

IN RE: PETITION FOR ADMIN. VARIANCE
South Side of Bay Drive, 750' West of
of Centerline of Chesapeake Road
15th Election District
6th Councilmanic District
(3517 Bay Drive)

Bernard H. and Jerrie S. Ulbrich
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-415-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Bernard H. and Jerrie S. Ulbrich. The variance request is for property located at 3517 Bay Drive in the Middle River area of Baltimore County. The variance request is from Sections 1A04.3B.2.b and 1A04.3B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a 3 foot side setback and a 50.6 foot setback to the centerline of the street with all structures covering approximately 24% of the lot in lieu of the required 50 feet, 75 feet and 15% respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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 from the Department of Environmental Protection and Resource Management (DEPRM) dated March 28, 2006 and the Bureau of Development Plans Review dated March 7, 2006, copies of which are attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 4-19-06

By [Signature]

Findings of Fact and Conclusions of Law

The issue in this case is side yard setback. The Petitioners were granted a 7 foot side yard setback in case no. 99-129-A. From the Petitioners' Plat to Accompany the Petitioners' house is built to this set back.

The Petitioners would like to build an addition to the road side of the house with a 3 foot side yard setback. Upon initial review by this Commission, the question arose why they could not build the addition within the 7 foot side yard setback previously granted? Essentially this meant either the addition would be reduced from 14 feet wide to 10 feet wide or physically moved 4 feet to be more centered with the existing home. This Commission posed this question to the Petitioners in a letter dated March 30, 2006.

In response the Petitioner sent in two responses which indicate that the size of the addition was already reduced to the minimum which would be useful so that reducing the width to 10 feet was not feasible. Similarly the Petitioners indicated that they could not move the whole addition toward the center of the house because it would cover important features of the house such as walk through arch etc. Finally the Petitioners submitted plans which show an old garage 3 feet from the side yard in this location so that they will not be changing the pattern of development of the neighborhood.

I am satisfied that the Petitioners have made every effort to comply with the 7 foot variance previously granted but that it is impractical to do so. My remaining concern is that some future owner of the property seeing a 3 foot setback will expand the house portion of the building not just the addition contemplated by the Petitioners herein. Consequently I will approve the site plan in addition to the variances requests to limit the variance to the new addition.

ORDER RECEIVED FOR FILING

Date

By

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 4, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In this case, 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, the requested variance should be granted.

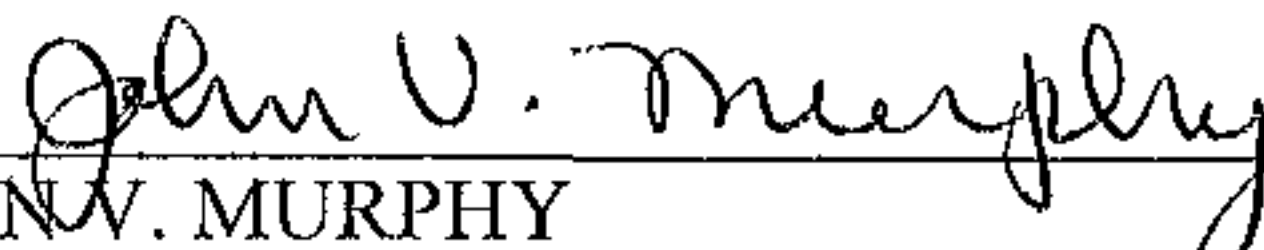
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of April 2006, that a variance from Sections 1A04.3B.2.b and 1A04.3B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition as shown in exhibit 1 with a 3 foot side setback and a 50.6 foot setback to the centerline of the street with all structures covering approximately 24% of the lot in lieu of the required 50 feet, 75 feet and 15% respectively, 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.

ORDER RECEIVED FOR FILING
Date 4-19-06
By [Signature]

2. The Petitioners must be in compliance with the comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated March 28, 2006 relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. A copy of this comment is attached hereto and made a part hereof.
3. The Petitioners must be in compliance with the Bureau of Development Plans Review comments dated March 7, 2006, a copy of which is attached hereto and made a part hereof.
4. When applying for a building permit, the site plan 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:dlw

ORDER RECEIVED FOR FILING
Date 4-19-06
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 19, 2006

Bernard H. Ulbrich
Jerrie S. Ulbrich
3517 Bay Drive
Middle River, Maryland 21220

Re: Petition for Administrative Variance
Case No. 06-415-A
Property: 3517 Bay Drive

Dear Mr. and Mrs. Ulbrich:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted with restrictions 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, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; Case File

CBCA
F1004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3517 BAY DRIVE
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B.2.b., 1A04.3B.3. (DEZE)

To permit an addition with a 3-foot side setback and a 50.6-foot setback to the centerline of the street with all structures covering approximately 24% of the lot in lieu of the required 50-feet, 75-feet and 15%, 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

As Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 2 day of March, 2006, 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.

Legal Owner(s):

BERNARD H. AND JERRIE S. ULBRICH

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

BERNARD H. ULBRICH

Name

Address

City

State

Telephone No.

Zip Code

Zoning Commissioner of Baltimore County

CASE NO.

06-415-A

Reviewed By

DT

Date

2/24/06

Estimated Posting Date

3/5/06

REV 10/25/01

UNDER RECEIVED FOR FILING
4-19-06

CBCA

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

3517 Bay Drive
 Address
Middle River Maryland 21220
 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):

SIDE 'SET BACK' OF THREE (3) FEET TO BOUNDARY, WITH "RECREATION ROOM" CONNECTED TO THE RESIDENCE, DUE TO "FLOOD CONSIDERATIONS" THIS ROOM CAN ONLY BE "AT OR ABOVE THE ELEVATION OF THE MAIN FLOOR." SECOND FLOOR/UPPER LEVEL 'ADDITION' FOUND STRUCTURALLY COMPLEX (COSTLY) AND CONTRARY TO LONG TERM GOAL "ONE FLOOR RESIDENCE." (SEE 99-129A, CONDITIONS REMAIN AS PREVIOUSLY STATED).

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.

Bernard H. Ulbrich
 Signature
BERNARD H. ULBRICH
 Name - Type or Print

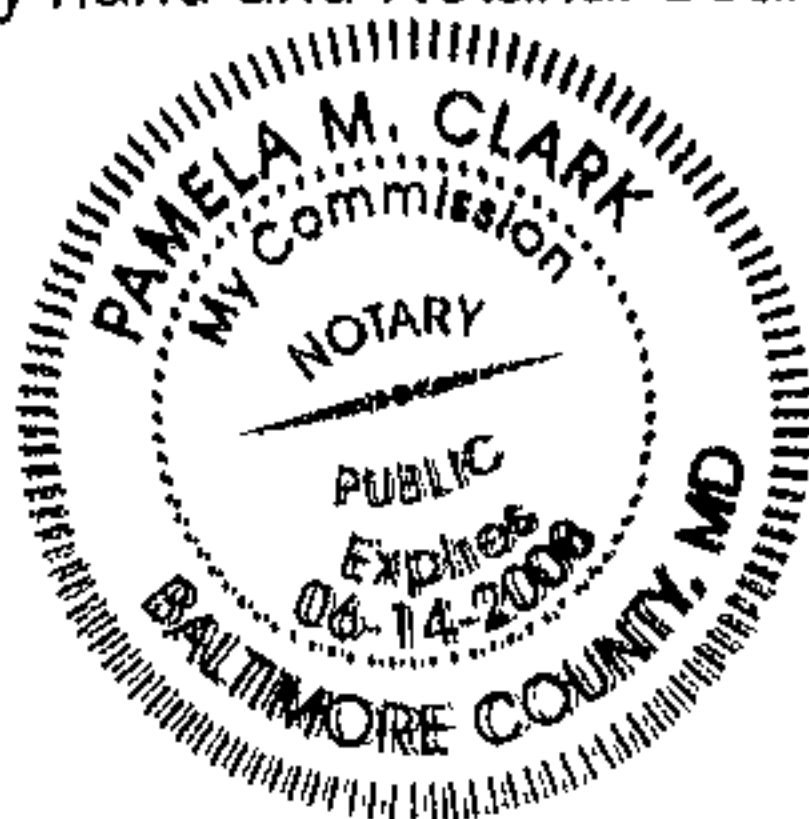
Jerrie S. Ulbrich
 Signature
JERRIE S. ULBRICH
 Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of FEBRUARY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bernard H. Ulbrich
 the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Pamela M. Clark
 Notary Public

My Commission Expires June 14, 2008

ZONING DESCRIPTION FOR 3517 BAY DRIVE

BEGINNING AT A POINT ON THE SOUTH SIDE OF BAY DRIVE WHICH IS 25' WIDE AT A DISTANCE OF 750' WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, CHESAPEAKE ROAD WHICH IS 25' WIDE. BEING LOT #16, SECTION 3 OF BOWLEYS QUARTERS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 7, FOLIO #78, CONTAINING .291 ACRE / 12,700 SQ. FEET. ALSO KNOWN AS 3517 BAY DRIVE AND LOCATED IN THE 15TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0489

DATE

2/24/06

ACCOUNT

0010046150

AMOUNT \$

45.00

RECEIVED
FROM

22-45-4

FOR

FEES - 45

25th Day Drive

DT

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

ENTERED BY

2/24/06 14:14:24

2/24/06 14:14:24

2/24/06 14:14:24

2/24/06 14:14:24

2/24/06 14:14:24

2/24/06 14:14:24

2/24/06 14:14:24

2/24/06 14:14:24

CERTIFICATE OF POSTING

RE: Case No: 06-415-A

Petitioner/Developer: _____

BERNIE ULBRICH

Date Of Hearing/Closing: 3/22/06

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 3517 BAY DRIVE

This sign(s) were posted on _____

March 4, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 3/4/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

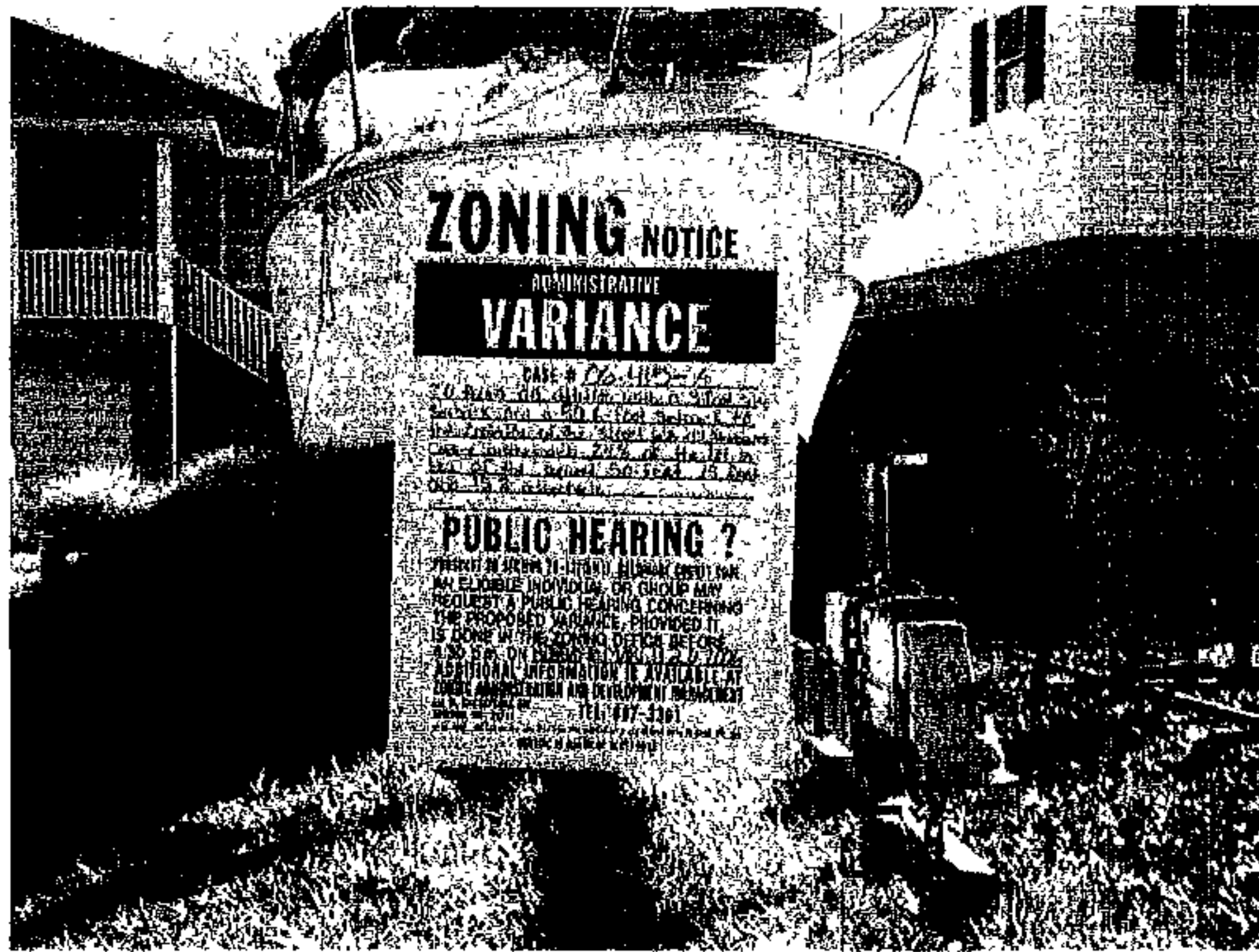
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000589 (1152x864x24b jpeg)



Yachtmfg 3/4/04

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 415 -A

Address 3517 BAY DRIVE

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/24/06

Posting Date: 3/5/06

Closing Date: 3/20/06

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- 415 -A

Address 3517 BAY DRIVE

Petitioner's Name ULBRICH

Telephone 410-344-0640

Posting Date: 3/5/06

Closing Date: 3/20/06

To permit an addition with a 3-foot side setback and a 50.6-foot setback to the centerline of the street with all structures covering approximately 24% of the lot in lieu of the required 50-feet, 75-feet and 15%, respectively.

WCR - Revised 6/25/04

**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: 06-415 - A
Petitioner: ULBRICH
Address or Location: 3517 BAY DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. BERNARD H. ULBRICH
Address: 3517 BAY DR.
BALTO. MD 21220-4402
Telephone Number: 410-344-0640

Revised 7/11/05 - SCJ

CBCA
Flood



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3517 BAY DRIVE
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B.2.b., 1A04.3B.3. (BCZR)

To permit an addition with a 3-foot side setback and a 50.6-foot setback to the centerline of the street with all structures covering approximately 24% of the lot in lieu of the required 50-feet, 75-feet and 15%, 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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 19 day of April, 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.

Legal Owner(s):

BERNARD H. AND JERRIE S. ULBRICH

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

BERNARD H. ULBRICH

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO.

06-415-A

Reviewed By D.T.

Date 2/24/06

Estimated Posting Date

3/5/06

REV 10/25/01

ORDER RECEIVED FOR PLING
NOTICE OF HEARING
4-19-06

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

3517 BAY DRIVE
Address
MIDDLE RIVER MARYLAND 21220
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):

SIDE 'SETBACK' OF THREE (3) FEET TO BOUNDARY, WITH "RECREATION ROOM" CONNECTED TO THE RESIDENCE. DUE TO 'FLOOD CONSIDERATIONS' THIS ROOM CAN ONLY BE 'AT OR ABOVE' THE ELEVATION OF THE MAIN FLOOR. SECOND FLOOR / UPPER LEVEL 'ADDITION' FOUND STRUCTURALLY COMPLEX (COSTLY) AND CONTRARY TO LONG TERM GOAL "ONE FLOOR RESIDENCE" (SEE 99-129A, CONDITIONS REMAIN AS PREVIOUSLY STATED).

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.

Bernard H. Ulbrich
Signature

BERNARD H. ULBRICH
Name - Type or Print

Jerrie S. Ulbrich
Signature

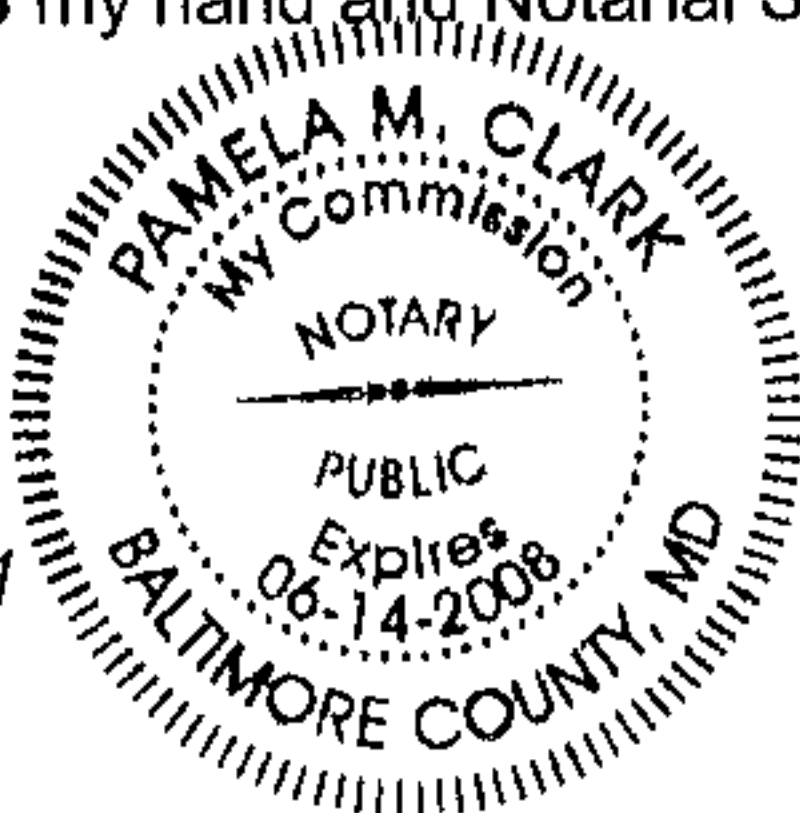
JERRIE S. ULBRICH
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of FEBRUARY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bernard H. Ulbrich
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Pamela M. Clark
Notary Public

My Commission Expires June 14, 2008

**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

March 13, 2006

Bernard H. Ulbrich
Jerrie S. Ubrich
3517 Bay Drive
Baltimore, MD 21220

Dear Mr. and Mrs. Ulbrich:

RE: Case Number: 06-415-A, 3517 Bay Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 24, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 21, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-415- Administrative Variance**

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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

Candis Murray

Division Chief:

Pat Keller

CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination

DATE: March 28, 2006

SUBJECT: Zoning Item # 06-415-A
Address 3517 Bay Drive
(Ulbrich Property)

Zoning Advisory Committee Meeting of March 6, 2006

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

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

X 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:

All conditions of the January 26, 2006 DEPRM letter must be met. A copy of this letter is attached.

Reviewer: Glenn Shaffer

Date: March 27, 2006

S:\Devcoord\ZAC 06-415.doc

ORDER RECEIVED FOR FILING

Date 4-19-06

By [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 13, 2006
Item No. 415

DATE: March 7, 2006

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

The minimum right-of-way for all public roads in Baltimore County is 40-feet. Show the future right-of-way for Bay Drive centered on existing 25-foot paved width. Setback shall be adjusted accordingly.

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 415-03132006.doc

ORDER RECEIVED FOR FILING
Date 4-19-06
By [Signature]

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



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

Maryland Department of Transportation

Date: 3.7.06

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

RE: Baltimore County
Item No. 415 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

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

March 30, 2006

Bernard H. Ulbrich
Jerrie S. Ulbrich
3517 Bay Drive
Middle River, Maryland 21220

Re: Petition for Administrative Variance
Case No. 06-415-A
Property: 3517 Bay Drive

Dear Mr. and Mrs. Ulbrich:

I have been given your Petition for Administrative Variance for review. I note that you were granted a side yard setback of 7 feet in case no. 99-129-A. From your photos and documents, it appears that your home now has this side yard setback. You are now asking for a 3 foot side yard setback for your new garage.

It is not clear to me why your proposed garage can meet the 7 foot variance previously granted. You may be aware that the County has attempted to keep at least 10 feet on each side of waterfront homes on 50 foot wide lots to give access to the water in case of emergency. Your home is already well into that important distance.

I would appreciate hearing from you in writing in this regard at your earliest convenience.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: People's Counsel; Case File

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





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

DAVID A.C. CARROLL, *Director*
Department of Environmental Protection
and Resource Management

January 26, 2006

Mr. Bernard Ulbrich
3517 Bay Drive
Baltimore, MD 21220

Re: 3517 Bay Drive
Permit Application B614936

Dear Mr. Ulbrich:

Environmental Impact Review (EIR) has reviewed the above-referenced building permit application for an addition and has placed the application on hold because we need to convey to you the following regulations.

The property is located in the Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). LDA regulations state that there is a maximum impervious surface limit of 25%. You may exceed this amount up to 31.25% with mitigation or a fee-in-lieu to offset potential adverse water quality impacts. According to the plot plan submitted with the building permit application, the proposed addition will add 521 square feet of additional impervious surface to the lot. At our field inspection it was measured that existing impervious surfaces equate to 3,789 square feet (29.8%) including the house, driveway, and porch. Your driveway was meant to be pervious, however sand and other fine particles have clogged the pores and compacted over time. Information about impervious surfaces has been enclosed for your use.

In order for the subject building permit application to be approved by EIR, please sign/return a copy of this letter to indicate your agreement to replace the entire driveway with pervious material in accordance with the enclosed plan by May 15, 2006. Once the signed copy is received, EIR will release its hold on the application. Please be advised that EIR staff and/or State CBCA officials will likely visit your property to determine compliance with this policy.

While the individual impact of the addition may seem minimal, the cumulative impact of all of the structures in the buffer throughout Baltimore County's waterfront is very significant.

Mr. Bernard Ulbrich
3517 Bay Drive
January 26, 2006
Page 2

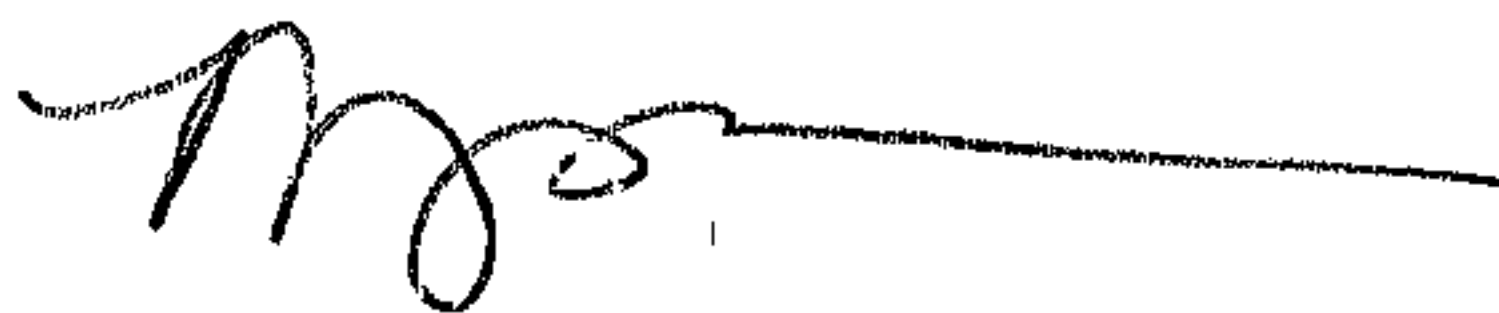
It is for this reason that mitigation, such as that indicated above, is required by CBCA regulations. Each resident of the Chesapeake Bay's watershed must do their part toward protecting and enhancing the Bay so that it may continue to provide its vast array of economical and recreational benefits.

Please also be aware of these other regulations that affect your property in the Critical Area:

- Each lot must maintain a minimum of 15% tree cover. This equates to 4 trees for a lot of this size.
- This lot is also within a Buffer Management Area and should minimize impacts within the 100-foot buffer of Middle River/Chesapeake Bay. Any impacts within the buffer require mitigation.

If you have any questions regarding these requirements or if I can be of assistance, please contact me at 410-887-3980.

Sincerely,



Martha Stauss
Natural Resource Specialist
Environmental Impact Review
FAX: 410-887-4804

I/We have read and do hereby agree to remove and replace the driveway at 3517 Bay Drive with a pervious driveway, by May 15, 2006 to bring my/our property into compliance with Chesapeake Bay Critical Area regulations.

Owner(s) Signature

Date

Print Name

From: Debra Wiley
To: Livingston, Jeffrey
Date: 3/27/2006 11:55:31 AM
Subject: Comments Needed - CBCA

Hi Jeff,

Our office is still awaiting CBCA comments for Administrative Variances for the following:

06-395-A (closing date 3/13) - 1814 Cromwood Rd., 21234

06-407-A (closing date 3/20) - 16 Elm Dr., 21220

06-415-A (closing date 3/20) - 3517 Bay Dr., 21220

Can you let me know when to expect these. Thanking you in advance for your cooperation.

From: Debra Wiley
To: Livingston, Jeffrey
Date: 3/20/2006 2:40:24 PM
Subject: Comments - Administrative Variances - CBCA - Closing Date of 3/20/06

Hi Jeff,

In reviewing the Administrative Variance files, we have two that are **CBCA** and we need your office's comments. They are as follows:

06-407-A - 16 Elm Dr., 21220

06-415-A - 3517 Bay Dr., 21220

Thanks for your cooperation.

APRIL 13, 2006

TO: ZONING COMMISSIONER, BALTIMORE COUNTY

FROM: B.H. + J.S. ULBRICH
3517 BAY DRIVE / OUR HOME
CASE #06-415-A

HARDSHIP HAS BEEN EXPERIENCED IN OUR
EFFORT TO ACHIEVE ^{OF THIS ADDITION} PLACEMENT IN A FUNCTIONAL MANNER
WITH RESPECT THE PHYSICAL PLACEMENT ^(RESTRAINTS) POSSIBILITIES.
THE "ADDITION" HAS BEEN REDUCED IN SQUARE AREA,
PRIMARY CONCERN IS RELATIVE TO THE 14 FOOT
WIDTH (WHICH, AS POSITIONED ON PERMIT APPLICATION
#B-614936 ILLUSTRATES 3 FOOT SIDE SETBACK).
THIS SETBACK AT THE EXACT SAME POSITION IS
ACCEPTABLE FOR "GARAGE/WORKSHOP" @ GROUND LEVEL.
BUT, THIS UPPER LEVEL PORTION OF THE "ADDITION"
WILL REQUIRE THIS "ADMINISTRATIVE VARIANCE" TO
ALLOW THE "SIDE SETBACK" ONLY IN REGARD TO THIS ADDITION
BY COMBINING BOTH ^(GARAGE) GROUND LEVEL AND ^{LIVABLE AREA} "ADDITION".
ACTUAL "FOOTPRINT" AREA IS MINIMALLY ALTERED,
(PREVIOUS: $12 \times 20 = 240$ / $6 \times 18 = 108$) = 348 VS 37×12 AT GROUND 444 SQ FT.)

THE 12' X 12' GROUND LEVEL (CLOSEST TO RESIDENCE)
REMAINS OPEN, WITH 4 FOOT WALKTHROUGH ARCH AND
8 FOOT OPENING TO SIDE/EAST AND 4 FOOT SOUTH IN
ADDITION TO THE 3 FOOT 'SETBACK' ALONGSIDE THE NEW
STRUCTURE. THEREFORE, THIS OUR EFFORT
MINIMIZE OUR PRESENCE IS THIS AREA.

RESPECTFULLY YOURS,
Bernard H. Ulbrich

BERNARD H. ULBRICH

Jenna S. Ulbrich

3 APRIL 2006

ZONING COMMISSIONER, BALTIMORE COUNTY

REF: PETITION FOR ADMINISTRATIVE VARIANCE

CASE No. 06-415-A

PROPERTY: 3517 BAY DRIVE

DEAR SIR,

ALL AVAILABLE ALTERNATIVES WERE EXPLORED AND
EVALUATED: A. SECOND FLOOR / BUILD UPWARD (PREVIOUSLY REFERENCED
LIFETIME MEDICAL
CONDITION AND GROSSLY
EXPENSIVE FINANCIAL
BURDEN.)
B. WATERWARD OR BENEATH
EXISTING RESIDENCE, PROHIBITED
C. ROAD END CENTERED, COMPLEX / COSTLY, REDUCED
VIEW OF ENTRY AND BOTH BEDROOMS.
→ D. REPOSITION PREVIOUS GARAGE STRUCTURE
FURTHER FROM ROAD, MAINTAIN PREVIOUS SIDE
SETBACK OF 3 FEET. PLACE 'ADDITION' AS
UPPER LEVEL AT THE SAME ELEVATION AS
PRIMARY RESIDENCE (13.3'). (ACCEPTABLE)
ALLOWS GOOD VIEW AND ACCESS.

ADMINISTRATIVE VARIANCE TO ONLY APPLY TO THE AREA
OF THE HOUSE

ADJOINING THE NORTH END AT THE EAST SIDE OF THE

ADDITION. ALL OTHER DIMENSIONS AND SETBACKS

TO REMAIN AS PREVIOUSLY AUTHORIZED AND CONSTRUCTED.

ADMINISTRATIVE VARIANCE ONLY IN THE IMMEDIATE AREA OF "ADDITION" STRUCTURE.

RESPECTFULLY,

Bernard H. Ulbrich
BERNARD H. ULBRICHJerrie S. Ulbrich
JERRIE S. ULBRICH

03-30-2006

To: ZONING COMMISSIONER, BALTA COUNTY

FROM: B.H. & J.S. ULBRICH
3527 BAY DRIVE / OUR HOME
CASE # 06-415A

IN RESPONSE TO YOUR MAR. 30, 2006,
PLEASE FIND THE ATTACHED DRAWINGS AND
PRELIMINARY MATERIALS.

I WILL BE AVAILABLE AT MY HOME
PHONE 410-344-0640 THROUGHOUT 31 MARCH
FOR ANY FURTHER DETAILS.

RESPECTFULLY YOURS,
Bernard H. Ulbrich

BERNARD H. ULBRICH

Jerrie S. Ulbrich

JERRIE S. ULBRICH

To 3/31/06 Mr. Ulbrich: Sending more info

TIME: 09:17:34

AUTOMATED PERMIT TRACKING SYSTEM

LAST UPDATE 02/06/2006

DATE: 04/26/2006

APPROVALS DETAIL SCREEN

BPR

10:28:22

PERMIT #: B614936

PASSWORD :

AGENCY	DATE	CODE	COMMENTS
BLD PLAN	12/16/2005	01	JOS VENTURINA
ZONING	12/15/2005	01	DT/CPC
PUB SERV	02/06/2006	20	DT/CPC HOLD PER DT
ENVRMNT	01/27/2006	01	EIR-1/27/06 MS/MB
PERMITS		10	HOLD FOR BETTER SITE PLAN SETBACK ISSUE? DAS

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL

PF4 - ISSUE PERMIT

PF9 - SAVE

CLEAR - MENU

06-415-A

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
MARYLAND 21204

DATE: 12/15/05
OEA: CPC/CR
HISTORIC DISTRICT/BLDG.

PERMIT #: 614936
RECEIPT #: WAVO
CONTROL #: MAPP
XREF #:

PROPERTY ADDRESS 3517 BAY DRIVE
SUITE/SPACE/FLOOR
SUBDIV: BOWLEYS QUARTER
TAX ACCOUNT #: 1512590010 DISTRICT/PRECINCT 15
OWNER'S INFORMATION (LAST, FIRST)
NAME: BERNARD H. ULBRICH AND JERRIE S. ULBRICH
ADDR: 3517 BAY DRIVE 21220

FEE: \$65.00
PAID: WAVO
PAID BY:
INSPECTOR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO X

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

APPLICANT INFORMATION
NAME: BERNARD H. ULBRICH
COMPANY:
STREET 3517 BAY DRIVE
CITY, ST, ZIP MIDDLE RIVER MD. 21220
PHONE #: 410 344 0640 MHIC #
APPLICANT
SIGNATURE: Bernard H. Ulbrich DRC#
PLANS: CONST PLOT PLAT DATA EL PL
TENANT
CONTR: OWNER
ENGR:
SELLR:

TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE
RESIDENTIAL
01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION BASEMENT
1. SLAB 1. FULL
2. BLOCK 2. PARTIAL
3. CONCRETE 3. NONE

ADDITION MUST COMPLY
WITH FLOODPLAIN REGULATIONS.

DESCRIBE PROPOSED WORK: Damaged by wave,
Range ex garage due to storm area construct
2 sq addn on rear of SFD in place of garage.
1st flr one car garage, 2nd flr recreation room.
w/ connecting Archway.
37'2" x 14' = 521 sq ft
28'8" x 12'8" = 369 sq ft.

NON-RESIDENTIAL
08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF CONSTRUCTION TYPE OF HEATING FUEL TYPE OF SEWAGE DISPOSAL
1. MASONRY 1. GAS 3. ELECTRICITY 1. PUBLIC SEWER
2. WOOD FRAME 2. OIL 4. COAL 2. PRIVATE SYSTEM
3. STRUCTURE STEEL
4. REINF. CONCRETE
TYPE OF WATER SUPPLY
1. PUBLIC SYSTEM
2. PRIVATE SYSTEM
CENTRAL AIR: 1. 2. 1. PUBLIC SYSTEM 2. PRIVATE SYSTEM
ESTIMATED COST: \$
OF MATERIALS AND LABOR

PROPOSED USE: WFO w/ ADDN
EXISTING USE: WFO

OWNERSHIP
1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL
RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS 6. HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. NO BATHROOMS CLASS 34
POWDER ROOMS KITCHENS LIBER 07 FOLIO 78

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 8900 sq ft SIZE 12700
WIDTH 37'2" FRONT STREET
DEPTH 14' SIDE STREET
HEIGHT FRONT SETBK NC
STORIES 2 SIDE SETBK NC/3'
LOT #'S SIDE STR SETBK
CORNER LOT REAR SETBK 40'
1. YES 2. X NO ZONING RC 5

APPROVAL SIGNATURES DATE
BLD INSP :
BLD PLAN RM-120 O.K. TO FILE-JAV : 12-15-05
FIRE :
SEDI CTL :
ZONING RM-111 : 12/15/05
PUB SERV :
ENVRMNT RM-416 : 12/15/05
PLANNING :
PERMITS :

Brno Plot in hold at 1/06

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
BALTIMORE MARYLAND 21204

DATE: 12/15/05
OEA: CRC/CRC
HISTORIC DISTRICT/BLDG.

PERMIT #: 614936
RECEIPT #: WAVO
CONTROL #: MAFD
XREF #:

PROPERTY ADDRESS 3517 BAY DRIVE
SUITE/SPACE/FLOOR
SUBDIV: BOWLEYS QUARTER
TAX ACCOUNT #: 1512590010
DISTRICT/PRECINCT 15
OWNER'S INFORMATION (LAST, FIRST)
NAME: BERNARD H. ULBRICH AND JERRIE S. ULBRICH
ADDR: 3517 BAY DRIVE 21220

FEE: \$65.00
PAID: WAVO
PAID BY:
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION

NAME: BERNARD H. ULBRICH
COMPANY:
STREET 3517 BAY DRIVE
CITY, ST, ZIP MIDDLE RIVER MD. 21220
PHONE #: 410 344 0640 MHIC #
APPLICANT
SIGNATURE: Bernard H. Ulbrich DRC#
PLANS: CONST PLOT PLAT DATA EL PL
TENANT
CONTR: OWNER
ENGR:
SELLR:

DOES THIS BLDG. HAVE SPRINKLERS
YES NO X

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY (ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE
BASEMENT
1. FULL
2. PARTIAL
3. NONE

ADDITION MUST COMPLY WITH FLOODPLAIN REGULATIONS.

DESCRIBE PROPOSED WORK:

Damaged by waves, Range ex garage due to storm ~~area~~ construct 2nd fly addn on rear of SFD in place of garage. 10th one car garage 2nd flr recreation room. w/ connecting cutaway. 37'2" x 14' = 521 sq ft. 28'8" x 12'8" = 369 sq ft. overall = 890 sq ft.

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT SPECIFY TYPE
20. SWIMMING POOL SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$
OF MATERIALS AND LABOR

1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

OWNERSHIP

1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS 6. HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS CLASS 34
POWDER ROOMS KITCHENS LIBER 07 FOLIO 78

BUILDING SIZE

FLOOR 8900 sq ft
WIDTH 37'2" x 14'
DEPTH 14'
HEIGHT 2
STORIES 2
LOT #'S
CORNER LOT

LOT SIZE AND SETBACKS

SIZE 12700
FRONT STREET
SIDE STREET
FRONT SETBK NC
SIDE SETBK NC/3'
SIDE STR SETBK
REAR SETBK 40'

1. YES 2. X NO ZONING RC 5

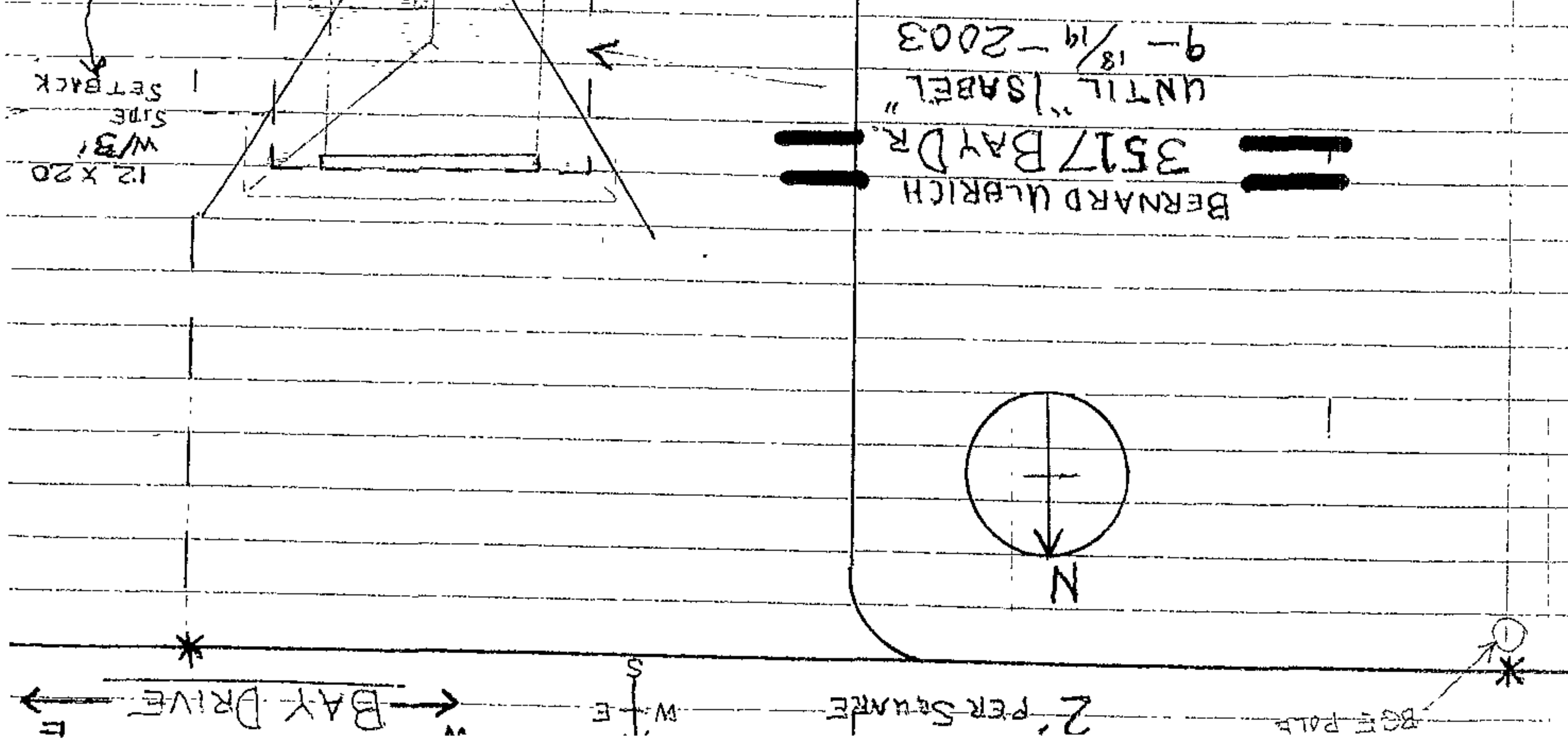
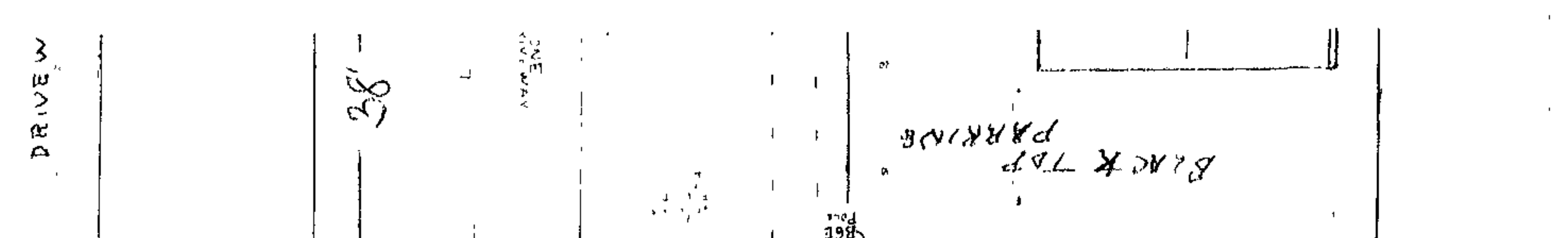
APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN RM-120 O.K. to FILE-JAV : 12-15-05
FIRE :
SEDI CTL :
ZONING RM-111 final DT : 12/15/05
PUB SERV :
ENVRMNT RM-416 MAF rules OK TO FILE : 12/15/05
PLANNING :
PERMITS :

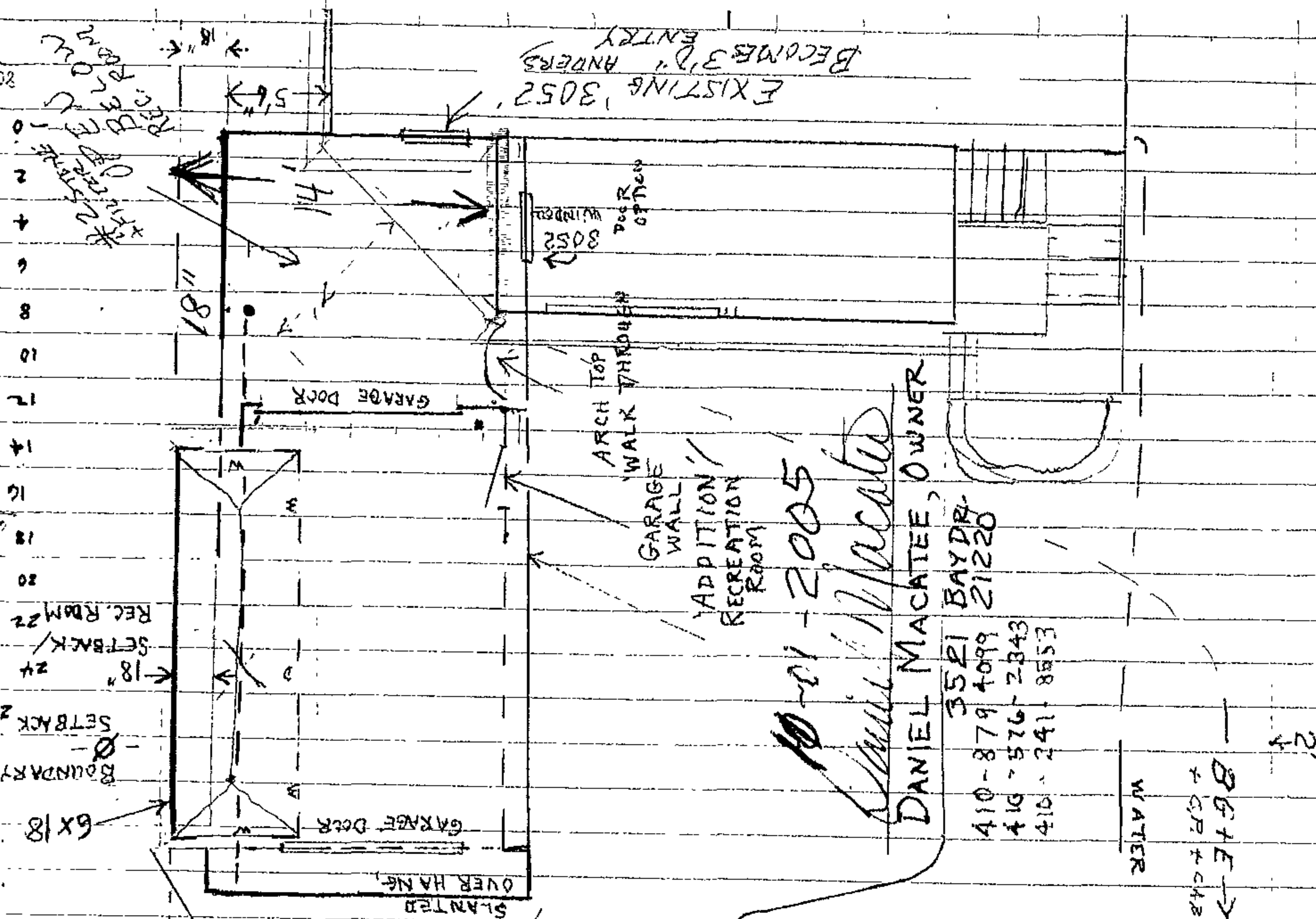
MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

102' = 1" = 20' W/R 15' 5' 4' 9" 05' 3521 (DOES NOT EXIST) 3514

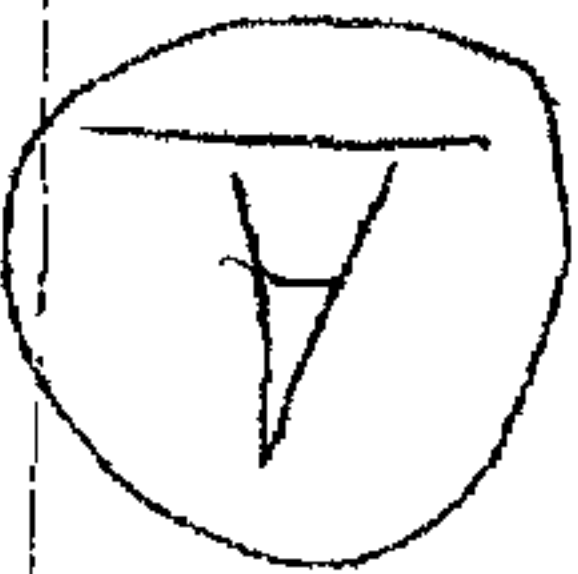


BERNARD ULRICH
3517 BAY DR.
UNTIL "ISABEL"
9-18/19-2003

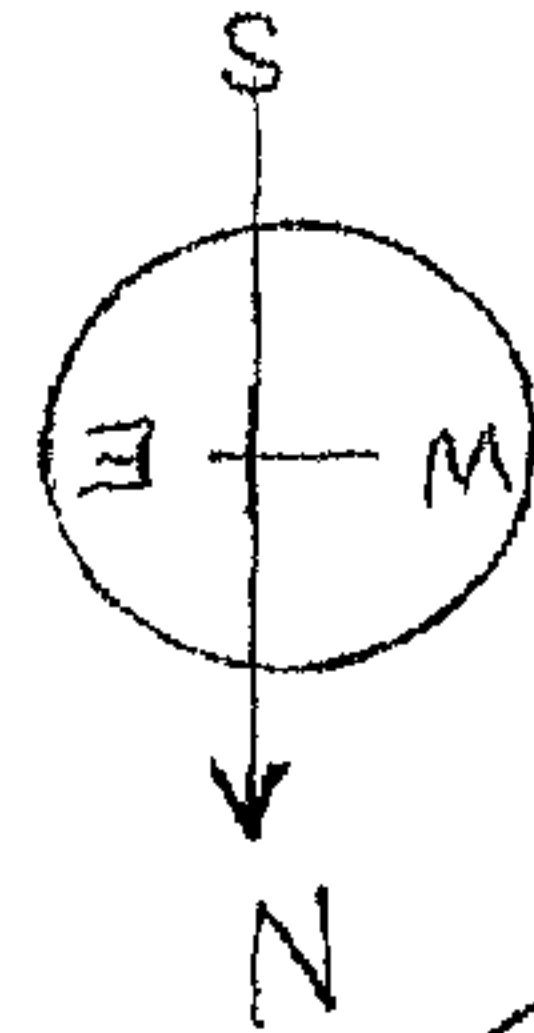
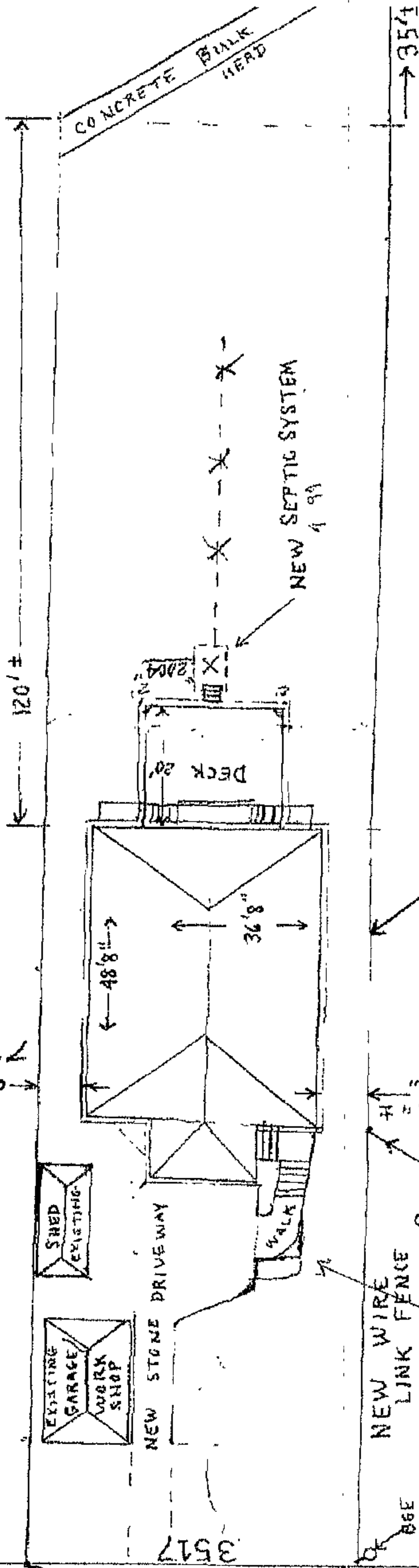
10-01-2005
Daniel Macatee
DANIEL MACATEE, OWNER
3521 BAY DR.
410-879-4099 21220
410-576-2343
410-241-8553



PRE- "SABEL"
9-19-03



3519/21



3517 BAY DRIVE
PLAT BOOK 7, FOLIO 78,
LOT 16 OF SECTION 3,
BERNARD H. & JERRIE S.
ULBRICH

(SURFACE OF DRIVEWAY)
SURVEYED
ELEV. 5.3'
REF. 7'8"±

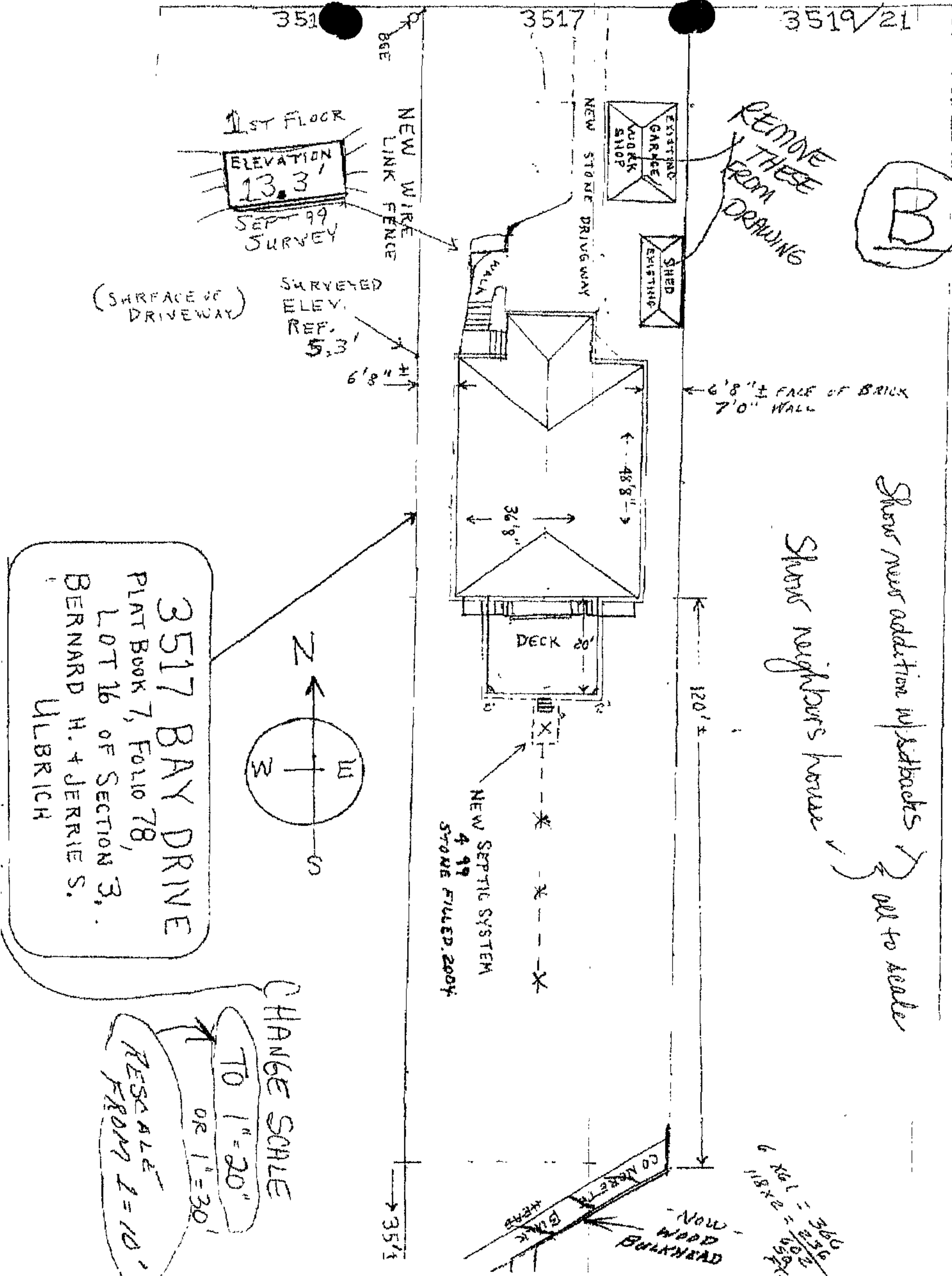
1st Floor
ELEVATION 13.3'
SEPT 90
SURVEY

NEW WIRE
LINK FENCE

3515

3517

410 344 0640



Yellow = "SABER, DAMAGE/DESTROYED."

Shows new addition w/ setbacks } all to scale

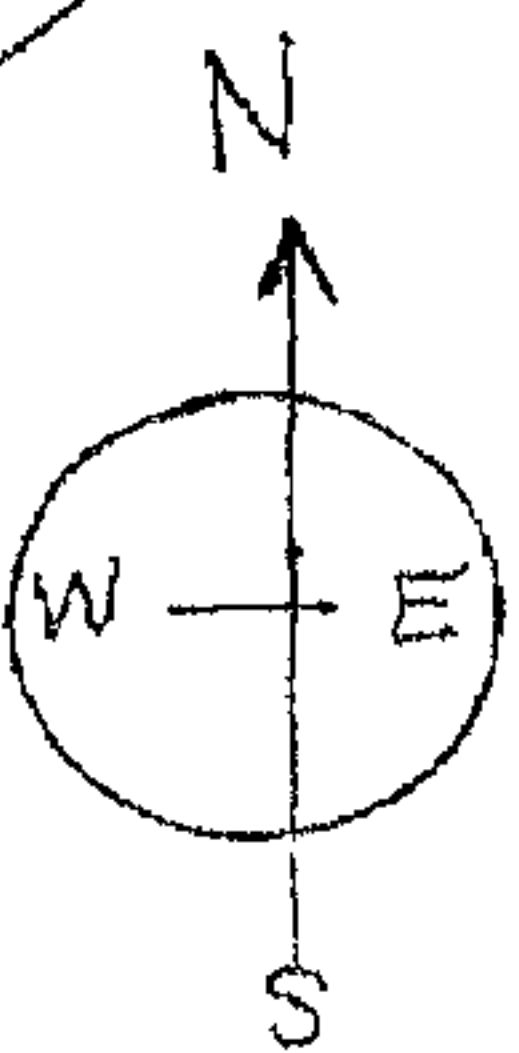
Shows neighbours house

6 1/8" x 2" = 3/8" x 1/2" = 3/8" x 1/2" = 3/8" x 1/2"

NEW SEPTIC SYSTEM 4 99 STONE FILLED 2004

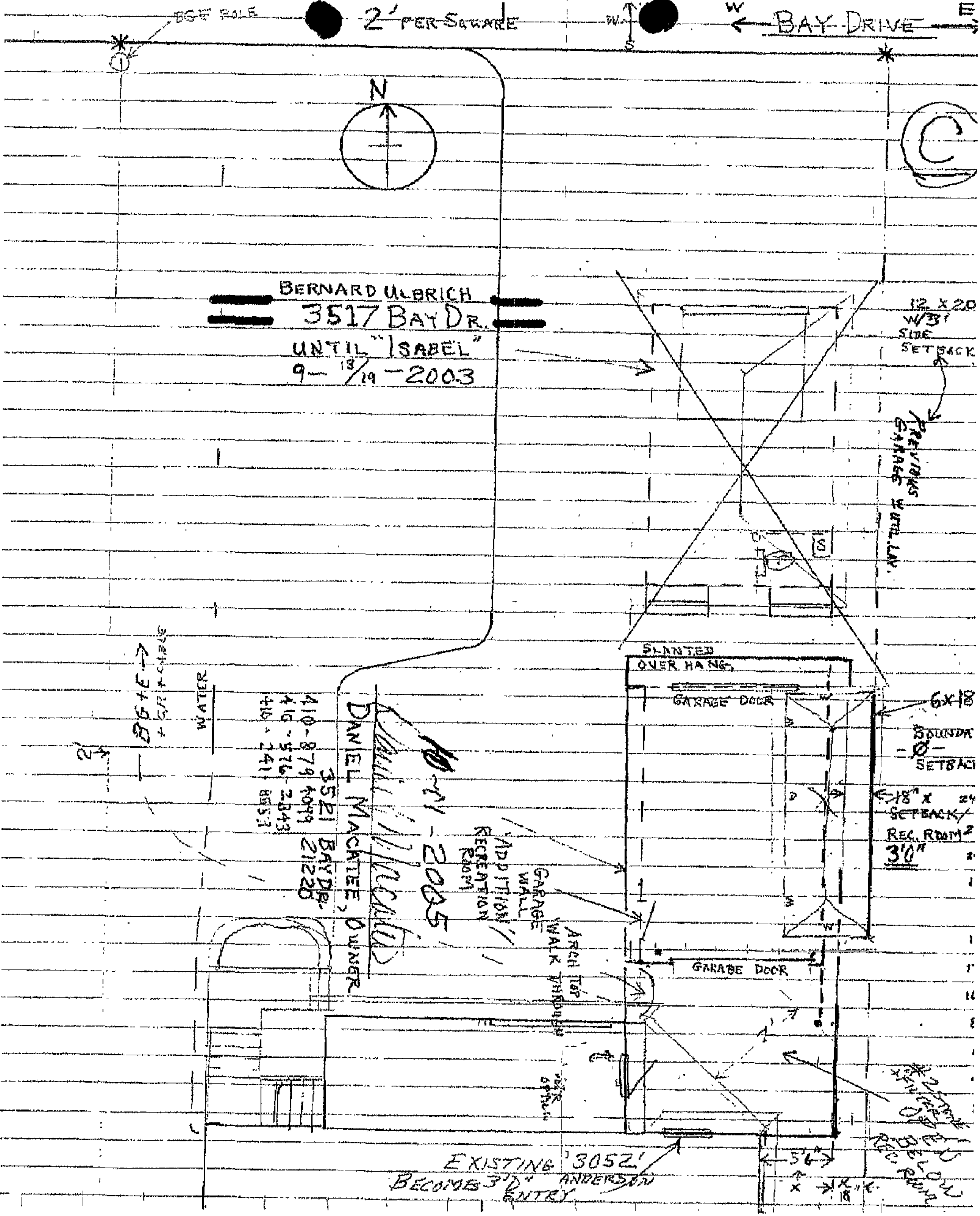
NEW WOOD BULKHEAD
CO. MAKE IT BACK HERE

3517 BAY DRIVE
PLAT BOOK 7, FOLIO 78,
LOT 16 OF SECTION 3,
BERNARD H. & JERRIE S.
ULBRICH



CHANGE SCALE
TO 1"=20'
OR 1"=30'

RESCALE
FROM 1"=10'



06-415-A



2

