IN RE: PETITION FOR ADMIN. VARIANCE

N/S Greenbank Road, 75' W of the c/l

Patuxent Road

(7114 Greenbank Road)

15<sup>th</sup> Election District

6<sup>th</sup> Council District

Noel Spindler Petitioner

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 05-018-A

\*

\* \* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Noel Spindler. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 7 feet each in lieu of the required 10 feet for the construction of a replacement dwelling (Tropical Storm Isabel damage). The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon all of the evidence contained therein, I am persuaded to grant the variance. I find that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and that there



OR FILING )ale

LES:bis

will be no detrimental impacts to the health, safety and general welfare of the surrounding locale. However, the proposed construction is subject to compliance with Chesapeake Bay Critical Areas and Federal Flood Insurance requirements.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County day of August 2004 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 7 feet each in lieu of the required 10 feet for a replacement dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Development of the subject lot shall be in compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division of DPDM relative to Chesapeake Bay Critical Areas regulations and Federal Flood Insurance Requirements. Copies of those comments are attached hereto and made a part hereof.

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

### 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

August 18, 2004

Mr. Noel Spindler 7114 Greenbank Road Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Greenbank Road, 75' W of the c/l Patuxent Road
(7114 Greenbank Road)
15<sup>th</sup> Election District – 6<sup>th</sup> Council District
Noel Spindler - Petitioner
Case No. 05-018-A

Dear Mr. Spindler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc;

Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson, Md. 21286

Chesapeake Bay Critical Areas Commission

1804 West Street, Suite 100, Annapolis, Md. 21401

DEPRM; Development Plans Review, DPDM; People's Counsel; Case File



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



# Petition for Administrative Variance

### to the Zoning Commissioner of Baltimore County

for the property located at #7114 Greenban & Poad which is presently zoned DP 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) | B02.3. C. 1 To parmit side yard Setbacks of 7 feet (each side) in lieu of the Equivid 10 feet (for an isabelie replacement dwlg.)

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

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

|  |                                       | !/We do solemnly declare and affirm, under the penalties of<br>perjury, that I/we are the legal owner(s) of the property which<br>is the subject of this Petition. |
|--|---------------------------------------|--|
| Contract Purchaser/Lessee:                           |                                       | <u>Legal Owner(s):</u>   |
| Name - Type or Print                                 |                                       | Nocl Spindler Name - Type of Print   |
| Signature  |                                       | Signature Signature  |
| Address  | Telephone No.                         | Name - Type or Print   |
| City   | e Zip Code                            | Signature Con Bev True   |
| Attorney For Petitioner:                             |                                       | 7114 Grunbank Poad 410 751-9659  |
|  |                                       | Address Bulhwow MD 21220   |
| Name - Type or Print                                 |                                       | Bulhinon, MD 21220 City State Zip Code   |
| Signature  | · · · · · · · · · · · · · · · · · · · | Representative to be Contacted:  |
|  | <u> 1 1-46.1 1</u> 2 11               | Site Rite Surveying, Inc.  |
| Company  |                                       | 200 E. Joppa Road Roan 101 460 82890   |
| Actress  | Telephone No.                         | Address Telephone No.  |
|  |                                       | Towson, MD 21286   |
| Cit  | <b>-</b>                              | City State Zip Code  |
| A sublic Hearing having been formally de this day of | unar the subject matter or            | e required, it is ordered by the Zoning Commissioner of Baltimore County, this petition be set for a public hearing, advertised, as required by the zoning         |
| R E  | . B. 'A                               |  |
| AN NO NICE   |                                       | Zoning Commissioner of Baltimore County  |
| CASE NO. US-UIV                                      | Re                                    | viewed By Date 1904  |
| REV 10/25/01   | Est                                   | timated Posting Date 24  |
|  |                                       |  |

# Affidavit in Support of Administrative Variance

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

| That the Affiant(s) does/do presently reside at   | 1114 grun   | LOANF           | - road                  |                        |
|---|---|-----------------|-------------------------|------------------------|
|   | Address Bultwork                                    | MD              | 21220                   |                        |
| •   | City  |                 | State                   | Zip Code               |
| That based upon personal knowledge, the followariance at the above address (indicate hardship | wing are the facts up<br>ip or practical difficulty | on which<br>y): | I/we base the request t | for an Administrative  |
|   |   | _               | last.                   |                        |
| Existing dwelling da  | many to   | 1 201           |                         |                        |
| ,   |   |                 |                         |                        |
|   |   |                 |                         |                        |
|   |   |                 |                         |                        |
|   |   |                 |                         |                        |
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|   |   |                 |                         |                        |
|   |   |                 |                         |                        |
|   |   |                 |                         |                        |
|   |   |                 |                         |                        |
| That the Affiant(s) acknowledge(s) that if a fordulation for and may be required to provide:  | ormal demand is filed                               | d, Affiant(     | s) will be required to  | pay a reposting and    |
| advertising fee and may be required to provide a  |   | •               |                         |                        |
| * A-1   |   |                 |                         |                        |
| Signature Signature   | Sion  | ıature          |                         | <del></del>            |
| Jugitature  | Q.g.  | i <b>Q</b> idio |                         |                        |
| Name Time of Driet  | Nan   | ne - Type or    | Drint                   |                        |
| Name - Type or Print  | i 467+1   | ie - 1 ype oi   | 1 14714                 |                        |
|   |   |                 |                         |                        |
| STATE OF MARYLAND, COUNTY OF BALTIM   | MORE, to wit:                                       |                 |                         |                        |
| <i>1</i> 3  |   | 04              | before me, a Nota       | y Public of the State  |
| HEREBY CERTIFY, this A day of A day of Maryland, in and for the County aforesald pe           | rsonally appeared                                   |                 | , Delote the, a riola   | y r abile of are state |
|   |   |                 |                         |                        |
| he Affiant(s) herein, personally known or satisfa   | actorily identified to m                            | e as such       | Affiant(s).             |                        |
|   |   |                 |                         |                        |
| AS WITNESS my hand and Notarial Seal  | Q   |                 | <u>.</u>                |                        |
|   |   |                 | Atte                    |                        |
|   | 1/4/2   |                 | / www                   |                        |

Notary Public

My Commission Expires \_\_\_\_My Commission Expires 5-1-08

REV 10/25/01

# Affidavit in Support of Administrative Variance

| The undersigned hereby affirms under the penalties of perfollows: That the information herein given is within the percent to testify thereto in the event that a public hearing | ersonal knowledge o                | of the Affiant(s) and that Affiant(s) is/are |
|---|------------------------------------|--|
|   | Freubank                           |  |
| S detector  |                                    |  |
| City  | iore, MD:                          | State Zip Code                               |
| That based upon personal knowledge, the following are the Variance at the above address (indicate hardship or practical   | difficulty):                       |  |
| Existing dwelling damaged   | by Sab                             | ul.  |
|   |                                    |  |
|   |                                    |  |
|   |                                    |  |
|   |                                    |  |
|   |                                    |  |
|   |                                    |  |
| That the Affiant(s) acknowledge(s) that if a formal deman advertising fee and may be required to provide additional info  | d is filed, Affiant(s)<br>rmation. | will be required to pay a reposting and      |
| 2. Naufoul Signature  |                                    |  |
| Signature   | Signature                          |  |
| Name - Type or Print  | Name - Type or Pri                 | nt   |
| STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:   |                                    |  |
| I HEREBY CERTIFY, this Jay of Maryland, in and for the County aforesaid, personally appe  | ared ,04                           | _, before me, a Notary Public of the State   |
| the Affiant(s) herein, personally known or satisfactorily identif   | ied to me as such A                | ffiant(s).                                   |
| AS WITNESS my hand and Notarial Seal  | S.                                 | 1  |
| Not   | ary Public                         | Xttle  |
| •   |                                    |  |

REV 10/25/01

My Commission Expires \_\_\_My Commission Expires 5-1-08



regulations of Baltimore County and that the property be reposted.

CASE NO.

REV 10/25/01

05-018-A

# Petition for Administrative Variance

### to the Zoning Commissioner of Baltimore County

for the property located at #7114 Green ban F Poad
which is presently zoned DP 5.5

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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) | B02.3.C. | To permit solve yourd SUBAUCS of Tfut (each side) in lieu of the regional to fut (for an Sabulu type aument dwelling)

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): Name - Type or Print Name - Type of Print Signature Signature **Address** Telephone No. Name - Type or Print City State Zip Code Signature Attorney For Petitioner: Telephone No. timore, M Name - Type or Print Zip Code State Representative to be Contacted: Signature MINMINA Company Address Telephone No. **Address** Telephone No OWSON MDCity State Zip Code Zip Code A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County,

Reviewed By

Estimated Posting Date

that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning

Zoning Commissioner of Baltimore County

ADDENDUM TO PETITION FOR ADMINISTRATIVE VARIANCE SPINDLER PROPERTY LOCATED ON #7114 GREENBANK ROAD

DUE TO THE DAMAGE CAUSED BY ISABEL AND THE FACT THE DWELLING IS ONLY ONE STORY, THE PROPOSED DWELLING IS TO ACCOMMODATE THE LIVING SPACE NEEDED. THERE IS NO CONTIGUOUS OWNERSHIP OF PROPERTY IN ORDER TO MEET THE SIDE YARD SETBACK REGULATIONS. HOWEVER, THE PROPOSED STRUCTURE IS WITHIN THE SPIRIT AND INTENT OF THE BALTIMORE COUNTY ZONING REGULATIONS. STRICT COMPLIANCE WITH THE REGULATIONS WOULD UNREASONABLY PREVENT THE PERMITTED USE OF THE PROPERTY AS NEEDED BY THE OWNERS.

CASE NO. 05-018-A

### **ZONING DESCRIPTION** #7114 GREENBANK ROAD

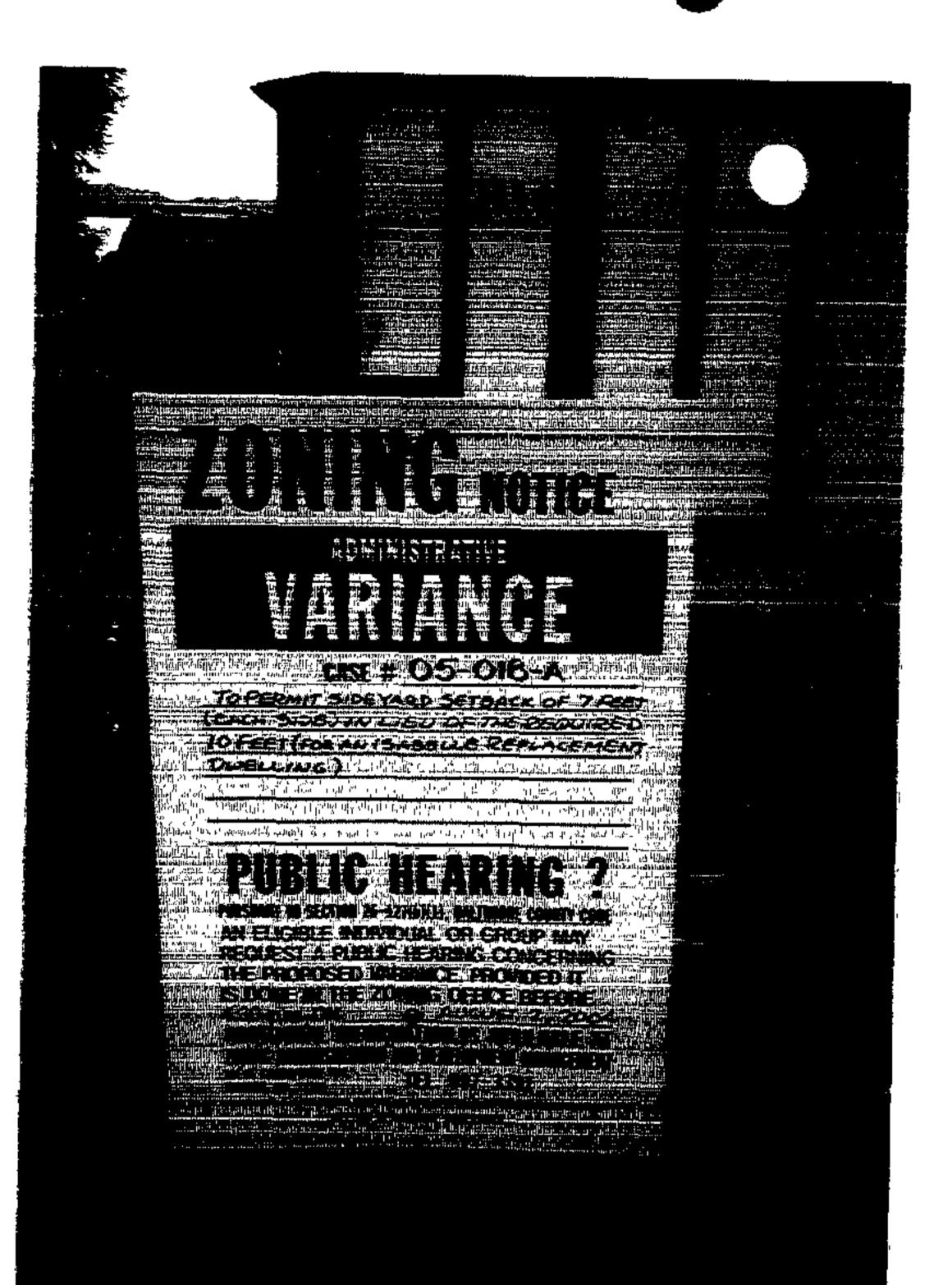
Beginning at a point on the Northeast side of Greenbank Road which is 50 feet wide at the distance of 75 feet northwest of the centerline of Patuxent Road which is 50 feet wide. "Being Lot #40, Section #B in the subdivision of "Oliver Beach" as recorded in Baltimore County Plat Book #12, folio #56, containing 12,150 S.F. Also known as #7114 Greenbank Road and located in the 15<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District.

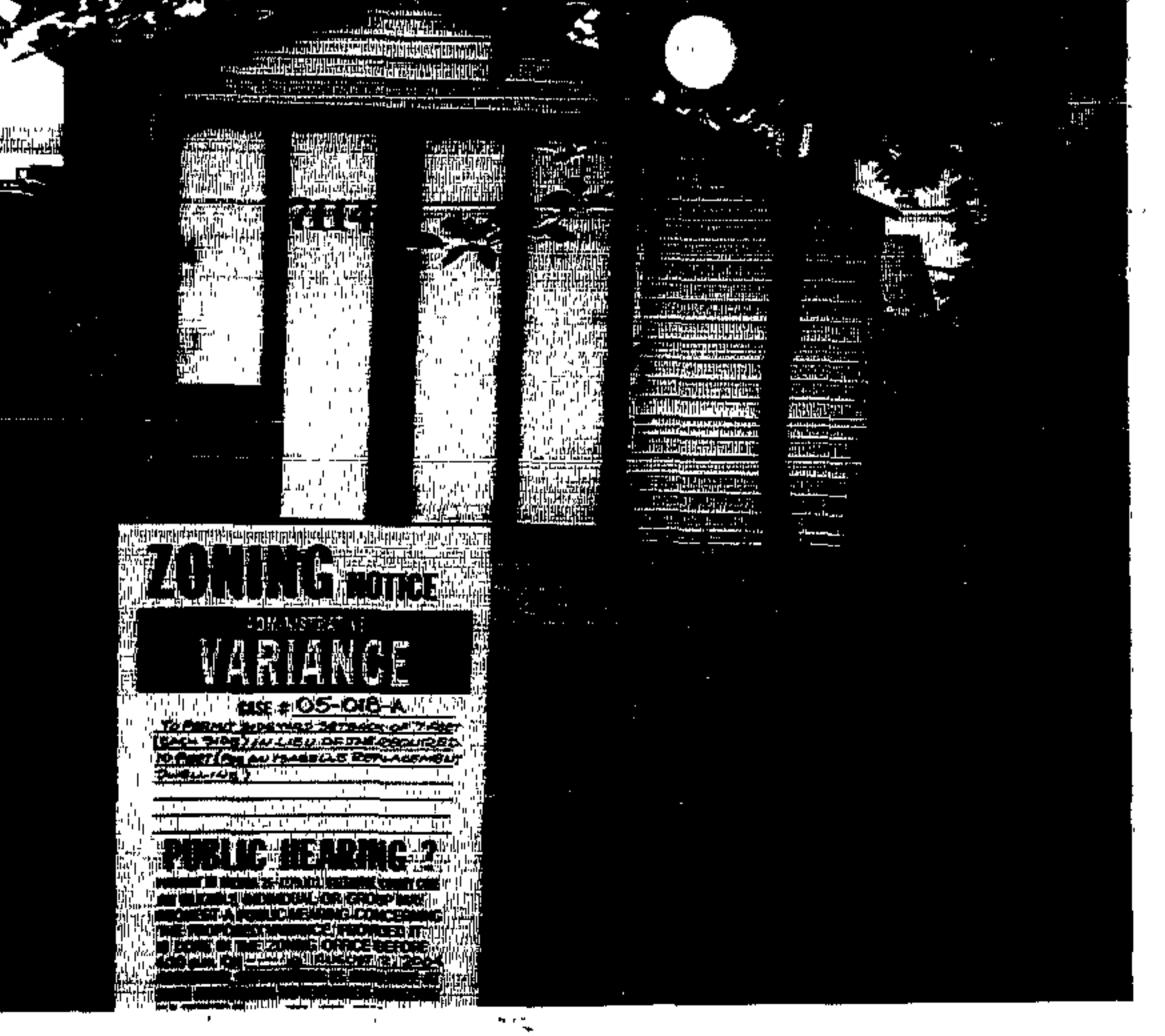
010

Manual Ma

Michael V. Moskunas Professional Land Surveyor Reg. No. 21175

Site Rite Surveying, Inc. 200 East Joppa Road Suite 101 Towson MD 21286 (410) 828-9060







|  | RE: Case No.: 05-018-A   |
|--|--|
|  | Petitioner/Developer: NOEL SPILLDLER                                 |
| •  | Date of Hearing/Closing: AUG. 2, 2004                                |
| Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204 |  |
| Attention: Becky Hart  |  |
| Ladies and Gentlemen: This letter is to certify un   | nder the penalties of perjury that the necessary sign(s) required by |
| law were posted conspicuously on the property l  | ocated at #7114 GNEGABBALK DOAD                                      |
|  |  |
| The sign(s) were posted on   | 16, 2004<br>(Month, Day, Year)                                       |
|  | Sincerely,  Sincerely,  (Signature of Sincerely)                     |
| •  | (Signature of Sign Poster and Date)  GARLANDE, Moore  (Printed Name) |
|  | 3225 RYERSON CIRCLES (Address)                                       |
|  | PAUTINIARE, MD. 21227<br>(City, State, Zip Code)                     |
|  | (Telephone Number)   |
|  |  |

# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

| Case Number 05- 018 -A Address 7/14 CREENBANK RP   |
|--|
| Contact Person: John LEWIS. Phone Number: 410-887-3301   |
| Filing Date: 7/09/04 Posting Date: 7/18/04 Closing Date: 8/02/04   |
| Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.  |
| POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date. |
| DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.  |
| ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.                  |
| (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.  |
| (Detach Along Dotted Line)   |
| etitioner: This Part of the Form is for the Sign Poster Only   |
| USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT  |
| ase Number 05- 0/8 -A Address 7/14 CREENBANK RD.   |
| etitioner's Name ABEL SPINDLEY Telephone 410 751 9659 80000  |
| osting Date: //8/04 Closing Date: 0/02/14  |
| ording for Sign: To Permit SIDE YARD SETBACK OF 7 FT. (EACH SIDE) IN LIEU OF   |
| ording for Sign: To Permit SIDE YARD SETBACK OF TET. (EACH SIDE) IN LIEU OF THE REQUIRED 10 FT (FOR AN ISABELLE REPUREMENT DWLG.)  |
|  |
|  |

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 05 0/8 A          |
| Petitioner: Nocl Spirialer                    |
| Address or Location: 1114 Grunbank Poad       |
|   |
| PLEASE FORWARD ADVERTISING BILL TO:           |
| Name: Nocl Spindler                           |
| Address: 7114 Greenbank Poad                  |
| Baltimory MD 21220                            |
| Telephone Number: (410) 751-9659 40 Bev. True |

### Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204





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

August 2, 2004

Noel Spindler 7114 Greenbank Road Baltimore, Maryland 21220

Dear Mr. Spindler:

RE: Case Number:04-018-A, 7114 Greenbank Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 9, 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,

Call Rill Of

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

**Enclosures** 

People's Counsel C: Site Rite Surveying, Inc. 200 E. Joppa Road, Rm. 101 Towson 21286



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



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 July 22, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 26, 2004

Item No.:

017-035

Dear Ms. Mathews:

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.

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



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

#### Maryland Department of Transportation

Date:

7.23.04

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

RE:

**Baltimore County** 

Item No. 018

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division

1. 1. Andh

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO:

Tim Kotroco

AUG 1 1 2004

FROM:

John D. Oltman, Jr J

ZONING COMMISSIONER

DATE:

August 10, 2004

SUBJECT:

Zoning Item

# 05-018

Address

7114 Greenbank Road (Spindler Property)

Zoning Advisory Committee Meeting of July 26, 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: August 10, 2004

Date SEENED FOR FILING By

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

**DATE:** August 9, 2004

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

**SUBJECT:** 

7114 Greenbank Road

AUG - 9 2004

**INFORMATION:** 

**Item Number:** 

5-018

NG COMMISSIONER

**Petitioner:** 

**Noel Snider** 

Zoning:

DR 5.5

Requested Action: Administrative Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided neither the principal dwelling nor the accessory structure is located closer to the water's edge than the adjoining dwellings.

Indicate on the plan where the existing shed should be relocated.

AFK/LL:MAC:

DATE: August 4, 2004

## BALTIMORE COUNTY, MARYLAND

Balt Co-DPW SWM

### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 2, 2004

Item No. 018

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

The flood protection elevation for this site is 11.2 feet.

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

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

The building engineer shall require a permit for this project.

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

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

RWB:CEN:jrb

cc: File

AC-08-02-Z004-COMMENT ITEM 018-08042004

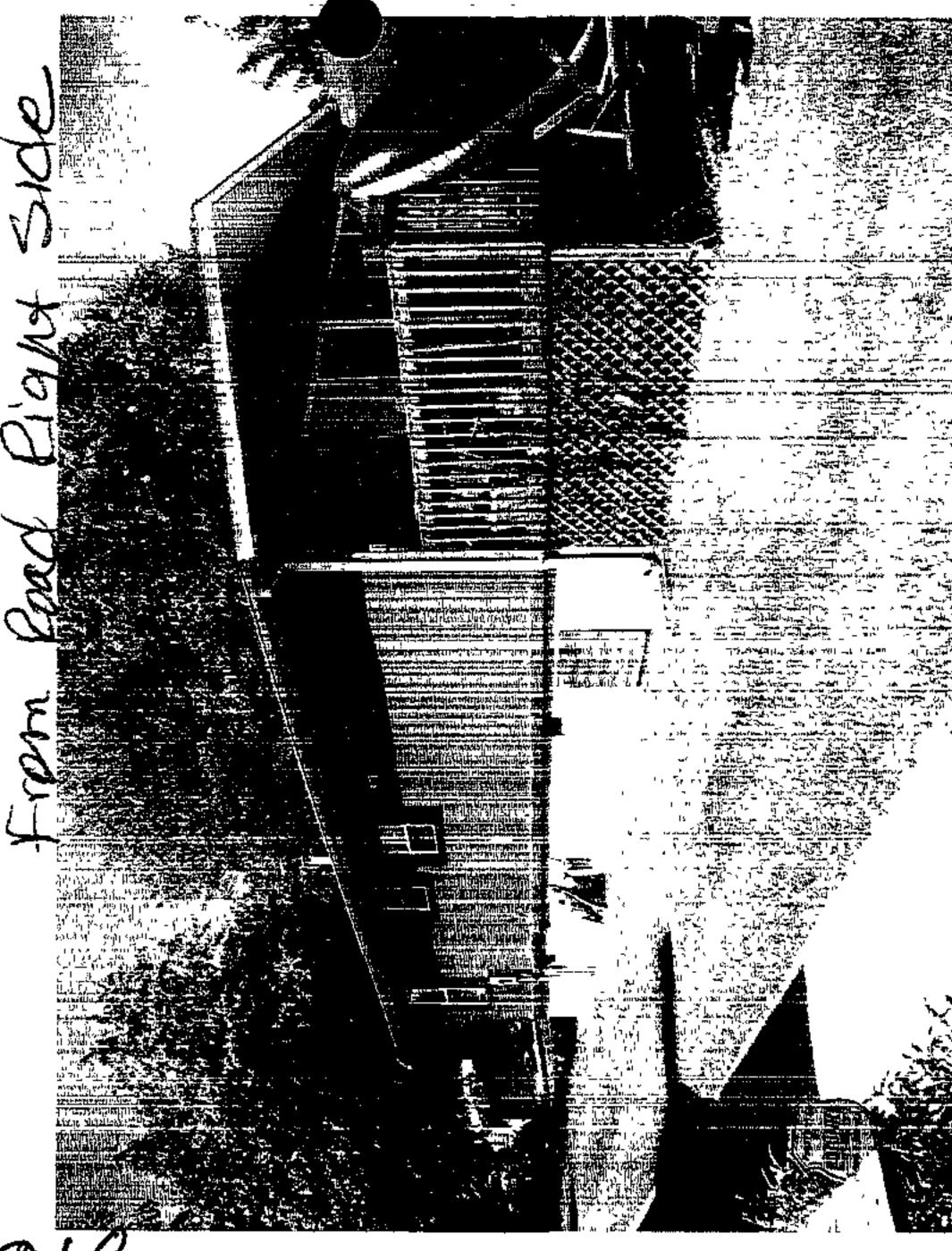
ONDER RECEWED FOR FILING
Date
By

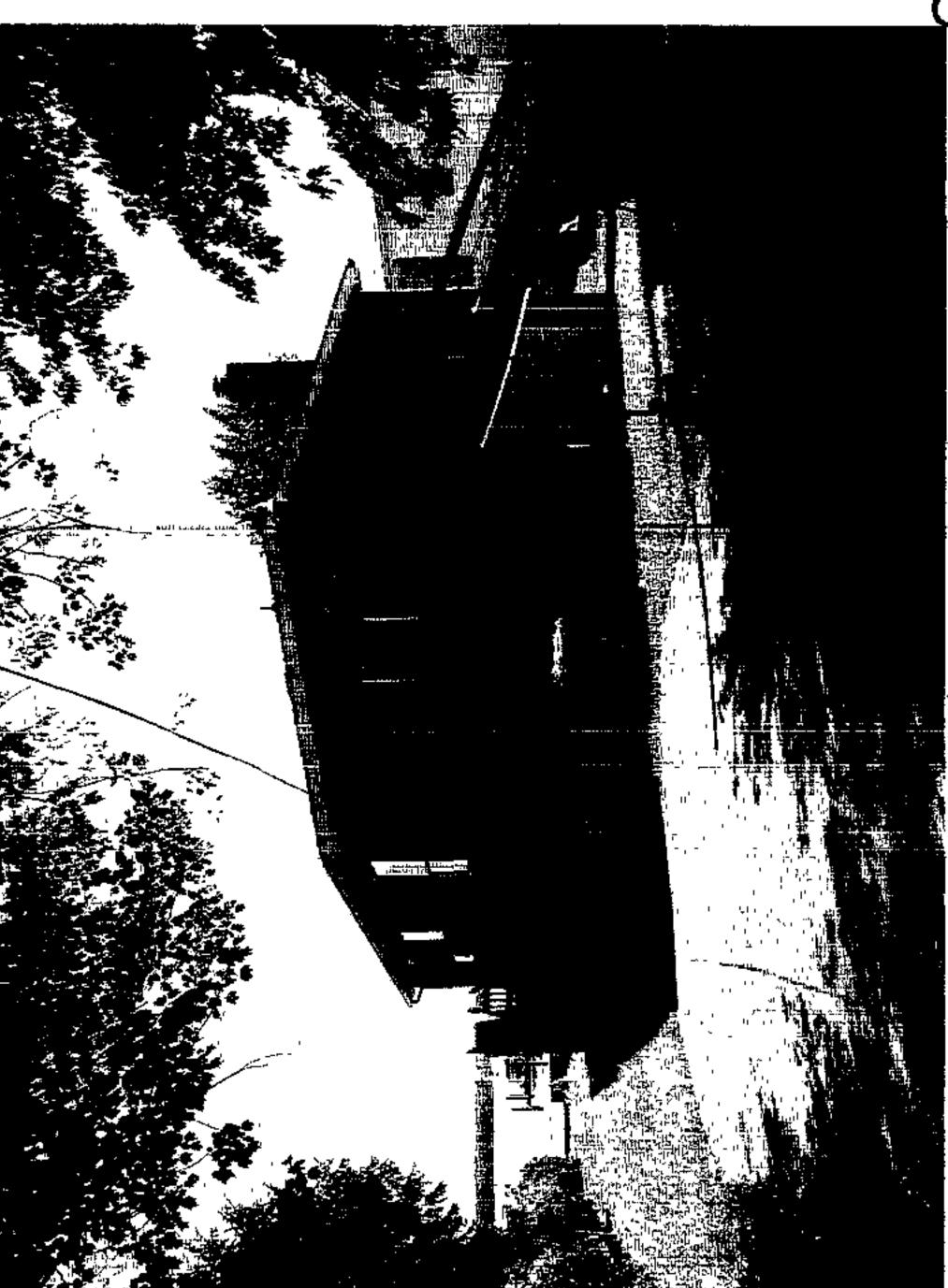


From across Road Looking Howards
Nouse-

018





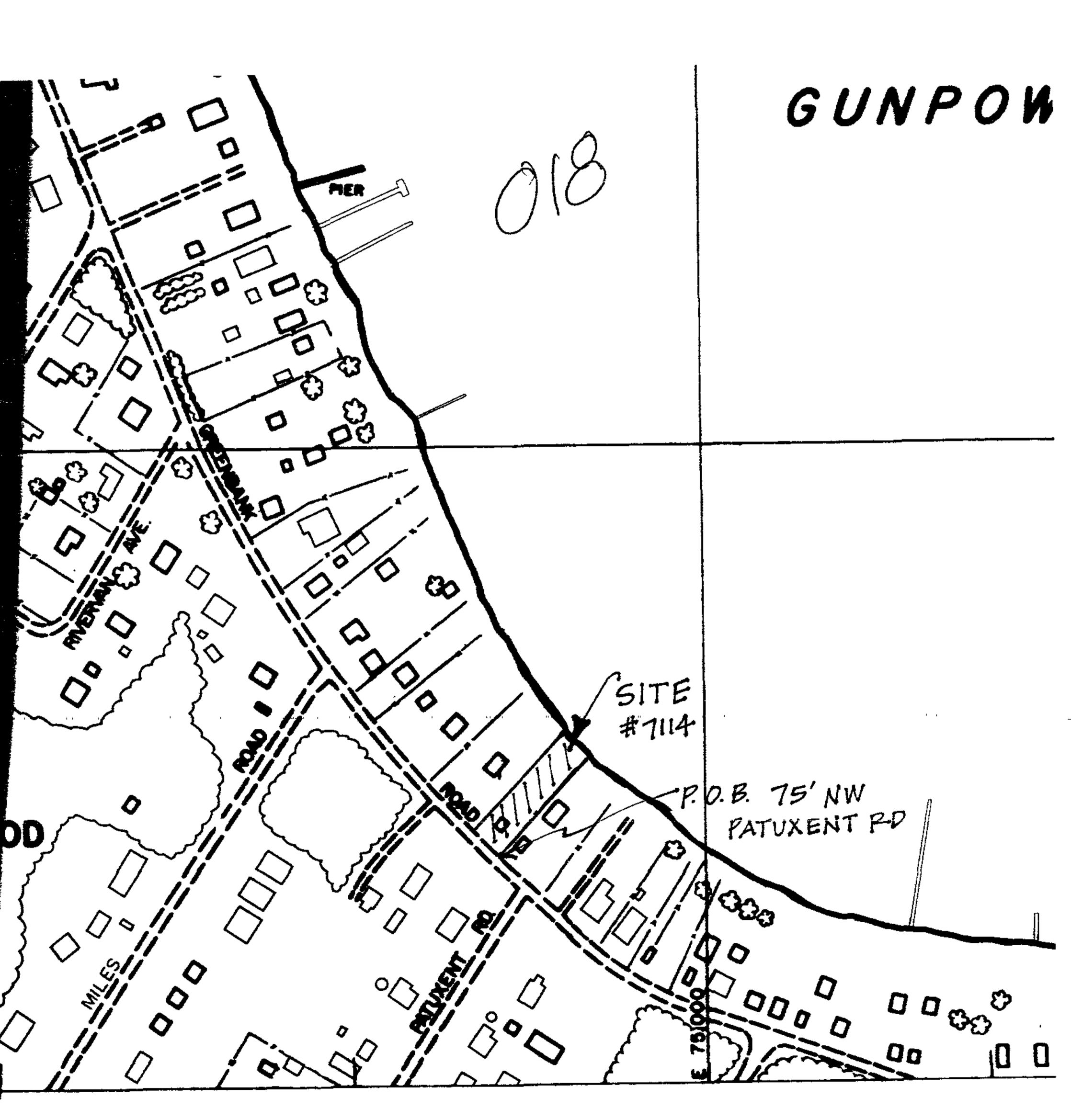








200'SCALE ZONING MAP #7114 GPEENBANK POAD N.E. 8 M



**GENERAL NOTES:** EXISTING ZONING: D.P. 5.5 Winds to the Control 200' SCALE MAP: NE 7M VICINITY MAP LOT AREA: 0.27 Ac +/- or 12,150 S.F. +/-EXISTING IMPERVIOUS AREA: EXISTING HOUSE: 1015 S.F. SCALE: 1 = 1000 PUBLIC WATER AND SEWER EXISTING SHED: 185 S.F. EXISTING DRIVEWAY: 1762 S.F. LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA GUNPOWDER EXISTING CONCRETE AROUND SHED: 106 S.F. LOCATED IN THE 100 YEAR FLOOD PLAIN AREA RIVER TOTAL: 3,068 S.F. COMMUNITY PANEL NO. 240010 0455 B ZONE: "AIO" 240010 0315 B ALLOWABLE 25% IMPERVIOUS ARE 3,037.5 S.F. NOT LOCATED IN HISTORIC ARA Oliver Pt NO PRIOR ZONING HEARING PROPOSED IMPERVIOUS AREA: PROPOSED DWELLING: 2300 S.F. PROPERTY DRIVEWAY: 814 S.F. **EXISTING USE:** SINGLE FAMILY DWELLING TOTAL: 3,114 S.F. PROPOSED USE: SINGLE FAMILY DWELLING TO REPLACE DWELLING DAMAGED BY ISABEL EX. CONIC. STEPS? 30' EX. I'CONC. BULKHEAD CHAPLES HAJEK PAYMOND AGNELLO 1508000841 #7116 TEPESA WINHAUER 1519510620 EX. DWLG. 1526000650 VACANT 14302/633 KEN PEALEY JOYCE PEALEY 8677/78 1516750470 12587/609 1516751490 4637/142 EX. WOOD Confessional companies of the confession of the 19'± PICHAPD HIOB 1522000180 14328/36 EX. ONE FRAME EX. DWLG. EX. DWLG. DWLG. LOCAL OPEN #7104 #7106 SPACE F. = 11= EX. DWLG. DWLG. W/GAFAGE OLIVER BEACH IMPROV. 6432 5.F. ASS N. 1515370023 1810/111 [37] [38] TO BE PELOCATED

8 CONG. TO BE

REMOVED EX. DWL9. #7112 #7122 EX. DWLG. 48.4' 50' 50 50 FEX. B" SAN. P.O.B. 75' NW OF & 1 OF PATUXENT POAD EX. 21' MACADAM PAVING PLAN TO ACCOMPANY PETITION FOR FEX. 8" W (DP.WG. 65-1020-3) ADMINISTRATIVE VARIANCE **#7114 GREENBANK ROAD** LOT 40 SECTION B "OLIVER BEACH" 12/56 OWNER: NOEL SPINDLER ELECTION DISTRICT NO. 15TH 7114 GREENBANK ROAD COUNCILMANIC DISTRICT NO. 6TH BALTIMORE, MARYLAND 21220 Site Rite Surveying, Inc. SCALE: 1" = 20' 200 E. Joppa Road TAX MAP: 84 GRID: 2 PARCEL: 40 **JUNE 14, 2004** Shell Building, Room 101 TAX ACCT. NO.: 1508653920 8913 Towson, MD 21286 DEED REF.: 16821/249 (410)828-9060