



LBCA

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6908 RIVER DRNE RD.

which is presently zoned DR S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3A.5., 1802.3C. (BCZR)

TO PERMIT A DWELLING ON A 50-FOOT WIDE LOT IN LIEU OF THE REQUIRED 55-FEET.

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

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):

GERALD RUTH

Name - Type or Print

Signature

SHELLEY RUTH

Name - Type or Print

Signature

8001 WOOD AVE.

Address

410-477-1544

Telephone No.

BALTIMORE MD.

Address

State

21219

Zip Code

Representative to be Contacted:

GERALD RUTH

Name

8001 WOOD AVE.

Address

443-829-0499

Telephone No.

BALTIMORE

City

MD

State

21219

Zip Code

OFFICE USE ONLY

Case No. 05-693-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By D.T.

Date

6/27/05

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 6908 RIVER DRIVE ROAD

Beginning at a point on the west side of River Drive Road which is forty feet wide at the distance of one hundred and seventy five feet south of the centerline of the nearest improved intersecting street, Alice Road, which is forty feet wide. Being Lot number five (5) in the subdivision of Lynch Point as recorded in Baltimore County Plat Book number 20873, Folio number 128, containing 7900 square feet. Also known as 6908 River Drive Road and located in the 15th Election District, 7th Councilmatic District.

05-693-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 646971

DATE 6/27/05 ACCOUNT 0010066150

AMOUNT \$ 105.00

RECEIVED FROM: GERALD RUTH

FOR: ITEM # 693 05-693-A

6908 RIVER DRIVE RD. BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DATE
6/27/2005	6/27/2005	11:45:27	2
REG 9802	MAIL	JPW:HE	
RECEIPT # 409375 6/27/2005 OFIN			
Spt S 528 ZONING VERIFICATION			
R NO. 446971			
Recpt Tot		105.00	
105.00		CK	0.00 GA
Baltimore County, Maryland			

CASHIER'S VALIDATION

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: 05-693-A

Petitioner: GERALD + SHELLEY RUTH

Address or Location: 6908 RIVER DRIVE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: GERALD RUTH

Address: 8001 WOOD AVE.

BALTO. MD 21214

Telephone Number: 410-477-1594



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

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

June 29, 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: 05-693-A

6908 River Drive Road

W/side of River Drive Road, 175 feet south of centerline of Alice Road

15th Election District – 7th Councilmanic District

Legal Owners: Gerald & Shelley Ruth

Variance to permit a dwelling on a 50-foot wide lot in lieu of the required 55 feet.

Hearing: Tuesday, August 16, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Gerald & Shelley Ruth, 8001 Wood Avenue, Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 1, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 2, 2005 Issue - Jeffersonian

Please forward billing to:
Gerald Ruth
8001 Wood Avenue
Baltimore, MD 21219

410-477-1594

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: 05-693-A

6908 River Drive Road

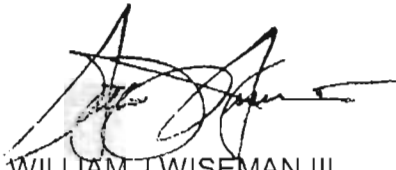
W/side of River Drive Road, 175 feet south of centerline of Alice Road

15th Election District – 7th Councilmanic District

Legal Owners: Gerald & Shelley Ruth

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401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
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.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

gm
8/16
withdrawn

TO: Tim Kotroco
FROM: Bruce Seeley
DATE: August 3, 2005

RECEIVED

AUG - 3 2005

ZONING COMMISSIONER

SUBJECT: Zoning Item # 693
Address 6908 River Drive Rd
Ruth Property

Zoning Advisory Committee Meeting of 7-11-05

☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

☒ 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 33-3-101 through 33-3-120 of the Baltimore County Code).

☐ Development of this property must comply with the Forest Conservation Regulations (Section 33-6-101 through 33-6-122 of the Baltimore County Code).

☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Patricia Farr



Date: August 3, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2005

RECEIVED

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

JUL 07 2005

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-693- Variance**

ZONING COMMISSIONER

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road.

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

Prepared By:

Curtis Murray

Division Chief:

Lynn Tschann

CM/LL

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



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

Maryland Department of Transportation

Date: 7.11.05

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

RE: Baltimore County
Item No. 693 DT

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 15, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for July 18, 2005
Item No. 693

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have comments.

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.

Building shall be designed and adequately anchored to prevent floatation, 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 adopted by the County.

DAK:CEN:cab

cc: File

ZAC-COMMENTS-ITEM NO 693-07152005.doc

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

July 5, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 11, 2005

Item No.: 680-693

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.

Comments:

1. The fire marshal's office has no comments at this time

Insp. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



RE: PETITION FOR VARIANCE * BEFORE THE
6908 River Drive Road; W/side River Drive *
Road, 175' S c/line Alice Road * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Gerald & Shelley Ruth * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-693-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
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 7th day of July, 2005, a copy of the foregoing Entry of Appearance was mailed to, Gerald Ruth, 8001 Wood Avenue, Baltimore, MD 21219, Petitioner(s).

RECEIVED
JUL 07 2005
Per klr

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No.

05-693-A

Date Completed/Initials

6/29/05

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

MAX COVER SHEET

GERALD RUTH
8001 WOOD AVE.
BALTIMORE, MARYLAND 21219
PHONE: 410-477-1594
FAX: 410-477-1602

SEND TO: Baltimore County Zoning	FROM: Jerry
Attention: Donna Thompson	Date: 07-01-05
Office Location:	Office Location:
Fax Number: 410-887-5708	Phone Number: cell:443-829-8499

- ☐ Urgent
- ☐ Reply ASAP
- ☐ Please comment
- ☐ Please review
- ☐ For your information

Total pages, including cover: 1

Comments:

Ms. Thompson:

Letter withdrawing zoning variance for River Drive Road

Thank you, Jerry

GERALD RUTH

8001 Wood Ave
Baltimore, Md. 21219
Phone: 410-477-1554
Fax: 410-477-1602
gruth@comcast.net

July 1, 2005

Zoning Review
Dept. of Permits and Development Management
111 West Chesapeake Ave.
Room 111
Towson, Maryland 21204

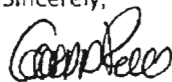
Attention: Ms. Thompson

RE: case number 05-693-A

Dear Ms. Thompson:

Please withdraw my application for zoning variance (case number 05-693-A) for 6908 River Drive Road filed on June 27, 2005. Thank you.

Sincerely,



Gerald Ruth



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Copyright 2005 MRIS ©







PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6908 RIVER DRIVE RD

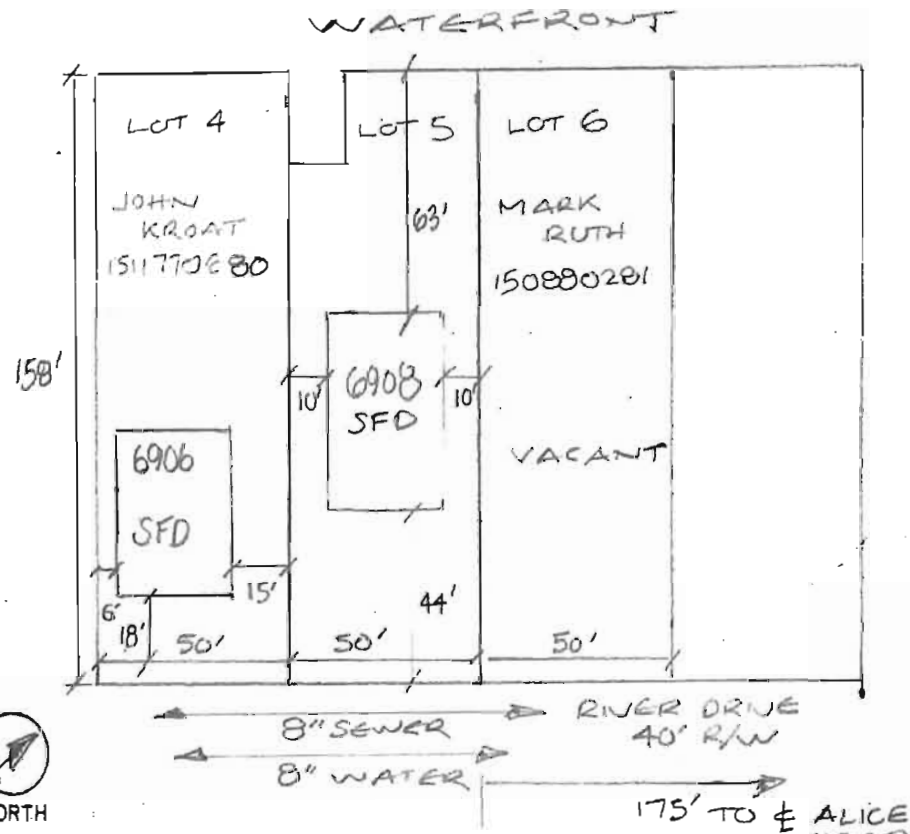
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME LYNCH POINT

PLAT BOOK # 0 FOLIO # 38 LOT # 5 SECTION #

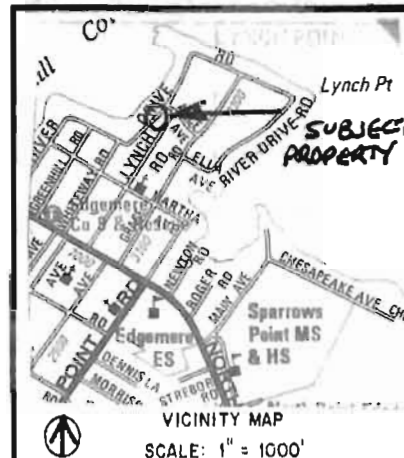
OWNER GERALD & SHELLEY RUTH

JUNE 24, 2005



PREPARED BY GWR

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP #

ZONING DR 5.5

LOT SIZE 1.81 ACRES 7900 SQUARE FEET

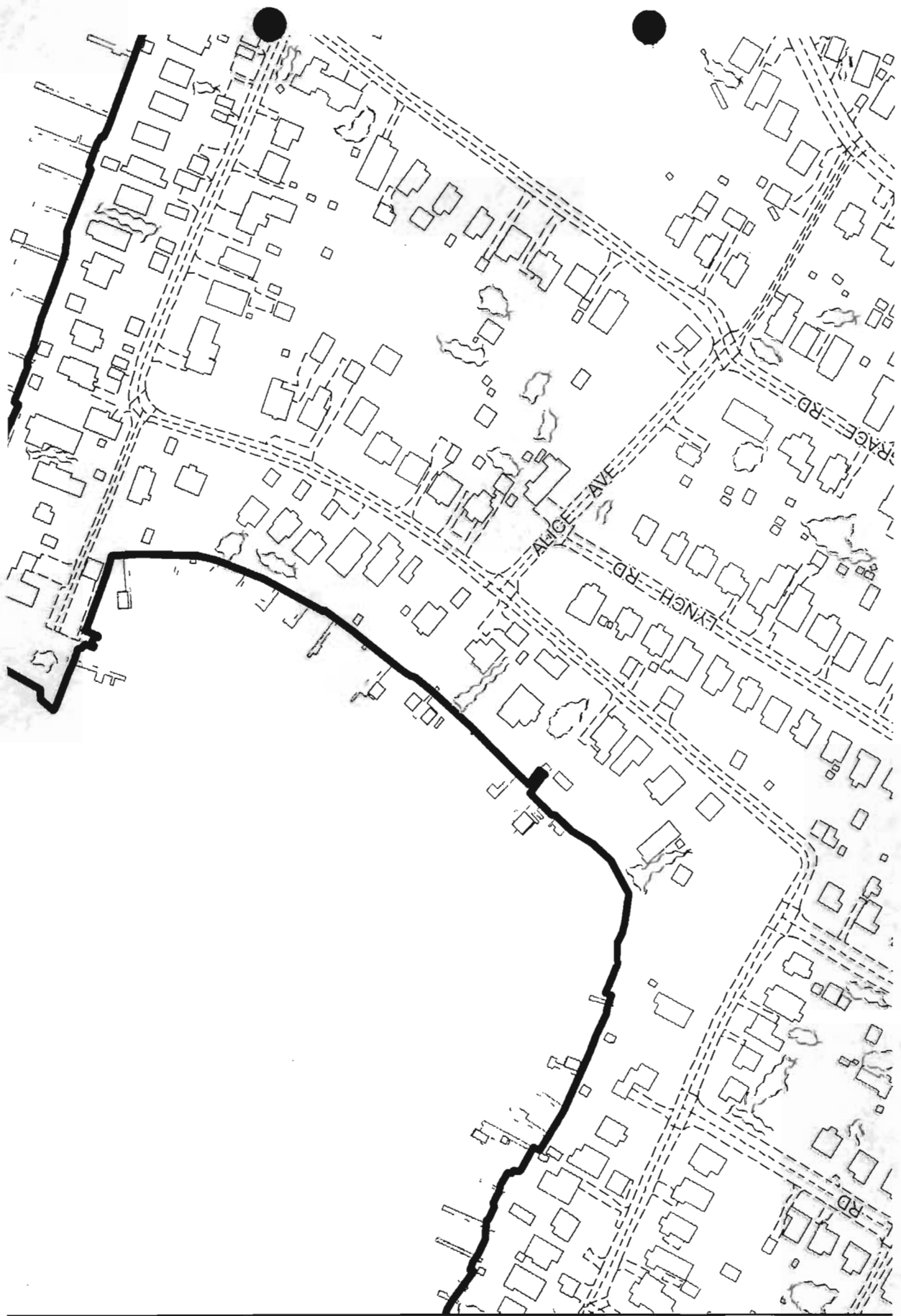
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO
100 YEAR FLOOD PLAIN ☒ YES ☐ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. 693 05-693-A

-15-



MAP 111C1

05-693-A