

**IN RE: PETITION FOR ADMIN. VARIANCE**

SW side of Wilson Point Road,  
1000 feet S of Shore Road  
15<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District  
**(1810 Wilson Point Road)**

William J. and Julie J. Gaynor  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 08-427-A**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, William J. and Julie J. Gaynor for property located at 1810 Wilson Point Road. The variance request is from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition and existing dwelling with a 7 foot and 8.5 foot side setback and 13 foot rear setback to the street right-of-way in lieu of the required 10 foot and 30 foot, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 24 foot x 22 foot addition to the street-side of their home. The lots were platted at 50 feet x 128 feet and the location of the existing house necessitates the setback relief for the addition. The proposed garage will replace a deteriorated shed that was damaged by Hurricane Isabel. This new garage will protect their vehicles and other belongings from theft and the elements.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated May 1, 2008 and received May 20, 2008 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is in an Intensely Development Area and Buffer Management Area. The IDA pollutant reduction

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requirement must be met and any impervious surface within the 100 foot buffer must meet all BMA provisions and will require mitigation or a fee-in-lieu.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 15, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.


THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20<sup>th</sup> day of May, 2008 that a variance from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition and existing dwelling with a 7 foot and 8.5 foot side setback and 13 foot rear setback to the street right-of-way in lieu of the required 10 foot and 30 foot, respectively is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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5.20.08  
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2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. The property is in an Intensely Development Area (IDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. The IDA pollutant reduction requirement must be met and any impervious surface within the 100 foot buffer must meet all BMA provisions and will require mitigation or fee-in-lieu.

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

  
\_\_\_\_\_  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

5-20-08





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

May 20, 2008

WILLIAM J. AND JULIE J. GAYNOR  
1810 WILSON POINT ROAD  
BALTIMORE MD 21220

Re: Petition for Administrative Variance  
Case No. 08-427-A  
Property: 1810 Wilson Point Road

Dear Mr. and Mrs. Gaynor:

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

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

Very truly yours,

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1810 Wilson Point Road  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1002.3A.5, 1002.3B. (BCZE)

To permit an addition and existing dwelling with a 7-foot and 8.5-foot side setback and 13-foot rear setback to the street right-of-way in lieu of the required 10-foot and 30-foot, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

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

### Attorney For Petitioner:

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

### Legal Owner(s):

William J Gaynor  
Name - Type or Print \_\_\_\_\_  
William J Gaynor  
Signature \_\_\_\_\_  
Julie J Gaynor  
Name - Type or Print \_\_\_\_\_  
Julie J Gaynor  
Signature \_\_\_\_\_  
1810 Wilson Point Rd (410)687-5945  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore MD 21220  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

William J Gaynor  
Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

CASE NO. 08-427-A Reviewed By D.T. Date 3/12/08  
REV 10/25/01 5.20.08 Estimated Posting Date 3/23/08 4/13/08  
PS

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1810 Wilson Point Rd  
Address  
Baltimore MD 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Practical Difficulty  
Lots were platted at 50'± by 128'±. Location of existing house necessitates setback relief to build garage. Unable to build at any other location. Replaces deteriorated shed damaged in Isabel. Most homes along Wilson Point Road have garages attached or detached on the roadside of the property. We would be conforming to the neighborhoods standards. The structure is needed to protect our cars and other assets, keep them secure from theft, and protect them from the elements.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William J Gaynor  
~~William J Gaynor~~  
Signature

Julie J Gaynor  
Signature

William J Gaynor  
Name - Type or Print

Julie J Gaynor  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William J Gaynor + Julie J Gaynor  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]  
Notary Public

My Commission Expires 6/1/09

DRCA  
Flood

TAX. ACCOUNT # 1510453100



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1810 Wilson Point Road  
which is presently zoned DR5.5

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) 1202.3A.5, 1202.3B. (BCZR)

To permit an addition and existing dwelling with a 7-foot and 8.5-foot side setback and 13-foot rear setback to the street right-of-way in lieu of the required 10-foot and 30-foot, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

**Attorney For Petitioner:**

NA  
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

**Legal Owner(s):**

William J. Gaynor  
Name - Type or Print

William J. Gaynor  
Signature

Julie J. Gaynor  
Name - Type or Print

Julie J. Gaynor  
Signature

1810 Wilson Point Road (410) 687-5945  
Address Telephone No.

Baltimore MD 21220  
City State Zip Code

**Representative to be Contacted:**

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

CASE NO. 08-427-A

REV 10/25/01

Reviewed By D.T. Date 3/12/08

Estimated Posting Date 3/25/08 4/13/08

5.20.08  
ps

CRCA  
Flood

TAX. ACCOUNT # 1510459100



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1810 Wilson Point Road  
which is presently zoned DR5.5

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) 1202.3A.5, 1202.3B. (DCZR)

To permit an addition and existing dwelling with a 7-foot and 8.5-foot side setback and 13-foot rear setback to the street right-of-way in lieu of the required 10-foot and 30-foot, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

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

### Legal Owner(s):

William J. Gaynor  
Name - Type or Print \_\_\_\_\_  
William J. Gaynor  
Signature \_\_\_\_\_  
Julie J. Gaynor  
Name - Type or Print \_\_\_\_\_  
Julie J. Gaynor  
Signature \_\_\_\_\_  
1810 Wilson Point Road (410) 687-5945  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore MD 21220  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

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

### Representative to be Contacted:

\_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 08-427-A  
REV 10/25/01  
5-20-08

Reviewed By D.T. Date 3/12/08  
Estimated Posting Date 3/25/08 4/13/08



Beginning for the same and being known as Lot 72-A, as laid down on the Plat of Bull Neck, recorded among the Land Records of Baltimore County in Plat Book L.McL.M. No. 10, folio 26, the said lot having a frontage of 50 feet on the southwest side of Bull Neck Road and extending southwesterly therefrom to the waters of Middle River. The improvements thereon being known as 1810 Wilson Point Road.

1,000' S OF SHORE RD.

BEING the same property which by Deed dated June 24, 1977 and recorded among the Land Records of Baltimore County in Liber EHKJr. No. 5773 folio 894 was granted and conveyed by Orville M. Jones and Alice A. Jones, his wife, unto Sara E. Brown.

SUBJECT TO setbacks, easements and rights of way as shown on the Plat of Bull Neck, recorded in Plat Book L.McL.M. No. 10, Folio 26.

203351807 01-03 W  
203352007 01-03 W  
203352007 01-03 W  
203352007 01-03 W

08-427-A

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

No. **11412**

Date: **3/10/08**

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
 3/3/2008 3/12/2008 14:36:53

REC # 01 WALKER ERIC JIM  
 >>RECEIPT # 367122 3/12/2008 OFL

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			1050				50. <sup>00</sup>
Total:								50. <sup>00</sup>

Dept 5 528 ZONING VERIFICATION  
 011412

Recpt Tot 150.00  
 5.00 CR 300.00 CA  
 10.00 CB  
 Baltimore County, Maryland

Rec From: **DAVID BAKER**

For: **ITEM# 427 08-427-A**  
**1810 WILSON POINT RD**

**D THOMPSON**

**CASHIER'S VALIDATION**

DISTRIBUTION  
 WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No: 2008-0427-A

Petitioner/Developer: \_\_\_\_\_  
GAYNOR

Date Of Hearing/Closing: April 30, 2008

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 1810 WILSON PT. RD

This sign(s) were posted on April 15, 2008  
(Month, Day, Year)

Sincerely,

Martin Ogle 4/15/08  
(Signature of sign Poster and Date)

Martin Ogle  
Sign Poster  
16 Salix Court  
Address  
Balto. Md 21220  
(443-629 3411)



*8/15/08  
Martin Ogle*

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 08- 427 -A Address 1810 WILSON POINT RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3/12/08 Posting Date: 3/23/08 Closing Date: 4/7/08  
~~4/13/08~~ ~~4/28/08~~

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 08- 427 -A Address 1810 WILSON POINT RD.

Petitioner's Name GAYNOR Telephone 410-687-5945

Posting Date: 3/23/08 ~~4/13/08~~ Closing Date: 4/7/08 ~~4/28/08~~

Wording for Sign: To permit an addition and existing dwelling with a 7-foot and 8.5-foot side setback and 13-foot rear setback to the street right-of-way in lieu of the required 10-foot and 30-foot, respectively.

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: 08-427-A

Petitioner: GAYNOR

Address or Location: 1810 WILSON POINT RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. WILLIAM J. GAYNOR

Address: 1810 WILSON POINT RD.

BALTO. MD 21220

Telephone Number: 410-687-5945



**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*

April 28, 2008

William J. Gaynor  
Julie J. Gaynor  
1810 Wilson Point Road  
Baltimore, MD 21220

Dear Mr. and Mrs. Gaynor:

RE: Case Number: 08-427-A, 1810 Wilson Point Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 12, 2008. 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,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 1, 2008

RECEIVED  
APR 01 2008

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

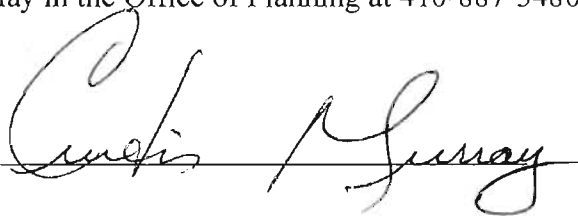
BY:.....

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 08-427- Administrative Variance**

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

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

**Prepared By:**



CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco  
FROM: Dave Lykens, DEPRM - Development Coordination *JWL*  
DATE: May 1, 2008  
SUBJECT: Zoning Item # 08-427-A  
Address 1810 Wilson Point Road  
(Gaynor Property)

RECEIVED  
MAY 20 2008

BY: .....

Zoning Advisory Committee Meeting of March 24, 2008

\_\_\_\_\_ 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 property is in an Intensely Developed Area (IDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. The IDA pollutant reduction requirement must be met, and any impervious surface within the 100-foot buffer must meet all BMA provisions and will require mitigation or fee-in-lieu.

Reviewer: Regina Esslinger

Date: April 24, 2008



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** April 1, 2008

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 31, 2008  
Item Nos. 08-401, 418, 419, 420, 421, 422,  
426, 427, 428, 429, 430, 431, 432, 433, 434,  
435, 438, 439, and 440

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-03282008.doc



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

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

Maryland Department of Transportation

Date: MARCH 24, 2008

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

RE: Baltimore County  
Item No. 8-427-A  
1810 WILSON POINT ROAD  
GAYNOR PROPERTY  
ADMINISTRATIVE-VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-427-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,

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

SDF/MB



**BALTIMORE COUNTY**

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

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

March 26, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 24, 2008

Item Number: 418,419,420,421,422,423,424,425,427,428,429,430,431,432,433,434  
and 435

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

To whom it may concern:

3/12/08

I am the next door neighbor to the Hayman's  
at 1810 Wilson Point Road, and I have no objection to  
them adding a garage on their property.

Kenneth J. Knud  
1814 Wilson Point Road

08-427-A

TRANSMISSION VERIFICATION REPORT

TIME : 04/04/2008 09:08  
NAME : ZONING  
FAX : 4108873048  
TEL :  
SER. # : BROB4J281084

DATE, TIME	04/04 09:08
FAX NO./NAME	94104772464
DURATION	00:00:43
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

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

4/4/08

To: MR GAYNOR

From: DONNA THOMPSON  
410-887-3391

Donna wants to confirm

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. Merrill  
9831 Magledl 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

Marlin Ogle  
16 Salix Court  
Baltimore, MD 21220

Telephone: 410-780-5151  
Fax: 410-780-5188  
Cell: 443-629-3411  
E-Mail: mert11114.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.

TRANSMISSION VERIFICATION REPORT

TIME : 04/10/2008 12:15  
NAME : ZONING  
FAX : 4108873048  
TEL :  
SER. # : BROB4J281084

DATE, TIME	04/10 12:14
FAX NO./NAME	94104772464
DURATION	00:00:59
PAGE(S)	03
RESULT	OK
MODE	STANDARD ECM



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

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

~~4/4/08~~  
4/10/08

DEESE

To: MR ~~GAYNOR~~

From: DONNA THOMPSON  
410-887-3391

Permits to CONFIRM



HYDROLOGY AREA

6 CD

15 ED

Flood Zone AE

DR 5.5

WILSON POINT RD

SITE

MIDDLE RIVER HYDROLOGY AREA

098A1  
NE 2-J

08-427-A















# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

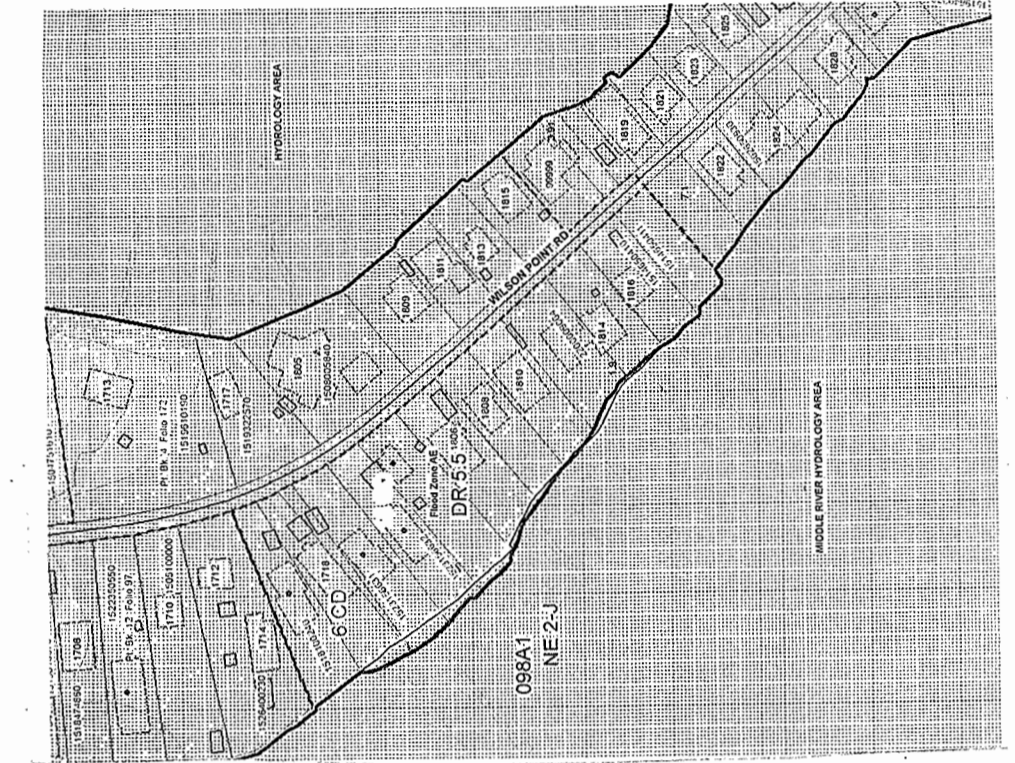
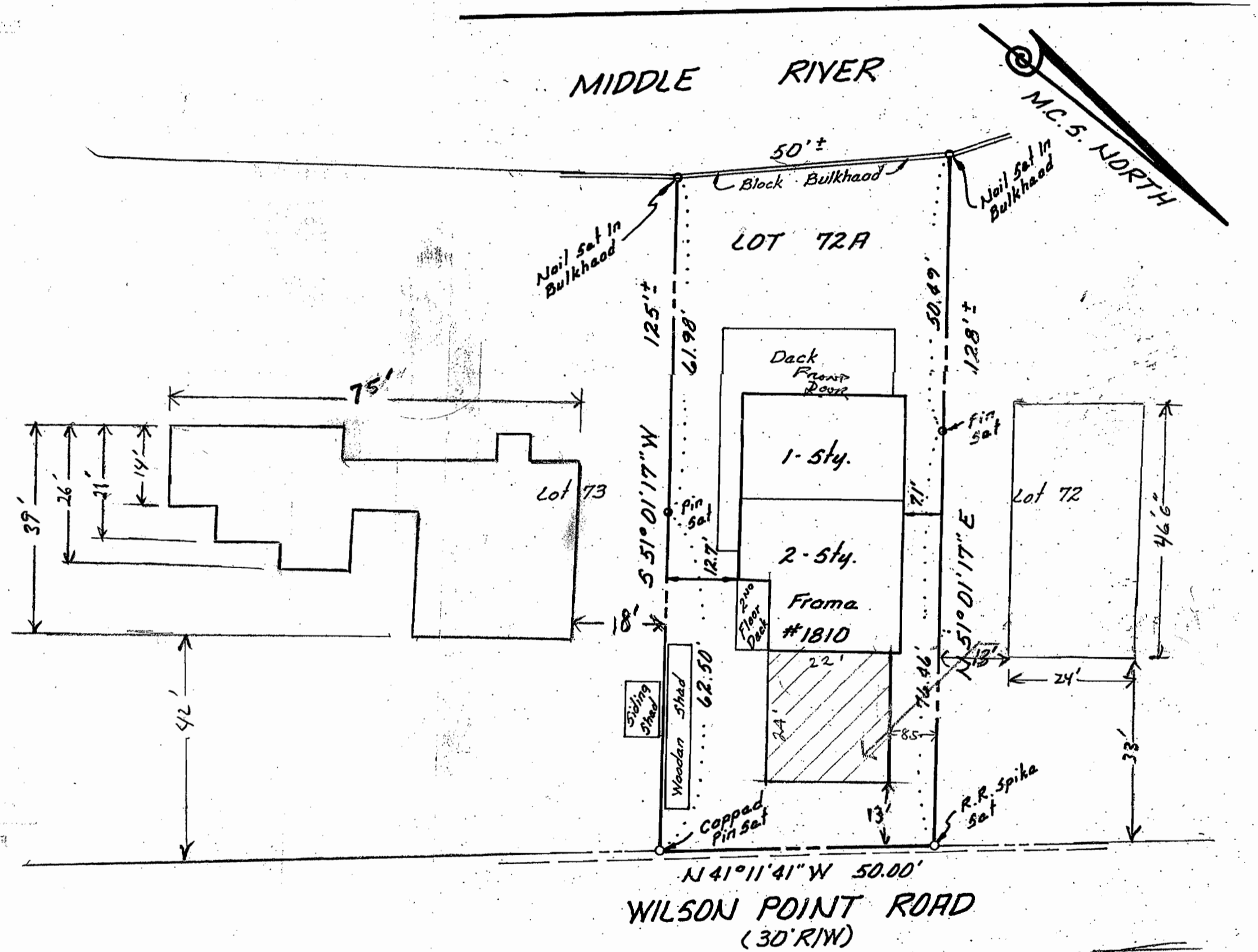
PROPERTY ADDRESS 1810 WILSON POINT RD.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME BULL NECK

PLAT BOOK # 10 FOLIO # 26 LOT # 72-A SECTION #     

OWNER WILLIAM J. + JULIE J. GAYNOR



VICINITY MAP  
SCALE: 1" = 1000'

### LOCATION INFORMATION

ELECTION DISTRICT 15<sup>th</sup>

COUNCILMANIC DISTRICT 6<sup>th</sup>

1" = 200' SCALE MAP # 098A1

ZONING DR.55

	LOT SIZE	
	ACREAGE	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
100 YEAR FLOOD PLAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY  
REVIEWED BY      ITEM #      CASE #     

D.T. | 427 | 08-427-A



PREPARED BY B. DEESE

SCALE OF DRAWING: 1" = 20'