IN RE: PETITION FOR VARIANCE

S/S Loreley Beach Road, 150' SE of

c/line of North Loreley Beach Road

(6009 Loreley Beach Road)

11<sup>th</sup> Election District

\* OF

5<sup>th</sup> Council District

\* BALTIMORE COUNTY

Craig G. Fuhr, et ux

Petitioners

\* Case No. 07-422-A

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Craig G. Fuhr and his wife, Tracy R. Fuhr, through their attorney, Joseph R. Woolman, III, Esquire. The Petitioners request variance relief from Sections 1A01.3.B.2 & 3 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement dwelling with side yard setbacks of 6 feet in lieu of the required 35 feet; a side setback of 6 feet in lieu of the required 26.25 feet for a deck and to permit a lot size of 0.346 acres (15,086 square feet) in lieu of the minimum required one acre. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the hearing in support of the request were Craig G. Fuhr, property owner, his attorney, Joseph Woolman, III, Esquire and Michael Burton, the consultant and architect with CL Design Studio, LLC, who assisted the Petitioners in preparing the site plan and building elevations (Petitioners' Exhibit 3). Adjacent property owners, James Calwell and Mary Calwell, appeared as interested persons in the company of their attorney, J. Carroll Holzer, Esquire.

Testimony and evidence offered disclosed that the property under consideration is known as Lot 57 in the subdivision of "Loreley Beach" as recorded in Baltimore County Plat

Date Care Care of the Care

Date Contract of the Contract

Book No. 10, Folio 8, and is a rectangular shaped water oriented parcel (50' wide x 290' deep) located with frontage on Bird River in eastern Baltimore County. The property contains a gross area of 15,086 square feet (0.346 acres), more or less zoned R.C. 2 and is improved with a small one-story dwelling built in the 1930's. Mr. Fuhr points out that he and his wife purchased the property from Elizabeth Smith in 2003 and intended to build a home on the lot but have been held up awaiting for utility services to arrive.

As is often the case with older subdivisions, the Loreley Beach community was laid out many years ago (in the 1920's) well prior to the adoption of any zoning regulations in Baltimore County. Thus, most of the lots in the neighborhood are undersized and do not meet current area and width requirements of the R.C.2 standards most significantly changed November 25, 1979. These regulations require one-acre lots and 35 foot set backs from lot lines other than a street line. As shown on the site plan, the property has 50 feet of frontage on the south side of Loreley Beach Road and at the shoreline and is 300 feet deep. In any event, the property is clearly undersized by today's standards given its current zoning classification requiring new lots to be one acre in area with setbacks as indicated above.

Testimony indicated that the Petitioners are desirous of removing all of the existing improvements and developing the property with a 33' 6" wide x 47' deep two-story single family dwelling to include a rear loaded double car garage on the driveway side or southern portion of the property. As shown on the site plan and photographs submitted, the dwelling is centered on the lot in the same area as the existing home; however, given the shape of the property, both sides of the dwelling and the southeastern portion of the deck extend into the side setbacks necessitating the requested variance relief. As noted above, current regulations require a minimum lot area of one acre and side setbacks of no less than 35 feet and a front yard setback of 75 feet from the centerline of the street. In support of the request, Mr. and Mrs. Fuhr and their

Deno Caved Torres

attorney have discussed this proposal with the adjacent neighbors on either side of the property who have no objection and will support the proposal. Testimony indicated that the proposed dwelling will be consistent with other homes in the community and feature similar setbacks as other homes on Loreley Beach Road which turns into Beach Drive on the other side of Days Cove Park. In view of the narrow configuration and size of the lot, compliance with the regulations is not practical or possible. Additionally, the property is located in the Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA) which require that the proposed development must comply with these regulations and in particular the impervious surfaces which are limited to 25% of the property. The fact that this property has existed as an improved lot of record in the Land Records of Baltimore County for many years is a persuasive factor. Thus, variance relief is requested in order to comply with the spirit and intent of these regulations (zoning and CBCA).

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. and *Cromwell v. Ward*, 102 Md. App. 691 (1995). The variances in this case are driven by the configuration and size of the lot. Moreover this property will be served by public water and public sewer which has recently been made available in this area. Strict compliance with the regulations would cause a practical difficulty upon the Petitioners in that a reasonable use of the land would not be permitted. Historically, the property has been used as a single-family dwelling and there will be no increase in residential density beyond that otherwise allowable by granting these variances. Finally, the neighbors support the proposal. Thus, I find that relief can be granted without detrimental impact to adjacent properties. In this regard it is noted that many other houses in the community are built and are being built on similarly sized lots. However, in granting the relief, the Petitioners are reminded that they need to comply with

the CBCA regulations enforced by the Department of Environmental Protection and Resource Management (DEPRM).

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this \_\_\_\_\_\_\_ day of September 2007 that the Petition for Variance seeking relief from Sections 1A01.3B.2 & 3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement dwelling with side yard setbacks of 6 feet in lieu of the required 35 feet; a side setback of 6 feet in lieu of the required 26.25 feet for a deck on a lot consisting of 0.346 acres in lieu of the required one acre, in accordance with Petitioners' Exhibit 1, be and the same is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comment submitted by DEPRM and the Development Plans Review Division of the Department of Permits & Development Management (DPDM) relative to the Chesapeake Bay Critical Area and the Limited Development Area (LDA) regulations, floodplain and B.O.C.A regulations. Copies of these comments, dated April 30, 2007 and March 28, 2007 respectively, have been attached hereto and are made a part hereof.

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

hereof.

WJW:dlw

WILLIAM JAWISEMAN, III Zoning Commissioner

for Baltimore County



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

September 21, 2007

Joseph R. Woolman, III, Esquire J.R. Woolman, LLC Harborplace Tower 111 South Calvert Street, Suite 2700 Baltimore, Md. 21202

**RE: PETITION FOR VARIANCE** 

S/S Loreley Beach Road, 150' SE of c/line of North Loreley Beach Road (6009 Loreley Beach Road)

11<sup>th</sup> Election District - 5<sup>th</sup> Council District

Craig G. Fuhr, et ux - Petitioners

Case No. 07-422-A

Dear Mr. Woolman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw Enclosure

c: Craig G. and Tracy R. Fuhr, 6703 Tranquil Way, Elkridge, Md. 21075 Michael Burton, CL Design Studio, LLC, 1208 Light Street, Baltimore, Md. 21230 James and Mary Calwell, 114 Homeland Avenue, Baltimore, Md. 21212 Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100, Annapolis, Md. 21401

People's Counsel; DEPRM; Development Plans Review; File

Case No.: 07-422-A 6009 LORELEY BEACH RD

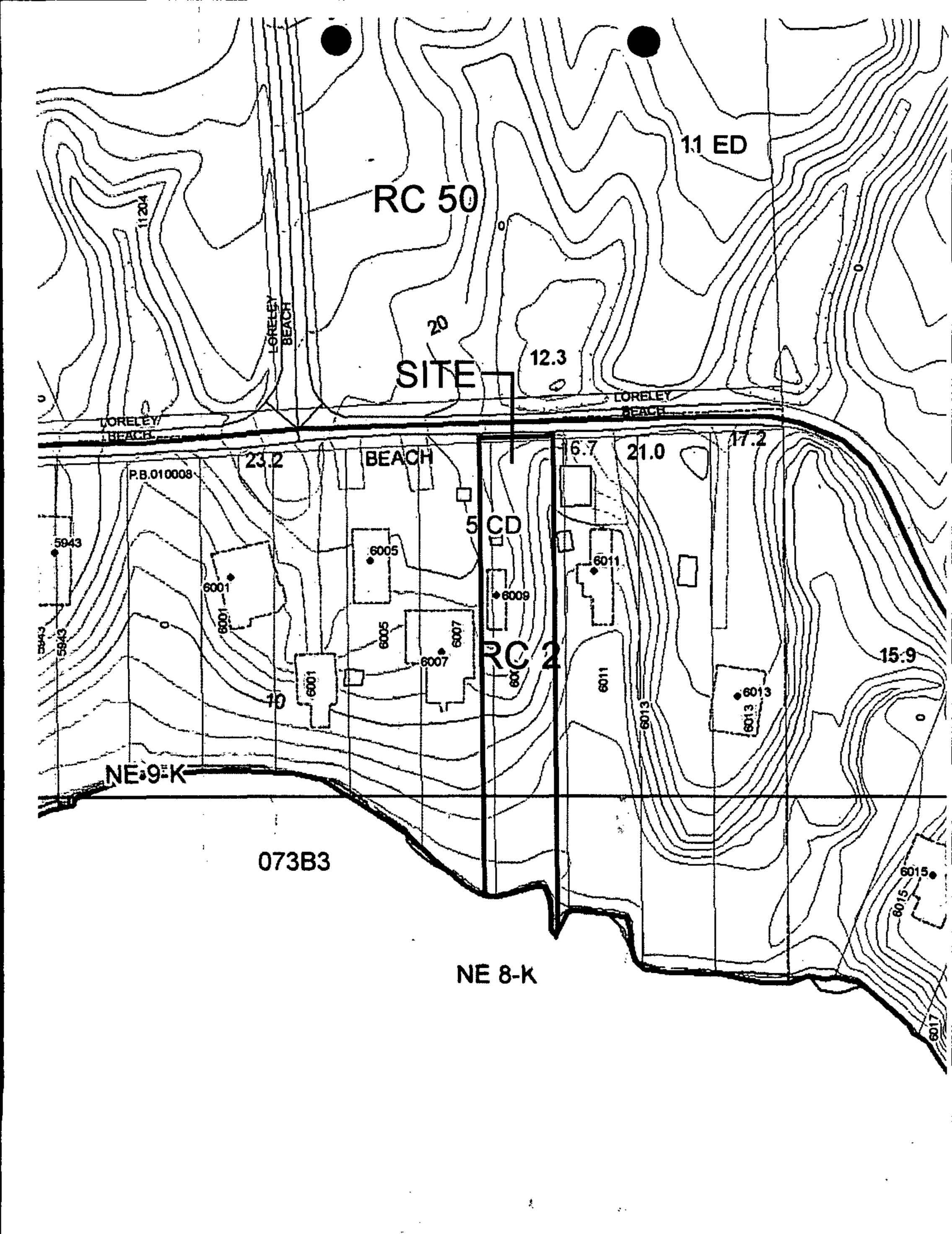
### **Exhibit Sheet**

### Petitioner/Developer

Ŋ

### Protestant

		-
No. 1	Sitz Plan	
No. 2	PHOTOGRAM AThur	
No. 3	1/Ew of archetectules to be transmitted to OP	
No. 4		
No. 5		
No. 6		
No. 7	-	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

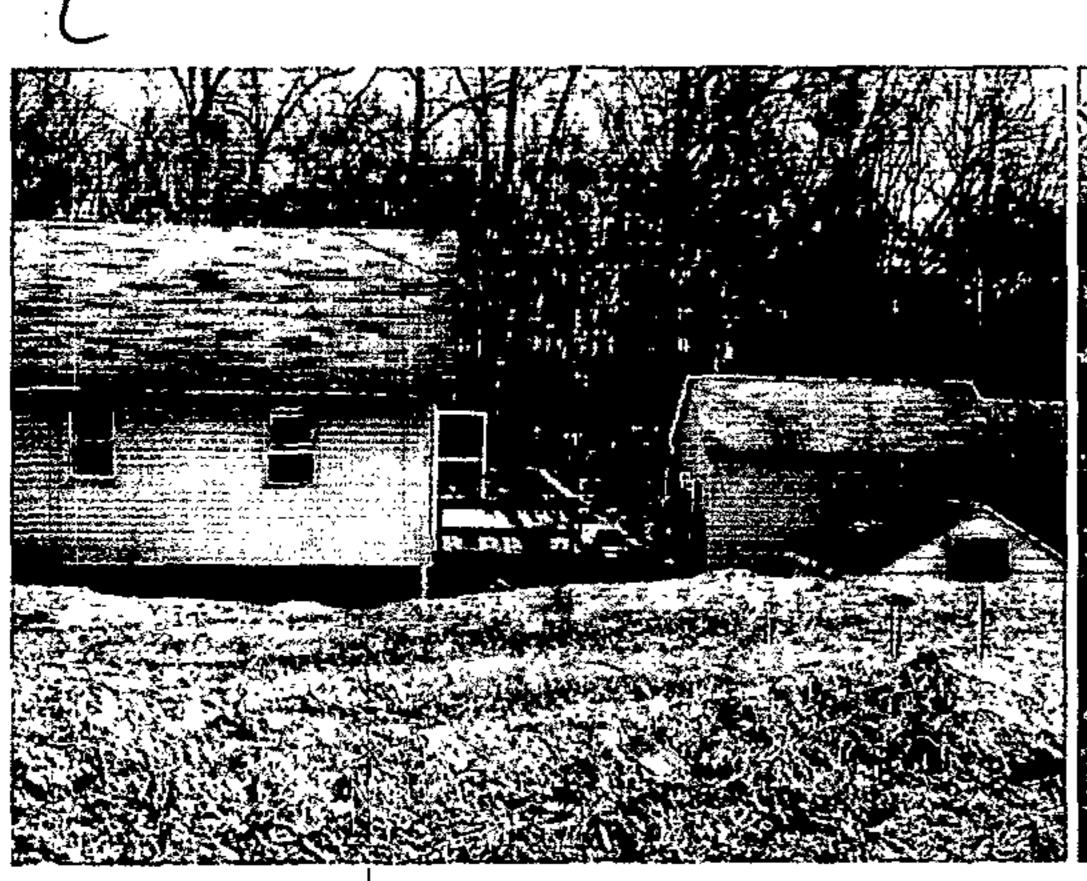






P1100017.JPG

P1100018.JPG





PETITIONER'S

P1100019.JPC

EXHIBIT NO.

2

P1100020.JPG





P1100013.JPG

P1100014.JPG



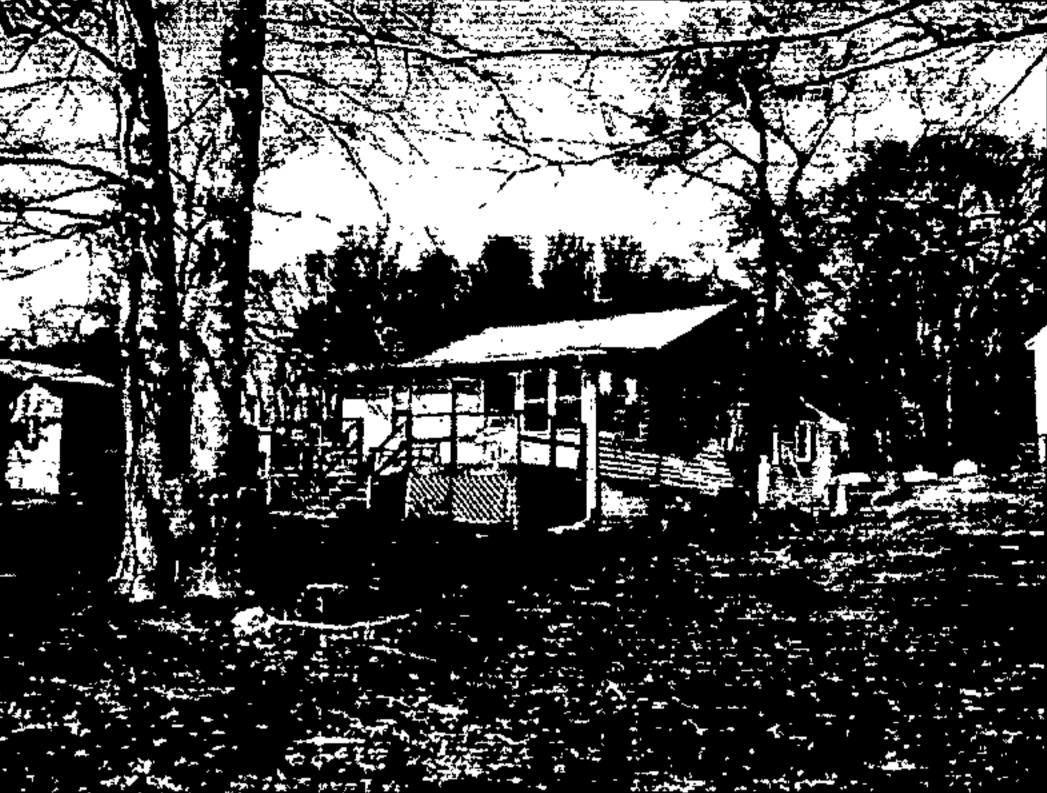




P1100015.JPG

P1100016.JPG





P1100009.JPG

P1100010.JPG





P1100011.JPG

P1100012.JPG



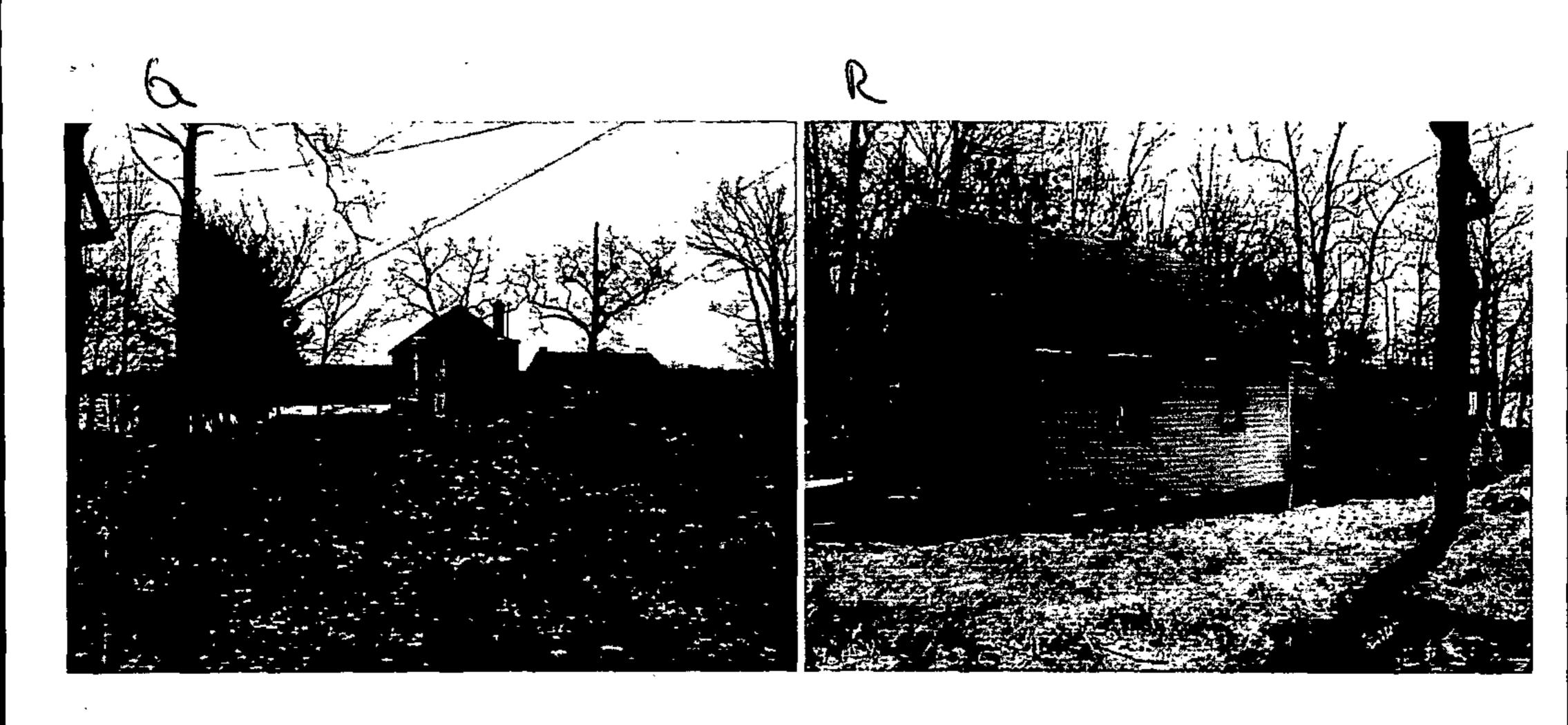


P1100005.JPG

P1100006.JPG

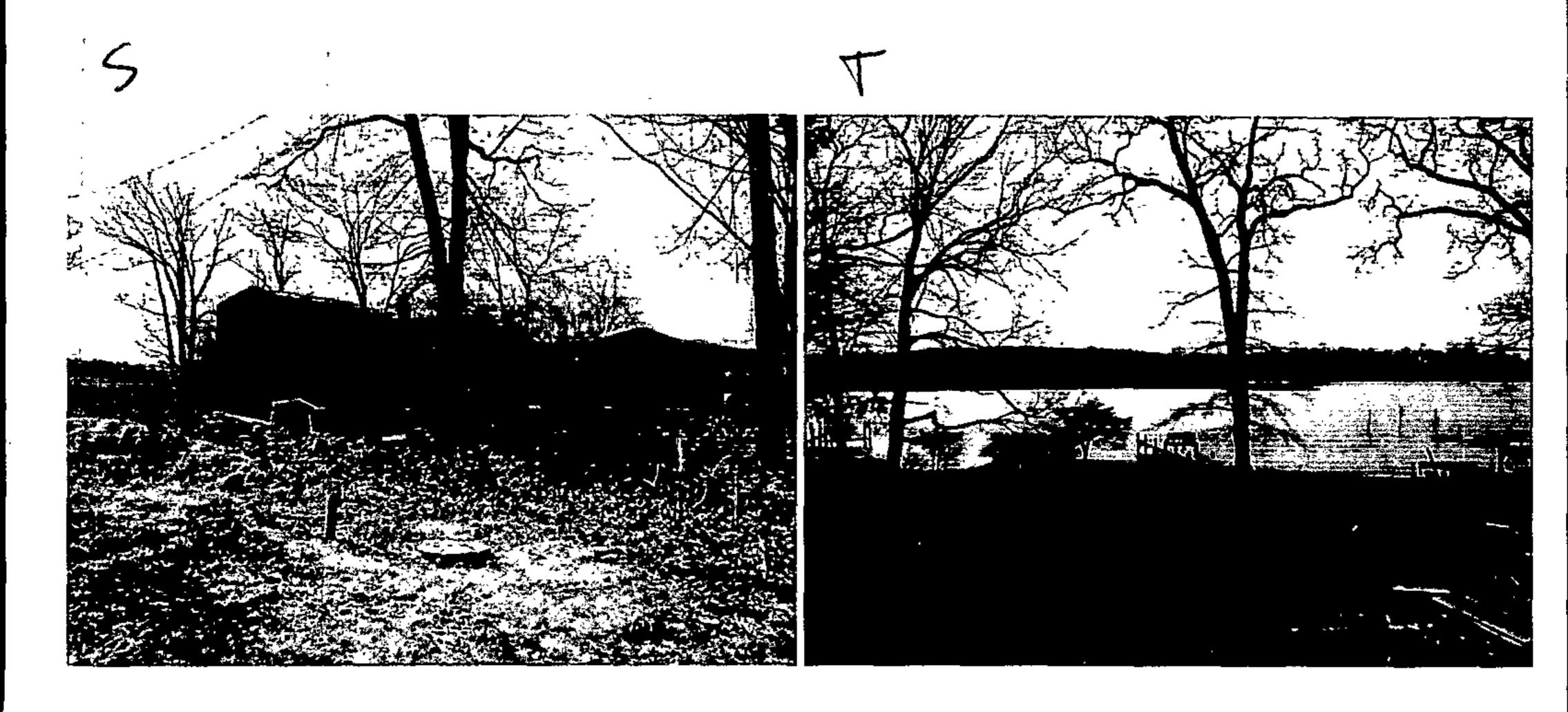






P1100001.JPG

P1100002.JPG



P1100003.JPG

P1100004.JPG

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore Sounty will hold a public hearing in Towson, Maryland on he property identified herein as follows:

Case: # 07-422-A

6009 Loreley Beach Road

S/side of Loreley Beach Road, 150 feet east of centerline of Loreley Beach Road North 11th Election District - 5th Councilmanic District Legal Owner(s): Craig G. & Tracy R. Fuhr required 35 feet for a dwelling, a side setback of 6 feet in lieu of the required 26.25 feet for a deck, on a lot area consisting of .346 acres in lieu of the required one acre. Hearing: Wednesday, June 6, 2007 at 9:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenué, Towson 21294.

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) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT-5/756 May 22

\_ 20Q7

IFY, that the annexed advertisement was published successive weeks, the first publication appearing y newspaper published in Baltimore County, Md., in the following weekl THIS IS TO CERI once in each of

The Jeffersonian

Catonsville Times Arbutus Times

**Towson Times** 

NE Booster/Reporter Owings Mills Times

North County News

1 Julias

LEGAL ADVERTISING

DISTRIBUTION WHITE - CASHIER RECEIVED MISCELLANEOUS OFFICE OF BUDGET & FINANCE BALTIMORE COUNTY, PINK - AGENCY RECEIPT MARYLAND ACCOUNT YELLOW . CUSTOMER 4 5 No. 25 CASHIER'S VALIDATION ALL WITH MARKET PRINCIPAL 洲部門各門機 State State · Karpt lat L. 46.33 \* 191 E 停止見机 有效析 海拔棒 以为 March March 多用語 2/14/2/19 明本 できない が、 **特別ではない** # 7 t"Uh

### CERTIFICATE OF POSTING

Date: 5/22/07

Æ:	Case Number: 07-422A
	Petitioner/Developer: CRAKS 3 TRACT FIHTP
	Date of Hearing/Closing: JUNE 6, 2007

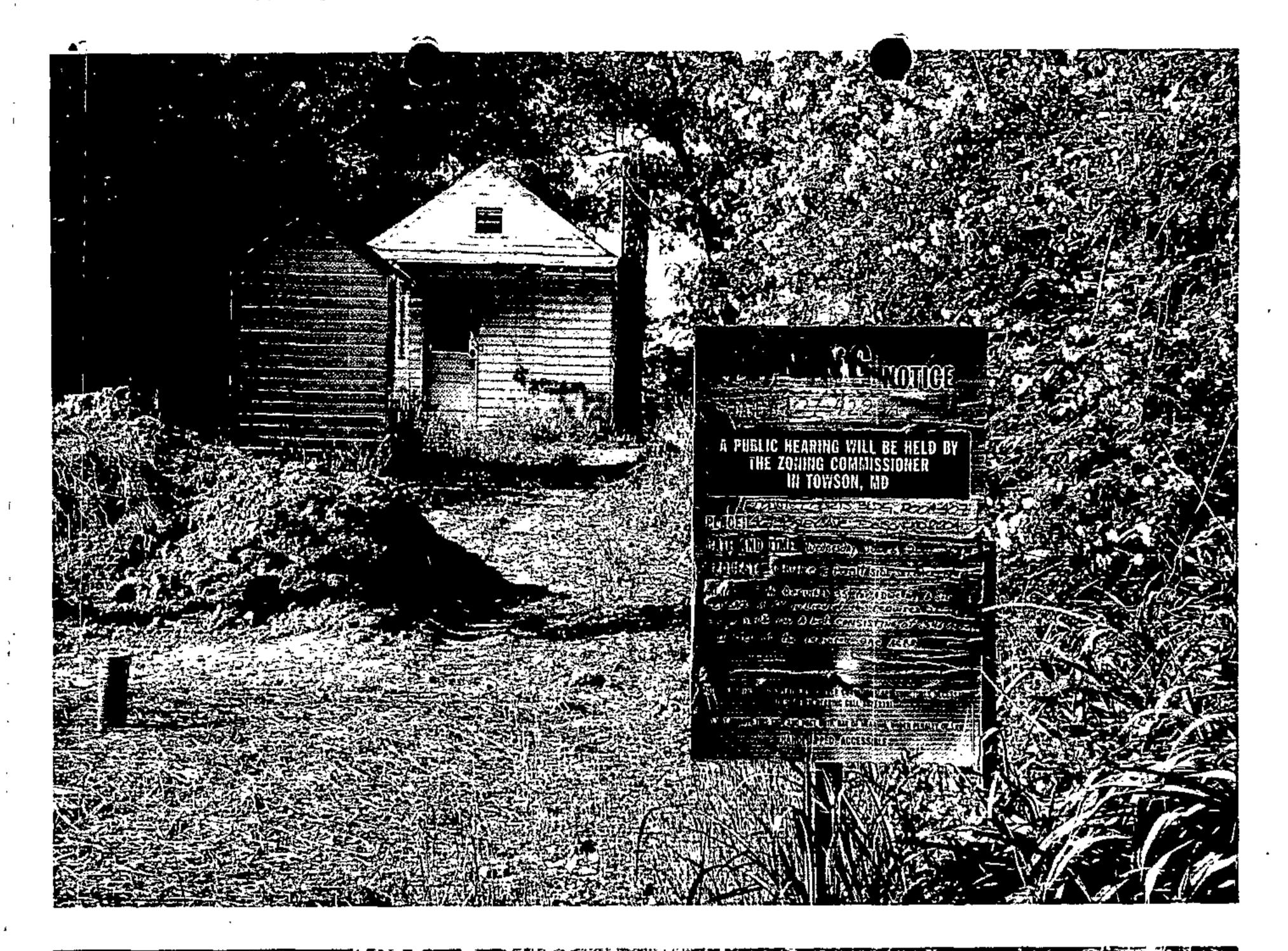
This is to certify under the penalties of perjury that the necessary sing(s) required by law were posted conspicuous	∍lu
on the property located at 6009 LORELEY BEACH FOAD	

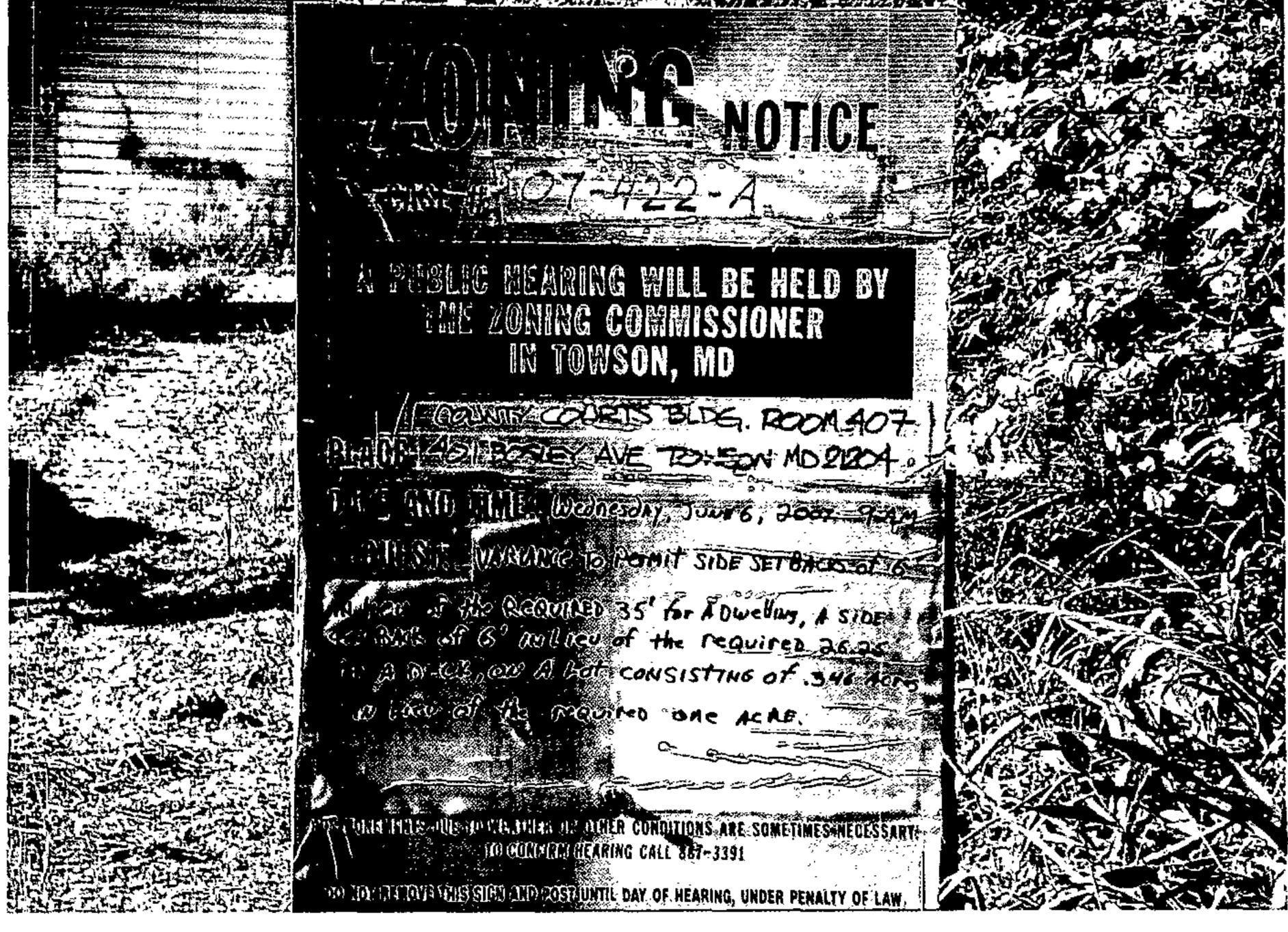
The sign(s) were posted on MAY 21, 2007

(Month, Day, Year)

Charles E. Merritt 9831 Magledt Road Baltimore, MD 21234 410-665-5562

Distribute of Jight resign)





### DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 422.											
etitioner: CRAIG FUHR											
dress or Location: 6009 LORELEY BEACH POAD											
· · · · · · · · · · · · · · · · · · ·											
EASE FORWARD ADVERTISING BILL TO:											
ame: CRAIG G, FUHR											
dress: 6703 TRANGUL WAY											
ELKRIDGE, MD 21075											
elephone Number: <u>443.756.2267</u>											



JAMES T. SMITH, JR.
County Executive

July 25, 2007 TIMOTHY M. KOTROCO, Director Department of Permits and

### NEW NOTICE OF ZONING HEARING evelopment Management

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: 07-422-A

6009 Loreley Beach Road

S/side of Loreley Beach Road, 150 feet east of centerline of Loreley Beach Road North

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Craig G. & Tracy R. Fuhr

<u>Variance</u> to permit side setbacks of 6 feet in lieu of the required 35 feet for a dwelling, a side setback of 6 feet in lieu of the required 26.25 feet for a deck, on a lot area consisting of .346 acres in lieu of the required one acre.

Hearing: Friday, September 7,2007 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Joseph Woolman

J. Carroll Holzer

Craig & Tracy Fuhr, 6703 Tranquil Way, Elkridge 21075

CL Design Studio, Attn: Erik, 1208 Light Street, Baltimore 21230



JAMES T. SMITH, JR. County Executive

TIMOTHY AND KOTOR (2007) Director

Department of Permits and

Development Management

### 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: 07-422-A

6009 Loreley Beach Road

S/side of Loreley Beach Road, 150 feet east of centerline of Loreley Beach Road North 11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Craig G. & Tracy R. Fuhr

<u>Variance</u> to permit side setbacks of 6 feet in lieu of the required 35 feet for a dwelling, a side setback of 6 feet in lieu of the required 26.25 feet for a deck, on a lot area consisting of .346 acres in lieu of the required one acre.

Hearing: Wednesday, June 6, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Craig & Tracy Fuhr, 6703 Tranquil Way, Elkridge 21075 CL Design Studio, Attn: Erik, 1208 Light Street, Baltimore 21230

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 22, 2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, May 22, 2007 Issue - Jeffersonian

Please forward billing to:

Craig Fuhr 6703 Tranquil Way Elkridge, MD 21075 443-756-2267

### 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: 07-422-A

6009 Loreley Beach Road

S/side of Loreley Beach Road, 150 feet east of centerline of Loreley Beach Road North

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Craig G. & Tracy R. Fuhr

<u>Variance</u> to permit side setbacks of 6 feet in lieu of the required 35 feet for a dwelling, a side setback of 6 feet in lieu of the required 26.25 feet for a deck, on a lot area consisting of .346 acres in lieu of the required one acre.

Hearing: Wednesday, June 6, 2007 at 9:00 a.m. in Room 407, County Courts Building,

WILLIAM J. WISEMAN III ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

### BALTIMORE COUNTY, MARYLAND

### Inter-Office Correspondence



TO:

Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination

DATE:

April 30, 2007

SUBJECT:

Zoning Item

# 07-422-A

Address

6009 Loreley Beach Road

• Fuhr property

Zoning Advisory Committee Meeting of March 26, 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).

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:

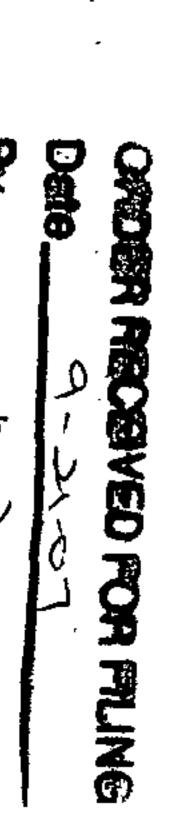
This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department. Any wetlands on the property need to be shown on the site plan and a 100-foot buffer established.

Reviewer:

Kevin Brittingham

Date: 4/30/07

S:\Devcoord\I ZAC-Zoning Petitions\ZAC 2007\ZAC 07-422-A.doc



### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** March 28, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For April 2, 2007 Item No. 07-422

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

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 Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 07-422-03282007.doc

Date GAMED FOR FILL



### Petition for Variance

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)

### to the Zoning Commissioner of Baltimore County

for the property located at 6009 LOFELEY BEACH FOAD which is presently zoned \_ PCZ

1A01,3,B, 2 & 3 & BCZRY, AND

DCZK, (	o per	mit <	- 13	<b>P</b> 50	TRACK	SOF	6 f 7	, in LIEU	(OF)
THE REQUI	10.60 35	ft Ba	L PA L	DWELLI	ve. A	SIDE	SETB	ACK OF	647.
in) LiEU	OF THE	REDUIL	En 5	625 Cft	Fin	A DE	CK, ON	A LOT	
ONSISTNO	^ ~ 7 <i>C</i>	LL ACO	r= G / L	(C) ( (C) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )	w ∈ ⊥⊃η	c 2 =	/ <sub>(</sub> 70 ⋅ \\ 2.4≐\	ONE AC	25
of the Zoning Regul	してー・ユョ lations of Baltim	ore County	いto the zo	oning law of Ba	altimore Cou	unty for the	e following re	easons: (indicate	hardship
or practical difficulty			, 10 0.10 20	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
								•	
	* `	70	BE	PRESE	12EO	A	HEAD.	V4-V	
,	• .			(	U 1015	<i>F</i> ) }	()(4))	146-1	
	· · · · · ·								
Property is to be po I, or we, agree to pa						ther agree	to and are to	n be bounded by t	ne zonina
regulations and restric	ctions of Baltimor	e County ad	opted purs	uant to the zoni	ng law for Ba	altimore Cou	inty.	o po bodinaca by a	10 2011119
,									
				I/We do solen					
:	,	is the	perjury,	that I/we are th this Petition.	e legal owne	r(s) of the p	roperty which	•	
		13 (116	aubject of t	_				•	
Contract Purcha	<u>ser/Lessee:</u>			<u>Leg</u>	al Owner(	<u>s):</u>			
•	· •				TRAIGE	- 5			
Name - Type or Print			·		ype or Prin		<u> </u>		-
				لـــ	- Jus				
Signature			<u> </u>	Signa	ture			· <del></del>	-
, <u> </u>		<u></u>	<del></del>	<del></del>	BACY R.		<u> </u>		_
Address	,	16	elephone No.	. Name	Type or Prin	nt —			
City	Sta	ite	Zip Code		ture	<del></del>			-
	•			•	•	ا د د درس		110 70 000	~
Attorney For Pet	moner:			Addre	63TRAN	102011-M	<u>~</u>	443.756.226; Telephone No	_
-	-				LKRIDGE	<b>=</b>	MD	21075	
Name - Type or Print	<del></del>			City	<del></del>		State	Zip Code	-
į.	-			Rep	resentativ	re to be C	ontacted:		
Signature	· <del></del>								
<del></del>		···			ik Bauro	whe (C)	LIDESIGN	Stubio	-
Company	·			Name					
Address			lephone No.	_ 124 Addre		t STREE	<u> </u>	410.244.0360 Telephone No.	-
71001000			iophone mo.		ictimore		MD	· ,	
City	Sta	ite	Zip Code		to It love		State	2123 ن Zip Code	-
						OFFICE U	SE ONLY		
		_					<del></del>		
Case No	7-427	2-A			MATED LE	NGTH OF	HEARING		
	ORDER REC	BAEDL	•	\ \ <b>U</b> IIE	VAILABLE	FOR HEA	RING		
DEV 0/45/00	Date	3-21-	⇒ -Review	ved By	$\sqrt{\lambda}$	Date 3	20:07		
KEV 9/13/90	D	10 3		_ \ \	`		•		

### ZONING DESCRIPTION FOR 6009 LORELEY BEACH ROAD

Beginning at a point on the South side of Loreley Beach Road which is 30' wide at a distance of 150' East of the centerline of the nearest improved intersecting street Loreley Beach Road N which is 30' wide. As recorded in Deed Liber \_\_\_\_, Folio \_\_\_\_ and (metes and bounds), containing .346 Acres. Also known as 6009 Loreley Beach Road and located in the 11th Election District, 5th Councilmanic District.

### BALTIMORE COUNTY, MARYLAND

### Inter-Office Memorandum

DATE:

May 14, 2007

TO:

(Kristen Matthews)

Dept. of Permits & Development Mgmt.

FROM:

Patricia Zook, Secretary to John V. Murphy, Deputy Zoning Commissioner

RE:

Petition for Variance

Case No. 07-422-A - hearing on Wednesday, June 6, 2007

The case was postponed at the request of the two attorneys - Joseph Woolman, Esquire (for the Petitioner), and J. Carroll Holzer, Esquire (for the adjacent property owners).

Mr. Woolman will contact you to reschedule the hearing. Per Jack, there is no need for the site to be re-advertised or reposted.

The file is being returned to Permits & Development Management for safekeeping.

Thank you for your attention and cooperation in this matter.

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 27, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

6009 Loreley Beach Road

**INFORMATION:** 

Item Number:

7-422

**Petitioner:** 

Craig G. Fuhr

Zoning:

RC 2

Requested Action:

Variance

### SUMMARY OF RECOMMENDATIONS:

Existing dwellings in this portion of the Loreley Beach community have side yard to property line setbacks consistent with the petitioner's request. Many of these dwellings have been in existence prior to the current RC-2 zoning regulations and are regarded as non-conforming uses. Given the current pattern of residential development, the Office of Planning does not oppose the petitioner's request provided that the following conditions are met.

- 1. Architectural elevation drawings must be submitted to and approved by this Office prior to the issuance of any building permits. Drawings shall include:
  - a. All facades of the proposed dwelling
  - b. Location and placement of architectural features (e.g. windows, dormers, gables, breezeways, decks, porches, etc).
  - c. The materials to be used to treat the exterior of the dwelling and where those materials are in relation to each building façade.
- 2. Revise the accompanying site plan to show the location of the mailbox and trash collection area(s). This should be located on Loreley Beach road.

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

Reviewed by:

**Division Chief:** 

AFK/LL: CM

### 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 March 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 26,2007

422

Item Number: 410 through 426

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.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File





Martin O'Malley, Governor | Anthony Brown, Lt. Governor

John D. Porcari, Secretary Designate Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: APRIL 2, 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. 7-42Z-A

GEO 9 LORELEY BEACH RD

FUHR PREPERTY

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. 7-422 A

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,

Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

RE: PETITION FOR VARIANCE

6009 Loreley Beach Road; S/S Loreley Beach
Road, 150' E c/line Loreley Beach Road N

11<sup>th</sup> Election & 5<sup>th</sup> Councilmanic Districts
Legal Owner(s): Craig & Tracy Fuhr

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

**FOR** 

BALTIMORE COUNTY

07-422-A

### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

RECEIVED

APR 0 4 2007

Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4<sup>th</sup> day of April, 2007, a copy of the foregoing Entry of Appearance was mailed Erick Bamonte, CL Design, 1208 Light Street, Baltimore, MD 21230, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

er Max Jimmerman

6/6/07:107-422-A Je Woolman J. Carroll Holyer - regreesteel (sterling hease) postponervoul Care called - no one else came - agreed to postation care dending settlement discussions - gave each copies of ZAC comments - J. Woolman to reschedule - no testimony laken or exhibit
recieved

- no need to repost or readvertise

CASE NAME CASE NUMBER DATE

# PETITIONER'S SIGN-IN SHEET

E- MAIL	Jacks/Mane filthealle. con				•							
CITY, STATE, ZIP		-										
ADDRESS	(GC LZShinder de St. 2002)											
NAME	DSech R was wan III									•		

2	
AME JMBER	
CASE NAN CASE NUN DATE	•

## CITIZEN'S SIGN-IN S

CASE NAME CASE NUMBER DATE		E-MAIL	FUZE A	CAVIEL. NET									
CASE N CASE N DATE	GN-IN SHEET	CITY, STATE, ZIP											
CITIZEN'S SI	ADDRESS	Tarmount	A.16. 12 Man 21286										
PLEASE PRINT CLE		NAME	Starke 1 pers	40 [2] et	Amer (e) well								

CASE NUMBER ON - 422-A
DATE Q- 7-87

# ETITIONER'S SIGN-IN SHEET

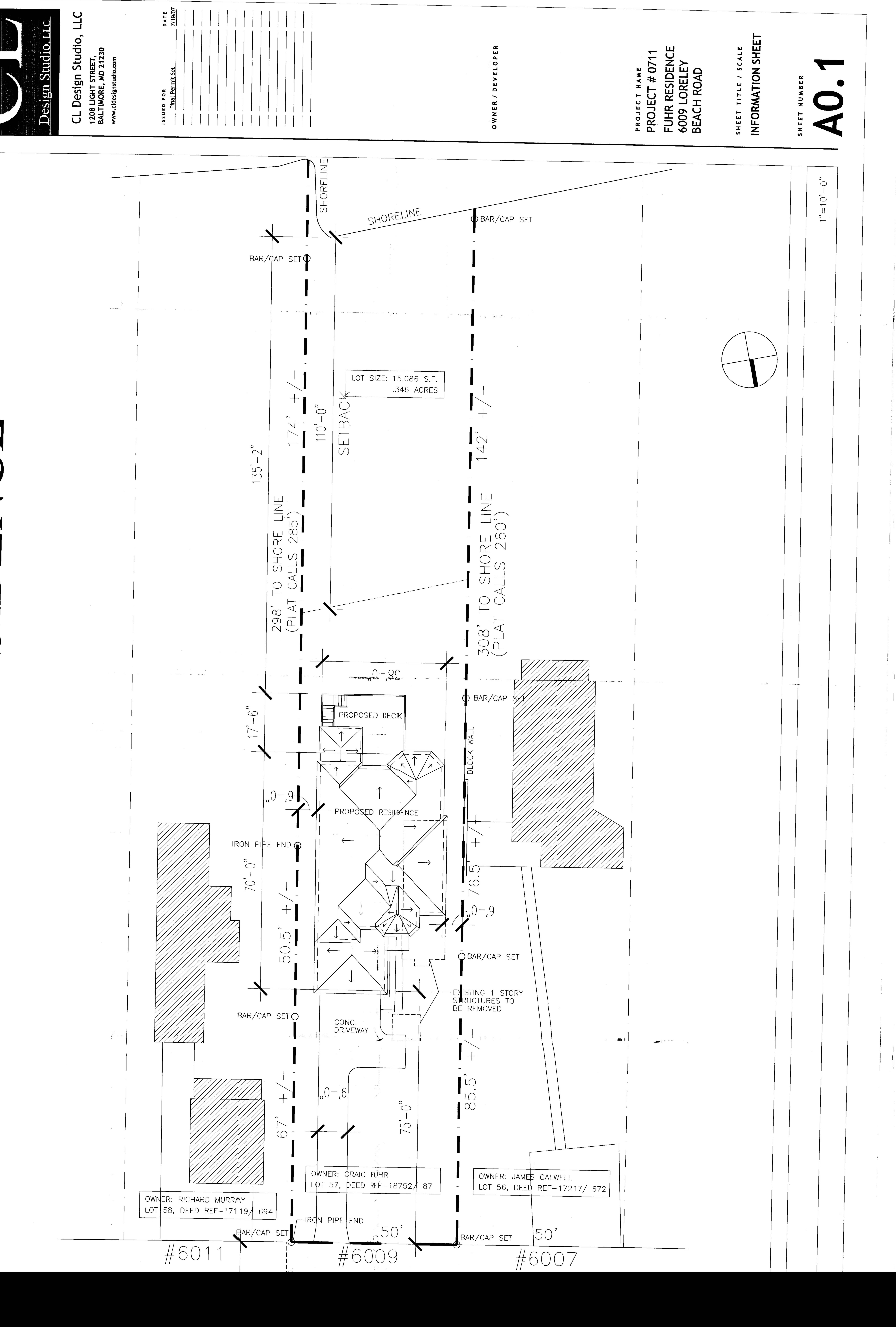
M BURTON OCLDESIGNISTUDO wee smeenmentle com E- MAIL 21230 ८१४८ STATE, ZIP Baltimore, MD BARTIMORE, AD ADDRESS MAME Massiment

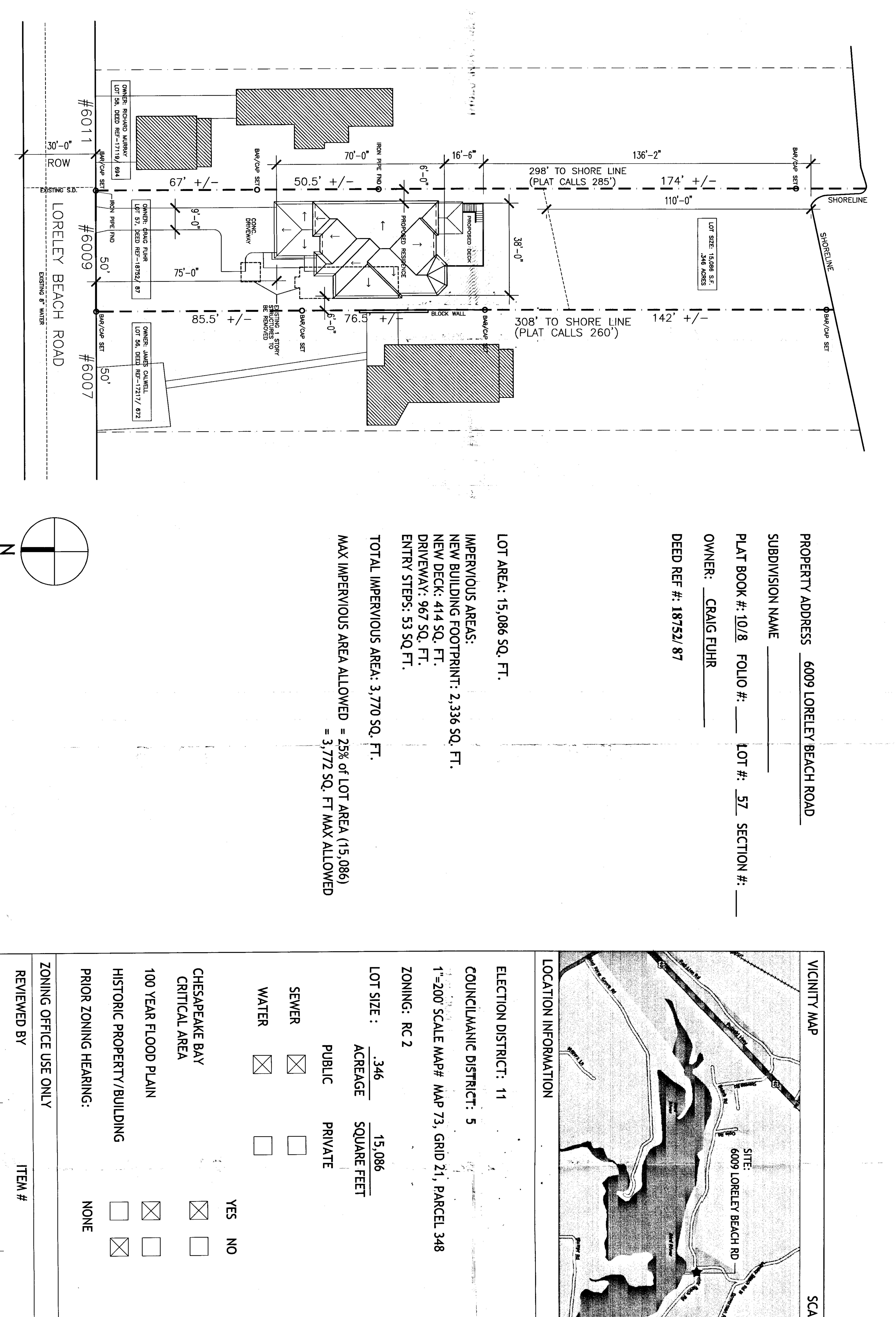
CASE NAME (A/Well CASE NUMBER O8-053.

PETITIONER'S SICH, IN CHEET

E- MAIL					
CITY, STATE, ZIP 12 July 212					
14 HOMESS 14 About Chas Me B					
MAME May D. Calimili					

# FUER RESIDENCE





CL Design Studio, LLC 1208 LIGHT STREET, BALTIMORE, MD 21230 PROJECT NAME
PROJECT # 0711
FUHR RESIDENCE
6009 LORELEY
BEACH ROAD ELEVATIONS SHEET TITLE 9

CL Design Studio, LLC 1208 LIGHT STREET, BALTIMORE, MD 21230 PROJECT # 0711
PROJECT # 0711
FUHR RESIDENCE
6009 LORELEY
BEACH ROAD ELEVATIONS 10,-0. 10-0

| 1 |



3

