IN RE: PETITIONS FOR VARIANCE & SPECIAL HEARING W/S of Gross Avenue, 38 ft. N of Hughes Avenue 15th Election District 7th Councilmanic District **(2316 Gross Avenue)**	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-404-SPHA
James Stuart and Lisa Marie Bertholdt *Petitioners*	*	

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, James Stuart and Lisa Marie Bertholdt. The Petitioners are requesting variance and special hearing relief for property located at 2316 Gross Avenue in the Sparrows Point area of Baltimore County. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a minimum lot width of 50 ft. at the building line in lieu of the required 55 ft., and to allow for a side yard setback as close as 3.5 ft. in lieu of the required 10 ft. to an existing lot line. Petitioners are also requesting variance relief from Section 417.4 of the B.C.Z.R., to permit an existing wood pier on proposed Lot 6A with a setback of 0 ft. in lieu of the required 10 ft. to proposed lot 6B. In addition, the Petitioners are requesting special hearing relief pursuant to Section 500.7 of the B.C.Z.R., to approve the nonconformity of lot width dimensions relating to existing use areas for a proposed line of division for future subdivision of the existing Lot No. 6 into Lot Nos. 6A and 6B, each containing one existing dwelling, and also to approve the location of the existing wood piers as shown on the attached site plan.

The property was posted with Notice of Hearing on April 13, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a

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Date 4/28/04
By K. Jameson

Notice of Zoning hearing was published in "The Jeffersonian" newspaper on April 13, 2004 to notify any interested persons of the scheduled hearing date

Applicable Law

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

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated April 6, 2004 stating that the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof. A ZAC comment was also received from the Bureau of Development Plans Review dated April 5, 2003 stating that the Petitioners must comply with

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Date 4/28/04
By

federal flood insurance requirements and county code requirements for this project, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request were James and Lisa Bertholdt, Petitioners and J. Finley Ransone, the surveyor who prepared the plan. No protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property consists of 20,789 sq. ft. of waterfront property located on Jones Creek and is zoned D.R.5.5. The Petitioners would like to subdivide their 100 ft. wide waterfront lot into two 50 ft. wide lots to reflect the fact that there are two dwellings on the property. The Petitioners purchased the property in 1995 as Lot No. 6 of the "Chesapeake Terrace Subdivision", Section B which was recorded in the Land Records in 1919. Mr. Ransone proffered that there were two dwellings on the property when they purchased the property. His extensive research showed that these buildings were shown on Baltimore County records back to 1941. The Petitioners presented a sewer plan form 1968, which showed the two buildings. Mr. Ransone testified that there are two sewer connections to an existing public sewer line in Gross Avenue for this property. See Petitioner's Exhibit No. 3. Petitioners' Exhibit No. 4 shows the two buildings on the County water system in 1941. Likewise Petitioners' Exhibit No. 5 shows the two buildings on the 1942 Bureau of Engineering drawing.

The Petitioners would like to subdivide the lot and sell proposed lot 6A while retaining lot 6B for their own use. However, as this property is zoned DR 5.5 the lot width must be 55 ft. Consequently, they ask for a variance to allow two 50 ft. wide lots. The remaining requests

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By J. Jamison

document the existing structures. In support of their requests the Petitioners presented a letter of support from neighbors on both sides. There were no protestants attending the hearing.

Findings of Fact and Conclusions of Law

The Petitioners find hardship and/or practical difficulty in the fact that after the subdivision, the 50 ft. lots would not meet the County lot width requirement of 55 ft. They bought the property with two dwellings. The County regulations prohibit more than one dwelling on a lot. See Section 102.2 of the B.C.Z.R. The Petitioners argue that the buildings have been around from the 1940's, which is well before zoning took root in Baltimore County. Their property is Lot 6, which is in 1919 subdivision. As waterfront property, one can argue that these properties are unique.

The problem I have is that the hardship is self-imposed. Today they own a lot, which is 100 ft. wide and meets all County regulations except that they bought the lot with two dwellings on the property. There is no evidence that the second dwelling is a legal entity. The Petitioners excellent research shows two buildings on the property from the 1940's but nothing on the record indicates to me that these buildings were dwellings. The same documents presented by the Petitioners show many structures, some of which are undoubtedly homes and others are garages or accessory buildings all dating from the 1940's. I can not assume that the second dwelling is a legal use of the property. As far as I know, the second building may have been a large garage which former occupants converted illegally into a second dwelling by adding kitchen and toilet facilities. Within a family this might not be strictly proper, but likely no one will complain. However, when the lot is sold to the public it causes great problems as presented here.

We see similar situations many times when people convert single-family homes into apartments without County approval. Often the properties are sold on the basis that the

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Date 4/28/04
By P. Gruenstein

apartment will produce income to pay the mortgage. Consequently, owners in these situations will plead hardship. However, we can not essentially condone illegal conversion of property in this manner. The hardship is self-imposed if not by this owner then by a predecessor in title. The owner created the problem.

It is not as if the Petitioners purchased a lot recorded in 1919 and then zoning regulations were applied to the lot, which caused hardship or practical difficulty. In this latter case, one can show a hardship to meet regulations, which the old subdivision never was designed to meet. Here, however, but for the subdivision requested by the Petitioners there is no hardship. They imposed the hardship themselves and then ask for variance relief. This I can not grant. I will similarly deny the special hearing request for the same reasons.

For whatever help it may be, I can grant the variance for the side yard setbacks for the existing buildings. Perhaps this will help illustrate the problem I note above with the request to vary the lot width. The side yard setback requirements were imposed on this 1919 subdivision long after the subdivision was recorded. The Petitioners have shown that the buildings existed since the 1940's. The zoning regulations were imposed many years later. Consequently, it would be a hardship to conform to the regulations with these existing structures. No action of the Petitioners or their predecessors in title created the problem. These variances are not self-imposed as the lot width variances are. Furthermore, I find that the side yard setback variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner so as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be denied in part and granted in part.

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Date 4/28/04
By R. Jamison

THEREFORE, IT IS ORDERED, this 28 day of April, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a minimum lot width of 50 ft. at the building line in lieu of the required 55 ft., be and is hereby DENIED;

IT IS FURTHER ORDERED that the Petitioner's request for variance relief from Section 417.4 of the B.C.Z.R., to permit an existing wood pier on proposed Lot 6A with a setback of 0 ft. in lieu of the required 10 ft. to proposed lot 6B, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Petitioner's request to allow for a side yard setback as close as 3.5 ft. in lieu of the required 10 ft. to an existing lot line, be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that the special hearing relief requested pursuant to Section 500.7 of the B.C.Z.R., to approve the nonconformity of lot width dimensions relating to existing use areas for a proposed line of division for future subdivision of the existing Lot No. 6 into Lot Nos. 6A and 6B, each containing one existing dwelling; and also to approve the location of the existing wood piers as shown on the attached site plan, be and it is hereby DENIED.

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

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 4/28/04
By R. Jamison

JVM:raj

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 29, 2004

Mr. & Mrs. James S. Bertholdt, Sr.
2316 Gross Avenue
Baltimore, Maryland 21219

Re: Petitions for Special Hearing & Variance
Case No. 04-404-SPHA
Property: 2316 Gross Avenue

Dear Mr. & Mrs. Bertholdt:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: J. Finley Ransone & Associates
P. O. Box 10160
Towson, MD 21285-0160

Printed on Recycled Paper

CBCA / FLOOD ORIGINAL: KEEP IN ZONING FILE

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2316 GROSS AVE.
which is presently zoned DR 5.5

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 non-conformity of lot width dimensions relating to existing use areas for a proposed line of division for future subdivision of the existing Lot No. 6 into Lot No's. 6-A and 6-B each containing one existing dwelling; and also to approve the location of the existing wood piers as shown on the attached site plan. (See also the accompanying Variance Petition)

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

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

JAMES S BERTHOLDT, SR.
Name - Type or Print

James S. Bertholdt Sr.
Signature

LISA M. BERTHOLDT
Name - Type or Print

Lisa M. Berth
Signature

2316 GROSS AVENUE 410-388-0282
Address Telephone No.

BALTIMORE MD 21219
City State Zip Code

Representative to be Contacted:

JAMES / LISA BERTHOLDT
Name

2316 GROSS AVENUE 410-388-0282
Address Telephone No.

BALTIMORE MD 21219
City State Zip Code

ORDER RECEIVED FOR FILING
Date 4/28/04
By

Case No. 04 404 SPHA

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL Date 3/04/04

CBCA / FLOOD

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2316 GROSS AVENUE

which is presently zoned DR 5.5

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)

1.B02.3.C.1 : To permit a minimum lot width of 50 feet at the building line in lieu of the required 55 feet, and to allow for a sideyard setback as close as 3.5 feet in lieu of the required 10 feet to an existing lot line.

417.4 : To permit an existing wood pier on proposed Lot 6-A with a setback of 0 (zero) feet in lieu of the required 10 feet to proposed lot 6-B.

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

(See Attached Page 2 for explanation of practical difficulty)

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

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Date 4/8/04
By

Legal Owner(s):

James Stuart Berthold Sr.
Name - Type or Print

James Stuart Berthold Sr.
Signature

LISA MARIE BERTHOLDT
Name - Type or Print

Lisa Marie Berthold
Signature

2316 Gross Ave 410-388 0282
Address — Telephone No.

Balto Md 21219
City — State — Zip Code

Representative to be Contacted:

James - Lisa Berthold
Name

2316 Gross Ave
Address — Telephone No.

Balto Md 21219
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING ½ HR

UNAVAILABLE FOR HEARING —

Case No. 04 404 SPHA

Reviewed By JL **Date** 3/04/04

REV 9/15/98

Practical Difficulty

The subject property is a recorded lot (Lot No. 6, as shown on a plat entitled Chesapeake Terrace, Section B, and recorded among the Plat Records for Baltimore County in Platbook W.P.C. No. 5 folios 36 and 37 with a recording date of September 27, 1919). The recorded lot has a width of 100 feet fronting on Gross Avenue (30 feet wide) and an average depth of 203.7 feet. The lot has two existing wood frame single family dwellings erected thereon. Baltimore County Engineering drawings indicate that both dwellings were erected prior to October 19, 1942 (See key Sheet A NW, position sheet 27 SE 30).

The buildings are situated opposite each other on the lot, thereby making it impossible to have a minimum lot width of "... 55 feet at the building line", without moving one or both of the existing dwellings.

The alternative would be to demolition one of the dwellings and construct a "new dwelling" in a location on the property where, by placing jogs or breaks in the proposed division line the minimum width standard could be met. Both of these solutions place a severe economic burden on the current property owner.

Furthermore the proposed lots 6-A and 6-B would be similar in size and area to the average size and area, (50' x 200'), of the majority of the other 304 recorded lots on the original subdivision plat.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32687

JL 404

DATE 3/04/04 ACCOUNT 001 006 6150

AMOUNT $ 260.00

RECEIVED FROM: F. Ramone

FOR: 2SPH 2VAR (Res.) for
2316 Crosdale

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
3/05/2004	3/04/2004	14:32:53	1

REG WGH WALKIN JRB JRB
RECEIPT # 176327 3/04/2004 OFLN
Dept 5 538 ZONING VERIFICATION
CR NO. 032687
Rcpt Tot $260.00
$260.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

J. Finley Ransone & Associates

Registered Land Surveyors

Land Surveying ◊ Land Planning ◊ Real Estate Development

P.O. Box 10160
Towson, Maryland 21285-0160

Zoning Description for No. 2316 Gross Avenue
Fifteenth Election District, Baltimore County Maryland

Beginning for the same on the West side of Gross Avenue, 30 feet wide, said point being distant 38 feet northerly measured along the west side of Gross Avenue from the centerline of Hughes Avenue, 30 feet wide, and being known and designated as Lot No. 6, as shown on a plat entitled "Chesapeake Terrace Section B" which plat is recorded among the Plat records of Baltimore County in Platbook W.P.C. No. 5 folio 36.

Containing 20,789 square feet or 0.4772 of an acre of land more or less.

Also known as No. 2316 Gross Avenue and located in the Fifteenth Election District, Seventh Councilmanic District of Baltimore County Maryland.

404

STATE OF MARYLAND
JAMES F. RANSONE
No. 2
REGISTERED
PROPERTY LINE SURVEYOR

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: #04-404-SPHA
2316 Gross Avenue
West side of Gross Avenue, 38-feet North of Hughes Avenue
15th Election District - 7th Councilmanic District
Legal Owner(s): James Stuart and Lisa Marie Bertholdt

Variance: To permit a minimum lot width of 50-feet at the building line in lieu of the required 55-feet, and to allow for a side yard setback as close as 3.5 feet in lieu of the required 10-feet to an existing lot line, and to permit an existing wood pier on proposed Lot 6-A with a setback of 0-feet in lieu of the required 10-feet to proposed Lot 6-B.

Special Hearing: To approve the nonconformity of lot width dimensions relating to existing use areas for a proposed line of division for future subdivision of the existing Lot 6 into Lot numbers 6-A and 6-B each containing one existing dwelling, and also to approve the location of the existing wood piers as shown on the site plan.

Hearing: Tuesday, April 27, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley 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/4/676 Apr. 13 C659500

CERTIFICATE OF PUBLICATION

4/13/, 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 4/13/, 2004.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-404-SPHA.

Petitioner/Developer: JAMES STUART & LISA MARIE BERTHOLDT

Date of Hearing/Closing: 4/27/04

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}

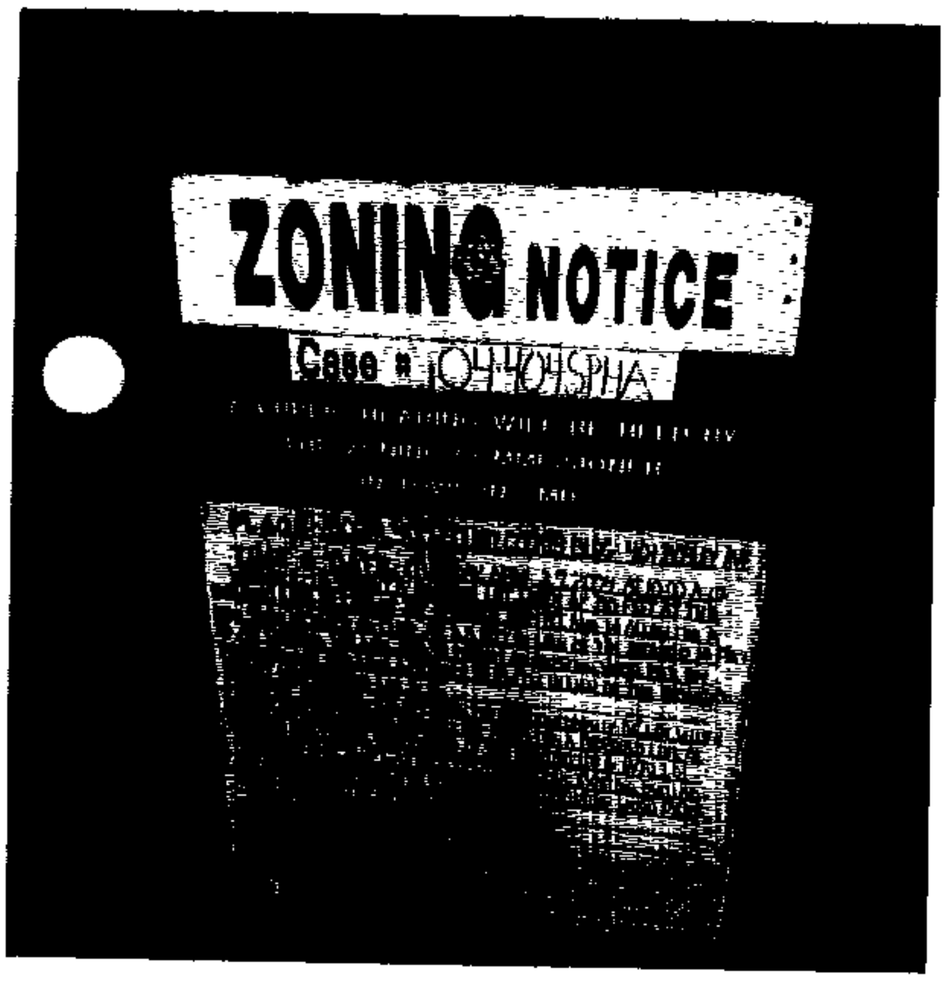
Ladies and Gentlemen:

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:

2316 GROSS AVE.

The sign(s) were posted on 4/13/04
(Month, Day, Year)

Sincerely,



Robert Black 4/13/04
(Signature of Sign Poster) (Date)

SSG Robert Black

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
2316 Gross Avenue, W/side Gross Avenue, 38' N of Hughes Avenue	*	ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts	*	FOR
Legal Owner(s): James S. & Lisa M Bertholdt		
Petitioner(s)	*	BALTIMORE COUNTY
	*	04-404-SPHA

* * * * * * * * * * * * *

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 17th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to James & Lisa Bertholdt, 2316 Gross Avenue, Baltimore, MD 21219, Petitioner(s).

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

RECEIVED
MAR 17 2004
Per...KM...

TO: PATUXENT PUBLISHING COMPANY
Issue - Jeffersonian Tuesday April 13, 2004

Please forward billing to:
James S. Bertholdt
2316 Gross Avenue
Baltimore, Maryland 21216

410-388-0282

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: 04-404-SPHA
2316 Gross Avenue
West side of Gross Avenue, 38-feet North of Hughes Avenue
15th Election District—7th Councilmanic District
Legal Owners: James Stuart and Lisa Marie Bertholdt

Variance: To permit a minimum lot width of 50-feet at the building line in lieu of the required 55-feet, and to allow for a side yard setback as close as 3.5 feet in lieu of the required 10-feet to an existing lot line, and to permit an existing wood pier on proposed Lot 6-A with a setback of 0-feet in lieu of the required 10-feet to proposed Lot 6-B.

Special Hearing: To approve the nonconformity of lot width dimensions relating to existing use areas for a proposed line of division for future subdivision of the existing Lot 6 into Lot numbers 6-A and 6-B each containing one existing dwelling, and also to approve the location of the existing wood piers as shown on the site plan.

Hearing: Tuesday, April 27, 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.

Department of Permits and Development Management

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

Baltimore County

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

March 16, 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: 04-404-SPHA
2316 Gross Avenue
West side of Gross Avenue, 38-feet North of Hughes Avenue
15th Election District—7th Councilmanic District
Legal Owners: James Stuart and Lisa Marie Bertholdt

Variance: To permit a minimum lot width of 50-feet at the building line in lieu of the required 55-feet, and to allow for a side yard setback as close as 3.5 feet in lieu of the required 10-feet to an existing lot line, and to permit an existing wood pier on proposed Lot 6-A with a setback of 0-feet in lieu of the required 10-feet to proposed Lot 6-B.

Special Hearing: To approve the nonconformity of lot width dimensions relating to existing use areas for a proposed line of division for future subdivision of the existing Lot 6 into Lot numbers 6-A and 6-B each containing one existing dwelling, and also to approve the location of the existing wood piers as shown on the site plan.

Hearing: Tuesday, April 27, 2004 at 10:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue

Timothy Kotroco

Timothy Kotroco
Director

TK: clb
C: James Stuart and Lisa Marie Bertholdt 2316 Gross Avenue Baltimore 21219

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY. TUESDAY APRIL 13, 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: 04-404-SPHA

Petitioner: JAMES & LISA BERTHOLDT

Address or Location: 2316 GROSS AVE BALTO. MD 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES S BERTHOLD

Address: 2316 GROSS AVENUE
BALTIMORE, MD 21219

Telephone Number: 410-388-0282

Revised 2/20/98 - SCJ

**Department of Permits
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

April 23, 2004

James Stuart Bertholdt
Lisa Marie Bertholdt
2316 Gross Avenue
Baltimore, Maryland 21219

Dear Mr. and Mrs. Bertholdt:

RE: Case Number:04-404-SPHA, 2316 Gross Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 4, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 15, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 15, 2004

Item No.: 341, 399-412 404

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

RECEIVED
MAR 16 2004
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 5, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 22, 2004
Item No. 404

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

The flood protection elevation for this site is 10.4 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.

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

RWB:CEN:jrb

cc: File

ZAC-03-22-2004-ITEM NO 404-04052004

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS/JDW

DATE: April 6, 2004

SUBJECT: Zoning Item # 404
Address 2313 Gross Avenue
March 15, 2004

Zoning Advisory Committee Meeting of

_____ 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: Kieth Kelley Date: March 19, 2004

S:\Devcoord\ZAC SHELL 11-20-03.doc

4/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 16, 2004

RECEIVED

MAR 19 2004

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-404**

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: Lynn Lanham

AFK/LL

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

SHA
State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.16.04

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

RE: Baltimore County
Item No. 404 JLL

Dear. Ms.Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

J. Finley Ransone & Associates
Registered Land Surveyors
P.O. Box 10160
TOWSON, MD 21285-0160

(410) 666-7448
Fax (410) 666-0373

File

LETTER OF TRANSMITTAL

DATE 5/03/04 | JOB NO. 04-404-SPHA

ATTENTION MR JOHN V MURPHY, ESQ

RE: RECORD PLAT
PET EXHIBIT #2

TO ZONING COMMISSIONER
SUITE 405 COUNTY COURTS BLDG
401 BOSLEY AVE
TOWSON, MD 21204

#04-404-SPHA
Denied 4/28/04
Side yard granted 3.5 ft 4/28/04

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via the following items:

☐ Shop drawings ☑ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
1	7/22/1919		PLAT OF CHESAPEAKE TERRACE SECTION B PETITIONERS EXHIBIT #2

RECEIVED
MAY 10 2004
ZONING COMMISSIONER

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS RETURN TO FILE AFTER LOAN TO US.

COPY TO FILE 15B-074

SIGNED:

If enclosures are not as noted, kindly notify us at once.

Pet #2

Borrowed by
F. Ransome for
copies

We the neighbor's of James and Lisa Berthold acknowledge and agree to their plans of subdivision of their home, 2316 Gross Ave. and have no complaints of them doing so.

Mr. & Mrs. Ralph Horstman
7200 Hughes Ave.
Balto. Md. 21219

Mr & Mrs Regene T. Mullennax, Sr
2314 Gross Ave 21219

Pet #6

3. If, after a period of operation, the collection trailer proves to be detrimental to the shopping center function or the surrounding community by creating traffic problems, or if it is not maintained in a clean and orderly condition, the Zoning Commissioner may:

   a. Require that the trailer be relocated on the site;

   b. Require that the trailer be removed from the site upon 30 days' notice;

   c. Revoke the permit; or

   d. Impose additional conditions upon the continuance of the use permit.

Section 416
Dry Cleaning (Store-Plant) Retail
[Bill No. 133-1958]

416.1 through 416.5 (Reserved)[20]

416.6 All goods processed on the premises shall be delivered at retail on the premises.

Section 417
Waterfront Construction
[Bill No. 64-1963]

417.1 All waterfront construction, such as piers, wharves, docks, bulkheads or other work extended into navigable waters beyond mean low tide as prescribed in Baltimore County Design Manual, 1955, shall be governed by these regulations as well as by the Baltimore County Code, 1962 Cumulative Supplement, Subsection 5-5.1, except that nothing in these regulations shall apply to the M.H. Zone and to the extension of industrial waterfront facilities to the limit of Corps of Engineers' established pierhead or bulkhead lines.

417.2 All applications for waterfront construction, when filed with the Building Engineer, shall be accompanied by a plot diagram suitable for filing permanently with the permit record, showing the outlines of the property in question and of adjoining properties, and showing any existing construction beyond mean low tide, as well as details of the proposed construction; whenever required by the Building Engineer, in his discretion, the application must be accompanied by a plan prepared by a professional engineer or land surveyor, showing to scale the outlines of the property in question, as well as the outlines of the adjoining properties, including any existing construction beyond mean low tide, and a plan and details of the proposed construction.

417.3 For the purpose of defining boundaries within which waterfront construction may take place, divisional lines shall be established in accordance with the following rules:[21]

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20 **Editor's Note: Former Sections 416.1 through 416.5 were repealed by Bill No. 142-1962.**

21 **Editor's Note: See Appendix J for diagrams to be used as a guide in determining property divisional lines.**

A. With straight shore lines. If the shoreline is straight, the divisional lines are to be extended from the intersection of the property line and the shoreline into the water perpendicular to the shoreline, or where the property lines are parallel and it is practical to do so, the property boundary line shall be extended in a straight line into the water.

B. With irregular shorelines. Where the shoreline is not straight, draw a baseline between the two corners of each lot at mean low water line. Then draw a line from the corner of each proprietor's property into the water at right angles with the base line. If by reason of the curvature of the shore, the lines, when projected into the water, diverge from each other, the area excluded by both lines shall be equally divided between the two adjoining proprietors. If by reason of the curvature of the shore, the lines, when projected into the water, converge with each other, the area included by both lines shall be equally divided between the two adjoining proprietors.

C. Conflict with existing construction. Where proposed construction will conflict with existing facilities, it will be the duty of the Office of Planning and Zoning to specify the limits of construction to conform as closely as possible to the rules as set forth herein so as to cause the least interference with existing and/or possible future construction. Notice of the proposed construction shall be given by the Department of Permits and Development Management to adjoining property owners affected.

417.4 No construction, beyond mean low tide, including mooring piles, will be permitted within ten feet of divisional lines as established. The effect of this requirement will be to maintain a twenty-foot open access strip between the facilities of adjoining property owners.

417.5 Any structure built beyond mean low tide must be contained within construction offsets as prescribed. In addition to meeting these requirements, the structure must not extend beyond any of the following limits:

A. Three hundred feet beyond mean low tide.

B. In the absence of a definable channel, not more than 1/3 the width of waterway.

C. Not beyond the near boundary of a definable channel.

417.6 No new waterfront facilities, such as boatyards or marinas, or any service building or structure used in connection therewith, shall be established without the approval of and subject to the regulations and requirements of the Baltimore County Department of Health. Written approval shall be a required condition prior to issuance of a permit.

417.7 Out-of-water storage facilities. **[Bill No. 149-1992]**

A. An out-of-water storage facility, Class A, shall be permitted at a marina or boatyard. Such a facility shall be placed so that boats do not overhang property lines.

B. An out-of-water storage facility, Class B, is permitted at a boatyard or marina by special exception according to the following requirements:

	Minimum Acreage	Setback From Residential Zone	Maximum Height
2 boats high	2	30 feet	25 feet
3 boats high	5	60 feet	36 feet

C. Notwithstanding the provisions of these regulations, a four-boat-high out-of-water storage facility is permitted by special exception within a building existing before the effective date of Bill No. 129-1992.

D. All Class B out-of-water storage facilities for boats, located adjacent to a residentially zoned or used property shall be screened according to the Class A screening requirements contained in the Landscape Manual. The Zoning Commissioner may indicate additional planting standards in the granting of a special exception.

E. Each berth in a Class A or Class B out-of-water storage facility shall be subject to the parking space requirements and exemptions of 409.6.

F. The required minimum acreage shall be contiguous and shall not be divided by a public right-of-way.

G. In addition to the provisions of Section 307, in the Business Maritime Marina (B.M.M.) Zone and in the Business Maritime Boatyard (B.M.B.) Zone, the Zoning Commissioner may not:

1. Reduce the minimum setback required of an out-of-water storage facility by more than 20%; however, the provisions of this Paragraph 1 apply only if the out-of-water storage facility is adjacent to residentially zoned property.

2. Permit a variance of more than 20% of the minimum acreage for such facilities which require at least five acres.

3. Permit a variance of the minimum acreage for such facilities which require at least two acres.

4. Permit a variance of the maximum height of such facilities regardless of acreage.

5. Permit a variance pursuant to this subsection unless such variance will not be of substantial detriment to adjacent properties and will not materially impair the purpose of this section.

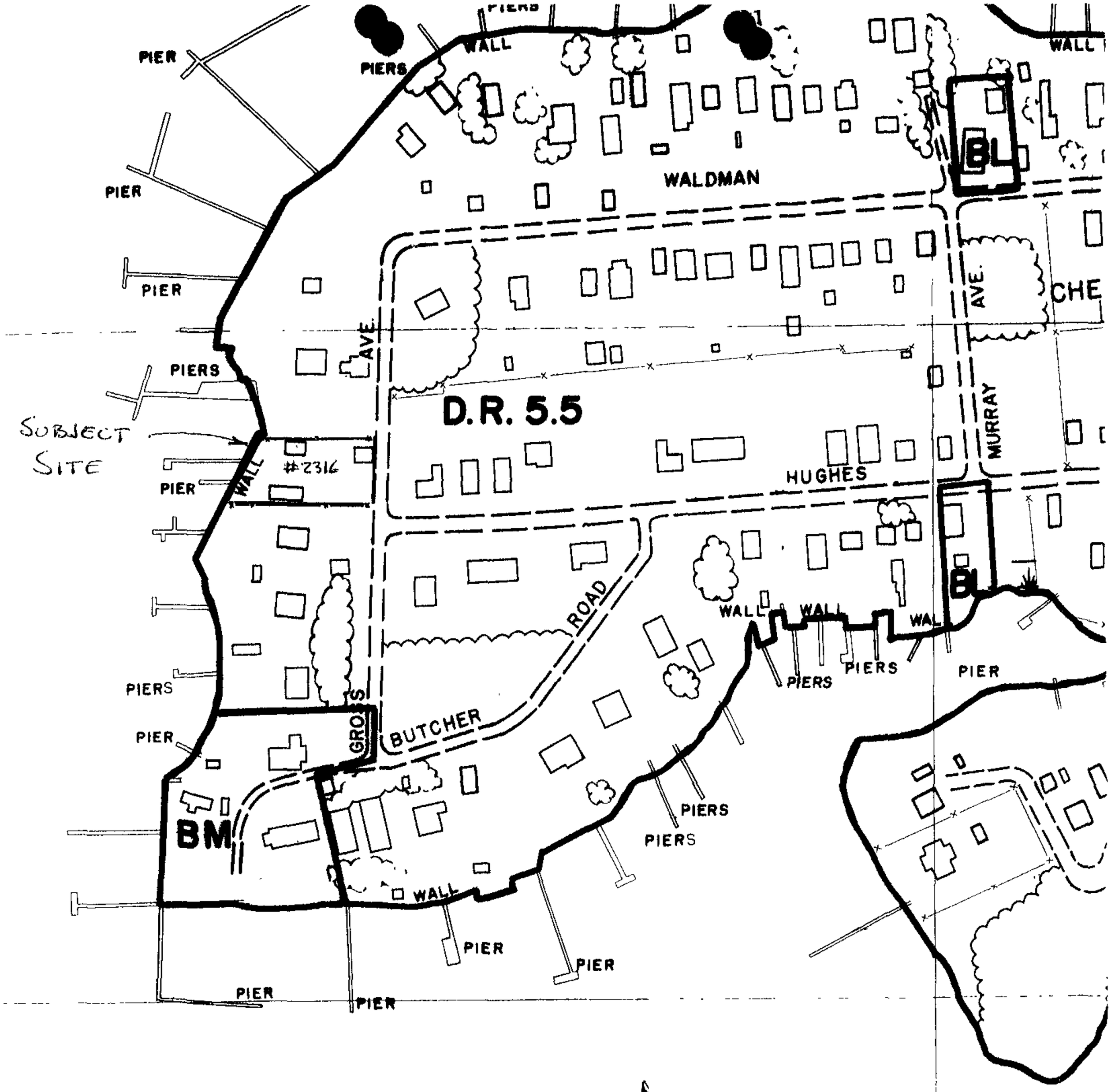
417.8 Waterfront construction must also comply with all applicable provisions of Sections 26-454 through 26-457 of the Baltimore County Code, 1988 Edition, as revised, pertaining to water-dependent facilities, water-dependent structures, nonwater-dependent structures and shore erosion protection works, and Section 103.5 of these regulations pertaining to grandfathering in the Chesapeake Bay Critical Area. **[Bill Nos. 32-1988; 9-1996]**

PLEASE PRINT CLEARLY

CASE NAME 2316 Gross Ave
CASE NUMBER 04-464
DATE 4/27/04

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
JAMES BORTHOLDT Sr.	2316 GROSS AVE	Balto. MD. 21219	
LISA BORTHOLDT	2316 GROSS AVE	Balto. MD. 21219	LBORTHOLDT@stgatumn.edu
JAMES FINLEY RANSONE	PO BOX 10160	TOWSON MD 21285-0160	JFRANSONE@COMCAST.NET

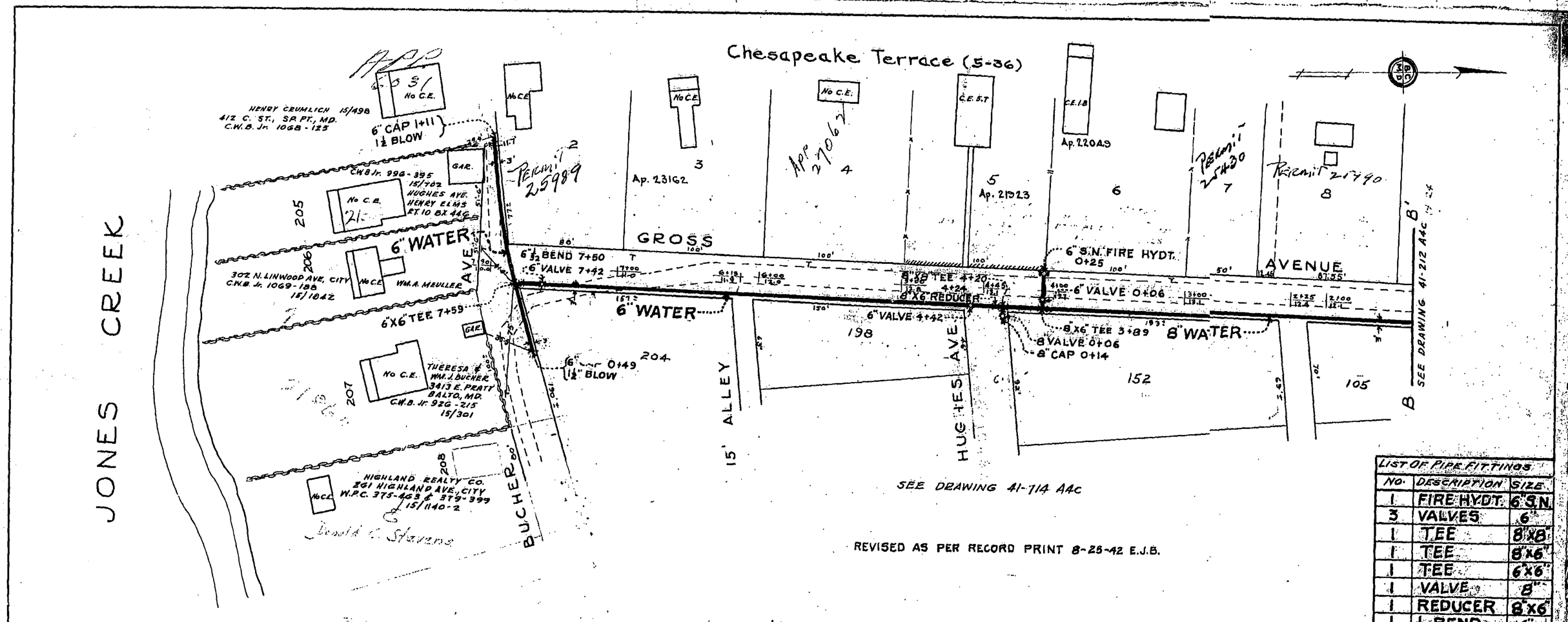


A04

1" = 200'

J. FINLEY RANSONE & ASSOCIATES
Registered Land Surveyors
P.O. Box 10160
TOWSON, MD 21285-0160

SE7H



LIST OF PIPE FITTINGS		
No.	DESCRIPTION	SIZE
1	FIRE HYDT.	6" S.N.
3	VALVES	6"
1	TEE	8"x8"
1	TEE	8"x6"
1	TEE	6"x6"
1	VALVE	8"
1	REDUCER	8"x6"
1	½ BEND	6"
1	CAP	8"
2	CAPS	6"
2	BLOWS	1½"

DRAWN: SMITH TRACED: CHECKED: EXAMINED: PRIN. ASST. ENGR. FORM 99	BALTIMORE COUNTY METROPOLITAN DISTRICT	APPROVED: June 23/44 DATE Samuel C. Green CHIEF ENGINEER	APPROVED AS TO LOCATION 26th June 1941 DATE Herman L. Meyer Jr. ROADS ENGINEER BALTO. COUNTY	APPROVED FOR CITY OF BALTIMORE 7/7/41 DATE Leon Ewall WATER ENGINEER George Colds CHIEF ENGINEER	6" WATER MAIN IN GROSS AVE. WALDMAN AVE TO BUCHER AVE. CHESAPEAKE TERR. ELECT. DIST. 15 PLOTTED ON PROJ. KEY SHEET 8-30-43 E.J.B.	DRAWING NO. 1 OF 1 MICROFILMED	SCALE: 1" = 50' J.O. 3458 41-225 FILE: A4b 27 SE 30

SCALE	KEY SHEET	LOCALITY	SHEET
1IN=50FT.	A	JONES CREEK	27 SE 30
DATE STARTED 10-19-42	N.W.	ELECTION DIST. NO. 15	

MICROFILMED

MICROFILMED

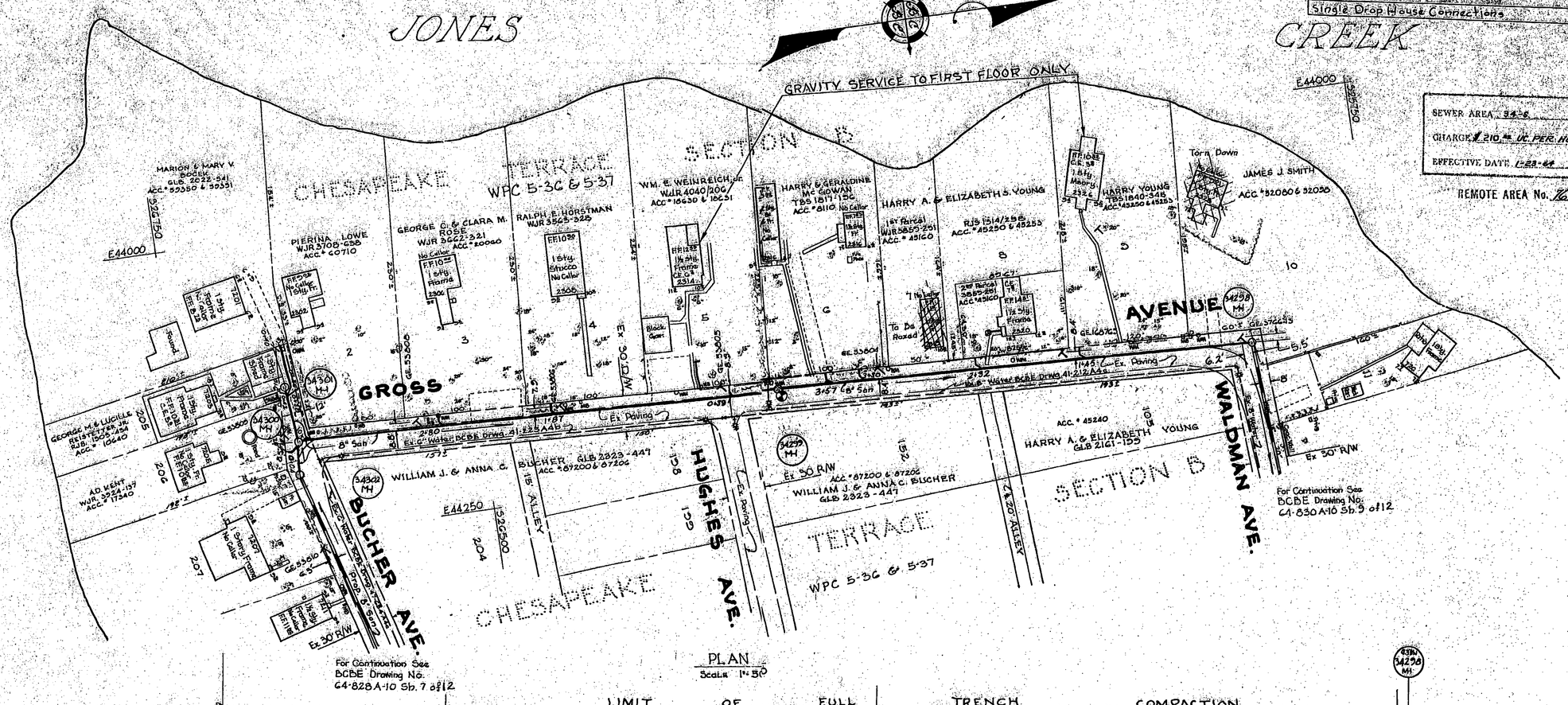
Pet #5

NOTE: For General Notes see B.C.B.E. Drwg. No. 64-820 A-10 Sh. 2 of 12

TOTAL NUMBER HOUSE CONNECTIONS	11
Single Drop House Connections	2

SEWER AREA 34-6
CHARGE $210.00 UC PER HU
EFFECTIVE DATE 1-22-64

REMOTE AREA No. 16



D.P.W. Directive 2223

ROAD PERMIT AND GRADES	
PERMIT REQUESTED	
PERMIT NUMBER	
GRADE ESTABLISHED	61241
PROFILE NUMBER	41-254 R-5

DATE	RIGHT OF WAY	REF.

ENGINEER William D. Rudon
REG. NO. 10552 DESIGNED JEG
DATE 11-1-64 DRAWN JEG
CHECKED

DEPARTMENT OF PUBLIC WORKS
APPROVED Martin L. Pitkin Wed — DIRECTOR & CHIEF SANITARY ENGINEER
DATE 12/22/64

BUREAU OF ENGINEERING
APPROVED Sylvester D. Rivers — CHIEF
DATE 12/26/64

STORM DRAINS	WATER	SEWER	HIGHWAYS	STRUCTURES	FIELD LOCATION
DEM	J.J.K.	S.A.B.	Ed		
12-1-64	11-2-64	11-27-64	12/3/64		12/21/64

Revised As Per Record Print
J.O. 1-2-215
March 4, 1968 R.K.C. M.E.

MICROFILMED

DATE	REVISION	BY

DRAWING COMPLETED

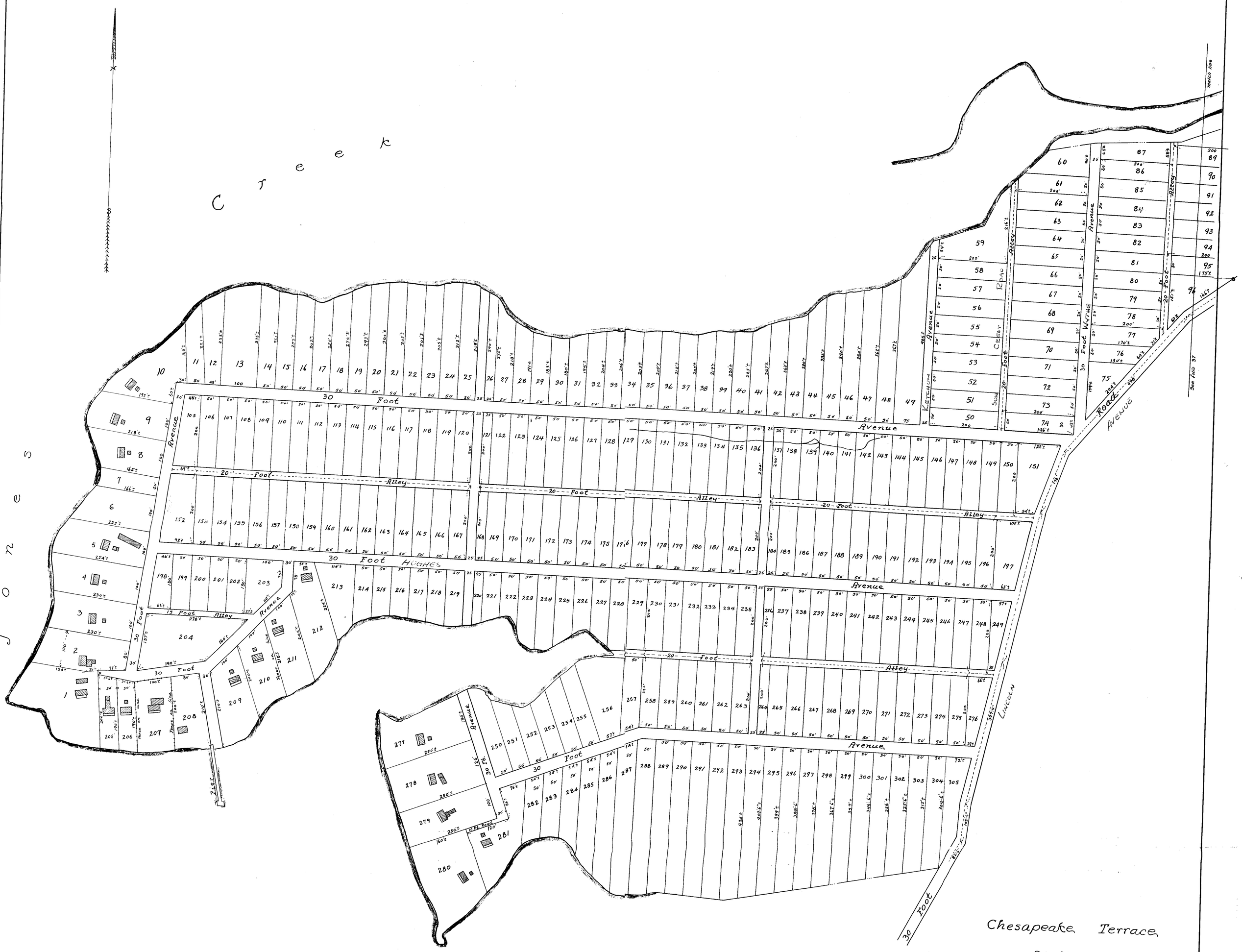
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING
8" SANITARY SEWERS - SECTION 1
GROSS AVENUE
WALDMAN AVENUE TO BUCHER AVENUE
CHESAPEAKE TERRACE 15TH ELECTION DISTRICT

SCALE	KEY SHEET	SHEET	
AS SHOWN	AN	NO. 10	J.O. 1-2-215
	POSITION SHEET 26 SE 30 27 SE 30	OF 12	64-831
			FILE: A-10

CONTRACT No. ~~355-S~~ 995-S-1

Pat #3

W.P.C. № 5 ~ 36

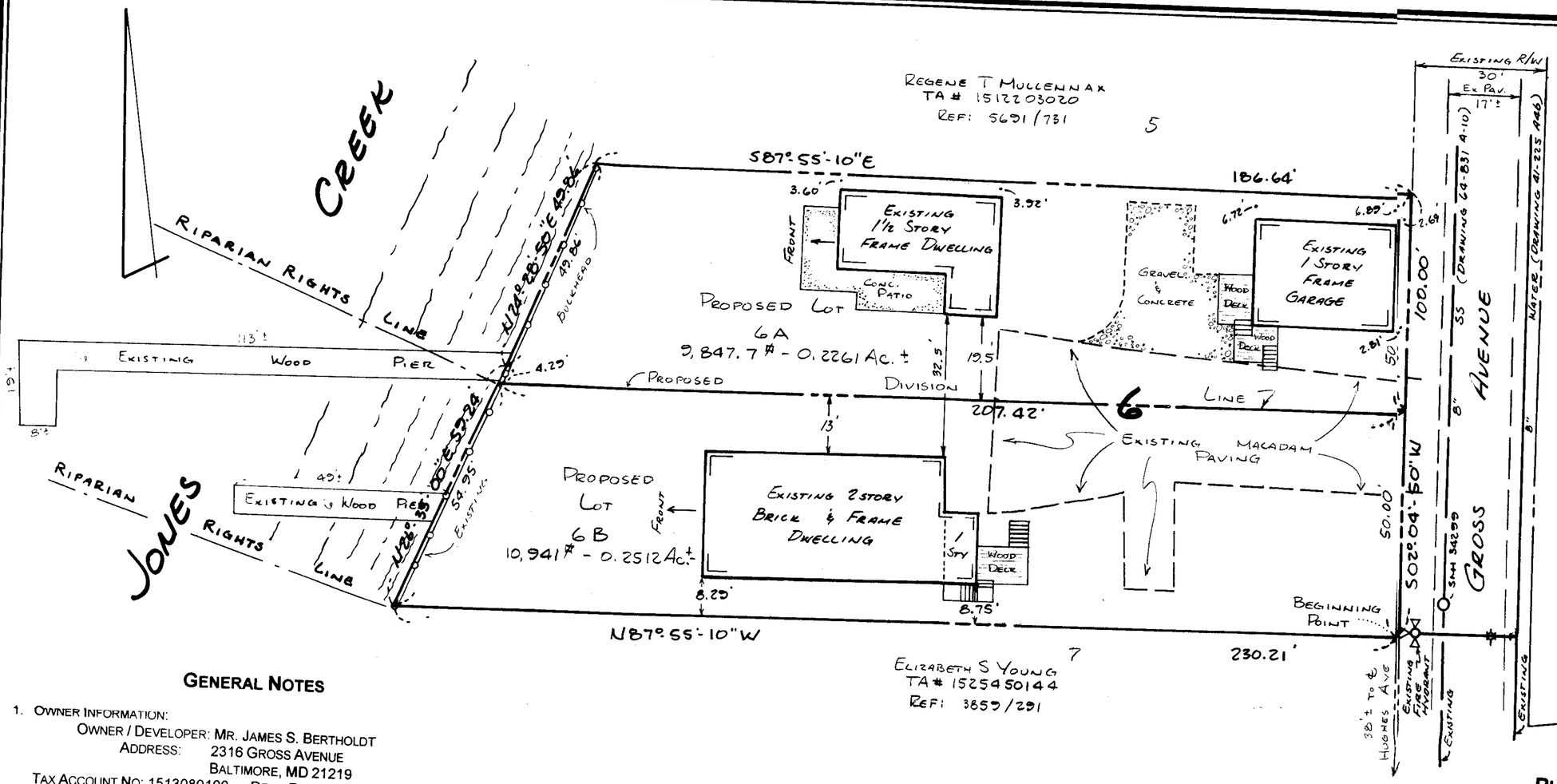


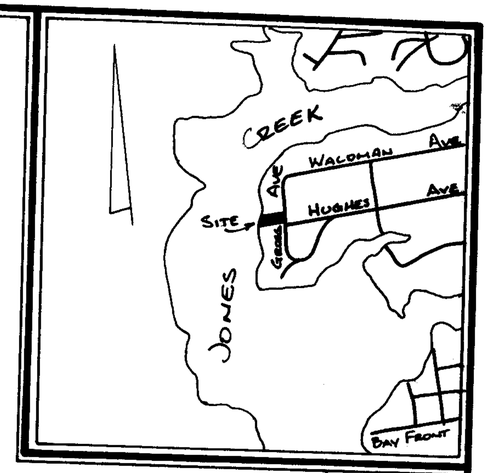
Filed for Record
September 27 1919
Test
Wm. R. Coler
Clerk

Chesapeake Terrace
Section B

Scale = 100 Feet to one inch
S.J. Turnbull & Co.
Surveyors & Civil Engrs.
Balto July 22-1919

TRACED FROM ORIGINAL 5.1963





VICINITY MAP
1" = 1,000'

152

GENERAL NOTES

1. OWNER INFORMATION:
   OWNER / DEVELOPER: MR. JAMES S. BERTHOLDT
   ADDRESS: 2316 GROSS AVENUE
   BALTIMORE, MD 21219
   TAX ACCOUNT NO: 1513080100 DEED REF: LIBER 11780 FOLIO 414
2. SITE DATA:
   CURRENT ZONING: DR 5.5
   GROSS SITE AREA: 22,289 SQ. FT. OR 0.5117 ACRE
   NET SITE AREA: 20,789 SQ. FT. OR 0.4772 ACRE

   MINIMUM LOT AREA ALLOWED: 6,000 SQUARE FEET
   MINIMUM LOT AREA PROPOSED: 9,947 SQUARE FEET
   MINIMUM LOT WIDTH REQUIRED: 55 FEET
   MINIMUM LOT WIDTH PROPOSED: 50 FEET
   NO. OF LOTS PROPOSED: 2
   DENSITY: 2 ÷ .5117 = 3.9
3. THE ENTIRE SITE AND ALL ADJOINING PROPERTY IS ZONED DR 5.5 (SEE MAP SE 7 H).
4. THE ENTIRE SITE IS LOCATED IN THE CBCA.
5. THERE ARE NO UNDERGROUND FUEL STORAGE TANKS LOCATED ON THIS PROPERTY.
6. THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.
7. THERE ARE NO HAZARDOUS MATERIALS STORED ON THIS SITE.
8. PUBLIC WATER AND PUBLIC SEWER SERVICE THIS SITE.
9. ALL BUILDINGS SHOWN ARE EXISTING, NO NEW BUILDINGS ARE PROPOSED.
10. PROPERTY IS LOCATED IN FEMA COMMUNITY NO. 240010 PANEL 0555B ZONE A9, B, & C.

204

Pet Ex #1

STATE OF MARYLAND
JAMES S. BERTHOLDT
No. 24
REGISTERED PROPERTY LINE SURVEYOR

PLAT TO ACCOMPANY A PETITION FOR SPECIAL HEARING AND ZONING VARIANCE KNOWN AS

2316 GROSS AVENUE

AND BEING

LOT NO. 6

CHESAPEAKE TERRACE
SECTION B
PLATBOOK WPC NO. 5 FOLIO 36
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'	DATE: FEB 4, 2004

J. FINLEY RANSONE & ASSOCIATES
REGISTERED LAND SURVEYORS
P.O. BOX 10160
TOWSON, MARYLAND
21285-0160
666-7448

J# 02-06-1151-EW	F# 15B-074

167424
A & E INC. BALTIMORE