

IN RE: PETITION FOR SPECIAL HEARING
S/S Cold Spring Road, 400' E of the c/l
Chesapeake Avenue
(Lot 218 of Long Beach Estates)
15th Election District
6th Council District

John Manzari
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-333-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, John Manzari. The Petitioner requests a special hearing to approve the construction of an accessory structure on a lot with no principle dwelling thereon. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were John Manzari, property owner, Honey K. Kramer, and David Billingsley. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an unimproved, rectangular shaped waterfront lot, located near the eastern end of Cold Spring Road, approximately 400 feet east of Chesapeake Avenue in Middle River. The property is approximately 50' wide by 190 feet deep, and contains a gross area of 9,300 sq.ft., more or less, zoned D.R.3.5. Testimony indicated that the Petitioner owns both the subject and adjoining lot (Lot 219), known as 921 Cold Spring Road, on which he resides. That lot is improved with a single-family dwelling and a detached garage. Collectively, the lots are used in conjunction with one another as Lot 218 is used as a side yard for the dwelling on Lot 219.

The Petitioner is desirous of constructing a 20' x 32' storage building in the northwest corner of the subject lot adjacent to Cold Spring Road. Mr. Manzari testified that his property suffered flood damage as a result of Hurricane Isabel and that the storage building is needed to

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Date

By

store lawn and garden tools and equipment as well as items associated with the waterfront nature and use of the property. He noted that the existing garage is used to store his automobiles.

Section 101 of the B.C.Z.R. defines accessory structure as a building which is incidental and serves the primary use or building on the property. Additionally, the definition requires that an accessory structure be located on the same lot as the principle structure served. Technically, the proposed accessory structure will be located on a separate lot; however, it is clear that the two lots are used in conjunction with one another. Moreover, the waterfront nature of these properties is significant. Previous decisions of the Office of the Zoning Commissioner have allowed gazebos, pavilions and similar structures on otherwise vacant waterfront lots. In those instances, the owners used their property to launch watercraft, fish, and generally access and enjoy the water and such accessory structures were found to be incidental and accessory to the use and enjoyment of the waterfront lot.

In this case, I am persuaded that special hearing relief should be granted. There are two factors that support this approval. First, the fact that the Petitioner owns the adjacent lot and the two properties are used in conjunction with one another is persuasive. Second, some of the items to be stored in the building are clearly incidental to and contribute to the use and enjoyment of the property as a waterfront lot. Therefore, I am persuaded to grant the requested relief. However, in doing so, I will require compliance with certain Zoning Advisory Committee (ZAC) comments that were submitted in this case. Specifically, a comment was received from the Office of Planning that suggests that a minimum 18-foot setback be maintained between the proposed building and Cold Spring Road, consistent with the existing garage on the adjacent property. That comment also suggests that landscaping be installed to buffer the building from the street and that the design of the proposed structure should be consistent with the neighborhood. Thus, building elevation drawings of the proposed structure shall be submitted to the Office of Planning for their review and approval prior to the issuance of any permits. A comment was also received from the Department of Environmental Protection and Resource Management (DEPRM), which notes that the proposed development is subject to compliance with Chesapeake Bay Critical Areas

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By

regulations due to the property's waterfront location. Finally, a comment from the Development Plans Review Division of the Department of Permits and Development Management (DPDM) notes that Federal Flood Insurance requirements and Baltimore County Building Code provisions regarding development in a floodplain must be met. The relief granted is contingent upon the Petitioner's compliance with all of these comments.

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 14th day of April 2004 that the Petition for Special Hearing to approve the construction of an accessory structure on a lot with no principle dwelling thereon, 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) Compliance with the ZAC comments submitted by DEPRM and the Development Plans Review division of DPDM relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
- 3) Compliance with the ZAC comment submitted by the Office of Planning, a copy of which is attached hereto and made a part hereof. In this regard, a revised site plan showing the new location of the building shall be submitted to the Department of Permits and Development Management for inclusion in the case file 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

ORDER RECEIVED FOR FILING
Date 4/14/04
By [Signature]
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

April 14, 2004

Mr. John Manzari
921 Cold Spring Road
Baltimore, Maryland 21220

RE: PETITION FOR SPECIAL HEARING
S/S Cold Spring Road, 400' E of Chesapeake Avenue
(Lot 218 of Long Beach Estates)
15th Election District – 6th Council District
John Manzari - Petitioner
Case No. 04-333-SPH

Dear Mr. Manzari:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

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 "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; Office of Planning; Development Plans Review, DPDM
People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
LOT 218 LONG BEACH ESTATES (S.S. COLO SPRING ROAD
for the property located at 400' E. OF CHESAPEAKE AVE)
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE CONSTRUCTION OF AN ACCESSORY STRUCTURE
ON AN UNDEVELOPED LOT (NO PRINCIPLE DWELLING
ON LOT)

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

JOHN MANZARI
Signature *John Manzari*
Name - Type or Print _____
Signature _____
921 COLO SPRING ROAD (410) 388-1440
Address Telephone No.
BALTIMORE MD. 21220
City State Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN, INC.
Name
601 CHARWOOD CT. (410) 679-8719
Address Telephone No.
EDGEWOOD MD. 21040
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 1/23/04

ORDER RECEIVED FOR FILING

Date

By

Case No. 04-333-SPH

REV 9/15/98

**DESCRIPTION TO ACCOMPANY PETITION
FOR SPECIAL HEARING
LOT 218 LONG BEACH ESTATES**

Beginning for the same at a point on the south side of Cold Spring Road (40 feet wide),
said point being 400 feet east of the centerline of Chesapeake Avenue (40 feet wide),
thence being all of Lot 218 as shown on the plat entitled Long Beach Estates recorded
among the plat records of Baltimore County in Plat Book 3 Folio 178.

Containing 9300 S.F. or 0.213 acre of land, more or less.

Being located in the 15th Election District, 6th Councilmanic District of Baltimore
County, Maryland.



04-333-SPT

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

NO. 32697

DATE 1/23/03

ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Central District, Design

FOR: Special Meeting - Lot 218 Long Beach City

Manzanita - Petitioner 04-333-514

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME

1/23/2004 1/23/2004 10:28:01

RECEIVED BY: WILKIN, MARY KIM

RECEIVED BY: 229358 1/23/2004

RECEIVED BY: 5 523 JIMMIE VERIFICATION

RECEIVED BY: 03/03/03

PAID TO: \$65.00

PAID BY: \$65.00

PAID TO: 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: #04-333-SPH
Lot 218, Long Beach Estates
S/side of Cold Spring Road,
400 feet east of Chesapeake
Avenue

15th Election District
6th Councilmanic District
Legal Owner(s): John Manzari
Special Hearing: to permit
the construction of an ac-
cessory structure on an un-
developed lot.

Hearing: Monday, March
22, 2004 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.
3/011 Mar. 4 C652204

CERTIFICATE OF PUBLICATION

3/4/, 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 3/4/, 2004.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-333-SPH

Petitioner/Developer: JOHN

MANZARI

Date of Hearing/Closing: 3/22/04

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

ATTN: Kristen Matthews {(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: _____

LOT 218, LONG BEACH ESTATES
921 COLD SPRING RD

The sign(s) were posted on 3/7/04
(Month, Day, Year)

Sincerely,

Robert Black 3/7/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

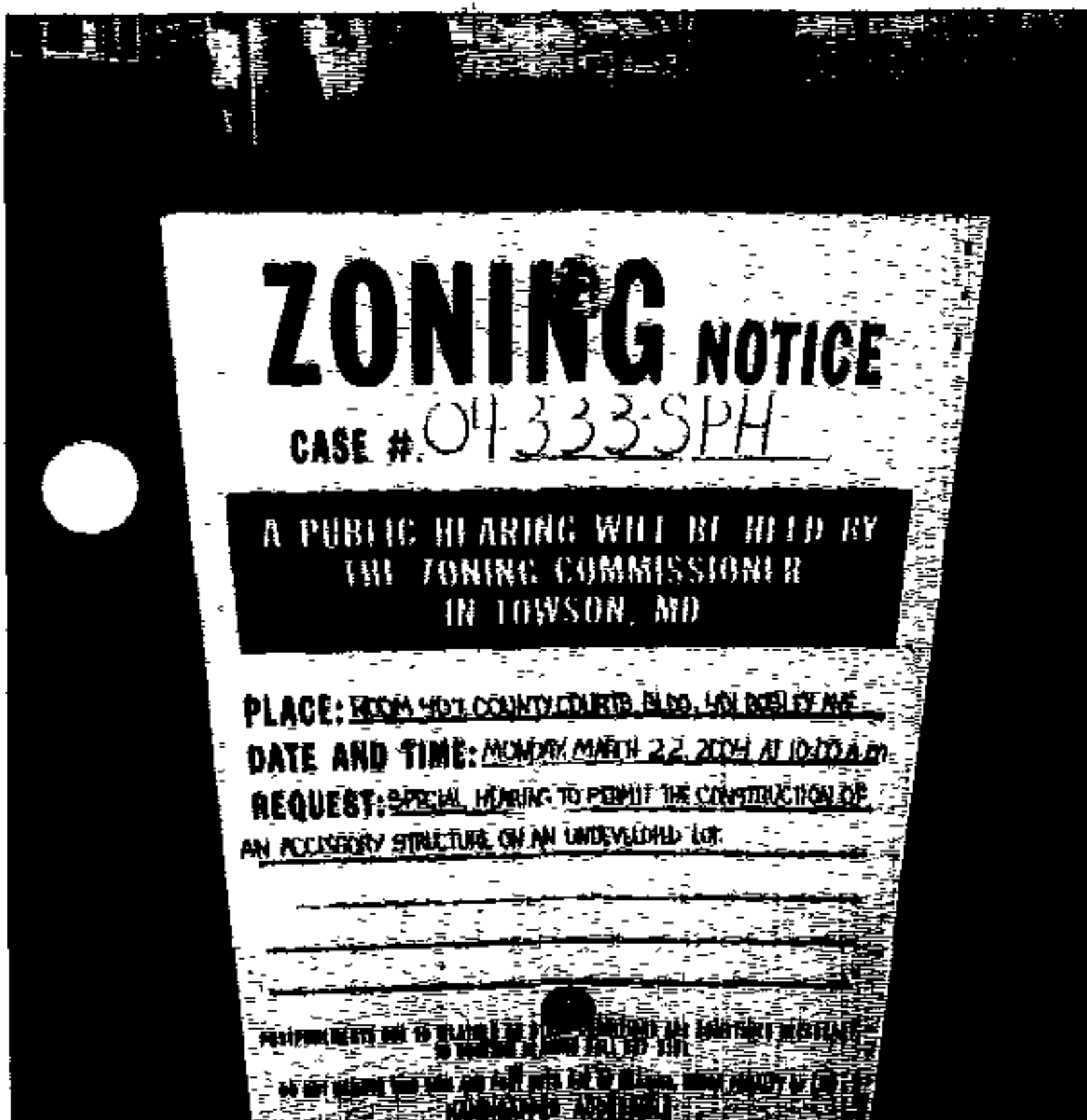
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
Lot 218 Long Beach Estates; S/side Cold
Spring Rd, 400' E Chesapeake Avenue
15th Election & 6th Councilmanic Districts
Legal Owner(s): John Manzari
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 04-333-SPH

* * * * *

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 and 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 9th day of February, 2004, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

RECEIVED

FEB 09 2004

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 4, 2004 Issue - Jeffersonian

Please forward billing to:
John Manzari
921 Cold Spring Road
Baltimore, MD 21220

410-388-1440

NOTICE OF ZONING HEARING

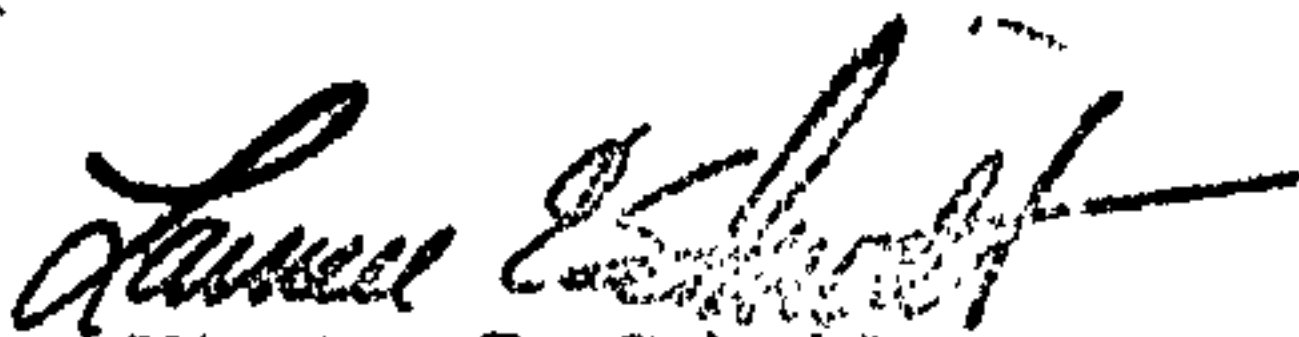
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-333-SPH

Lot 218, Long Beach Estates
S/side of Cold Spring Road, 400 feet east of Chesapeake Avenue
15th Election District – 6th Councilmanic District
Legal Owner: John Manzari

Special Hearing to permit the construction of an accessory structure on an undeveloped lot.

Hearing: Monday, March 22, 2004 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



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

February 4, 2004

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: 04-333 SPH

Lot 218, Long Beach Estates
S/side of Cold Spring Road, 400 feet east of Chesapeake Avenue
15th Election District – 6th Councilmanic District
Legal Owner: John Manzari

Special Hearing to permit the construction of an accessory structure on an undeveloped lot.

Hearing: Monday, March 22, 2004 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: John Manzari, 921 Cold Spring Rd., Baltimore 21220
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 6, 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.**



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: 04-333-SPH

Petitioner: JOHN MANZARI

Address or Location: LOT 218 LONG BEACH ESTATES
(BALTO. PD. 21220)

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN MANZARI

Address: 921 COLD SPRING ROAD

BALTO., MD. 21220

Telephone Number: (410) 388-1440

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *AMS*

DATE: 2-10-04

SUBJECT: Zoning Item # 04-333
Address Lot 218 Long Beach Estates
(Manzari Property)

Zoning Advisory Committee Meeting of 2-2-04

_____ 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: K. Kelley

Date: 2-5-04

AP
3/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 10, 2004

RECEIVED

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

MAR 15 2004

SUBJECT: Long Beach Estates, Lot 218

ZONING COMMISSIONER

INFORMATION:

Item Number: 4-333

Petitioner: John Manzari

Zoning: DR 3.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to construct an accessory storage building on an adjoining lot under common ownership providing the following conditions are met:

1. The subject structure shall be setback 18 feet from Cold Spring Road right-of-way.
2. Provide landscaping adjacent to Cold Spring Road.
3. Submit building elevations of the proposed structure to this office for review and approval prior to the issuance of any permits. The exterior façade of the proposed structure shall be of similar materials and color as the dwelling at 921 Cold Spring Road.

For further information concerning the matters stated herein, contact David Pinning at 410-887-3480.

Prepared by:

Walter A. Cunniff

Section Chief:

Lynn T. Lawrence

AFK/LL:MAC:

ORDER RECEIVED FOR FILING

Date

By

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.3.09

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

RE: Baltimore County
Item No. 333 JHP

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

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

November 22, 2004

John Manzari
921 Cold Spring Road
Baltimore, Maryland 21220

Dear Mr. Manzari:

RE: Zoning Spirit and Intent, 04-333-SPH, 921 Cold Spring Lane, 15th Election District

Your letter to Mr. Timothy Kotroco, Director, concerning the above referenced matter has been referred to me for reply. Please be advised as follows. Provided you are able to obtain a letter from your neighbor at 917 Cold Spring Road stating that they have no objection to the reduction in setback from 5 feet to 3 feet for the proposed storage building, this Office will find the request as being within the Spirit and Intent of zoning case 04-333-SPH. The letter from your neighbor must be delivered to this Office at the time of building permit application for inclusion with the zoning file. The neighbor must be specifically identified as the owner/occupant of the resident at 917 Cold Spring Lane.

Additionally, my letter must appear with the amended site plan showing the proposed storage building maintaining the three-foot setback at the time you apply for your building permit.

Should you have any questions regarding the above, I may be reached at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "J.C. Merrey".

Joseph C. Merrey
Planner II
Zoning Review

043802

I HAVE NO OBJECTION TO THE SETBACK BEING REDUCED TO 3 FEET

Clarence Schuchhardt
CLARENCE SCHUCHHARDT
OWNER/OCCUPANT 917 COLD SPRING ROAD

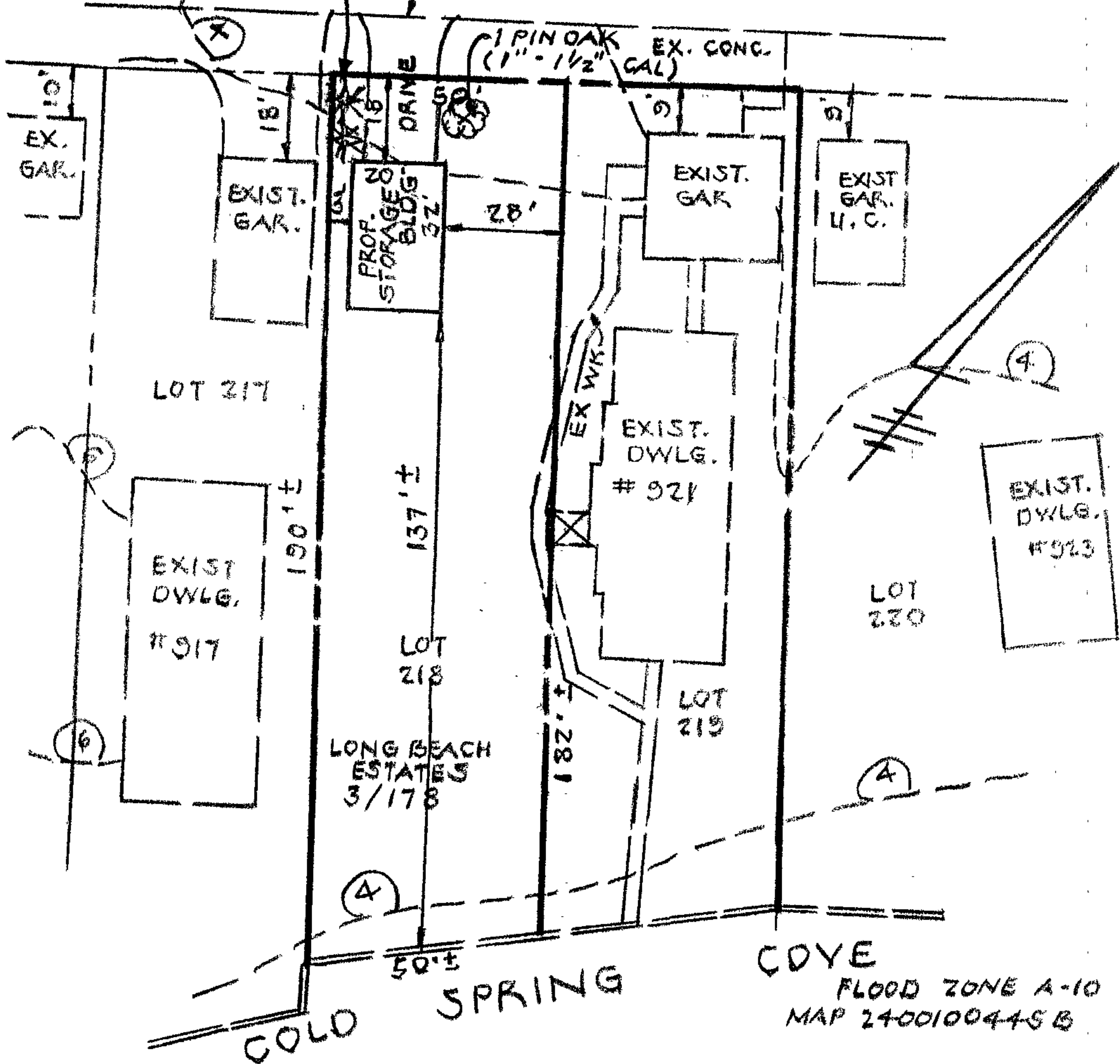


COLD SPRING ROAD

2 EVERGREEN TREES
4'-5' HIGH

EX. PAVING

1 PIN OAK
(1" - 1 1/2" CAL) EX. CONC.



LOT AREA : 18,250 #
EX. IMPERVIOUS AREA : 3345 # = 18.3%
NEW IMPERVIOUS AREA : 640 #
TOTAL IMPERVIOUS AREA : 3985 # = 21.8%

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

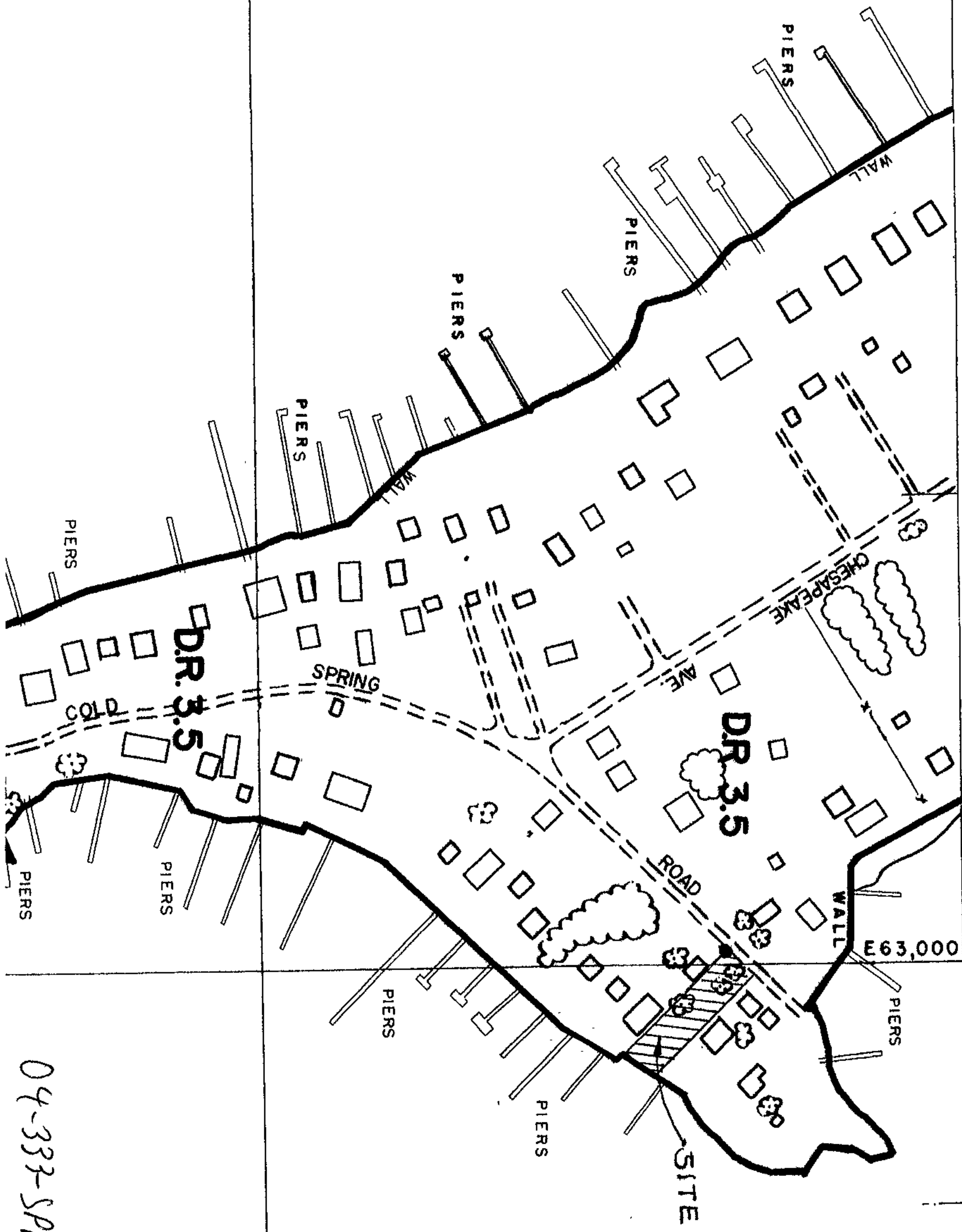
SITE PLAN FOR
STORAGE BLDG.
921 COLD SPRING ROAD
ELECT. DIST. 15
BALTO. CO., MARYLAND
SCALE: 1" = 30'
REV. 11/21/03
5/25/04
11/26/04

CASE NAME SS COLD SPRING RD.
CASE NUMBER 04-3335PH
DATE MARCH 22, 2004

PETITIONER'S SIGN-IN SHEET

[illegible]

E 61,500

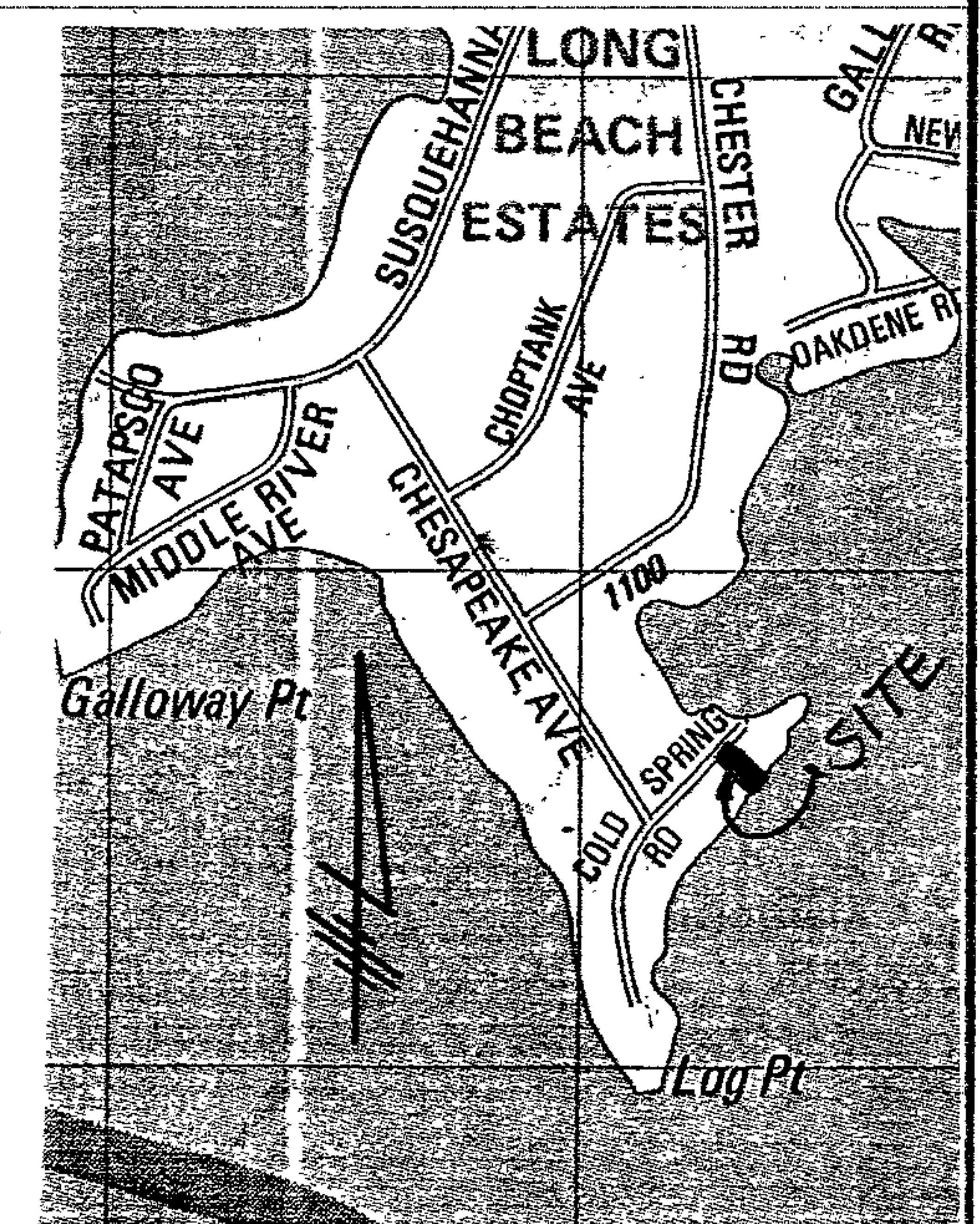


LOT 218
LONG BEACH ESTATES
SCALE: 1"=200'
N.E. 1K

(SHEET N.E. 2K)

E 63,000

04-333-SPH



VICINITY MAP
SCALE 1" = 1000'

NOTES

1. ZONING DR3.5 (MAP NO. N.E.1K)
2. AREA OF LOT = 9300 SF = 0.213 AC.
3. NO PRIOR ZONING HISTORY
4. SITE IS LOCATED IN THE CBCA
5. SITE IS LOCATED IN FLOOD ZONE A10
SEE FLOOD MAP 2400100445B
6. PUBLIC WATER AND SEWER EXIST
7. NO HISTORIC STRUCTURES

Red No 1

REASON FOR SPECIAL HEARING

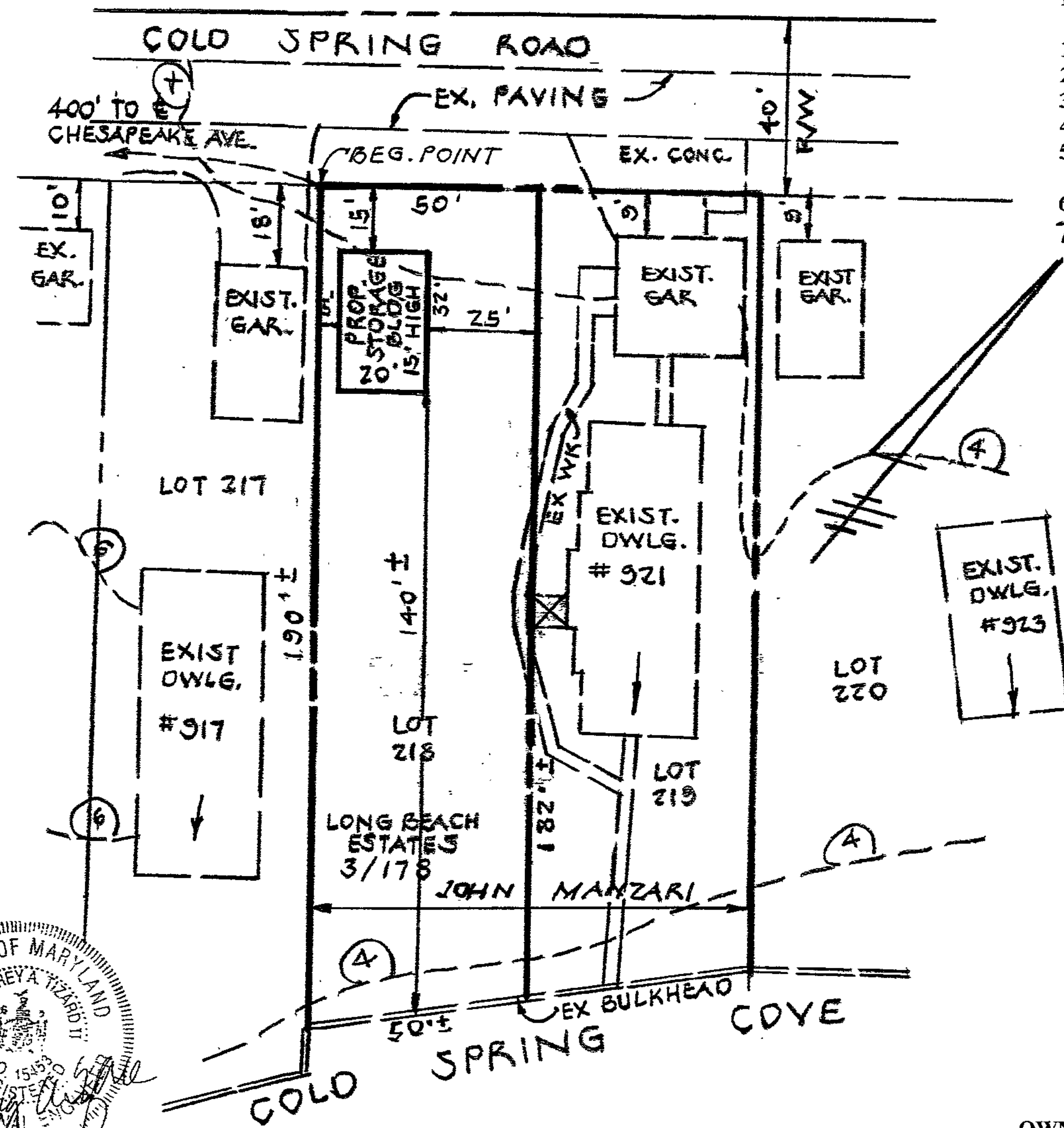
TO PERMIT THE CONSTRUCTION OF AN ACCESSORY
STRUCTURE ON AN UNDEVELOPED LOT

**PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING
LOT 218 LONG BEACH ESTATES 3/178
ELECTION DISTRICT 15,C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 30 FEET
JANUARY 20, 2004**



CENTRAL DRAFTING & DESIGN, INC
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
JOHN MANZARI
921 COLD SPRING ROAD
BALTIMORE, MARYLAND 21220
DEED REF. L. 16681 F. 595
ACCT. NO. 1513552870



**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*

March 15, 2004

John Manzari
921 Cold Spring Road
Baltimore, Maryland 21220

Dear Mr. Manzari:

RE: Case Number: 04-333-SPH,

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 23, 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
David Billingsley Central Drafting & Design, Inc. 601 Charwood Court Edgewood 21040

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

February 4, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 2, 2004

Item No.: 329-336, 338, 339

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.

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 9, 2004
Item No. 333

DATE: February 10, 2004

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

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

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

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

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

RWB:CEN:jrb

cc: File