

IN RE: **PETITION FOR VARIANCE**

N/S Sandy Plains Road, 164'
NE from c/line Kavanagh Road
(8406 Sandy Plains Road)
12th Election District
7th Council District

Donald E. Rowe, et ux
Petitioners

*

*

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*

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BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-223-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, Donald E. Rowe and his wife, Cynthia A. Rowe. The Petitioners request variance relief from Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of two (2) feet from a divisional line as established in lieu of the required ten (10) feet for a new pier. 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 requisite public hearing in support of the request was David Billingsley, with Central Drafting & Design, Inc., the consultant who prepared the site plan and established the division property lines in accordance with B.C.Z.R. Section 417.3 and Appendix J thereof. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is an irregular triangular shaped waterfront lot located with frontage on Chink Creek and the north side of Sandy Plains Road in the Edgemere community, not far from the Sandy Springs Elementary School. The property contains a gross area of 0.345 acres, more or less, zoned D.R. 3.5 and is improved with a single family dwelling. The Petitioners have owned and resided on the property since October, 2003. They now have grandchildren and would like to construct a pier into Chink

ORDER RECEIVED FOR FILING
Date 2-4-08
By as

Creek to allow for recreational enjoyment and fishing. There will be no boat mooring poles or pilings accessory to the pier, as the Rows do not now own nor anticipate acquiring a boat. The variance request arises because the lot is only 20 foot wide at the bulkhead as contrasted with its 218 foot width along Sandy Springs Road. As illustrated on the site plan, a 10 foot wide storm drain easement owned by Baltimore County borders the property on its east side further impacting the lot's frontage. As a result of these conditions, the divisional lines converge or intersect upon one another when they are extended from the baseline of the property. The proposed 6 foot wide x 40 foot long pier will come within 2 feet of these extended or projected division lines prior to their convergence upon one another. Mr. Billingsley explained that the water is very shallow and a 40 foot pier is the minimum length necessary in order to utilize it for fishing and entertainment. The proposed pier will not interfere with any existing piers in Chink Creek, nor will it come within 20 feet of anyone else's pier. Mr. Holland, who resides on the east side at 8410 Sandy Plains Road, has no objection. His pier and boat lift exceed well beyond that of the instant proposal and will be 40 feet away at its closest point. Mr. Klingenstein, who resides on the Eastern Shore, owns the property on the west side and has no objection. His modest pier will be over 70 feet away from the Petitioners' at its closest point.

These conditions as noted, are the kind of peculiar circumstances that make the regulations impact this property disproportionately when compared to others in the district. Therefore, in considering the Petitioners' desire to build a pier, I find that the property is unique in a zoning sense lying as it does next to the curvature of the shoreline along Chink Creek. Therefore, special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request which impact directly on construction of the pier. The imposition of zoning on this property as compared to others disproportionately impacts its use when attempting to construct a pier. I further find that strict compliance with the zoning

ORDER RECEIVED FOR FILING
Date 2-4-08
By [Signature]

regulations would result in practical difficulty and unreasonable hardship. The allowable pier which could be built without a variance is too close to the shoreline to provide for any reasonable use. Finally, this variance can be granted in strict harmony with the spirit and intent of the waterfront construction regulations, and in such a manner as to grant relief without injury to the public health, safety, and general welfare. There will be no change to the character of the neighborhood. A pier is a reasonable accessory use to waterfront property.

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 4th day of February, 2008 that the Petition for Variance seeking relief from Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of two (2) feet from a divisional line as established in lieu of the required ten (10) feet for a new pier, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted:

1. Petitioners are advised that they may apply for any required building permits 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, 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). The proposed pier must comply with Sections 33-2-604 through 33-2-607 as well as 33-2-801.
3. The building engineer shall require a permit for this project.
4. Pier design and construction shall meet Baltimore County requirements for flood resistant construction and be in accordance with the International Building Code adopted by the County.

CORRECTION RECEIVED FOR FILING
Date 2-4-08
By [Signature]

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

ORDER PROVIDED FOR FILING
Date 2-4-08
By D-3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 4, 2008

Donald E. and Cynthia A. Rowe
8406 Sandy Plains Road
Baltimore MD 21222

RE: PETITION FOR VARIANCE
(8406 Sandy Plains Road)
Case No. 08-223-A

Dear Mr. and Mrs. Rowe:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted 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:pz

Enclosure

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040
People's Counsel, CBCAC, File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8406 SANDY PLAINS ROAD

which is presently zoned DR 3.5

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

SEE ATTACHED

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

TO BE PRESENTED AT HEARING

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):

DONALD E. ROWE

Name - Type or Print

Signature

CYNTHIA A. ROWE

Name - Type or Print

Signature

8406 SANDY PLAINS ROAD 410-477-3403

Address

Telephone No.

BALTO.

MD.

21222

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address

Telephone No.

EDGEWOOD

MD.

21040

City

State

Zip Code

OFFICE USE ONLY

Case No. 08-223-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By D.T.

Date 11/13/07

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 2-4-08

By aw

SECTION 417.4 (BCZR) TO PERMIT ~~A~~ SETBACKS OF TWO (2) FEET FROM A
DIVISIONAL LINE AS ESTABLISHED IN LIEU OF THE REQUIRED TEN (10)
FEET FOR A NEW PIER.

08-223-A

ZONING DESCRIPTION

8406 SANDY PLAINS ROAD

Beginning at a point on the on the north side of Sandy Plains Road (30 feet wide), distant northeasterly 164 feet from it's intersection with the centerline of Kavanagh Road (60 feet wide) thence: (1) N 48 11 10 W 77.00 feet (2) N 45 21 00 E 137.00 feet (3) N 76 09 00 E 59.27 feet (4) S 15 34 00 E 101.44 feet and (5) 141.05 feet along a curve to the left having a radius of 415 feet to the place of beginning.

Containing 15,041 square feet or 0.345 acre of land, more or less.

Located in the 12TH Election District, 7TH Councilmanic of Baltimore County, Maryland.

08-223-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: #08-223-A

8406 Sandy Plains Road
N/side of Sandy Plains
Road, 164 feet n/east from
centerline of Kavanagh Road
12th Election District

7th Councilmanic District
Legal Owner(s): Donald &
Cynthia Rowe

Variance: to permit a set-
back of two (2) feet from a
divisional line as establish-
ed in lieu of the required
ten (10) feet for a new pier.

Hearing: Wednesday,
January 23, 2008 at 11:00
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 accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

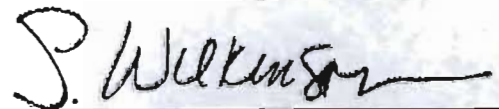
JT/1/635 Jan 8 159715

CERTIFICATE OF PUBLICATION

1/10/, 2008

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 1/8/, 2008.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 08-223-A

Petitioner/Developer: DAVE BILLINGSLEY

Date Of Hearing/Closing: 1/23/08

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 8406 SANDY PLAINS ROAD

This sign(s) were posted on January 8, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 1/8/08
(Signature of sign Pester and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

CASE # 08-223-A

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

ROOM 407 COUNTY COURTS BUILDING
PLACE: 401 BOSLEY AVE. TOWSON 21204

DATE AND TIME: WEDNESDAY JANUARY, 23, 2008
AT 11:00 AM

REQUEST: VARIANCE TO PERMIT A SETBACK OF TWO
12) FEET FROM A DIRECTIONAL
LINE AS ESTABLISHED IN LIEU OF THE REQUIRED
TEN (10) FEET FOR A NEW PIER.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 837-3391

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

HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **07628**

Date: **11/13/07**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			650				65.00

Total: **65.00**

Rec

From: **CENTRAL DRAFTING + DESIGN**

For: **ITEM # 223 8406 SANDY PLAINS RD.**

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME DEM

11/15/2007 11/15/2007 09:11:31 2

NO. 002 PAID JOHN JEE

>>RECEIPT # 547700 11/15/2007 DEPT

Dept: 5 520 VIBRATING VENTILATION

007628

Receipt Tot: 65.00

65.00 CB 6.00 GR

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

**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/neighbor 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: 08-223-A

Petitioner: ROWE

Address or Location: 8406 SANDY PLAINS RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR + MRS: DONALD E. ROWE

Address: 8406 SANDY PLAINS RD.

BALTO. MD 21222

Telephone Number: 410-477-3903

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-223-A
Petitioner: CYNTHIA AND DONALD ROWE
Address or Location: 8406 SANDY PLAINS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CYNTHIA ROWE
Address: 8406 SANDY PLAINS ROAD
BALTO. MD. 21222
Telephone Number: (410) 679-8719



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

December 12, 2007

NOTICE OF ZONING HEARING

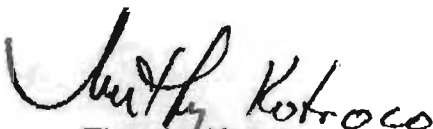
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-223-A

8406 Sandy Plains Road
N/side of Sandy Plains Road, 164 feet n/east from centerline of Kavanagh Road
12th Election District – 7th Councilmanic District
Legal Owners: Donald & Cynthia Rowe

Variance to permit a setback of two (2) feet from a divisional line as established in lieu of the required ten (10) feet for a new pier.

Hearing: Wednesday, January 23, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Donald & Cynthia Rowe, 8406 Sandy Plains Road, Baltimore 21222
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 8, 2008.**
- (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, January 8, 2008 Issue - Jeffersonian

Please forward billing to:

Cynthia Rowe
8406 Sandy Plains Road
Baltimore, MD 21222

410-477-3903

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: 08-223-A

8406 Sandy Plains Road

N/side of Sandy Plains Road, 164 feet n/east from centerline of Kavanagh Road

12th Election District – 7th Councilmanic District

Legal Owners: Donald & Cynthia Rowe

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401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 3, 2007

Item Number: 223, 236, 237, 238, 239, 240, 241, 242, 244, 246, 247

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

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



Maryland Department of Transportation

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

Date: 12/5/2007

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

RE: Baltimore County
Item No. 8-223-A
8406 SANDY PLAINS ROAD
HOWE PROPERTY
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. 8-223-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,

A handwritten signature in black ink, appearing to read "Michael P. Bailey" or similar, written over the typed name.

For 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

BW 1/23
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 11, 2007

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

RECEIVED
DEC 13 2007

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-223- 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 John Alexander in the Office of Planning at 410-887-3480.

Prepared By:

Curtis K. Murray

Division Chief:

John Alexander

CM/LL

Post-it® Fax Note		7671	Date	# of pages ▶ 5
To	David		From	Patte
Co./Dept.	Bellingpley		Co.	
Phone #			Phone #	
Fax #	410 679 1298		Fax #	

BS 1/23
11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JAN 11 2008

BY: _____

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *JWL*
DATE: January 11, 2008
SUBJECT: Zoning Item # 08-223-A
Address 8406 Sandy Plains Road
(Rowe Property)

Zoning Advisory Committee Meeting of December 10, 2007

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

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

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The proposed pier must comply with Sections 33-2-604 through 33-2-607 as well as 33-2-801.

Reviewer: Glenn Shaffer

Date: January 9, 2008

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 12, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2007
Item No. 08-223

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

Pier design & construction shall meet Baltimore County requirements for flood resistant construction, and be in accordance with the international building code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 08-223-12122007.doc

RE: PETITION FOR VARIANCE * BEFORE THE
8406 Sandy Plains Road; N/S Sandy Plains *
Road, 164' NE c/line Kavanagh Road * ZONING COMMISSIONER
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Donald & Cynthia Rowe * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-223-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 3rd day of December, 2007, a copy of the foregoing Entry of Appearance was mailed to, David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

RECEIVED

DEC 03 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 8406 SANDY PLAINS RD.
CASE NUMBER 08-223-A
DATE 1/23/08

[illegible]

Case No.: 08-223-A 8406 SANDY PLAINS ROAD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	md State Dept - Data Sheet	
No. 3	DEED	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 12 Account Number - 1213024480

Owner Information

Owner Name: ROWE CYNTHIA A
ROWE DONALD E
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8406 SANDY PLAINS RD
BALTIMORE MD 21222-5616
Deed Reference: 1) /19091/ 112
2)

Location & Structure Information

Premises Address
8406 SANDY PLAINS RD

Legal Description
NS SANDY PLAINS RD
8406 SANDY PLAINS RD
NW COR SANDY PLAINS

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
104	13	47						3	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1946	2,192 SF	15,041.00 SF	34

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	63,760	159,760		
Improvements:	98,040	169,690		
Total:	161,800	329,450	217,683	273,566
Preferential Land:	0	0	0	0

Transfer Information

Seller: MAYESKI JOHANNA F	Date: 11/04/2003	Price: \$215,000
Type: IMPROVED ARMS-LENGTH	Deed1: /19091/ 112	Deed2:
Seller: MAYESKI JOHANNA F	Date: 02/10/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13516/ 596	Deed2:
Seller: LYNCH CHARLES E	Date: 07/26/1957	Price: \$1,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6193/ 693	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

PETITIONER' S

* NONE *

EXHIBIT NO. 2

OUR SITE

8406

This Deed, made this 28th day of October, 2003, by and between Johanna F. Mayeski and Claude James Hensley, parties of the first part, Grantors; and Cynthia A. Rowe and Donald E. Rowe, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Fifteen Thousand And 00/100 Dollars (\$215,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Cynthia A. Rowe and Donald E. Rowe, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

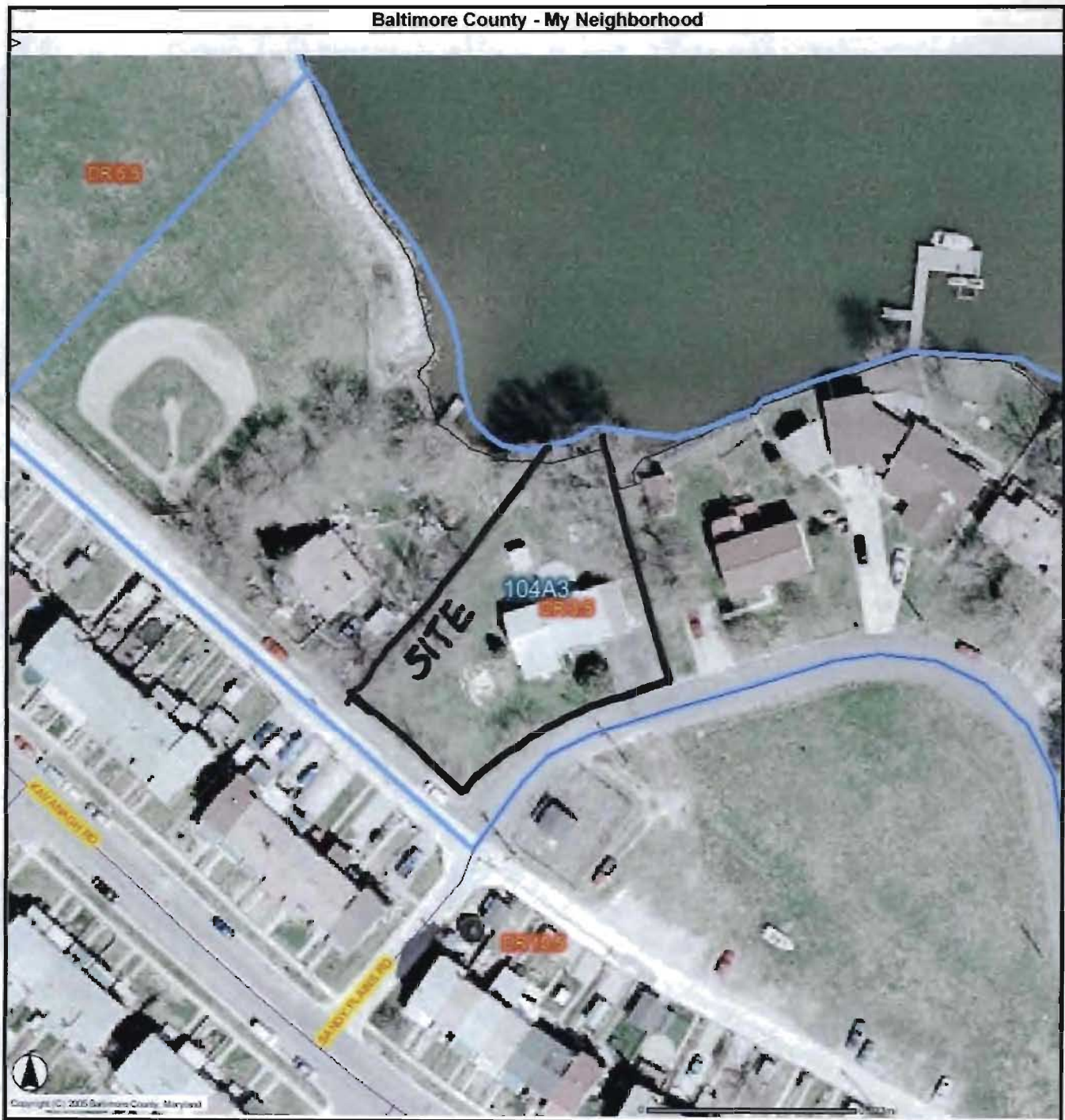
BEGINNING FOR THE SAME at an iron pipe heretofore set on the northeasterly side of Sandy Plains Road, said pipe being the beginning of that certain lot, which was granted and conveyed by Frankford Real Estate Company to Thomas D. Rivers, recorded in Liber G.L.B. No. 2286, folio 14, thence binding on the last or the South 52 degrees 02 minutes West 137 foot line reversely North 45 degrees 21 minutes East 137 feet to an iron pipe set on the shore line of Chink Creek, thence binding on the shore line of said Creek North 76 degrees 09 minutes East 59.27 feet to the westerly line of a fifteen foot storm drain right of way, thence binding on said westerly line of said fifteen foot right of way, South 15 degrees 34 minutes East 101.44 feet to an iron pipe set in the northerly line of Sandy Plains Road, thence binding on the northerly line of Sandy Plains Road with a curve to the left, with a radius of 415 feet arc 142.60 feet long chord bearing South 62 degrees 53 minutes West 140.37 feet to the northerly side of Sandy Plains Road, thence binding on said Road North 48 degrees 11 minutes 10 seconds West 77 feet to the place of beginning. The improvements thereon being known as 8406 Sandy Plains Road.

BEING the same property, which by Deed dated January 19, 1999, and recorded among the Land Records of Baltimore County, Maryland, in Liber No. 13516, folio 596, was granted and conveyed by Johanna F. Mayeski unto Johanna F. Mayeski and Claude James Hensley, as joint tenants in fee simple.

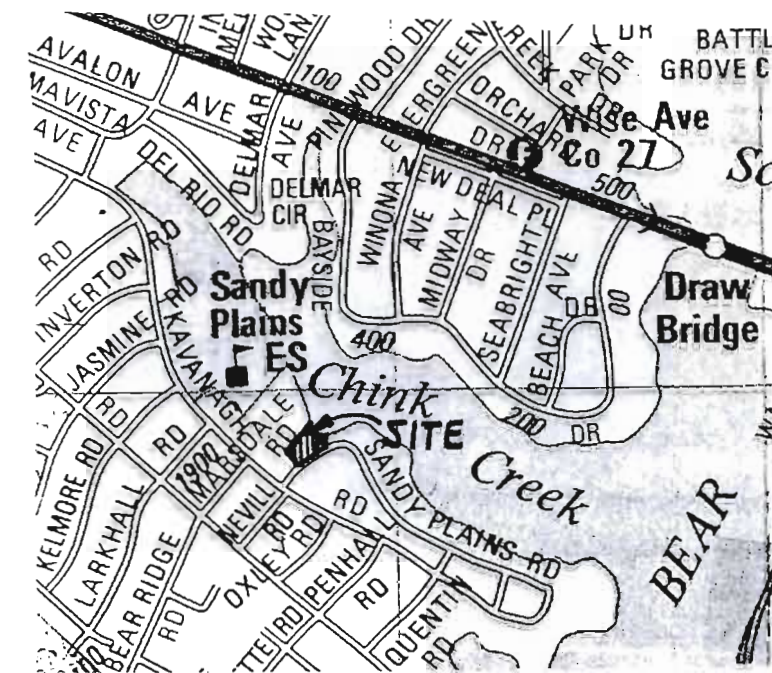
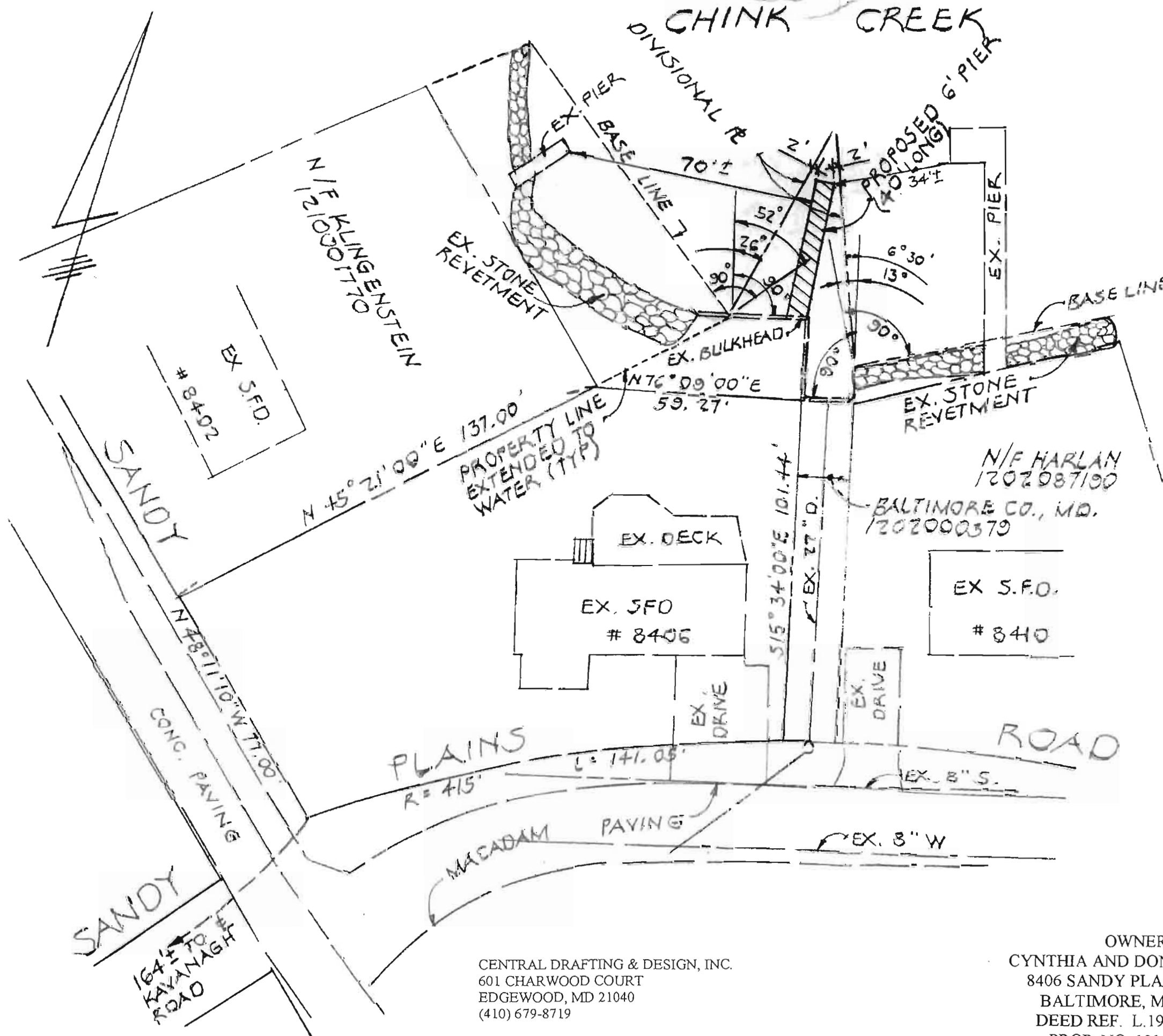
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Cynthia A. Rowe and Donald E. Rowe, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.



08-223-A



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING...DR3.5 (MAP NO.104A3)
2. AREA.....15,041 S.F. = 0.345 ACRE
3. SITE IS LOCATED IN CBCA. A PORTION OF THE SITE IN FLOOD ZONE A
4. PUBLIC WATER AND SEWER IS EXISTING
5. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
6. UNLESS OTHERWISE SHOWN, NO UNDERGROUND STORAGE TANKS, ARCHEOLOGICAL SITES OR HISTORIC SITES EXIST.

PETITIONER'S

EXHIBIT NO. 1

08-223-A

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
8406 SANDY PLAINS ROAD
ELECTION DISTRICT 12C7
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 30 FEET
OCTOBER 8, 2007**

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
CYNTHIA AND DONALD ROWE
8406 SANDY PLAINS ROAD
BALTIMORE, MD. 21222
DEED REF. L.19091 F.112
PROP. NO. 1213024480