

IN RE: PETITION FOR ADMIN. VARIANCE
W side North Point Road, 200 feet +/-
S of c/l Bayside Drive
15th Election District
7th Councilmanic District
(9237 North Point Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-284-A

Robert R. and Deborah A. Miller
Petitioners

* * * * *

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, Robert R. and Deborah A. Miller. The variance request is for property located at 9237 North Point Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (deck) to have a side yard setback of 3 feet in lieu of the permitted 7.5 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that they want to attach the new deck to the existing deck. The proposed deck measures 8 feet x 30 feet in size. Petitioners opine that if the deck is built smaller than requested they cannot enjoy a water view.

Zoning Advisory Committee Comments

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 dated January 25, 2007, which contains restrictions and a copy of which is incorporated herein and made a part hereof the file.

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

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 31, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs 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 Petitioner.

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 13th day of February, 2007 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling

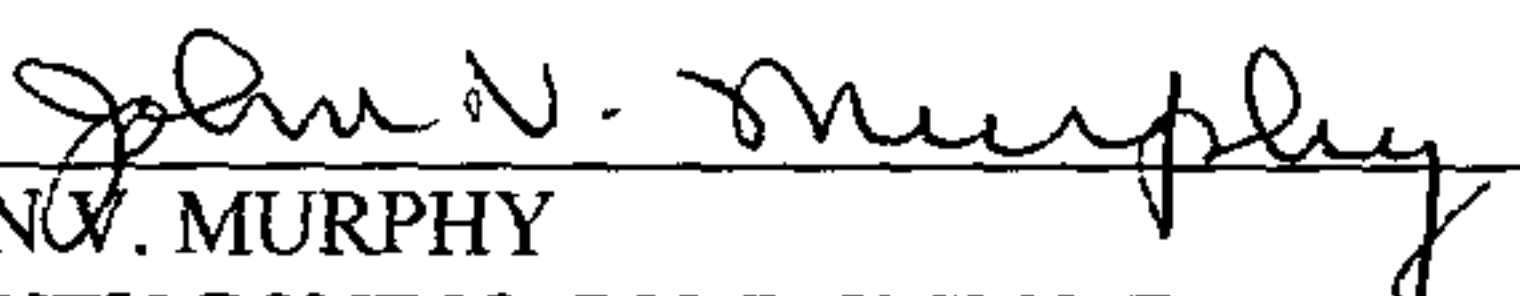
2-13-07
PZ

with open projection (deck) to have a side yard setback of 6.3 feet in lieu of the required 7.5 feet

be and is hereby GRANTED, subject to the following:

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. 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).
3. This property is within the Limited Development Area (LDA) of the CBCA. Any development on this property must comply with LDA regulations.

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


JOHN W. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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2-13-07
PZ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 13, 2007

ROBERT R. AND DEBORAH A. MILLER
9237 NORTH POINT ROAD
FT HOWARD MD 21052

Re: Petition for Administrative Variance
Case No. 07-284-A
Property: 9237 North Point Road

Dear Mr. and Mrs. Miller

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM/pz

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21302
PZ

CBA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9237 Northpoint Road
which is presently zoned DR 5.5

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) 1 B.O. 2.3.C.1 - to permit a

proposed open projection (deck) to have a side yard setback of 3 feet in lieu of the permitted 7 1/2

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):

Robert R. Miller

Name - Type or Print

Signature

DEBORAH A. MILLER

Name - Type or Print

Deborah A. Miller

Signature

9237 North Point Road 410-388-0872

Address

Telephone No.

Ft Howard Maryland 21052

City

State

Zip Code

Representative to be Contacted:

Name

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 21 day of 07 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. 07-284-A

Reviewed By RJD

Date 12/20/06

REV 10/25/01

Estimated Posting Date 12/31/06

21307

87

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

9237 NORTHPOINT ROAD

Address

Ft Howard

City

MARYLAND

State

21052

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):

WE ARE REQUESTING VARIANCE FOR 30'X8' OPEN WOOD DECK WHICH WOULD BE PLACED 3' FROM PROPERTY LINE. WE ARE ALSO REQUESTING TO PLACE THE 30'X28' GARAGE 25' OFF THE ROAD - HOWARD AVENUE.

WE WERE APPROVED THE ERECTING OF THIS GARAGE ON PERMIT # B646479 PLACED 25' OFF PROPERTY LINE. THE REASONS FOR THIS REQUEST ARE AS FOLLOWS:

- GARAGE - we would have to increase the driveway 25'X12' with black top
- IF the pool falls over the garage could flood if it remains 25' OFF PROPERTY LINE. The existing driveway is 30'X12' wide the expansion of the Drive will increase the impervious area.
 - our neighbors have hedges, pool approximately 10ft. OFF HOWARD AVE
- DECK - we want to attach the new deck to the existing deck on rear of house
- we have water view and this is the area that is need to sit comfortably and watch the view where the sun rises & sets if built smaller we will not be able to see the water

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.

Deborah A. Miller

Signature

DEBORAH A. MILLER

Name - Type or Print

Robert R. Miller

Signature

Robert R. MILLER

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY this 20 day of December, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Deborah A. Miller and Robert R. Miller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sworn to and subscribed before me

REV 10/25/01 this 20 day of Dec, 2006

Notary Public

My Commission Expires

5/1/08

Wendy Sauvlet Sandler, Notary Public
Baltimore County
State of Maryland
My Commission Expires May 1, 2008

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

9237 North Point Road
Address
Ft Howard Maryland 21057
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):

We are requesting variance for 30' L x 8' w open wood deck which will be 3' from property line. We are also requesting to revise the set back for our garage from 25' OKK Property Line which is 65' OKK Howard Avenue. We have a permit for the garage # B646479 for 25' OKK Property Line. The following is an explanation for request for variance for both.

Garage: We have an asphalt drive which is 30' L x 12' w. We would have to extend this drive by 25' L x 12' w which would increase the impervious to 16 per sq. ft.

- If the pool would collapse the garage has a greater chance of damaging the Contence
- We want to consolidate the Contence of 2 existing Sheds
- You will see from photos that neighbors have Sheds, Hedges, animal Cages along the same one we want to place our garage

Deck: we want to attach to the existing deck

- we have water view and we anything less than 8' w would infringe on our ability to see the sun rise a set. A view that we pay extra for.
- we can't build on the ft.

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.

Deborah A. Miller
Signature

DEBORAH A. MILLER
Name - Type or Print

Robert R. Miller
Signature

Robert R. Miller
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of December, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Deborah A. Miller and Robert R. Miller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sworn to and subscribed before me

REV 10/25/01
this 20th day of Dec, 2006

Notary Public

My Commission Expires

5/1/08

Wendy Sauvlet Sandler, Notary Public
Baltimore County
State of Maryland
My Commission Expires May 1, 2008

CBCA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9237 Northpoint Road
which is presently zoned DR 5.5

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) 1 B O 2 . 3 . C . 1 - to permit a proposed open projection (deck) to have a side yard setback of 3 feet in lieu of the permitted 7 1/2

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 10 day of December 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):

Robert R. Miller

Name - Type or Print

Signature

DEBORAH A. Miller

Name - Type or Print

Deborah A. Miller

Signature

9237 Northpoint Road 410-388-0872

Address

Telephone No.

Ft. Howard MARYLAND 21052

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO.

07-284-A

REV 10/25/01

213-07

Reviewed By

RDD

Date

12/20/06

Estimated Posting Date

12/31/06

Zoning Description

Robert and Deborah Miller
9237 Northpoint Road
Ft. Howard, Maryland 21052

Beginning at a point on the West side of Northpoint Road which is **30 feet wide**. At the distance of **200 feet north of the centerline** of the nearest improved intersecting street, **Bayside Drive** which is **30 feet wide**. Being Lot **11**, Section **I** in the subdivision of **Northpoint Terrace** as recorded in Baltimore County Plat Book # **6**, folio # **155**, containing **14,928** square feet. Also known as **9237 Northpoint Road** and located in the Legislative Election District # **15**, # **7** Councilmanic District.

Item #284

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 23063

DATE 12/20/06 ACCOUNT 001 000 6150

AMOUNT \$ 62

RECEIVED FROM:

FOR: John V. ... #07-284-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS OFFICE DATE TIME
12/20/2006 12:20 PM 12/20/06 2
REC. USING MAIL 12/20/06
>> RECEIPT # 496884 12/17/2006 OF 218

Dept. 5 520 BUDGETS & CERTIFICATION

CR NO. 12/20/06

Receipt Tot 465.00
4.00 101 469.00 00
411.00 00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-284-A

Petitioner/Developer: ROBERT &

DEBORAH MILLER

Date of Hearing/Closing: 1-15-07

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

ATTN: Kristen Matthews {(410) 887-3394}

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 located at:

9237 NORTHPOINT RD

The sign(s) were posted on

12-31-06
(Month, Day, Year)

Sincerely,

Robert Black 1-3-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

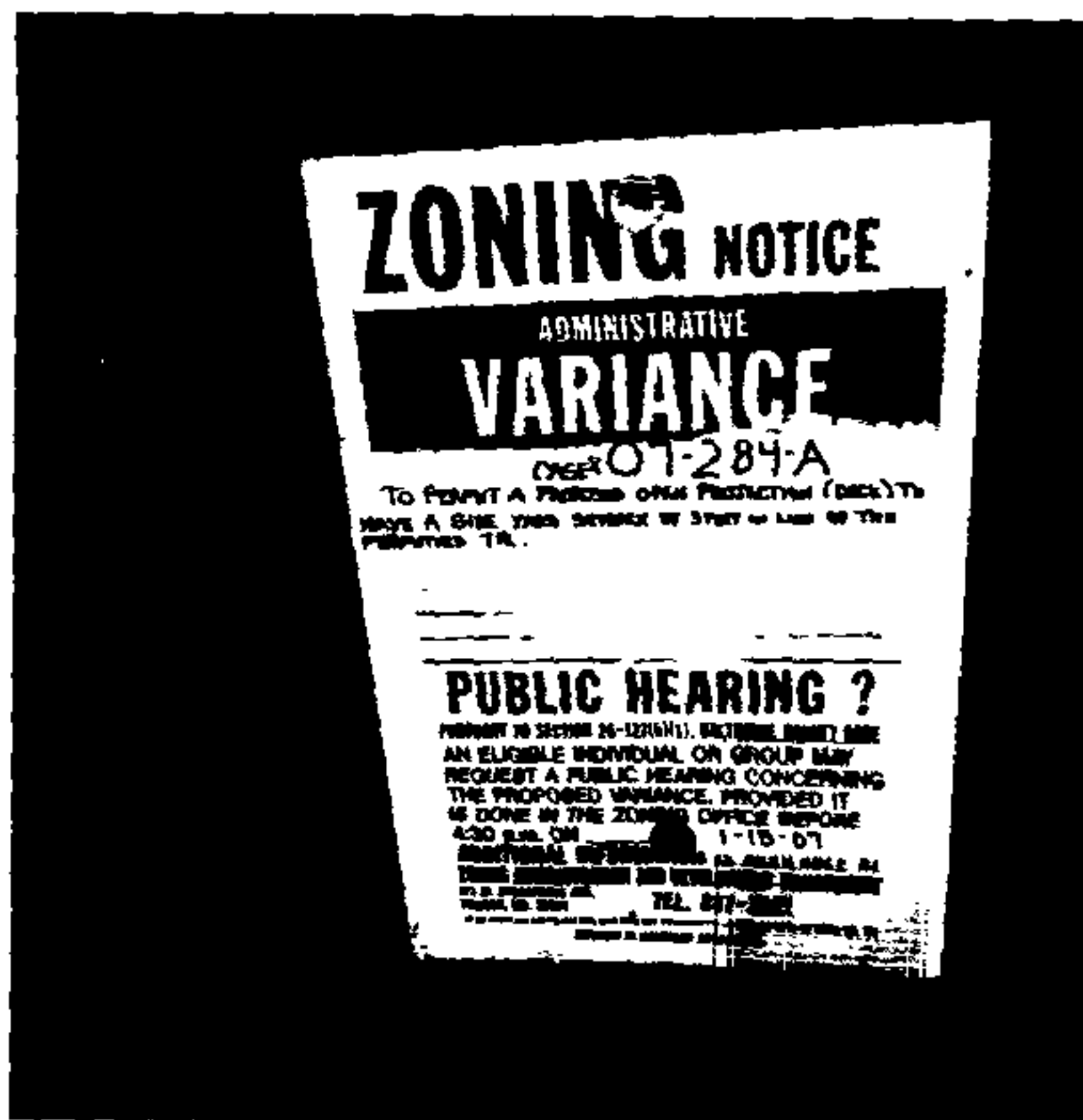
(Address)

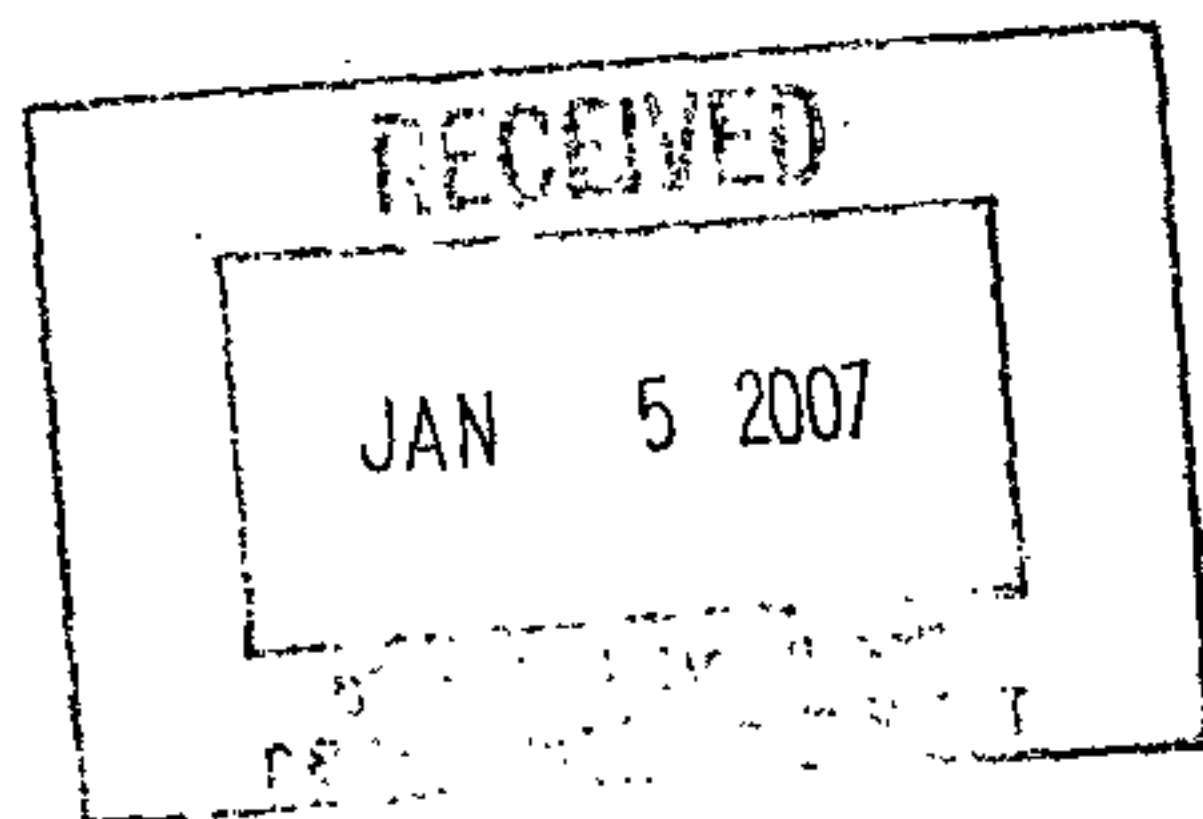
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 284 -A

Address 9237 Northpoint Rd

Contact Person: David Duvall
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/20/06

Posting Date: 12/31/06

Closing Date: 1/15/07

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 07- 284 -A

Address 9237 Northpoint Rd

Petitioner's Name Robert Miller

Telephone 410 388 0872

Posting Date: 12/20/06

Closing Date: 1/15/07

Wording for Sign: To Permit a proposed open projection (deck) to have a side yard setback of 3 feet in lieu of the permitted 7 1/2

**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: 07-284-A
Petitioner: Robert R. Miller, Deborah A. Miller
Address or Location: 9237 Northpoint Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH A. Miller
Address: 9237 Northpoint Road
P.O. Box 381
Rt. Howard Md 21052
Telephone Number: 410-388-0872



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

January 16, 2007

Robert R. Miller
Deborah A. Miller
9237 North Point Road
Ft. Howard, MD 21052

Dear Mr. and Mrs. Miller:

RE: Case Number: 07-284-A, 9237 North Point Road

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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: JANUARY 3, 2007

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

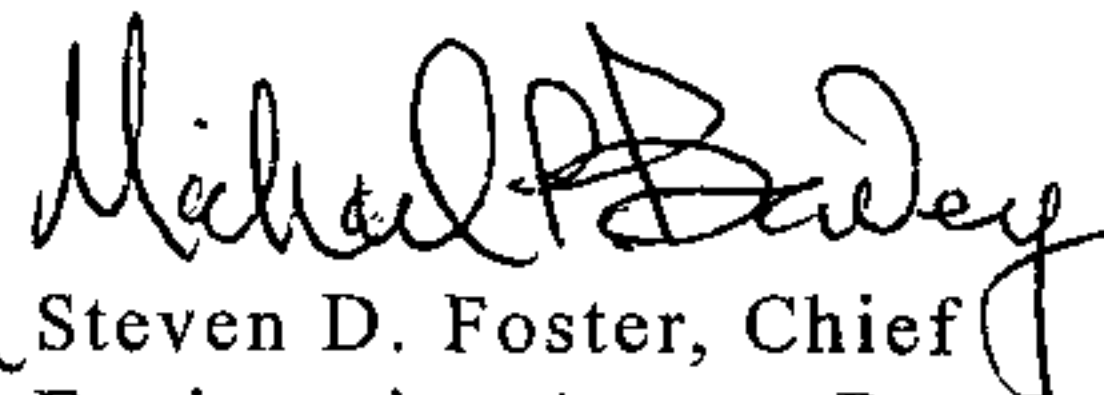
RE: Baltimore County
Item No. 7-284-A
9237 NORTH POINT RD
MILLER PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-284A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,



FOR ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2007

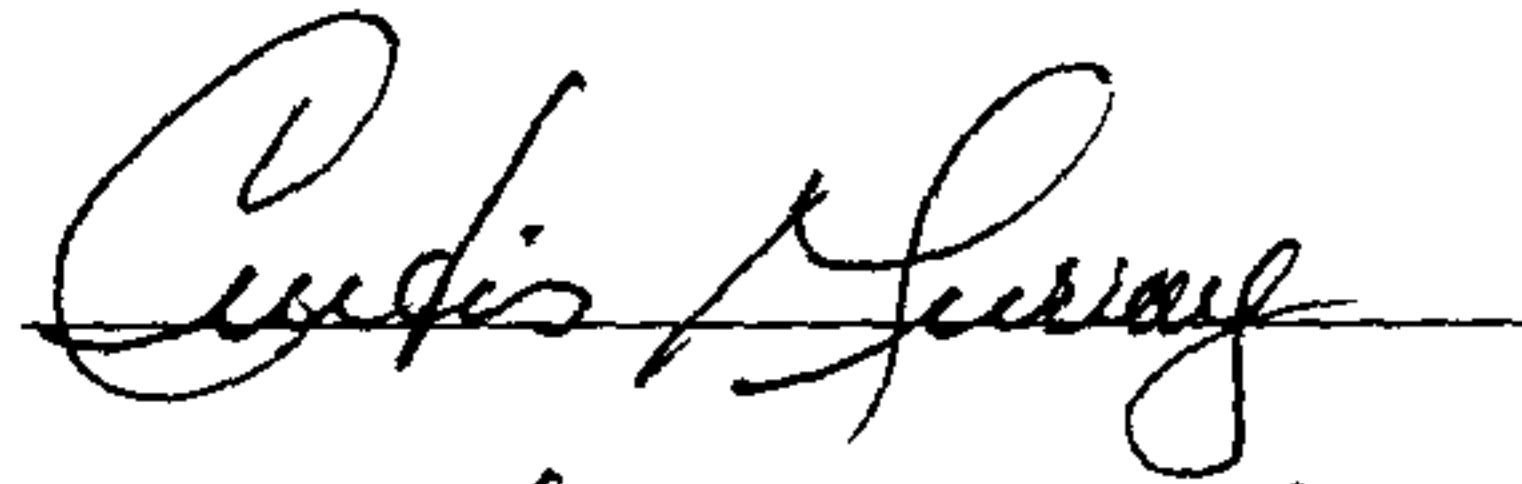
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-284- Administrative Variance

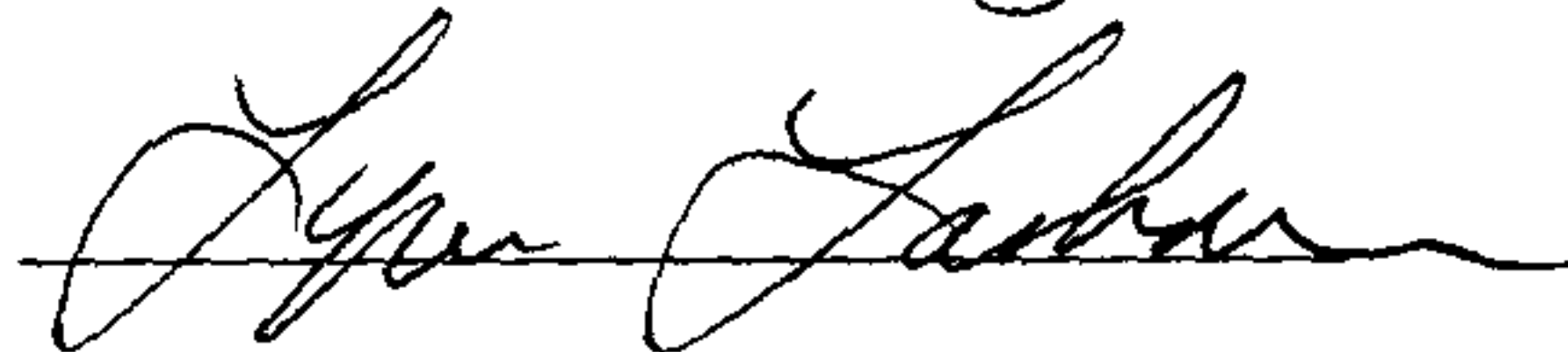
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

JAN 0 5 2007

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination *JWL*

DATE: January 25, 2007

SUBJECT: Zoning Item # 07-284-A
Address 9237 North Point Road
Miller Property

Zoning Advisory Committee Meeting of January 1, 2007

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:

This property is within the Limited Development Area (LDA) of the CBCA. Any development on this property must comply with LDA regulations.

Reviewer: Kevin Brittingham

Date: 01/25/07

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 3, 2007

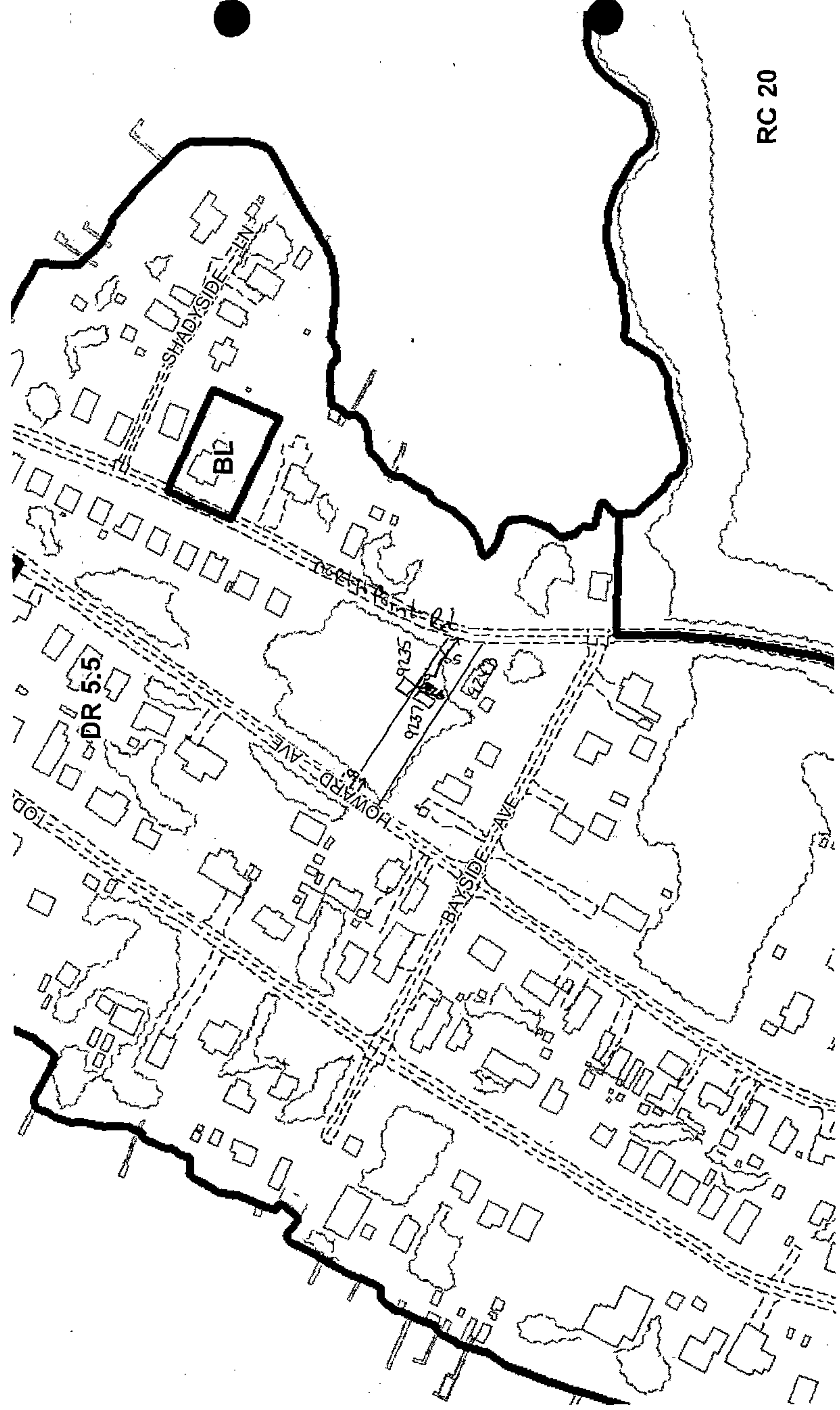
FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 8, 2006
Item Nos. 07-281, 284, 285, 286, 287, 288,
289, 291, 292, and 293

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-01032007.doc

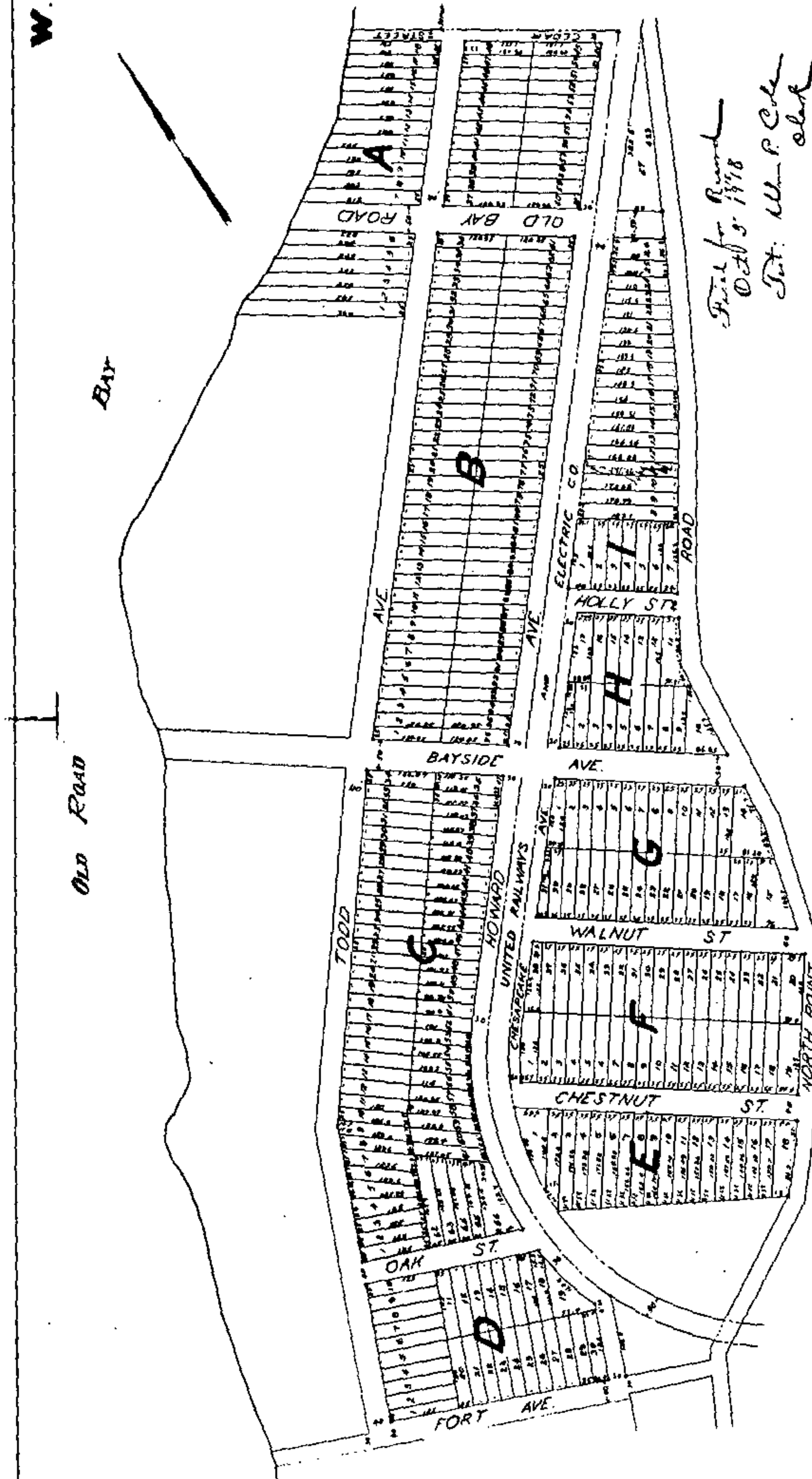
MAP# 115-C-1
1" = 200 FT.
Zoned: DR. S.S.



RC 20

Item # 284

W.P.C. N26-153



Filed for Record
Oct 9, 1918
J. W. P. C. Co.
clerk

AMENDED PLAT OF
NORTH POINT TERRACE
PROPERTY BELONGING TO
THE BALTIMORE - STEELTON
DEVELOPMENT CO.
BALTIMORE COUNTY, MD.
SCALE: 1"=100'

Edward V. Quinn, C.E.
Surveyor and Engineer
Baltimore, Md.
May 10, 1918

Item #284

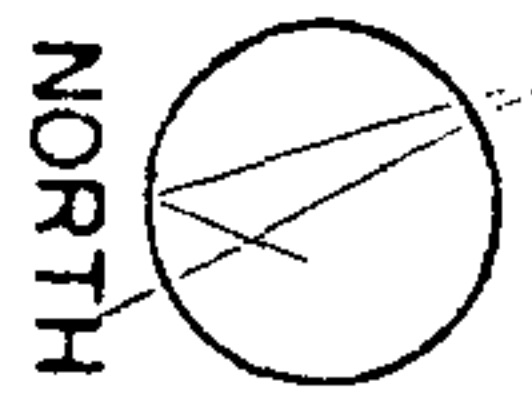
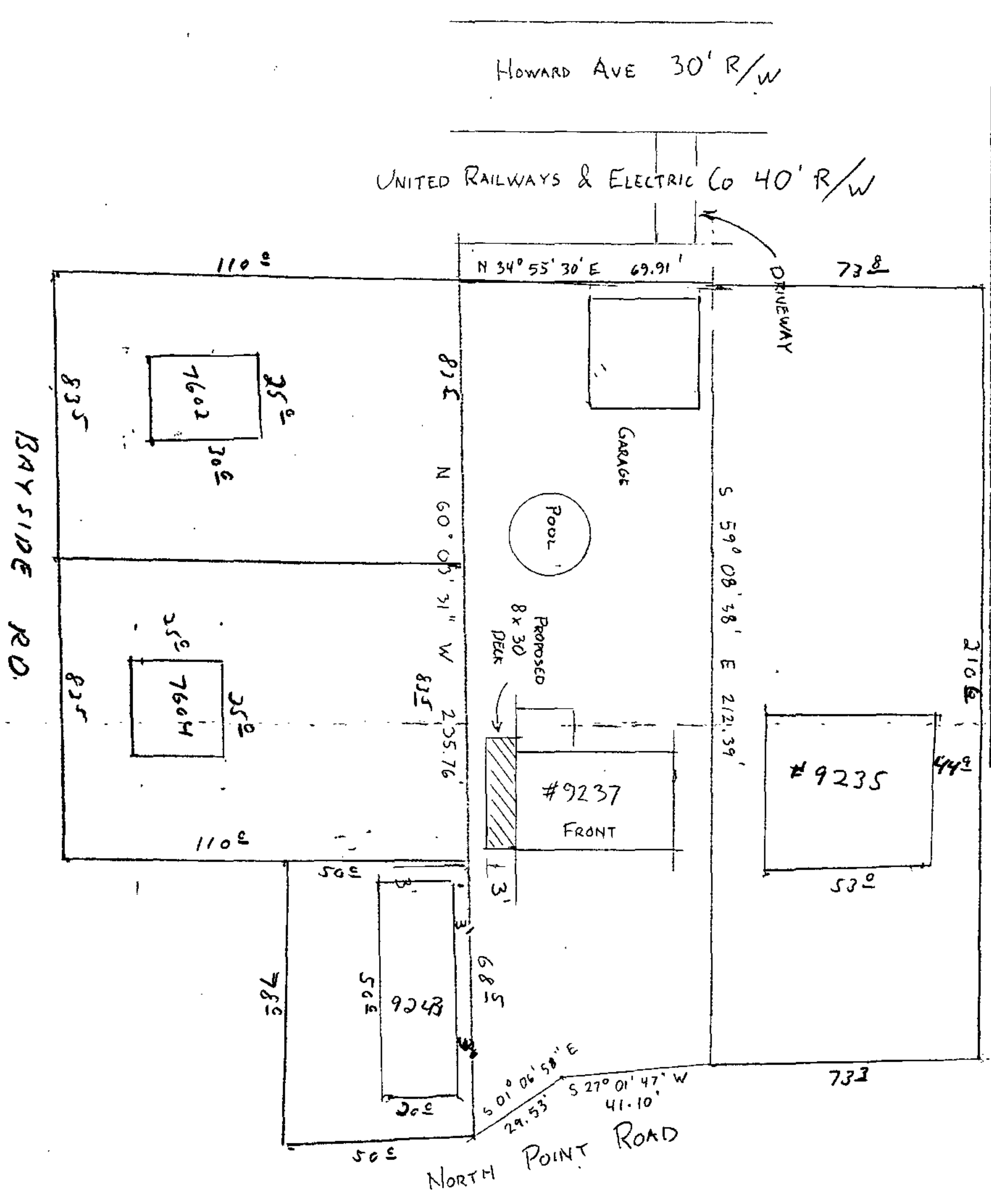
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9237 North Point Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME NorthPoint Terrace

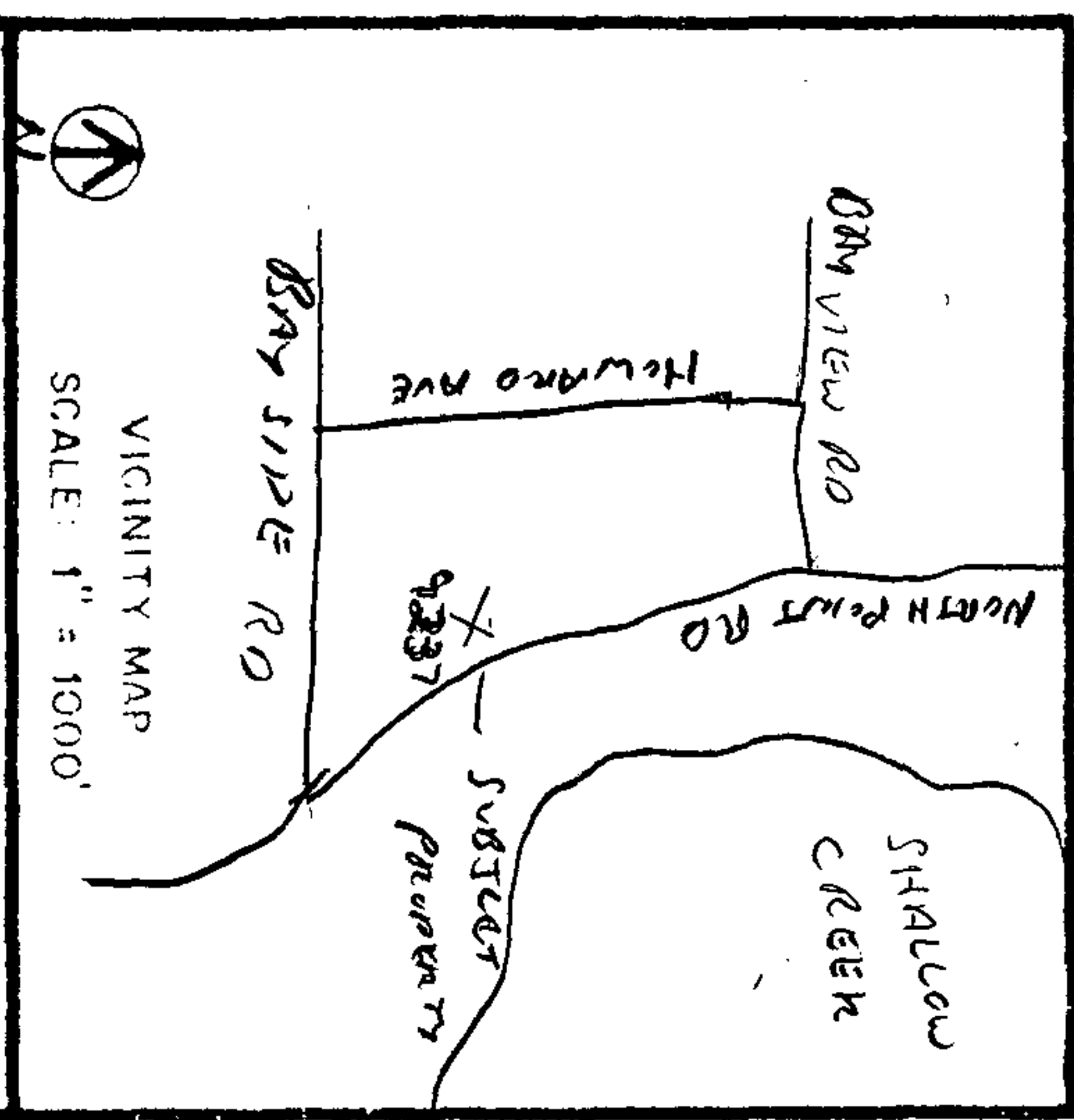
PLAT BOOK # 6 FOLIO # 155 LOT # 11 SECTION # 1

OWNER Robert R. Miller & Deborah A. Miller



PREPARED BY RM

SCALE OF DRAWING: 1" = 40'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 115C1

ZONING DR 5.5

LOT SIZE 1 ACRES 14,928 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐

ZONING OFFICE USE ONLY
REVIEWED BY RM ITEM # 07-284-A CASE #





