

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Bauernschmidt Drive,
370 ft. S of Riverside Drive
15th Election District
6th Councilmanic District
(2513 Bauernschmidt Drive)

Judith E. & Douglas P. Caraway
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-091-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Judith E. and Douglas P. Caraway. The variance request is for property located at 2513 Bauernschmidt Drive in the eastern area of Baltimore County. The variance is requested from Sections 1B02.3.C and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (one story porch) with a 5 ft. side yard setback and an open carport with a side yard setback of 1 ft. in lieu of the minimum required 11.25 ft. and 7.5 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 29, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the following County agency: the Department of Environmental Protection & Resource Management (DEPRM) dated September 14, 2004, a copy of which is attached hereto and made a part hereof.

Notice is taken that the property, which is the subject of this variance request, consists of 10,254 sq. ft., and is zoned D.R. 3.5.

RECEIVED FOR FILING
9/15/04
Ray

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of September, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (one story porch) with a 5 ft. side yard setback and an open carport with a side yard setback of 1 ft. in lieu of the minimum required 11.25 ft. and 7.5 ft. respectively, be and it is hereby APPROVED, 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 submitted by DEPRM dated September 14, 2004, a copy of which is attached hereto and made a part hereof;

RECEIVED FOR FILING
9/15/04
Rag

3. When applying for a building permit, 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:raj

ORDER RECEIVED FOR FILING
DATE 9/15/04
BY Raj

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

September 15, 2004

Mr. & Mrs. Douglas P. Caraway
2513 Bauernschmidt Drive
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 05-091-A
Property: 2513 Bauernschmidt Drive

Dear Mr. & Mrs. Caraway:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", with a long, sweeping horizontal line extending to the right.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: David Billingsley
Central Drafting & Design, Inc.
601 Charwood Court
Edgewood, MD 21040



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2513 BAUERNSCHMIDT DRIVE
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.30, 301.1A. (B.C.Z.R.)

To permit an open projection (one story porch) with a 5-foot side yard setback and an open carport with a side yard setback of 1-foot in lieu of the minimum required 11.25-feet and 7.5-feet respectively.

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 bound 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):

DOUGLAS P. CARAWAY
Name - Type or Print _____
Douglas P. Caraway
Signature _____
JUDITH E. CARAWAY
Name - Type or Print _____
Judith E. Caraway
Signature _____
2513 BAUERNSCHMIDT DR. (410) 960-1937
Address _____ Telephone No. _____
BALTIMORE MD. 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING AND DESIGN, INC.
Name _____
601 CHARWOOD CT. (410) 679-8719
Address _____ Telephone No. _____
EDGEWOOD MD. 21040
City _____ State _____ 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, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-091-A

Reviewed By D. THOMPSON Date 8/17/04

REV 10/25/01

Estimated Posting Date _____

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.

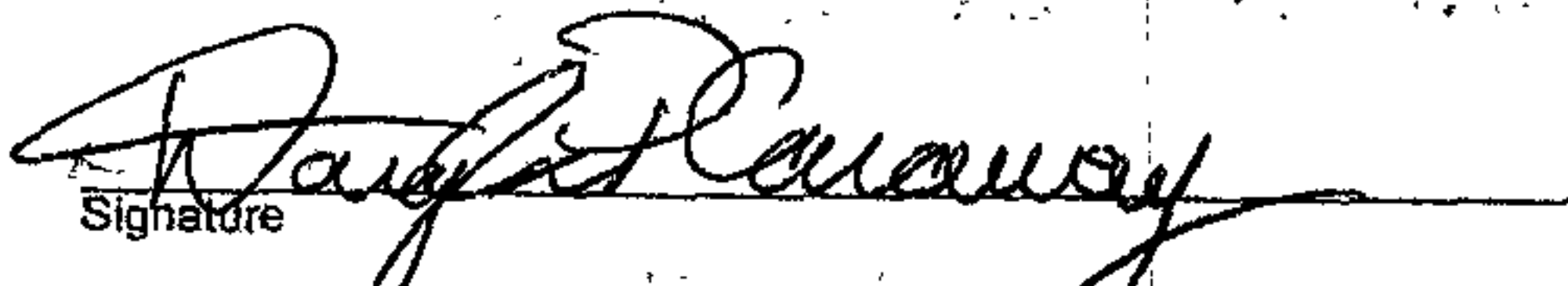
That the Affiant(s) does/do presently reside at 2513 BAUERNSCHMIDT DRIVE
Address
BALTIMORE MD. 21221
City State Zip Code

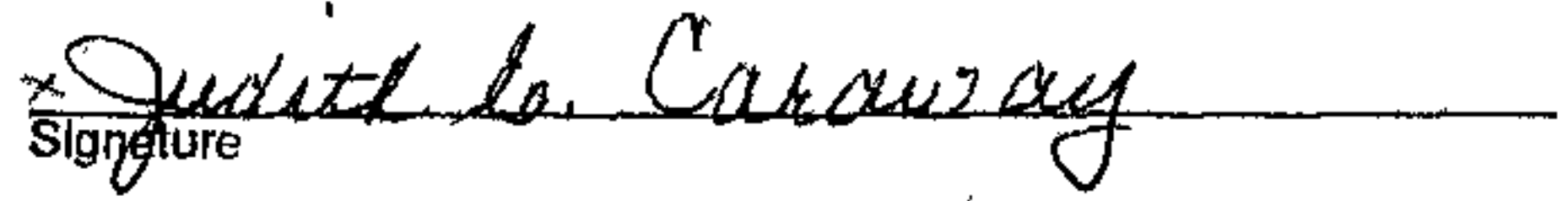
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE OWNER WISHES TO CONNECT THE EXISTING SIDE AND FRONT PORCHES TO CREATE A WRAP-AROUND PORCH. THE NEW PORCH WILL NOT ENCROACH FURTHER INTO THE SIDE YARD THAN THE EXISTING PORCH.

THE OWNER WISHES TO CONSTRUCT A SINGLE CARPORT FOR VEHICLE PROTECTION AND THE LOCATION SHOWN IS THE ONLY PRACTICAL LOCATION.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
DOUGLAS P. CARAWAY
Name - Type or Print


Signature
JUDITH E. CARAWAY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 16 day of August, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DOUGLAS P. CARAWAY AND JUDITH E. CARAWAY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires 1-21-08

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.

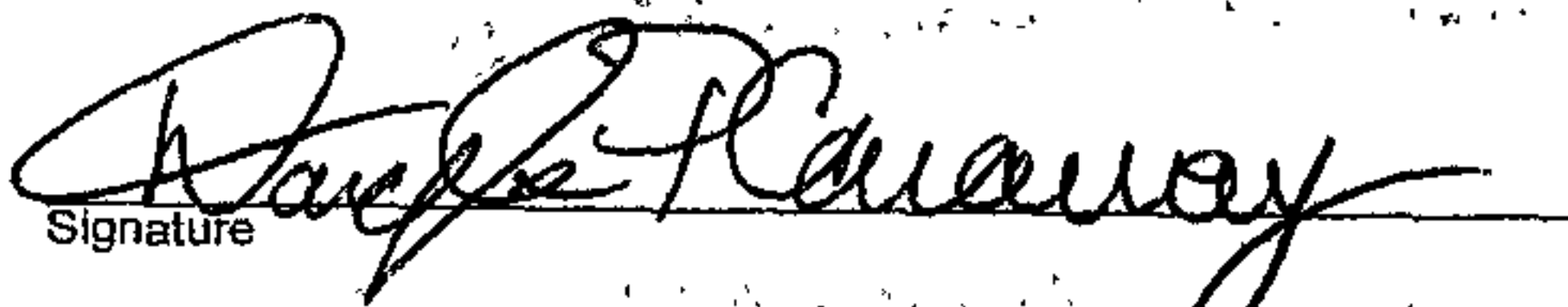
That the Affiant(s) does/do presently reside at 2513 BAUERNSCHMIDT DRIVE
Address
BALTIMORE MD. 21221
City State Zip Code

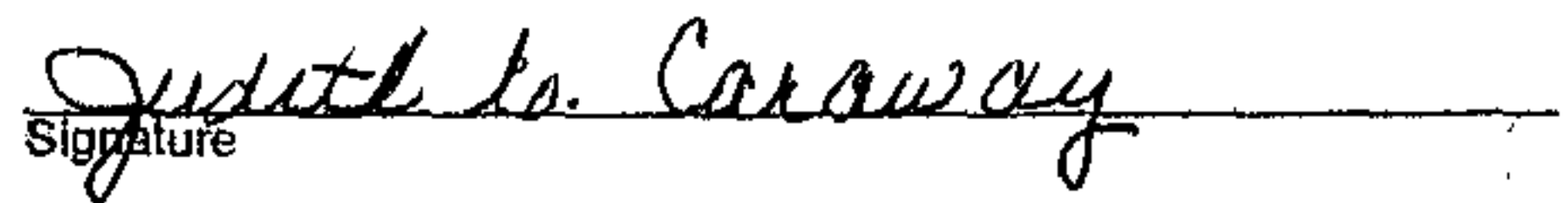
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE OWNER WISHES TO CONNECT THE EXISTING SIDE AND FRONT PORCHES TO CREATE A WRAP-AROUND PORCH. THE NEW PORCH WILL NOT ENCROACH FURTHER INTO THE SIDE YARD THAN THE EXISTING PORCH.

THE OWNER WISHES TO CONSTRUCT A SINGLE CARPORT FOR VEHICLE PROTECTION AND THE LOCATION SHOWN IS THE ONLY PRACTICAL LOCATION.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
DOUGLAS P. CARAWAY
Name - Type or Print


Signature
JUDITH E. CARAWAY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ HARFORD, to wit:

I HEREBY CERTIFY, this 16 day of August, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DOUGLAS P. CARAWAY AND JUDITH E. CARAWAY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 1-21-08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2513 BAUERNSCHMIDT DRIVE
which is presently zoned OR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1002.3C., 301.1A. (BCZR)

To permit an open projection (one story porch) with a 5-foot side yard setback and an open carport with a side yard setback of 1-foot in lieu of the minimum required 11.25-feet and 7.5-feet respectively.

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 bound 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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9/15/04 day of September, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

DOUGLAS P. CARAWAY

Name - Type or Print

Signature

JUDITH E. CARAWAY

Name - Type or Print

Signature

2513 BAUERNSCHMIDT DR. (410) 960-1937

Address

Telephone No.

BALTIMORE

MD.

21221

City

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY

CENTRAL DRAFTING AND DESIGN, INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address

Telephone No.

EDGEWOOD

MD.

21040

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-091-A

REV 10/25/01

Reviewed By D. THOMPSON Date 8/17/04

Estimated Posting Date 8/29

ORDER RECEIVED FOR FILES

Date

8/29

**DESCRIPTION TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE**

2513 BAUERNSCHMIDT DRIVE

Beginning for the same at a point on the west side of Bauernschmidt Drive (40 feet wide), said point being distant 370 feet southerly from the center of Riverside Drive (40 feet wide), thence being all of Lot 53 as shown on the plat entitled Bauernschmidt Manor recorded among the plat records of Baltimore County in plat book 12 folio 81.

Containing 10,245 s.f. or 0.235 ac. of land ±.

Being known as 2513 Bauernschmidt Drive. Located in the 15th Election District, 6th Councilmanic District of Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 8/17/04

ACCOUNT 0010066150

RECEIVED
FROM:

CENTRAL DRAFTING + DESIGN

FOR

ITEM # 091 05-091-A

Q513 BAVERNSCHMIDT DR by D. Thompson

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

No. 39788

PAID RECEIPT

BUSINESS WITH TIME

8/19/2004 8/19/2004 14:35:34

PER 1802 MAIL JEWEL

RECEIPT # 35555 8/19/2004 0812

Q513 5 523 ZHONG VERIFICATION

TX NO. 039788

Receipt Tot \$65.00

\$65.00 CR \$65.00 LA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-091-A

Petitioner/Developer: _____

CARAWAY

Date of Hearing/Closing: 9/13/04

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: _____

2513. BAUERNSCHMIDT DR

The sign(s) were posted on 8/29/04
(Month/Day, Year)

Sincerely,

Robert Black 8/30/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

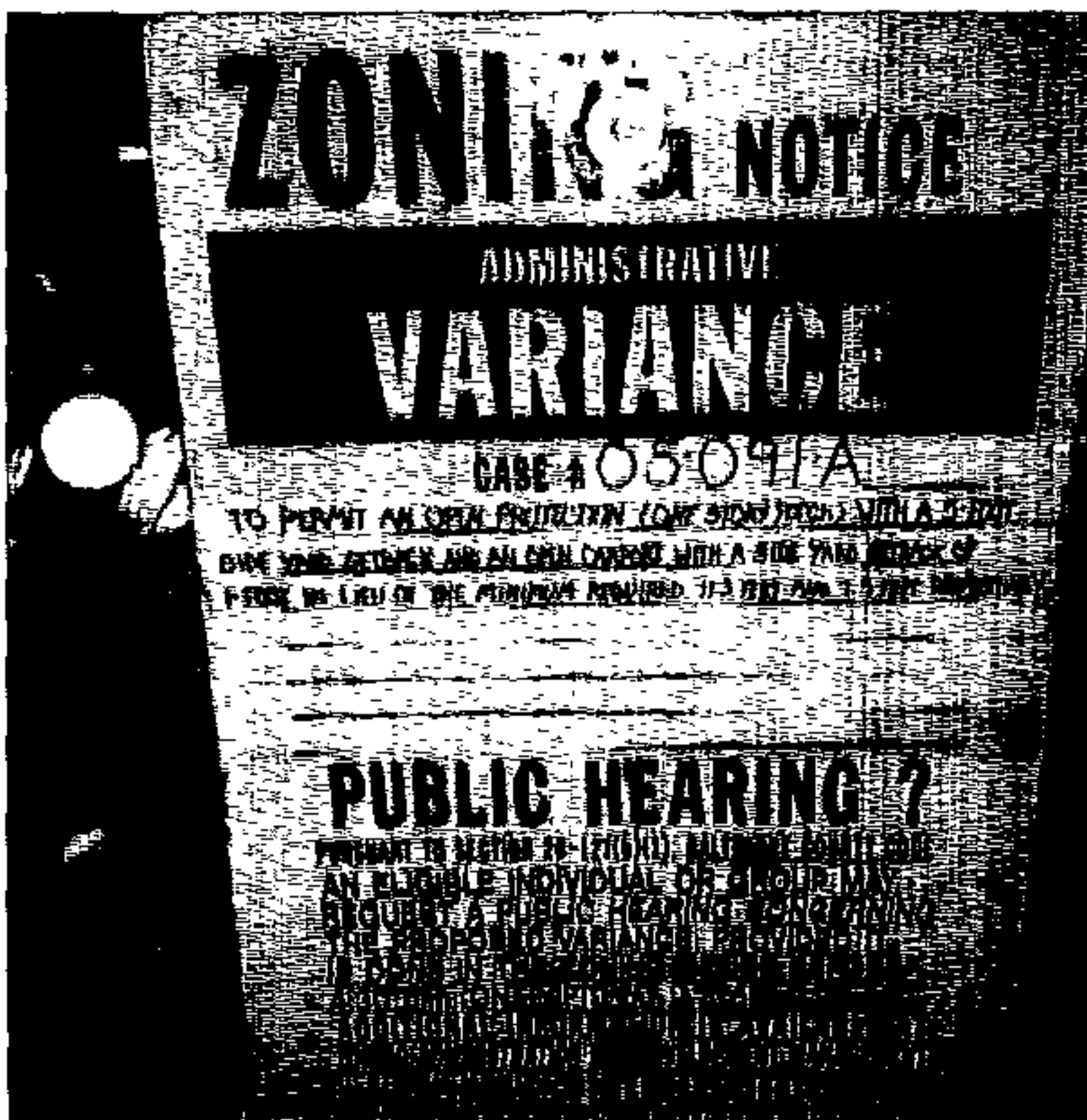
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 05-091-A

Petitioner: CARAWAY

Address or Location: 2513 BAVERNSCHMIDT DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. DOUGLAS P. CARAWAY

Address: 2513 BAVERNSCHMIDT DR.
BAKTO. MD 21221

Telephone Number: 410-960-1937

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 091 -A

Address 2513 BAUERNSCHMIDT DR.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8/17/04

Posting Date: 8/29/04

Closing Date: 9/13/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **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.
2. **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.
3. **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.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (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)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 091 -A

Address 2513 BAUERNSCHMIDT DRIVE

Petitioner's Name CARAWAY

Telephone 410-960-1937

Posting Date: 8/29/04

Closing Date: 9/13/04

To permit an open projection (one story porch) with a 5-foot side yard setback and an open carport with a side yard setback of 1-foot in lieu of the minimum required 11.25-feet and 7.5-feet respectively.

WCR - Revised 6/25/04

**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

September 13, 2004

Douglas P. Caraway
Judith E. Caraway
2513 Baurenschmidt Drive
Baltimore, Maryland 21221

Dear Mr. and Mrs. Caraway:

RE: Case Number: 05-091-A, 2513 Baurenschmidt Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 17, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

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

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

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

August 27, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 30, 2004

Item No.: 091, 092, 094-100

Pursuant to your request, the referenced plan(s) have been reviewed 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

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



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



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

Maryland Department of Transportation

Date: 8.27.04

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

RE: Baltimore County
Item No. 091 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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 2, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-091 and 5-097
Administrative Variance

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:

Dianna Altier
for Jeff Maylow

MAC/LL

AV
9/13

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr JDO
DATE: September 14, 2004

RECEIVED

SEP 14 2004

ZONING COMMISSIONER

SUBJECT: Zoning Item # 05-091
Address 2513 Bauernschmidt Ave (Caraway Property)

Zoning Advisory Committee Meeting of August 30, 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:

Additional impervious surfaces over the limit of 25% will require mitigation. The applicant's request to allow the improvements, resulting in 31.25% impervious surface, is can not be approved without an approved Critical Area Administrative Variance.

Reviewer: Martha Mickey, Sue Farinetti

Date: September 14, 2004

ORDER RECEIVED FOR FILING

9/15/04
Ray

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 14, 2004

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

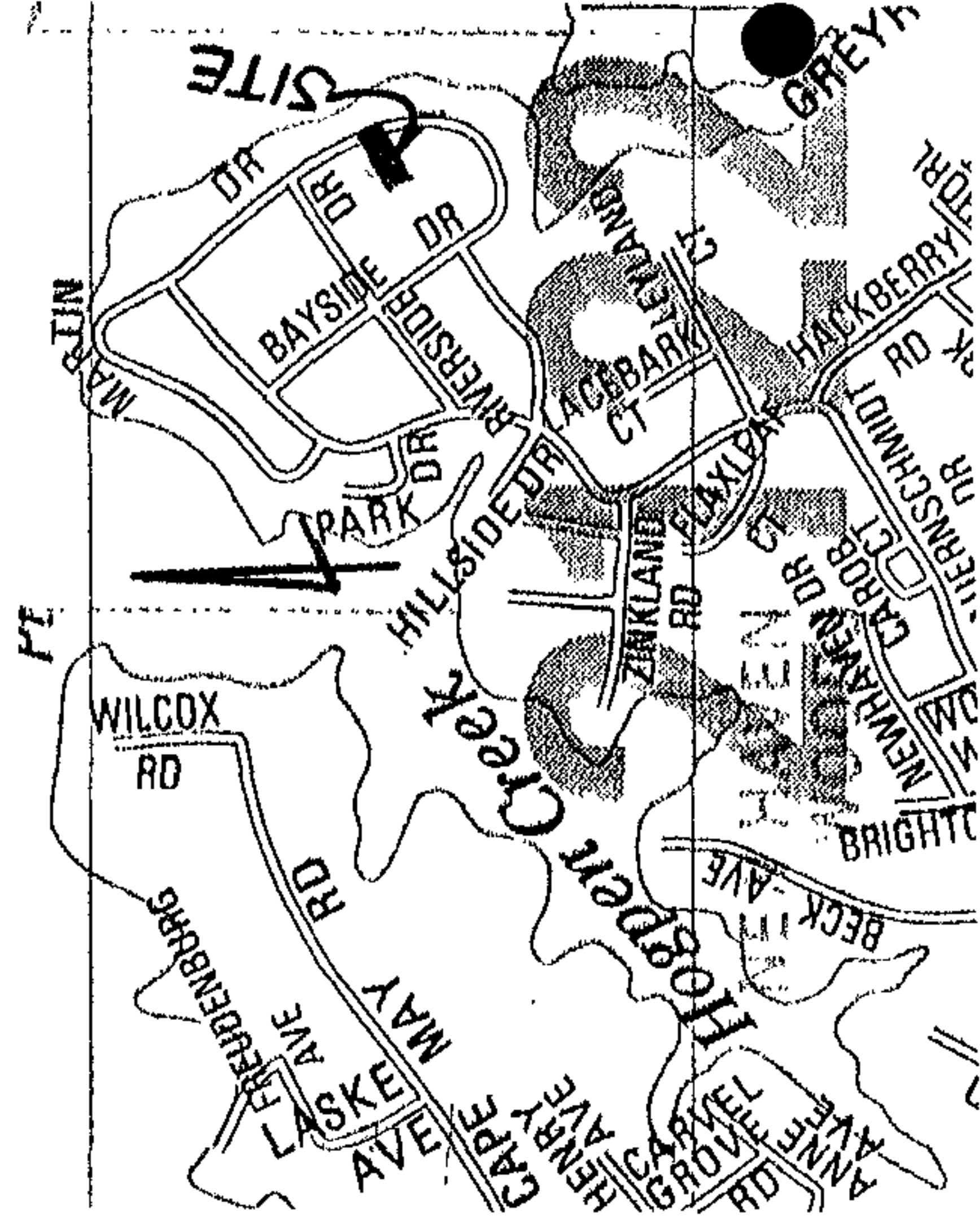
SUBJECT: Zoning Advisory Committee Meeting
For September 7, 2004
Item Nos. 091, 092, 094, 095, 096,
097, 098, 099, and 100

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

RWB:CEN:jrb

cc: File

OWNER
DOUGLAS P. & JUDITH CARAWAY
2513 BAUERNSCHMIDT DRIVE
BALTIMORE, MD 21221
ACCT. NO. 1522350350



VICINITY MAP
SCALE: 1" = 1000'

NOTES:

1. ZONING.....DR 3.5 (MAP NE 1-J)
2. AREA.....10,245 S.F. = 0.235 AC +/-
3. SITE IS LOCATED IN THE CBCA
4. SITE IS LOCATED IN FLOOD ZONE C
5. NO HISTORIC STRUCTURES OR ZONING HISTORY
6. PUBLIC WATER AND SEWER EXIST

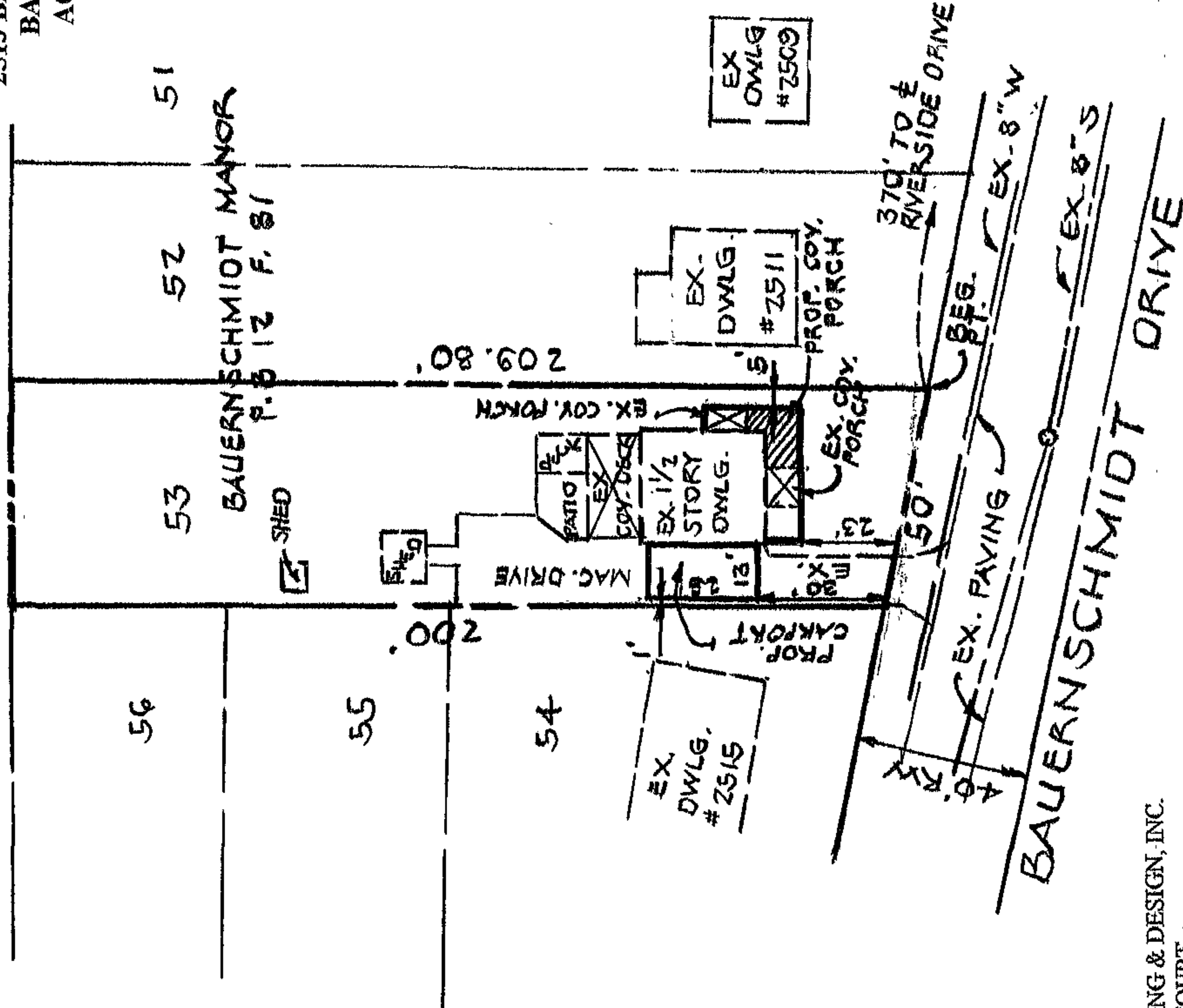
DR 3.5

PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE
2513 BAUERNSCHMIDT DRIVE

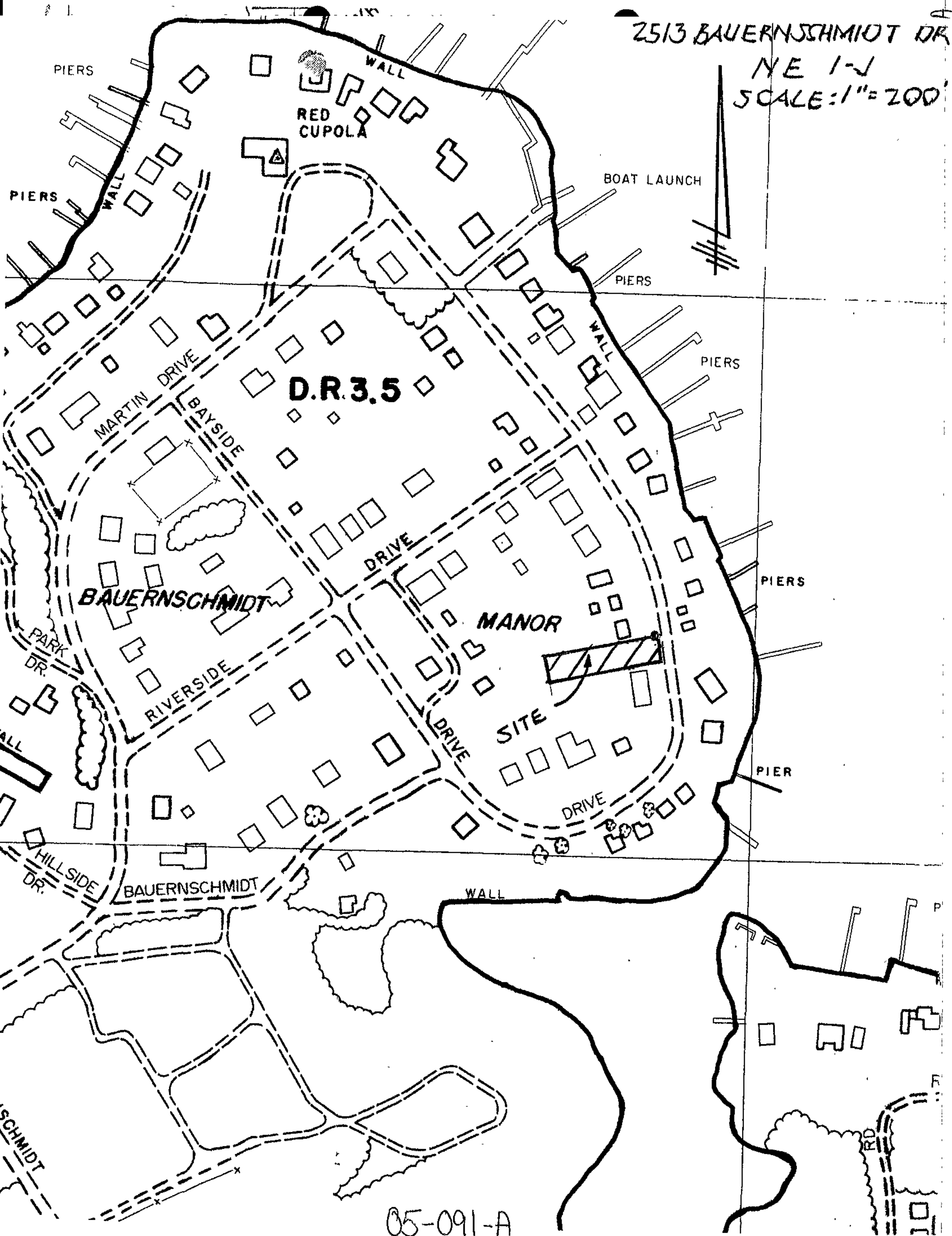
ELECTION DISTRICT 15,C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 40 FEET

AUGUST 12, 2004

05-091-A



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



2513 BAUERNSCHMIDT DR
NE 1-J
SCALE: 1" = 200'

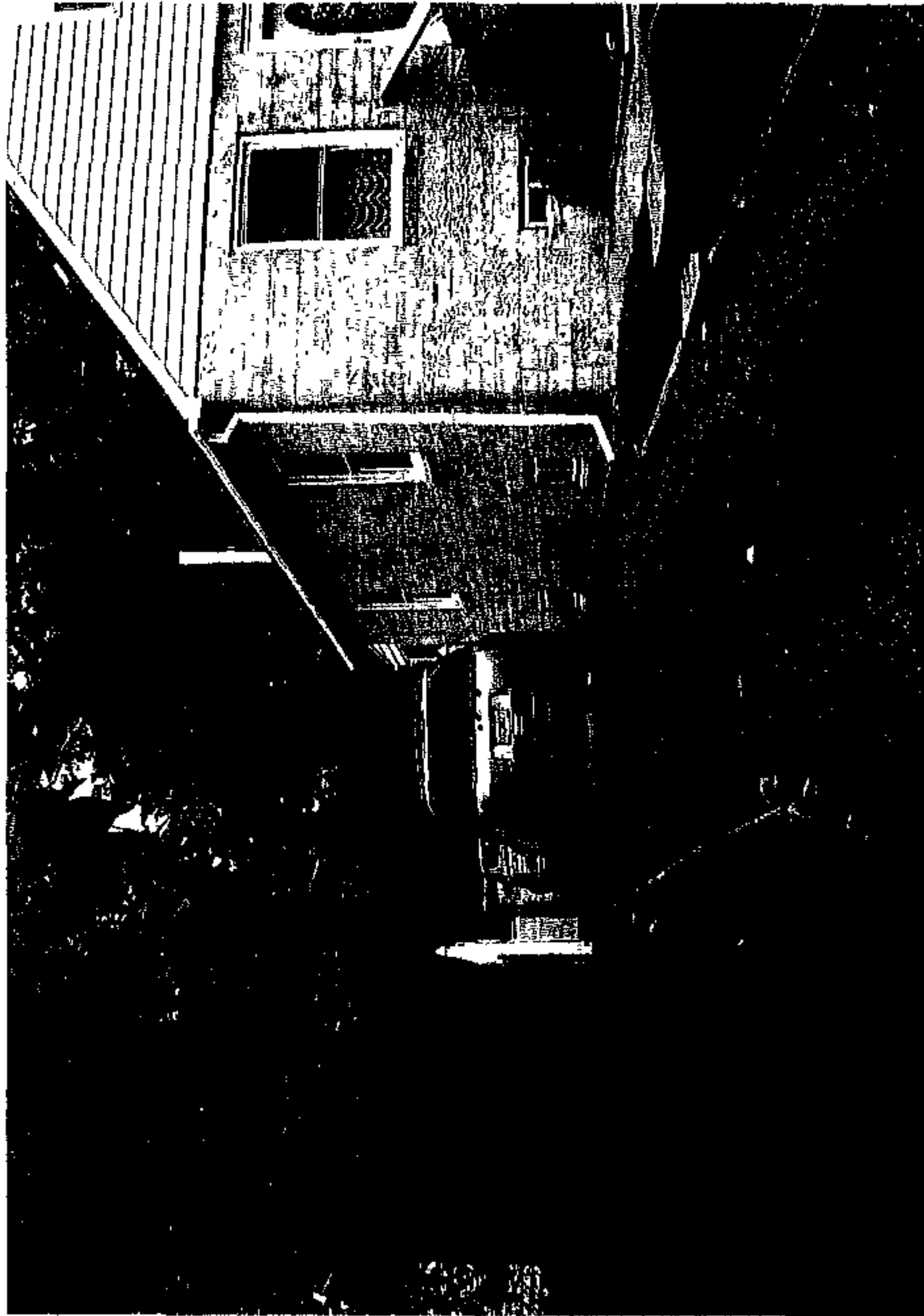
05-091-A

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

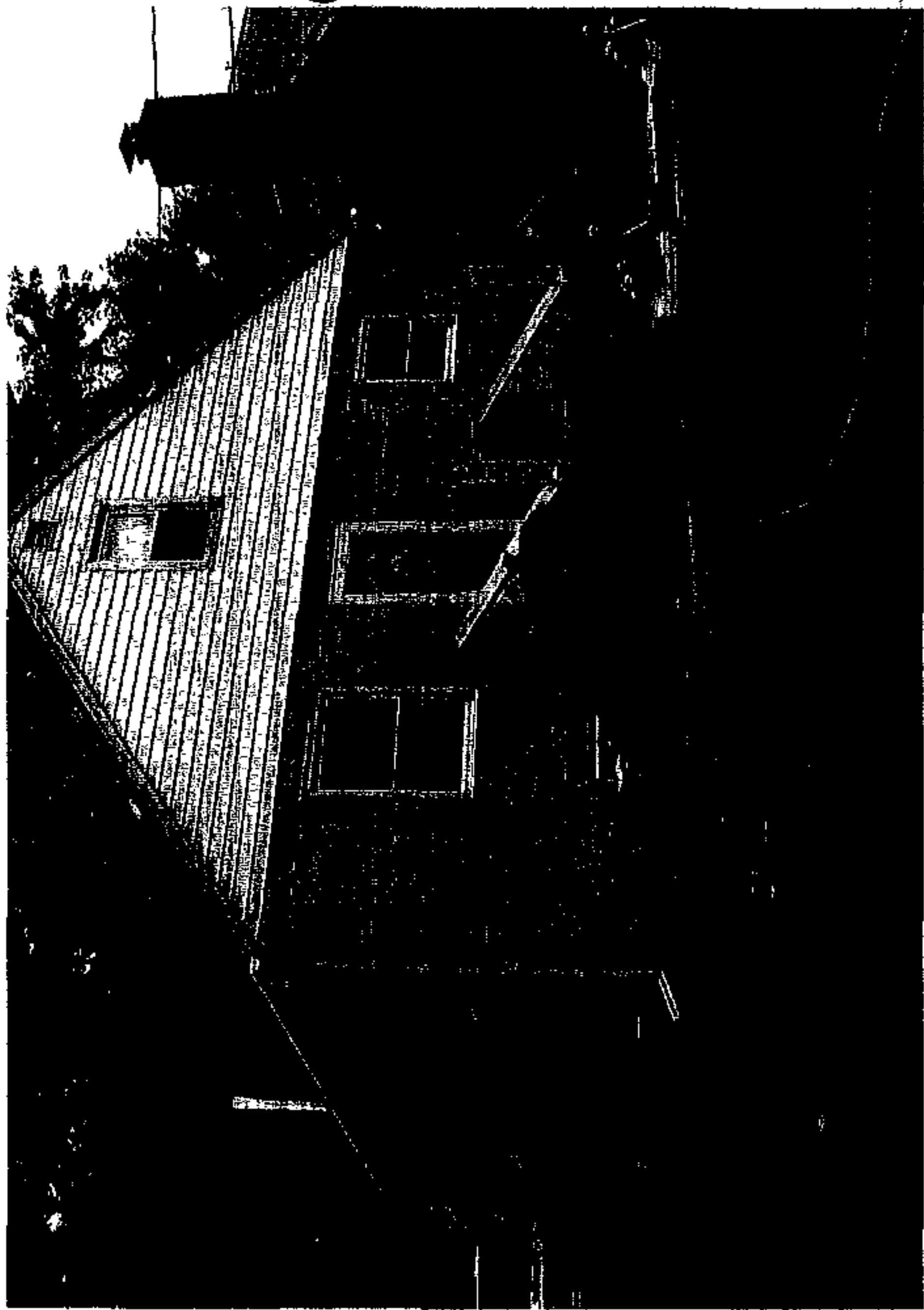
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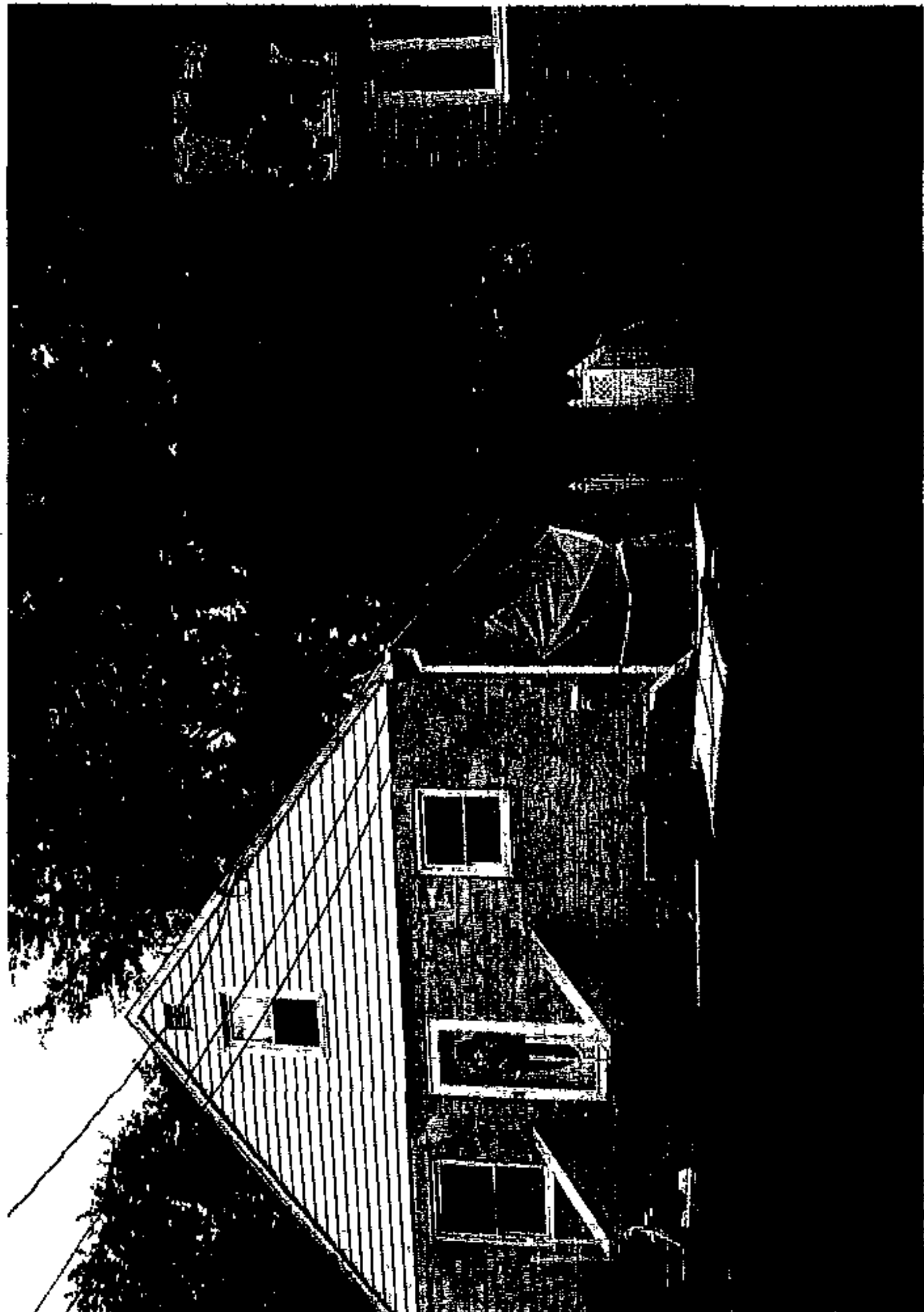
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4



3



05-091-A