IN RE: PETITION FOR VARIANCE N/S of River Drive Road, 350 ft. E centerline of Grace Road 15th Election District 7th Councilmanic District **(7112 River Drive)** Charles Preston & Martha Mary Sealover *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-521-A

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

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, Charles Preston Sealover and Martha Mary Sealover. The Petitioners are requesting variance relief for property located at 7112 River Drive in the eastern 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 single-family dwelling with a side yard of 7 ft., a rear yard of 13 ft., and a side yard open projection (stairs) of 7 ft. in lieu of the required 10 ft., 30 ft. and 7.5 ft. respectively.

The property was posted with Notice of Hearing on June 30, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on June 29, 2004 to notify any interested persons of the scheduled hearing date.

Amended Petition

After the case was heard and extensive discussion on the merits of the request for side yard setback of 7 ft. in lieu of the required 10 ft. on the Morris side of the property, the Petitioners amended their request eliminating this request as shown in the letter dated July 14, 2004, a copy of which is attached and made part of the record. In addition, as noted at the hearing, this lot is

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Date 7/20/04
By

50 ft. wide and does not meet the 55 ft. width requirement of DR 5.5 zones pursuant to Section 1B02.3.C.1 of the B.C.Z.R. The Petitioners added this request to the relief sought.

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."

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 Office of Planning dated May 28, 2004 stating that the Petitioner must provide building elevations (all sides) to their office for review and approval prior to the issuance of any building permits, a copy of which is attached hereto and made a part hereof. The Department of Environmental Protection & Resource Management (DEPRM) also submitted ZAC comments dated June 9, 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 June 3, 2004 stating that the Petitioners must comply with

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Date 7/20/04
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 Martha and Charles Sealover, the Petitioners. Appearing in opposition to the request were James and Barbara Morris, adjacent property owners. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

This property is zoned DR 5.5 and meets the size regulations of Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) having 6025 sq. ft. This is lot 28 of the "Lynch Point Subdivision" which all the parties agreed was laid out in the 1920's when this subdivision was recorded in the Land Records of Baltimore County.

Prior to hurricane Isabel, the lot contained a modest home occupied by the Petitioners. Unfortunately, it is very close to sea level and the hurricane storm surge did so much damage to the structure that the home was razed. The Petitioners' presented new plans to build a new home. See Petitioner's Exhibit Nos. 3 and 5. They are required to build up at least 10.4 ft. above mean tide level, as are all the homes being erected in the area. The Petitioners propose a home with two stories above the flood level as shown by Petitioner's elevations and floor layout in Petitioners, Exhibit Nos. 3 and 5. They indicate that this home will lie essentially on the foundation of their razed home but will be slightly longer, and that they need the extra room for their elderly parents who, although now live independently, are in their eighties and will need to move in with them in the future.

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Date 7/22/04
By

The Petitioners initially asked for a side yard setback on the Morris side of their property of 7 ft. in lieu of the required 10 ft. Mr. and Mrs. Morris strenuously objected to this relief during the hearing. There was much discussion at the hearing regarding costs to the Morris property owners for correcting a complaint filed by the Petitioners which concerned storm water runoff from the Morris property. Also discussed was the need to clean out and repair the drain in River Drive Road which leads across the Petitioners' property to Back River. See protestant's photo marked as Exhibit No. 1B. Mr. Morris also noted that when he rebuilt his home, which was also damaged by the hurricane, he met all County regulations for set backs. See protestant's Exhibit No. 2. He also has a 50 ft. lot. Consequently, he opined that the Sealover's should follow the regulations and that the Sealover variance on his side of the subject property should be denied. However, as it happened, the Sealover's withdrew this request.

In regard to the request for a rear yard setback of 13 ft. in lieu of the 30 ft. required, the Petitioners indicated again that the new house would be the same 13 ft. away from River Drive Road as the old home. More importantly, if the new home were moved forward toward the water to meet the setback, the new home would likely partially block the view of the Morris family whose home is nearer the water. Consequently, the Morris's supported this request.

Similarly, in regard to the request for a stairway projection having a setback of 7 ft. as opposed to the required 7.5 ft., the Morris's had no objection. The Petitioners introduced Exhibit No. 4 which indicated the neighbor on this side of the new home did not object to the request. Also, the home must meet flood regulations and so must be elevated. These stairs give access to the second floor living area.

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Date 7/20/04
By

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This lot is a 50 ft. wide lot that was laid out much before the zoning regulations were applied. Consequently, the zoning regulations impact these older lots disproportionately. In addition, this is clearly a flood plain and subject to damaging tidal surges. I find it unique in a zoning sense.

I find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no land on either side of the lot for the Petitioners to acquire and avoid the variance requests. They can not meet the regulations under any circumstance.

No increase in residential density beyond that otherwise allowable by the Zoning Regulations will result by granting these variances. There had already been a home located on the site.

Furthermore, I find that these variances shall be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The proposed building will be compatible with the neighborhood.

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 requests not withdrawn should be granted.

THEREFORE, IT IS ORDERED, this 20 day of July, 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 single-family dwelling with a lot

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By

width of 50 ft., rear yard of 13 ft., and a side yard open projection (stairs) of 7 ft. in lieu of the required, 55 ft., 30 ft. and 7.5 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

2. Compliance with the ZAC comments made by the Office of Planning dated May 28, 2004, a copy of which is attached hereto and made a part hereof.

3. Compliance with the ZAC comments made by DEPRM dated June 9, 2004, a copy of which is attached hereto and made a part hereof.

4. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated June 3, 2004, a copy of which is attached hereto and made a part hereof.

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that 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 single-family dwelling with a side yard of 7 ft. in lieu of the required 10 ft., be and is DENIED having been withdrawn.

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

JVM:raj

ORDER RECEIVED FOR FILING
Date 7/20/04
By Raj

July 14, 2004

Deputy Zoning Commissioner John Murphy
Count Courts Building
Bosley Avenue
Towson, MD 21204

RECEIVED

JUL 14 2004

ZONING COMMISSIONER

Re: Variance Hearing of July 13, 2004
7112 River Drive Road
Baltimore, MD 21219

Dear Mr. Murphy:

First, thank you for hearing our Variance Petition on Tuesday, July 13. You made a tense situation so much more pleasant by your expertise and gentle manner.

We have decided to cancel our Variance request (of 7 feet) and will comply with the 10 foot distance from the Left side of our proposed home to the property Line dividing 7110 River Drive Road property owned by Jean T. Aiello, Peter M. Aiello, Jr. and Barbara A. Brown (now Barbara A. Morris).

You may contact John Skarda of Shoreline Construction Enterprises, 302 Greyhound Road, Baltimore, MD 21221, 410/574-6623 FAX 410/574-6624 to verify that he is now in the process of drawing up new building plans to reflect our compliance with the 10 foot distance requirement.

Thank you so very much for your time and fairness to both us and the Morris' respondents.

We Await your final decision.

Charles Preston Sealover
Martha Mary Sealover

Our home Number is 443-678-1180
410-458-2752 - Cell number

ORDER RECEIVED FOR FILING
Date 7/20/04
By

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

July 19, 2004

Mr. & Mrs. Charles Preston Sealover
7112 River Drive Road
Baltimore, Maryland 21219

Re: Petition for Variance
Case No. 04-521-A
Property: 7112 River Drive Road

Dear Mr. & Mrs. Sealover:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Bonnie L. Buerhaus
9922 Nearbrook Lane
Baltimore, MD 21234

Mr. & Mrs. James K. Morris
7110 River Drive Road
Baltimore, MD 21219

Jana Baird
10 Spinnaker Reef Ct.
Baltimore, MD 21220

Printed on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7112 River Dr. Rd

which is presently zoned DR5.5

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) 1B02.3.C.1 (BCZR)
TO PERMIT A single Family Dwelling with a sideyard of 11', A rear yard of 13' And A sideyard open projection (stairs) of 7' in lieu of required 10', 30', and 7.5' respectively.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons (indicate hardship or practical difficulty) Client wishes to build proposed dwelling large enough to accommodate occupancy of aging parents along w/ his immediate family

Property is to be posted and advertised as prescribed by the zoning regulations.
I/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):

CHARLES PRESTON SEALOVER
Name - Type or Print

Charles Preston Sealover
Signature

MARTHA MARY SEALOVER
Name - Type or Print

Martha Mary Sealover
Signature

7112 River Drive Road 443-678-1180
Address — Telephone No

Baltimore MD 21219
City — State — Zip Code

Representative to be Contacted:

Name: Bonnie L. Buerhaus (410) 661-0730

9922 Nearbrook Lane
Address — Telephone No

Baltimore, MD 21234
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By CTM Date 5/12/04

Case No. 04-521-A

ORDER RECEIVED FOR FILING
Date 7/20/04
By RO
Rev. 9/15/98

Zoning description for 7112 River Drive Rd.

Beginning at a point on the North side of River Drive Rd. which is 40 feet wide at the distance of 350 feet East of centerline of the nearest improved intersecting street Grace Rd. which is 40 feet wide. Being Lot 28 Block "S" in the subdivision of Lynch Point as recorded in Baltimore County Plat Book #8 Folio 38, containing 0.138 acres Also known as 7112 River Drive Rd and located in the 15th Election District, 7th Councilmanic District.

521

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: #04-521-A
7112 River Drive Road
N/side of River Drive Road, 350 feet east of centerline of Grace Road
15th Election District - 7th Councilmanic District
Legal Owner(s): Charles & Martha Sealover

Variance: to permit a single family dwelling with a side yard of 7 feet, a rear yard of 13 feet, and a side yard open projection (stairs) of 7 feet in lieu of the required 10, 30, and 7.5 feet respectively.

Hearing: Tuesday, July 13, 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/6/837 June 29 10839

CERTIFICATE OF PUBLICATION

6/30/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/29/, 2004.

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

S. Wilkinson

LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE NO. 04-521-A
PETITIONER/DEVELOPER:
Charles & Martha Sealover
DATE OF HEARING: July 13, 2004

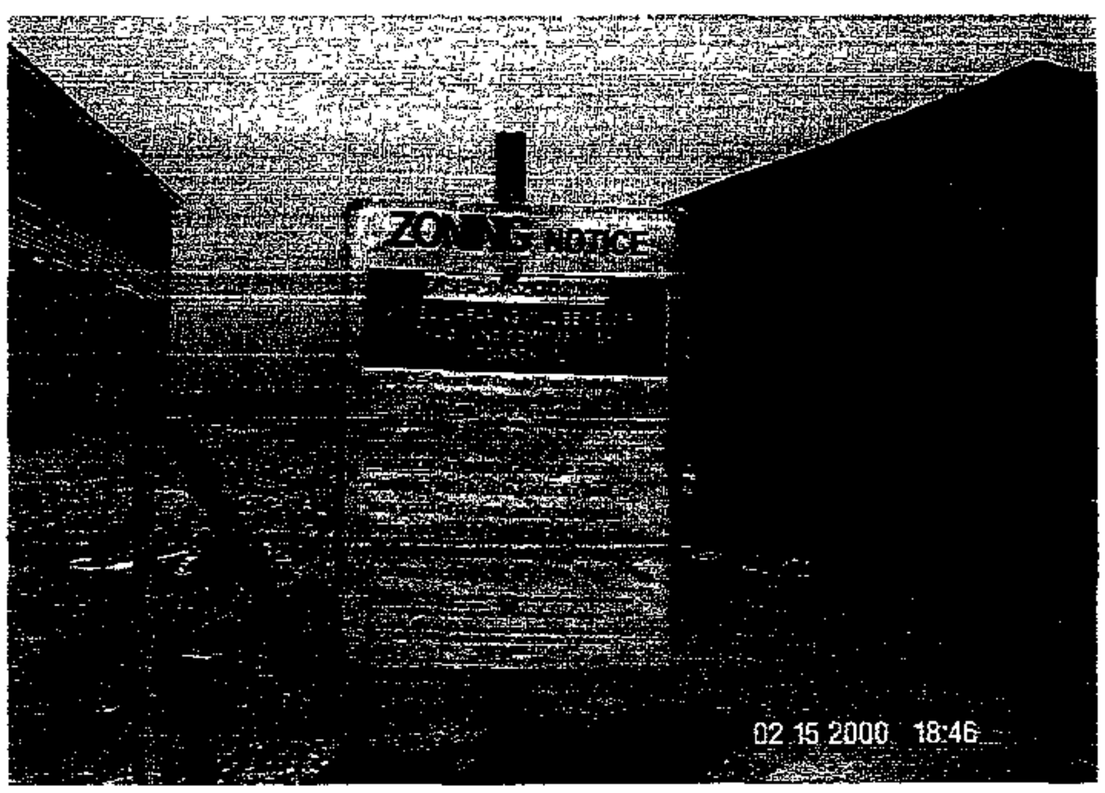
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

LOCATION:
7112 River Drive Road



POSTED ON: June 25, 2004

DATE:
June 30, 2004

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 29, 2004 Issue - Jeffersonian

Please forward billing to:
Mr. Sealover
4314 Bedrock Circle
Baltimore, MD 21236

410-458-2752

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: 04-521-A
7112 River Drive Road
N/side of River Drive Road, 350 feet east of centerline of Grace Road
15th Election District – 7th Councilmanic District
Legal Owner: Charles & Martha Sealover

Variance to permit a single family dwelling with a side yard of 7 feet, a rear yard of 13 feet, and a side yard open projection (stairs) of 7 feet in lieu of the required 10,30, and 7.5 feet respectively.

Hearing: Tuesday, July 13, 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

May 21, 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: 04-521-A
7112 River Drive Road
N/side of River Drive Road, 350 feet east of centerline of Grace Road
15th Election District – 7th Councilmanic District
Legal Owner: Charles & Martha Sealover

Variance to permit a single family dwelling with a side yard of 7 feet, a rear yard of 13 feet, and a side yard open projection (stairs) of 7 feet in lieu of the required 10,30, and 7.5 feet respectively.

Hearing: Tuesday, July 13, 2004, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:kim

C: Charles & Martha Sealover, 7112 River Drive Road, Baltimore 21219
Bonnie Buerhaus, 9922 Nearbrook Lane, Baltimore 21234

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 28, 2004.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

APPROVED SIGN POSTERS

Staff Sergeant Robert A. Black 1508 Leslie Road Dundalk, MD 21222	Telephone: Cell: Fax:	410-282-7940 410-499-7940 410-282-7940
Bruce E. Doak Gerhold, Cross & Etzel, Ltd Suite 100, 320 E. Towsontown Boulevard Towson, MD 21286	Telephone: Fax:	410-823-4470 410-823-4473
Stacy Gardner Shannon-Baum Signs, Inc. 105 Competitive Goals Drive Eldersburg, MD 21784	Telephone: Toll Free: Fax.	410-781-4000 800-368-2295 410-781-4673
Thomas J. Hoff 406 W. Pennsylvania Avenue Towson, MD 21204	Telephone: Fax:	410-296-3668 410-296-5326
Richard Hoffman 904 Dellwood Drive Fallston, MD 21047	Telephone: Fax:	410-879-3122 410-879-3122
Linda M. Jones Daft-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, MD 21286	Telephone: Fax:	410-296-3333 410-296-4705
Charles E. Merritt 9831 Magledt Road Baltimore, MD 21234	Telephone:	410-665-5562
Garland E. Moore 3225 Ryerson Circle Baltimore, MD 21227	Telephone: Fax:	410-242-4263 410-242-4263
Linda O'Keefe 523 Penny Lane Hunt Valley, MD 21030	Telephone: Fax: Cell:	410-666-5366 410-666-0929 443-604-6431
J. Lawrence Pilson, R.S. McKee & Associates, Inc. 5 Shawan Place Suite 1 Cockeysville, MD 21030	Telephone: Fax:	410-527-1555 410-527-1563
Martin Ogle 5016 Castlestone Drive Baltimore, MD 21237	Telephone: Fax: Cell: E-Mail	410-933-9470 410-931-1767 443-629-3411 mert1114.aol.com

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WC/rjc – Revised 2/2/04

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: 04-521-A

Petitioner: C. P. SEALOVER

Address or Location: 7112 RIVER DRIVE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. P. Sealover

Address: 4314 Bedrock Circle
Balto. Md. 21236

Telephone Number: (410) 458-2752

Revised 2/20/98 - SCJ

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

July 7, 2004

Charles Preston Sealover
Martha Mary Sealover
7112 River Drive Road
Baltimore, Maryland 21219

Dear Mr. and Mrs. Sealover:

RE: Case Number:04-521-A, 7112 River Drive Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 12, 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.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Bonnie L. Buerhaus 9922 Nearbrook Lane Baltimore 21234

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

May 9, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: May 1, 2004
521

Item No.: 516, 518, 519-522, 524, 525, 527-529

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

DATE: June 3, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2004
Item No. 521

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.

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

RWB:CEN:jrb

cc: File

ZAC-06-01-2004-ITEM NO 521-06032004

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: June 9, 2004

SUBJECT: Zoning Item # 04- 521
Address 7112 River Dr. Rd. (Sealover Property)

Zoning Advisory Committee Meeting of May 24, 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: June 4, 2004

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 28, 2004

RECEIVED

JUN - 1 2004

ZONING COMMISSIONER

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

SUBJECT: 7112 River Drive

INFORMATION:

Item Number: 4-521

Petitioner: Charles Preston Sealover

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided building elevations (all sides) are submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by: Mark A Cumings

Division Chief: Lynn Lanham

AFK/LL:MAC:

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5·25·04

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

RE: Baltimore County
Item No. 521 LTM

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,

K. A. McDonald

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

RE:	PETITION FOR VARIANCE 7112 River Drive Road, N/side of River Drive Road, 350' E of c/line of Grace Road 15th Election & 7th Councilmanic Districts Legal Owner(s): Charles Preston and Martha Mary Sealover Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-521-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 3rd day of June, 2004, a copy of the foregoing Entry of Appearance was mailed to, Bonnie L. Buerhaus, 922 Nearbrook Lane, Baltimore, MD 21234, Representative for Petitioner(s).

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

RECEIVED
JUN 0 3 2004
Per.....

PLEASE PRINT CLEARLY

CASE NAME 7112 River Drive Rd.
CASE NUMBER 04-521-A
DATE 7/13/04

PETITIONER'S SIGN-IN SHEET

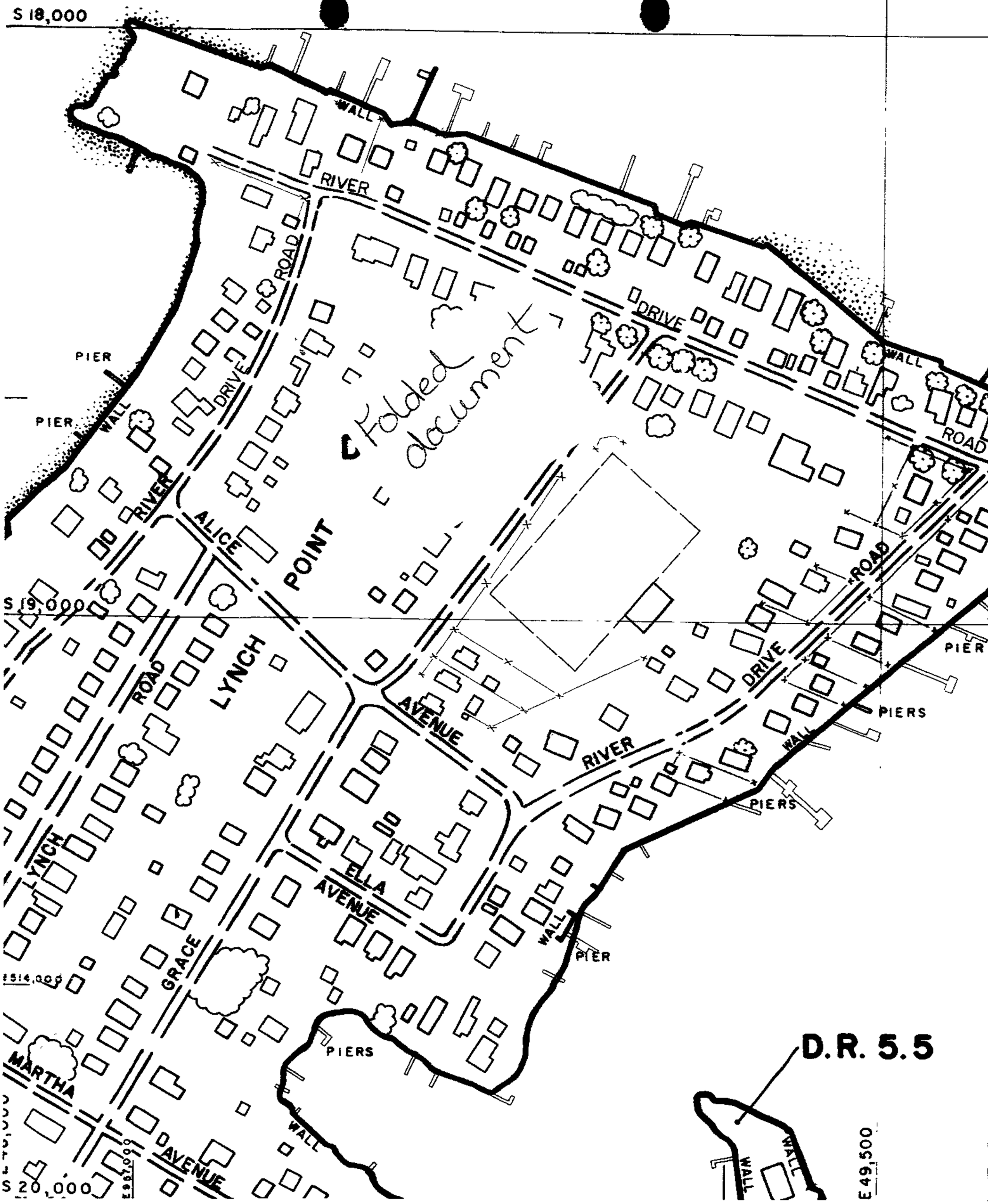
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
CHARLES PRESTON SEALOVER	7112 RIVER DRIVE RD	BALTIMORE, MD. 21219	SEALOVER1013@AOL.COM
Martha Mary Sealover	7112 River Drive Rd	Baltimore, MD 21219	"

PLEASE PRINT CLEARLY

CASE NAME 7112 River Drive Rd.
CASE NUMBER 04-521-A
DATE 7/13/04

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JAMES K. MORRIS	7110 RIVER DRIVE ROAD	BALTO., MD. 21219	
BARBARA A. MORRIS	"	"	barbaraim@rpimarketing
JANA BAIRD	10 SPINNAKER REEF CT	BALTO, MD 21220	JANAROSEND@YAHOO.COM


S 18,000
S 19,000
S 20,000
E 49,500
WALL
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POINT
LYNCH
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AVENUE
GRACE
MARTHA
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D.R. 5.5
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S5 SI

1" = 200'

RIVER

PIERS

LYNCH POINT

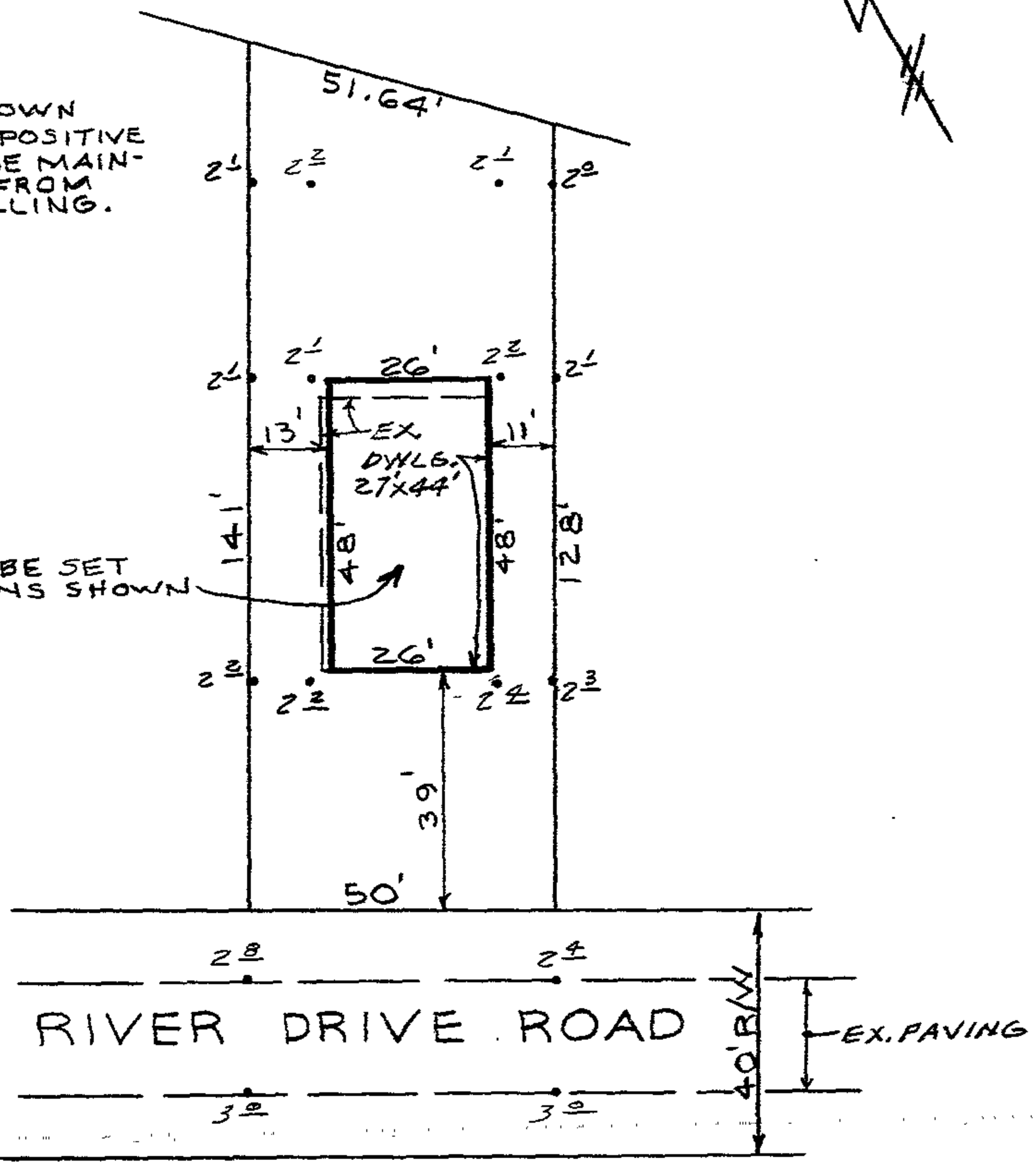
PIERS

#521

E 51,000

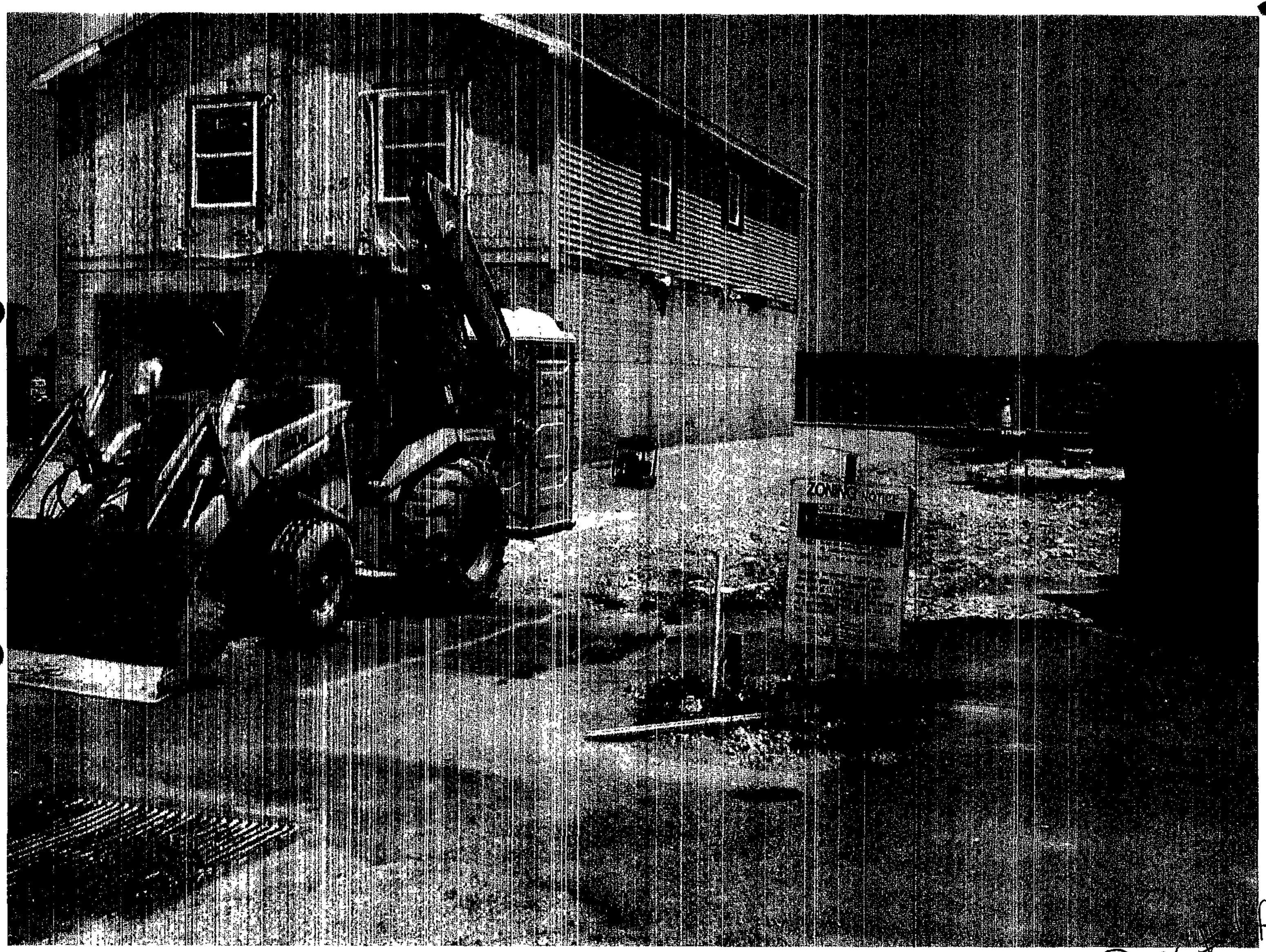
NOTE:
ELEVATIONS SHOWN ARE BASED ON M.S.-G.I.S.

NOTE:
ELEVATIONS SHOWN ARE EXISTING. POSITIVE DRAINAGE TO BE MAINTAINED AWAY FROM PROPOSED DWELLING. 2% MINIMUM.



SITE PLAN
JAMES MORRIS PROPERTY
7110 RIVER DRIVE ROAD
LOT 27 SECTION 'S' PLAT 8/38
ELECT. DIST. BALTO. CO., MD.
SCALE: 1"=30' DATE: FEB. 20, 2004

Pro #2



Pro A

81. ory

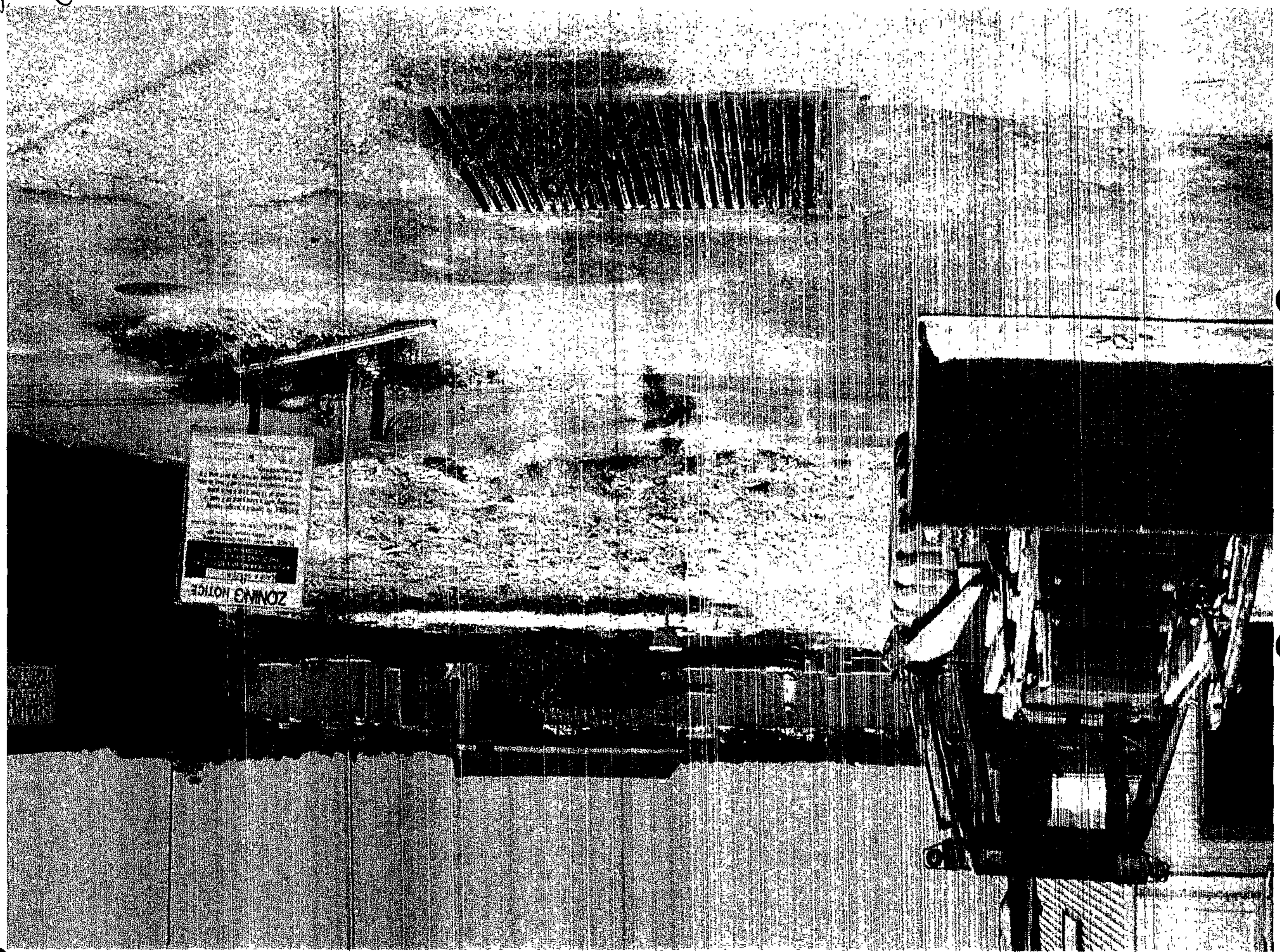
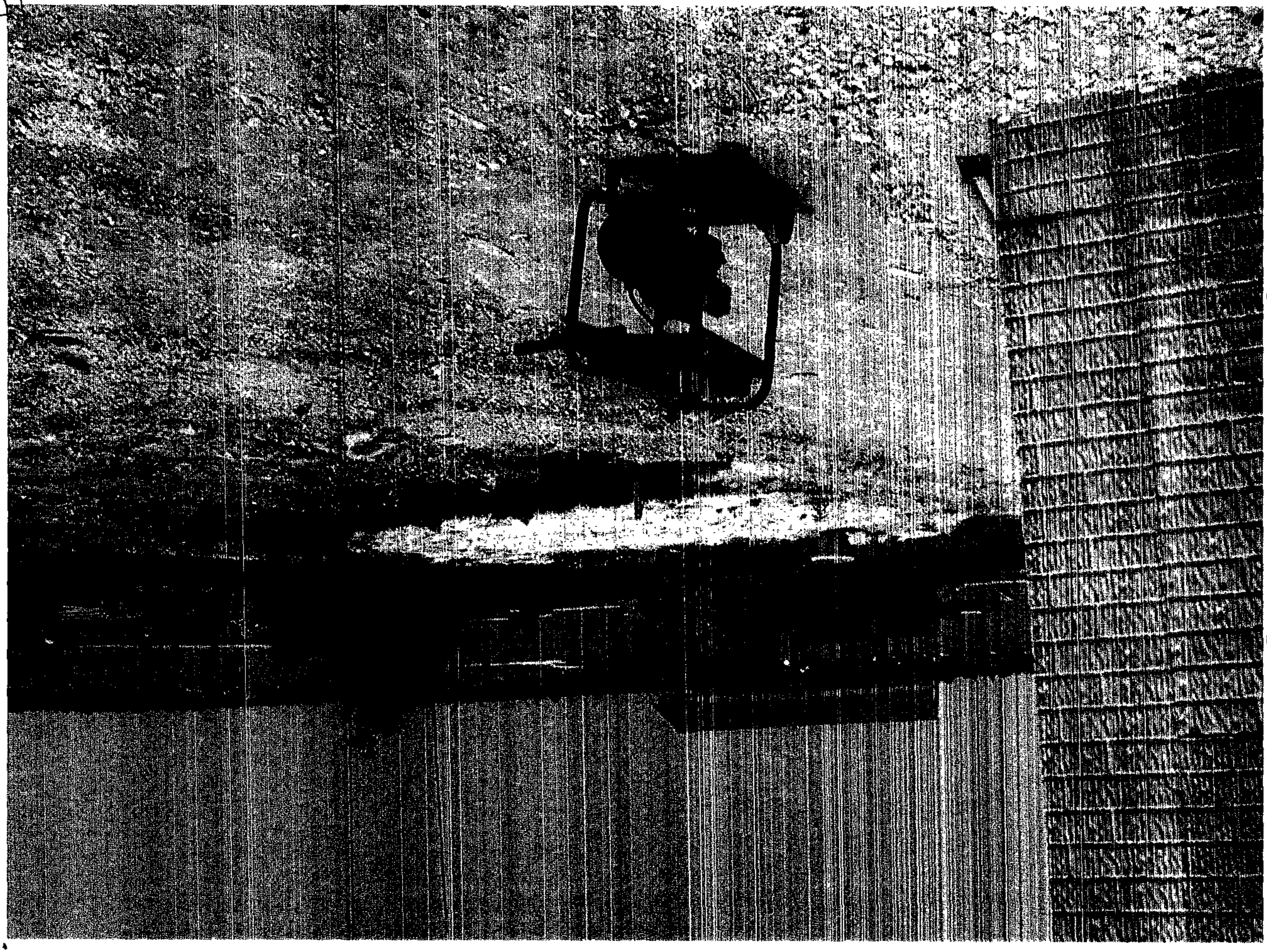
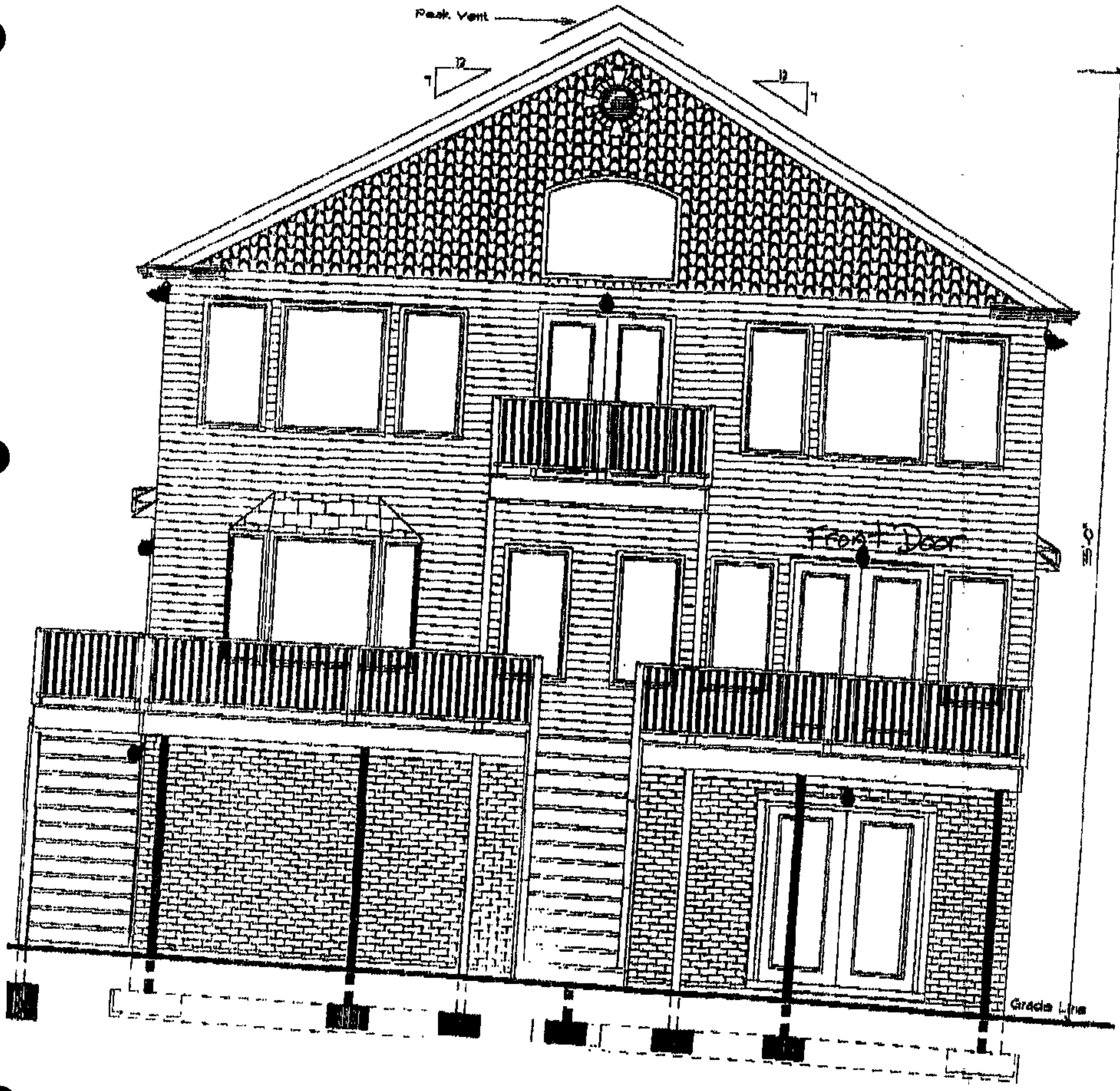


Fig 10



Pg #3 of 4

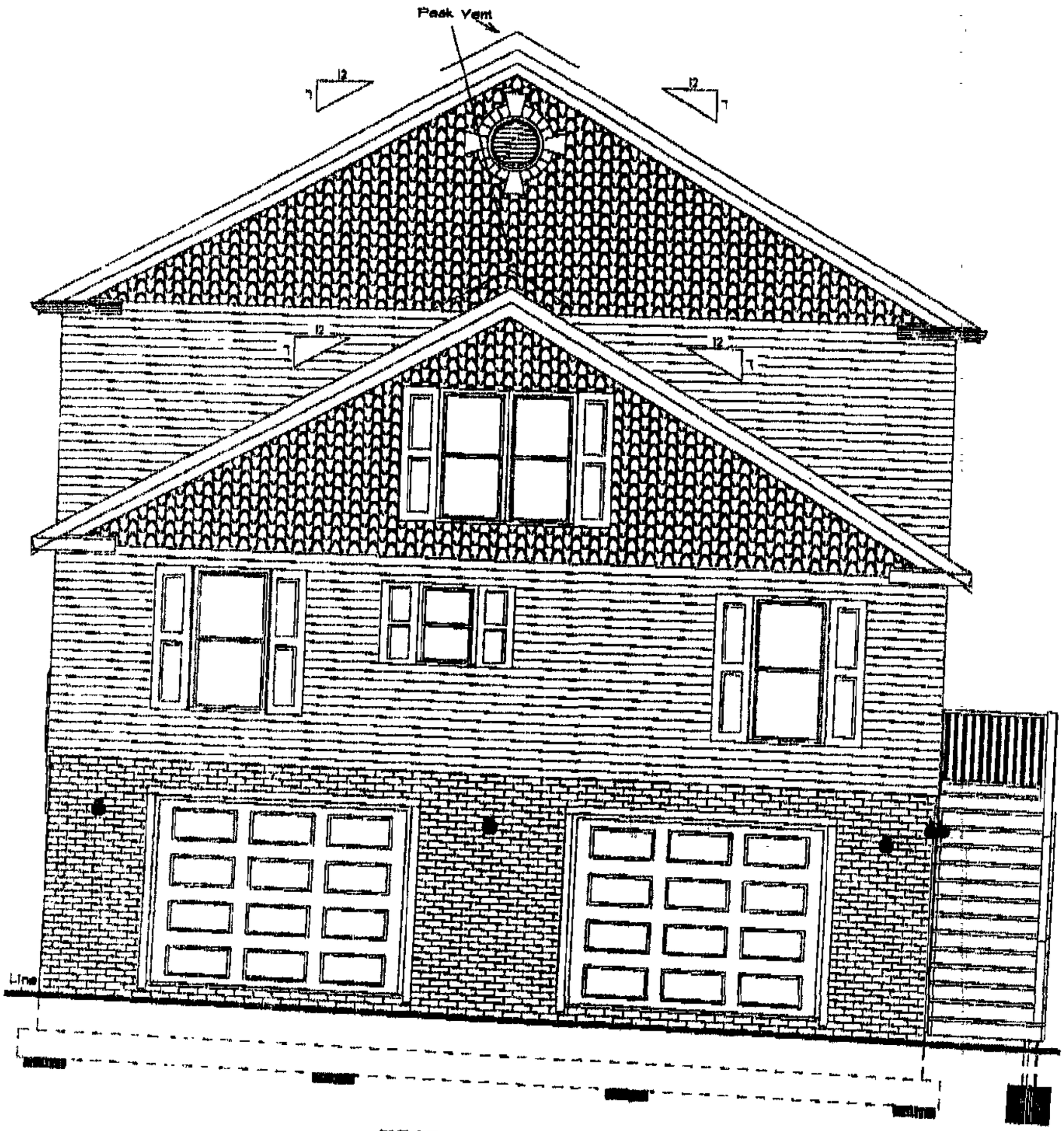


FRONT ELEVATION

#521

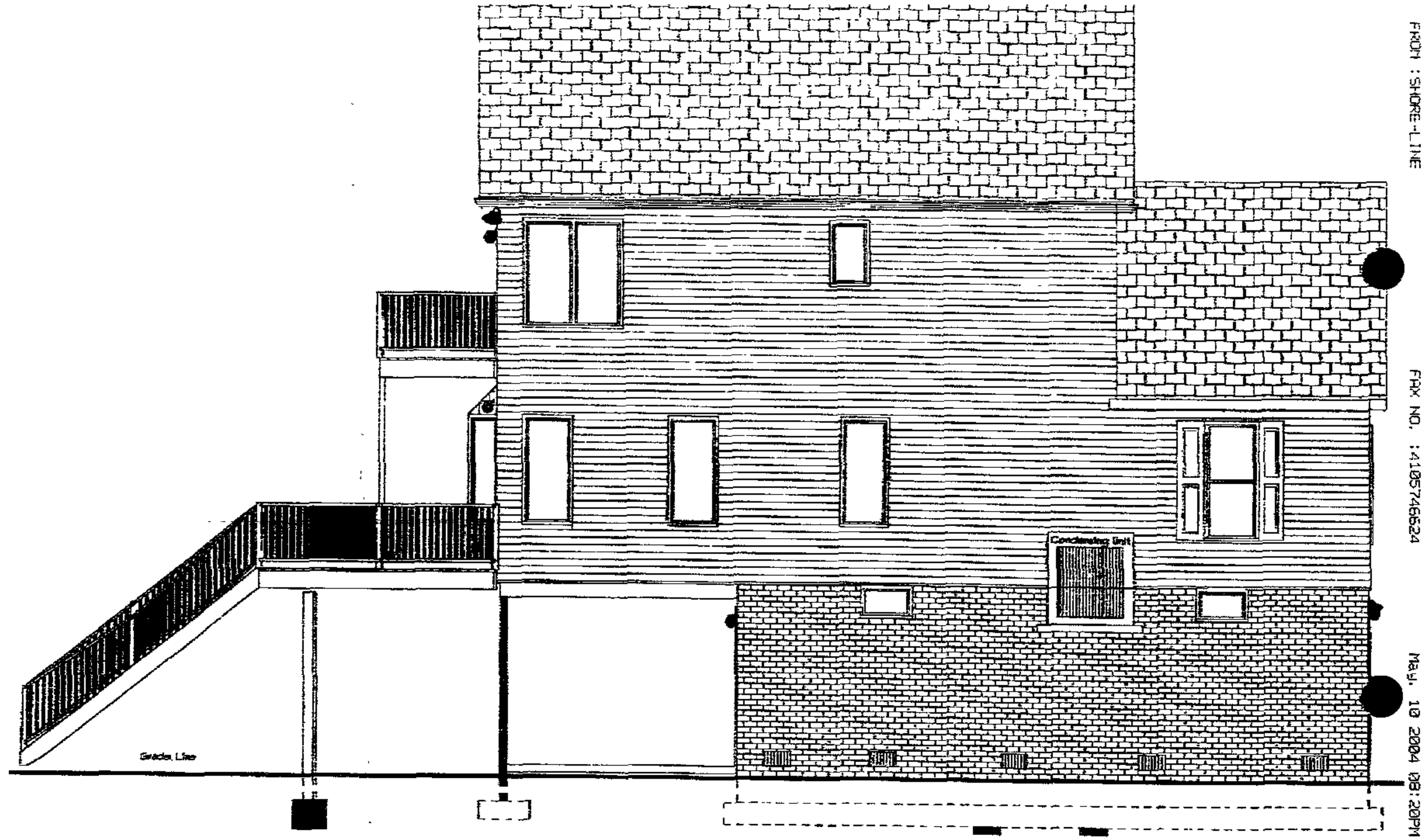
12 #

left elevation



REAR ELEVATION

Photo #521



RIGHT ELEVATION

521

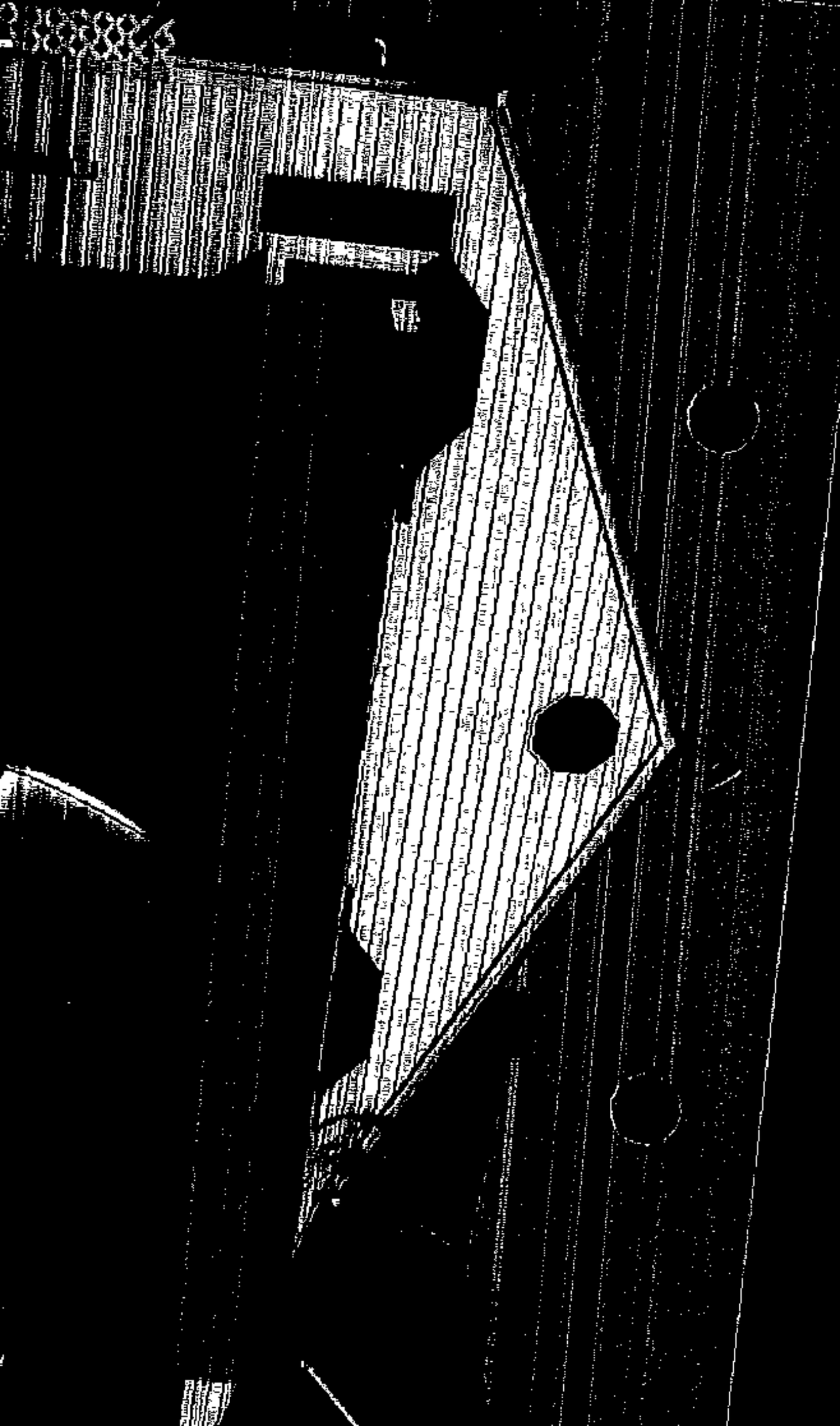
SHORE-LINE CONSTRU

APPROVED

Pet 3D

Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

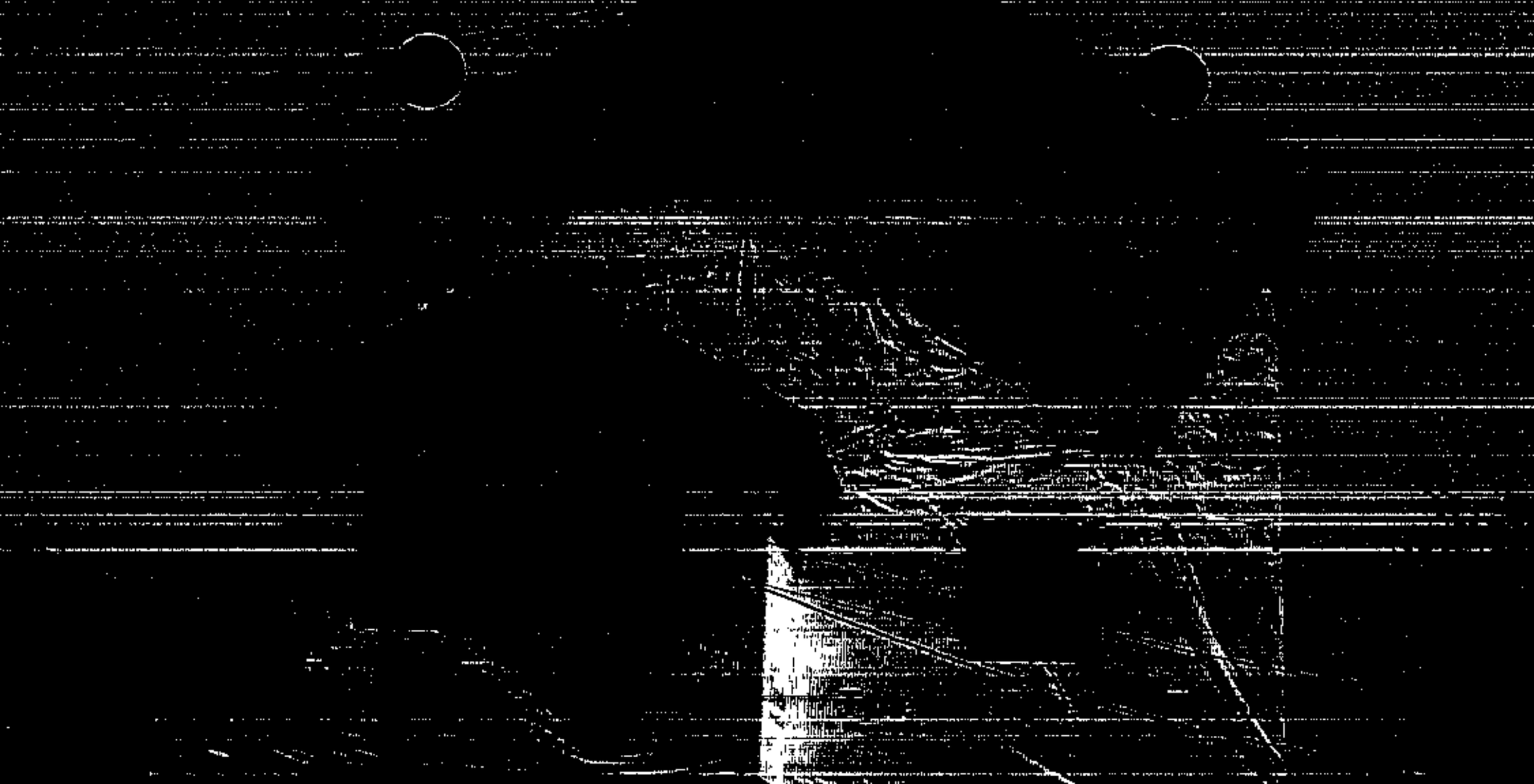
Petitioner's Ex #8-27



7112 River Dr. Rd.

Street Side (South west)

Ret 2A

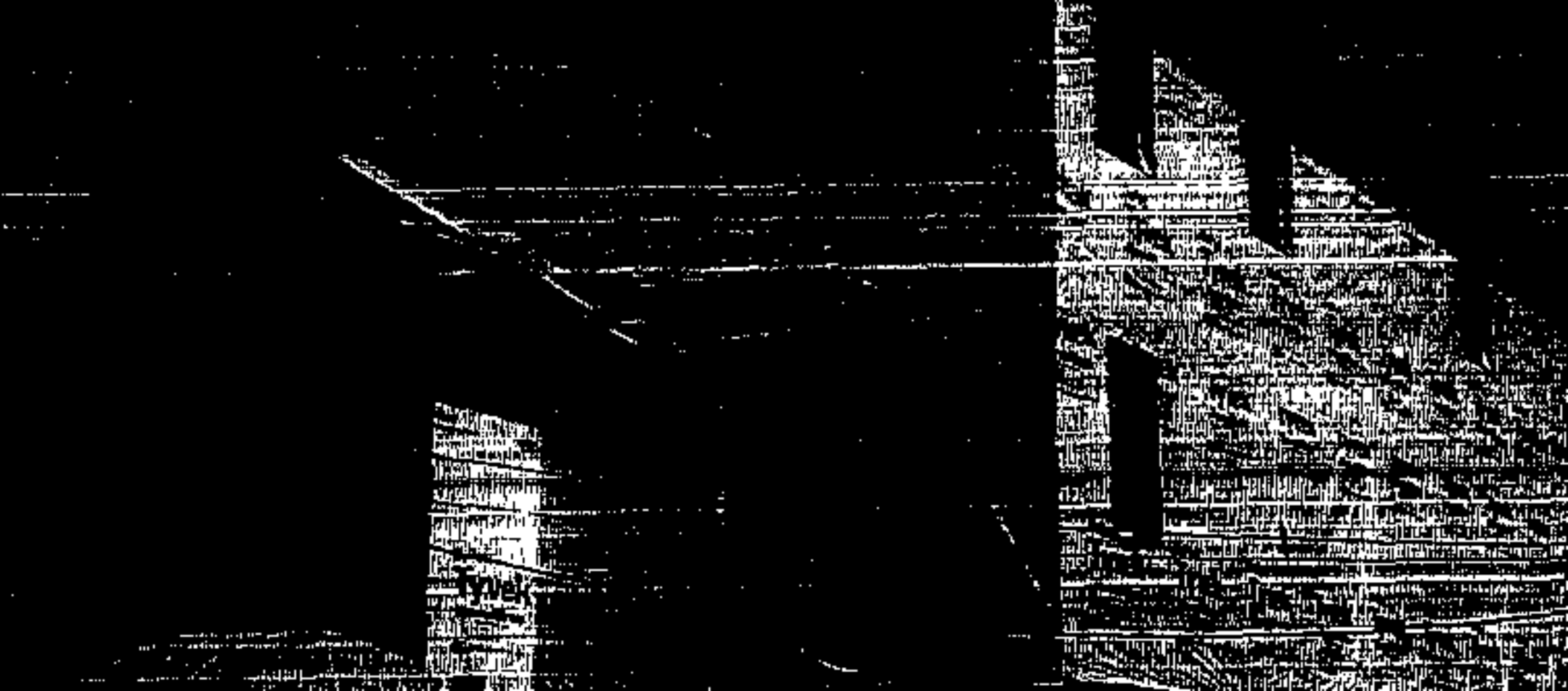


ex new construction
7208 River Dr. Rd.

street side

south west

Pet 2B



7208 River Dr. Rd.
side

south
east

Pet 2C

7208 River Dr. Rd.

side
North
west

Pet 21

new construction
River Dr. Rd.

Pet 2F

7110 River Dr. Rd.
(side)

North west

Pet 26

7129, 7110 River Dr. Rd.

showing lots are at same grade ±

lots divided at lot line posts ±

Pet 2H

NOTICE

7110 River Dr. Rd.
(side) south
east

Ref
2I

7110 River Dr. Rd
(water side)

North
east

Ret 21

7110 River Dr. Rd.

street side

south

west

Put

2K

7114 River Dr. Rd
water side

North
east

Ret
'22

7114 River Dr. Rd.

side

south east

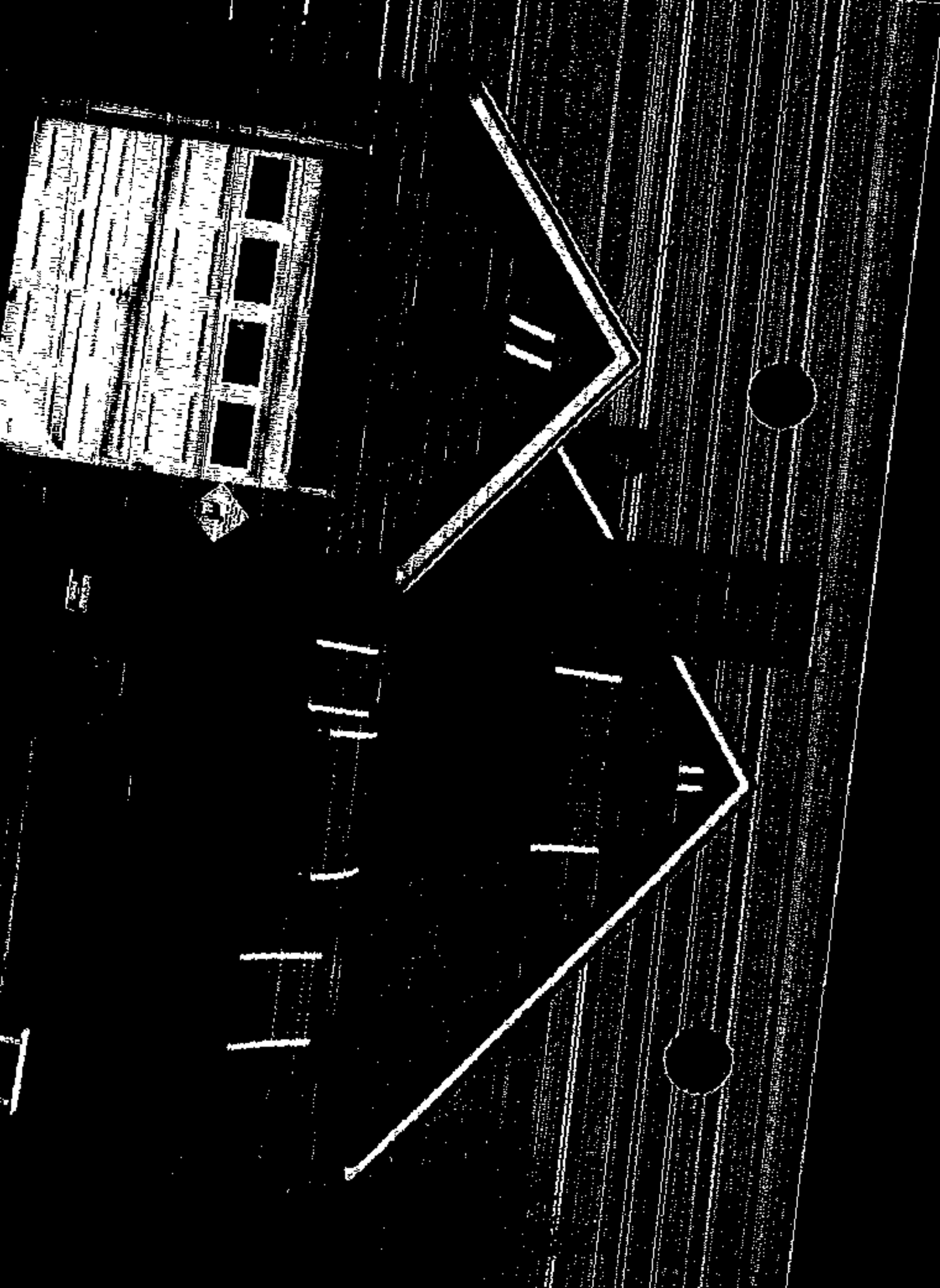
Ret
2M

2114 River Dr. Rd

side (North west)

Det

2N



704 River Dr. Pl.

Street side

South west

Ref

20

712 River Dr. Rd.

Pier (North east)

Del
20

7112 River Dr. Rd.

yard (water side)

North east

Ret

20

7112 River Dr. Rd.

Waterside

(North east)

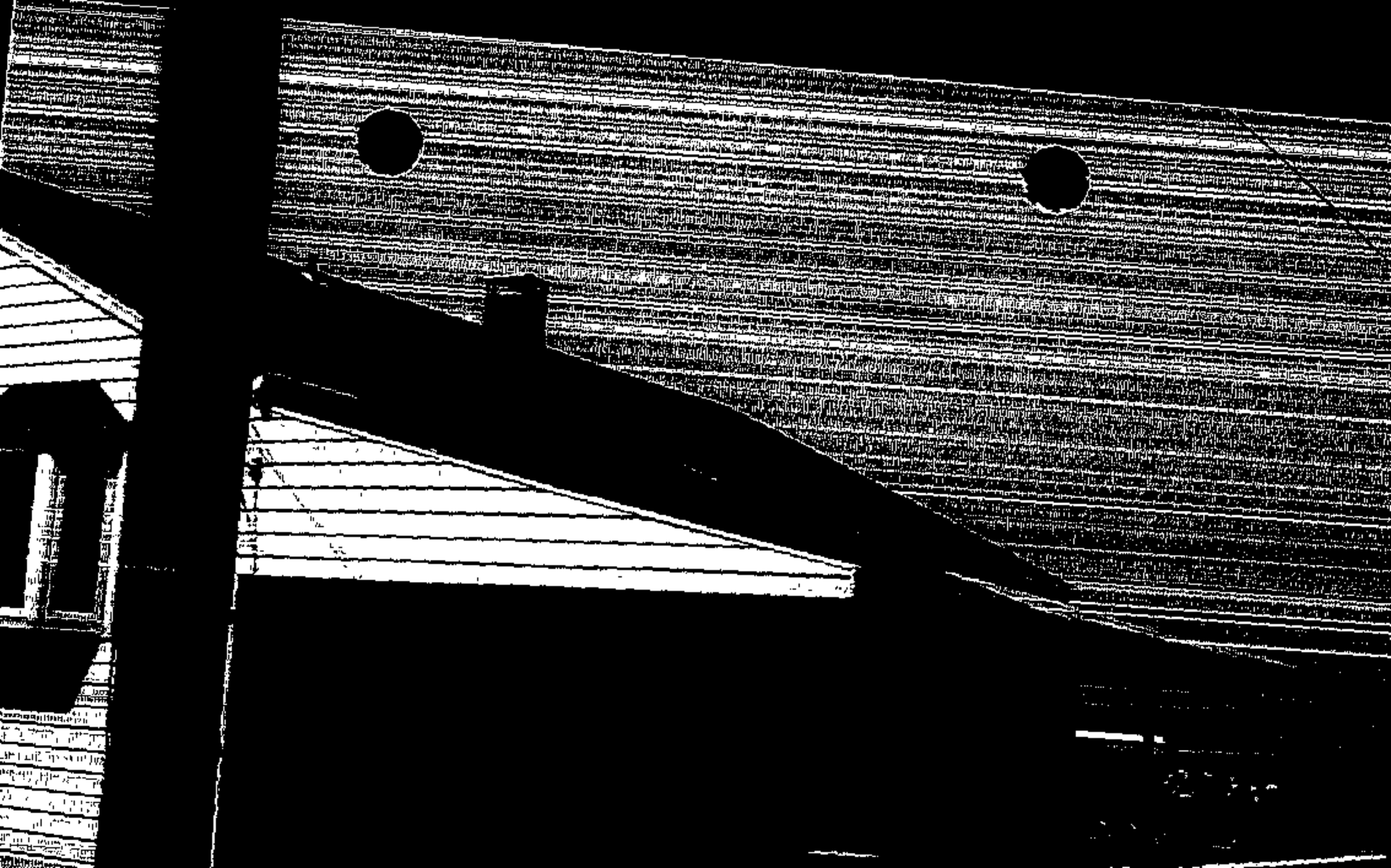
Det
2R

7112 River Dr. Rd.

Side (North west)

Ret

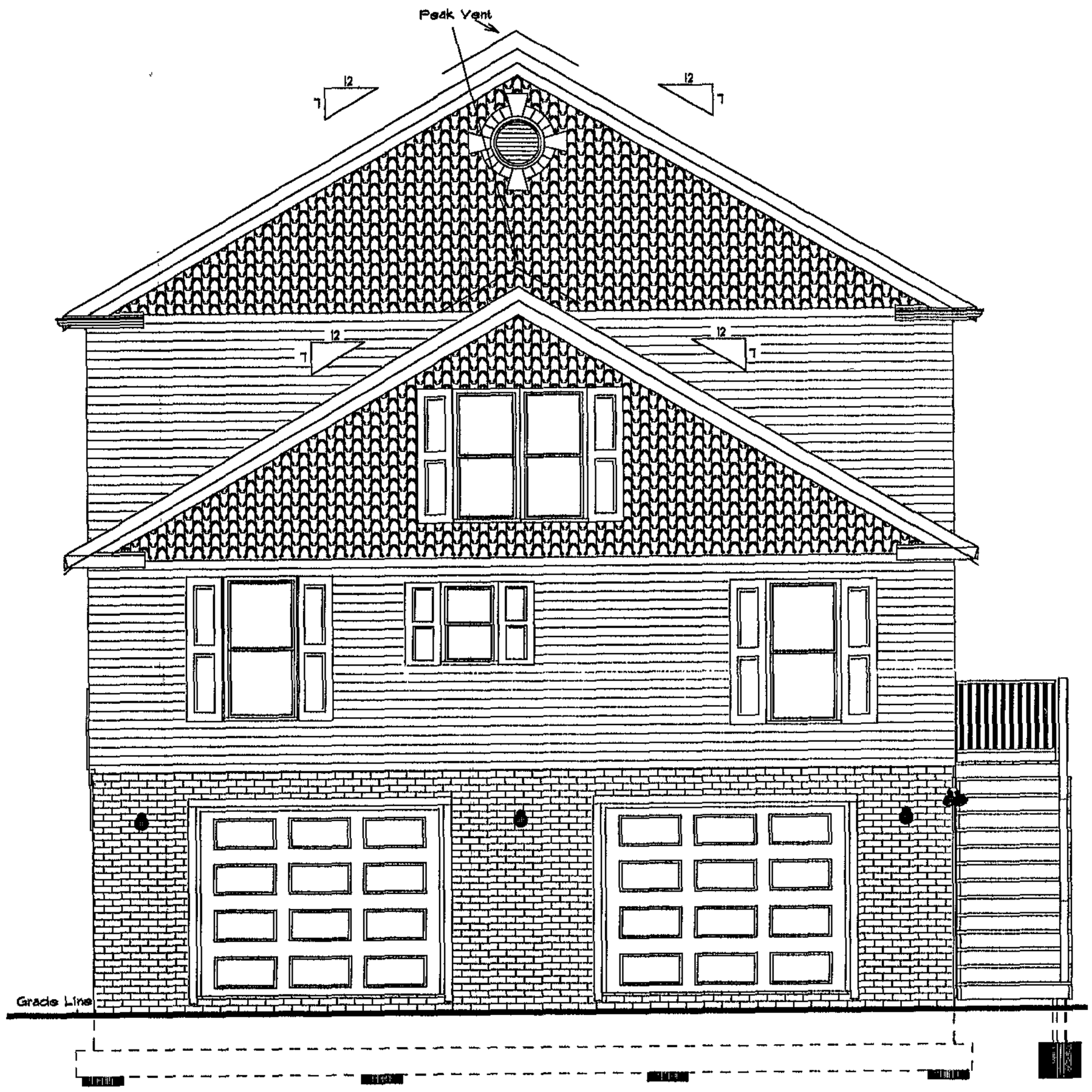
28



7112 River Dr. Rd.

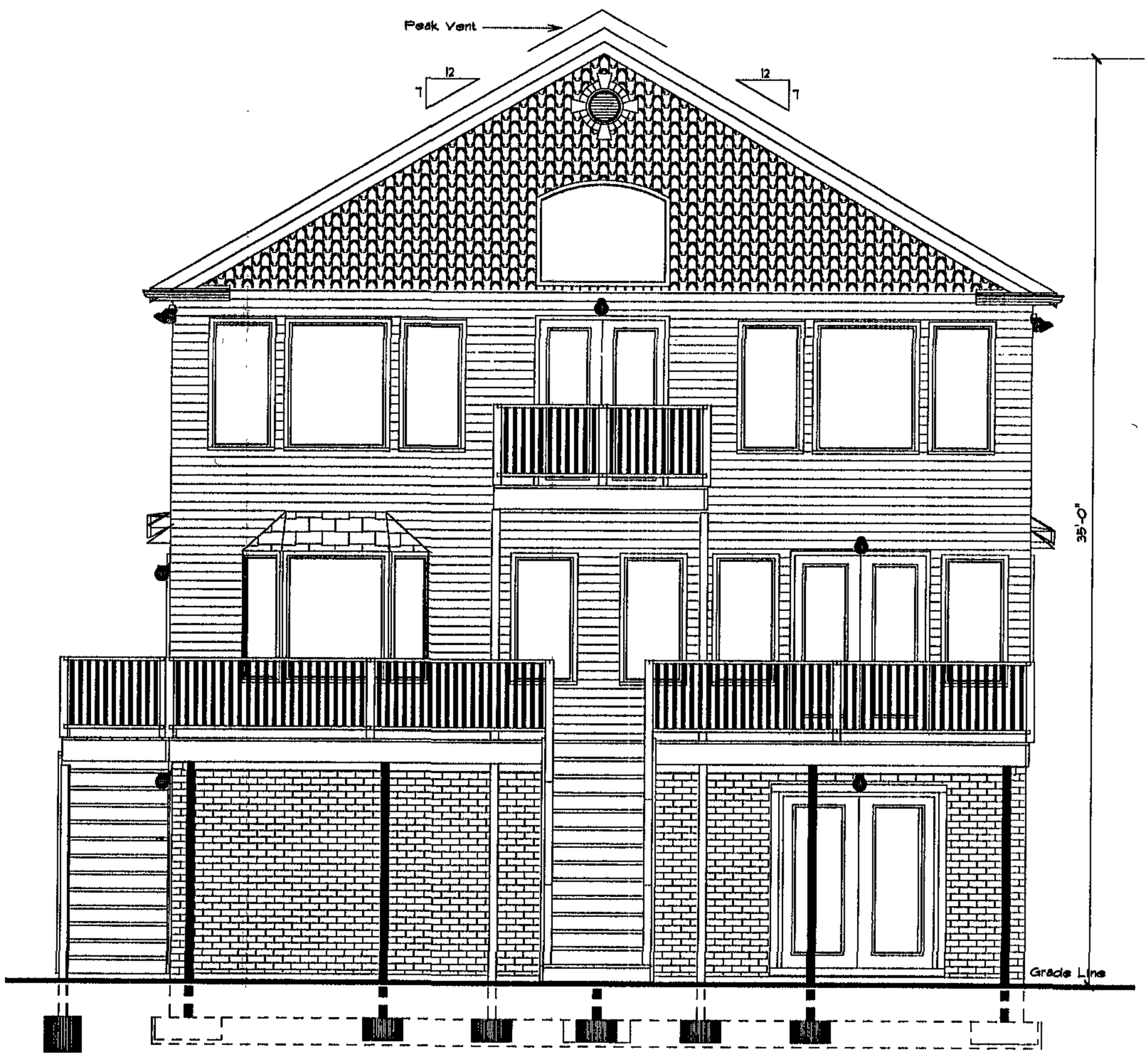
[redacted] side (South [redacted]st)

Ret
27



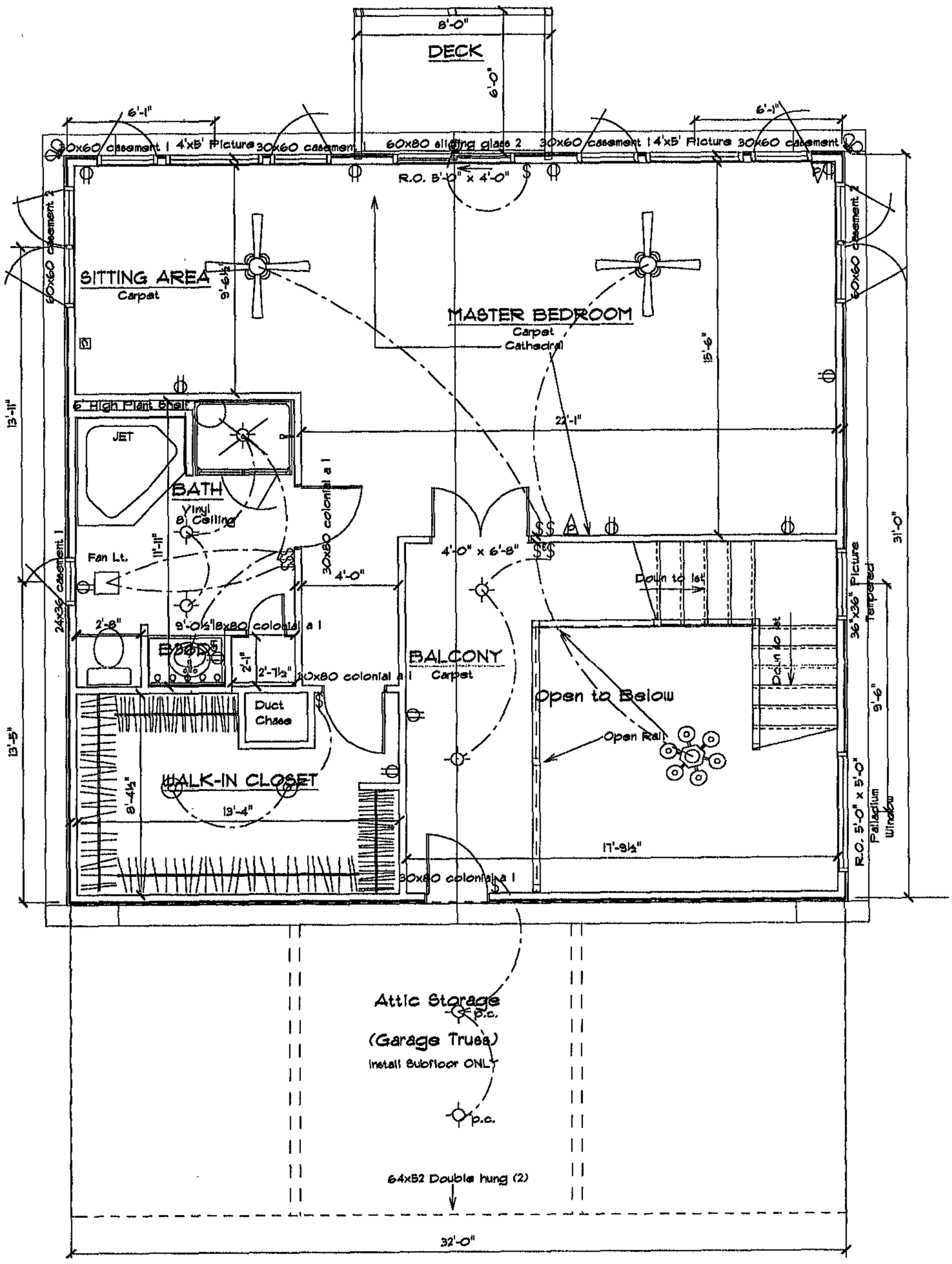
REAR ELEVATION

SCALE : 3/16"=1'-0"	SHORE-LINE CONSTRUCTION	DRAWN BY : JON S.
DATE : 3/22/04	PROJECT NAME : SEALOVER SHORE HOME	REVISED :
APPROVED : X P.S. / X MS	ADDRESS : 7112 River Drive, 21220	DRAWING # A-6



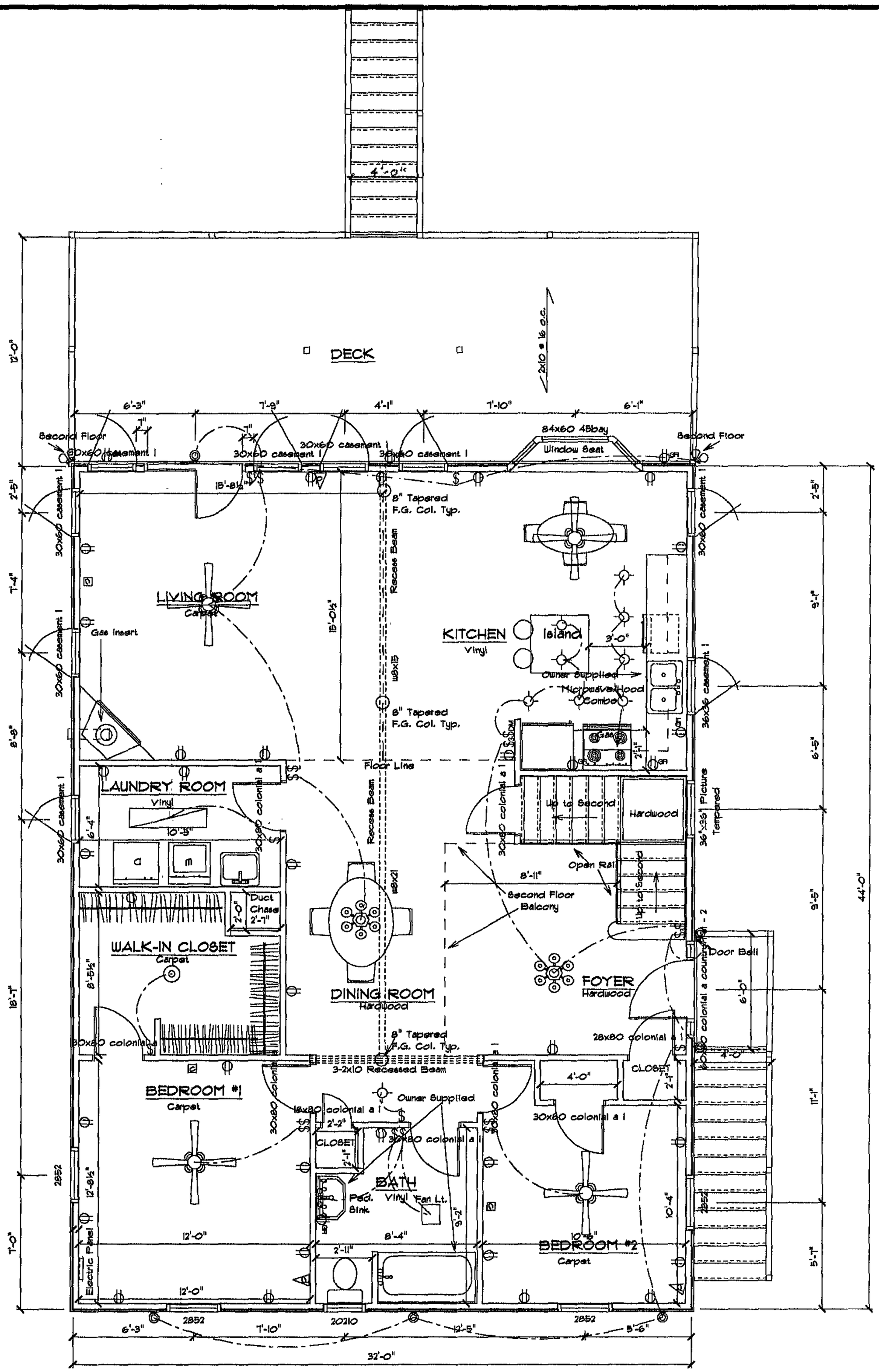
FRONT ELEVATION

SCALE : 3/16"=1'-0"	SHORE-LINE CONSTRUCTION	DRAWN BY : JON S.
DATE : 3/22/04	PROJECT NAME : SEALOVER SHORE HOME	REVISED :
APPROVED : x C.P.S.	ADDRESS : 7112 River Drive, 21220	DRAWING # A-5
x MW		



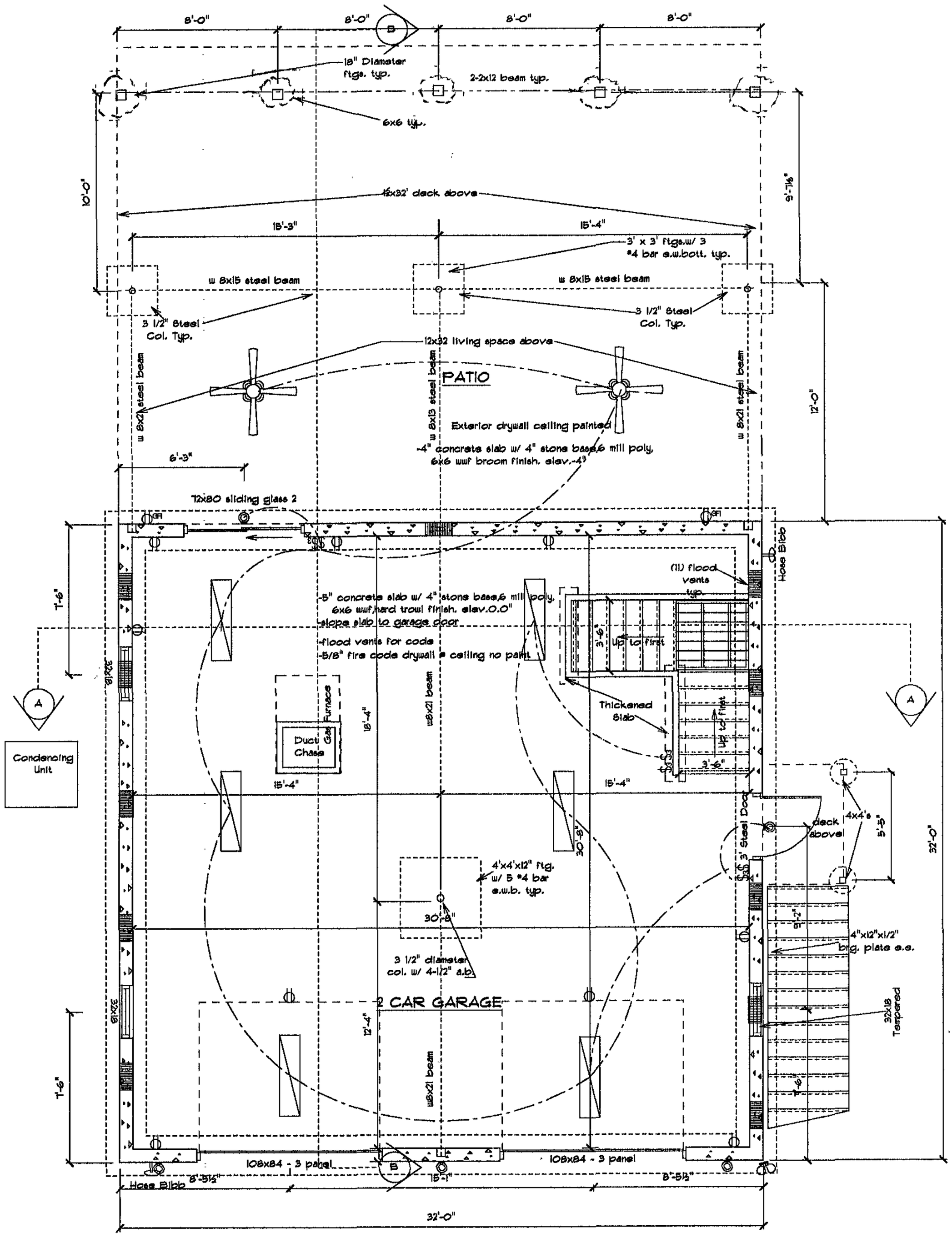
2ND FLOOR LAYOUT

SCALE : 3/16"=1'-0"	SHORE-LINE CONSTRUCTION	DRAWN BY : JON S.
DATE : 3/22/04	PROJECT NAME : SEALOVER SHORE HOME	REVISED :
APPROVED : x C.P.S. x MS	ADDRESS : 7112 River Drive, 21220	DRAWING # A-4



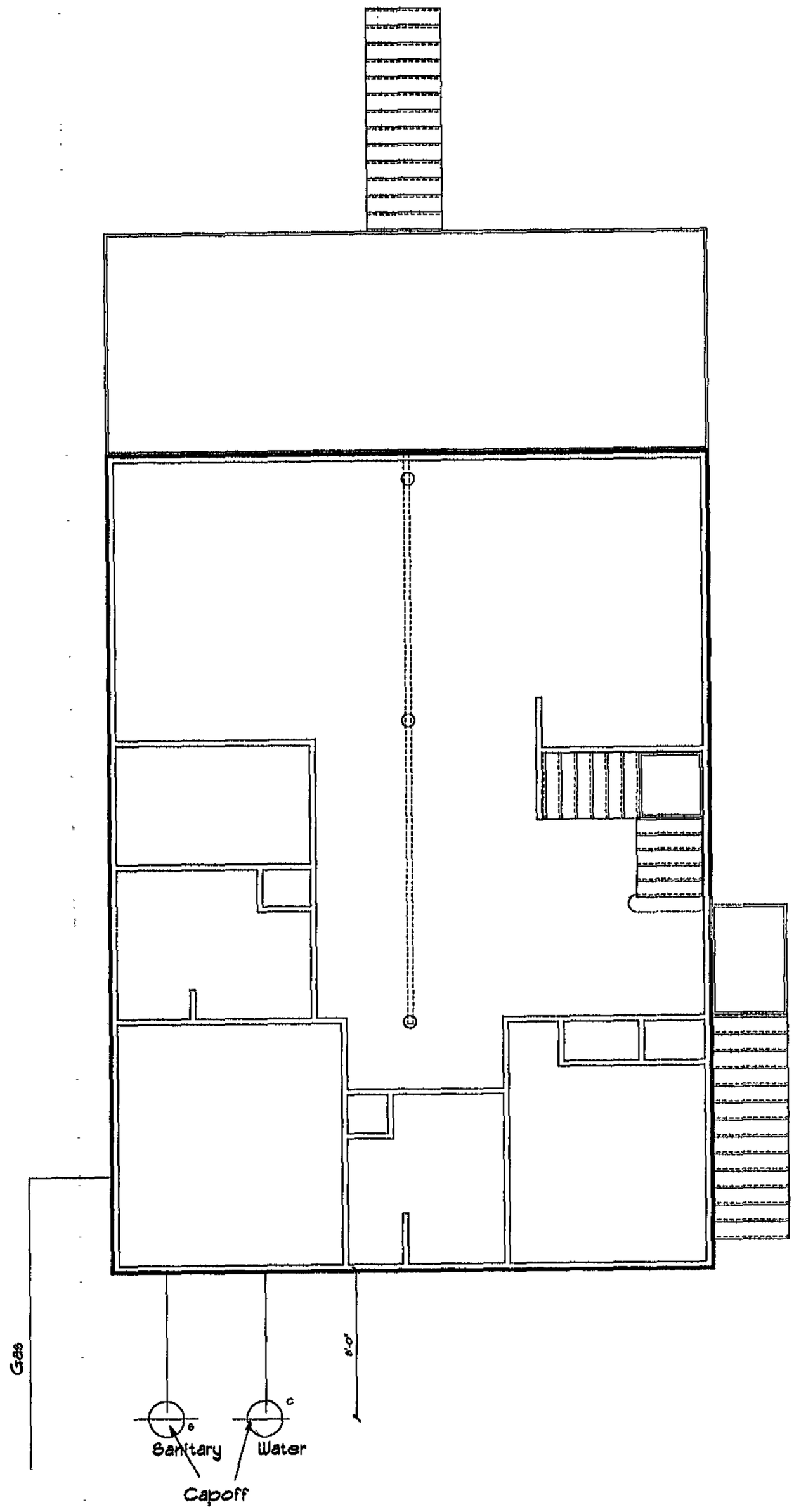
MAIN FLOOR LAYOUT

SCALE : 3/16"=1'-0"	SHORE-LINE CONSTRUCTION	DRAWN BY : JON S.
DATE : 3/22/04	PROJECT NAME : SEALOVER SHORE HOME	REVISED :
APPROVED : X C.P.S.	ADDRESS : 7112 River Drive,21220	DRAWING # A-3
X MA		



FOUNDATION LAYOUT

SCALE : 3/16"=1'-0"	SHORE-LINE CONSTRUCTION	DRAWN BY : JON S.
DATE : 3/22/04	PROJECT NAME : SEALOVER SHORE HOME	REVISED :
APPROVED : x C.P.S. x M.L.	ADDRESS : 7112 River Drive, 21220	DRAWING # A-2



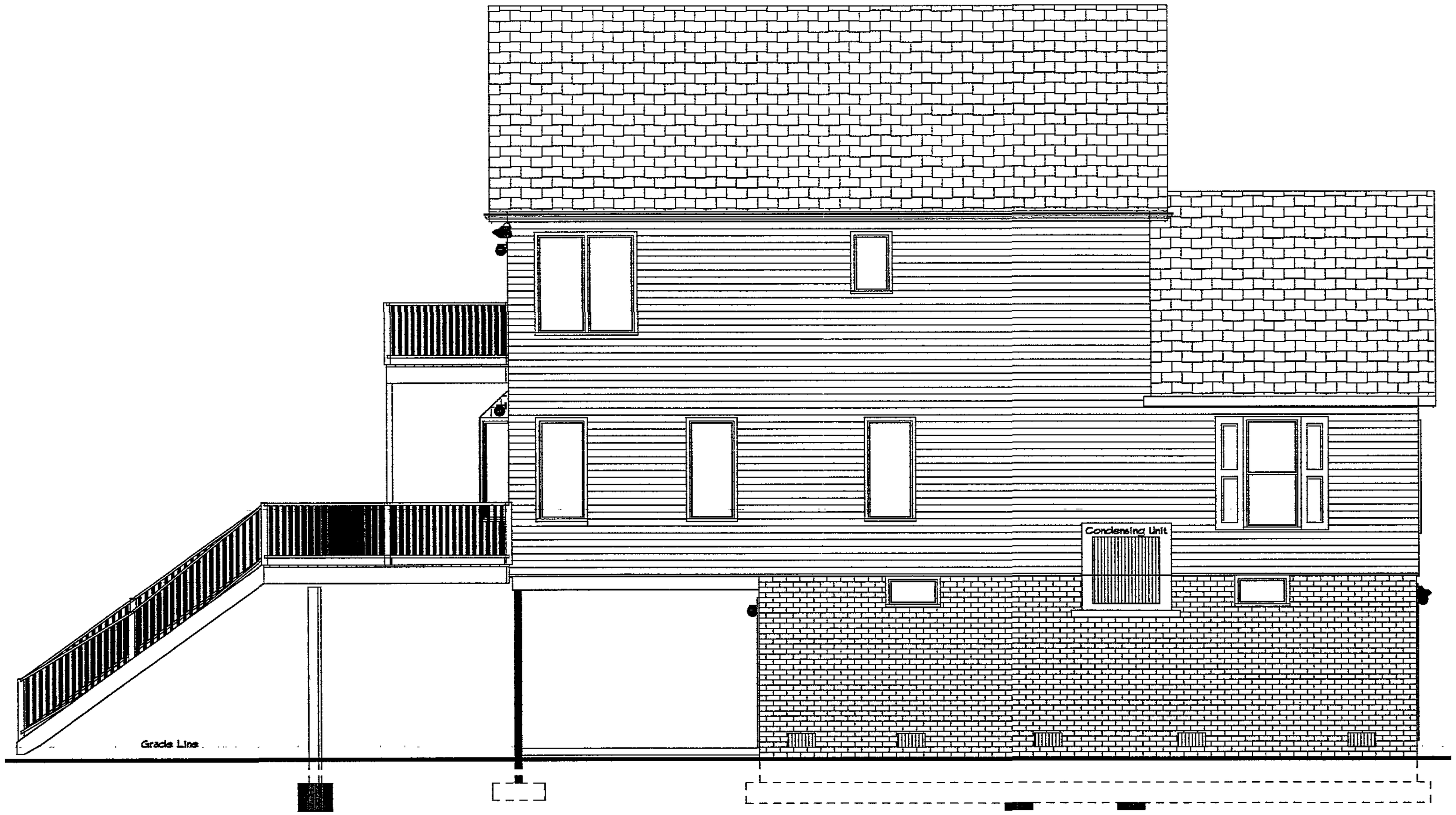
SITE PLAN

RIVER DRIVE

APPROVED CONSTRUCTION SET
OWNER'S COPY

SCALE : 1/8"=1'-0"	4.3.04	SHORE-LINE CONSTRUCTION	DRAWN BY : JON S.
DATE : 3/22/04		PROJECT NAME : SEALOVER SHORE HOME	REVISED :
APPROVED : x Preston Sealover			DRAWING # A-1
x Martha Sealover		ADDRESS : 7112 River Drive, 21220	

Pet #5

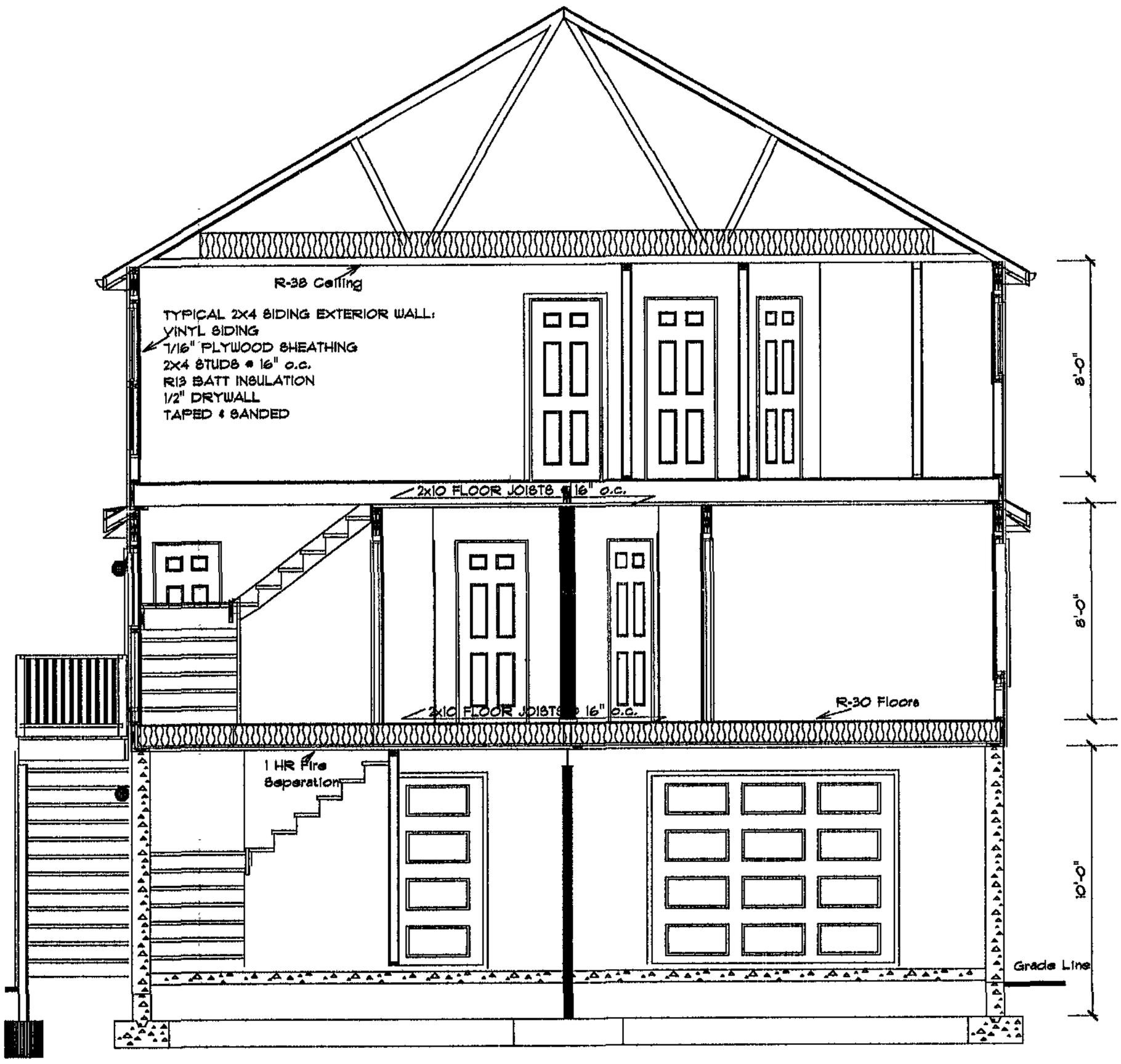


RIGHT ELEVATION

SHORE-LINE CONSTRUCTION		
SCALE : 3/16"=1'-0"	APPROVED x P.S.	DRAWN BY : JON S.
DATE : 3/22/04	x ms	REVISED :
PROJECT NAME : SEALOVER SHORE HOME		
ADDRESS : 7112 River Drive, 21220		DRAWING # A-7

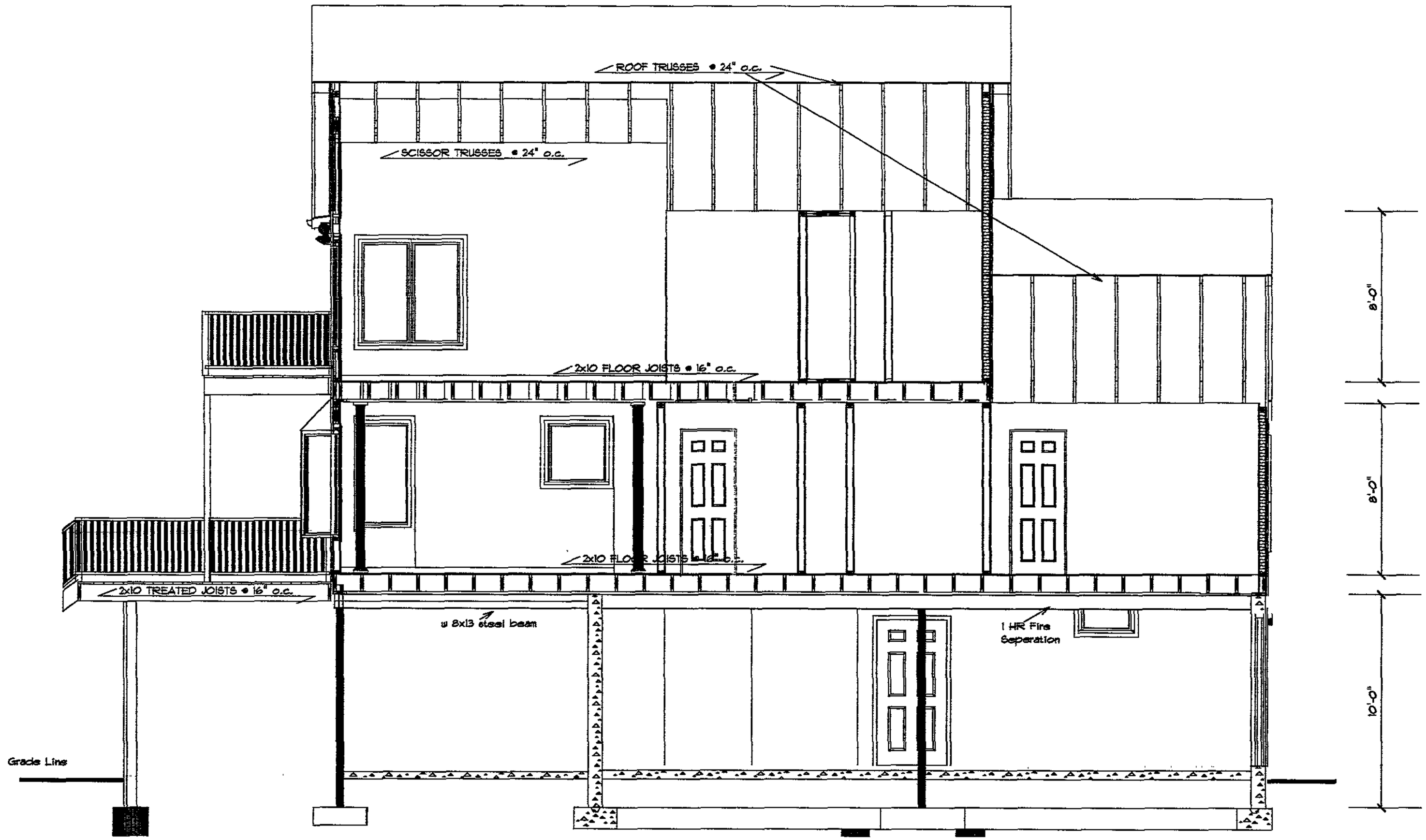
LEFT ELEVATION

SHORE-LINE CONSTRUCTION		
SCALE : 3/16"=1'-0"	APPROVED x P.S.	DRAWN BY : JON S.
DATE : 3/22/04	x MS	REVISED :
PROJECT NAME : SEALOVER SHORE HOME		
ADDRESS 7112 River Drive,21220		DRAWING # A-8



CROSS SECTION A-A

SCALE : 3/16"=1'-0"	SHORE-LINE CONSTRUCTION	DRAWN BY : JON S.
DATE : 3/22/04	PROJECT NAME : SEALOVER SHORE HOME	REVISED :
APPROVED : x P.S.	ADDRESS : 7112 River Drive, 21220	DRAWING # A-9
x MA		



CROSS SECTION B-B

SHORE-LINE CONSTRUCTION		
SCALE : 3/16"=1'-0"	APPROVED x P.S.	DRAWN BY : JON S.
DATE : 3/22/04	x MS	REVISED :
PROJECT NAME : SEALOVER SHORE HOME		
ADDRESS : 7112 River Drive,21220		DRAWING # A-10

FOUNDATION NOTES

1. Unless otherwise noted, all conc. footings shall have a minimum 28 day compressive strength of 3000 p.s.i.
2. Provide two(2) #5 ree bars continuous at all footings as shown in drawing.
3. All interior concrete slabs to have a minimum 28 day compressive strength of 3000 p.s.i.
4. All interior concrete slabs 30'0" or greater in any dimension shall be provided with expansion joints and 6X6X*10 W.W.M. reinforcing.
5. Provide 4" gravel bed with 6 mil vapor barrier at all interior slabs.
6. All exterior concrete slabs shall be air entrained and shall have a minimum 28 day compressive strength of 3500 p.s.i.
7. Provide a minimum of 3/8" portland cement parging on exterior foundation walls and asphalt waterproofing below grade.
8. Provide 2 X 6 pressure treated minimum sill plates with sealants at all bearing conditions secured at minimum 6' - 0" o.c. and at all corners.
9. All steel beams at masonry bearing conditions to have 4" X 8" beam pockets with 8" solid masonry under and 4" minimum fire separation.
10. Provide 3" diameter adjustable steel pipe column at party walls when beam pockets are not possible. (where applicable)
11. Provide 4" continuous drain tile along the outside building perimeter and 4" continous drain tile inside footing at each unit foundation. Both to drain to positive outfall or sump.
12. Provide 3/4" condensate line from water heater and air handler under slab to positive outfall or sump.
13. Provide freeze-proof hosebibs at front and rear.
14. Use 12" C.M.U. or 8" poured concrete for unbalanced fill over 4' - 0". Unbalance fill in excess of 7' -0" shall require engineered walls.
15. Footings and structural foundations are designed for minimum soil bearing capacity of 2000 p.s.i. If less than minimum bearing capacity exists, it is the contractors and owners responsibility to notify the Architect and Geo-technical engineers immediately.
16. Provide 1 1/2" X24" rigid perimeter insulation at slab conditions when slab is within 24" of finished grade.
17. Provide 3 1/2" Kraft faced R-13 fiberglass batt insulation at finished frame walls in lower level or provide 3 1/2" foil faced R-11 fiberglass batt insulation with minimum flame spread of 25 at unfinished exterior walls on pressure treated furring strips at masonry.

FIRST FLOOR NOTES

1. All non-load bearing walls to be 2 X 4 framing at 16" o.c. unless otherwise stated.
2. Provide transition strips at all changes in floor finish.
3. Provide one shelf and rod at each closet except as noted otherwise.
4. All closets to have the same finish as the adjoining room.
5. Provide 36" high open rail or 36" high wall with wood cap. As Noted.
6. All load bearing walls to be 2 X 4 framing at 16" o.c. unless otherwise stated.
7. Steel insulated entry doors to be 36" X 80" unless otherwise stated.
8. All exterior walls to have R-13 fiberglass batt insulation with Kraft faced vapor barrier.
9. Provide structural sheathing at all exterior frame walls as shown on drawings. Install in accordance with manufacturers' recommendations.
10. All beams and headers at typical bearing conditions to be 2 X 10's with 1/2" plywood unless otherwise stated.
11. All floor systems to be installed in accordance with A.P.A. standards or a manufactured structural floor component.
12. Provide nominal 2x fire blocking at eight (8) foot intervals.
13. All non-treated wood framing shall be a minimum of 8" above finished grade.

ROOF FRAMING NOTES

1. Roof trusses to be designed by qualified truss engineers.
2. Truss drawings are schematic profiles only.
3. Provide shop drawings to builder prior to manufacturing.
4. Trusses are to be T.P.I. approved.
5. Trusses to be installed and braced according to manufacturer's specifications.
6. Provide diagonal bracing during construction.
7. Roof framing is not to be loaded over 30 p.s.i.
8. Trusses to be installed at 24" o.c. (TYP)
9. Provide 3" minimum bearing.
10. Roof rafters to be 2X at 16 o.c. Fb=1250 unless otherwise stated.
11. Provide wheather watch at ridge: eaves, hips, valleys, corner, chimneys, vents, stacks, skylights, and all other openings and penetrations.
12. Provide adequate roof ventilation according to B.O.C.A. code.
13. Provide R-30 batt insulation in roof system unless otherwise stated.
14. Provide insulation baffles in eaves at all soffit vents.

SECOND FLOOR NOTES

1. All non-load bearing walls to be 2 X 4 framing at 16" o.c. unless otherwise stated. (3 1/2")
2. Provide plumbing fixture access panel at each tub enclosure.
3. Provide handrail 32" above nosing. Provide minimum 6' - 9" headroom at all locations at stair.
4. Provide exhaust fan vented to outside air.
5. Provide one (1) shelf and rod at each closet except as noted otherwise.
6. All load bearing walls to be 2 X 4 framing at 16" o.c. unless otherwise stated.
7. Provide 36" high open rail or 36" high wall with wood cap.
8. Prove 22 1/2" x 52" attic stair access with pull chain fixtures and receptable adjacent to opening in attic.
9. All exterior walls to have R-13 fiberglass batt insulation with kraft faced vapor barrier.
10. Provide structural sheathing at all exterior frame walls as shown on drawings. Install in accordance with manufacturers' recommendations.
11. All beams and headers at typical bearing conditions to be two 2 X 10's with 1/2" plywood unless otherwise stated.

FRAMING NOTES

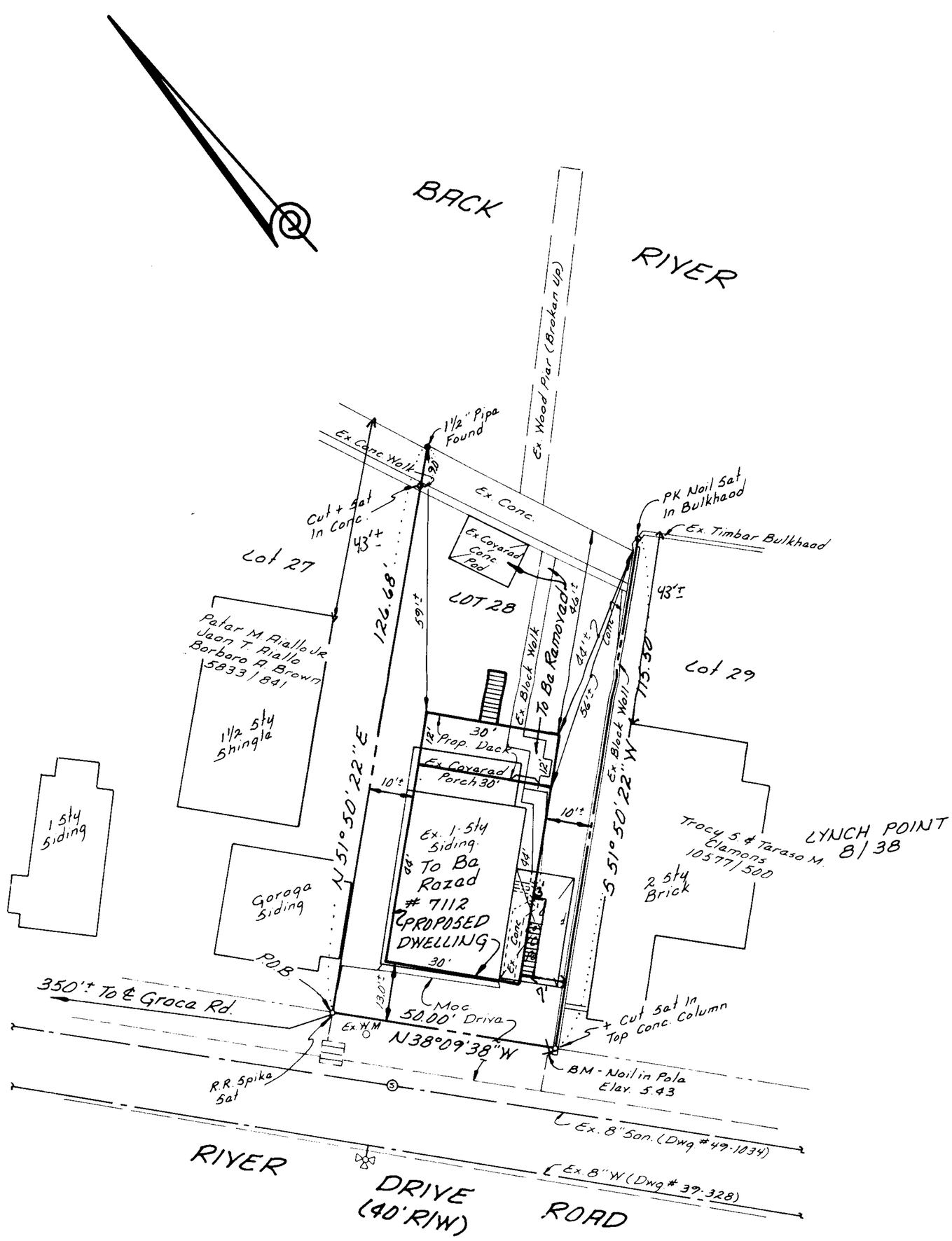
1. Floor framing to be 2 X 10 floor joists at 16" o.c. (typical) Fb=1250 p.s.i. min.
2. Double floor joists under all walls longer than 4'0".
3. Provide approved steel joist hangers where required and noted.
4. Provide solid blocking all bearing points in the floor system.
5. Offset floor joists at all w.c. locations to provide adequate clearance.
6. Provide bridging at midpoint of spans.
7. Provide double headers and double trimmers at all floor openings.
8. Provide 3" minimum bearing. For engineered and manufactured floor systems, follow manufacturer's specifications.

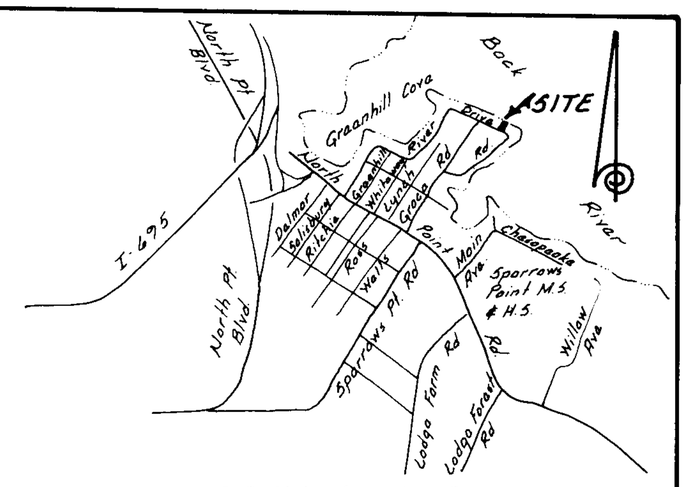
SECTION NOTES

1. All wood trusses to be T.P.I. approved and certified: installed and braced according to manufacturer's specifications.
2. All wood trusses 30'0" or longer shall have two rows of 2 X 4 lateral bracing perpendicular to the bottom chord.
3. Provide a minimum of two 2 X 4 diagonal braces at approximately 45 degrees angle at mid-point of span from bottom chord to ridge.
4. Provide soffit vents and ridge vents as shown on drawings.
5. Provide "fire-retardant" plywood sheathing four (4) feet on either side of party wall (where applicable).
6. Provide a minimum of 6' - 9" head clearance for all stairs.
7. Provide a minimum of R-30 insulation with vapor barrier and insulation baffles at each roof bay.
8. Provide 3 1/2" draft faced R-13 fiberglass batt insulation for all finished frame walls unless otherwise stated.
9. Provide 3 1/2" foil faced R-11 fiberglass batt insulation with minimum flame spread of 25 for unifinished exterior walls with pressure treated furring strips at masonry (lower level).
10. Provide 6" kraft faced R-19 fiberglass batts for cantilevered floors and projected windows.
11. All beams and headers to have Fb. allowable 1250 p.s.i. unless otherwise stated.
12. All floor systems to be installed in accordance with A.P.A. standards unless otherwise stated.
13. Provide nominal 2x fire blocking at eight (8) foot intervals.
14. All skylights to be set on a 4" minimum curb and flashed according to manufacturer's specifications.

SHORE-LINE CONSTRUCTION

SCALE : 3/16"=1'-0"	APPROVED x P.S.	DRAWN BY : JON S.	
DATE : 3/22/04	x Mr	REVISED :	
PROJECT NAME : SEALOVER SHORE HOME			
ADDRESS : 7112 River Drive,21220		DRAWING # A-11	





LOCATION MAP
Scale: 1" = 2000'

LOCATION INFORMATION

Councilmanic District - 7th
Election District - 15th
1" = 200' Scale Map # - SE 5I
Zoning - DR 5.5
Lot Size = 6025 Sq. Ft.± or 0.138 Ac.±

	Public	Private
Sewer	☒	☐
Water	☒	☐

	Yes	No
Chesapeake Bay Critical Area	☒	☐

Prior Zoning Hearings: 04-521-A

Zoning Office Use Only

Reviewed By	Item #	Case #

This Property is in Flood Zone "A-9" as shown on F.I.R.M. # 240010-0555B dated 3-2-81

All Buildings are for Residential use

Impervious Area: Existing = 2895 Sq. Ft.±
Allowed = 1506 Sq. Ft.±
Proposed = 2485 Sq. Ft.±

I Leonard G. Buerhaus, a Registered Property Line Surveyor of the State of Maryland do hereby certify, to the best of my knowledge and belief, and for the exclusive use of Charles P. & Martha M. Saelover; that the information shown hereon has been obtained by an Actual Transit-Tape Survey, that it shows a fixed and determinable position and location of the land described hereon, that except as shown and/or noted, there are no visible Easements or Rights of Way affecting the premises and except as shown there are no visible Encroachments either way across the Property Lines.

Leonard G. Buerhaus, Registered Property Line Surveyor # 349 — Date

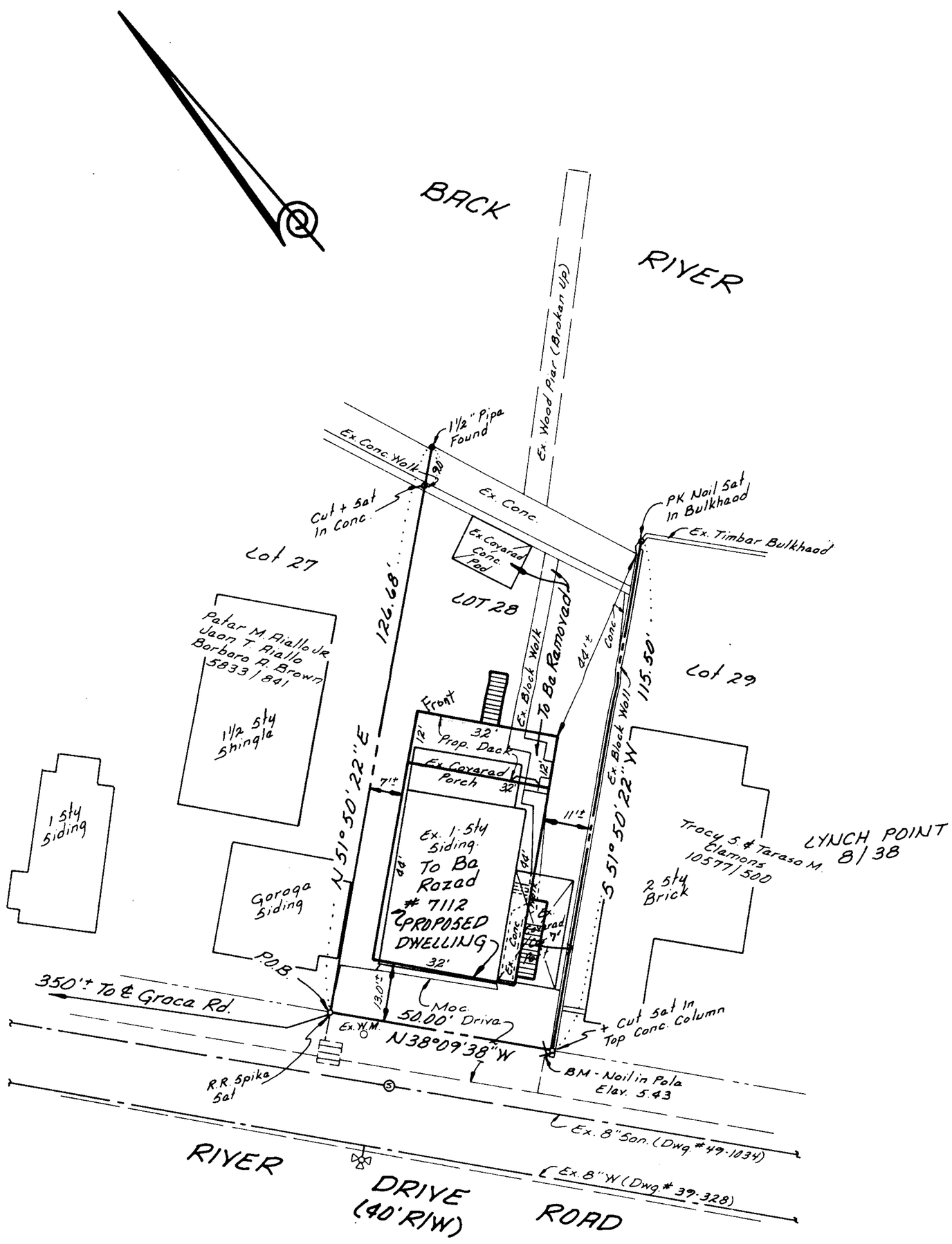
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

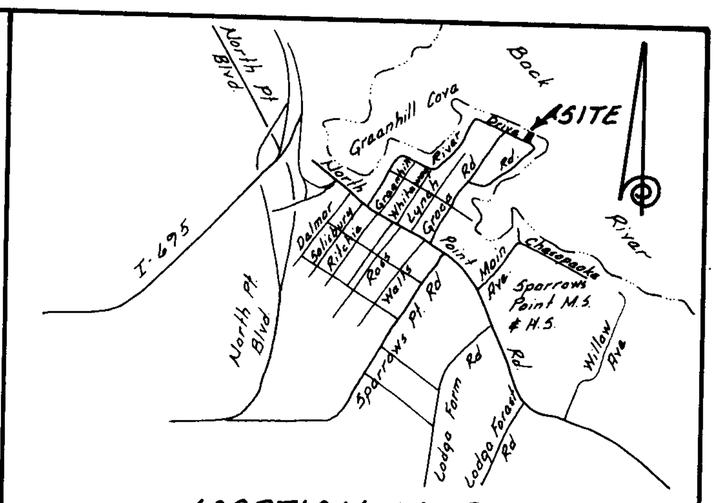
#7112 RIVER DRIVE ROAD

7th Councilmanic Dist.
15th Election Dist.
Baltimore County, Maryland
Scale: 1" = 20' · Date: Mar. 19, 2004
Revised July 19, 2004

Owner
Charles P. & Martha M.
Saelover
15-19-713840

REVISED PER HEARING





LOCATION MAP
Scale: 1" = 2000'

LOCATION INFORMATION

Councilmanic District - 7th
Election District - 15th
1" = 200' Scale Map # - SE 5I
Zoning - DR 5.5
Lot Size = 6025 Sq. Ft.± or 0.138 Ac.±

	Public	Private
Sewer	☒	☐
Water	☒	☐

	Yes	No
Chesapeake Bay Critical Area	☒	☐

Historic Area: NO
Prior Zoning Hearings:

None

Zoning Office Use Only

Reviewed By	Item #	Case #
LTM	521	

This Property is in Flood Zone "A-9" as shown on F.I.R.M. # 240010-0555B dated 3-2-81

All Buildings are for Residential use

Impervious Area: Existing = 2895 Sq. Ft.±
Allowed = 1506 Sq. Ft.±
Proposed = 2485 Sq. Ft.±

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Leonard G. Buerhaus, Registered Property Line Surveyor # 349 — Date

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

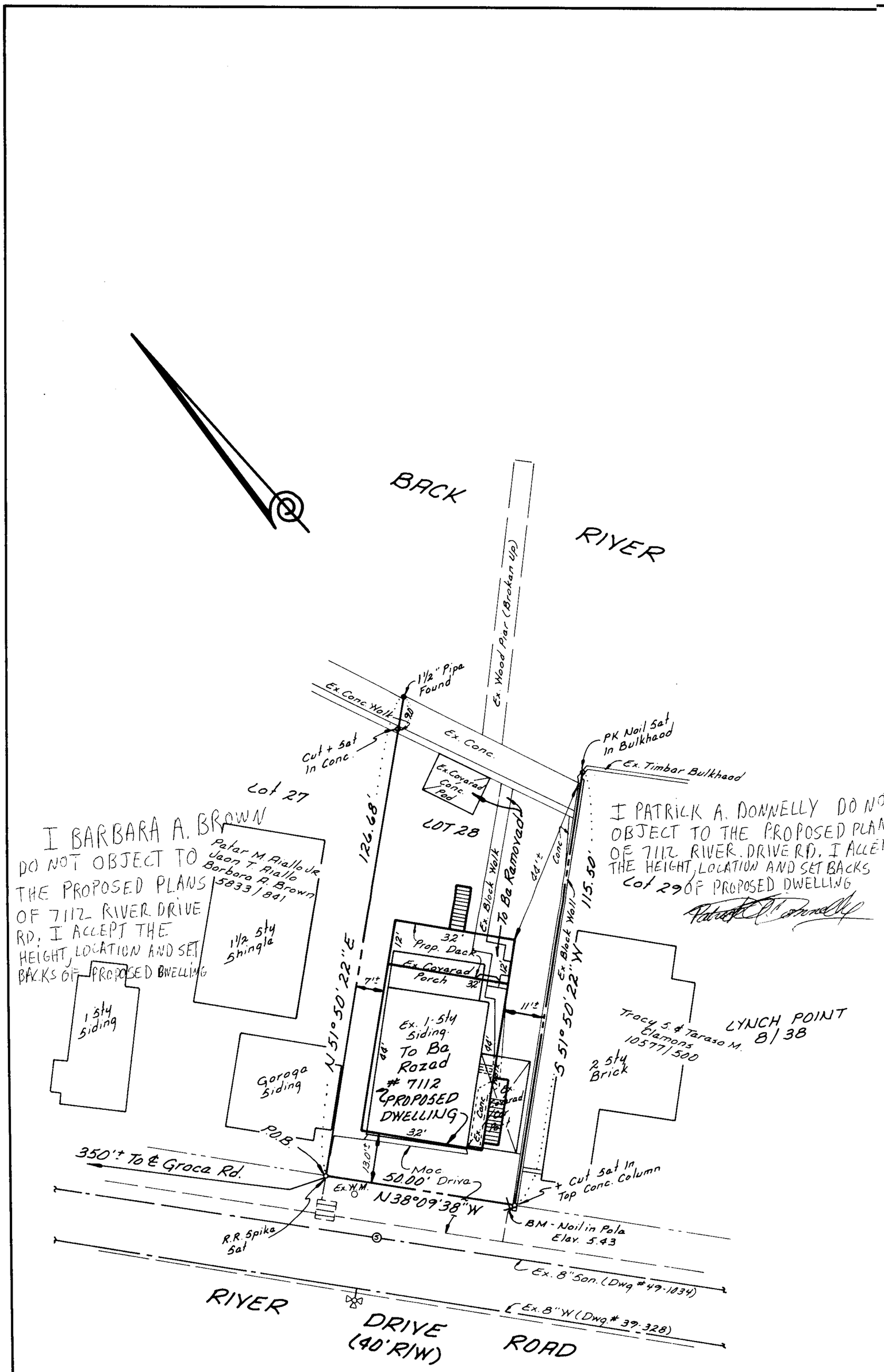
Lot 28, Lynch Point PB 8, PG 38

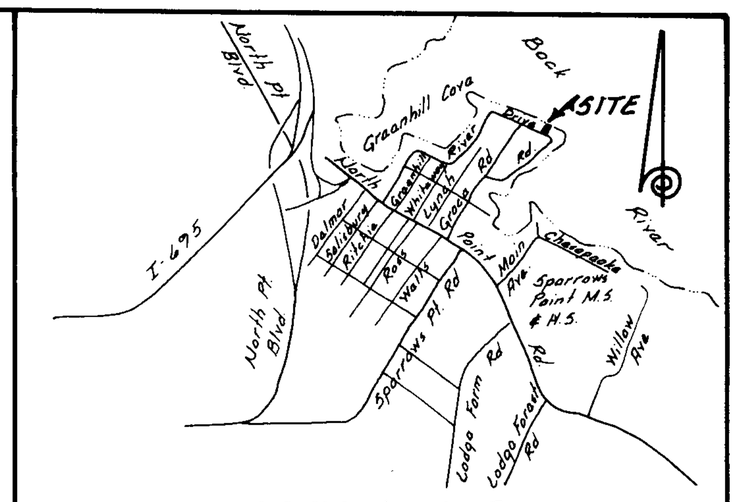
#7112 RIVER DRIVE ROAD

7th Councilmanic Dist.
15th Election Dist.
Baltimore County, Maryland
Scale: 1" = 20' · Date: Mar. 19, 2004

Owner
Charles P. & Martha M.
Saolover
15-19-713840

Pet #1





LOCATION MAP
Scale: 1" = 2000'

LOCATION INFORMATION

Councilmanic District - 7th
Election District - 15th
1" = 200' Scale Map # - SE 5I
Zoning - DR 5.5
Lot Size = 6025 Sq. Ft.± or 0.138 Ac.±

	Public	Private
Sewer	☒	☐
Water	☒	☐

	Yes	No
Chesapeake Bay Critical Area	☒	☐

Prior Zoning Hearings:

None

Zoning Office Use Only

Reviewed By	Item #	Case #

This Property is in Flood Zone "A-9" as shown on F.I.R.M. # 240010-0555B dated 3-2-81

All Buildings are for Residential use

Impervious Area: Existing = 2895 Sq. Ft.±
Allowed = 1506 Sq. Ft.±
Proposed = 2485 Sq. Ft.±

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Leonard G. Buerhaus, Registered Property Line Surveyor # 349 — Date

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

#7112 RIVER DRIVE ROAD

7th Councilmanic Dist.
15th Election Dist.
Baltimore County, Maryland
Scale: 1" = 20' · Date: Mar. 19, 2004

Owner
Charles P. & Martha M. Saelover
15-19-713840

Pet #4