

IN RE: PETITION FOR VARIANCE
E/S Silver Lane, 27' NE of the c/l
Poplar Road
(2333 Poplar Road)
15th Election District
6th Council District

James A. Pine, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-489-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, James A. Pine, Jr., and his wife, Kathleen A. Pine. The Petitioners request variance relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 40 feet and a rear yard setback of 35 feet in lieu of the required 75 feet from the centerline of a street or road, and side yard setbacks of 25 feet and 41 feet in lieu of the required 50 feet each 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 were James A. Pine, Jr., property owner, and David Billingsley, the consultant who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped, unimproved parcel located between Silver Lane and Poplar Road in the waterfront community known as Cedar Beach in Essex. The property was originally platted in the Cedar Beach subdivision on Plat 12 Folio 91, Lot 114B in 1930. Although not immediately adjacent to the water, the property is located near the end of a peninsula and has a view of Sue Creek from both the front and back sides of the lot. The property contains a gross area of 9,348 sq.ft. (0.215 acres), more or less, zoned R.C.5. As shown on the site plan, the property has 123 feet of frontage

ORDER RECEIVED FOR FILING

Date

By

5/24/05

1/16/05

along Poplar Road and 105 feet along Silver Lane; however, is 70 feet deep along the north side and 95 feet deep to the south. The property has been in the Petitioners' family for many years. The Petitioners are now desirous of developing the parcel with a two-story, single-family dwelling. As originally proposed, the dwelling will be 45 feet wide and 26 feet deep and oriented to face Poplar Road, which apparently has a better view of the water. However, Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning recommended that the house be oriented to face Silver Lane, consistent with the other houses on the immediately adjacent lots. Thus, the Petitioner amended his plan accordingly and the dwelling will now have a 35-foot front yard setback and a 40-foot rear yard setback. Additionally, side setbacks of 25 feet and 41 feet are proposed. As noted above, the property is zoned R.C.5 which requires a minimum 50-foot setback to any property line, and a 75-foot setback from any street. Due to the irregular shape of the lot and its frontage on two streets, the requested variance relief is necessary. In support of the request, Mr. Pine testified that he discussed his proposal with the adjacent neighbors and that no one had any objections.

After due consideration of the testimony and evidence presented, I find that the Petitioners have met the requirements of Section 307 and Cromwell v. Ward, 102 Md. App. 691 (1995) for variance relief to be granted. The subject property is located in an older subdivision known as Cedar 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 current setback requirements. Given the subject lot's narrow width and unique configuration, strict compliance with today's regulations would result in a practical difficulty and unreasonable hardship for the Petitioners and prevent development for a permitted purpose. It is also to be noted that many other houses in this community were built on similarly sized lots, the majority of the waterfront lots being 50 feet by 200 feet in dimension. While the property is technically in a "subdivision," this Office has traditionally treated these old Land Record subdivisions as simply "lots of record." Development in these "subdivisions" usually consists of in-fill lots in existing neighborhoods. There were no adverse comments submitted by

ORDER RECEIVED FOR FILING
Date 5/24/05
By [Signature]

any County reviewing agency, and 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 location in close proximity to Sue Creek, the Petitioners shall comply with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) within their Zoning Advisory Committee (ZAC) comments, dated May 10, 2005. 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. It is also to be noted that the street address of the house will ultimately change in view of its new orientation.

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 24th day of May 2005 that the Petition for Variance seeking relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 35 feet and a rear yard setback of 40 feet, in lieu of the required 75 feet each from the centerline of a street or road, and side yard setbacks of 25 feet and 41 feet in lieu of the required 50 feet each 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 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. A copy of that comment, dated May 10, 2005, has been attached hereto and made a part hereof.

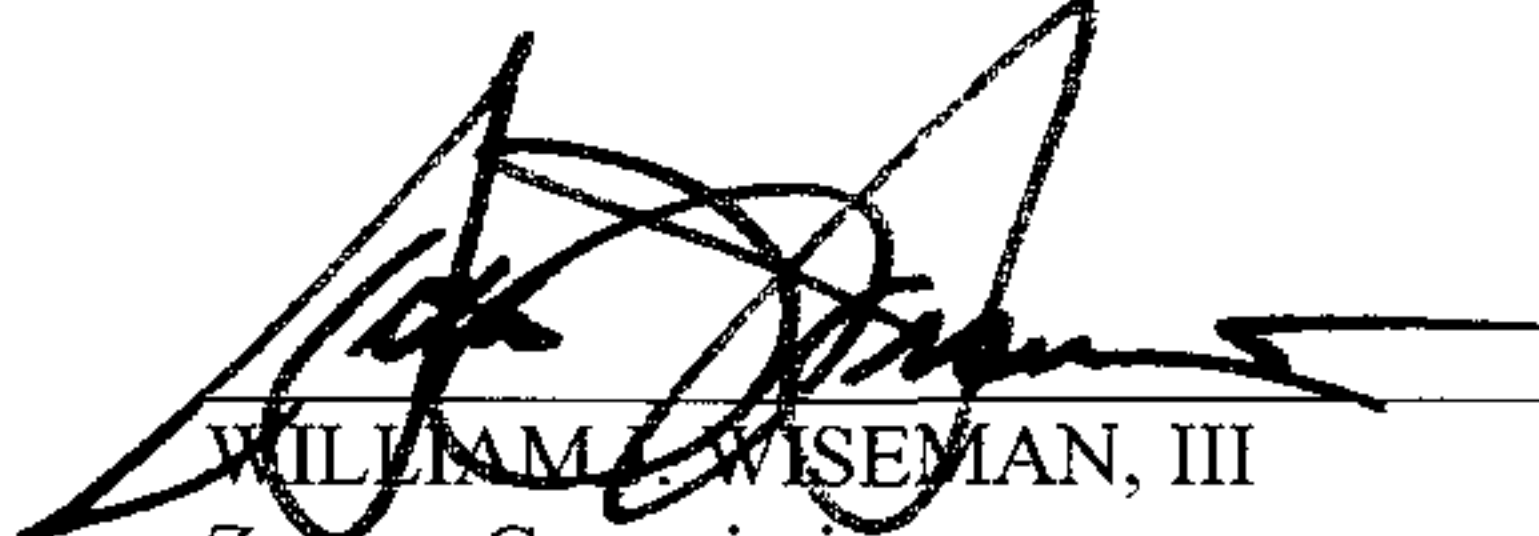
ORDER RECEIVED FOR FILING

Date

By

- 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 C. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER REQUESTED FOR FILING
Date 5/24/16
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

May 24, 2005

Mr. & Mrs. James A. Pine, Jr.
611 Horncrest Road
Baltimore, Maryland 21204

RE: PETITION FOR VARIANCE
E/S Silver Lane, 27' NE of the c/l Poplar Road
(2333 Poplar Road)
15th Election District – 6th Council District
James A. Pine, Jr., et ux - Petitioners
Case No. 05-489-A

Dear Mr. & Mrs. Pine:

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 "William 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
Mr. David Billingsley, 601 Charwood Court, Edgewood, Md. 21040
DEPRM; Office of Planning; People's Counsel; Case File

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





Petition for Variance

CBCA

to the Zoning Commissioner of Baltimore County

for the property located at 2333 POPLAR ROAD

which is presently zoned R-C-5

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

1A04.3.B.2.b (BCZR) TO PERMIT FRONT AND REAR YARD ^{SETBACKS} OF 40 FEET AND 35 FEET RESPECTIVELY FROM THE CENTERLINE OF A STREET OR ROAD IN LIEU OF THE REQUIRED 75 FEET, AND TO PERMIT SIDE YARD ^{SETBACKS} OF 25 FEET AND 41 FEET IN LIEU OF THE REQUIRED 50 FEET FOR A PROPOSED DWELLING ON AN EXISTING LOT OF RECORD.

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

THE EXISTING LOT OF RECORD CAN NOT BE IMPROVED WHEN UTILIZING THE REQUIRED FRONT, REAR AND SIDE YARD SETBACKS

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JAMES A. PINE, JR.

Signature

KATHLEEN A. PINE

Name - Type or Print

Signature

611 HORNCREST ROAD (410) 746-0139

Address

Telephone No.

BALTO

MD.

21204

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY,
CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address

Telephone No.

EDGEWOOD

MD

21040

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JNP

Date

3/28/05

ORDER RECEIVED FOR FILING

Date

By

Case No. 05-489-A
REV 9/15/98

index

**DESCRIPTION TO ACCOMPANY PETITION
FOR VARIANCE**

2333 POPLAR ROAD

Beginning for the same at a point on the east side of Silver Lane (variable width), distant 27 feet northeasterly from it's intersection with the extension of the centerline of Poplar Road, thence being all of Lot 114B as shown on the plat entitled Cedar Beach recorded among the plat records of Baltimore County in plat book 12 folio 91.

Containing 9,348 square feet or 0.215 acre of land, more or less.

Being known as 2333 Poplar Road. Located in the 15th Election District, 6th Councilmanic District.

05-489-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **443823**

DATE 3/28/05 ACCOUNT A 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM James A. Place Jr.

FOR Vehicle - 2002 Poplar Road

05-489-A

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACQUISITION TIME
 1/28/2005 3/28/2005 11:10:04
 FOR WORK MACKIN, DON, IND
 RECEIPT # 348747 3/28/2005
 BY 5 328 ZONTINO VERIFICATION
 SS NO. 443823
 Receipt 1st 465.00
 9150.00 OK 4240.00 CA
 Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

4/27/2005

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 4/26/2005

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

LEGAL ADVERTISING

S. Williams

NOTICE OF ZONING HEARINGS
The Zoning Commission 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: #05-489-A
2333 Poplar Road
East of Silver Lane, 27 feet n/east of Poplar Road
15th Election District — 6th Councilmanic District
Legal Owner(s): James A. & Kathleen A. Pine, Jr.
Variance: to permit front yard and rear yard setbacks of 40 feet and 35 feet respectively from the centerline of a street or road in lieu of the required 74 feet and to permit side yard setbacks of 25 feet and 41 feet in lieu of the required 50 feet for a proposed dwelling on an existing lot of record.
Hearing: Wednesday, May 11, 2005 at 9:00 a.m. in Room 497, 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) 887-4386.
(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 4/7/66 April 26
48333

CERTIFICATE OF POSTING

RE: Case No. : 05-489-A

Petitioner/Developer: JAMES A.

& KATHLEEN A. PINE, Jr.

Date of Hearing/Closing: 5/11/05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

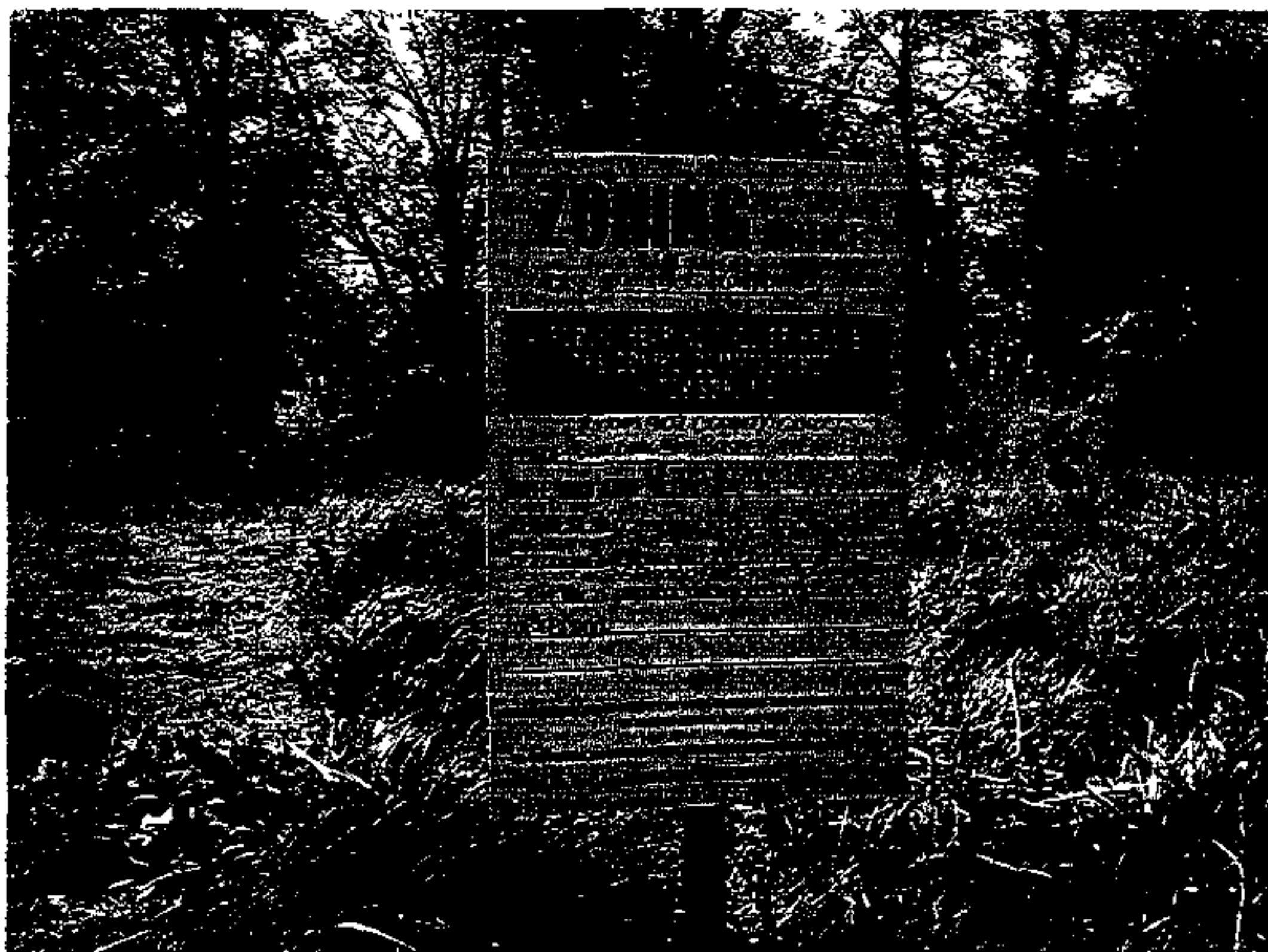
This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 2333 POPLAR ROAD

This sign(s) were posted on April 26, 2005
(Month, Day Year)

Sincerely,

 4/26/05
(Signature of Sign Poster and Date)
Martin Ogle
Sign Poster
5016 Castlestone Drive
Address
Balto. Md 21237
(443-629-3411)

im000266 (1152x864x24b jpeg)



Wpater@le 4/26/05

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 26, 2005 Issue - Jeffersonian

Please forward billing to:
James A. Pine, Jr.
611 Horncrest Road
Baltimore, MD 21204

410-746-0199

NOTICE OF ZONING HEARING

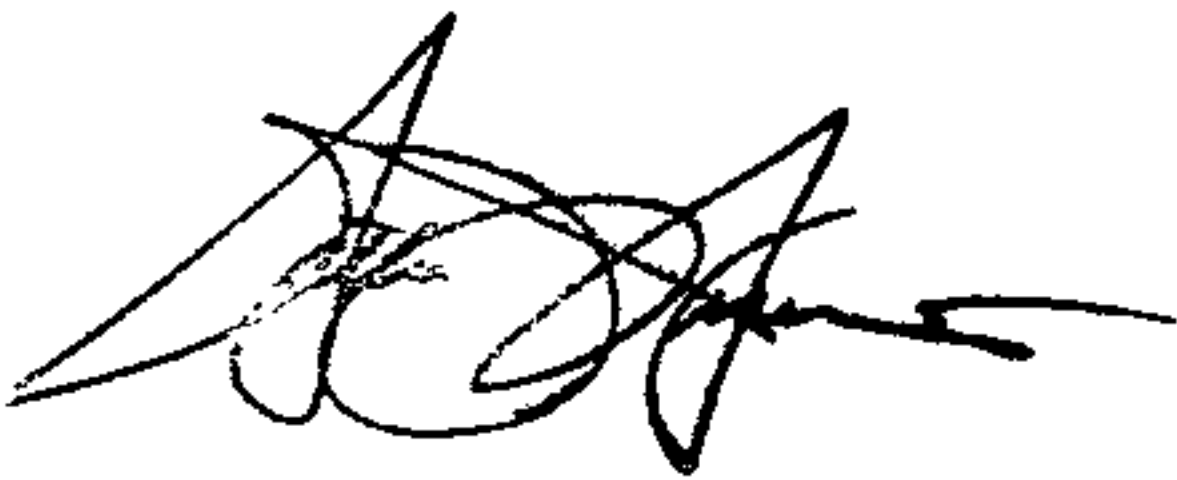
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-489-A

2333 Poplar Road
E/side of Silver Lane, 27 feet n/east of Poplar Road
15th Election District – 6th Councilmanic District
Legal Owners: James A. & Kathleen A. Pine, Jr.

Variance to permit front yard and rear yard setbacks of 40 feet and 35 feet respectively from the centerline of a street or road in lieu of the required 74 feet and to permit side yard setbacks of 25 feet and 41 feet in lieu of the required 50 feet for a proposed dwelling on an existing lot of record.

Hearing: Wednesday, May 11, 2005 at 9:00 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.

**Department of Permits and
Development Management**

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



Baltimore County

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

April 8, 2005

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: 05-489-A

2333 Poplar Road
E/side of Silver Lane, 27 feet n/east of Poplar Road
15th Election District – 6th Councilmanic District
Legal Owners: James A. & Kathleen A. Pine, Jr.

Variance to permit front yard and rear yard setbacks of 40 feet and 35 feet respectively from the centerline of a street or road in lieu of the required 74 feet and to permit side yard setbacks of 25 feet and 41 feet in lieu of the required 50 feet for a proposed dwelling on an existing lot of record.

Hearing: Wednesday, May 11, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: James A. & Kathleen A. Pine, Jr., 611 Horncrest Rd., Baltimore 21204
David Billingsley, 601 Charwood Ct., Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 26, 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/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 05-489-A
Petitioner JAMES A. PINE, JR.
Address or Location 2333 POPLAR ROAD

PLEASE FORWARD ADVERTISING BILL TO

Name JAMES A. PINE, JR.
Address 611 HORNCREST ROAD
BALTIMORE, MD. 21204
Telephone Number (410) 746-0199

**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

May 3, 2005

James A. Pine, Jr.
Kathleen A. Pine
611 Horncrest Road
Baltimore, Maryland 21204

Dear Mr. and Mrs. Pine:

RE: Case Number: 05-489-A, 2333 Poplar Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 28, 2005.

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 the typed name.

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



April 14, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 487, 488, 489, 490, 491, 493, 493, 495, 496, 497, 502, 503

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Acting Lieutenant William F Connolly, Jr.
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O)410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 8, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2005
Item No. 489

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right of way for all public roads in Baltimore County is 40-foot. Setback shall be modified accordingly

DAK:CEN:clw
Cc: file
ZAC-ITEM NO 489-04182005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr. JDO/MS

DATE: May 10, 2005

SUBJECT: Zoning Item # 05-489-A
Address 2333 Poplar Rd
Pine Property

Zoning Advisory Committee Meeting of April 11, 2005

_____ 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:

The development must comply with the Limited Development Area regulations which allow a maximum impervious surface of 25% and a minimum 15% tree cover.

Reviewer: Martha Stauss

Date: May 10, 2005

bw
5/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 22, 2005

RECEIVED

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

APR 25 2005

SUBJECT: 2333 Poplar Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-489

Petitioner: James Pine, Jr.

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

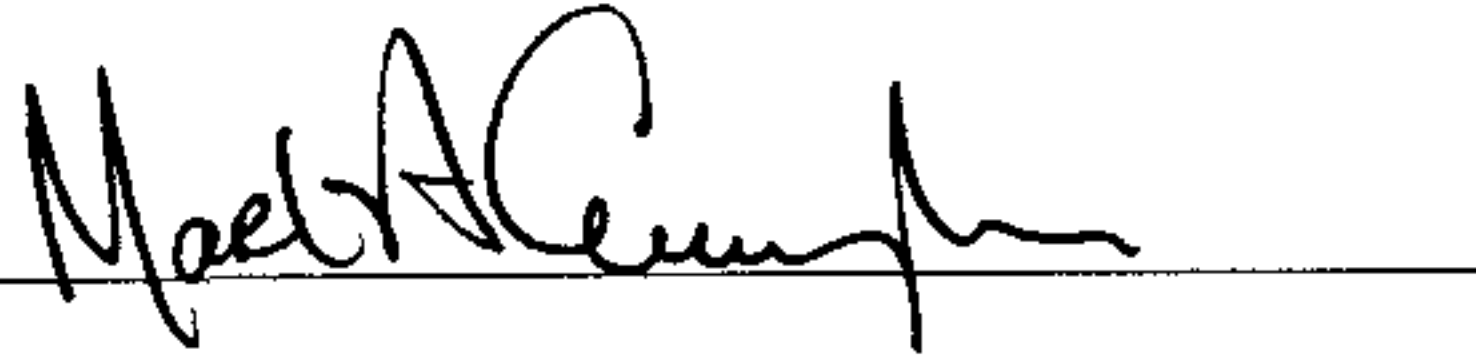
The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of the existing adjoining dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Orient the front of the proposed dwelling towards Silver Lane as this is the established orientation pattern. Incorporate prominent entries and porches or stoops in the front building façade.

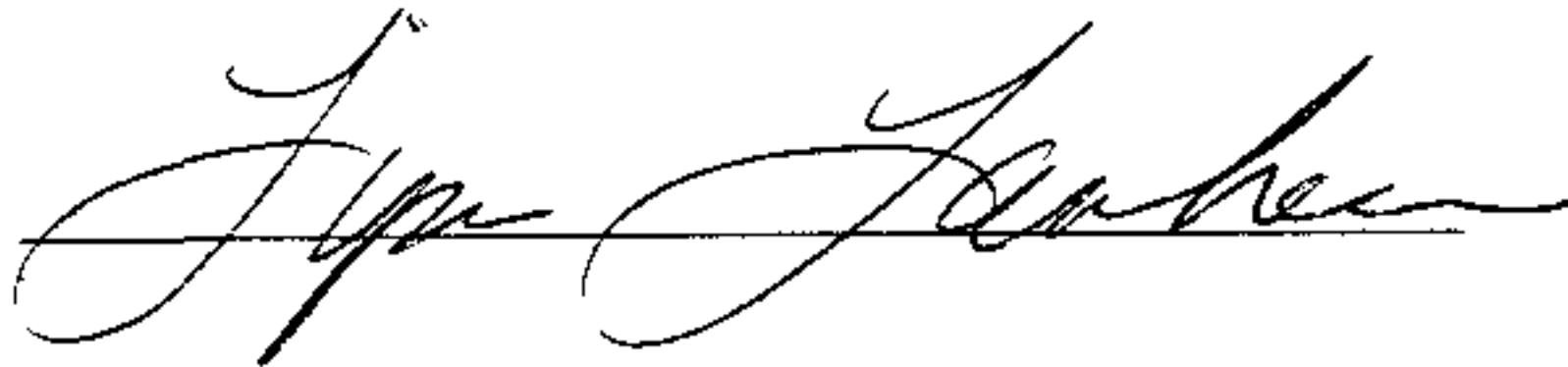
4. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
5. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
6. Provide landscaping along Silver Lane.
7. The subject lot is a double frontage lot. As such, the rear yard (along Poplar Road) shall be screened via a combination of dense opaque evergreens and a board-on-board fence. The board-on-board fence shall not be on the right-of-way side of the evergreen screening.

For further questions or additional information concerning the matters stated herein, please contact David Pinning with the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

RE: PETITION FOR VARIANCE
2333 Poplar Road; E/side Silver Lane,
27' NE Poplar Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): James & Kathleen Pine
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 05-489-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 and all documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

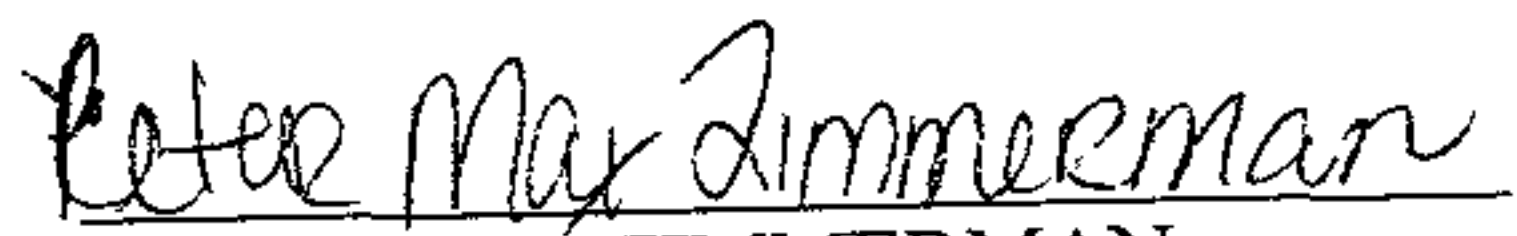
RECEIVED

Per.....

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 11th day of April, 2005, a copy of the foregoing Entry of Appearance was mailed to, David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 2339 POPLAR ROAD
CASE NUMBER 05-489-A
DATE 05/11/05

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.:

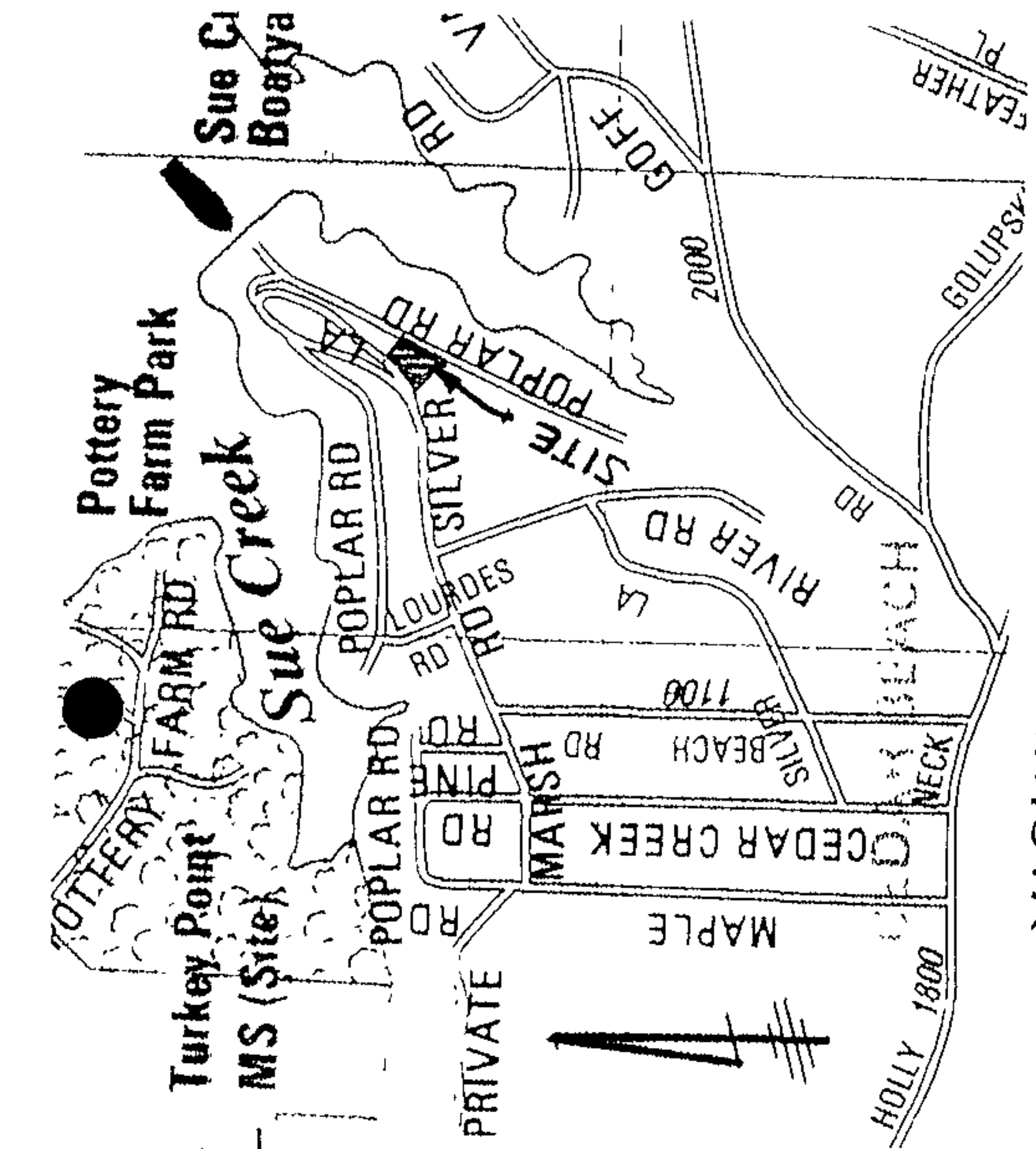
05-489 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SIDE PLAN	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING...RC 5 (SE.2J)(098A3)
2. LOT AREA...9.348 S.F. = 0.215 ACRE
3. NO PRIOR ZONING HISTORY
4. NO HISTORIC BUILDINGS
5. SITE IS LOCATED IN THE CBCA
6. SITE IS IN FLOOD ZONE C
7. SITE IS NOT IN A 100 YEAR FLOOD PLAIN
8. PUBLIC WATER AND SEWER EXISTING
9. BUILDING COVERAGE = 12.5 %

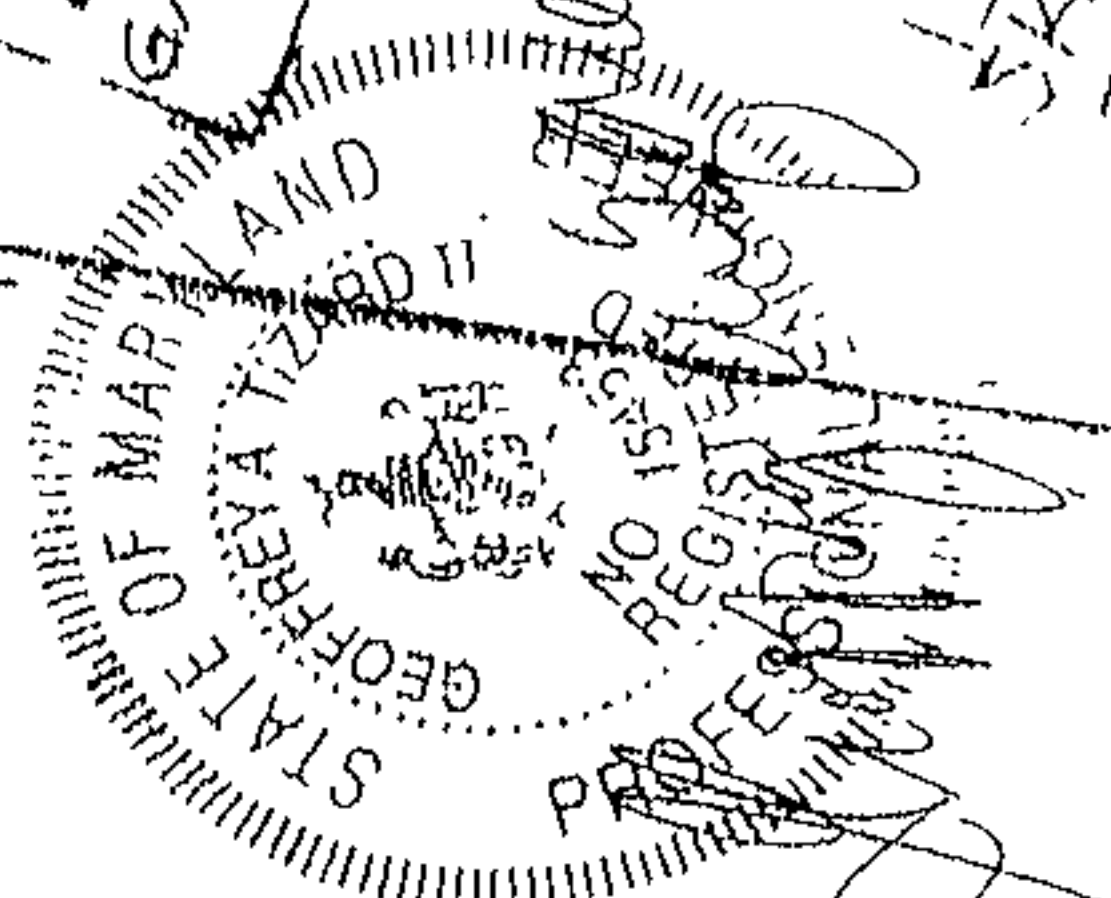
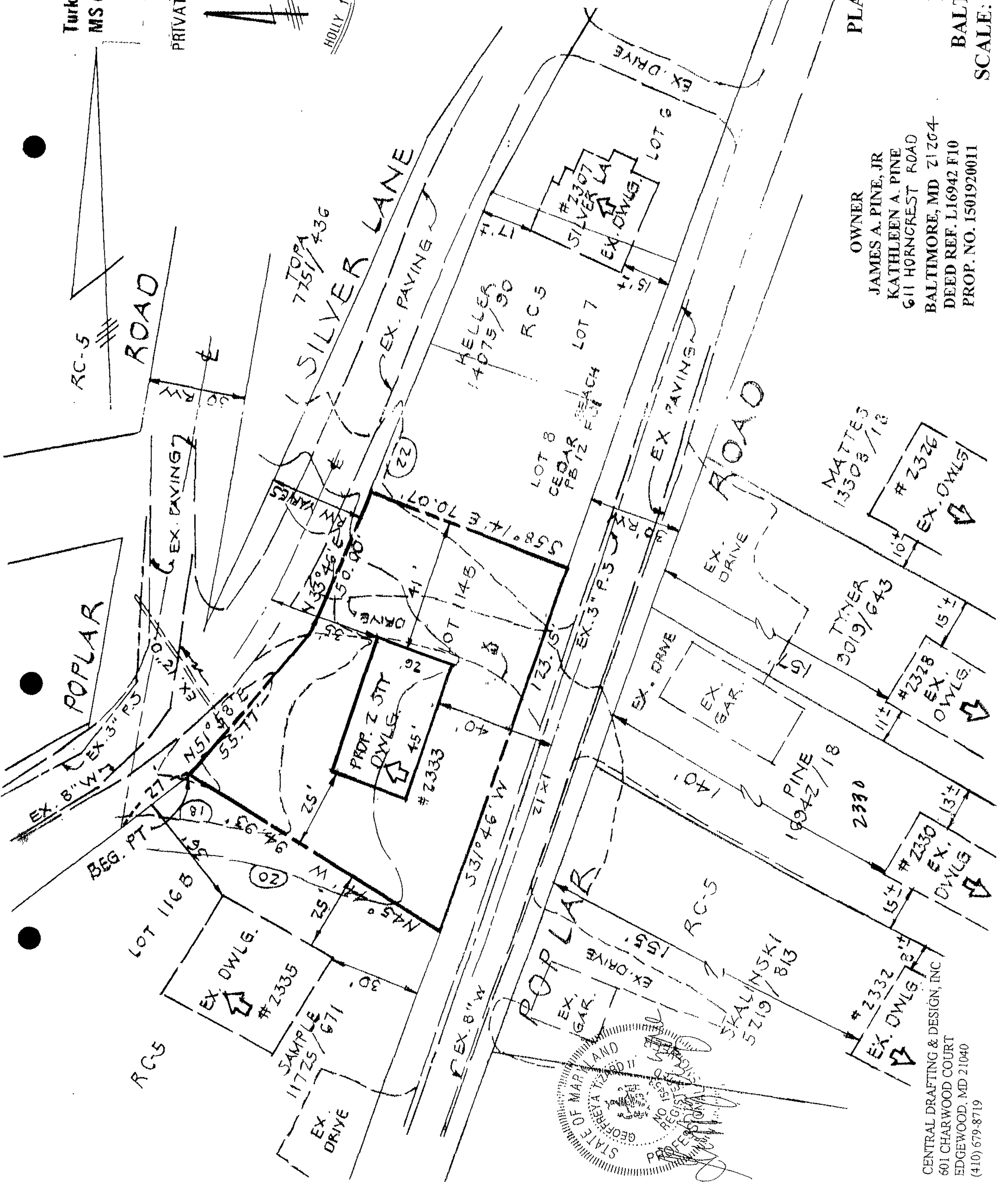
REVISED
PETITIONER'S
HOUSE REDESIGNED FOR
OFFICE OF RETAILING
EXHIBIT NO. 1

REV. 5-6-05 PER
COUNTY COMMENTS

PLAT TO ACCOMPANY PETITION
FOR VARIANCE

2333 POPLAR ROAD
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 30 FEET MARCH 1, 2005

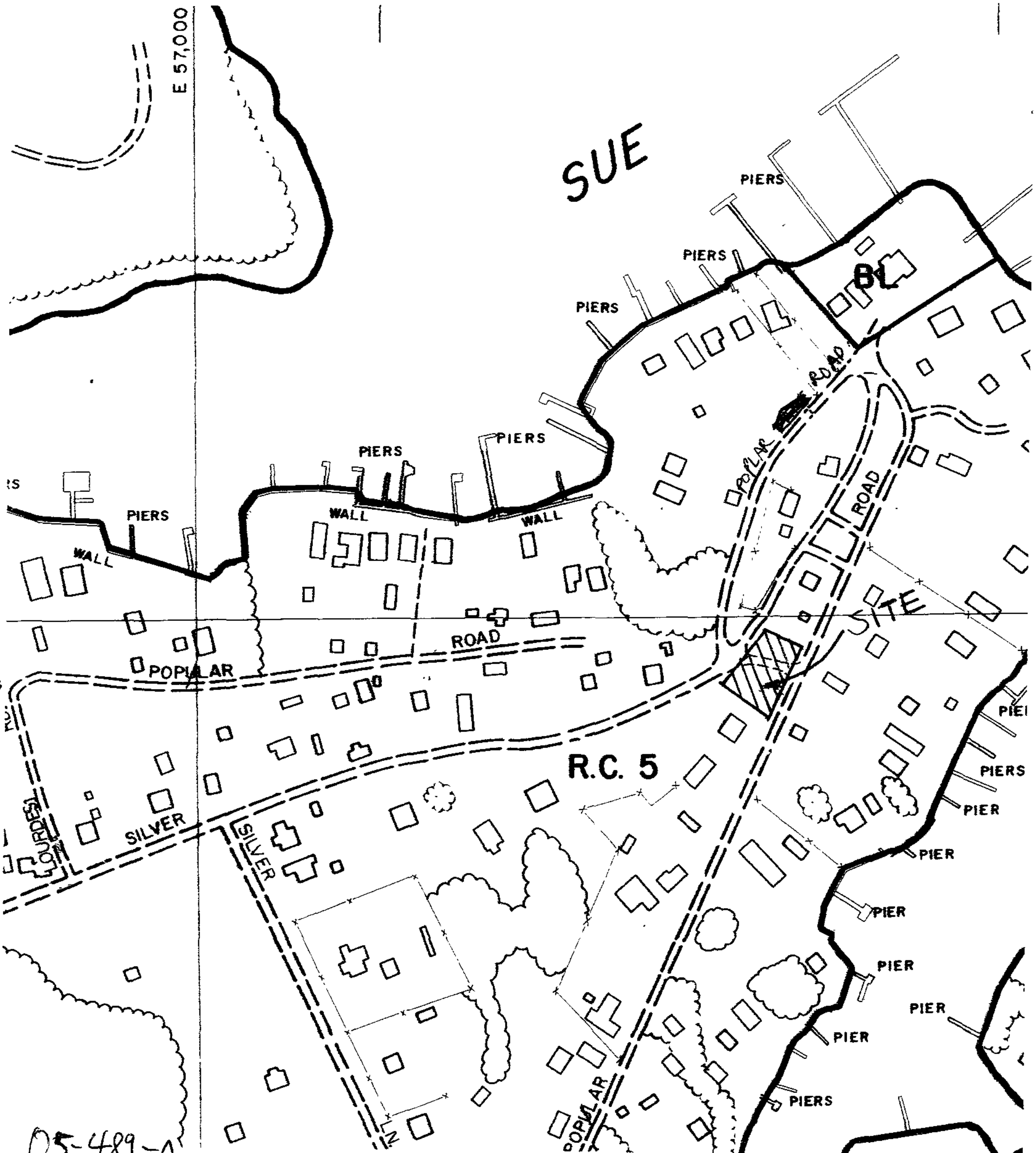
OWNER
JAMES A. PINE, JR
KATHLEEN A. PINE
611 HORNCREST ROAD
BALTIMORE, MD 21204
DEED REF. L16942 F10
PROP. NO. 1501920011



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

2333 POPLAR ROAD

S.E. 2-J



05-489-A