

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S of Bird River Grove Road, 1.2 miles
to centerline of Ebenezer Road
15th Election District
6th Councilmanic District
(11104 Bird River Grove Road)

Rebecca R. & David L. Mohr
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 05-534-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter originally came before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Rebecca R. and David L. Mohr. The administrative variance is requested for property located at 11104 Bird River Grove Road in the eastern area of Baltimore County. The administrative variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached garage to be located in the front yard in lieu of the rear yard. 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 May 22, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated June 13, 2005 stating that the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof.

Applicable Law

NOTED RECEIVED FOR FILED
6/24/05
Hear

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 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 Deputy 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.

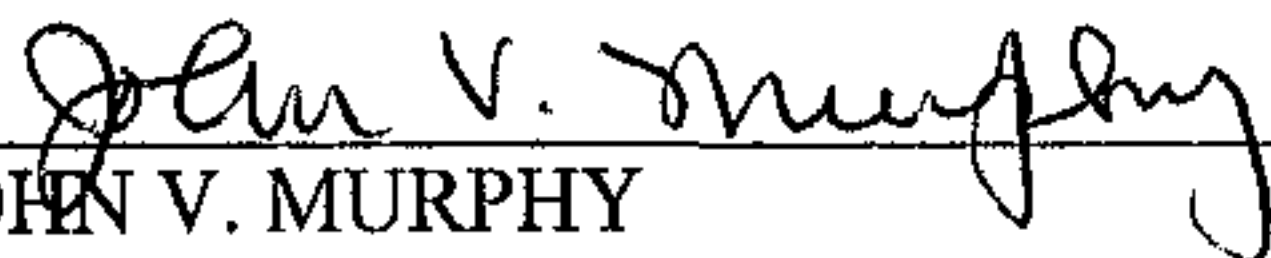
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 24 day of June, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached garage to be located in the front

yard in lieu of the rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by DEPRM dated June 13, 2005 stating that the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

6/24/05
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
William J. Wiseman III, Zoning Commissioner

24
June 23, 2005

Mr. & Mrs. David L. Mohr
11028 Bird River Grove Road
White Marsh, Maryland 21162

Re: Petition for Administrative Variance
Case No. 05-534-A
Property: 11104 Bird River Grove Road

Dear Mr. & Mrs. Mohr:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 111028 Bird River Grove Rd
which is presently zoned C1A

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) 400.1 to PERMIT A DETACHED

GARAGE TO BE IN THE FRONT YARD IN LIEU OF THE
REAR YARD.

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

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

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

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.

work 410-227-8883

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):

David L. Mohr

Name - Type or Print

Signature

Rebecca R. Mohr

Name - Type or Print

Rebecca R. Mohr

Signature

11028 Bird River Grove Rd

Address

Telephone No.

White Marsh MD

City

State

21162

Zip Code

Representative to be Contacted:

David L. Mohr

Name

(410) 227-8883

11028 Bird River Grove Rd

Address

Telephone No.

White Marsh MD

City

State

21162

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 05 day of May, 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. 05-0534

Reviewed By SD Date 04-20-05

REV 10/25/01

Estimated Posting Date 05-01-05

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.

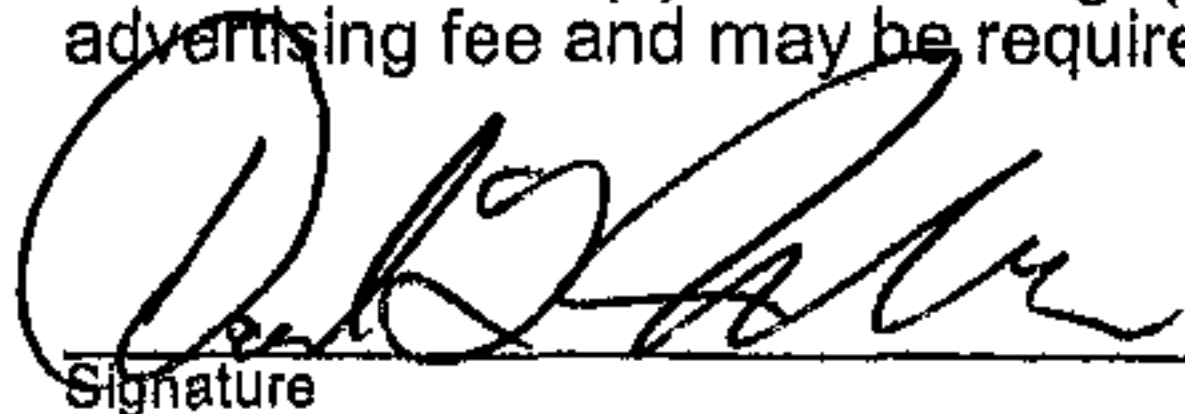
That the Affiant(s) does/do presently reside at

11028 Bird River Grove Rd
Address
White Marsh MD 21162
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):

SEE ATTACHED

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

David L. Mohr
Name - Type or Print


Signature

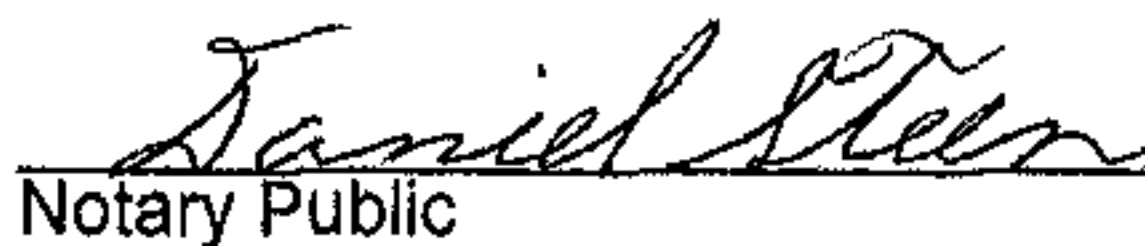
Rebecca R. Mohr
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David L. Mohr And Rebecca R. Mohr
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 5-1-07

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

Address

City

State

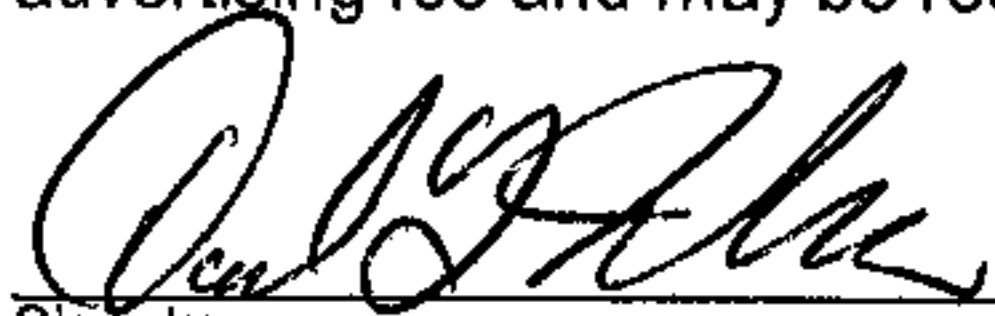
Zip Code

11028 Bird River Grove Rd
White Marsh MD 21162

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):

SEE ATTACHED

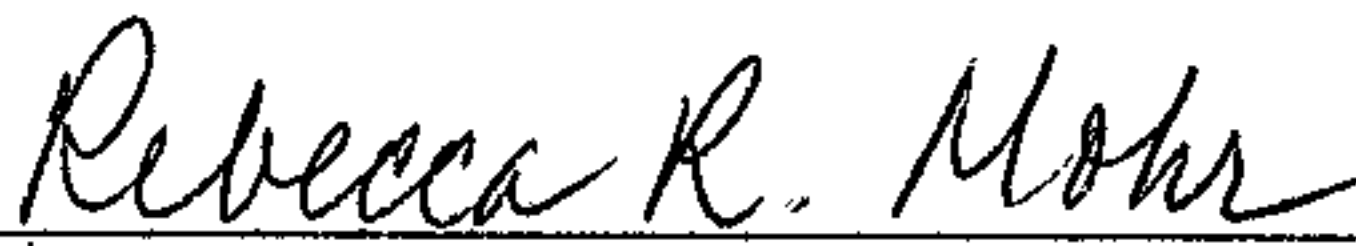
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

DAVID L. MOHR

Name - Type or Print



Signature

Rebecca R. Mohr

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David L. Mohr and Rebecca R. Mohr

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 5-1-07



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11104 Bird River Grove Rd
which is presently zoned C1A

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) 400.1 TO PERMIT A DETACHED

GARAGE TO BE IN THE FRONT YARD. IN LIEU OF THE
REAR YARD

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

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

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

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):

DAVID L. MOHR

Name - Type or Print

Signature

Name - Type or Print

REBECCA R. MOHR

Signature

11104 Bird River Grove Rd

Address

Telephone No.

White Marsh

City

MD

State

21162

Zip Code

Representative to be Contacted:

DAVID L. MOHR

11104 Bird River Grove Rd

Name

White Marsh

Address

MD

State

(410) 227-8883

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 05 day of May, 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. 05-534

Reviewed By [Signature] Date 04-20-05

Estimated Posting Date 05-01-05

Would like to Allow Auxiliary Structure to remain As storage. Structure is in the front yard putting it out of the 100 Foot buffer and in character with the rest of the similar structures in the neighborhood. It is not permitted to be in the 100 Foot Buffer, leaving only the front yard available.

It is currently too close for side setbacks (as shown). Will be sided to match the house. This would not put the property over the impervious surfaces currently allowed. The front of this property where this structure is located is out of the Flood Plain and has been there over 50 years at this location. Plumbing has been removed, structure will be returned to a garage.

OS-534-A

Zoning Description for 11104 Bird River Grove Rd
Beginning at a point on the North West side of
Bird River Grove which is 18' wide at the
distance of 1.2 miles of the centerline of the
nearest unimproved intersecting street Ebenezer Rd.
which is 30 feet wide. *Being lot # 14, 15 block,
Section #B in the subdivision of Bird River
Grove as recorded in Baltimore County Plat
Book # 13, Folio # 1, containing 16,000 square
feet. Also known as 11104 Bird River Grove
Rd and located in the 15 Election District,
6 Councilmanic District.

05-534-A

BAITIMORE COUNTY MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 04-20-05

ACCOUNT

RECEIVED 6150

No. 443888

RECEIVED FROM

DAVID H. H. H. H.

11004 BIRD R. D. BALDWIN

FOR REG. UNIT

AMOUNT \$

65.00

RECEIVED FROM

WHITE CASHIER

PAID - MISC.

YELLOW - CUSTOMER

443888

PAID RECEIPT

BUSINESS ADDRESS THE

443888 443888 443888

PAID UNIT WHITE UNIT

RECEIVED 1 2 3 4 5 6 7 8 9 10

PAID 5 102 200000 1000000

PAID 100000

Receipt for

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CERTIFICATE OF POSTING

RE:Case No. 05-534-A

Petitioner/Developer: MOHR

Date of Closing/Hearing: 6/6/05

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

Attention:

Ladies and Gentlemen:

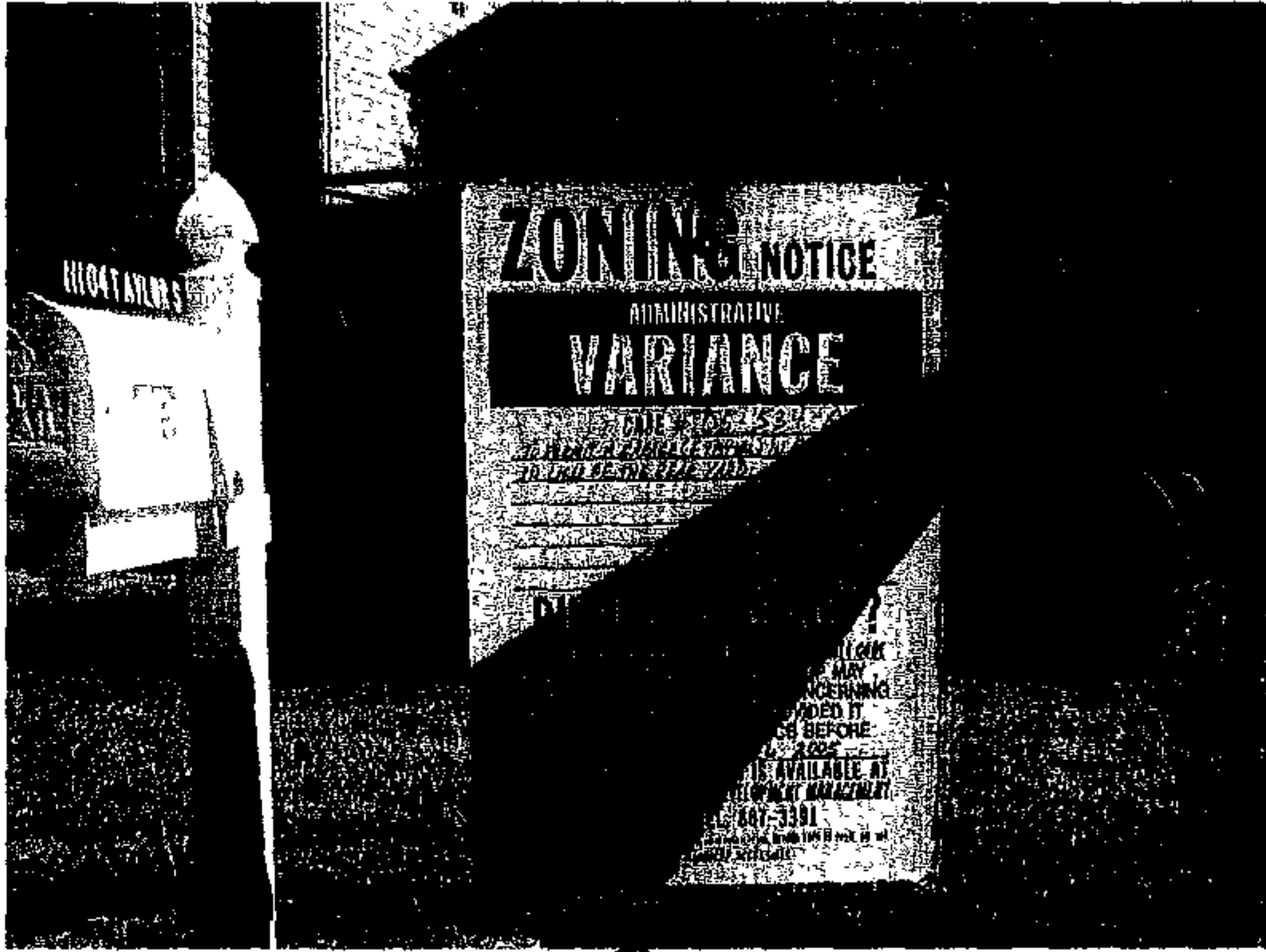
This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 11104 BIRD RIVER GROVE RD

This sign(s) were posted on May 22, 2005
Month, Day, Year

Sincerely,

Martin Ogle 5/22/05
Sign Poster and Date
Martin Ogle
5016 Castlestone Drive
Baltimore Maryland 21237
(443-629-3411)

im000303 (1152x864x24b jpeg)



Myatt J. May 21, 2005

ATTN: ROBIN

6/23/05

FROM: MARTIN OGLE

APPROVED SIGN POSTER

HERE IS THE COPY YOU ARE
MISSING FROM CASE # 05-534-A
ANY QUESTIONS PLEASE CALL MY
CELL # 443-629-3411

THANK YOU
Martin Ogle

PAGE 1 of 3

CERTIFICATE OF POSTING

RE: Case No. : 05-534-APetitioner/Developer: MOHRDate of Hearing/Closing: 6/4/05

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 11104 BIRD RIVER GROVE ROAD

This sign(s) were posted on May 22, 2005
(Month, Day Year)

Sincerely,

(Signature of Sign Poster and Date)

Martin Ogle

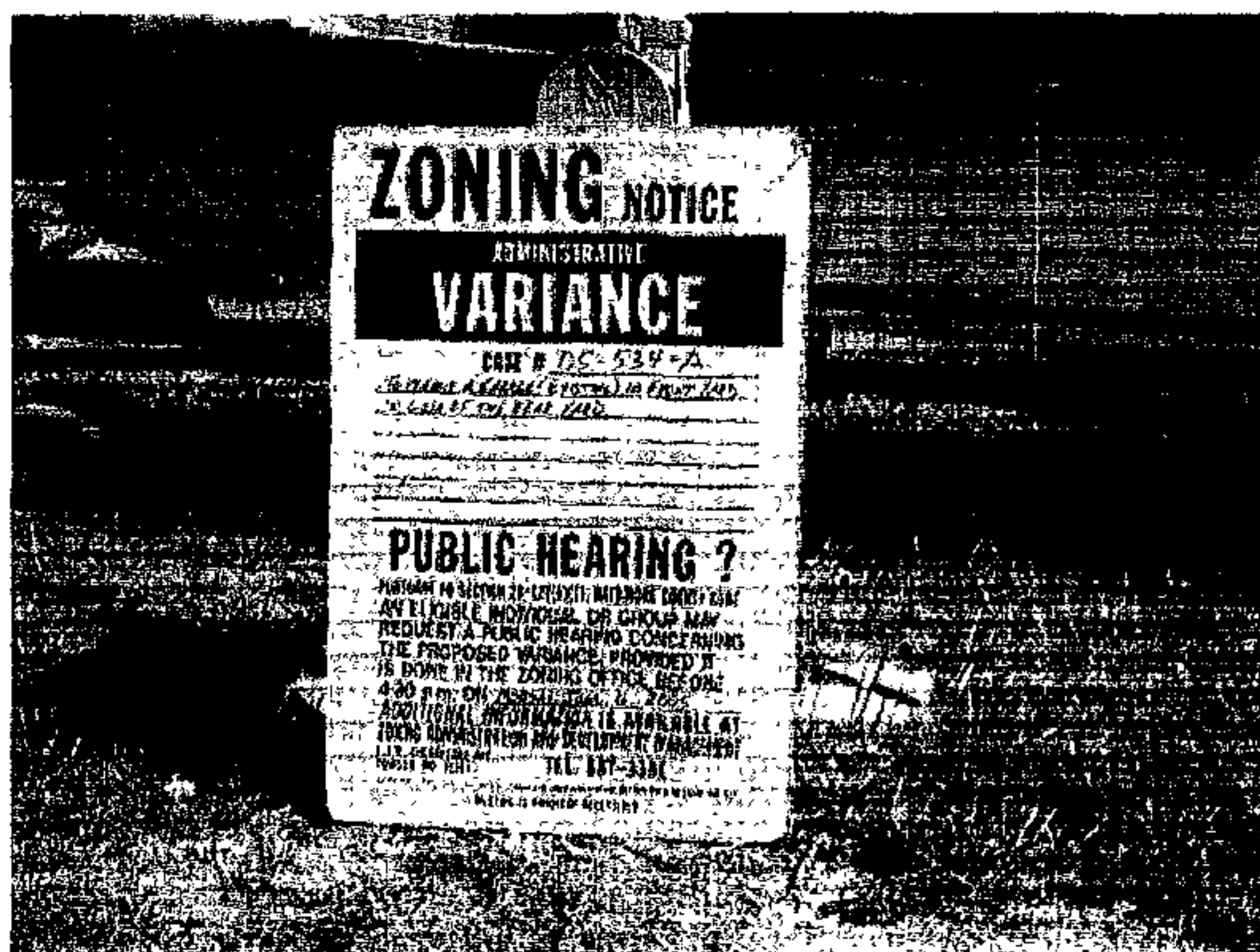
Sign Poster

5016 Castlestone Drive

Address

Balto. Md 21237(443-629-3411)

lm000339 (576x432x24b jpeg)



W. J. Miller 5/22/05

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 OS-534-A

Petitioner David Mohr

Address or Location 11104 Bird River Grove Rd

PLEASE FORWARD ADVERTISING BILL TO

Name: David Mohr

Address 11028 Bird River Grove Rd
White Marsh MD 21162

Telephone Number (410) 227-8883

OS-534-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 534 -A

Address 11104 BIRD RIVER GROVE RD

Contact Person: JOHN R. ANDERSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 05-10-05
~~04-20-05~~

Posting Date: 05-11-05
~~05-11-05~~

Closing Date: 06-06-05
~~05-16-05~~

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- 534 -A

Address 11104 BIRD RIVER GROVE RD

Petitioner's Name MOHR

Telephone 410-227-8883

Posting Date: 05-01-05

Closing Date: 05-16-05

Wording for Sign: To Permit A GARAGE (EXISTING) IN FRONT YARD
IN VIEW OF THE REAR YARD

WCR - Revised 6/25/04



Right
Side
1 House.
over.



opposite
side
showing
distance
from
neighbors



Front
Ad
Depth



Subject



*Similar
structures*



Side
Set Backs



Left
Side
View

29 11:29AM

**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 16, 2005

David L. Mohr
Rebecca R. Mohr
11028 Bird River Grove Road
White Marsh, Maryland 21162

Dear Mr. and Mrs. Mohr:

RE: Case Number: 05-534-A, 11104 Bird River Grove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 20, 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.", 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



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

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

May 5, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: May 5, 2005

Item No.: 529-541

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.

The Fire Marshal's Office has no comments at this time.

Lieutenant J.D. Mezick
Fire Marshal's Office
410-887-4881
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 17, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For May 5, 2005
Item No 534

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

The flood protection elevation for this site is 11.2.

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 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 requirement of B.O.C.A. International Building Code adopted by the county.

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 534-05172005.doc

AV
6/6

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: June 13, 2005

SUBJECT: Zoning Item # 05-534
Address 11104 Bird River Grove Road

RECEIVED

JUN 14 2005

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of May 9, 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:

Reviewer: Sue Farinetti, Martha Stauss

Date: June 13, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

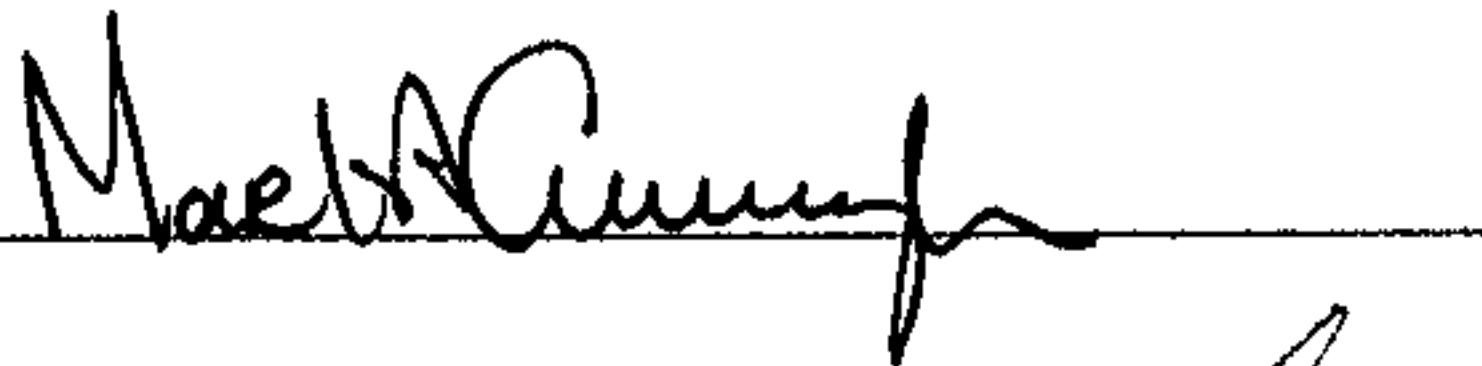
DATE: May 17, 2005

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

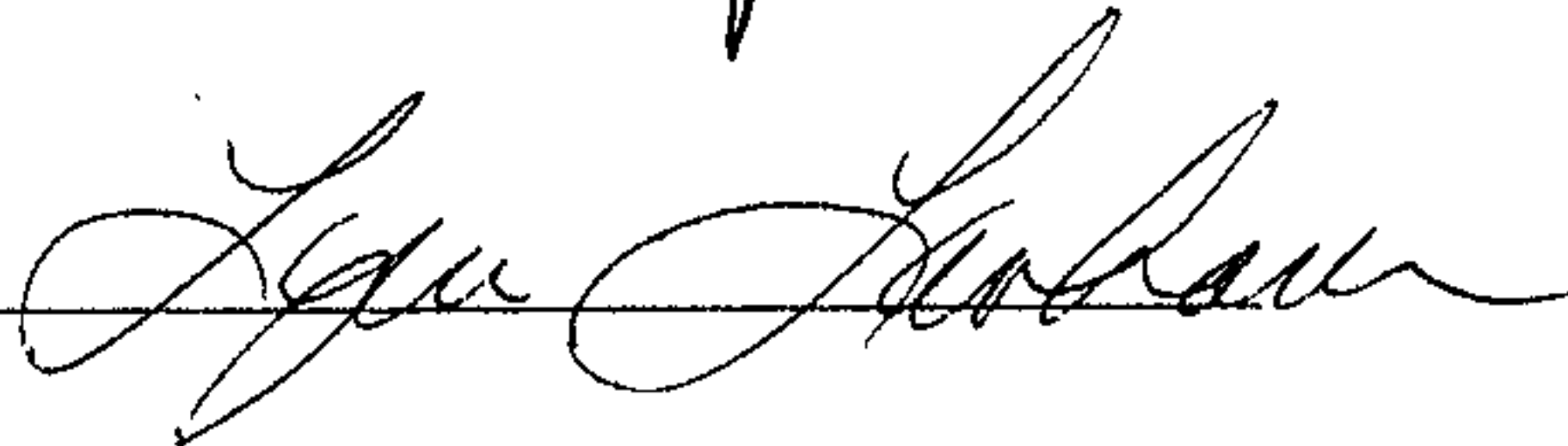
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-534 and 5-542
Administrative Variance(s)

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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 4.29.05

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

RE: Baltimore County
Item No. 534 JRA

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

PLAT 13

PLAT 13

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1104 Bird River Grove (owner's name and address of the applicant for additional required information)

SUBDIVISION NAME Bird River Grove

PLAT BOOK # 13 FOLIO # 1 LOT # 14 SECTION # 13

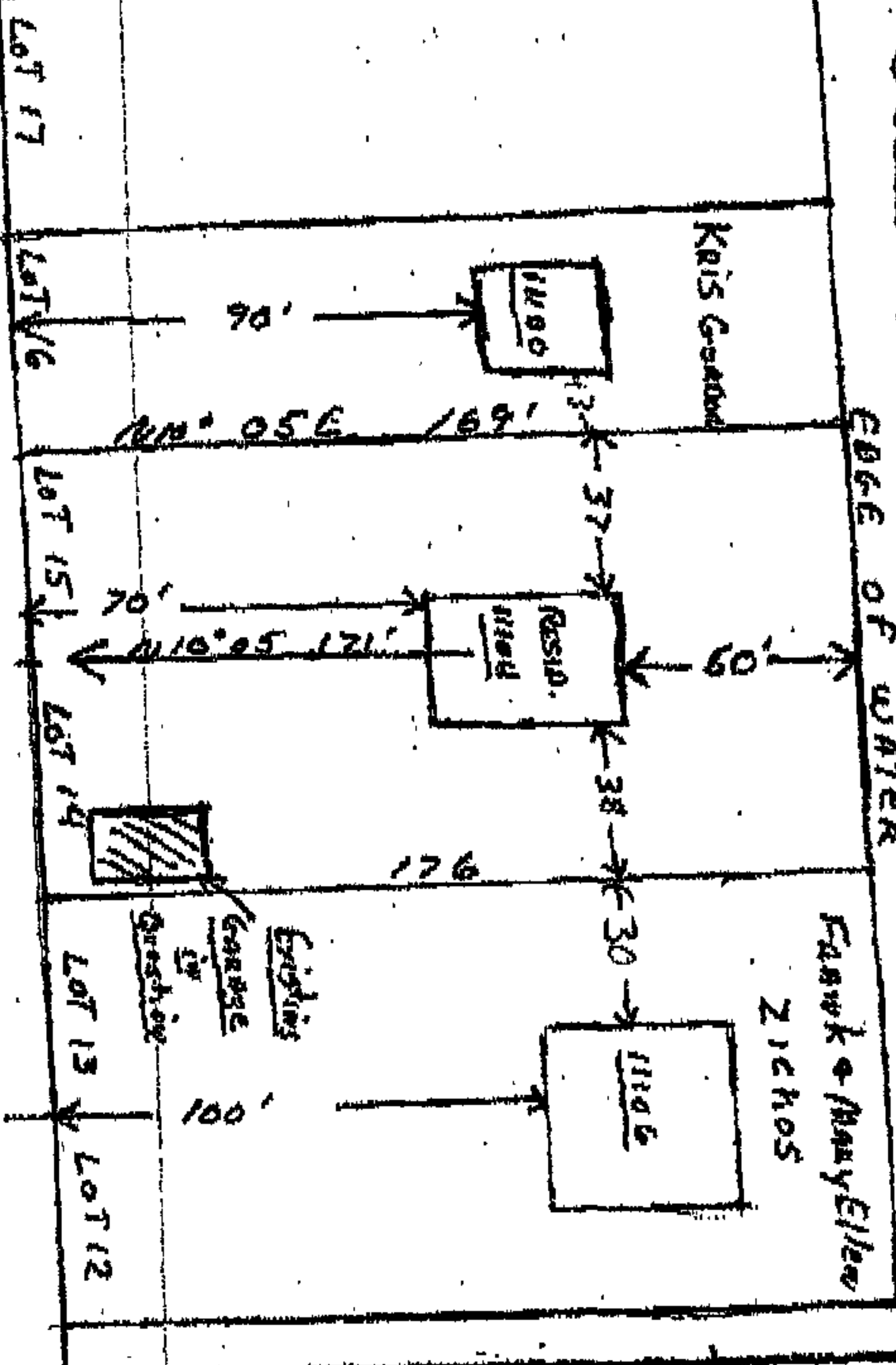
CORNER David L. + Rebecca A. Mohr

Bird River

Edge of water

Kris Gooden

Frank & Mary Ellen Zichos

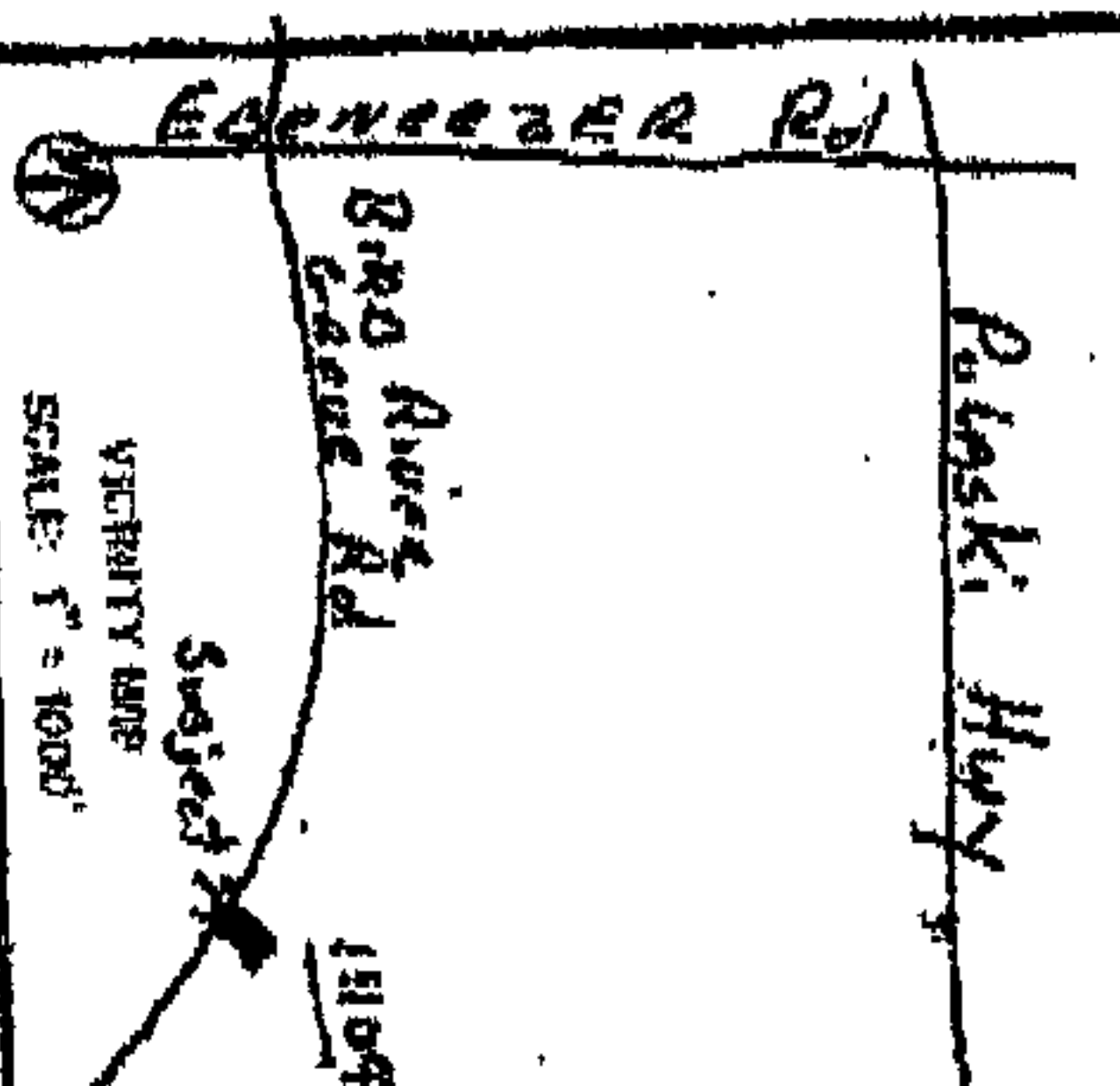


Bird River Grove Rd
18ft Mac Paving (25ft R/W)



PREPARED BY David Mohr

SCALE OF DRAWING: 1" = 50



LOCATION INFORMATION

ELECTION DISTRICT 15

CURRENT ZONING DISTRICT R

1" = 200' SCALE MAP # 073-93

ZONING RC2

LOT SIZE 16,000 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ YES ☐ NO

OVERSINKAGE DRY ☒ YES ☐ NO

CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☒ YES ☐ NO

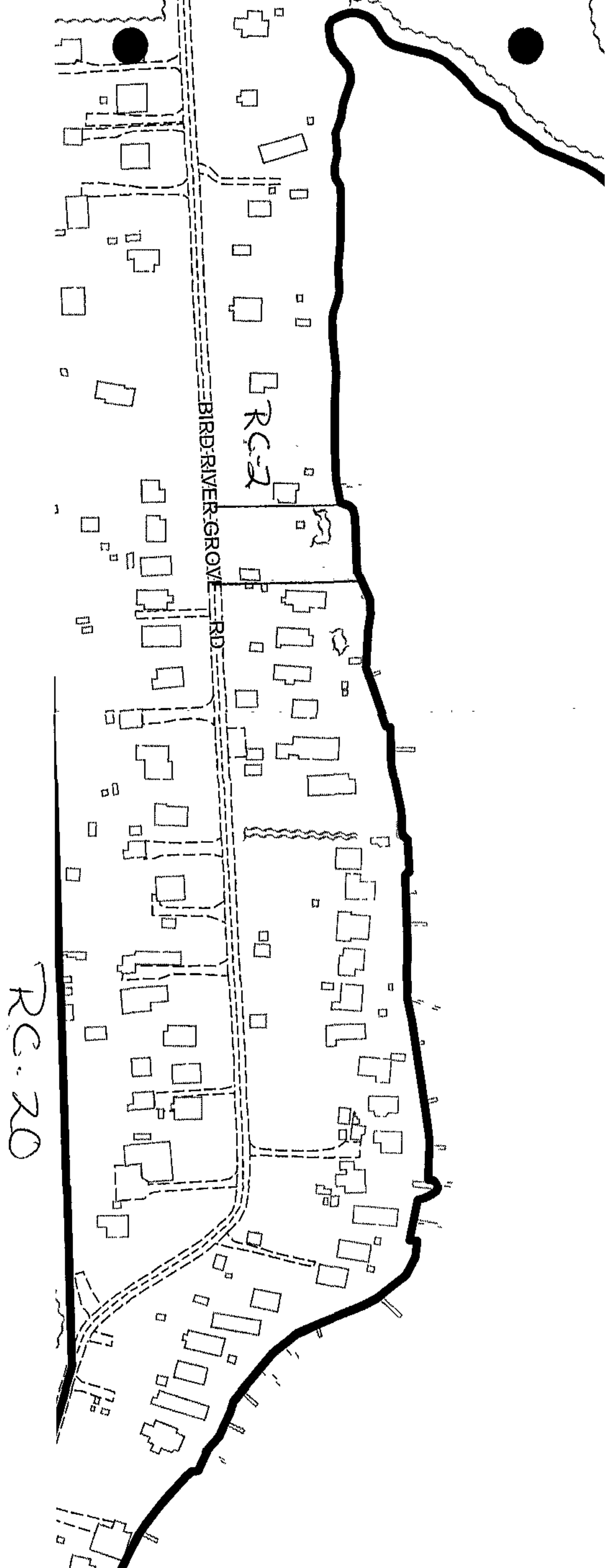
HERITAGE PROPERTY/
BUILDING ☒ YES ☐ NO

PRIOR ZONING HEARING

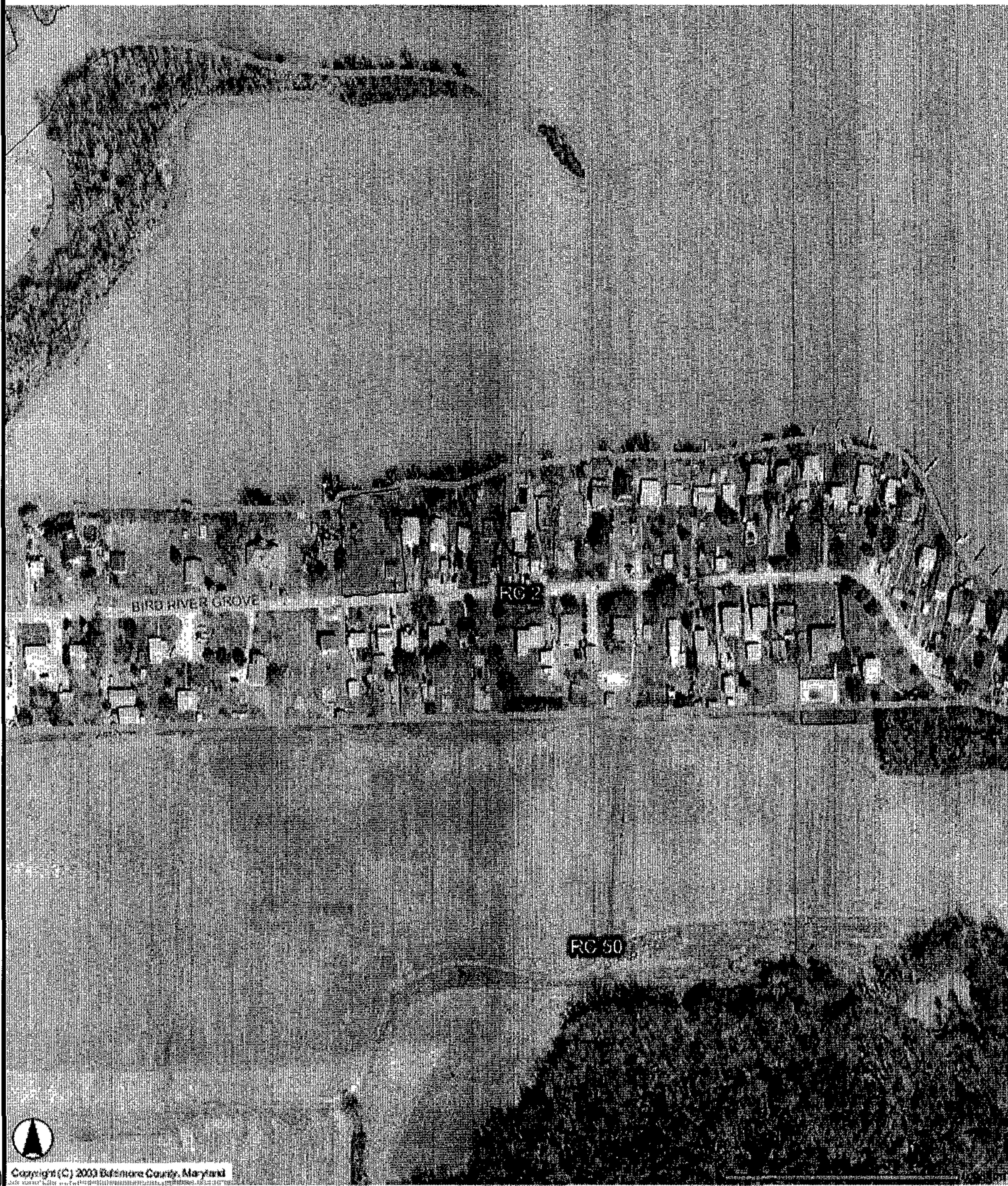
ZONING OFFICE USE ONLY
REVIEWED BY SSA CASE # PS5347

Plat Qx #1

073A-3.



OS-534-A



05-534-07

