IN RE: PETITION FOR ADMIN. VARIANCE N/side of Greyhound Road, 170 ft. w/of c/l of Rosalie Avenue 15th Election District 6th Councilmanic District **(302 Greyhound Road)** Jonathan D. & Kimberly Skarda *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-049-A

* * * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jonathan D. and Kimberly Skarda. A letter of protest was filed by nearby property owners after posting of the property. Consequently, a public hearing was scheduled.

The variance request is for property located at 302 Greyhound Road in the Rockaway Beach area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a replacement dwelling with a height of 54 ft. and an accessory structure (pool) in the front yard in lieu of the maximum allowed 50 ft. and required rear yard respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The property was posted with a notice of the public hearing date and time on October 21, 2005 and notice given to the general public by publication in the Jeffersonian Newspaper on October 25, 2005.

ORDER RECEIVED FOR FILING
Date 11-22-05
By

Interested Persons

Appearing at the hearing on behalf of the variance request were Jonathan D. and Kimberly Skarda, Petitioners. Appearing at the hearing on behalf of the variance request was Bernadette Moskunas of Site Rite Surveying, who prepared the Plan to Accompany. There were no

Protestants or interested citizens at the hearing. Peter Max Zimmerman, Peoples Counsel, entered his appearance in this case.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received by the Office of Planning dated August 12, 2005, the Department of Environmental Protection and Resource Development (DEPRM) dated September 15, 2005, and by the Bureau of Development Plans Review dated August 10, 2005, copies of which are attached hereto and made a part hereof.

Applicable Law

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."

ORDER RECEIVED FOR FILING
Date 11-22-05
By

Testimony and Evidence

Ms. Moskunas indicated that the Petitioners live in the existing home on this waterfront property and would like to replace the home with a new larger home and swimming pool with deck as shown on Petitioner's Exhibit 1. The new home meets all County setback regulations but has a cupola on the roof as an architectural feature, which the Petitioners believe is highly

desirable. As this is waterfront property, the new home must be elevated 10.4 feet above mean high tide. As a result, the first floor is used only for storage while all living space is confined to the second and third floors. While the roof of the new home is below the 50-foot maximum specified in the regulations, the roof of the cupola will be 54 feet. See Petitioner's Exhibit 4 for a similar home with a cupola and Exhibit 5 for the architectural rendering of the proposed home. The Petitioner agreed to comply with the recommendations from the Office of Planning.

When asked about the impact on adjacent neighbors of water view properties behind the new home, the Petitioner noted that his property is at the end of Greyhound Road at the intersection of Middle River and Greyhound Creek as shown on Exhibit 1. The existing dwelling next door at 304 Greyhound Road looks out at the Creek and not at Middle River. Similarly, the house at 300 Greyhound Road looks out at Middle River and not at the Creek. Consequently, when he went to explain his ideas for the new house neither neighbor had any objection.

In regard to the location of the pool, Ms. Moskunas indicated that the front of the Petitioner's home is the waterfront. They would like to locate the pool on the water side of the house. If they moved the pool to the rear (road) side of the property, it would push the house into the area forbidden by the Chesapeake Bay Critical Area (CBCA) regulations. In contrast, the pool does not violate these regulations.

In regard to the letter received objecting to the pool, the letter indicated that the writers had had a pool turned down by DEPRM in a similar location in 1997. The Petitioner observed that this home was some distance away. Apparently, DEPRM views this portion of the waterfront differently from the subject lot. The Petitioner has checked with DEPRM and he believes he can locate the pool as shown as it is not located within DEPRM's 25-foot waterfront setback requirement. The matter is still pending in DEPRM.

ORDER RECEIVED FOR FILING
Date 11-22-05
By

Findings of Fact and Conclusions of Law

I find that the property is unique in a zoning sense. The property is a peninsula bounded by Greyhound Creek and Middle River. Consequently, height limitations impact this property differently than others not on the waterfront as the first floor of any new home must be elevated above the flood level. Again, the location of the pool is driven by waterfront regulations of the CBCA. I find that strict enforcement of the zoning regulations would result in practical difficulty for the owner in building a new home to replace the existing home. There will be no increase in residential density. Finally, I find there will be no adverse impact on the neighborhood as the closest neighbor looks in a different direction at the water.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22 day of November, 2005, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a replacement dwelling with a height of 54 ft. and an accessory structure (pool) in the front yard in lieu of the maximum allowed 50 ft. and required rear yard respectively, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition 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. The Petitioner's shall comply with the ZAC comments from the Office of Planning dated August 12, 2005,

ORDER RECEIVED FOR FILING
Date 11-22-05
By

3. Compliance with Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements, pursuant to ZAC comments submitted by DEPRM dated September 15, 2005, and the Bureau of Development Plans Review dated August 10, 2005, and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains.

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

Order Received For Filing
Date 11-22-05
By Debbie Wise

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

November 21, 2005

Jonathan D. Skarda
Kimberly Skarda
302 Greyhound Road
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 06-049-A
Property: 302 Greyhound Road

Dear Mr. and Mrs. Skarda:

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

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Bernadette Moskunas, Site Rite Surveying, Inc., 200 E. Joppa Rd., Suite 101, Towson, MD 21286
Chesapeake Bay Critical Area Commission, 1804 W. Street, Suite 100, Annapolis, MD 21401
People's Counsel; Case File

Printed on Recycled Paper

CBCA/FLOOD

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 302 Greyhound Road
which is presently zoned D.R.3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1, 400.1 TO permit a replacement dwelling with a height of 54 ft. and an accessory structure (pool) in the front yard in lieu of the maximum allowed 50 ft. & required rear yard respectively.

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

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be 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):

Name - Type or Print JONATHAN D. SKARDA

Signature

Name - Type or Print Kimberly Skarda

Signature

302 Greyhound Road 410 574-6623
Address Telephone No.

Baltimore, MD 21221
City State Zip Code

Representative to be Contacted:

Site Rite Surveying Inc.
Name

200 E. Joppa Road Rm 101 410 828-9060
Address Telephone No.

Towson MD 21286
City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. D6-049-A **Reviewed By** _____ **Date** 7-22-05

Estimated Posting Date 7-31-05

REV 9/15/98

TOWER RECEIVED FOR FILING

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 302 Greyhound Road
Address
Baltimore, MD 21221
City State Zip Code

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

a. To be in compliance with Baltimore County Flood Plain Regulations the livable area has been elevated; therefore, increasing the height of the house.
b. The existing house size is not conducive to the needs of a six (6) person household; therefore, the proposed dwelling has been designed to accommodate the increase in living space.
c. The pool needs to be located in the front yard due to the limited lot configuration and the position of the proposed house.

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
Jonathan D. Skarda
Name - Type or Print

Signature
Kimberly Skarda
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of June 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Kimberly and Jonathan Skarda the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/29/05
Date

Notary Public

My Commission Expires

MELISSA SKIERSKI
NOTARY PUBLIC
BALTIMORE COUNTY
STATE OF MARYLAND
MY COMMISSION EXPIRES 3/1/08

REV 09/15/98

REASONS FOR VARIANCE
302 GREYHOUND RD BALTO. MD 21221

1. HEIGHT—DUE TO FLOOD PLAN REQUIREMENTS AND ARCHITECTURE OF HOUSE. THE PROPOSED HEIGHT FROM LOWEST ADJACENT GRADE TO TOP OF ROOFLINE IS 54'.

THIS IS IN CONTRAST OF NEW CONSTRUCTION IN THE WATERFRONT AREA.

2. SIDE YARD SET BACK— EXISTING HOUSE IS 35' FROM SIDE YARD

THE PROPOSED HOUSE IS 15' FROM EAST SIDE YARD TREE LINE FOR FUTURE ACCESS OF EQUIPMENT FOR MAINTANANCE AND 21' AT WEST SIDE. DUE TO THE NATURE OF THE LOT PERTAINING TO EXISTING GRADES TO ADJOINING PROPERTY AND BUFFER TREE LINE @ EAST SIDE YARD OF WHICH WE WOULD LIKE TO KEEP IN TACK. (EXISTING HOUSE IS 35' SET BACK FROM WEST SIDE)

WE HAVE 4 CHILDREN AND WE WOULD LIKE AMPLE ROOM IN THE HOUSE FOR ALL 6 OF US.

3. POOL IN FRONT YARD DUE TO THE NEED FOR VEHICLE ACCESS TO REAR OF PROPERTY. IT IS NOT FEASIBLE TO LOCATE THE POOL IN THE REAR OF LOT.

IN ADDITION TO THESE ISSUES, WE ELECTED TO INSTALL STONE REVETMENT AROUND THE ENTIRE PROPERTY IN LUE OF VINYL SHEET PILE BECAUSE OF AESTHETIC APPEAL WITH THE LIGHTHOUSE. IT'S BENEFITS TO THE ENVIRONMENT I.E. FISH HABITAT, WAVE ENERGY REDUCTION, SEDIMENT AND EROSION CONTROL BENEFITS.

ALL PERMITS REQUIRED TO DATE HAVE BEEN ATTAINED FOR THE FOLLOWING: STONE REVETMENT, PIER, DREDGING GREYHOUND COVE, GRADING, PLACING DREDGED MATERIAL ON PROPERTY FOR GRADE CHANGE, BY THE FOLLOWING AGENCIES: BALTIMORE COUNTY ZONING, ENVIRONMENTAL, PLANNING, SEDIMENT EROSION, STATE OF MARYLAND, ARMY CORP OF ENGINEERS.

I MAKE MY LIVING BUILDING CUSTOM HOMES ON THE WATERFRONT AND THE LAST THING I WANT TO DO IS TO IMPACT THE ENVIRONMENT. I HOPE THESE ISSUES ARE TAKEN INTO CONSIDERATION WHEN MAKING YOUR DECISION.

JONATHAN D. SKARDA
KIMBERLY P. SKARDA

049

ZONING DESCRIPTION
#302 GREYHOUND ROAD

BEGINNING at a point on the north side of Greyhound Road which is 40 feet wide at the distance of 170 feet west of the centerline of Rosalie Avenue which is 40 feet wide. Being Lot #113 in the subdivision of Rockaway Beach as recorded in Baltimore County Plat Book #4, Folio #171, containing 22,440 S.F. Also known as #302 Greyhound Road and located in the 15th Election District, 6th Councilmanic District.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
NO. 21175
PROFESSIONAL LAND SURVEYOR

Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

file:\Skarda.doc\blm

049

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 448231
06-494-A

DATE 7-22-05 ACCOUNT R-001-6150

AMOUNT $ 65.00

RECEIVED FROM: Timothy Kotroco

FOR: Residential Variance Filing Fee
for 302 Stoneybrook Ct.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

HEADER	DATE	TIME	REV
7/22/2005	7/22/2005	10:31:12	2

FED USR2 MAIL DEV ACC
RECEIPT # 013502 7/22/2005 OPEN
Dept 5 BD ZONING VARIFICATION
CR NO. 448231
Recpt Tot 65.00
$65.00 CK $.00 CA
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: #06-049-A
302 Greyhound Road
N/side of Greyhound Road, 170 feet west of centerline of Rosalie Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s): Jonathan D. & Kimberly Skarda

Variance: to permit a replacement dwelling with a height of 54 feet and an accessory structure (pool) in the front yard in lieu of the maximum allowed 50 feet and required rear yard respectively.

Hearing: Tuesday, November 8, 2005 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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/10/739 Oct. 25 72457

CERTIFICATE OF PUBLICATION

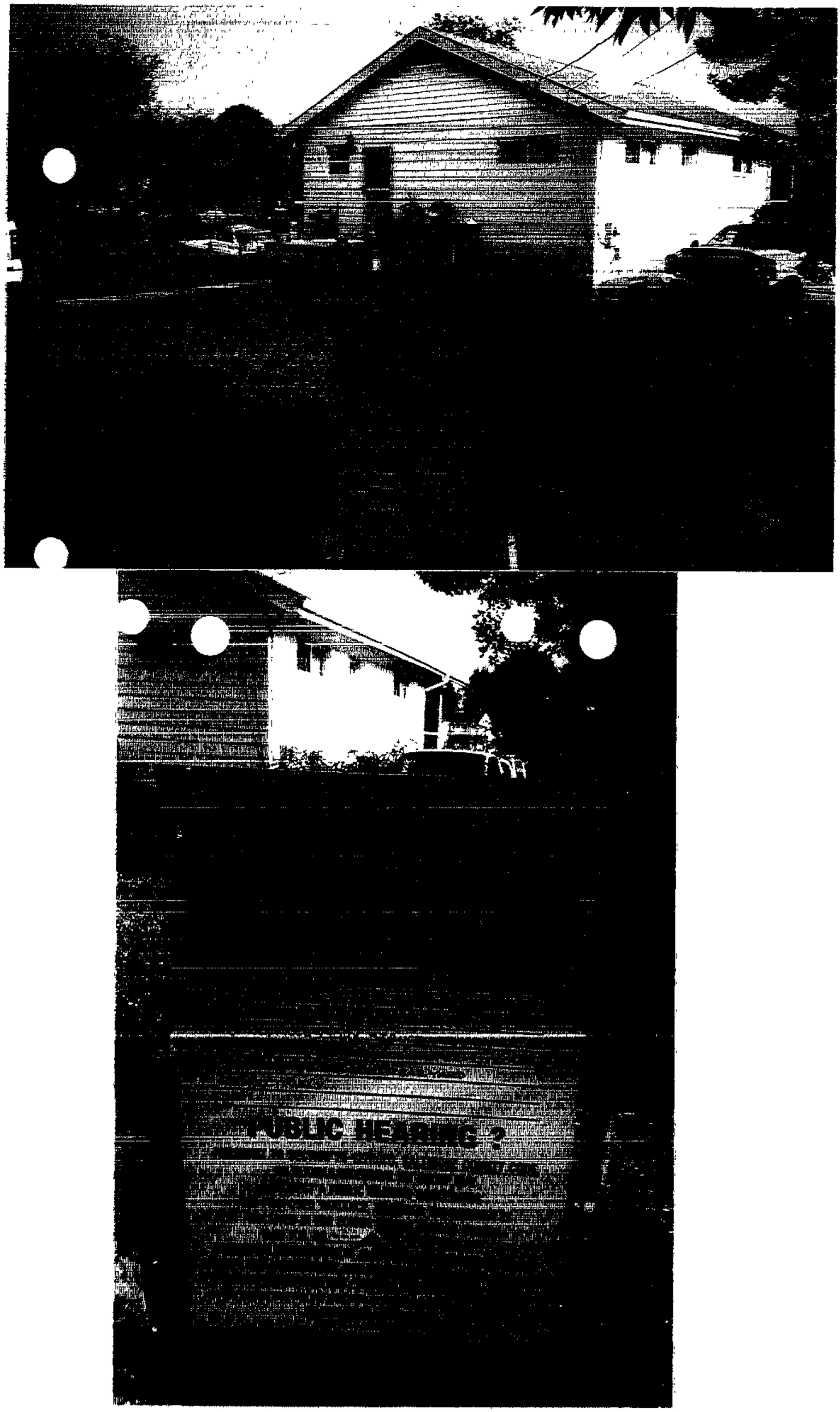
10/27/, 2005

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 10/25/, 2005.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING



CERTIFICATE OF POSTING

RE: Case No.: 06-049-A

Petitioner/Developer: JOHN SKARDA

Date of Hearing/Closing: AUG. 15, 2005

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: **Christen Matthews**

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 propery located at

302 GREYHOUND ROAD

The sign(s) were posted on JULY 30, 2005
(Month, Day, Year)

Sincerely,

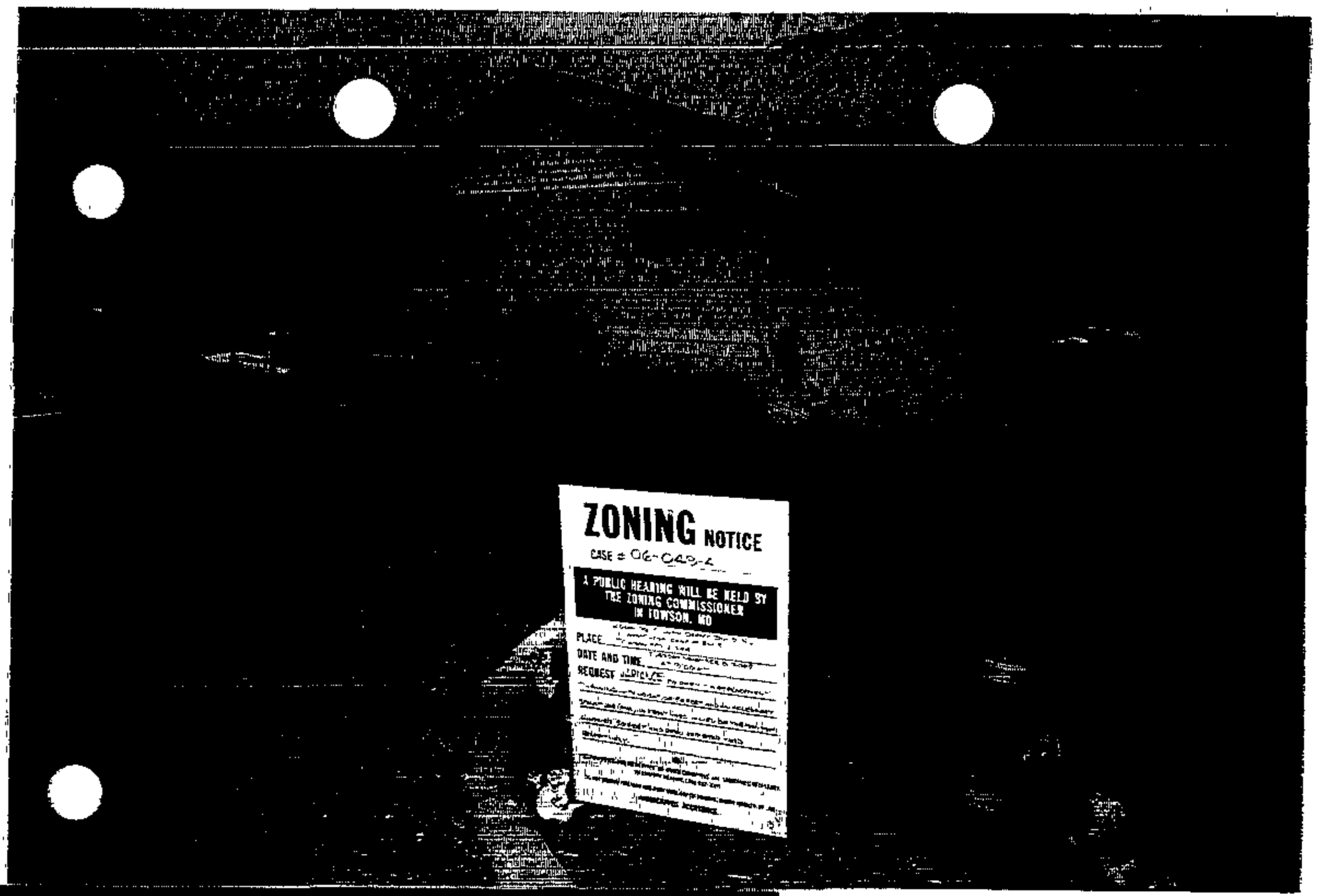
Garland E. Moore
(Signature of Sign Poster and Date)

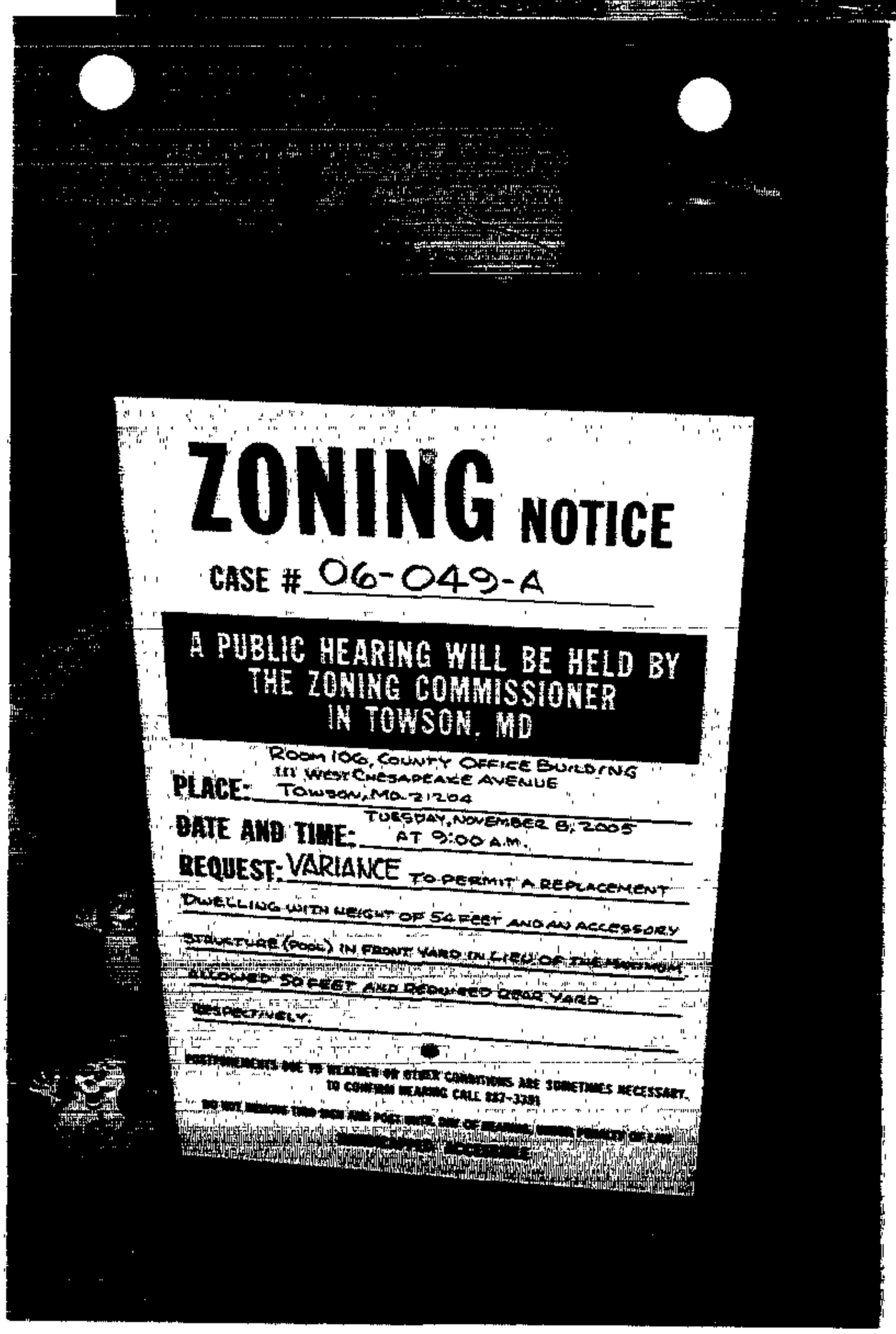
GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)





ZONING NOTICE

CASE # 06-049-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 106, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MD. 21204

DATE AND TIME: TUESDAY, NOVEMBER 8, 2005
AT 9:00 A.M.

REQUEST: VARIANCE TO PERMIT A REPLACEMENT
DWELLING WITH HEIGHT OF 54 FEET AND AN ACCESSORY
STRUCTURE (POOL) IN FRONT YARD IN LIEU OF THE MAXIMUM
ALLOWED 50 FEET AND REQUIRED REAR YARD
RESPECTIVELY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

RECEIVED
AUG - 1 2005

CERTIFICATE OF POSTING

RE: Case No.: 06-049-A

Petitioner/Developer: JOHN SKANDA

Date of Hearing/Closing: NOV. 8, 2005

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: **Christen Matthews**

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 propery located at

#302 GREYHOUND ROAD

The sign(s) were posted on OCT. 21, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 25, 2005 Issue - Jeffersonian

Please forward billing to:
Deborah Kendall-Sipple 410-887-3353
Permits & Development Management
111 West Chesapeake Avenue, Rm. 111
Towson, MD 21204

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: 06-049-A
302 Greyhound Road
N/side of Greyhound Road, 170 feet west of centerline of Rosalie Avenue
15th Election District – 6th Councilmanic District
Legal Owners: *Jonathan D. & Kimberly Skarda*

Variance to permit a replacement dwelling with a height of 54 feet and an accessory structure (pool) in the front yard in lieu of the maximum allowed 50 feet and required rear yard respectively.

Hearing: ~~Monday~~ Tuesday, November 8, 2005 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

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

October 6, 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: 06-049-A
302 Greyhound Road
N/side of Greyhound Road, 170 feet west of centerline of Rosalie Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Jonathan D. & Kimberly Skarda

Variance to permit a replacement dwelling with a height of 54 feet and an accessory structure (pool) in the front yard in lieu of the maximum allowed 50 feet and required rear yard respectively.

Hearing: ~~Monday~~ Tuesday, November 8, 2005 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286
Mr. & Mrs. Skarda, 302 Greyhound Road, Baltimore 21221

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 24, 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: 06-049 A

Petitioner: Jonathan Skarda

Address or Location: #302 Greyhound Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jonathan Skarda

Address: 302 Greyhound Road
Baltimore, MD 21221

Telephone Number: (410) 574-6623

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06 049 -A Address 302 Greyhound Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-22-05 **Posting Date:** 7-31-05 **Closing Date:** 8-15-05

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 06 049 -A Address 302 Greyhound Rd.

Petitioner's Name Jonathan D. Skarda Telephone 410-574-6623

Posting Date: 7-31-05 **Closing Date:** 8-15-05

Wording for Sign To Permit a replacement dwelling with a proposed height of 54 ft. and to allow a (pool) accessory structure in the front yard in lieu of the maximum permitted 50 ft. & required rear yard respectively

WCR - Revised 6 25 04

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

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

August 15, 2005

Jonathan D. Skarda
Kimberly Skarda
302 Greyhound Road
Baltimore, Maryland 21221

Dear Mr. and Mrs. Skarda:

RE: Case Number: 06-049-A, 302 Greyhound Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 31, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Site Rite Surveying, Inc. 200 E. Joppa Road, Rm. 101 Towson 21286

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

November 7, 2005

Jonathan D. Skarda
Kimberly Skarda
302 Greyhound Road
Baltimore, Maryland 21221

Dear Mr. and Mrs. Skarda:

RE: Case Number: 06-049-A, 302 Greyhound Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 31, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Site Rite Surveying, Inc. 200 E. Joppa Road, Rm. 101 Towson 21286

Printed on Recycled Paper

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel. 410-887-4500

Baltimore County

James T Smith, Jr., County Executive
John J Hohman, Chief

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

August 3, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: August 8, 2005

Item No.: 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065 and 066.

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.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-48810
MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 10, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For August 15, 2005
Item No. 049

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

For any new construction-

The flood protection elevation for this site is 10.4.

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

DAK:CEN:clw
cc: File
ZAC-ITEM NO 049-08102005.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: R. Bruce Seeley

DATE: September 15, 2005

SUBJECT: Zoning Item # 06-049A
Address 302 Greyhound Road
Skarda Property

Zoning Advisory Committee Meeting of August 8, 2005

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-100 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The proposed development must comply with the Limited Development Area Regulations, which restrict impervious surfaces to 15% of the Lot (3,366 square feet). This limit may be exceeded up to only 5,445 square feet (5,477 square feet is proposed) with onsite mitigation provided for the additional 2,079 square feet. Furthermore, this proposal is in a Buffer Management Area and will require a Critical Area Administrative Variance. There is no guarantee of approval.

Reviewer: Martha Stauss Date: September 8, 2005

S:\Devcoord\ZACSHEL-9-7-05rbs.doc

Debbie 7.4.1.

11/8

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Matthews
Dept. of Permits & Development Mgmt.

DATE: September 26, 2005

FROM: Robin Jameson, Secretary to
John V. Murphy
Deputy Zoning Commissioner

SUBJECT: Petition for Administrative Variance– 8/15/05 Closing Date
Case No. 06-049-A

After a review of the above-captioned file, Jack Murphy has requested that this case be set in for hearing. We are returning the file to you for further processing, i.e. notifying the petitioner, posting of hearing notice, etc.

Once a hearing date has been scheduled, it would be appreciated if you would have Dave Duvall prepare a "Notice of Hearing" sign and have Gary Freund post the property.

Thank you for your attention and cooperation in this matter.

JVM:raj

AN 8/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 2005

RECEIVED

AUG 1 7 2005

ZONING COMMISSIONER

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

SUBJECT: 302 Greyhound Road

INFORMATION:

Item Number: 6-049

Petitioner: Jonathan Scarda

Zoning: DR 3.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioners request provided the following conditions are met:

1. The architectural component that exceeds the 50-foot height limitation is an isolated part of the roof (i.e. chimney or cupola) not the entire roof plane.
2. Architectural elevations of all facades are submitted to the Office of Planning for review and approval prior to the issuance of a building permit.

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

Prepared by: Curtis Murray

Division Chief: Lyn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\6-049.doc

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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 8-2-05

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

RE: Baltimore County
Item No. 049 JJS

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

8

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

October 7, 2005

Jonathan D. Skarda
Kimberly Skarda
302 Greyhound Road
Baltimore, MD 21221

Dear Mr. & Mrs. Skarda:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-049-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by the deputy zoning commissioner in order to hold a public hearing concerning the above proposed administrative procedure.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location and this process will be handled by this office. This notification will be published in the Jeffersonian and this office will be billed directly by Patuxent Publishing for this at no expense to you.

If you need any further explanation or additional information, please feel free to contact Kristen Matthews at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21204

August 3, 2005

Ms. Kristen Matthews
Baltimore County Dept. of Permits
County Office Building, Room 109
111 Chesapeake Ave.
Towson, MD 21204

Ms: Matthews:

We are forwarding the following comments in reference to the Administrative Variance for 302 Greyhound Road., Case # 06-049-A. In May 1997 we were denied a variance for a pool at 320 Greyhound Road. We appealed to the Baltimore County Court of Appeals and were still denied. We feel this pool should be denied for the same reasons.. We are enclosing a copy of the denial letter for your consideration.

Sincerely,

Howard V. French
Irene B. French

Howard V. French
Irene B. French
320 Greyhound Road
Baltimore, MD 21221

RECEIVED
AUG - 5 2005
05-2468

HRT. 7 7

Baltimore County
Department of Environmental Protection
and Resource Management

BUREAU OF RESOURCE MANAGEMENT
AND ENGINEERING SERVICES
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
(410) 887-3768
Fax: (410) 887-4804

May 28, 1997

Mr. & Mrs. Howard French
320 Greyhound Road
Baltimore, MD 21221

Re: 320 Greyhound Road
Critical Area Administrative Variance

Dear Mr. & Mrs. French:

The Department of Environmental Protection and Resource Management (DEPRM) has received your variance request to construct a swimming pool in the 100 foot buffer to tidal water of Greyhound Creek. The Director of DEPRM may grant a variance to the Chesapeake Bay Critical Area regulations in accordance with regulations adopted by the Critical Area Commission concerning variances as set forth in COMAR 27.01.11. There are five (5) criteria listed in COMAR 27.01.11 that shall be used to evaluate the variance request. All five of the criteria must be met in order to approve the variance.

The first criterion requires that special conditions exist that are peculiar to the land or structure, and that literal enforcement of the regulations would result in unwarranted hardship. The pool is a recreational structure rather than a primary structure such as a house, and is not water dependent. Without the pool you have reasonable use of the property given that your house currently exists on the property.

The second criterion requires that a literal enforcement of the regulations would deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area. Pools are not permitted in the 100 foot buffer as a matter of right, given that they are not water dependent structures and the property is not located in a Buffer Management Area under Baltimore County's Critical Area Program. For this reason you are not being deprived of a right commonly enjoyed by other waterfront residents.

Printed with Soybean Ink
on Recycled Paper

The third criterion requires that granting of a variance will not confer upon an applicant any special privilege that would be denied to other lands or structures within the Critical Area. Granting of this variance would confer upon you the privilege of having a pool in the 100 foot buffer. This same privilege would be denied to other waterfront property owners proposing pools in the buffer.

The fourth criterion requires that a variance is not based upon conditions or circumstances which are the result of actions by the applicant, nor does the request arise from any condition relating to land or building use, either permitted or non-conforming, on any neighboring property. This variance is not based upon conditions or circumstances which are the result of your actions.

The fifth criterion requires that granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and that the granting of the variance will be in harmony with the general spirit and intent of the Critical Area regulations. Placement of non-water dependent structures such as a pool within a functioning buffer and within 100 feet to tidal waters is inconsistent with the general spirit and intent of the Critical Area Regulations.

Based upon our review, it is this Department's findings that all of the above criteria have not been met, and the requested variance is hereby denied in accordance with Section 26-445(c) of the Baltimore County Code.

If you do not concur with the above decision, you may file an appeal with the Baltimore County Board of Appeals within thirty (30) calendar days of the date of this letter. The appeal must be in writing and state concisely why you believe the decision was improper. Address the appeal to the Baltimore County Board of Appeals and send it to the address listed below, accompanied by a $75.00 check payable to Baltimore County Government to cover the appeal fee.

Environmental Impact Review
Baltimore County Department of
Environmental Protection and Resource Management
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
Attention: Ms. Patricia M. Farr

If you have questions regarding this project, please contact Mr. Keith Kelley at (410) 887-3980.

Sincerely,

George G. Perdikakis
Director

KK
GGP/KK/jbm

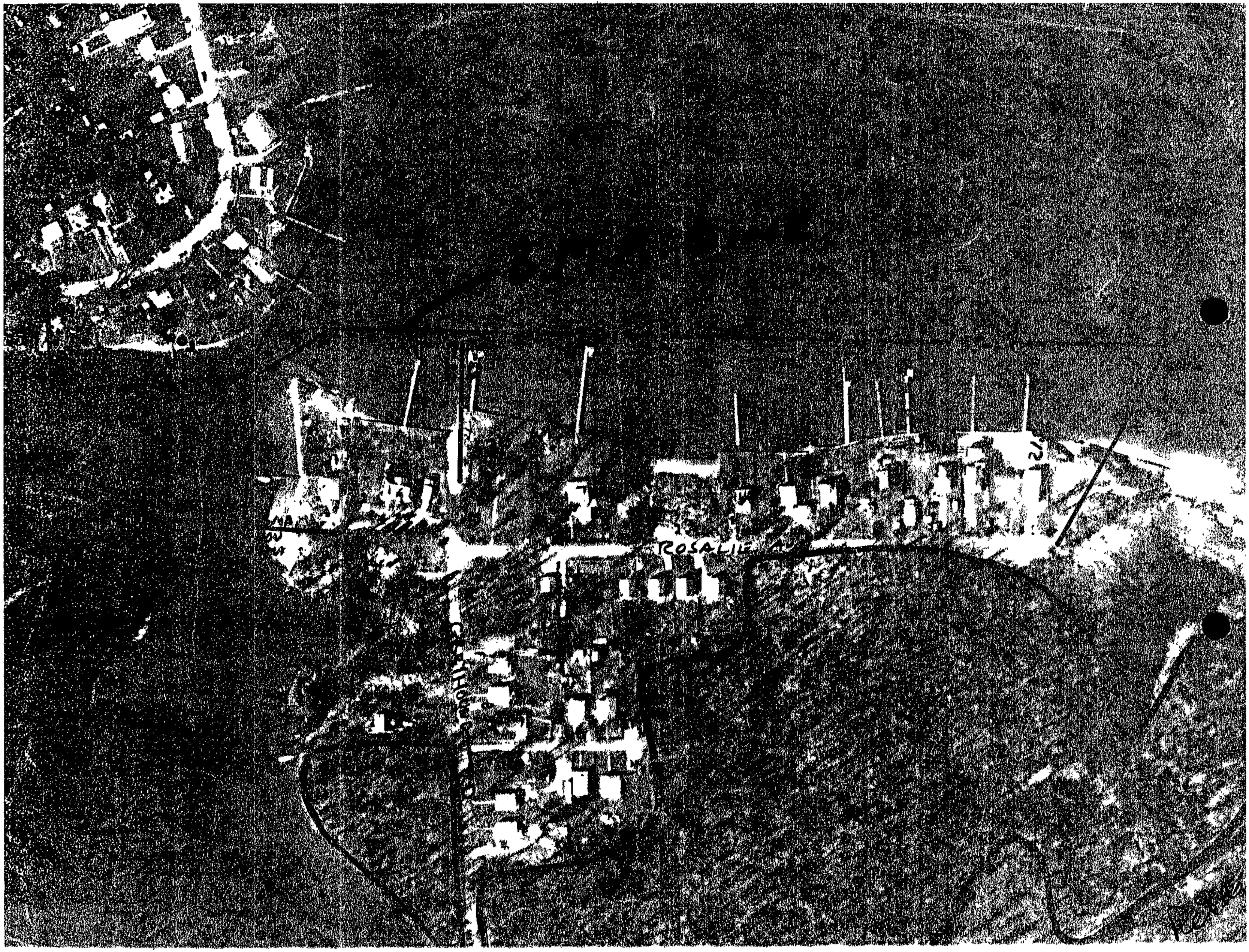
c: Ms. Susan McConville, CBCA Commission
Ms. Patricia M. Farr

PLEASE PRINT CLEARLY

CASE NAME Skarda
CASE NUMBER 06-049-A
DATE 11/8/05

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Bernadette Moskunas	200 E. Joppa Road Rm101	Towson, MD 21286	blm1mh@aol.com
Kimberly Skorda	302 Greyhound Rd	Balto MD 21221	Jon@Shorelineconstruction.net
Jonathon Skorda	"	" " "	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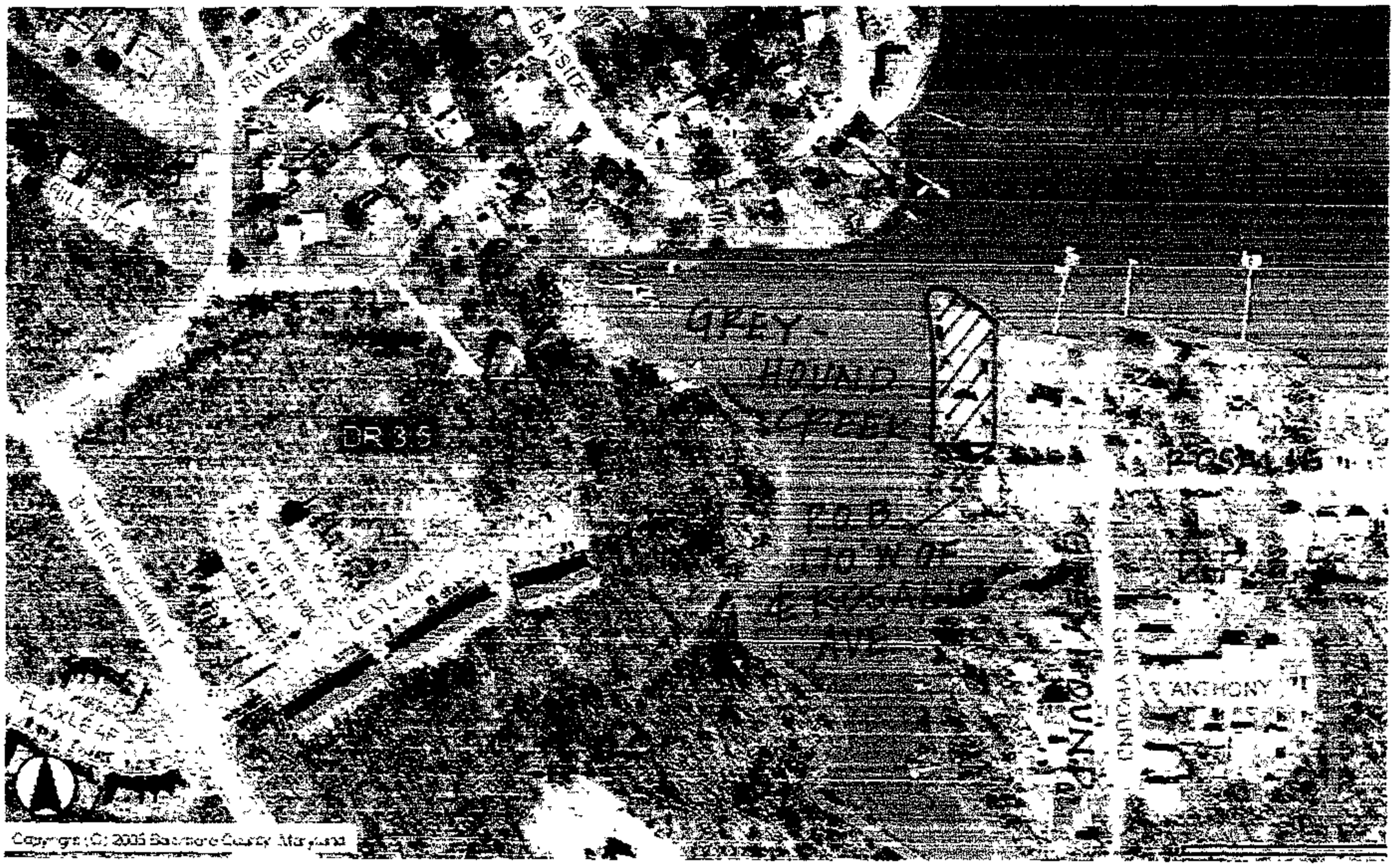
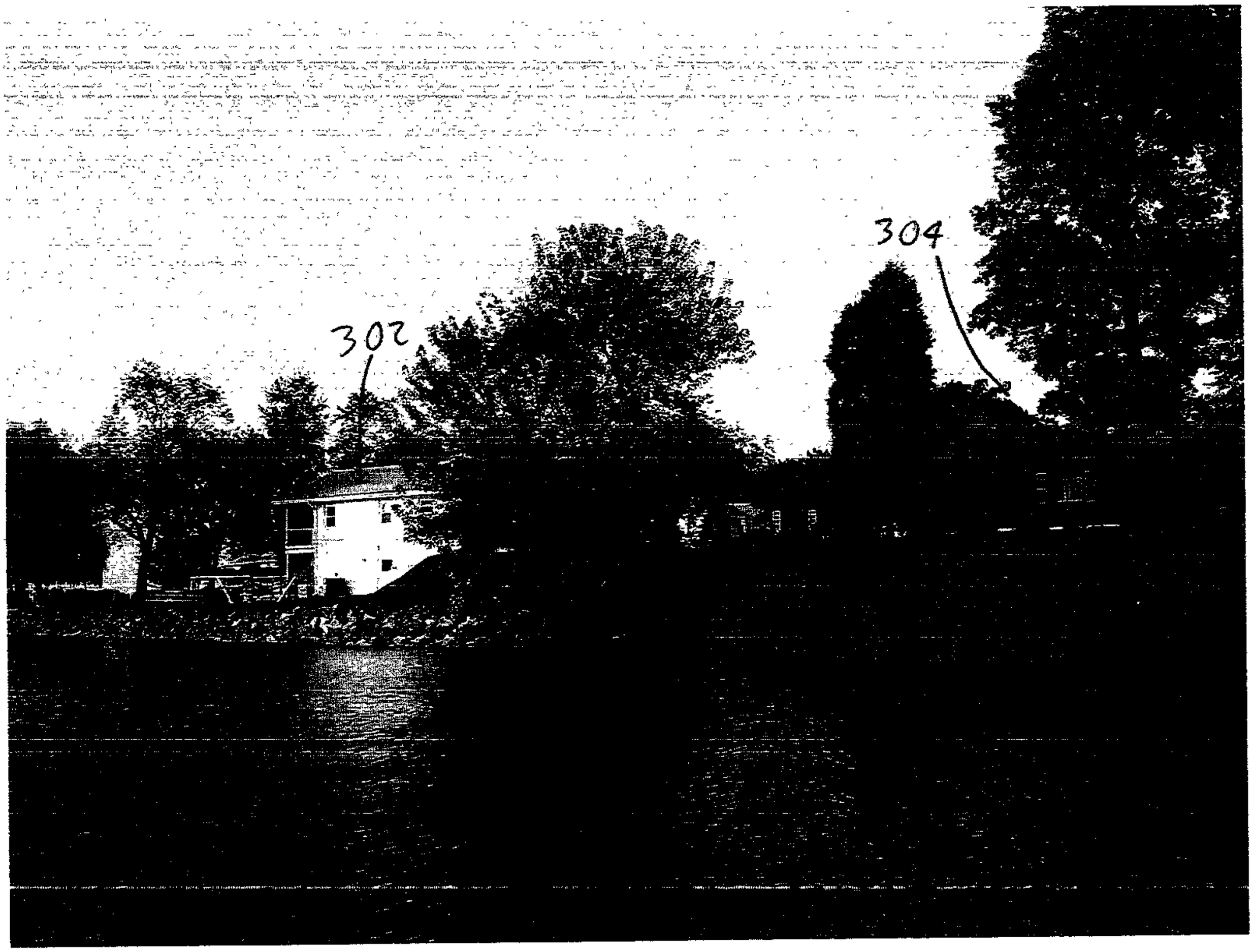
Pit #4



ZONING MAP : D.R. 3.5
#302 GREYHOUND ROAD

04



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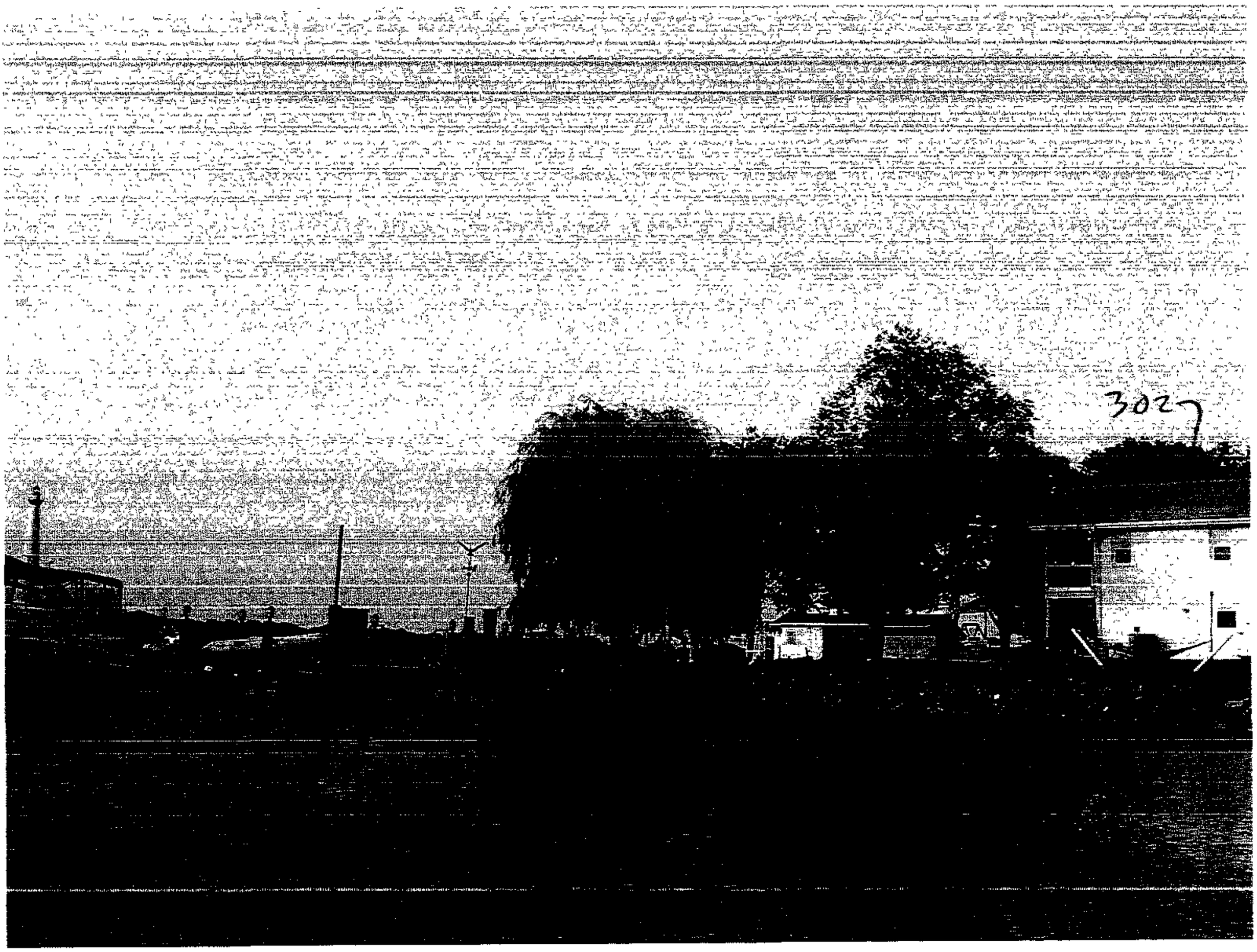
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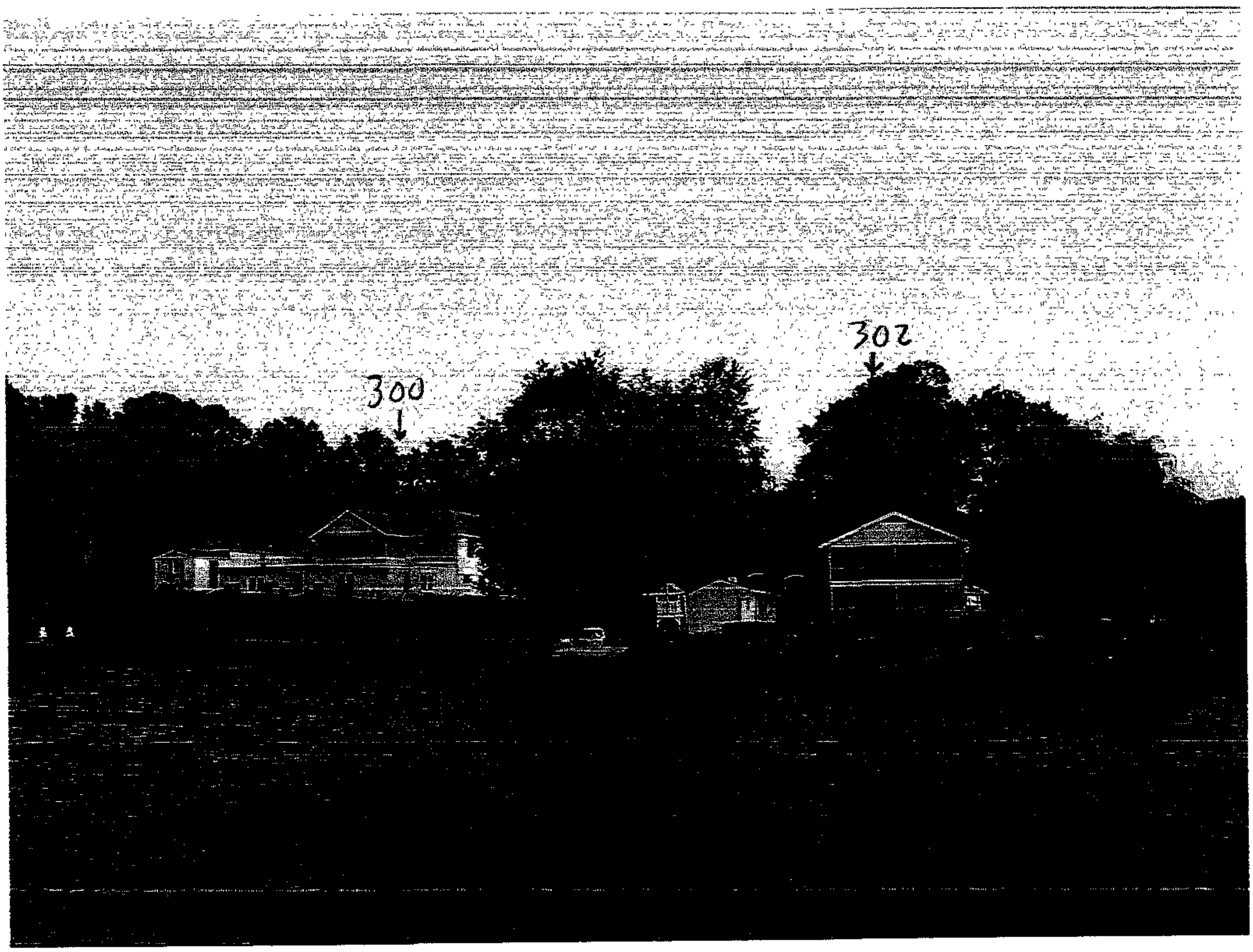
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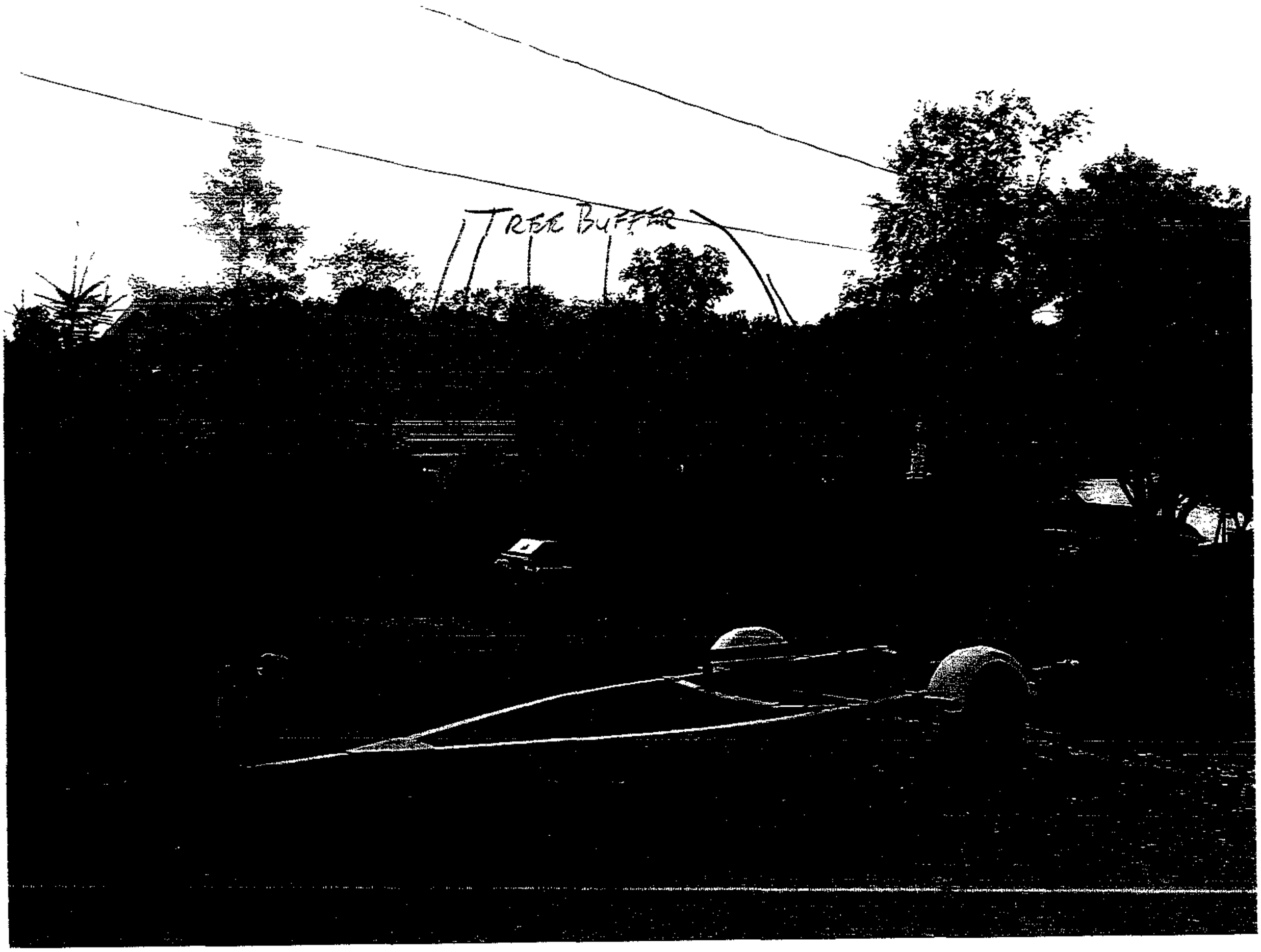
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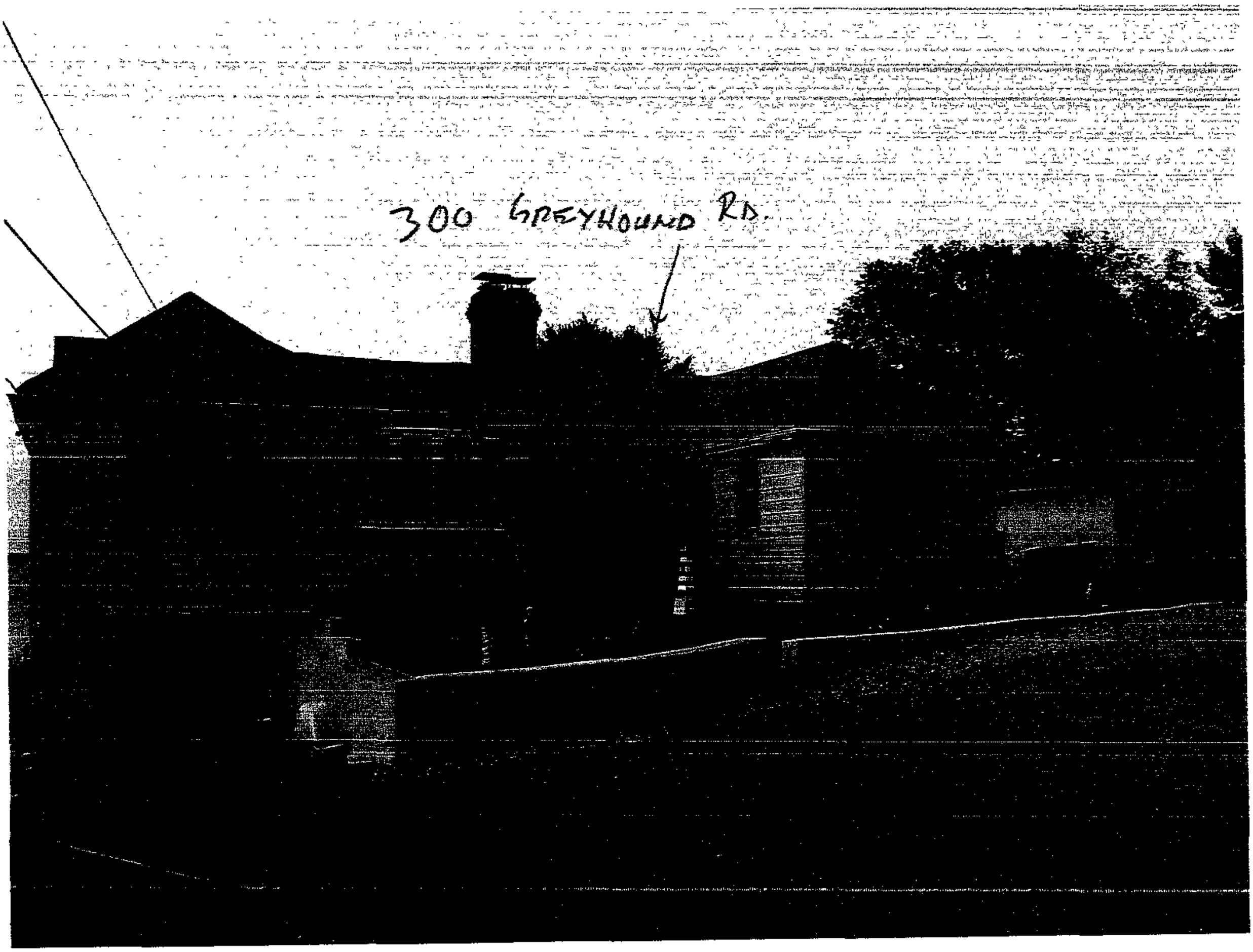

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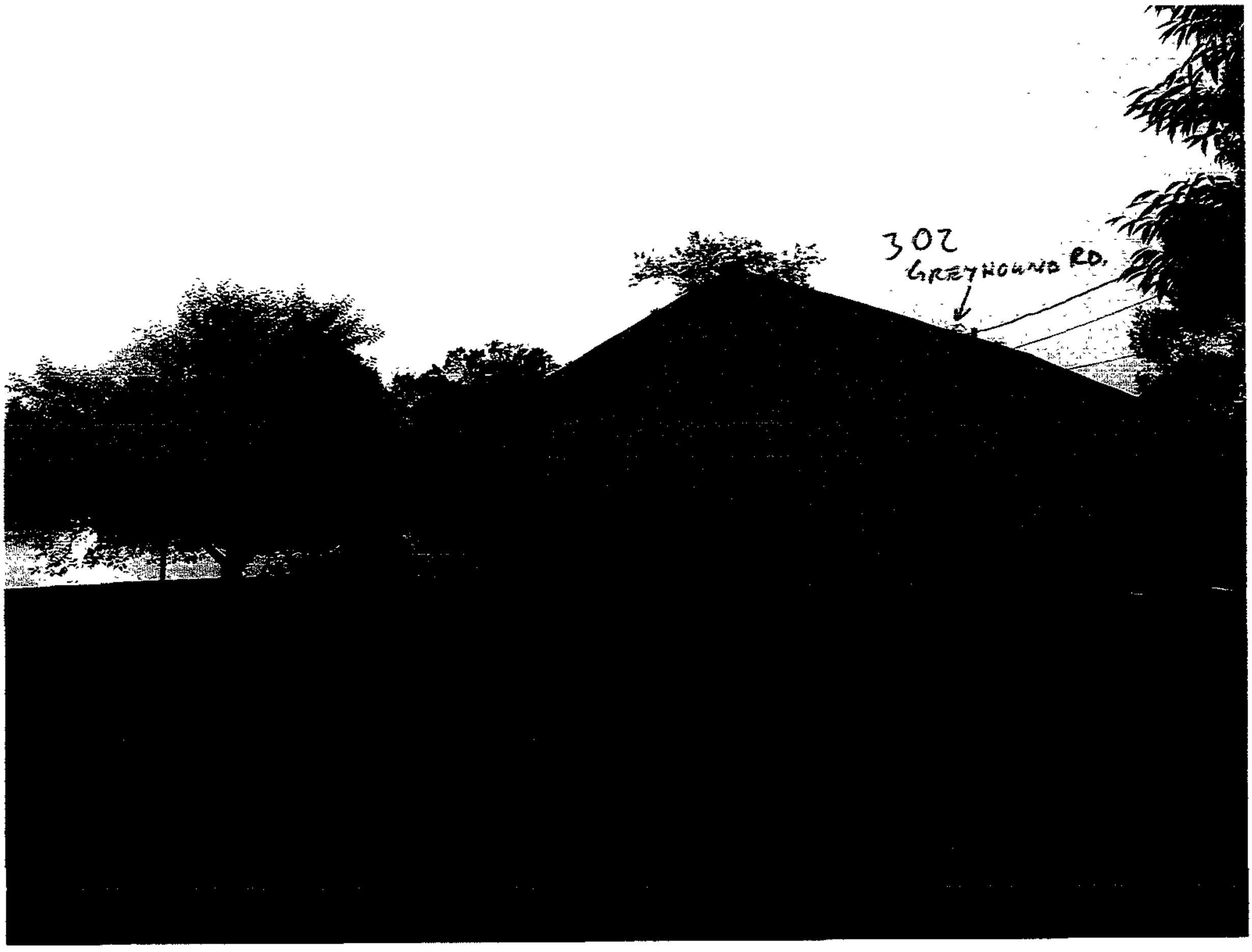

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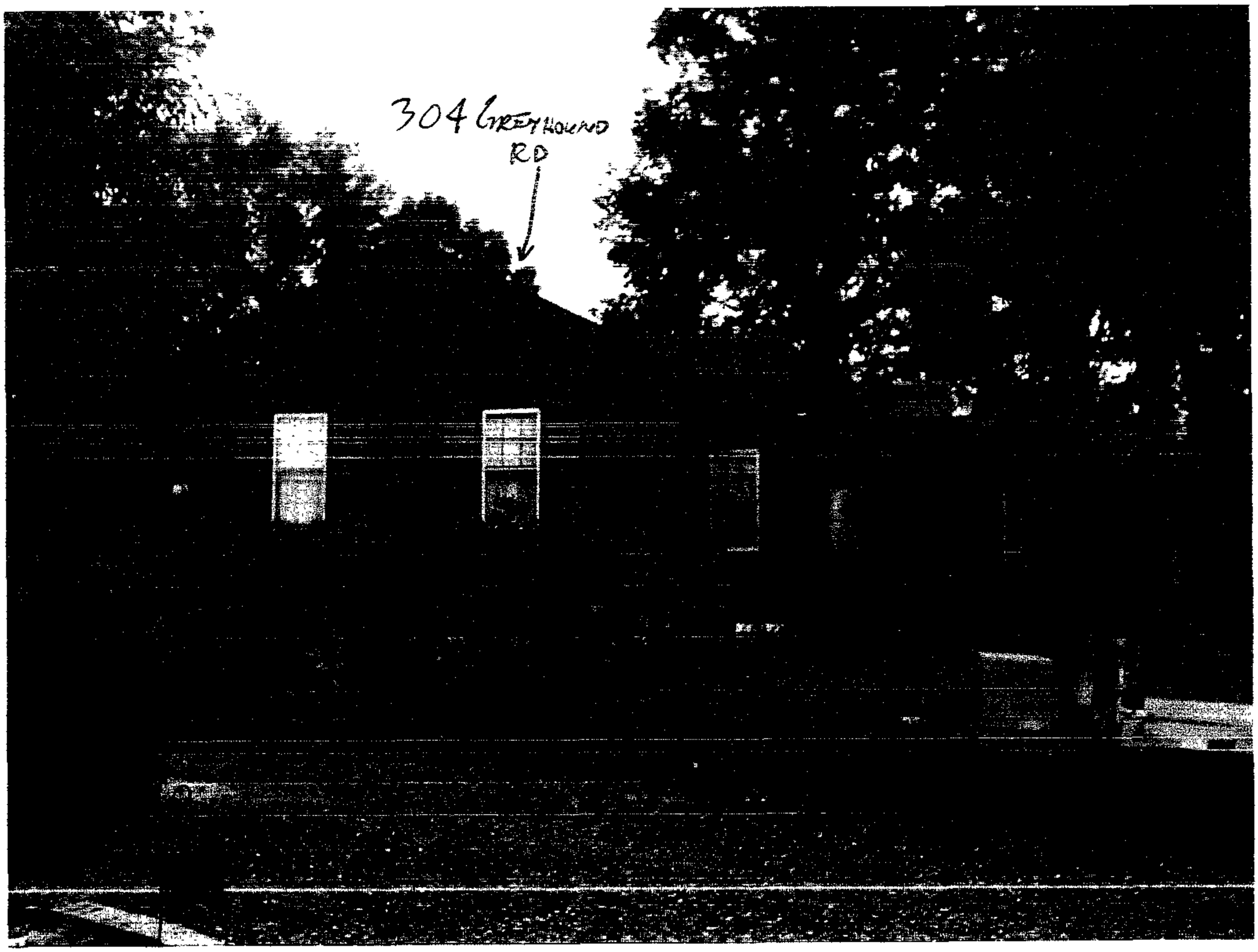
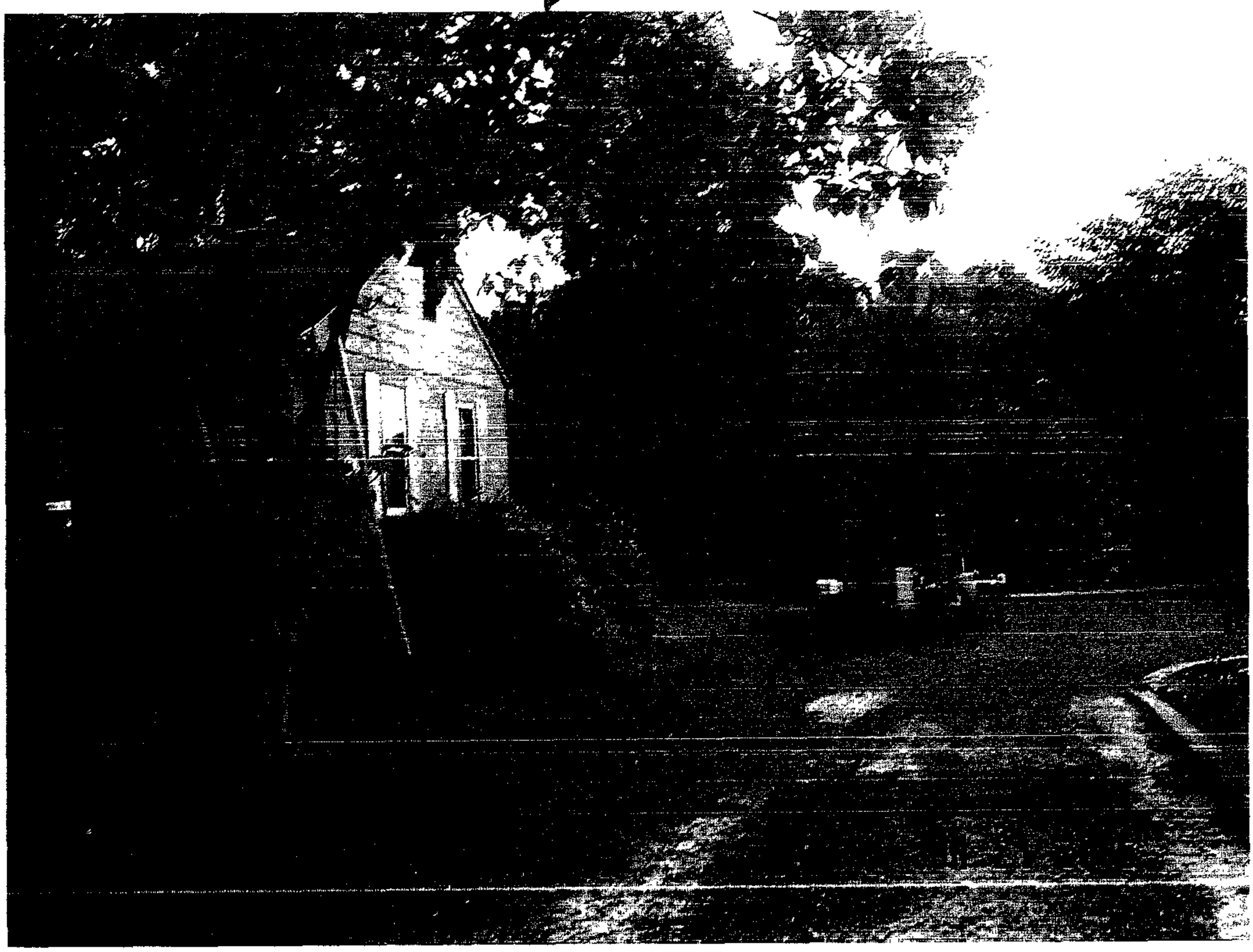

304 GREYHOUND
RD

300

302

304 GREYHOUND RD.



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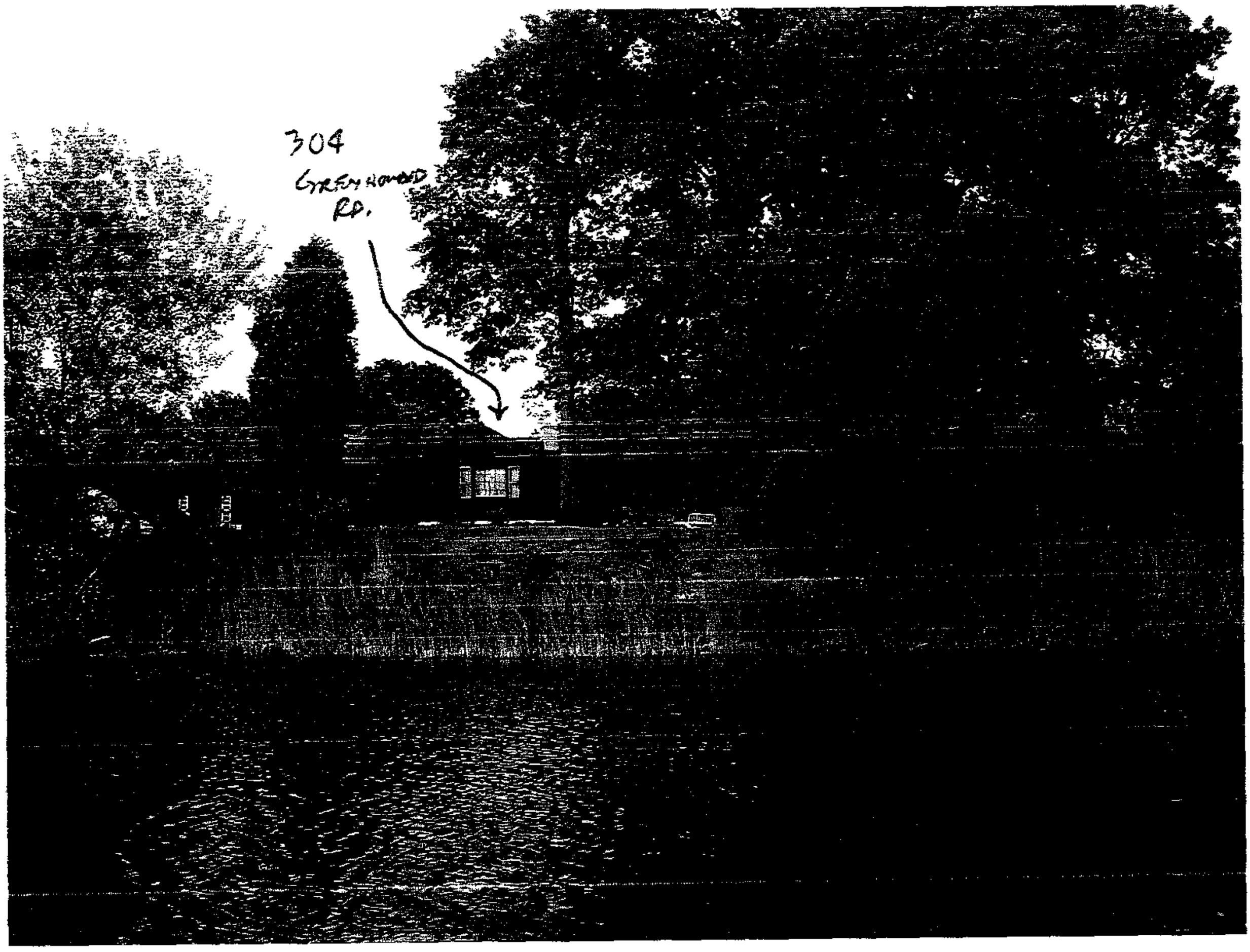

304
GREENWOOD
RD.

STREET ELEVATION

RESIDENCE FOR:
MR. & MRS. JON SKARDA
302 GREYHOUND RD
ESSEX MD, 21221

FIRST FLOOR PLAN

DATE: MAY 20, 2005
SCALE: 1/4"=1'-0"
REV:
JOB NO: 2005-12

A7

LEFT SIDE ELEVATION

RESIDENCE FOR:
MR. & MRS. JON SKARDA
302 GREYHOUND RD
ESSEX MD. 21221

LEFT SIDE ELEVATION

DATE: MAY 20 2005
SCALE: 1/4"=1'-0"
REV:
JOB NO: 2005-12

A6

RIGHT SIDE ELEVATION

RESIDENCE FOR:
MR. & MRS. JON SKARDA
302 GREYHOUND RD
ESSEX MD. 21221

RIGHT SIDE ELEVATION

DATE: MAY 20, 2005
SCALE: 1/4"=1'-0"
REV:
JOB NO: 2005-12

A5

WATER FRONT ELEVATION

RESIDENCE FOR:
MR. & MRS. JON SKARDA
302 GREYHOUND RD
ESSEX MD. 21221

ELEVATION

DATE: MAY 20, 2005
SCALE 1/4"=1'-0"
REV:
KDD NO: 2005-12

A4

Ref #5

GENERAL NOTES
1. EXISTING ZONING: D.R. 3.5
2. LOT AREA: 0.515AC OR 22,440 S.F. ±
3. EXISTING USE: SINGLE FAMILY DWELLING (BUILT 1963)
PROPOSED USE: SINGLE FAMILY DWELLING (TO REPLACE EXISTING DWELLING)
4. CURRENT OWNERSHIP ACQUIRED JULY 25, 2003 PER DEED 18481/294
5. PROPERTY IS NOT LOCATED IN AN HISTORIC AREA
6. PROPERTY LOCATED WITHIN THE LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA
a. WETLAND LICENSE NO. 04-1275-PERMISSION TO DREDGE GREYHOUND COVE OFF MIDDLE RIVER
b. GRADING PERMIT NO. B549937-TO LEVEL AND ELEVTE GROUND
c. BUILDING PERMIT NO. B545614 & B545615
- REPLACE EXISTING BULKHEAD WITH RIPRAP
- REPLACE DAMAGED PIER
d. MDE AUTHORIZATION NO. 04-GL-1006
MDSPCP 2 AUTHORIZATION NO. 200461852
7. PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN AREA
COMMUNITY PANEL NO. 240010-0445B ZONE: "B" & "A10"
8. PUBLIC WATER AND SEWER ARE AVAILABLE TO SITE
9. NO PRIOR ZONING HEARING
10. EXISTING RECORD PLAT CALLED FOR IN RECORDED LEGAL DESCRIPTION DOES NOT HAVE OVERALL BEARINGS AND DISTANCES FOR PROPERTY

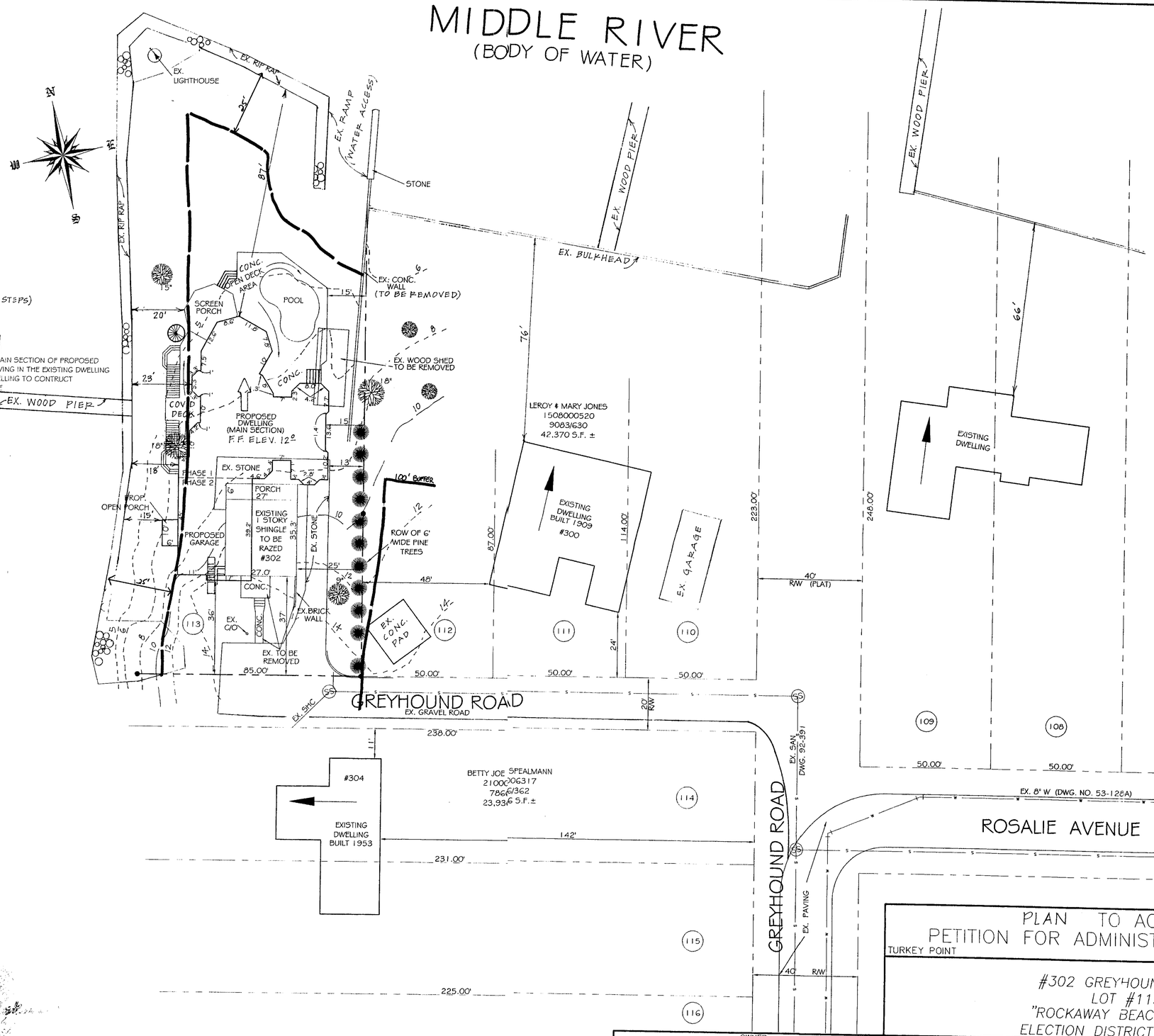
IMPERVIOUS AREA

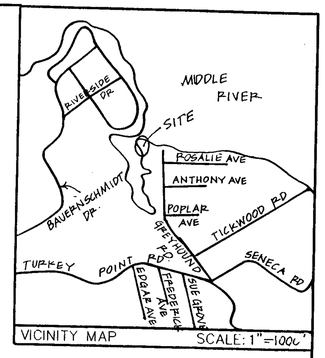
ALLOWABLE LIMIT OF 25% IMPERVIOUS SURFACE (CBCA) PER LETTER = 1/2 ACRE

EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA (ALLOWABLE 5,610 S.F.)
EX. HOUSE/SCREEN PORCH: 940 S.F.	PROP. HOUSE: 2168 S.F.
CONCRETE PORCH/SIDEWALK: 144 S.F.	GARAGE: 1212 S.F.
BRICK STAIRWAY (WATERS EDGE): 42 S.F.	POOL: 1394 S.F. (INCLUDES DECK AND STEPS)
GRAVEL: 1391 S.F.	COVERED DECK: 413 S.F.
SHED/CONCRETE: 339 S.F.	SCREENED PORCH: 290 S.F.
TOTAL: 2856 S.F.	TOTAL: 5477 S.F.

NOTES:
ALL EXISTING IMPROVEMENTS ARE TO BE REMOVED

PHASE 1: CONSTRUCT THE MAIN SECTION OF PROPOSED DWELLING WHILE LIVING IN THE EXISTING DWELLING
PHASE 2: RAZE EXISTING DWELLING TO CONTRUCT PROPOSED GARAGE





CBCA Buffer Notes

All development falls within the standard 100 foot buffer. The site is subject to the Buffer Management Plan Buffers that allows a reduced buffer due to the development nature of the site and adjoining parcels. A CBCA variance application has been submitted to allow for the proposed development layout which will result in 352 sq.ft. of impact to the 25 foot buffer.

LEGEND
- EX. CONTOUR
- WATERLINE
- SEWER LINE
- PROPERTY LINE
- WATER VALVE
- SANITARY SEWER MANHOLE

PLAN TO ACCOMPANY
PETITION FOR ADMINISTRATIVE VARIANCE
TURKEY POINT
BALTIMORE COUNTY, MD

#302 GREYHOUND ROAD
LOT #113
"ROCKAWAY BEACH" 4/171
ELECTION DISTRICT NO: 15C7

OWNER
JONATHAN D. & KIMBERLY P SKARDA
302 GREYHOUND ROAD
BALTIMORE, MD 21221-1801
(410) 574-6623
TAX MAP: 98 GRID: 15 PARCEL: 211
TAX ACCT. NO.: 1519071641
DEED REF.: 18481/294

DATE	REVISION

DATE: 07/18/05
SCALE: 1"=20'
DRAWN BY: KAK
CHECKED BY: VJM

siterite SURVEYING
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

SHEET NO.: 1 OF 1
DWG. NO.: 9116

GENERAL NOTES
1. EXISTING ZONING: D.R. 3.5
2. LOT AREA: 0.515AC ± OR 22,440 S.F. ±
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PROPOSED USE: SINGLE FAMILY DWELLING (TO REPLACE EXISTING DWELLING)
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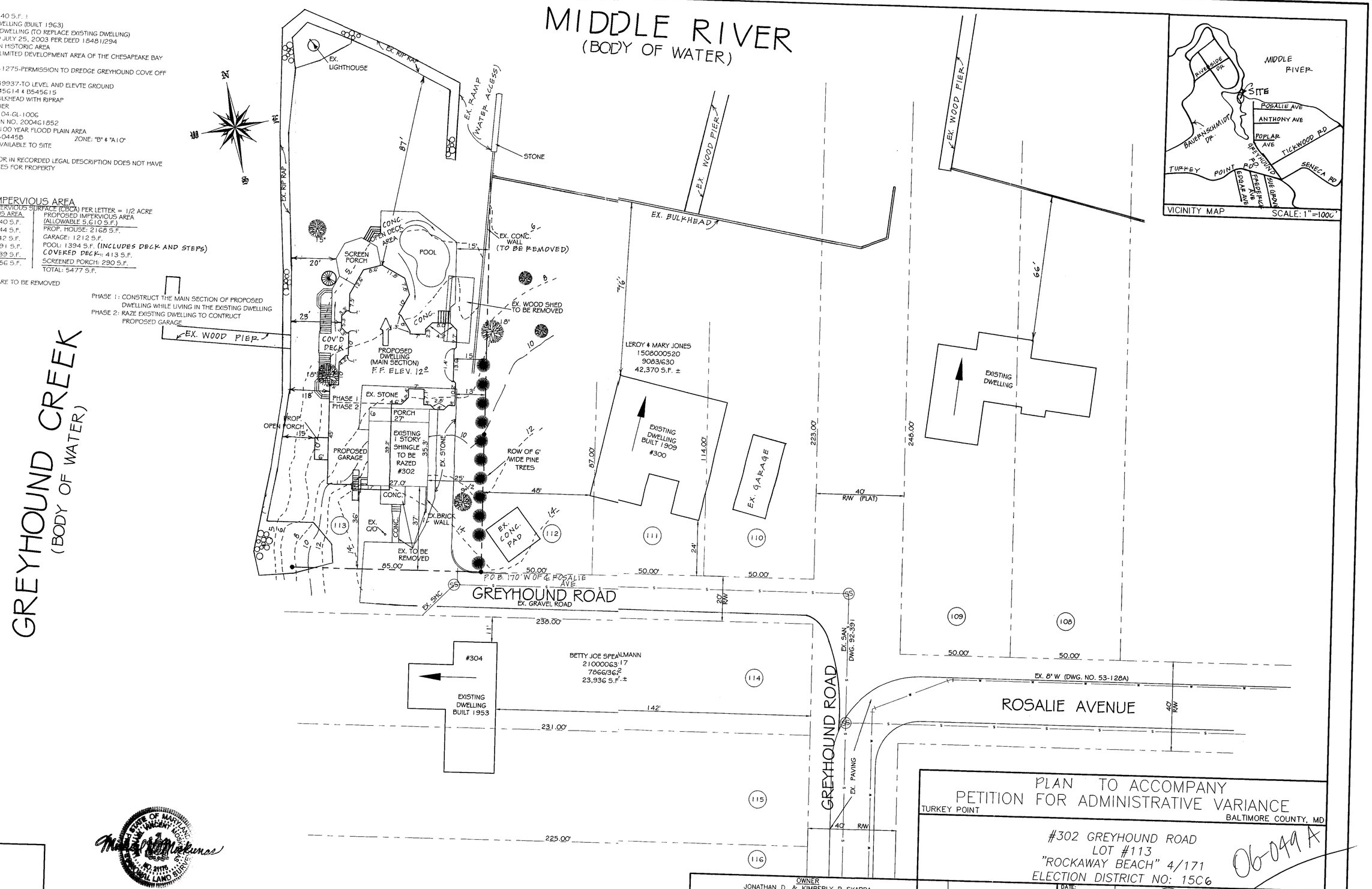
ALLOWABLE LIMIT OF 25% IMPERVIOUS SURFACE (CBCA) PER LETTER = 1/2 ACRE

EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA (ALLOWABLE 5,610 S.F.)
EX. HOUSE/SCREEN PORCH: 940 S.F.	PROP. HOUSE: 2168 S.F.
CONCRETE PORCH/SIDEWALK: 144 S.F.	GARAGE: 1212 S.F.
BRICK STAIRWAY (WATERS EDGE): 42 S.F.	POOL: 1394 S.F. (INCLUDES DECK AND STEPS)
GRAVEL: 1391 S.F.	COVERED DECK: 413 S.F.
SHED/CONCRETE: 339 S.F.	SCREENED PORCH: 290 S.F.
TOTAL: 2856 S.F.	TOTAL: 5477 S.F.

NOTES:
ALL EXISTING IMPROVEMENTS ARE TO BE REMOVED

PHASE 1: CONSTRUCT THE MAIN SECTION OF PROPOSED DWELLING WHILE LIVING IN THE EXISTING DWELLING
PHASE 2: RAZE EXISTING DWELLING TO CONTRUCT PROPOSED GARAGE



LEGEND
- EX. CONTOUR
- WATERLINE
- SEWER LINE
- PROPERTY LINE
- WATER VALVE
- SANITARY SEWER MANHOLE

STATE OF MARYLAND — VINCENT J. MOSKUNAS — No. 21175 — PROFESSIONAL LAND SURVEYOR

OWNER
JONATHAN D. & KIMBERLY P. SKARDA
302 GREYHOUND ROAD
BALTIMORE, MD 21221-1801
(410) 574-6623
TAX MAP: 98 GRID: 15 PARCEL: 211
TAX ACCT. NO.: 1519071641
DEED REF.: 18481/294

PLAN TO ACCOMPANY
PETITION FOR ADMINISTRATIVE VARIANCE
TURKEY POINT
BALTIMORE COUNTY, MD

#302 GREYHOUND ROAD
LOT #113
"ROCKAWAY BEACH" 4/171
ELECTION DISTRICT NO: 15C6

06-049 A

DATE	REVISION

DATE: 07/18/05
SCALE: 1"=20'
DRAWN BY: KAK
CHECKED BY: VJM

siterite SURVEYING
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

SHEET NO.: 1 OF 1
DWG. NO.: 9116

Pet #1