

IN RE: PETITION FOR VARIANCE  
S/end of River Road, 581' S of the c/l  
Silver Lane  
**(2001 River Road)**  
15<sup>th</sup> Election District  
6<sup>th</sup> Council District

John A. Baumann, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 04-416-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, John A. Baumann and his wife, Dolores J. Baumann. The Petitioners seek variance relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 9 feet, a side setback of 25 feet, and a rear setback of 33 feet, in lieu of the required 50 feet each, and to permit a street centerline setback of 63 feet in lieu of the required 75 feet, for a proposed single-family dwelling and attached garage. 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 was John A. Baumann, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located at the end of River Road, just south of Silver Lane in the waterfront community of Cedar Beach in Essex. The property is comprised of four lots, identified as Lots 144, 145, 146 and 147 of Cedar Beach, Subdivision No.3, and contains a gross area of 1.26 acres, more or less, zoned R.C.5. Presently, the property is improved with a dwelling, known as 2001 River Road, which has apparently existed on the site for many years and is in a state of disrepair. The Petitioners propose razing that structure and constructing a new single-family dwelling, which features an attached garage, as shown on the site plan. It need be emphasized that the Petitioners

ORDER RECEIVED FOR FILING  
Date 5/5/14  
By [Signature]

propose the utilization of all four lots to support the proposed dwelling. Mr. Baumann testified that environmental constraints associated with the property limit development on the site and as a result, variance relief is necessary as set forth above in order to proceed. In this regard, the 25-foot side yard setback is from a wooded area that is undeveloped. Additionally, the 33-foot rear yard setback is from the rear corner of the building to the rear property line, which abuts an unimproved parcel owned by Baltimore County. The Petitioners also request a front yard setback of 9 feet; however, whether this setback is required is questionable in that it is measured from an internal lot line separating Lots 145 and 146. As noted above, Mr. Baumann proposes razing the existing dwelling and using all four of the lots as one parcel. The actual distance from the proposed construction to the tract boundary line is significantly greater than 9 feet.

Based upon the testimony and evidence offered, I am persuaded to grant the variance. I find that the Petitioners have complied with Section 307 of the B.C.Z.R. and that the relief requested will not result in any detriment to the health, safety or general welfare. However, the Petitioner was reminded at the hearing that the proposed development is subject to Chesapeake Bay Critical Areas regulations and compliance with any recommendations made by the Department of Environmental Protection and Resource Management to mitigate any impacts caused by their proposal. Although not directly on the water, the subject property is located less than 1000 feet from Sue Creek.

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 5<sup>th</sup> day of May 2004 that the Petition for Variance seeking relief from Section 1A04.3.B.2

of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 9 feet, a side setback of 25 feet, and a rear setback of 33 feet, in lieu of the required 50 feet each, and to permit a street centerline setback of 63 feet in lieu of the required 75 feet, for a proposed single-family dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

## 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

May 5, 2004

Mr. & Mrs. John A. Baumann  
925 Foxcroft Lane  
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE  
S/end River Road, 581' S of the c/l Silver Lane  
**(2001 River Road)**  
15<sup>th</sup> Election District – 6<sup>th</sup> Council District  
John A. Baumann, et ux - Petitioners  
Case No. 04-416-A

Dear Mr. & Mrs. Baumann:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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; People's Counsel; Case File

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





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2001 RIVER RD. BALTIMORE, MD 21221

which is presently zoned R.C. 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) IA04, 3B.2. (BCZR)

To permit a 9' front setback, 25' side setback and 33' rear setback in lieu of the minimum required 50, respectively and to permit a setback of 63' to centerline of a street in lieu of the required 75'.

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

**Legal Owner(s):**

JOHN A. BAUMANN

Name - Type or Print

Signature

DOLORES J. BAUMANN

Name - Type or Print

Signature

925 FOXCROFT LANE 410-391-7999  
Address Telephone No.

BALTIMORE MD 21221  
City State Zip Code

**Representative to be Contacted:**

Name

Address Telephone No.

City State Zip Code

**OFFICE USE ONLY**

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

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

Reviewed By D. THOMPSON Date 3/11/04

ORDER RECEIVED FOR FILING  
Date 5/5/04  
By [Signature]

Case No. 04-416-A

Date 9/15/98

ZONING DESCRIPTION FOR 2001 RIVER ROAD

BEGINNING AT A POINT OF THE SOUTH END OF RIVER ROAD WHICH IS 30 FEET WIDE AT THE DISTANCE OF 581 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET SILVER LANE WHICH IS 30 FEET WIDE. "BEING LOT #144-147, IN THE SUBDIVISION OF CEDAR BEACH SUBDIVISION NO. 3 AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #13, FOLIO #59, CONTAINING 1.26 ACRES. ALSO KNOWN AS 2001 RIVER ROAD AND LOCATED IN THE 15 ELECTION DISTRICT, 6 COUNCILMANIC DISTRICT.

04-416-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

NO. 34521

DATE

9/14/04

ACCOUNT

00100060150

AMOUNT \$

65.00

RECEIVED FROM

JOHN A. BRIDGMAN

FOR

ITEM # 416 04-416-A

2001 RIVER RD. B4 D THOMPSON

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADMIN

7/11/2004 7/11/2004 10:50:24

RECEIVED W/ALCOH. MACH. FEM

RECEIPT # 26442 5/11/2004

RECEIVED 5 523 ZIMMERS INVESTIGATION

EXHIB. 00521

RECEIVED FOR

\$ 65.00

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: #04-416-A  
2001 River Road  
S/rd of River Road, 581 feet s/or Silver Lane  
15th Election District  
6th Councilmanic District  
Legal Owner(s): John & Delores Baumann

**Variance:** to permit a 9 foot front setback, 25 foot setback and 33 foot rear setback in lieu of the minimum required 50 feet respectively, and to permit a setback of 63 feet to centerline of a street in lieu of the required 75 feet.

**Hearing:** Thursday, April 29, 2004 at 11:00 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/4/678 Ap 13 C659509

# 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.

- 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.: 04-416-A

Petitioner/Developer: JOHN &

DELORES BAUMAN

Date of Hearing/Closing: 4/29/04

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}

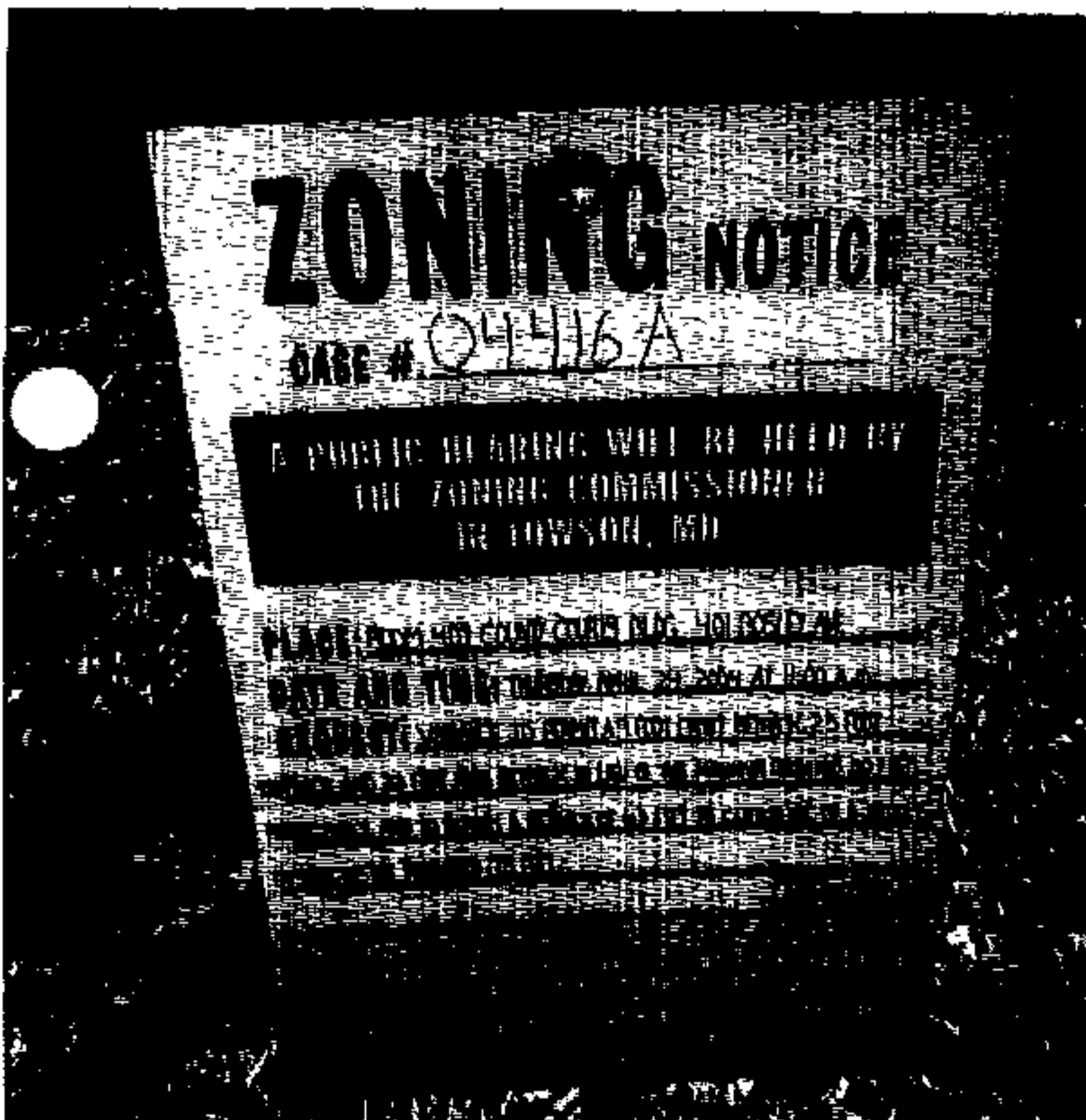
Ladies and Gentlemen:

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: \_\_\_\_\_

2001 RIVER RD

The sign(s) were posted on 4/10/04  
(Month, Day, Year)

Sincerely,



Robert Black 4/10/04  
(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 VARIANCE  
2001 River Road; South end of River Road,  
581' South of Silver Lane  
15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts  
Legal Owner(s): John & Dolores Baumann  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* 04-416-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

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

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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 25<sup>th</sup> day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to, John & Dolores Baumann, 925 Foxcroft Lane, Baltimore, MD 21221, Petitioner(s).

RECEIVED  
MAR 25 2004

Per.....

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



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

March 22, 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: 04-416-A**

2001 River Road  
S/end of River Road, 581 feet s/of Silver Lane  
15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owners: John & Dolores Baumann

Variance to permit a 9 foot front setback, 25 foot setback and 33 foot rear setback in lieu of the minimum required 50 feet, respectively, and to permit a setback of 63 feet to centerline of a street in lieu of the required 75 feet.

Hearing: Thursday, April 29, 2004, at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

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

Timothy Kotroco  
Director

TK:klm

C: John & Dolores Baumann, 925 Foxcroft Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 14, 2004.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

Please forward billing to:  
Mr. & Mrs. John Baumann  
925 Foxcroft Lane  
Baltimore, MD 21221

410-391-7999

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## NOTICE OF ZONING HEARING

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

**CASE NUMBER: 04-416-A**

2001 River Road  
S/end of River Road, 581 feet s/of Silver Lane  
15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owners: John & Dolores Baumann

Variance to permit a 9 foot front setback, 25 foot setback and 33 foot rear setback in lieu of the minimum required 50 feet, respectively, and to permit a setback of 63 feet to centerline of a street in lieu of the required 75 feet.

Hearing: Thursday, April 29, 2004, at 11:00 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  
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: 04-416-A  
Petitioner: BAUMANN  
Address or Location: 2001 RIVER RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. JOHN A. BAUMANN  
Address: 925 FOXCROFT LANE  
BALTO. MD 21221  
Telephone Number: 410-391-7999

**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*

April 23, 2004

John Baumann  
Dolores Baumann  
925 Foxcroft Lane  
Baltimore, MD 21221

Dear Mr. and Mrs. Baumann:

RE: Case Number: 04-416-A, 2001 River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 11, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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





Baltimore County  
Fire Department

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

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

March 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 22, 2004

Item No.: 413-416, 418-423

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

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

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

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

**DATE:** April 14, 2004

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 29, 2004  
Item Nos. 413, 414, 415, 416, 418,  
419, 420, 421, and 423

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
FROM: R. Bruce Seeley <sup>RBS/JPD</sup>  
DATE: April 30, 2004  
SUBJECT: Zoning Item # 04- 416  
Address 2001 River Rd. (Baumann Property)

Zoning Advisory Committee Meeting of March 22, 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: April 30, 2004



AP  
4/29

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** March 24, 2004

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

RECEIVED

MAR 25 2004

**SUBJECT:** Zoning Advisory Petition(s): Case 4-416

ZONING COMMISSIONER

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

John Terban

AFK/LL

# SHA

Driven to Excel  
State Highway  
Administration

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.19.04

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

RE: Baltimore County  
Item No. 416 DT

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

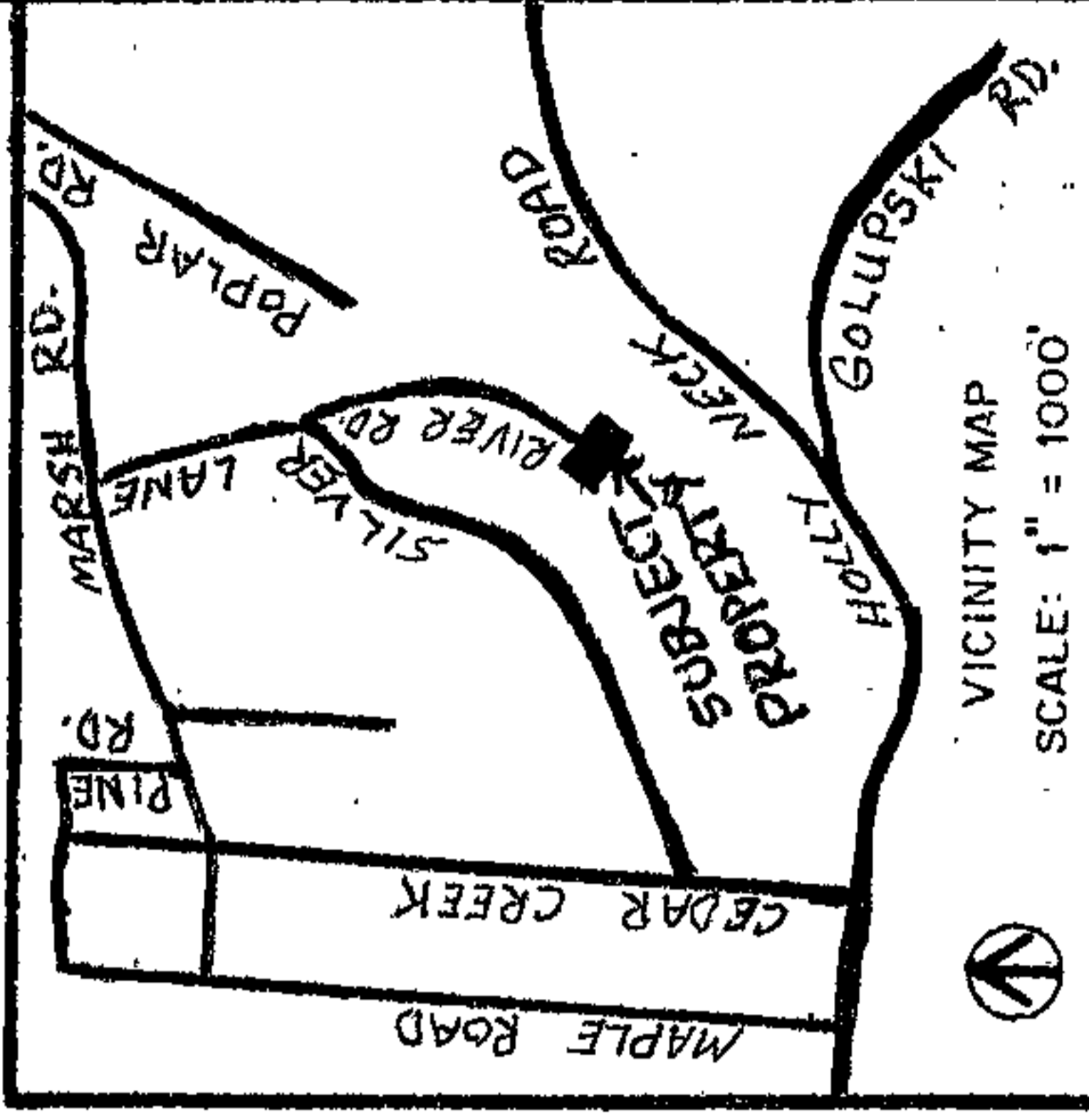
# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 2001 RIVER RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME CEDAR BEACH SUBDIVISION No.3

PLAT BOOK # 13 FOLIO # 59 LOT # 144-147 SECTION #

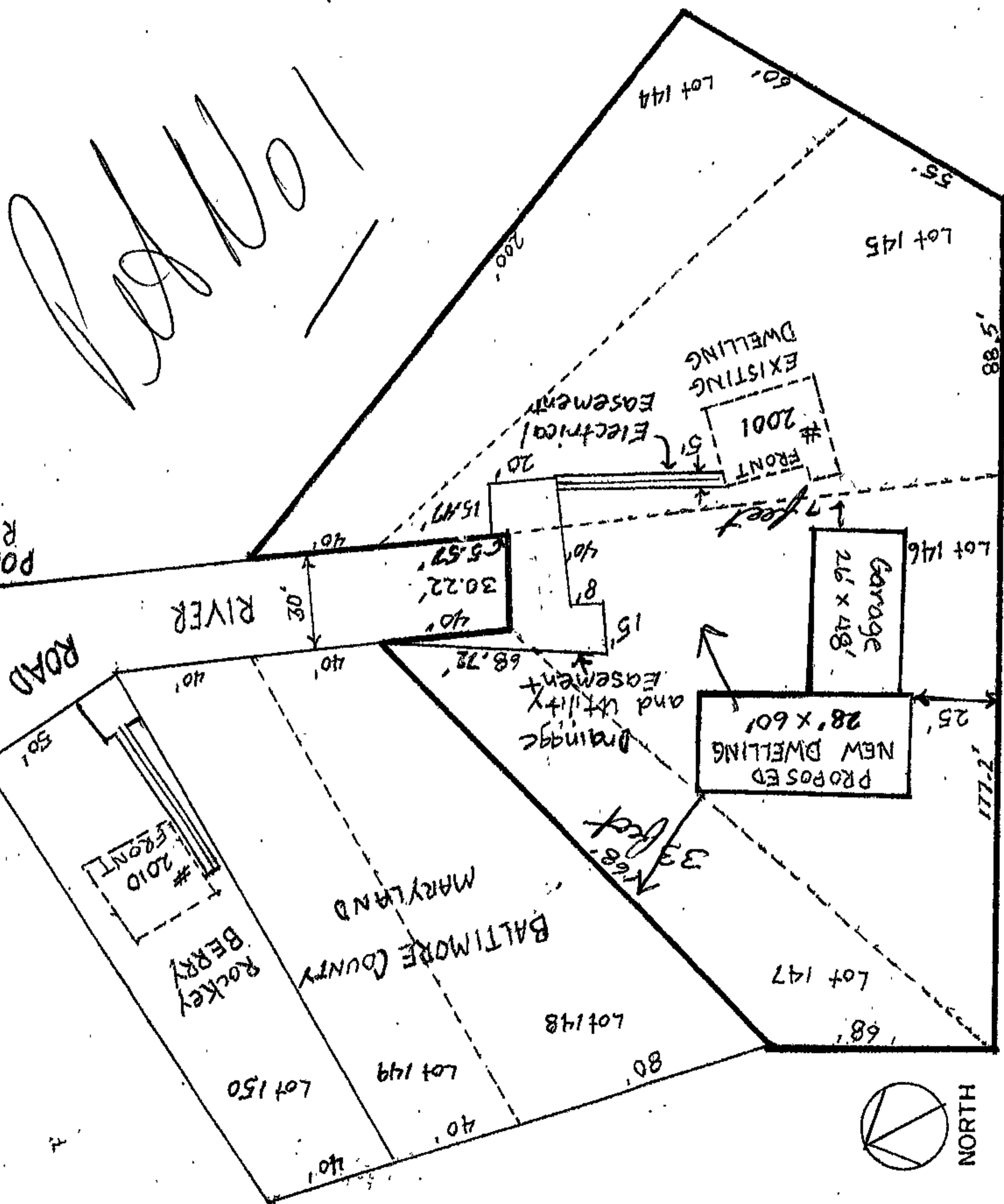
OWNER JOHN A. & DOLORES J. BAUMANN



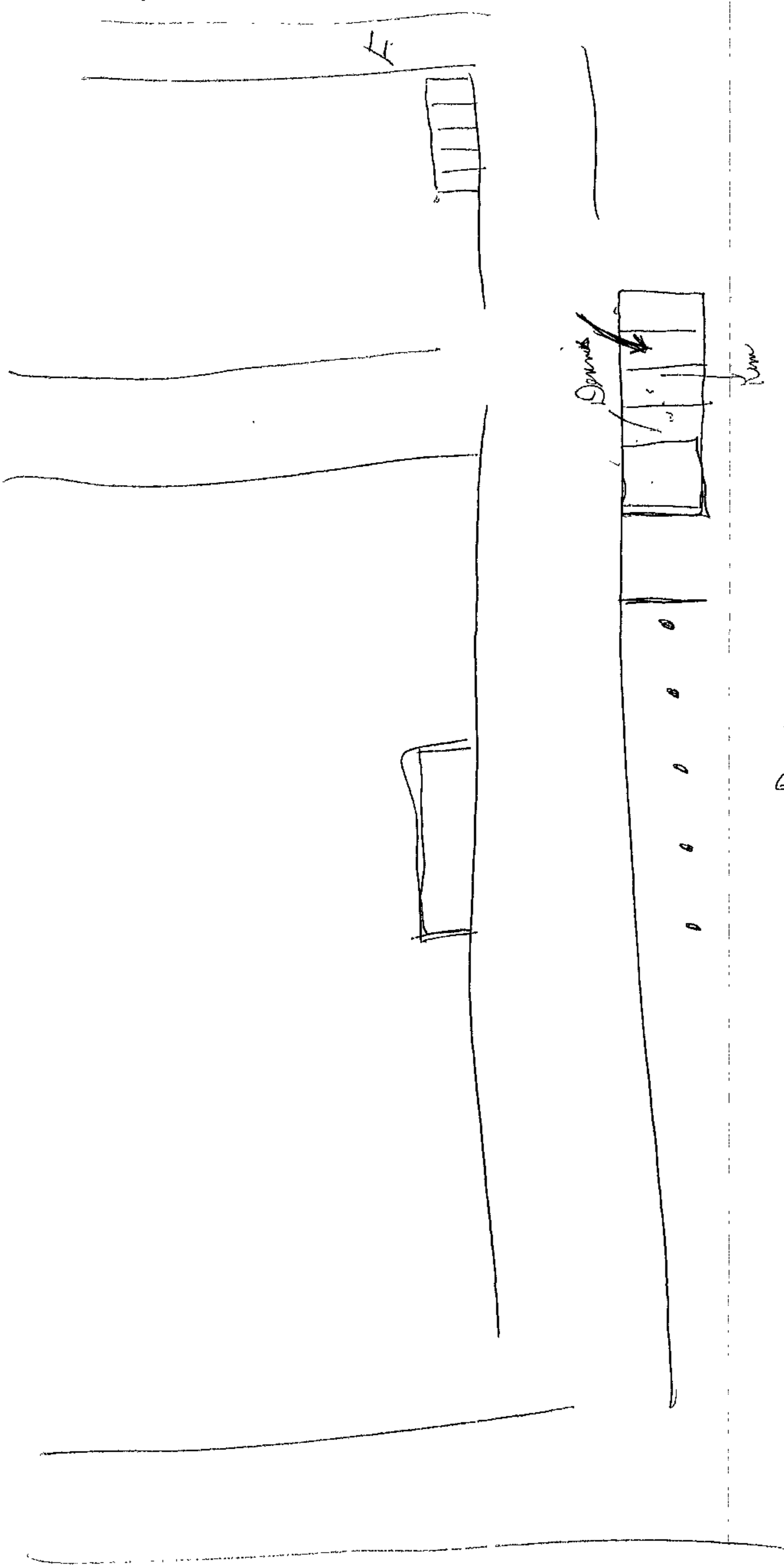
## LOCATION INFORMATION

ELECTION DISTRICT 15  
 COUNCILMANIC DISTRICT 6  
 1" = 200' SCALE MAP # SE-2J  
 ZONING RC-5  
 LOT SIZE 1.26 ACRES 54885.6 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

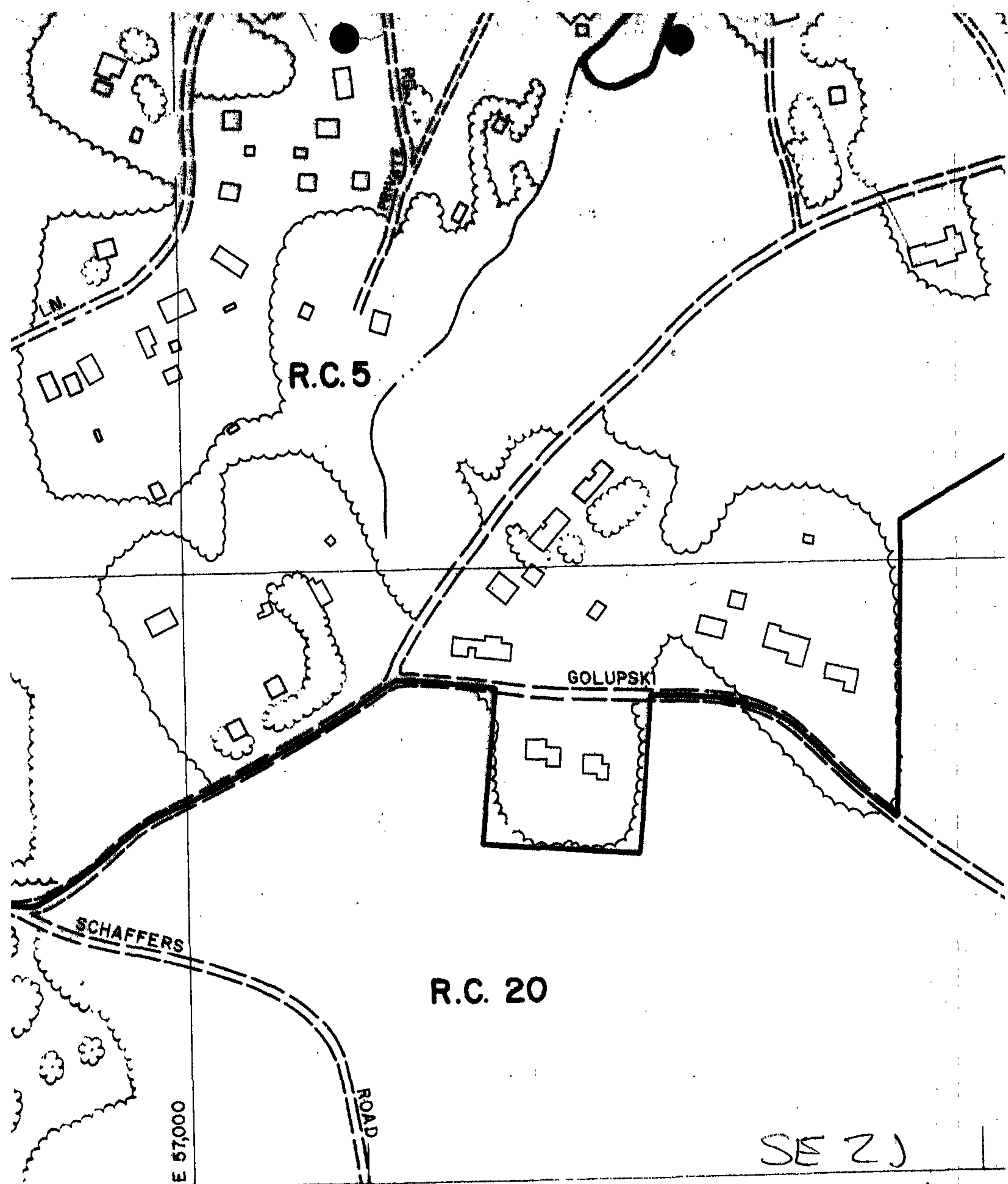
ZONING OFFICE USE ONLY  
 REVIEWED BY \_\_\_\_\_ ITEM # \_\_\_\_\_ CASE # \_\_\_\_\_



PREPARED BY JOHN A. BAUMANN SCALE OF DRAWING: 1" = 50'



Darlene  
&  
Catherine  
Pattby  
Cherif



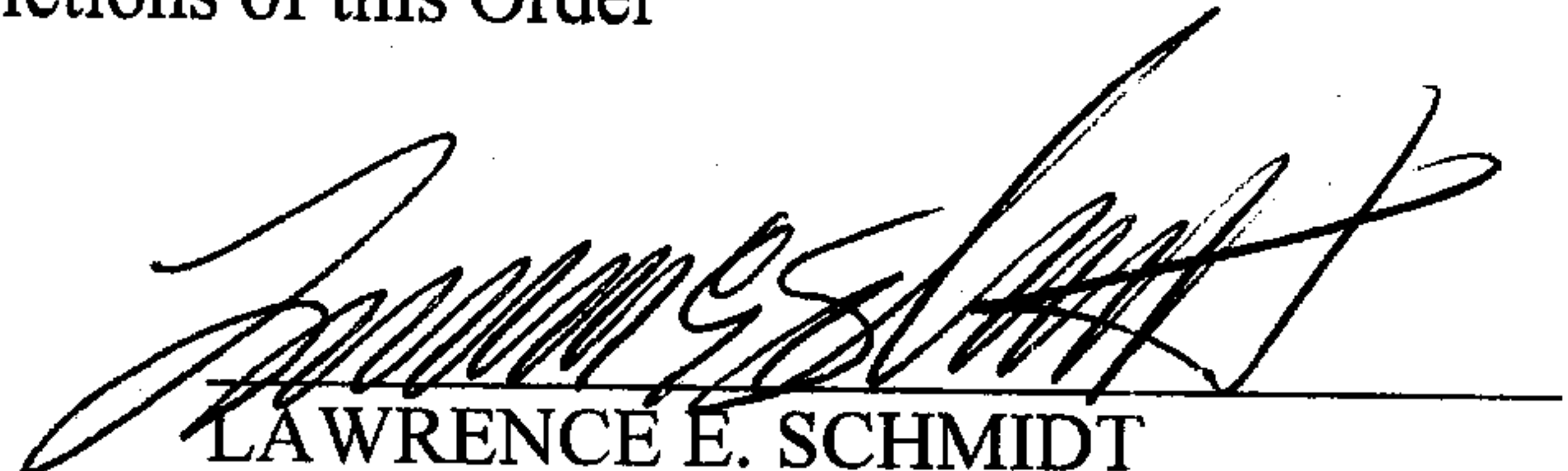
SE 2J  
 1" = 200'

(SHEET S.E.3-J)

# WIMORE COUNTY PLANNING AND ZONING

04-416-A

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their 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) Development of the subject lot shall be in compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) relative to Chesapeake Bay Critical Areas regulations and any other applicable environmental regulations.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

3/2/04

By

