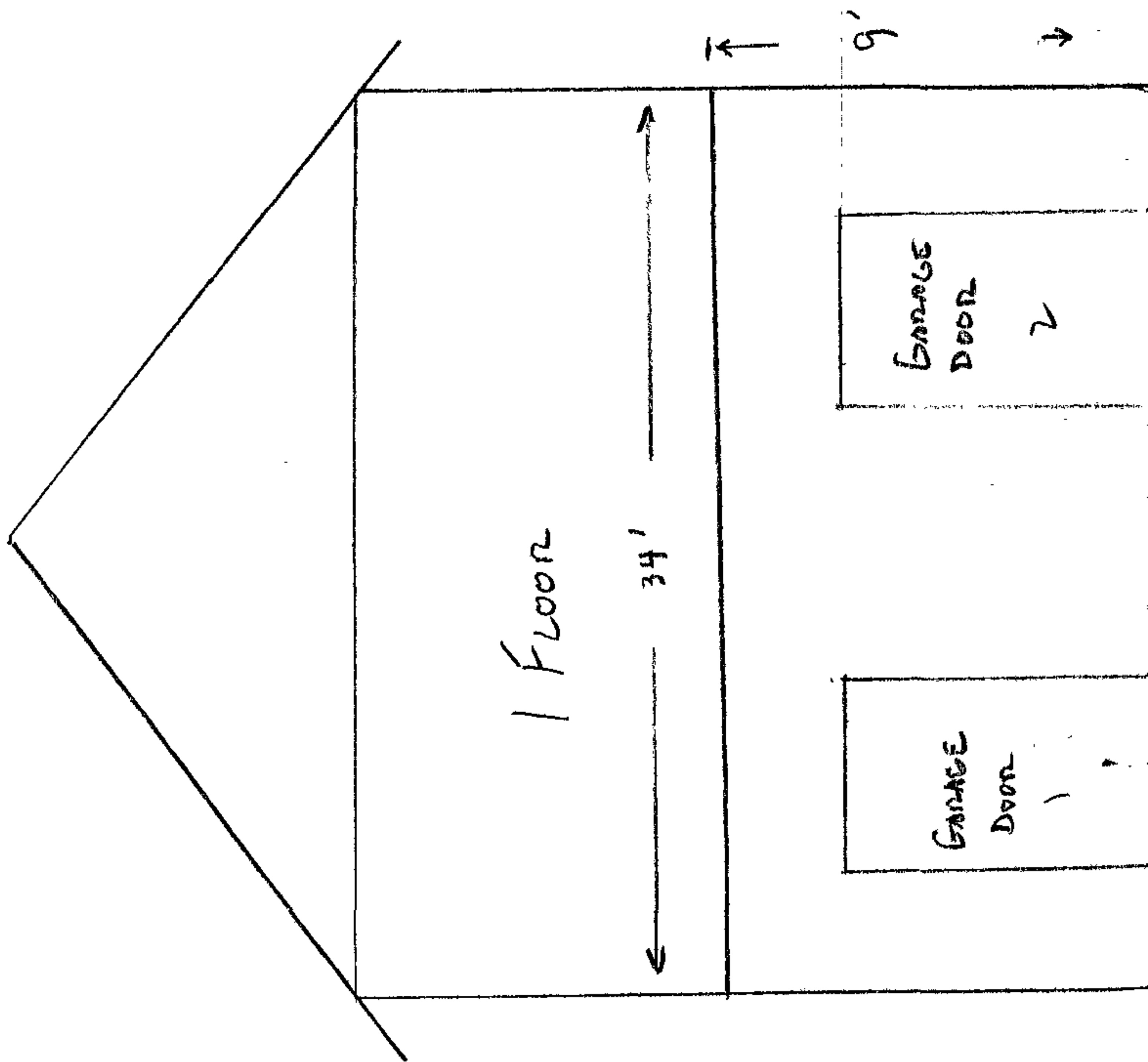
To: Baltimore County Zoning Commission

I have no objections to an elevated, one story, single family residence (34'x60') to be constructed by the property owners, Ronald G. & Catherine J. Wriston on the adjacent lot at 3701 Bay Drive.

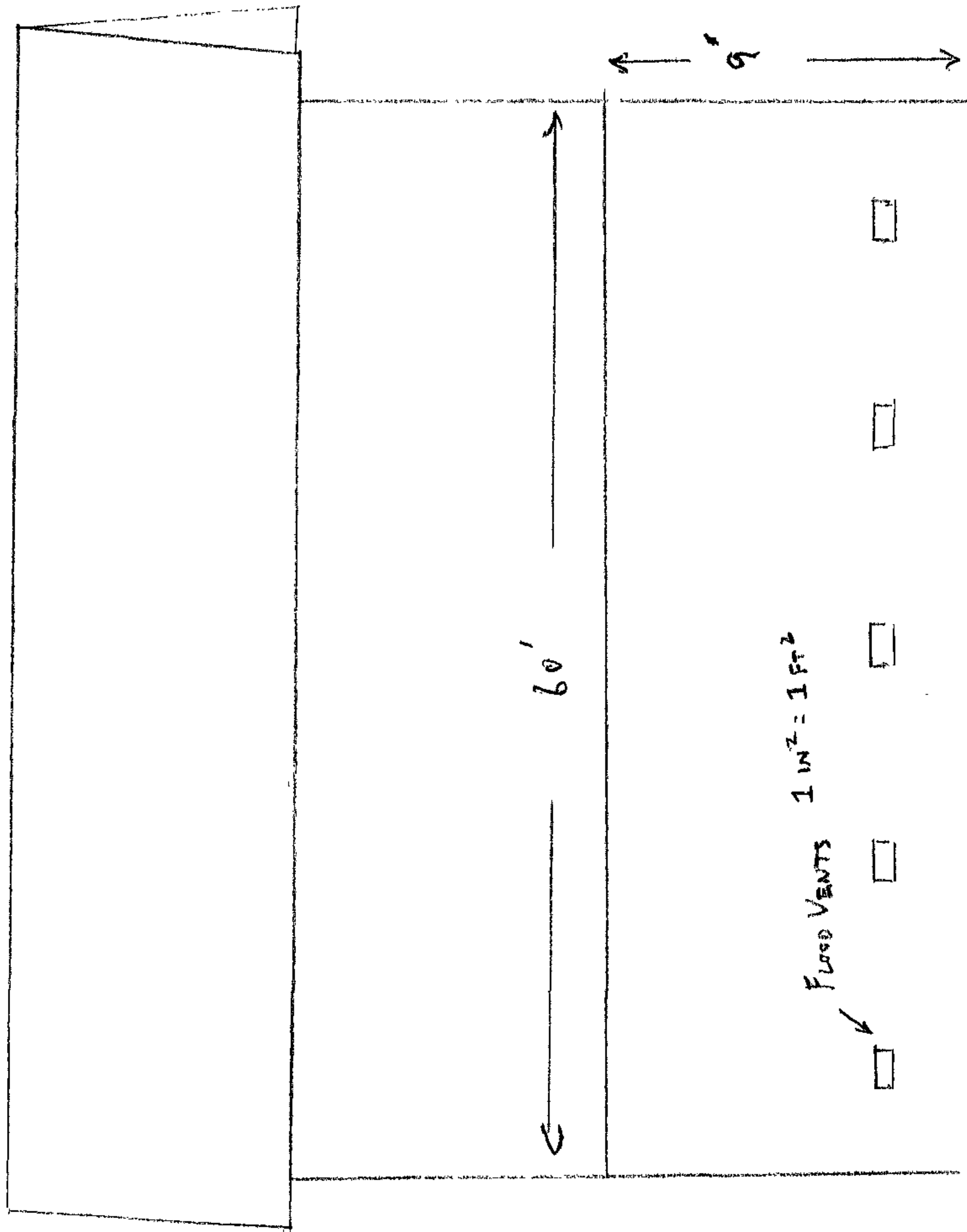
I have power of attorney for the owner Christopher LaMartina of 3703 Bay Drive 21220.

Signed Bridgett J. Pitt Date Dec. 29, 2003

04-318-A



04-318-A



04.318. (A)



Looking From Water Side To
Road

Same: 36650: 01/08/04

006249, 006249-05

04318 H



Looking From Water Side To
Road

Sens: 36650, 01/08/04

006249, 006245_04

04-318-A-



LOOKING FROM ROAD SIDE TO
VMEHLEY PROPERTY

SMS: 56550, 01/08/04

006249, 006249-07

OL 318-1

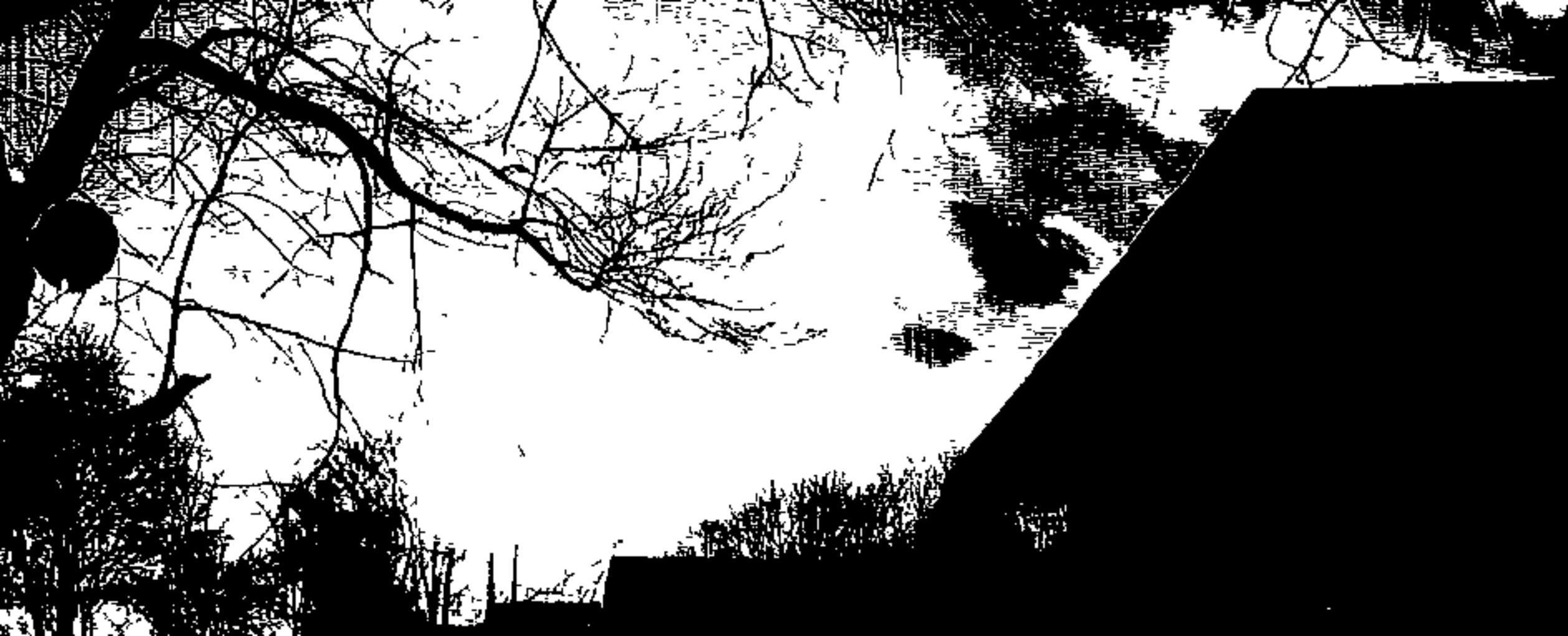


Looking From Umenley Property
Toward Road Side Of Houses

Sens: 56650, 01/08/04

000240, 000249-00

34.318.0



LOOKING FROM WATER SIDE
TO VMERLEY PROPERTY

3303, 3355, 01/08/04

000240, 000249-05

04-318 - (1)



Looking From VMERLEY PROPERTY
ALONG WATER FRONT

3805, 3665N, 01/05/04

006249, 006249-03

04. 318.61



Looking From VmERLEY Property

Sams. SSSB. 01/06/04

006249. 006249-02

04-318. G



LEFT VIEW FROM ROAD BAY DRIVE

SS: SSBN: 01/08/04

006249: 006249_00

04-318.7

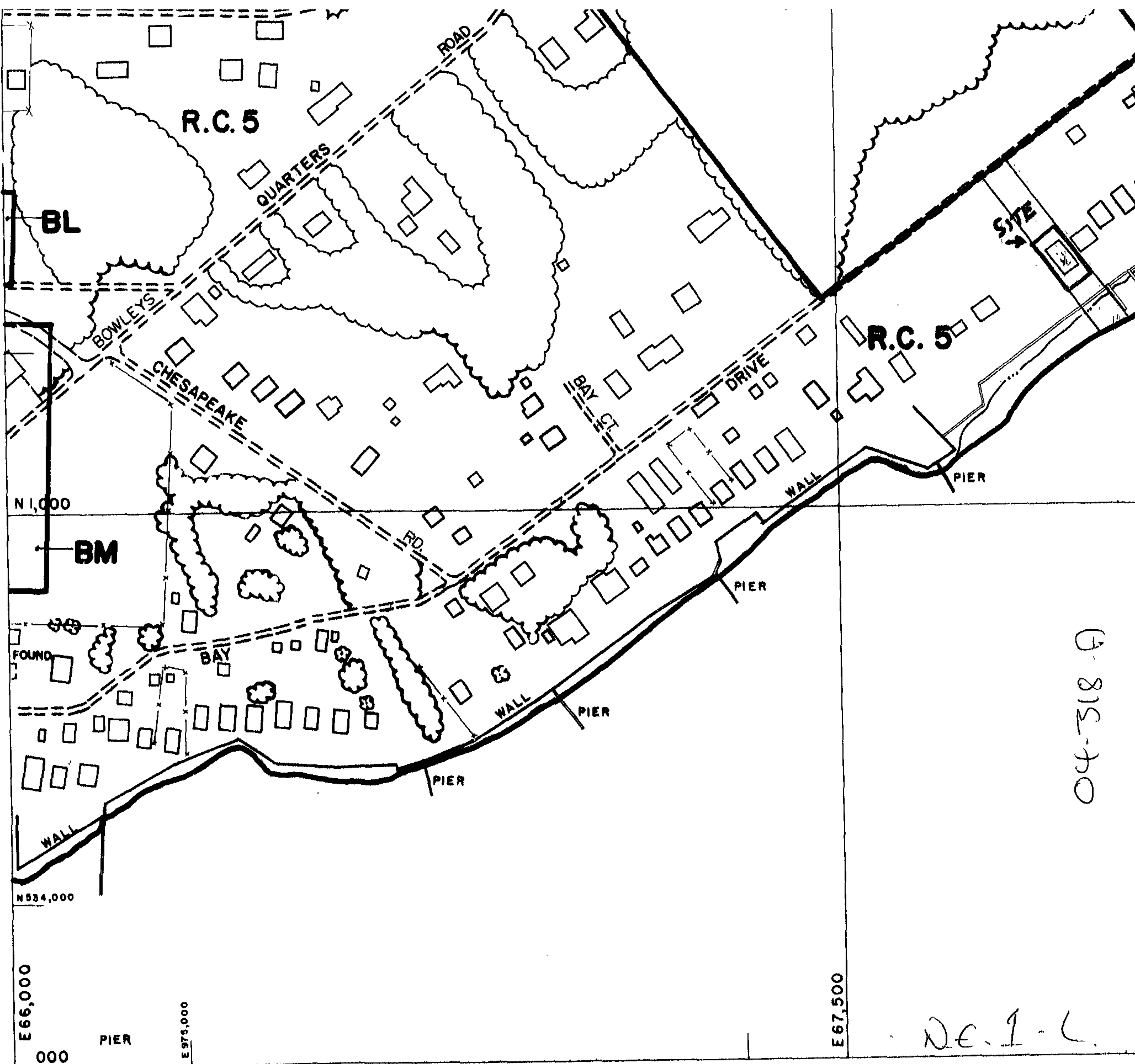


RIGHT SIDE VIEW ROAD BAY DRIVE.

Sams: 36650, 61/68/04

006249, 006249_61

04.318.



04-518-0

DE-1-L

Z -SW
ZZ -NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000

Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

Joseph Bartolotta
Chairman, County Council

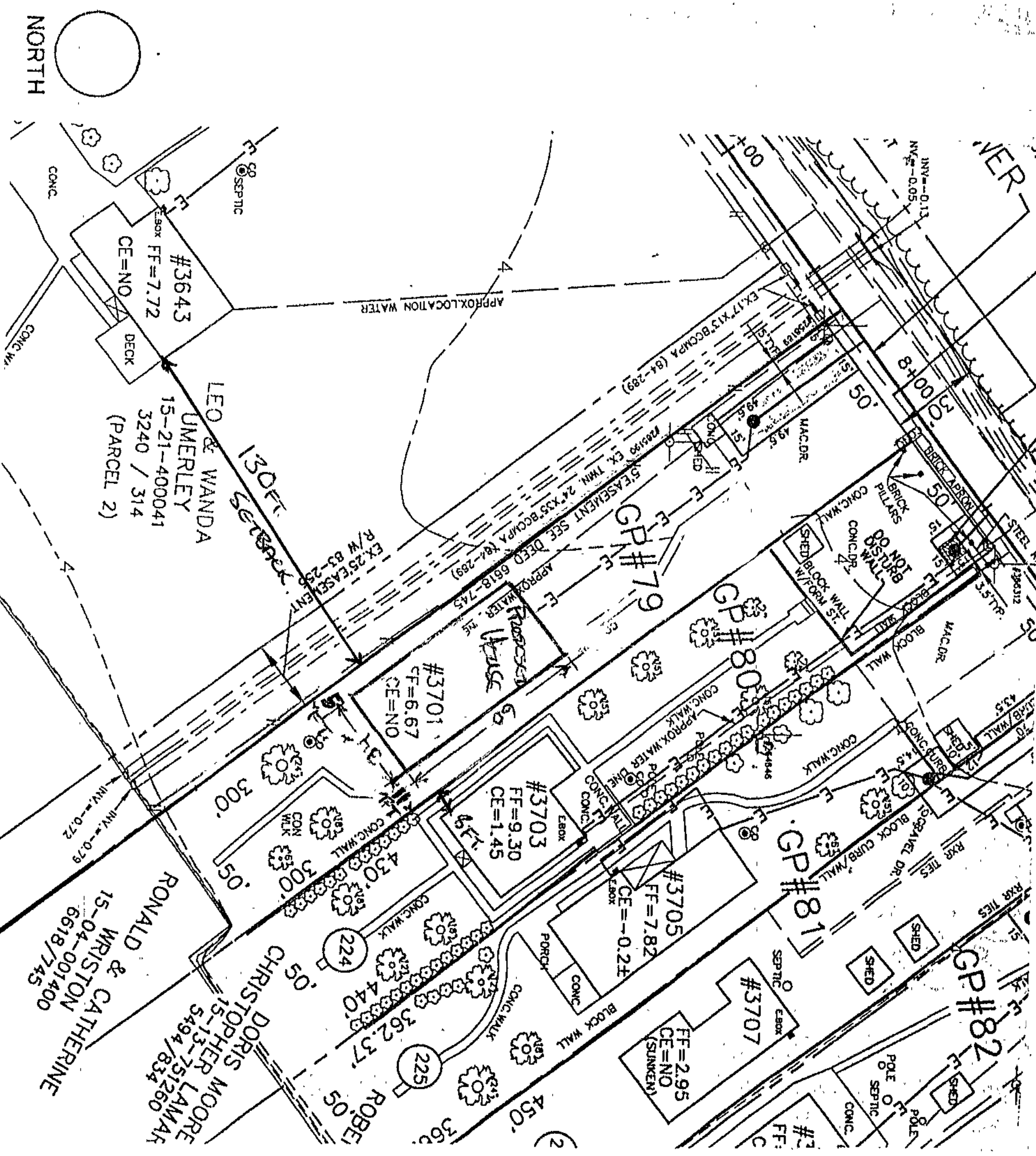
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3701 Bay Drive 21220 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME BOWLEYS QUARTERS

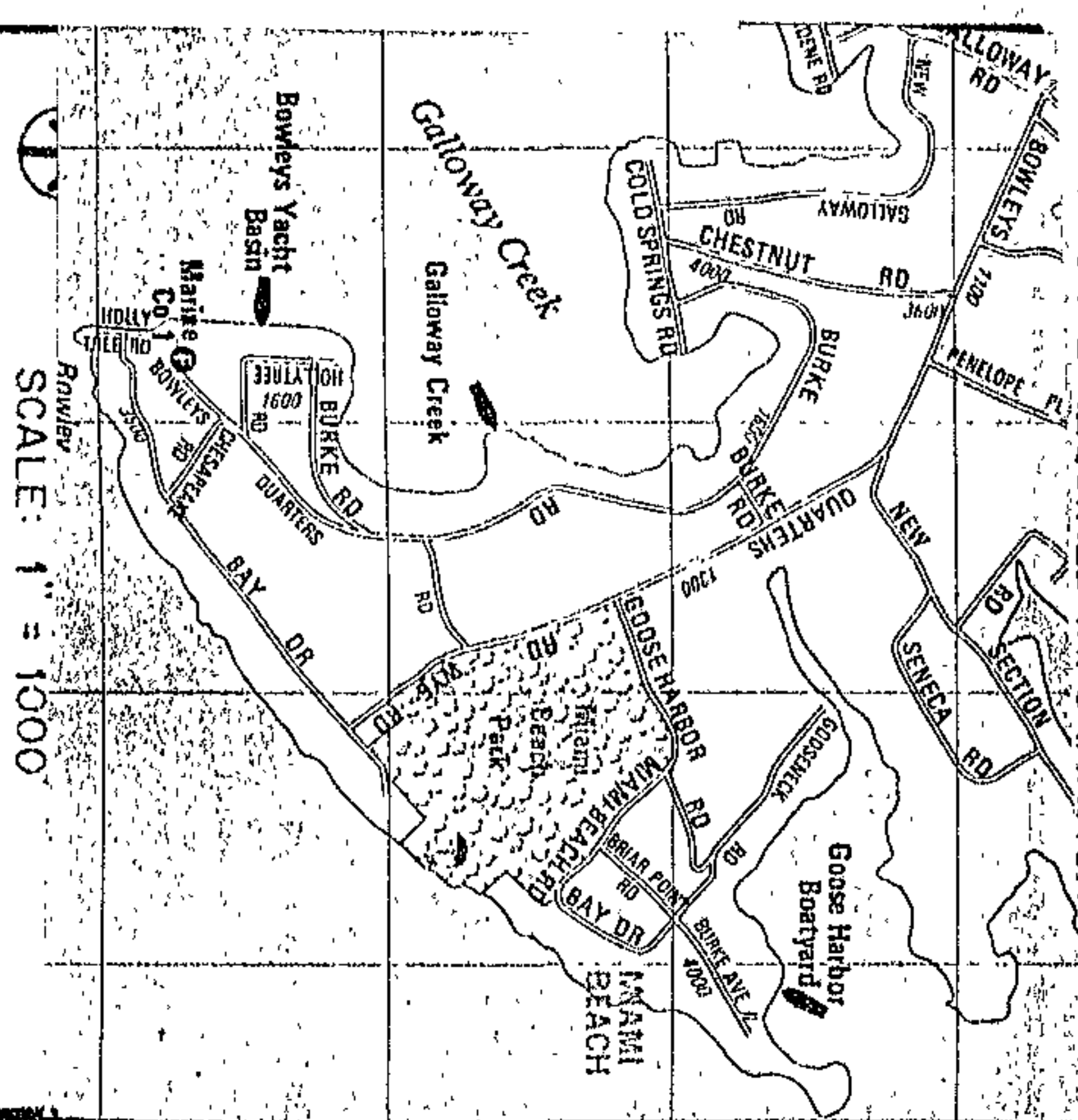
PLAT BOOK # FOLIO # LOT # SECTION #

OWNER RONALD G. & CATHERINE WRISTON



PREPARED BY

SCALE OF DRAWING: 1" = 50 FT.



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE 1L

ZONING RCS

LOT SIZE .34 ACREAGE 15,000 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☒ YES ☐ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY SDJ ITEM # 04318A CASE #

Plat. G. #1