

**BALTIMORE COUNTY, MARYLAND**

Inter-Office Correspondence

**TO:** File **DATE:** August 30, 2007

**FROM:** Thomas H. Bostwick  
Deputy Zoning Commissioner

**SUBJECT: Petition for Variance**  
N/West Side of Chesapeake Avenue, S/West Side of c/line of Baylight Avenue  
**(8810 Chesapeake Avenue)**  
15<sup>th</sup> Election District – 7<sup>th</sup> Council District  
Jane Marie Shoemaker, *Legal Owner*;  
Melvin Wolinski, *Contract Purchaser* - Petitioners  
**Case No. 07-554-A**

This matter was scheduled for a public hearing on August 30, 2007 at 10:00 AM. The case involves a Petition for Variance for property located at 8810 Chesapeake Avenue in Sparrows Point. It is in the Chesapeake Bay Critical Area on Millers Island. Petitioners, Mr. and Mrs. Shoemaker, and a Contract Purchaser, Melvin Wolinski, desire zoning variance relief from Section 1B02.3.C.1 of the B.C.Z.R. to erect a single-family dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

The Shoemakers own the abutting lot at 8812 Chesapeake Avenue. The comment from the Planning Office indicates they do not support the variance request because Petitioners own sufficient adjoining property to configure the subject lot in a manner to meet the minimum requirements of the D.R.5.5 zone. Planning indicated they would support a lot-line adjustment in order to gain the necessary five feet, or a minor subdivision.

The Shoemaker's representative, Patrick O'Keefe, attended the hearing. Mr. O'Keefe indicated that he had spoken with the Shoemakers and his attorney, Deborah Dopkin, and Ms. Dopkin recommended that the Shoemaker's attempt to comply with the Planning comments. Therefore, on Monday, August 27, 2007, Mr. O'Keefe filed a request for a lot-line adjustment. As a result, Mr. O'Keefe requested that today's hearing be continued, pending the outcome of the lot-line adjustment request.

Patricia Watson, the property owner at 8811 Chesapeake Avenue across the street, also appeared at today's hearing as an interested citizen. She was informed of Mr. O'Keefe's continuance request and the lot-line adjustment request.

I granted the continuance and ordered that when this matter is re-scheduled, that Petitioners re-post and re-publish notice of the new hearing date.

CBCN Flood



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8810. CHESAPEAKE AVENUE  
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) BCZR 1B02.3C.1

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING TO BE ERECTED ON  
A LOT WITH A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED  
55 FEET.

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

THE RECORD PLAT OF BAYLIGHT BEACH  
CONSISTS OF 50 FOOT WIDE LOTS ALONG THIS VICINITY INSTEAD  
OF THE MINIMUM REQUIRED WITH OF 55 FEET. THE RELIEF  
REQUESTED IS FOR THE UNDERSIZED LOT WIDTH, NO OTHER  
RELIEF WILL BE REQUIRED FOR SETBACKS OR LOT AREA.

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:

MELVIN WOLINSKI  
Name - Type or Print  
Melvin Wolinski  
Signature  
7509 FORT AVE 443-850-9387  
Address Telephone No.  
FT. HOWARD, MD. 21052  
City State Zip Code

## Attorney For Petitioner:

\_\_\_\_\_  
Name - Type or Print City  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Company  
\_\_\_\_\_  
Address Telephone No.  
\_\_\_\_\_  
City State Zip Code

## Legal Owner(s):

JANE MARIE SHOEMAKER  
Name - Type or Print  
Jane Marie Shoemaker  
Signature  
THOMAS LEONARD SHOEMAKER  
Name - Type or Print  
Thomas L. Shoemaker  
Signature  
8812 CHESAPEAKE AVE-443-850-9431  
Address Telephone No.  
BALTIMORE, MD. 21219  
City State Zip Code

## Representative to be Contacted:

LINDA O'KEEFE  
Name  
523 PENNY LANE 410-666-5366  
Address Telephone No.  
COCKEYSVILLE, MD. 21030  
City State Zip Code

## OFFICE USE ONLY

Case No. 07-554.A ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING

Reviewed By A TSW Date 6/12/2007

ZONING DESCRIPTION FOR # 8810 CHESAPEAKE AVENUE

Beginning at a point on the North <sup>WEST</sup> side of CHESAPEAKE AVENUE  
which is 20.0 feet wide at the distance of 311.0 FEET SOUTH -  
WEST of the centerline of the nearest improved intersecting street  
BAYLIGHT AVENUE, which is 20.0 feet wide. Being Lot # 67 in the  
subdivision of BAYLIGHT BEACH as recorded in Baltimore County  
Plat book # 7, Folio # 26, containing 7,500 square Feet. Also known as  
# 8810 Chesapeake Ave. and located in the 15 th Election District, 7 th Councilmatic  
District

PROPERTY NUMBER: 1900009297

07-544-A

**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: #07-554-A**

8810 Chesapeake Avenue  
N/West side of Chesapeake Avenue, S/West side of the  
centerline of Baylight Avenue  
15th Election District - 7th Councilmanic District  
Legal Owner(s): Jane Marie Shoemaker  
Contract Purchaser: Melvin Wolinski

**Variance:** to permit a proposed single family dwelling to be erected on a lot with a lot width of 50 feet in lieu of the required 55 feet.

**Hearing: Thursday, August 30, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.**

**WILLIAM J. WISEMAN, III**

Zoning Commissioner for Baltimore County

**NOTES:** (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

JT/8/657 Aug. 14 145409

**CERTIFICATE OF PUBLICATION**

8/16/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/14/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

# 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: #07-854-A

8610 Chesapeake Avenue  
N/West side of Chesapeake Avenue, S/West side of the centerline of Baylight Avenue  
15th Election District - 7th Councilmanic District  
Legal Owner(s): Jane Marie Shoemaker  
Contract Purchaser: Melvin Wolfinski

Variance: to permit a proposed single family dwelling to be erected on a lot with a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Monday, August 20, 2007 at 11:00 a.m. in Room 407, County Courts Building, 407 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.  
8/09 Aug. 2 143935

## CERTIFICATE OF PUBLICATION

8/21, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/21, 2007.

- ☒ The Jeffersonian  
☐ Arbutus Times  
☐ Catonsville Times  
☐ Towson Times  
☐ Owings Mills Times  
☐ NE Booster/Reporter  
☐ North County News

S. Melkins  
LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 29230

DATE 6/12/07

ACCOUNT 001-0066150

AMOUNT \$ 65.00

RECEIVED FROM

LINDA O'KEEFE

FOR

8810 ~~CHESAPEAKE~~ AVE

VANCE 07-554-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS NAME TIME

6/13/2007 6/12/2007 15:30:15

REQ. NO. 001. 001. 001.

RECEIPT # 00125 6/12/2007 0524

Regt. 5 520 200000 0000000000

OR NO. 002234

Receipt Tot \$45.00

\$45.00 01 \$1.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATTHEWS

**DATE:** 08/13/07

**Case Number:** 07-554-A

**Petitioner / Developer:** Jane Marie & Thomas Leonard Shoemaker  
Linda O'Keefe

**Date of Hearing (Closing):** AUGUST 30, 2007

This is to certify under the penalties of perjury that the necessary sign(s)  
required by law were posted conspicuously on the property located at:  
8810 Chesapeake Avenue

**The sign(s) were posted on:** 08/11/07

**ZONING NOTICE**  
CASE # 07-554-A

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

ROOM 407, COUNTY COURTS BLDG.  
PLACE: 401 BOSLEY AVENUE, TOWSON 21204  
DATE AND TIME: THURSDAY, AUGUST 30, 2007  
AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT A PROPOSED  
SINGLE FAMILY DWELLING TO BE  
ERECTED ON A LOT WITH A LOT WIDTH OF  
50 FEET IN LIEU OF THE REQUIRED 55 FEET.  
8810 CHESAPEAKE AVENUE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 687-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

August 8, 2007  
TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and  
Development Management*

**NEW 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: 07-554-A**

8810 Chesapeake Avenue

N/west side of Chesapeake Avenue, S/west side of the centerline of Baylight Avenue

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Jane Marie Shoemaker

Contract Purchaser: Melvin Wolinski

Variance to permit a proposed single family dwelling to be erected on a lot with a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, August 30, 2007 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Jane Marie & Thomas Leonard Shoemaker, 8812 Chesapeake Avenue, Baltimore 21219  
Melvin Wolinski, 7509 Fort Avenue, Ft. Howard, 21052  
Linda O'Keefe, 523 Penny Lane, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 15, 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.

# ZONING REVIEW APPROVED SIGN POSTERS

Staff Sergeant Robert A. Black  
1508 Leslie Road  
Dundalk, MD 21222

Telephone: 410-282-7940  
Cell: 410-499-7940  
Fax: 410-282-7940

Bruce E. Doak  
Gerhold, Cross & Etzel, Ltd.  
Suite 100, 320 E. Towsontown Boulevard  
Towson, MD 21286

Telephone: 410-823-4470  
Fax: 410-823-4473

Bill Leddon  
Shannon-Baum Signs, Inc.  
105 Competitive Goals Drive  
Eldersburg, MD 21784

Telephone: 410-781-4000  
Toll Free: 800-368-2295  
Fax: 410-781-4673

Thomas J. Hoff  
406 W. Pennsylvania Avenue  
Towson, MD 21204

Telephone: 410-296-3668  
Fax: 410-296-5326

Linda M. Jones  
Daft-McCune-Walker  
200 East Pennsylvania Avenue  
Towson, Maryland 21286

Telephone: 410-296-3333  
Fax: 410-296-4705

Richard Hoffman  
904 Dellwood Drive  
Fallston, MD 21047

Telephone: 410-879-3122  
Fax: 410-879-3122

Charles E. Merritt  
9831 Magledt Road  
Baltimore, MD 21234

Telephone: 410-665-5562  
Cell: 410-663-5525  
Fax: 410-663-4315

Garland E. Moore  
3225 Ryerson Circle  
Baltimore, MD 21227

Telephone: 410-242-4263  
Fax: 410-242-4263

Linda O'Keefe  
523 Penny Lane  
Hunt Valley, MD 21030

Telephone: 410-666-5366  
Fax: 410-666-0929  
Cell: 443-604-6431

William D. Gulick, Jr.  
McKee & Associates, Inc.  
5 Shawan Place Suite 1  
Cockeysville, MD 21030

Telephone: 410-527-1555  
Fax: 410-527-1563

Martin Ogle  
16 Salix Court  
Baltimore, MD 21220

Telephone: 410-780-5151  
Fax: 410-780-5188  
Cell: 443-629-3411  
E-Mail: mert1114.aol.com

J. Lawrence Pilson, R.S.  
1015 Old Barn Road  
Parkton, Maryland 21120

Telephone: 410-343-1443

## BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WC/rjc - Revised 3/5/07

# 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/neighborhood 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.

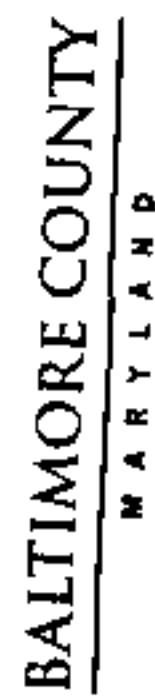
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#### For Newspaper Advertising:

Item Number or Case Number 07-554 A  
Petitioner MELVIN WOLINSKI  
Address or Location 8810 CHESAPEAKE AVE, FT HOWARD, MD  
21052

PLEASE FORWARD ADVERTISING BILL TO

Name CHARLES WOLINSKI  
Address 9019 COCKOLD POINT RD  
BALTO. 1 MD. 21219  
Telephone Number 443-850-9431



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



70367

100-100000

5

0079207

0  
1  
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6

RECEIVED

AUG 15 2007

DEPT. OF PERMITS AND  
DEVELOPMENT MANAGEMENT

MR AND MRS SHOEMAKER  
8812 CHESAPEAKE AVENUE  
BALTIMORE MD 21219

Return Service Requested

W  
H  
X  
H  
Z

100-212

00 08/14/07

NOT DELIVERABLE TO ADDRESSEE  
RETURN TO THE ADDRESSEE

EC: 21204450235

\*0493-19507-11-00

14-00000



**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*

August 14, 2007

Jane Marie Shoemaker  
Thomas Leonard Shoemaker  
8812 Chesapeake Avenue  
Baltimore, MD 21219

Dear Mr. and Mrs. Shoemaker:

RE: Case Number: 07-554-A, 8810 Chesapeake Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 12, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf  
Enclosures

c: People's Counsel  
Linda O'Keefe 523 Penny Lane Cockeysville 21030  
Melvin Wolinski 7509 Fort Avenue Ft. Howard 21052

## 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

June 25, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 18, 2007

Item Number: 550 Through 554 and 556

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

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



Printed on Recycled Paper

TB 8/30 BW 8/20 11 Am

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** July 12, 2007

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

**RECEIVED**  
JUL 16 2007

**SUBJECT:** 8810 Chesapeake Ave

**INFORMATION:**

BY: .....

**Item Number:** 7-554

**Petitioner:** Mr. And Mrs. Jane and Thomas Shoemaker

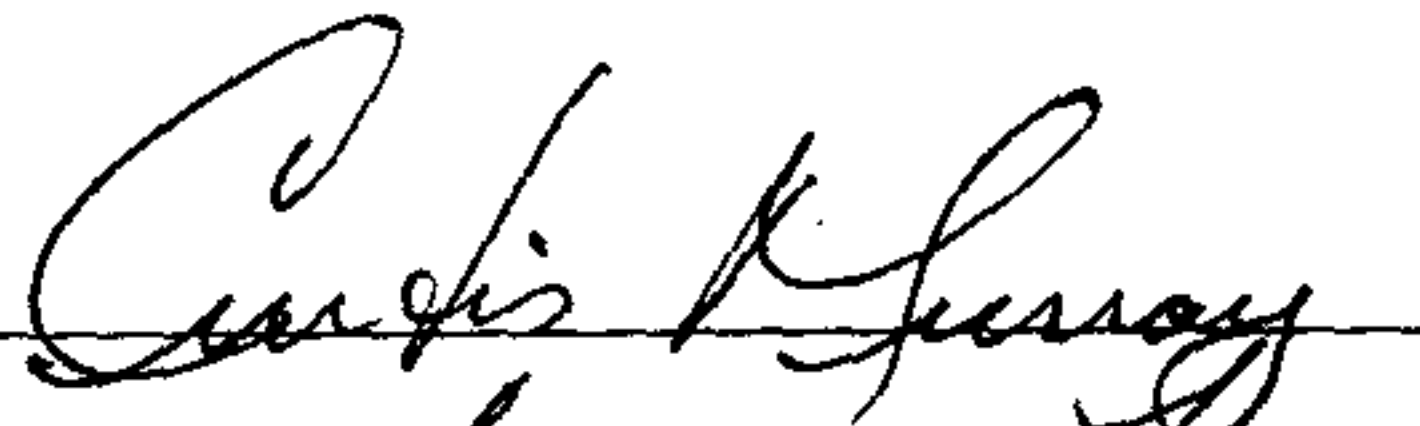
**Zoning:** DR 5.5

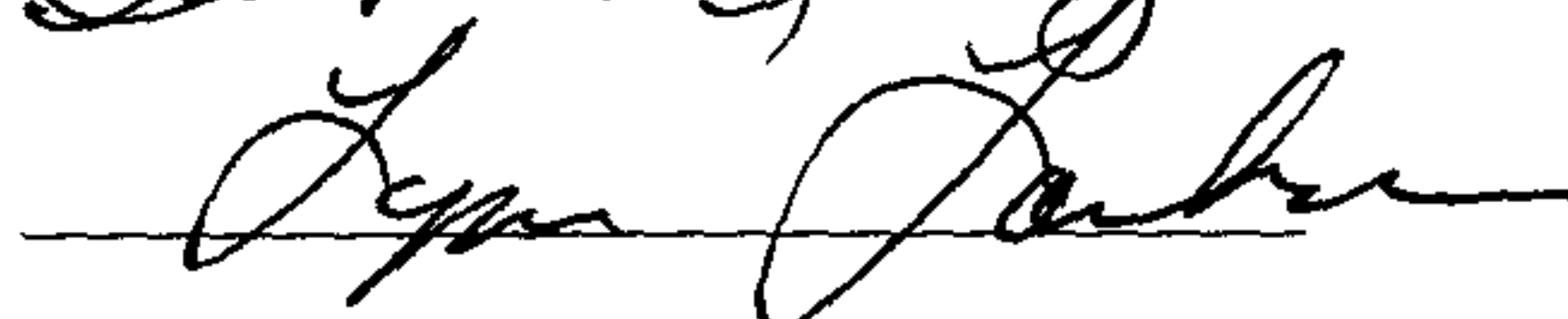
**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office of Planning recommends the following. This office **does not support** the petitioner's request for a lot width of 50 feet in lieu of the required 55 feet. However, the Office of Planning would support a lot line adjustment or a minor subdivision, to be approved by the DRC. The petitioner owns sufficient adjoining property to configure this lot in a manner to meeting the minimum requirements of the DR 5.5 zone.

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

**Reviewed by:** 

**Division Chief:**   
**AFK/LL: CM**

TB  
8/30  
BW  
8-20-07  
11Am

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



**RECEIVED**  
AUG 02 2007

BY: .....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *swc*

DATE: August 2, 2007

SUBJECT: Zoning Item # 07-554-A  
Address 8810 Chesapeake Avenue  
Shoemaker Property

Zoning Advisory Committee Meeting of June 18, 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 Resource Conservation Area (RCA) of the CBCA. RCA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover be maintained. The property also borders state tidal wetlands, which requires a 100-foot buffer to tidal waters. Any disturbance to the 100-foot buffer will require a Critical Area Variance.

Reviewer: Kevin Brittingham

Date: 7/17/07

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** June 21, 2007

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

**SUBJECT:** Zoning Advisory Committee Meeting  
for June 25, 2007  
Item No. 07-554

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 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

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

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

The building engineer shall require a permit for this project.

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 07-554-06212007.doc

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**

**TO:** File

**DATE:** August 30, 2007

**FROM:** Thomas H. Bostwick *TB/dew*  
Deputy Zoning Commissioner

**SUBJECT: Petition for Variance**  
N/West Side of Chesapeake Avenue, S/West Side of c/line of Baylight Avenue  
**(8810 Chesapeake Avenue)**  
15<sup>th</sup> Election District – 7<sup>th</sup> Council District  
Jane Marie Shoemaker, *Legal Owner*;  
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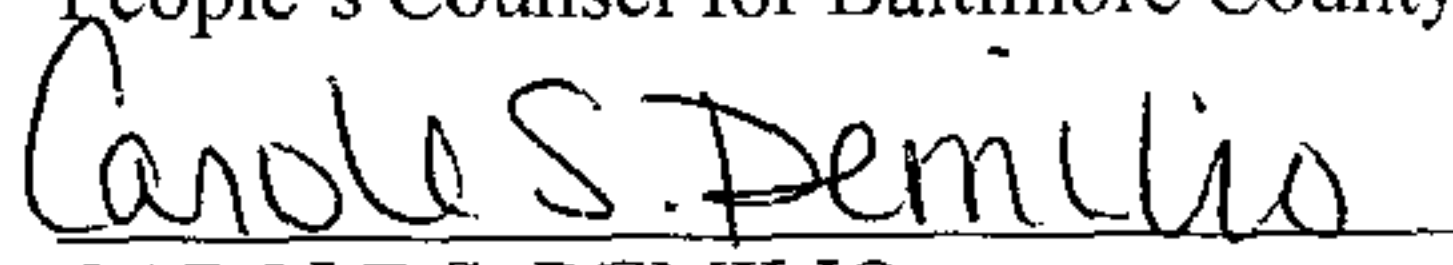
I granted the continuance and ordered that when this matter is re-scheduled, that Petitioners re-post and re-publish notice of the new hearing date.

RE: PETITION FOR VARIANCE \* BEFORE THE BOARD  
8810 Chesapeake Avenue, NW/S Chesapeake \*  
Avenue, SW/S c/line Baylight Avenue \* OF APPEALS  
15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts  
Legal Owner(s): Jane & Thomas Shoemaker \* FOR  
Contract Purchaser(s): Melvin Wolinski  
Petitioner(s) \* BALTIMORE COUNTY  
\* 07-554-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

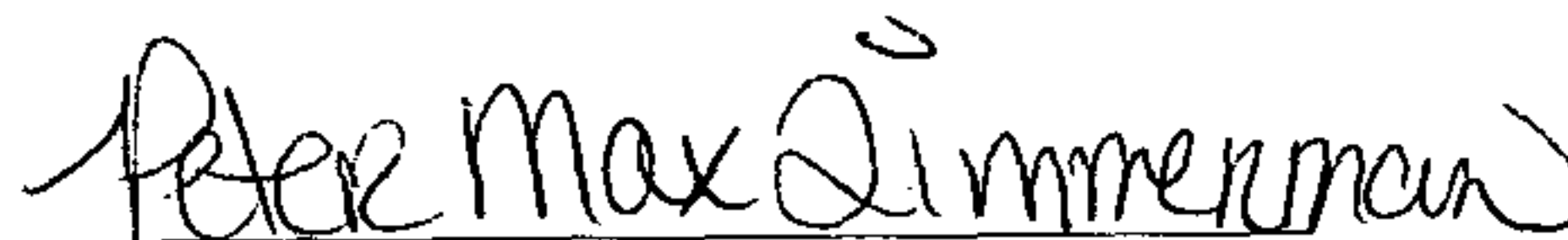
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed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

  
PETER MAX ZIMMERMAN  
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 22nd day of June, 2007, a copy of the foregoing Entry of Appearance was mailed to, Linda O'Keefe, 523 Penny Lane, Cockeysville, MD 21030, Representative for Petitioner(s).

**RECEIVED**  
**JUN 22 2007**

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CASE NAME SHOEMAKER  
CASE NUMBER 07-544-A  
DATE 8/30/07

[illegible]

CASE NAME \_\_\_\_\_  
CASE NUMBER 07-554-A  
DATE \_\_\_\_\_

CASE NAME \_\_\_\_\_  
CASE NUMBER 07-554-A  
DATE \_\_\_\_\_

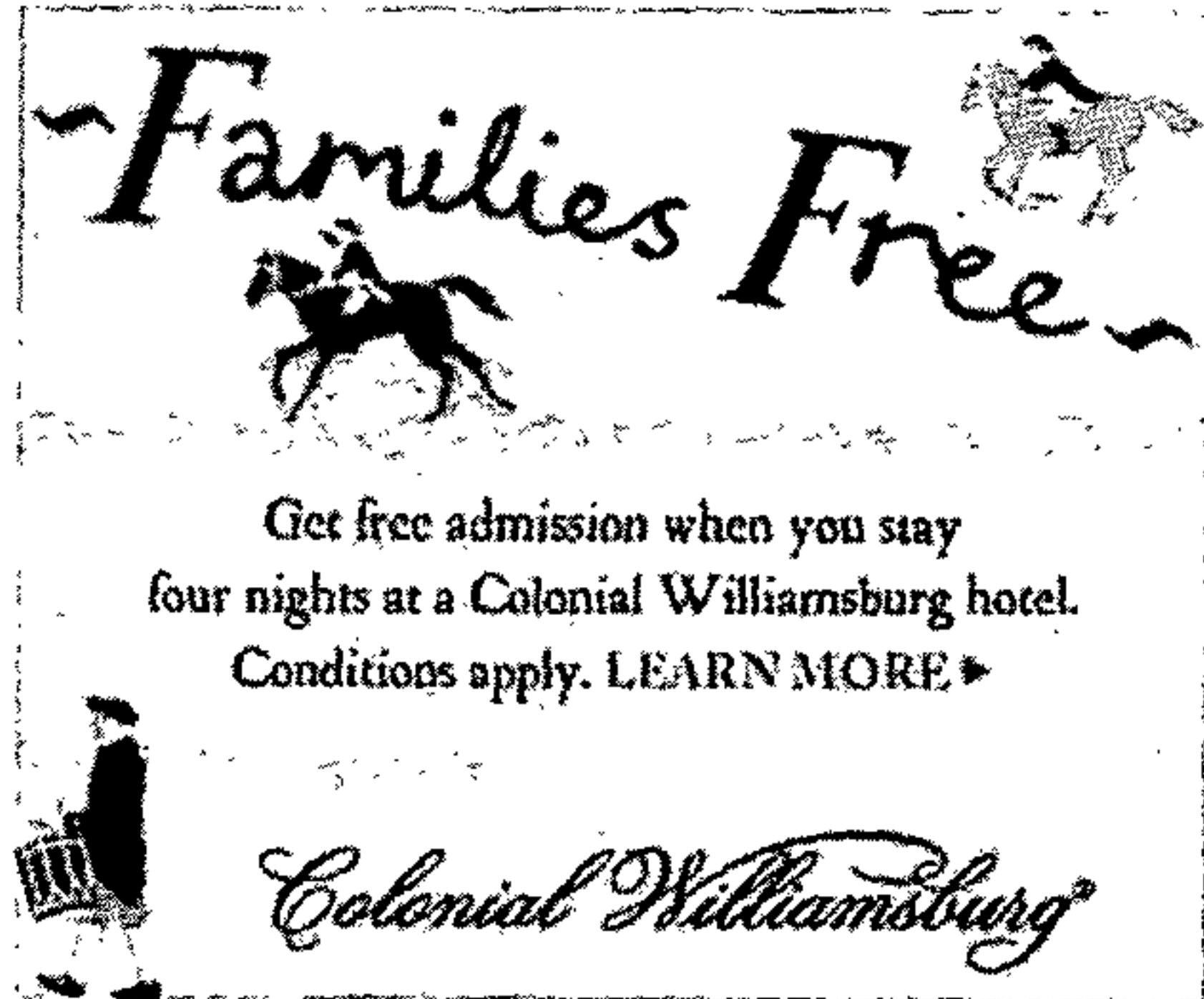
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# MAPQUEST

8810 Chesapeake Ave  
Sparrows Point MD  
21219-1649 US

**Notes:**

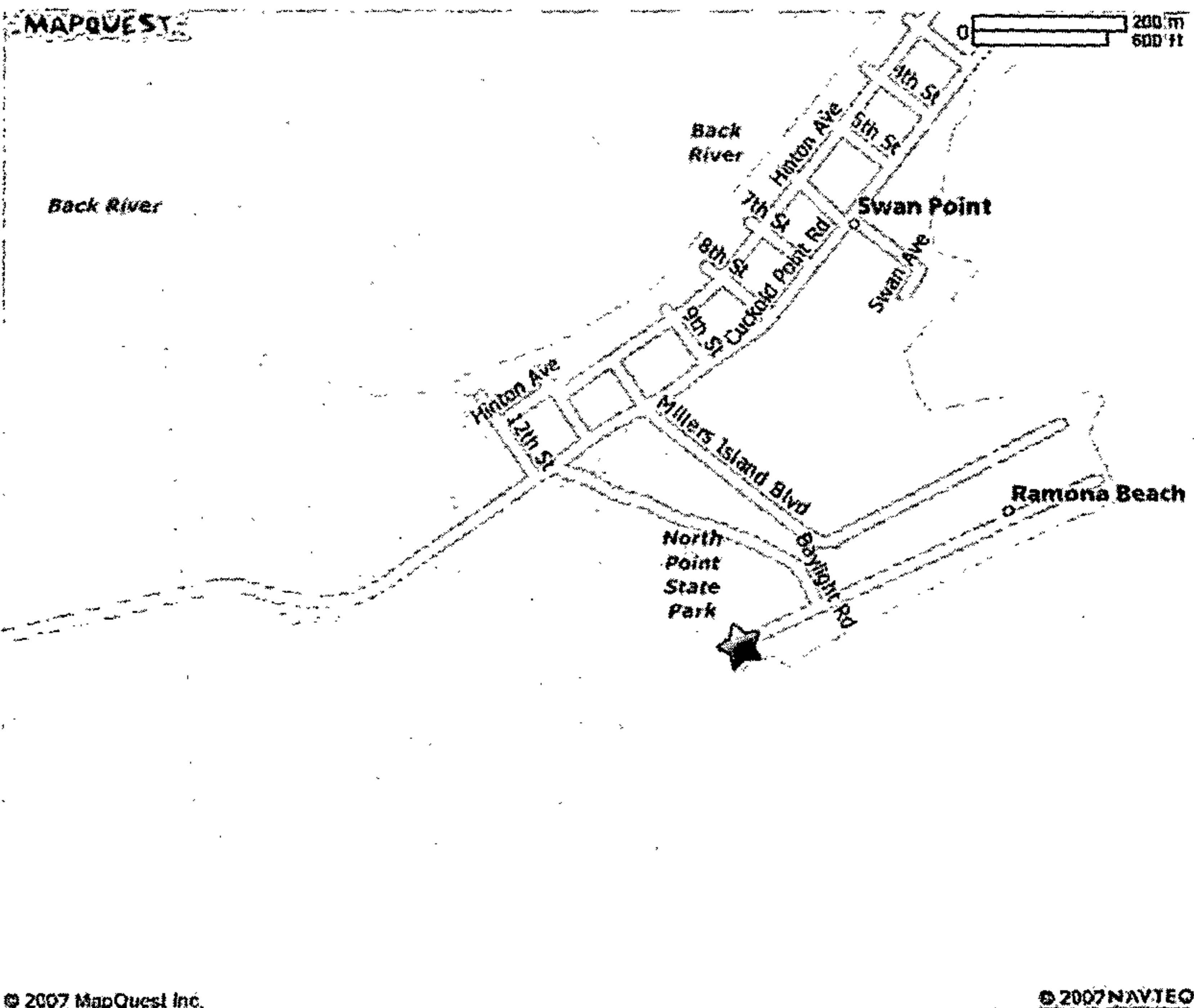
Only text visible within note field will print.



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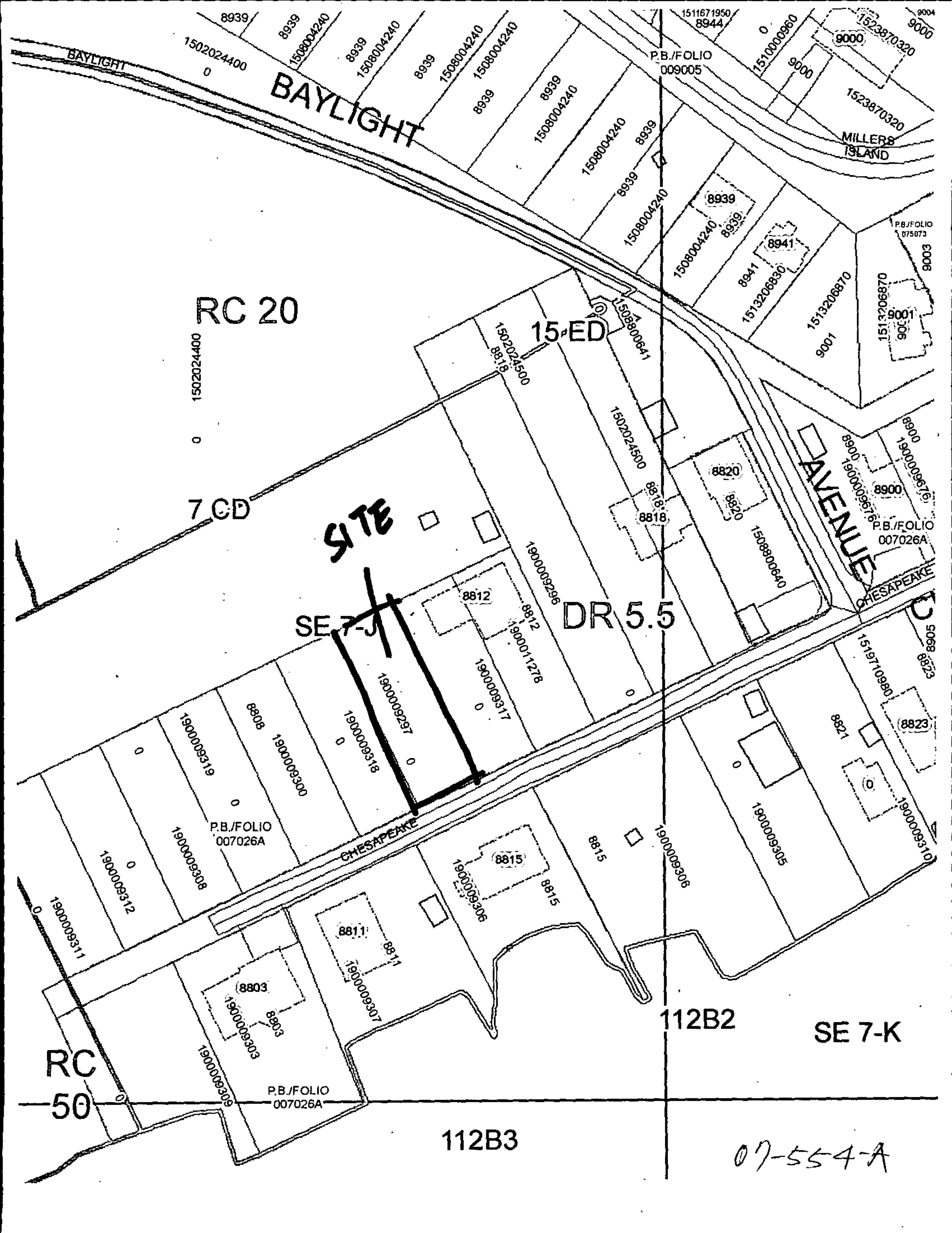


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# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: #8810 - CHESAPEAKE AVENUE

Subdivision name: BAYLIGHT BEACH

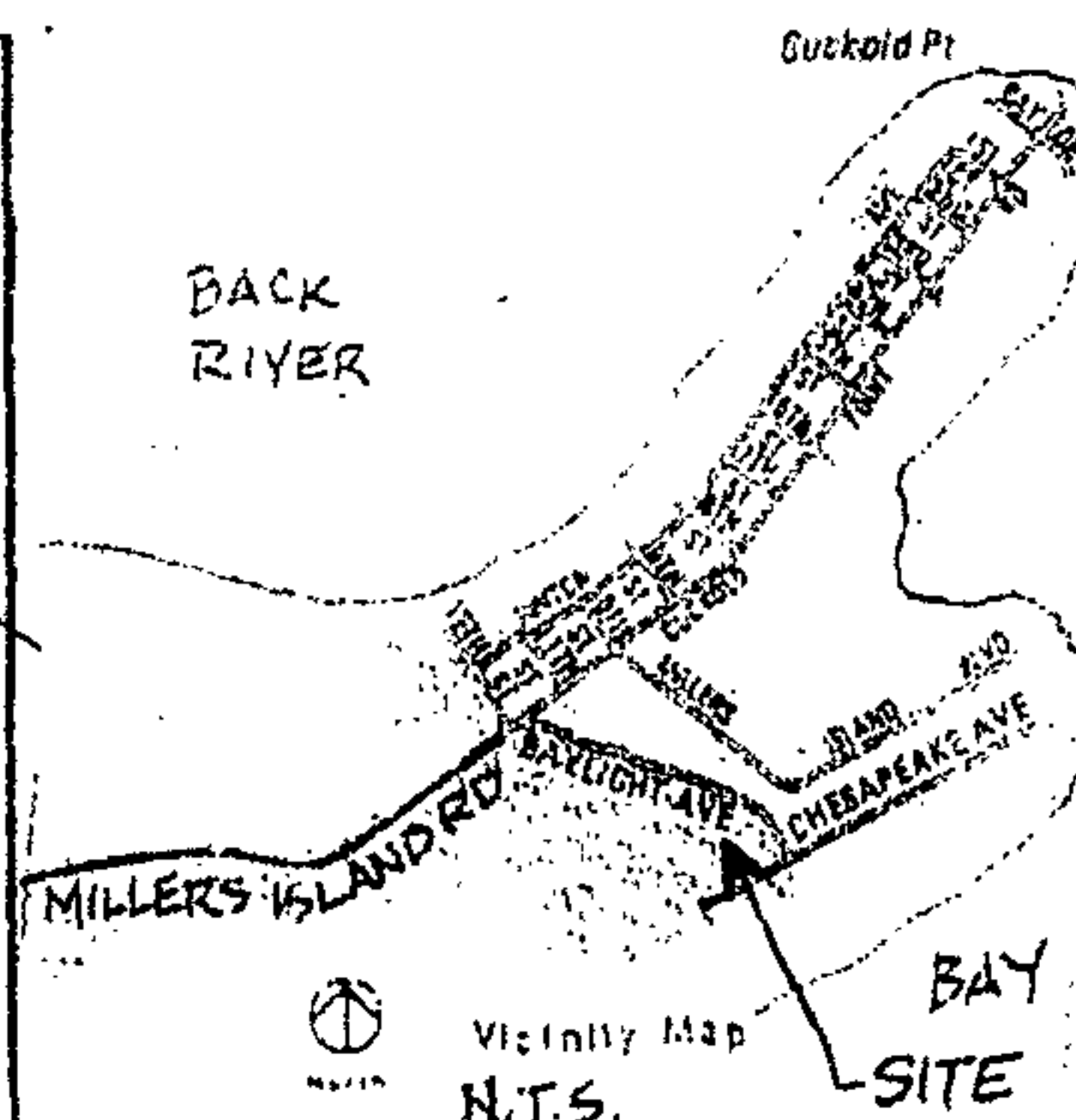
plat book 7 folio 26 lot 67 section ---

OWNER: MELVIN WOLINSKI - 443-850-9387

THOMAS AND JANE SHOEMAKER

RC-20-ZONING LINE  
PUBLIC WATER AND SEWER LINES EXIST IN CHESAPEAKE AVE.

LANDS OF THE STATE OF MARYLAND (VACANT)



## LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1"=200' scale map: SE 78 (112B2)

Zoning: DR 5.5

Lot size: 0.172 acreage 7,500 square feet

SEWER: ☒ ☐  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: N/A

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

A. Tsui 544 07-544 A

NOTE: ENTIRE LOT IS BELOW ELEV. 10.5, ZONE 'A' FLOOD - F.E.M.A. LOWEST HABITABLE FLOOR ELEV. TO BE ABOVE 14.0

Scale of Drawing: 1"=50'

date: 6/10/07

prepared by: LINDA O'KEEFE

410-666-3366

ADDRESS OK - DDP Ltr 6/12/07

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: **#8810 - CHESAPEAKE AVENUE**

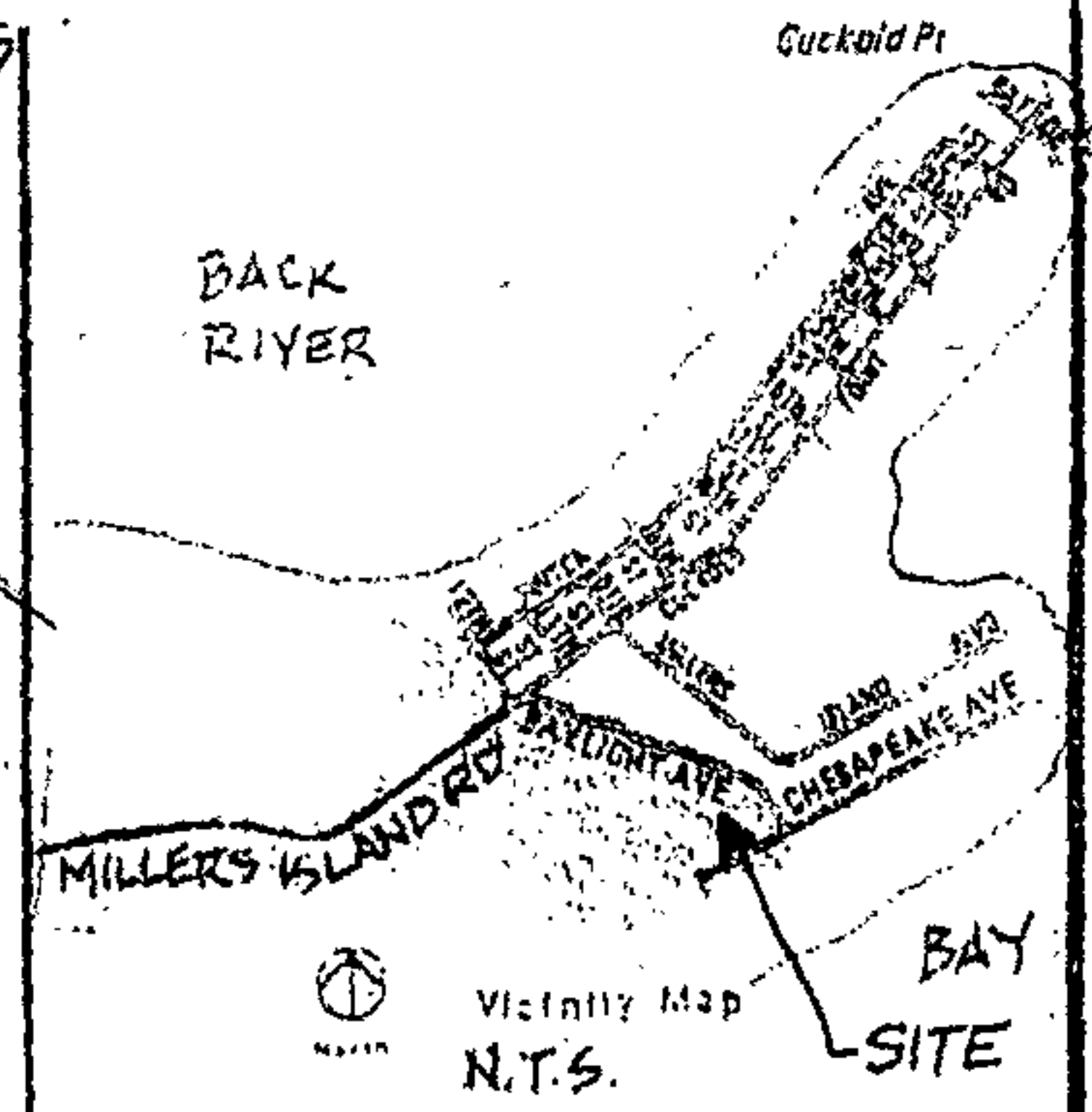
Subdivision name: **BAYLIGHT BEACH**

Plot area: **7** Acreage: **26** Lot: **67** Section: **—**

OWNER: **MELVIN WOLINSKI - 443-850-9387**  
**THOMAS AND JANE SHOEMAKER**

**RC-20-ZONING LINE**  
 PUBLIC WATER AND SEWER LINES EXIST IN CHESAPEAKE AVE.

**LANDS OF THE STATE OF MARYLAND (VACANT)**



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SEWER: ☒ ☐  
 WATER: ☒ ☐  
 Chesapeake Bay Critical Area: ☒ ☐

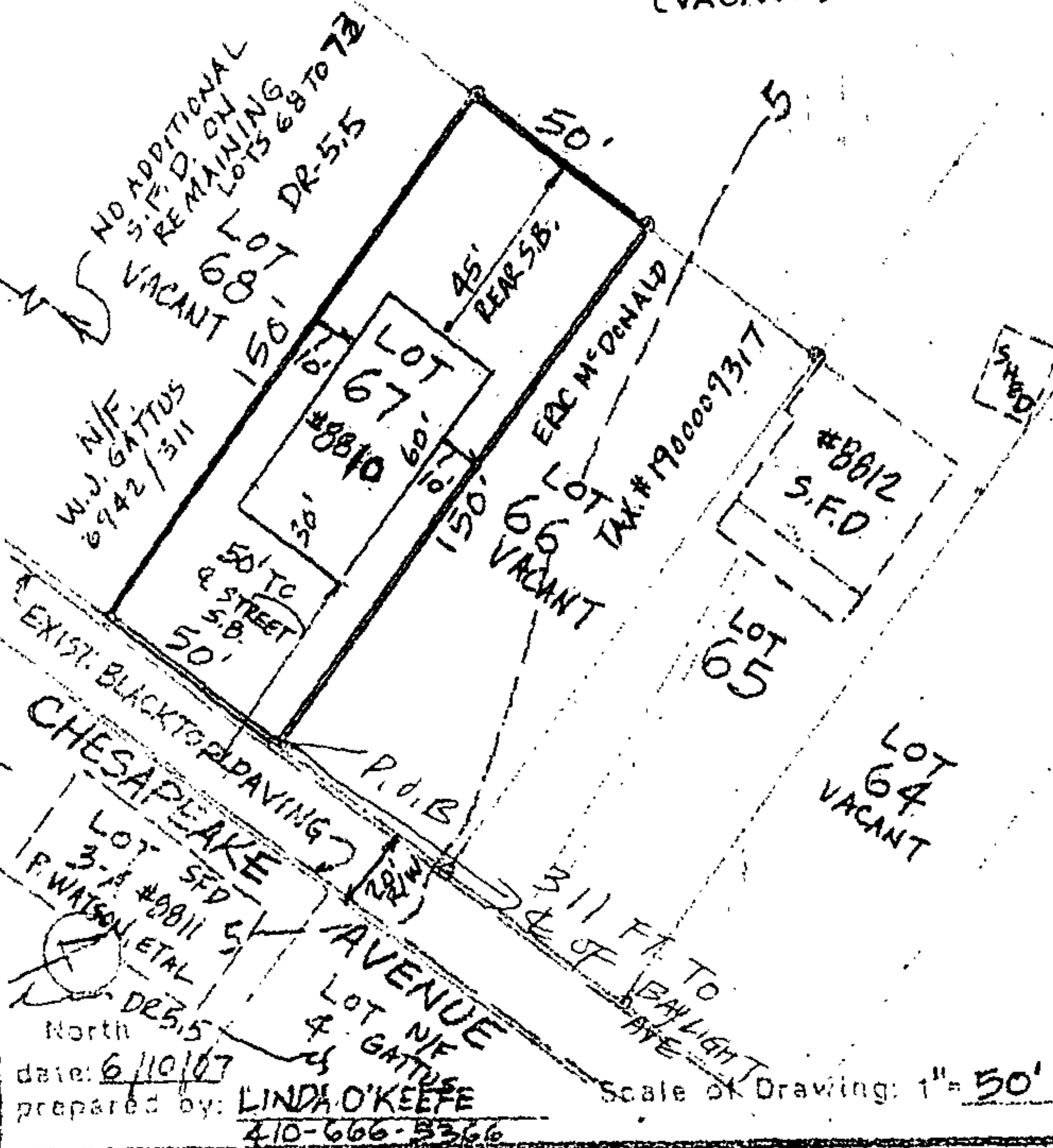
Prior Zoning Hearings: **N/A**

## Zoning Office USE ONLY!

reviewed by: **A. Tseli** ITEM #: **544** CASE #: **07-544 A**

NOTE: LOT 67 IS BELOW ELEV. 10.5, ZONE 'A' FLOOD - F.E.M.A. LOWEST INEVITABLE FLOOR ELEV. TO BE ABOVE 14.0

Scale of Drawing: 1" = 50'



date: **6/10/07**  
 prepared by: **LINDA O'KEEFE**  
**410-666-3366**

ADDRESS DR - DDP Ltr 06 6/12/07

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: #8810 - CHESAPEAKE AVENUE

Subdivision name: BAYLIGHT BEACH

Plat book: 7, folio 26, lot 67, section 1

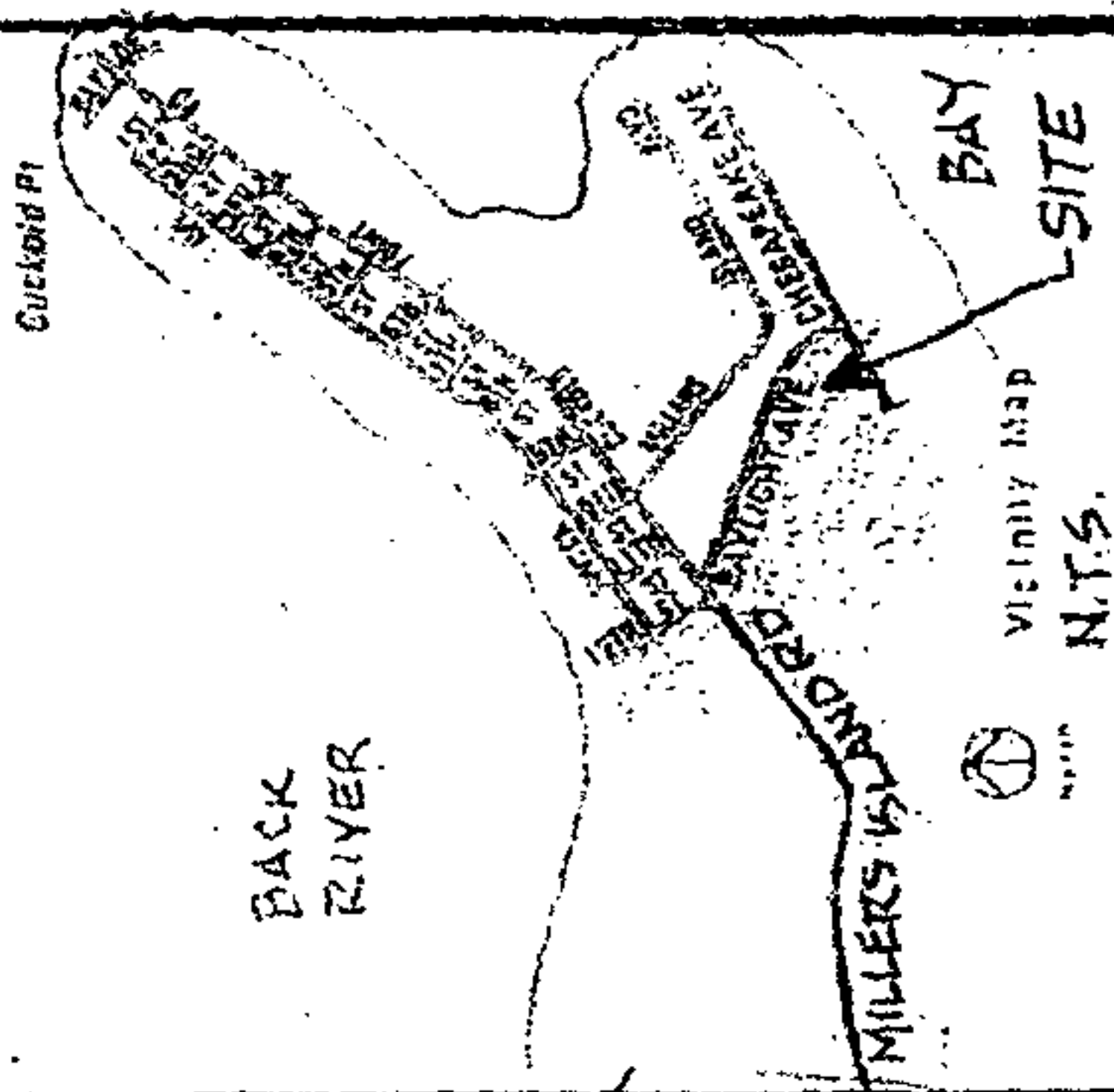
OWNER: MELVIN WOLINSKI - 443-850-9387

THOMAS AND JANE SHOEMAKER

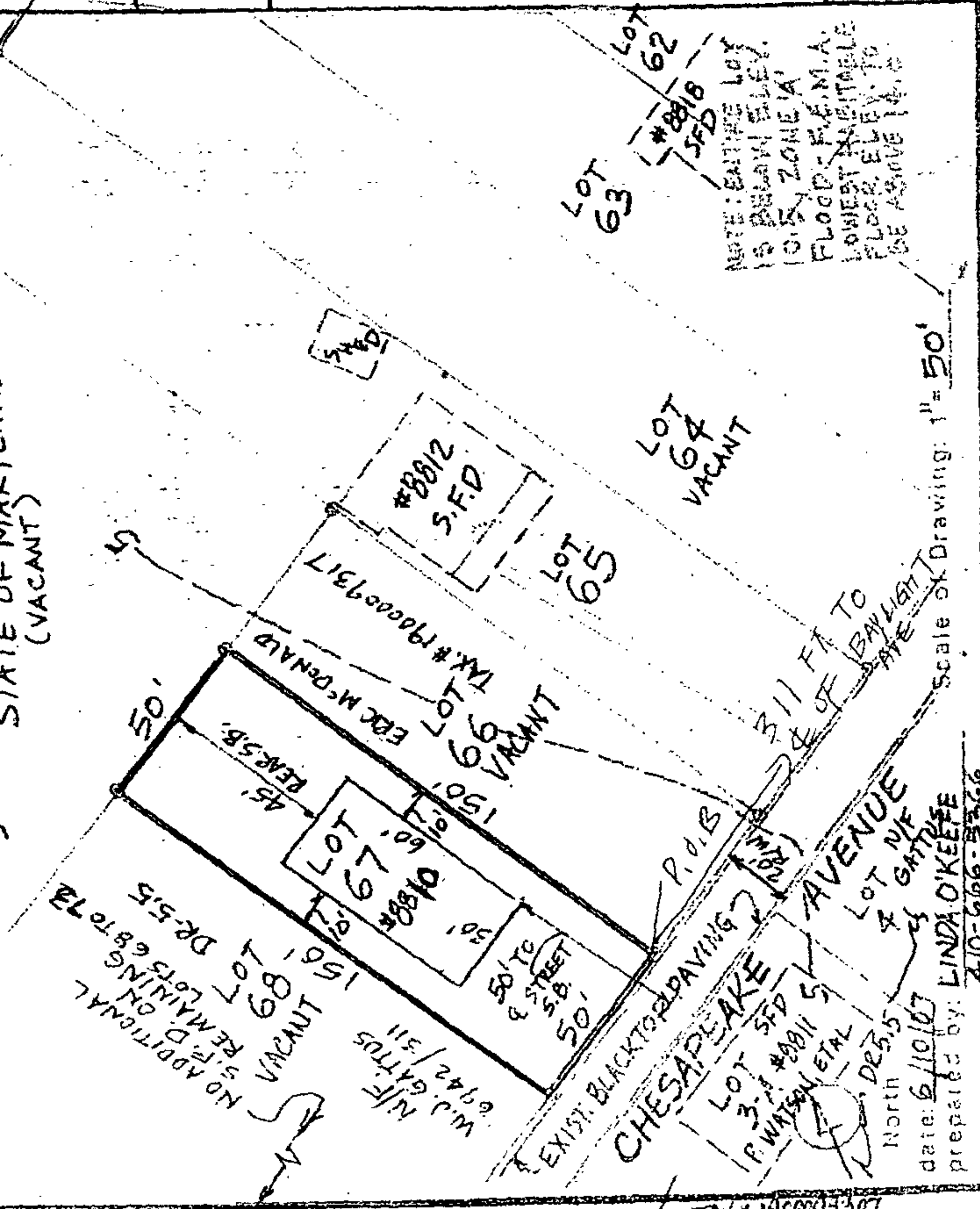
RC-20-ZONING LINE

PUBLIC WATER AND SEWER LINES EXIST IN CHESAPEAKE AVE.

LANDS OF THE STATE OF MARYLAND (VACANT)



| LOCATION INFORMATION                                              |                                            |
|-------------------------------------------------------------------|--------------------------------------------|
| Election District: 15                                             | Councilmanic District: 7                   |
| 1"-200' scale map: SE 78 (112B2)                                  |                                            |
| Zoning: DR 5.5                                                    | acreage: 7.500                             |
| Lot size: 0.172                                                   | square foot                                |
| SEWER: <input checked="" type="checkbox"/>                        | WATER: <input checked="" type="checkbox"/> |
| Chesapeake Bay Critical Area: <input checked="" type="checkbox"/> |                                            |
| Prior Zoning Hearings: N/A                                        |                                            |
| Zoning Office USE ONLY!                                           |                                            |
| Reviewed by: A. Tsui                                              | Item #: 544                                |
| Case #: 07-544 A                                                  |                                            |



NOTE: EARTH LOT 10.5 FEET ABOVE FLOOD PLANE. FLOOD PLANE M.A. LOWEST ELEV. TO FLOOD PLANE TO BE ABOVE 10.5

Scale of Drawing: 1" = 50'

date: 6/10/07 prepared by: LINDA O'KEEFE

Address OK - DOP book 6/12/07