

IN RE: PETITION FOR VARIANCE
S/S Riverview Road, 600' SE of the c/l
Wildwood Beach Road
(2030 Riverview Road)
15th Election District
6th Council District

Gary L. Gribble, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-292-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Gary L. Gribble and his wife, Kristen P. Gribble. The Petitioners request variance relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 27' and 35' in lieu of the required 50' and a street centerline setback of 70' in lieu of the required 75' for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Gary Gribble, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped waterfront parcel located on the south side of Riverview Road, between Wildwood Beach Road and Back River Neck Road in Essex. The property contains a gross area of .76 acres, more or less, zoned R.C.5 and is improved with a small, one-story dwelling. The Petitioners recently purchased the property and are desirous of razing the existing dwelling and constructing a new, more modern home. The new dwelling will be a two-story structure that will feature a wrap-around front porch, an open deck across the back, and an attached two car garage. As shown on the site plan, the proposed dwelling will be located towards the center of the property, a consistent

ORDER RECEIVED FOR FILING

Date 2/16/05

By [Signature]

distance from the water as the dwellings on the adjacent properties. In this regard, the proposed dwelling will be located the minimum required distance from the water (100 feet); however, the R.C.5 zoning regulations require a minimum setback of 50 feet to any side property line and a distance of 75 feet from any roadway. Given the narrow width and irregular shape of the property, side setbacks of 27 feet and 35 feet are proposed, with a front setback of 70 feet. Thus, variance relief is necessary.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. The subject property is located in an older subdivision known as Wildwood Beach, which was platted and recorded in the Land Records in the 1930s, well prior to the adoption of the R.C.5 zoning regulations in 1979. Thus, many of the lots in this community are unable to meet the required 50-foot property line setbacks. Moreover, given the property's waterfront location, any proposed dwelling must be located a minimum 100 feet from the water. Thus, it is clear that a practical difficulty and unreasonable hardship would result if the relief requested were denied. There were no adverse comments submitted by any County reviewing agency, and documentation within the case file indicates the neighbors support the request. Thus, I find that relief can be granted without detrimental impact to the health, safety or general welfare of the surrounding locale. However, due to the property's waterfront location, the Petitioners shall comply with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Review Division of the Department of Permits and Development Management within their Zoning Advisory Committee (ZAC) comments. Moreover, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval prior to the issuance of any permits to assure compatibility with the surrounding neighborhood.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of February 2005 that the Petition for Variance seeking relief from Section

ORDER RECEIVED FOR FILING
Date 2/16/05
By [Signature]

1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 27' and 35' in lieu of the required 50' and a street centerline setback of 70' in lieu of the required 75' for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comments submitted by DEPRM and the Development Plans Review division of DPDM relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
- 3) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval to assure compatibility with the surrounding community.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs


WILLIAM I. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2/16/05
By [Signature]

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
William J. Wiseman III, Zoning Commissioner

February 17, 2005

Mr. & Mrs. Gary L. Gribble
7243 Stratton Way
Baltimore, Maryland 21224

RE: PETITION FOR VARIANCE
S/S Riverview Road, 600' SE of the c/l Wildwood Beach Road
(2030 Riverview Road)
15th Election District – 6th Council District
Gary L. Gribble, et ux - Petitioners
Case No. 05-292-A

Dear Mr. & Mrs. Gribble:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. J. Wiseman III", is written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM
Office of Planning; People's Counsel; Case File





Petition for Variance

to the **Zoning Commissioner of Baltimore County**
for the property located at 2030 RIVERVIEW ROAD
which is presently zoned RC-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) 1A04.3.B.2.6 BCZR

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING
TO HAVE PROPERTY LINE SETBACKS OF 27' AND 35'
AND 70' TO THE CENTERLINE OF THE ROAD IN LIEU OF
THE 50' AND 75' RESPECTIVELY.

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

TO BE DISCUSSED AT THE HEARING

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

KRISTEN P. GRIBBLE
Name - Type or Print _____
Kristen P Gribble
Signature _____
GARY L. GRIBBLE
Name - Type or Print _____
Gary L. Gribble
Signature _____
7243 STRATTON WAY 410
Address _____ Telephone No. 285-8134
BALTIMORE, MD 21224
City _____ State _____ Zip Code _____

Representative to be Contacted:

GARY L. GRIBBLE
Name _____
7243 STRATTON WAY 410
Address _____ Telephone No. 285-8134
BALTIMORE, MD 21224
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By LTm Date 12/7/04

Case No. 05-292-A

RECEIVED 9/15/98

ORDER RECEIVED FOR FILING
Date 11/10/03
By [Signature]

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 2030 Riverview Road, Essex, MD 21221

Beginning at a point on the South side of Riverview Road which is 20' wide at the distance of approximately 600 feet of the nearest intersecting street Wildwood Beach Road which is 20' wide. Being Lot 40 & 41, Block n/a, Section n/a, in the subdivision of Wildwood Beach as recorded in Baltimore County Plat Book ~~#15102~~, Folio ~~#100~~ containing .76 acres. Also known as 2030 Riverview Road and located in the 15th Election District, 6th Councilmanic District.

* PB9 PG 30

#292

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 111079

DATE 12/17/04 ACCOUNT 0001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM 05-292-A

FOR

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTIVITY DATE AMOUNT
12/17/04 12/17/04 12/17/04 2
\$5.00 \$5.00 \$5.00

RECEIPT # 37713 12/17/04
Dept. 5 501 TRADING CORPORATION
CR. NO. 141077

Receipt for \$65.00
\$65.00 12/17/04
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #05-282-A
2030 Riverview Road
South side of Riverview Road, 800 feet southeast of Wildwood Beach Road

15th Election District — 8th Councilmanic District
Legal Owner(s): Kristen P. and Gary L. Gribble

Variance: to permit a proposed single family dwelling to have property line setbacks of 27 feet and 35 feet, also 70 feet to the centerline of the road in lieu of the required 60 feet and 75 feet respectively.

Hearing: Wednesday, February 2, 2005 at 10:00 a.m.
in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT-1/707 Jan 18 38183

CERTIFICATE OF PUBLICATION

1/20/, 2005

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 1/18/, 2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-292-A

Petitioner/Developer: KRISTEN P
AND GARY L. GRIBBLE

Date of Hearing/Closing: 2/2/05

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:

2030 RIVERVIEW RD

The sign(s) were posted on

1/18/05
(Month, Day, Year)

Sincerely,

Robert Black 1/18/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

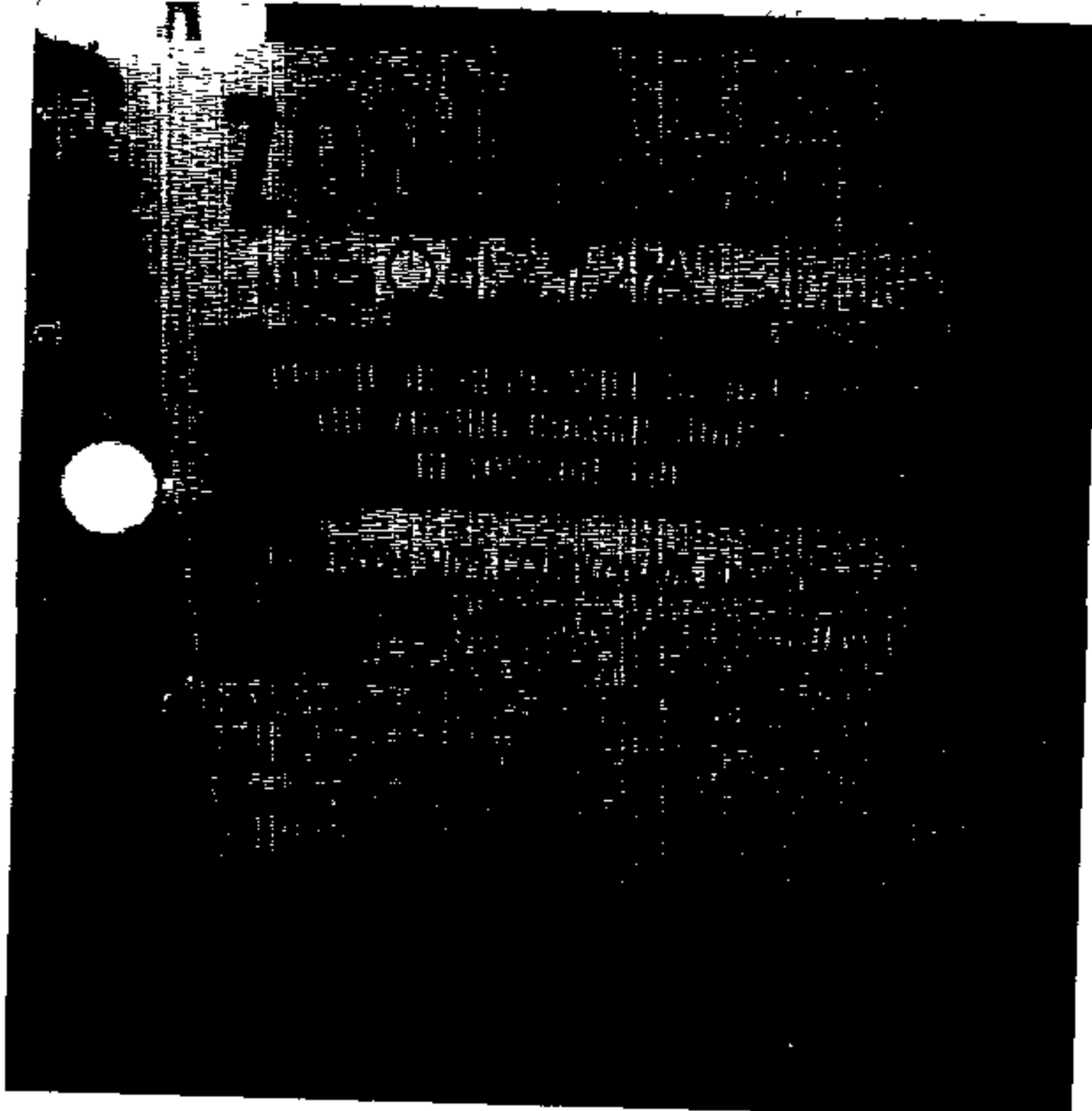
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Tuesday January 18, 2005 Issue - Jeffersonian

Please forward billing to:
Kristen and Gary Gribble
7243 Stratton Way
Baltimore, Maryland 21224

410-285-8134

NOTICE OF ZONING HEARING

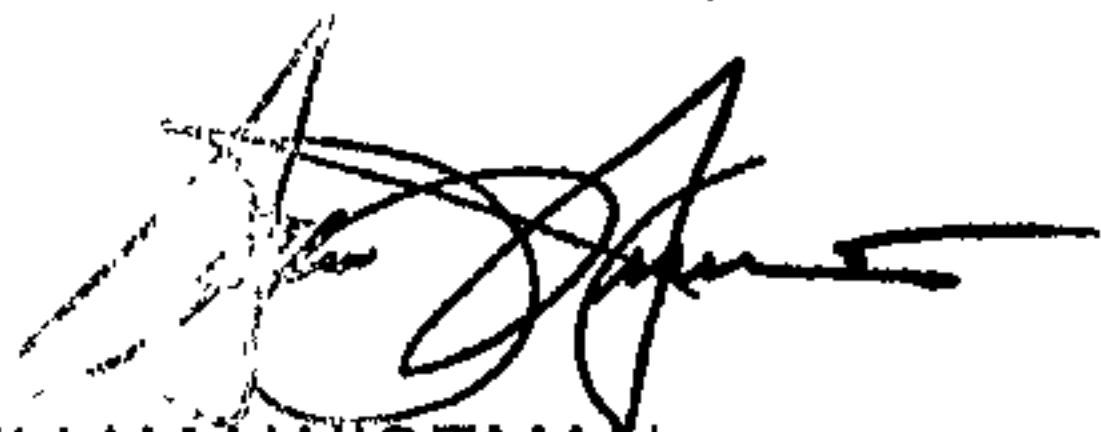
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-292-A

2030 Riverview Road
South side Riverview Road, 600 feet southeast of Wildwood Beach Road.
15th Election District—6th Councilmanic District
Legal Owners: Kristen P. and Gary L. Gribble

Variance to permit a proposed single family dwelling to have property line setbacks of 27 feet and 35 feet, also 70 feet to the centerline of the road in lieu of the required 50 feet and 75 feet respectively.

Hearing: Wednesday, February 2, 2005 at 10:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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.



December 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: 05-292-A

2030 Riverview Road

South side Riverview Road, 600 feet southeast of Wildwood Beach Road.

15th Election District—6th Councilmanic District

Legal Owners: Kristen P. and Gary L. Gribble

Variance to permit a proposed single family dwelling to have property line setbacks of 27 feet and 35 feet, also 70 feet to the centerline of the road in lieu of the required 50 feet and 75 feet respectively.

Hearing: Wednesday, February 2, 2005 at 10:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy Kotroco
Director

TK: clb

C: Kristen and Gary Gribble 7243 Stratton Way Baltimore 21224

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY JANUARY 18, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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 OS-292-A

Petitioner. KRISTEN & GARY GRIBBLE

Address or Location: 2030 RIVERVIEW ROAD, ESSEX, MD 21221

PLEASE FORWARD ADVERTISING BILL TO

Name. KRISTEN P. + GARY L. GRIBBLE

Address 7243 STRATTON WAY

BALTIMORE, MD 21224

Telephone Number 410 285-8134

2030 RIVERVIEW ROAD - HOUSE CONSTRUCTION PROJECT
Updated - 11/30/04 GLG

OWNER INFORMATION

Kristen P. & Gary L. Gribble
7243 Stratton Way
Baltimore, MD 21224
410-285-8134 Home

GG Work Phone / Work Fax
410-574-0800 / 410-574-7850

PROPERTY ADDRESS & INFORMATION

2030 Riverview Road
Wildwood Beach, MD 21221
ADC Map Page 45 Grid K6

CURRENT ZONING - RC-5

Zoning Map - 4-I

BALTIMORE COUNTY TAX ID NUMBER

#23-00-000308 12509/256

M.D.A.T. REAL PROPERTY INFORMATION

District 15

Map 104
Grid 24
Parcel 169
Lot 40
Group 82

DEED REFERENCE

Book 15402
Liber/Folio (Page) 90

LOT INFORMATION

Lot Numbers : 40 & 41
North Property Line - 180.06'
West Property Line - 245.41'
East Property Line - 226.65'
South Property Line - 100.04'

Lot Size - 33,056 SF Total (.76 Acre)
Road Frontage Along Riverview Road
P/L Along Klutz Property
P/L Along Jones Property
Water Frontage Along Back River

NE Property Line
NW Property Line
SE Property Line
SW Property Line

SURVEY INFORMATION

Nearest Benchmark @ Riverview Road
Existing House at 2030 Riverview Road
Survey Monument @ NW Corner
Survey Monument @ NE Corner

#16778 = 22.067' Old County Survey
Elev. 21.90' - Checked with BM #16778
30 Degrees - 47' - 31" N
57 Degrees - 59' - 10" E

Property Corners

N 69-45'-08"
E 91-13'-28"
S 108-09'-48"
W 89-08'-17"

PROPOSED HOUSE INFORMATION

Total Principal Structure - House, Porch & Garage

3752 SF = Footprint

11.4% of Total Lot Area

ELEVATIONS:

Finished First Floor Elevation - 22.67'
Finished Basement Floor Elevation - 12.00'
Finished Garage Floor Elevation - 21.33'
Finished Porch Elevation - 22.00'
Finished Second Floor Elevation - 32.67'
Finished Grade at Front of House - 20.00'
Finished Grade at Rear of House - 12.00'

DISTANCES:

C/L Road to Front Porch - 73'
C/L Road to Garage - 70'
Jones P/L to Garage - 35'
Front Porch to Klutz P/L - 50'
Rear of House to Klutz P/L - 33'
Rear of Deck to Klutz P/L - 27'
Rear of House to Water - 118'
Rear of Deck to Water - 100'

Finished Grade to Top of Roof - 33'-4"

292

**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*

January 26, 2005

Kristen P. Gribble
Gary L. Gribble
7243 Stratton Way
Baltimore, Maryland 21224

Dear Mr. and Mrs. Gribble:

RE: Case Number: 05-292-A, 2030 Riverview Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 7, 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.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

December 23, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 20, 2004

Item No.: 252, 291-296, 298-300, 302-304

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 21, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For December 27, 2004
Item No. 292

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

A minimum 40-foot right-of-way for Riverview Road shall be shown. The requested variances shall be modified accordingly.

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

bw
2/2

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

JAN 24 2005

ZONING COMMISSIONER

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JPO
DEPRM

DATE: January 24, 2005

SUBJECT: Zoning Item # 05-292
Address 2030 Riverview Road (Gribble Property)

Zoning Advisory Committee Meeting of December 20, 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:

Please note that there is a 100-foot setback (Critical Area Easement) from the mean high water mark, a 15% tree cover requirement, and a 15 % maximum allowable impervious surface threshold.

An evaluation of the well and septic system will be required prior to issuance on any building permits. In addition, soil evaluation tests must be conducted prior to issuance of any building permits.

Reviewer: Sue Farinetti, Michael Kulis

Date: January 24, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 31, 2005

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

RECEIVED

FEB - 1 2005

SUBJECT: 2030 Riverview Road

INFORMATION:

Item Number: 5-292

Petitioner: Kristen P. Gribble

Zoning: RC 5

Requested Action: Variance

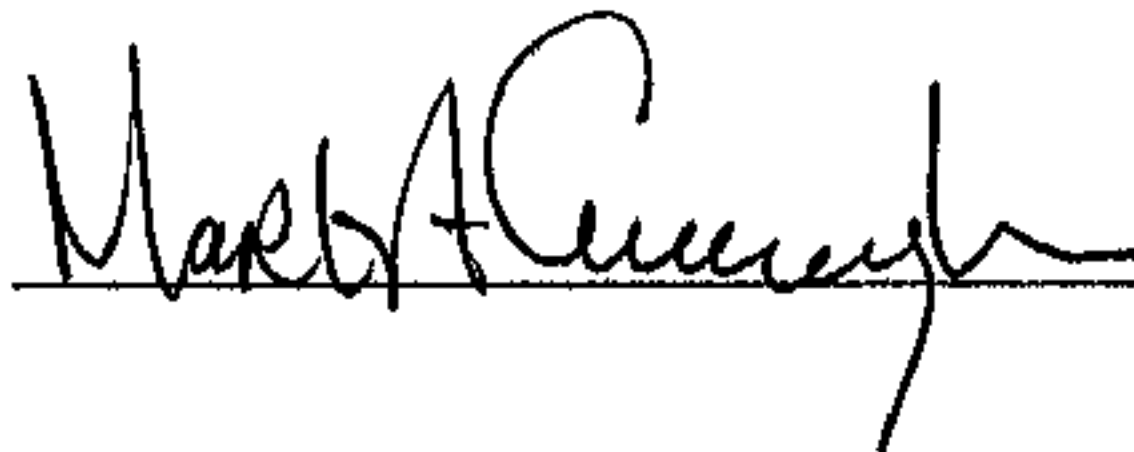
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

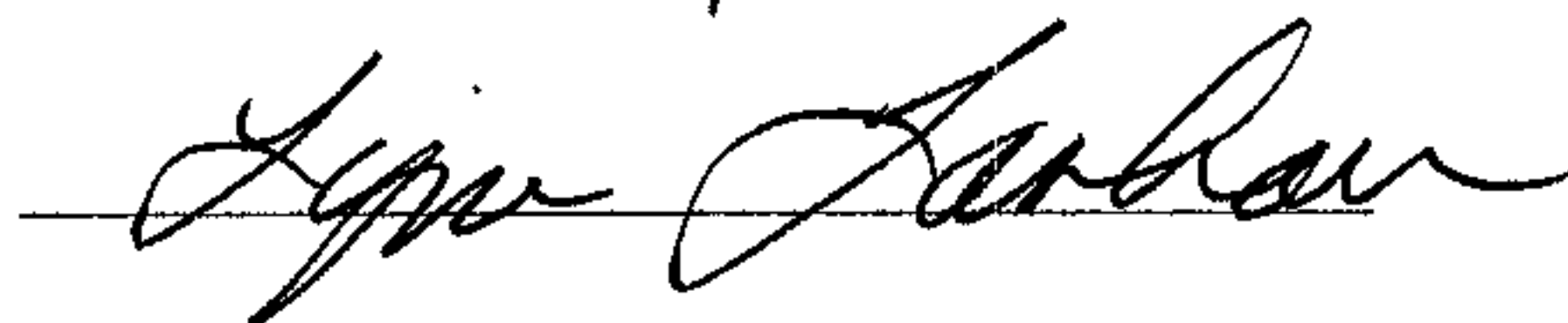
The Office of Planning does not oppose the petitioner's request provided building elevations of the proposed dwelling are submitted to this office for review and approval prior to the issuance of any building permits. In addition, landscaping shall be planted along the front of the subject lot.

For further information concerning the matters stated herein, please contact David Pinning at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL:MAC:

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



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

Maryland Department of Transportation

Date: 12.21.04

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

RE: Baltimore County
Item No. 292 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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com



RE: PETITION FOR VARIANCE * BEFORE THE
2030 Riverview Road; S/side Riverview Road, *
600' SE Wildwood Beach Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Kristen & Gary Gribble * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-292-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 22nd day of December, 2004, a copy of the foregoing Entry of Appearance was mailed to, Gary L. Gribble, 7243 Statton Way, Baltimore, MD 21224, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

Per.....



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Account Identifier: District - 15 Account Number - 2300000308

Owner Information

Owner Name: GRIBBLE GARY LYN
 GRIBBLE KRISTEN PRESTON
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 7243 STRATTON WAY
 BALTIMORE MD 21224-1930
Deed Reference: 1) /15402/ 90
 2)

Location & Structure Information

Premises Address
 2030 RIVERVIEW RD

Legal Description
 .752 AC LTS 40-41
 SS RIVERVIEW RD
 WILDWOOD BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
104	24	169					40	82		9/ 30

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
 1900

Enclosed Area
 894 SF

Property Land Area
 32,760.00 SF

County Use
 04

Stories
 1

Basement
 NO

Type
 STANDARD UNIT

Exterior
 WOOD SHINGLE

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2004	Phase-In Assessments As Of 07/01/2005
Land:	77,190	103,690		
Improvements:	22,560	25,210		
Total:	99,750	128,900	119,182	128,900
Preferential Land:	0	0	0	0

Transfer Information

Seller: GRIBBLE GARY L	Date: 07/23/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /15402/ 90	Deed2:
Seller: OWINGS JOHN F,JR	Date: 11/21/1997	Price: \$120,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12509/ 256	Deed2:
Seller: HOLLY NECKK LTD PTNSHP	Date: 09/17/1997	Price: \$200,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /12388/ 742	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

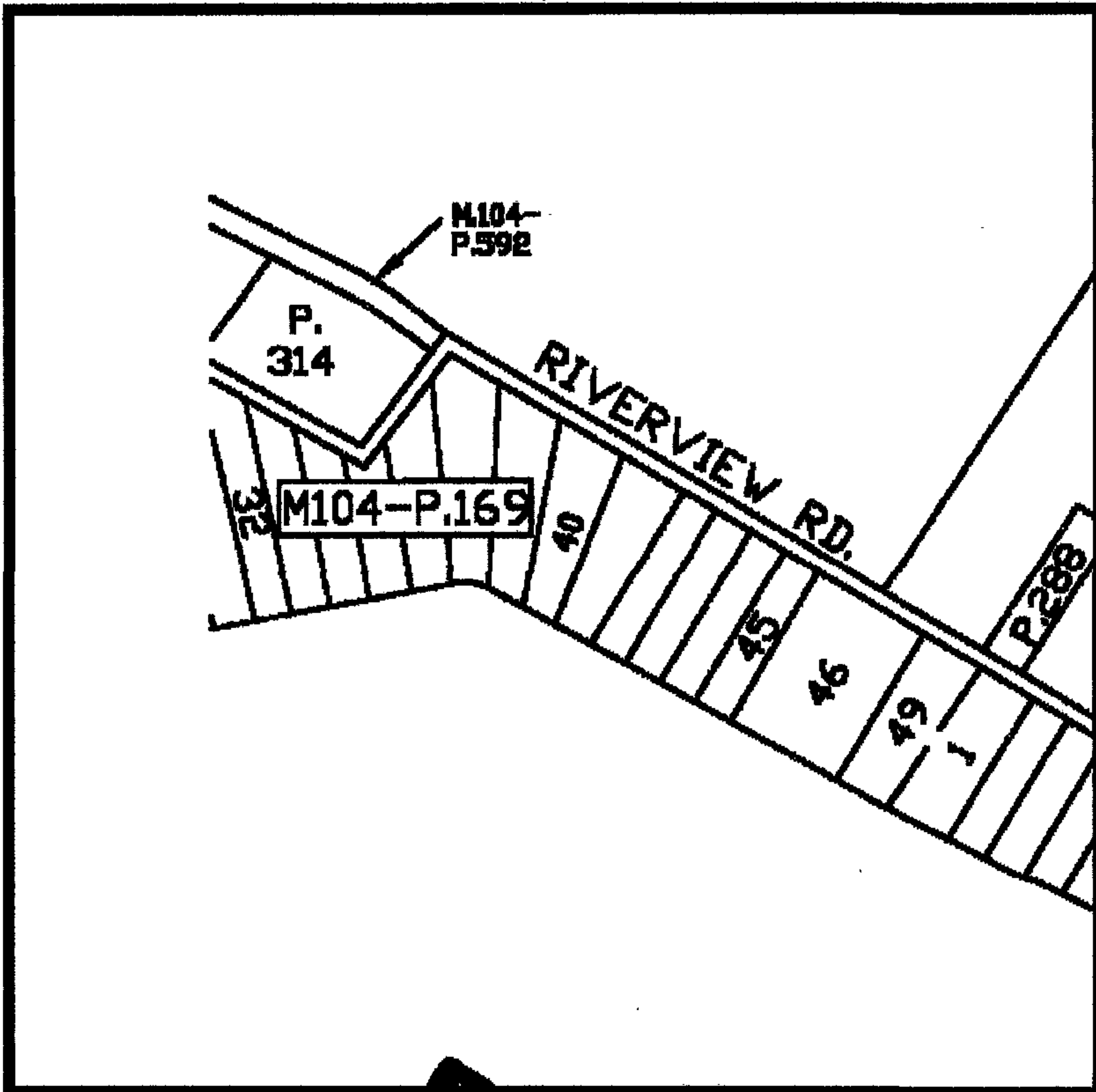
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[View Map](#)

District - 15 **Account Number - 2300000308**



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at

Case No.:

05-292 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AMENDED SITE PLAN - Shows 40' Rtg Way	
No. 2	Aerial View of Site	
No. 3	3 Aerial 3 F Photographs	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

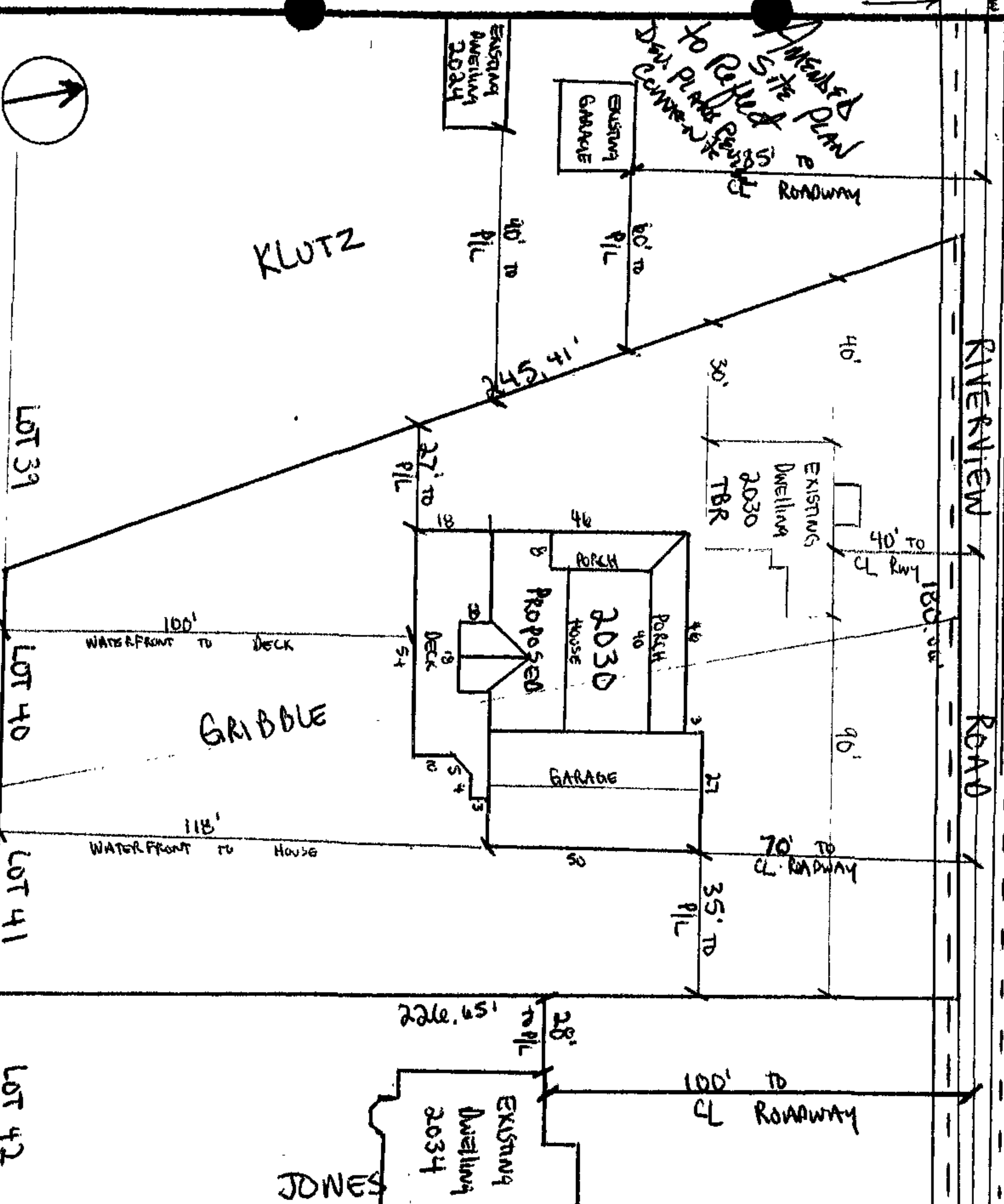
PROPERTY ADDRESS 2030 RIVERVIEW ROAD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WILLOWOOD BEACH SE 41

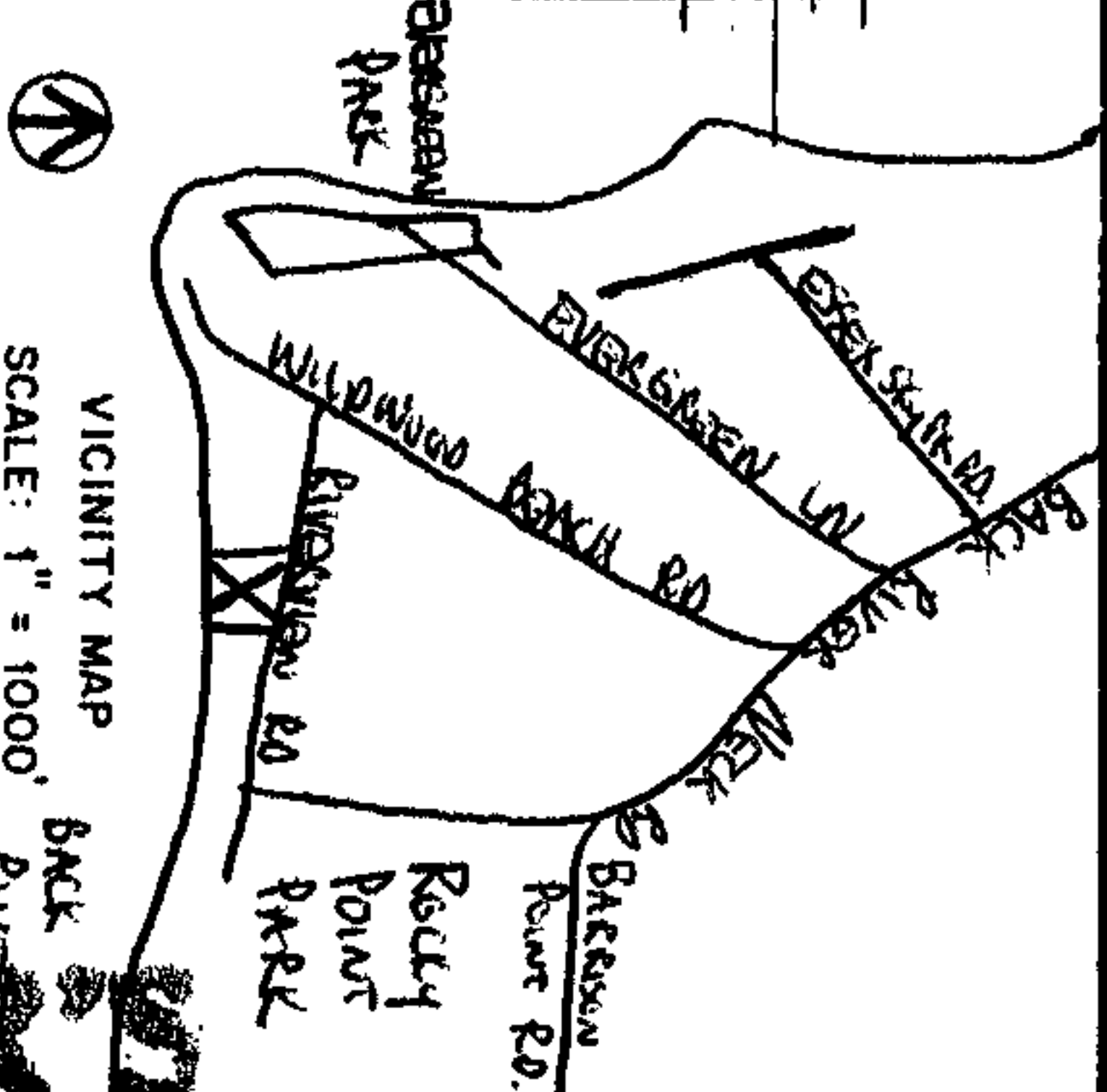
PLAT BOOK # 15403 FOLIO # 40 LOT # 40 SECTION # 41

OWNER KRISTEN P. & GARY L. GRIBBLE



PREPARED BY G.L. GRIBBLE

SCALE OF DRAWING: 1" = 40'

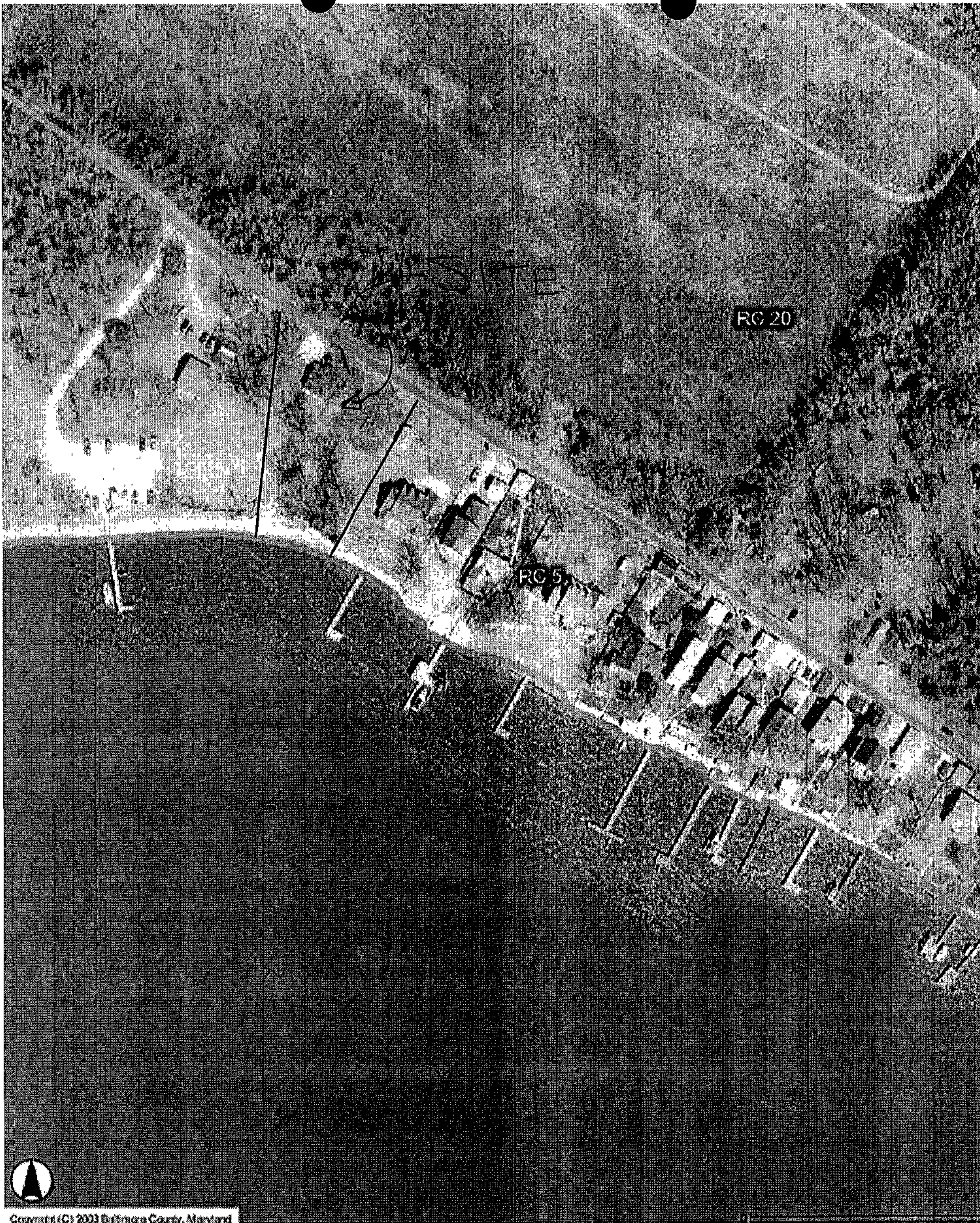


VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION	
ELECTION DISTRICT <u>15</u>	
COUNCILMANIC DISTRICT <u>6</u>	
1" = 200' SCALE MAP # <u>SE 41</u>	
ZONING <u>RC 5</u>	
LOT SIZE <u>.76</u> ACRES	SQUARE FEET <u>33,050</u>
SEWER ☐ PUBLIC ☒ PRIVATE	
WATER ☐ ☒ ☒	
CHESAPEAKE BAY CRITICAL AREA ☒	YES ☒
100 YEAR FLOOD PLAIN ☒	YES ☒
HISTORIC PROPERTY / BUILDING ☐	YES ☒
PRIOR ZONING HEARING <u>None</u>	

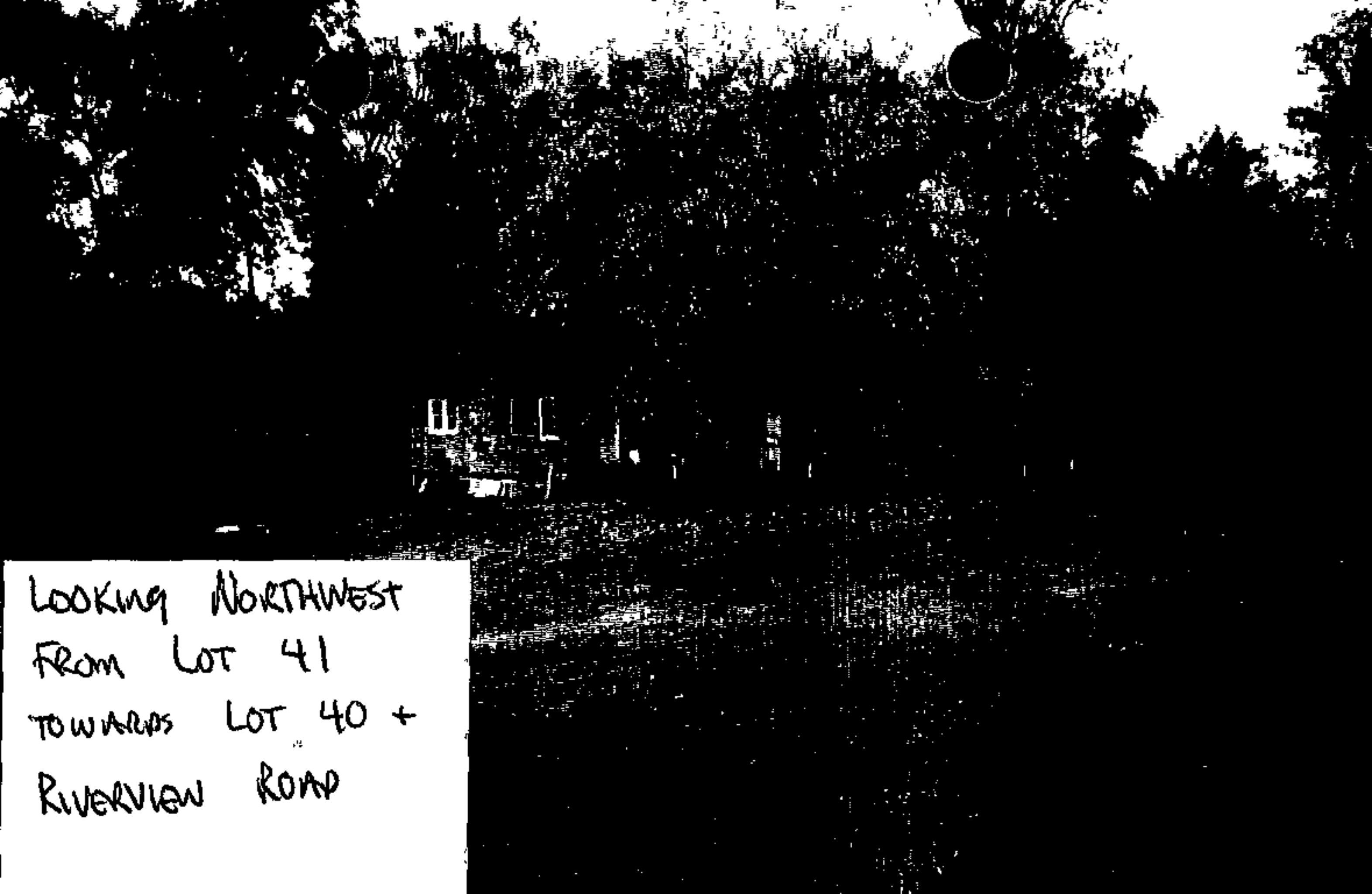
PETITIONER

EXHIBIT



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PETITIONER'S
EXHIBIT 2



LOOKING NORTHWEST
FROM LOT 41
TOWARDS LOT 40 +
RIVERVIEW ROAD

1000

PERMANENT

EX

3A

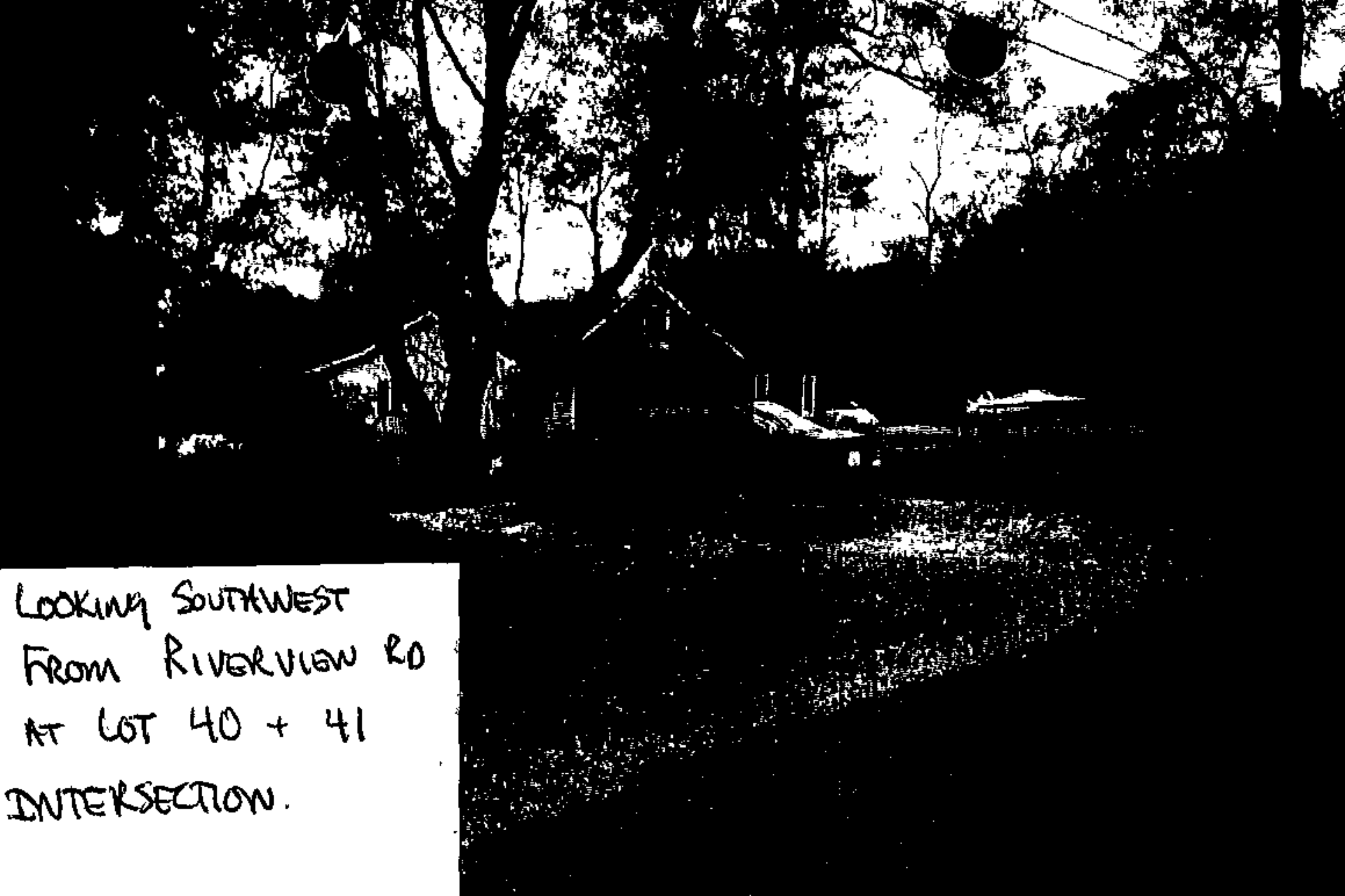


LOOKING SOUTHWEST
FROM LOT 41 AT
RIVERVIEW ROAD TOWARDS
KLUTZ PROPERTY

6
10
5

PER 1000'S
EXCISE

3. B



LOOKING SOUTHWEST
FROM RIVERVIEW RD
AT LOT 40 + 41
INTERSECTION.

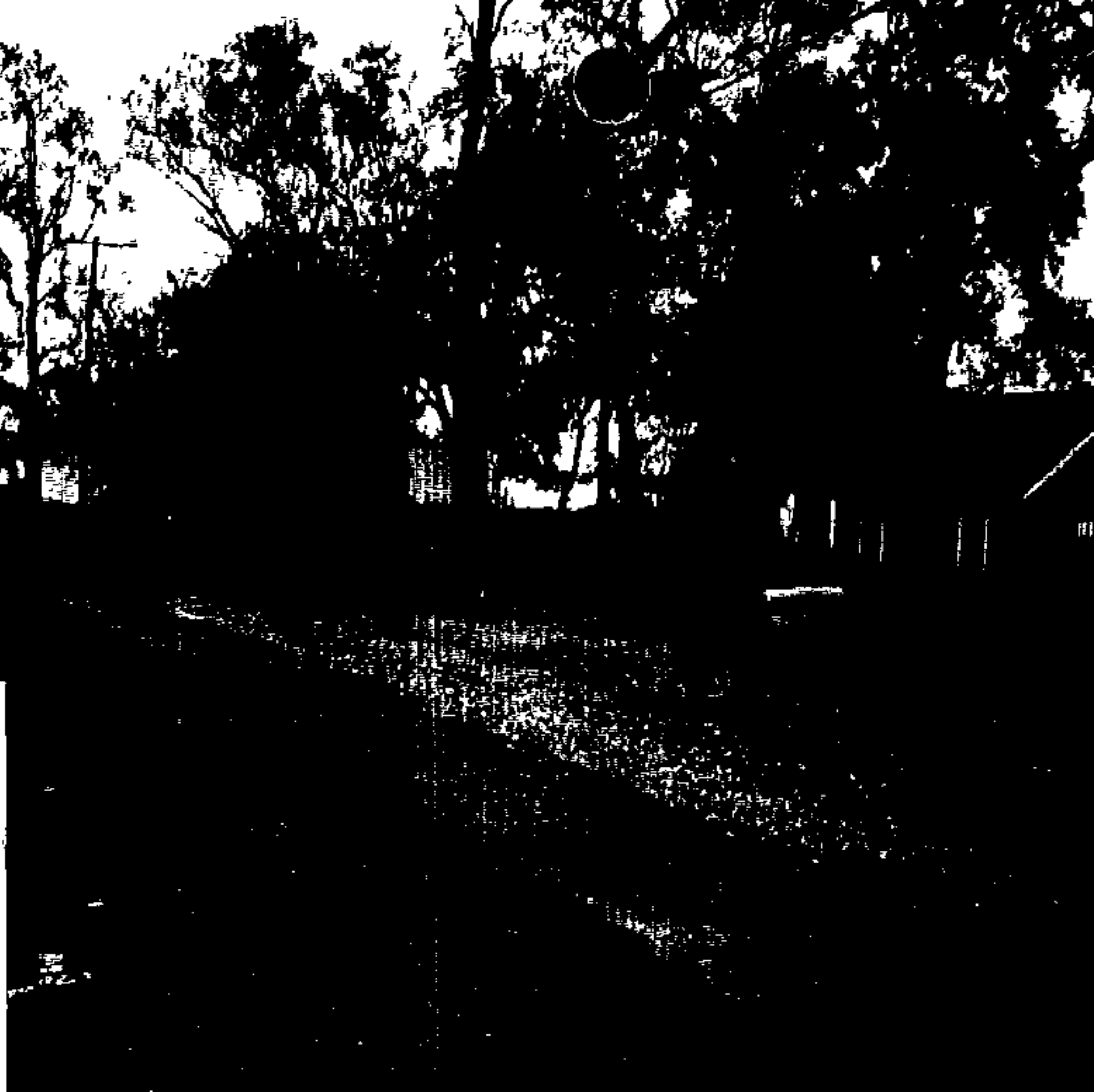
15
14
13

PETITIONER'S

EXHIBIT

30

LOOKING EAST FROM
RIVERVIEW ROAD IN
FRONT OF LOT 39
PROPERTY OF
RIVERVIEW RD - KLUTZ





Looking Southeast
From RiverView Road
in front of Lot 41
+ Lot 40 Intersection.

100

PERMANENT

EXHIBIT

32



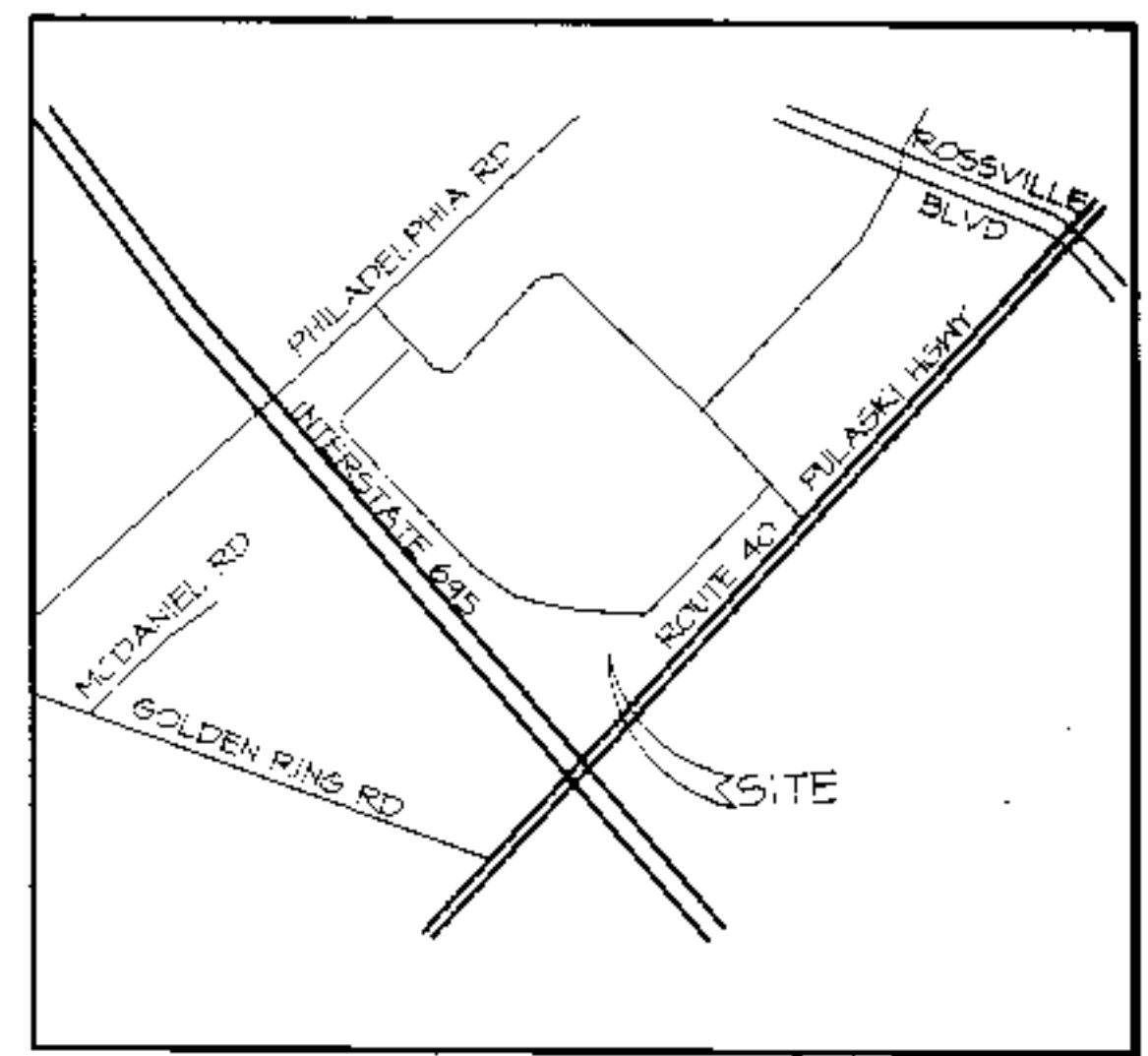
LOOKING EAST AT
LOT 41 TOWARDS LOT
42 ALONG WATERFRONT
PROPERTY OF
RIVERVIEW ROAD - JONES

NO

RETT OVER'S

1944

3F

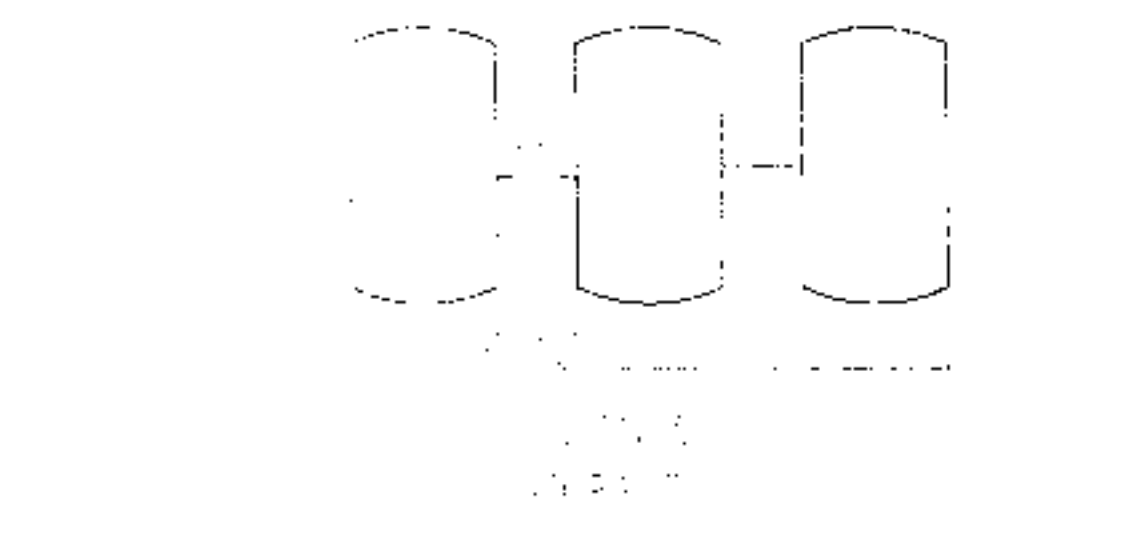
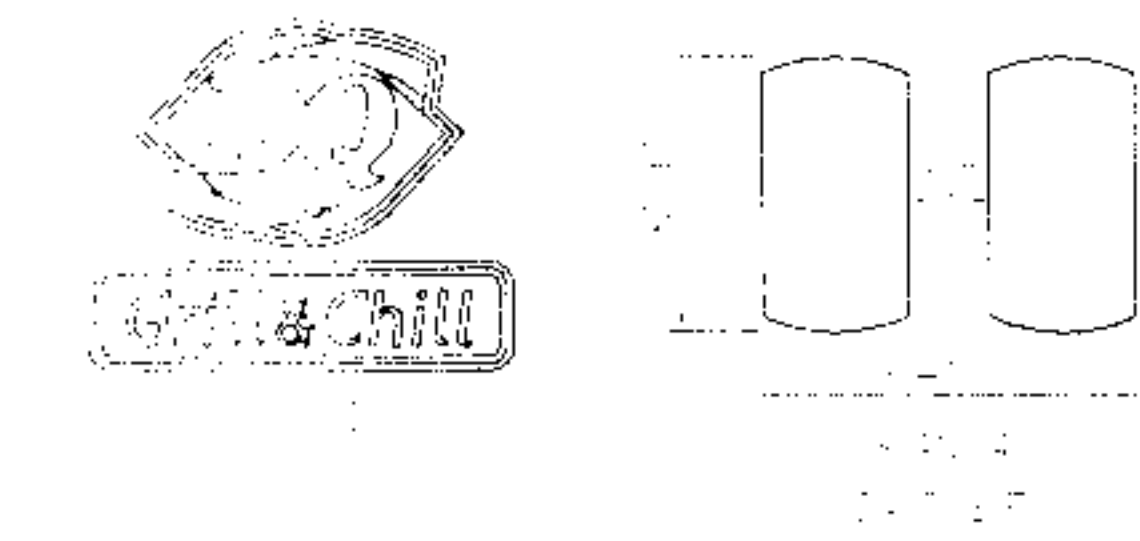
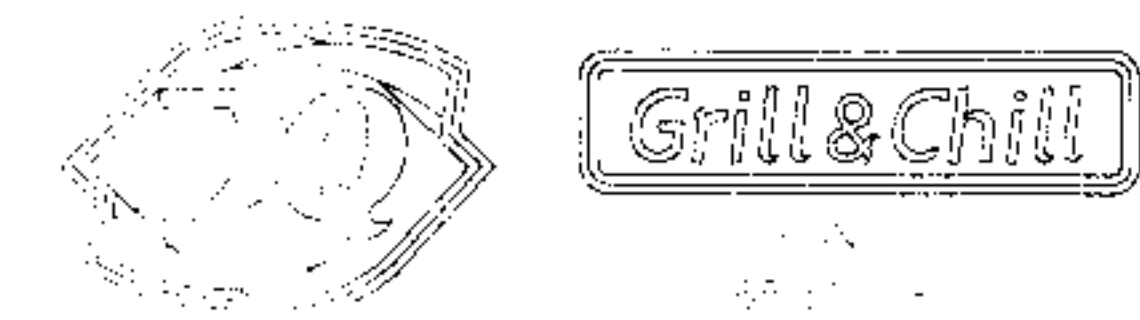
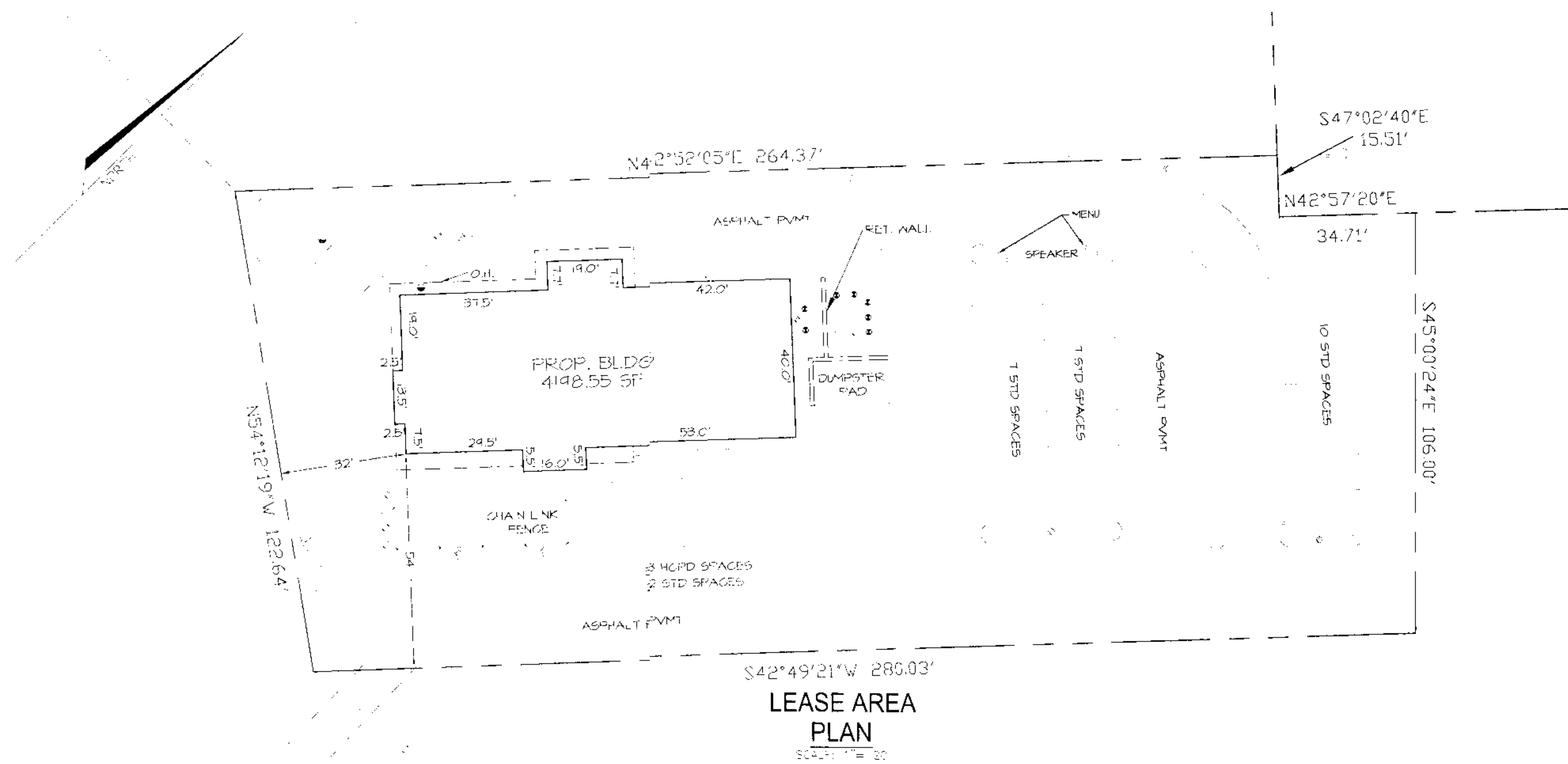


VICINITY MAP
SCALE: 1" = 1000'

SITE INFORMATION

DEED REFERENCE: 16452/546, 16452/541
PLAT REFERENCE: 38/35
TAX MAP: 90, BLOCK: 7, PARCEL: 1083
PARCEL "D" = 10.58 ACRES
LEASE AREA = 0.7956 ACRES
COUNCILMANIC DISTRICT: 6
REGIONAL PLANNING DISTRICT: 327
TRANSPORTATION ZONE: 0718
WATERSHED: BACK RIVER
SEWERS-ED: 2
GENSUS TRACT: 4512.00

1. EXISTING USE: RESTAURANT
2. PROPOSED USE: RESTAURANT
3. EXISTING ZONING: BM-CT
4. THERE ARE NO KNOWN HAZARDOUS MATERIAL SITES ON THIS PROPERTY
5. THERE ARE NO KNOWN HISTORICAL SITES ON THIS PROPERTY
6. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS PROPERTY
7. THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
8. THERE ARE NO PREVIOUS ZONING HEARINGS ON THIS PROPERTY



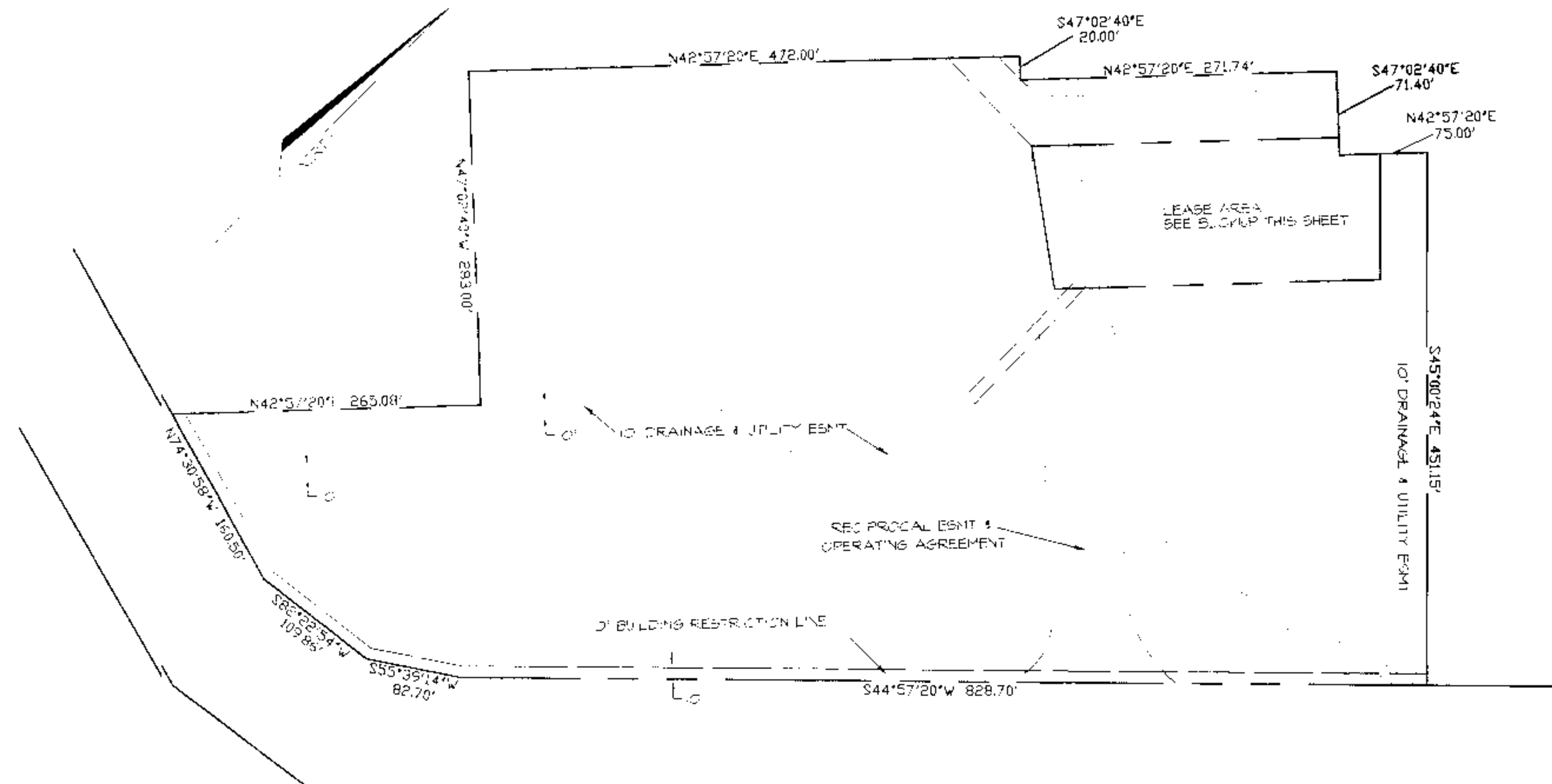
SIGN DETAILS

SIGN TABLE

PROPOSED SIGN	PROPOSED AREA/FADE
1. 10' X 10' SIGN	10' X 10' SIGN = 100 S.F.
2. 10' X 10' SIGN	10' X 10' SIGN = 100 S.F.
3. 10' X 10' SIGN	10' X 10' SIGN = 100 S.F.
4. 10' X 10' SIGN	10' X 10' SIGN = 100 S.F.
5. 10' X 10' SIGN	10' X 10' SIGN = 100 S.F.
6. 10' X 10' SIGN	10' X 10' SIGN = 100 S.F.
7. 10' X 10' SIGN	10' X 10' SIGN = 100 S.F.
8. 10' X 10' SIGN	10' X 10' SIGN = 100 S.F.
9. 10' X 10' SIGN	10' X 10' SIGN = 100 S.F.
10. 10' X 10' SIGN	10' X 10' SIGN = 100 S.F.

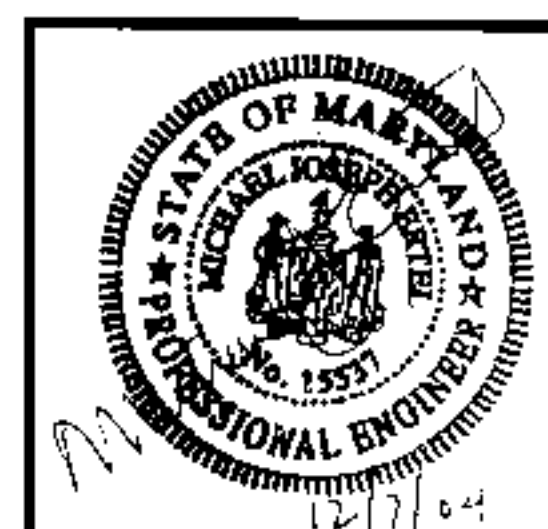
ZONING RELIEF REQUESTED

REQUEST VARIANCE TO ALLOW 108.00 SF OF SIGN AREA IN FULL OF THE THE MAXIMUM 80 SF ON THE EAST ELEVATION AND TO HAVE 5 WALL MOUNTED SIGNS IN FULL OF 3 SIGNS AS PERMITTED BY THE BOZ.



PARCEL "D"
PLAN
SCALE: 1" = 100'

PROPERTY OWNER
GOLDEN RING LLC
34555 CHAGIN BLVD.
WORLD HILLS CHD 44000
LESSEE/APPLICANT
SCOTT LUCAS
8650 PULASKI HIGHWAY
ROSBDALE MD 21237
708-866-7108
PREPARER OF PLAN
MJ CONSULTING, INC.
208 WASHINGTON AVE. 2ND FLOOR
TOWSON, MD 21204
410-296-5288
FAX 410-296-5289



PLAT TO ACCOMPANY PETITION FOR
SIGN VARIANCE
DAIRY QUEEN
8650 PULASKI HWY
ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
BALTIMORE COUNTY, MARYLAND

MJ CONSULTING, INC.
208 Washington Ave., 2nd Floor
Towson, Maryland 21204
410-296-5288 fax 410-296-5289
email
mjconsultinginc@comcast.net

SCALE
AS SHOWN
DRAWN BY:
EE
CHECKED BY:
MJE
DATE:
DEC. 6, 2004
DESIGNED BY:
MJE
JOB NO:
04-017

PETITIONER'S
EXHIBIT