

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Cold Spring Road, 334 feet S of
c/l of Chesapeake Avenue
15th Election District
6th Councilmanic District
(822 Cold Spring Road)

Thomas Edward Ihle, Sr. and Shirley Camiolo
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2009-0135-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, Thomas Edward Ihle, Sr. and Shirley Camiolo for waterfront property located at 822 Cold Spring Road. The Variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet and a sum of both sides of 18 feet in lieu of the required 10 feet and 25 feet, respectively. The subject property and requested relief are more particularly described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit No. 1.

As indicated above, this matter was originally filed as an Administrative Variance, with a closing date of December 1, 2008. On November 24, 2008, adjacent property owners, Ira and Catherine Taylor of 826 Cold Spring Road, filed a Formal Demand for Hearing. The hearing was subsequently scheduled for Friday, January 9, 2009 at 9:00 AM in Room 104 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland. In addition, a sign was posted at the property on December 26, 2008 and an advertisement was published in *The Jeffersonian* newspaper December 23, 2008, giving neighbors and interested citizens notice of the hearing.

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[Signature]

Appearing at the public hearing in support of the requested variance relief were Petitioners Thomas Edward Ihle, Sr. and Shirley Camiolo. Also appearing in support of the requested relief was Petitioners' consultant, Bernadette Moskunas with Site Rite Surveying, Inc. Appearing as Protestants were Ira and Catherine Taylor, and their attorney, Gary Maslan, Esquire.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped property consisting of approximately 8,127 square feet or 0.186 acre, more or less, zoned D.R.3.5. The property is located on the west side of Cold Spring Road on the peninsula known as Log Point in the Middle River area of Baltimore County. The peninsula is bordered by Galloway Creek to the east and Middle River to the west and south. The subject property has waterfront on Middle River. Presently, the property is improved with a one-story brick dwelling built in 1952, as well as a garage and several sheds. The dwelling also was once improved with a 12 foot by 18 foot addition to the waterfront side of the dwelling, but according to Petitioners, this addition was lost as a result of Hurricane Isabel in September 2003. Photographs of the subject property and dwelling, as well as the properties and dwellings on either side at 820 and 826 Cold Spring Road, respectively, were marked and accepted into evidence as Petitioners' Exhibits 2A through 2H.

Petitioners purchased the subject property in August 2006. At this juncture, they wish to raze the existing improvements and essentially "start over" with a new dwelling -- one that would be larger than the current dwelling and built to today's building codes and standards. Petitioners' lot, like many of the lots created in these older waterfront subdivisions, is approximately 50 feet wide. The existing home is only 22 feet wide by 50 feet deep. The home proposed by Petitioners would be 32 feet wide by 70 feet deep. The proposed home would

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maintain the current 8 foot side yard setback to the south; however, because this project would be new construction, it is required to comply with the current zoning regulations that require a side yard setback of 10 feet. And although the side yard to the north would comply with the 10 foot side yard setback requirement, the sum of the side yard setbacks would be only 18 feet and not the 25 feet required. Thus, Petitioners have filed for the instant variance relief.

In support of the variance relief, Petitioners' consultant, Ms. Moskunas, noted that the subject property is an original lot of record that predates the zoning regulations. A copy of the record plat for "Long Beach Estates" was marked and accepted into evidence as Petitioners' Exhibit 3. This plat shows the subject property as Lot 189 and was recorded in November 1910. This plat, as well as the site plan, and the Baltimore County sanitary sewer drawing that was marked and accepted into evidence as Petitioners' Exhibit 4, show that no two lots are alike in this subdivision. Some are wider than 50 feet, others are irregularly shaped, still others have more than one lot combined, and they all appear to have varying depth measurements.

Petitioners submitted additional documents in support of the requested relief. This included a letter dated December 1, 2008 from Ms. Ernestine Sisson who resides next door to the south at 820 Cold Spring Road. Ms. Sisson indicated in the letter that she is aware of the variance request to allow a 32 foot by 70 foot dwelling, which would be 8 feet from her property line, and is not opposed to the relief. She indicates the existing dwelling is 8 feet from the property line and feels that is sufficient distance between the homes. A copy of Ms. Sisson's letter was marked and accepted into evidence as Petitioners' Exhibit 5. In addition, Petitioners submitted a petition signed by neighbors, agreeing that they are not in opposition to the proposed 32 foot by 70 foot dwelling on the subject property. This petition, marked and accepted into

OFFICIAL RECORD FOR PLANS
1-29-09
[Signature]

evidence as Petitioners' Exhibit 6, was signed by 13 neighbors on Cold Spring Road and nearby Chesapeake Road.

Petitioners also submitted photographs of the home when the 12 foot by 18 foot addition was still attached -- prior to Hurricane Isabel -- which were marked and accepted into evidence as Petitioners' Exhibits 8A and 8B. Petitioners pointed out that with the addition, the home once measured 68 feet deep and by comparison, the proposed new home would be 70 feet deep. In removing the existing structures, their plan is to place the new dwelling closer to the roadside, which would create better site lines for neighbors along the waterfront, and be more environmentally beneficial as well. They also propose a rancher-style dwelling built on the required concrete block foundation, rather than the two and three story "mega-homes" that are often proposed as new construction on these waterfront sites. A photograph of a home with a size and style similar to what Petitioners propose was marked and accepted into evidence as Petitioners' Exhibit 10. Petitioners believe this style of home will fit in well with the neighborhood in which they live.

Testifying in opposition to the requested relief was Mr. and Mrs. Taylor, who reside next door to the north at 826 Cold Spring Road. They have lived in their home for the last 25 years. Mr. and Mrs. Taylor object to the variance and believe Petitioners are proposing too big a house for this relatively small lot. They believe Petitioners' plans will end up taking away from their property values and will also interrupt their views. They pointed out that the larger homes in the area are mostly on double lots, and also indicated that other new homes that have replaced older homes have been built on the same footprint as the original. In short, they believe Petitioners' plans are excessive, given the size of the subject lot, and that Petitioners could still build an adequately sized home without the necessity of zoning relief. In his closing remarks,

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Protestants' attorney, Mr. Maslan, also argued that Petitioners had not met their legal burden for variance relief because they had not satisfied the uniqueness requirement, and had not proven difficulty or hardship, or that such was largely self-inflicted.

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 December 23, 2008 which indicate that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25% and the 15% afforestation requirement applies. Comments were also received from the Bureau of Development Plans Review dated November 24, 2008 which indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Most significantly, this is a prior lot of record that was platted and recorded in 1910, decades before the first Zoning Regulations were ever contemplated or adopted. In addition, the existing home itself was constructed in 1952, prior to the March 1955 Regulations. It is also significant in my mind that the existing home was built far to one side of the property -- the south side -- and the existing garage and sheds are located right at the property line to the south. None of these existing conditions would be permitted by the current Zoning Regulations. I also

~~REDACTED~~
1-29-09


believe the property itself is unique because virtually none of the lots in this subdivision are alike. Yes, they are mostly 50 foot wide lots, but due to the location and contours of the road and the shoreline, the lots all have different shapes and varying depths. Therefore I find the property unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Petitioners' existing home is only 22 feet wide, which is very small by today's standards. Due to the imposition of zoning on this property, Petitioners would be permitted only a 25 foot wide replacement home in order to satisfy the 25 foot sum of side yards setback, which is the main variance request that is at issue in this case -- not the individual side yard setbacks. In particular, the proposed 8 foot side yard setback to the south is what currently exists and is not opposed by the adjacent neighbor. The proposed 10 foot side yard setback to the north -- adjacent to Protestants' property -- meets the individual side yard setback requirement. It is the sum of 18 feet that does not meet the Zoning Regulations and necessitates the instant relief.

Although Protestants take issue with the size of Petitioners' proposed home, especially the depth of 70 feet, I do not believe that is unreasonable, given that the existing home -- when it had the previous addition attached -- was 68 feet deep. I also believe the overall size of the proposed home will be mitigated to a great extent by the fact that Petitioners will be razing all the existing structures, including the garage and sheds. Petitioners are also moving the location of the proposed home closer to the roadside than the existing home, which will likely enhance and not restrict the waterfront views of neighbors, including Protestants.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety

APPROVED FOR FILING
1.29.09
[Signature]

and general welfare. Although I am mindful of Protestants' objections, I was also very impressed by the outpouring of support from the adjacent neighbor to the south, Ms. Sisson, and the other 13 neighbors that signed a petition in support of the variance relief.

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 29th day of January, 2009 that the requested Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet and a sum of both sides of 18 feet in lieu of the required 10 feet and 25 feet, respectively, be and is hereby GRANTED, subject to the following:

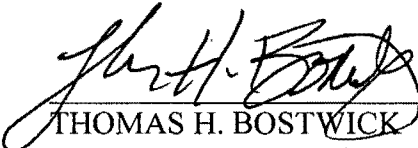
1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25% and the 15% afforestation requirement applies.
4. The base flood elevation for this site is 10.2 feet Baltimore County Datum. The flood protection elevation for this site is 11.2 feet. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. 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.

ORDER REQUESTED FOR FILED

1-29-09
pm

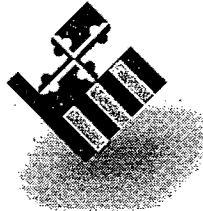
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

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

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1-29-09
pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 29, 2009

THOMAS EDWARD IHLE, SR. AND SHIRLEY CAMIOLO
822 COLD SPRING ROAD
MIDDLE RIVER MD 21220

Re: Petition for Administrative Variance
Case No. 2009-0135-A
Property: 822 Cold Spring Road

Dear Mr. Ihle and Ms. Camiolo:

Enclosed please find the decision rendered in the above-captioned case.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Tom H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Bernadette Moskunus, Site Rite Surveying, Inc., 200 East Joppa Road, Room 101, Towson MD 21286
Ira and Catherine Taylor, 826 Cold Spring Road, Middle River MD 21220
Gary Maslan, Esquire, 7508 Eastern Avenue, Baltimore MD 21224



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

822 Cold Spring Rd
for the property located at Middle River, MD 21220
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 reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Thomas Edward Ihle, Sr
Name - Type or Print

Signature

Shirley Camiolo
Name - Type or Print

Signature

822 Cold Spring Rd. 410-218-2737
Address Telephone No.

Middle River, MD 21220
City State Zip Code

Representative to be Contacted:

Thomas Edward Ihle, Sr.
Name

822 Cold Spring Rd. 410-218-2737
Address Telephone No.

Middle River, MD 21220
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 1-29-09 day of January, 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. 2009-0135-A
JIM YINUCO 20100128
REV: 10/25/01 mmco ym
0102 1 adm1092



Reviewed By BK Date 11/5/08

Estimated Posting Date 11/16/08

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

Address 822 Cold Spring Rd.
City Middle River, MD State 21220 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):

A narrow lot was created before DR 3.5 zoning which prohibits us from building a reasonable dimension dwelling. Setbacks need to be variances to allow for us to build a 30' home.

Currently living in a very narrow shotgun home and need more room for practical living i.e., more bedrooms, more bathrooms, etc.

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.

Thomas Edward Ihle Sr.
Signature

Thomas Edward Ihle Sr.
Name - Type or Print

Shirley Camiolo
Signature

Shirley Camiolo
Name - Type or Print

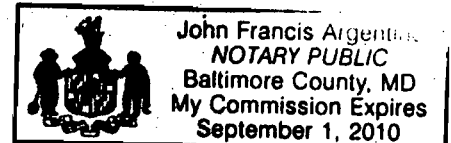
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of October, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Shirley Camiolo and Thomas Edward Ihle Sr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal.

John Francis Argentina
Notary Public
My Commission Expires



1B02.3.C.1 to permit a side yard setback of 8 ft. and a sum of both sides of 18 ft. in lieu of the required 15 ft. and 25 ft., respectively.

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 822 Cold Spring Rd.
Address Middle River, 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):

A narrow lot was created before DR 3.5 Zoning which prohibits us from building a reasonable dimension dwelling. Setbacks need to be variances to allow for us to build a 30' home.

Currently living in a very narrow shotgun home and need more room for practical living i.e., more bedrooms, more bathrooms, etc.

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.

Thomas Edward Ihle Sr.
Signature
Name - Type or Print

Shirley Camiola
Signature
Name - Type or Print

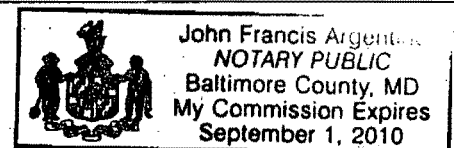
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of October, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Shirley Camiola and Thomas Edward Ihle Sr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

John Francis Argenteau
Notary Public
My Commission Expires



ZONING DESCRIPTION

Zoning Description For 822 Cold Spring Road

Beginning at a point on the west side of Cold Spring Road, which is 40 feet wide at the distance of 334 ft. south of the centerline of the nearest improved intersecting street Chesapeake Avenue, which is 40 ft. wide. Being Lot # 189 in the subdivision of Long Beach Estates as recorded in Baltimore County Plat Book #4, Folio# 131, containing 8,127 square feet. Also known as 822 Cold Spring Road and located in the 15th Election District, 6th Councilmanic District.

No. 2285

Date: 11/5/08

Rev	Sub	Source/	Rev/
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[illegible]

Total:	\$65.00
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Rec

—rom:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

1000

CASHIER'S VALIDATION

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: #2009-0135-A

822 Cold Spring Road
W/side of Cold Spring Road,
334 feet south of centerline of
Chesapeake Avenue
15th Election District
6th Councilmanic District
Legal Owner(s): Thomas Edward
Ihle, Sr. & Shirley
Camilo

Variance: to permit a side yard
setback of 8 feet and a sum of
both sides of 18 feet in lieu of
the required 15 feet and 25
feet, respectively.

Hearing: Friday, January 9,
2009 at 9:00 a.m. in Room
106, Jefferson Building, 111
West Chesapeake 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 concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.
JT 12/754, Dec. 23, 191000

CERTIFICATE OF PUBLICATION

1/7/, 2009

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 12/23/, 2008.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 2009-0135-A

Petitioner/Developer: THOMAS
THLE SL

Date Of Hearing/Closing: 12/1/08

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 822 COLD SPRING RD

This sign(s) were posted on November 16, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 11/16/08
(Signature of sign Poster and Date)

Martin Ogle

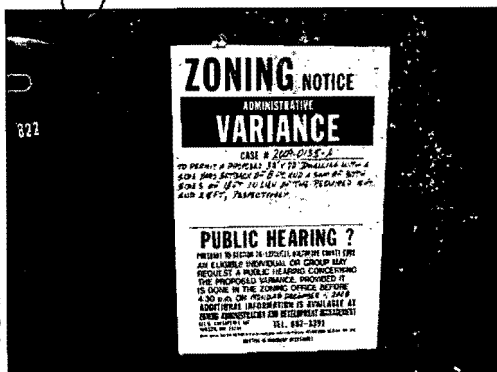
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



11/16/2008

CERTIFICATE OF POSTING

RE: Case No: 2009-0135-A

Petitioner/Developer: THOMAS
ITHE

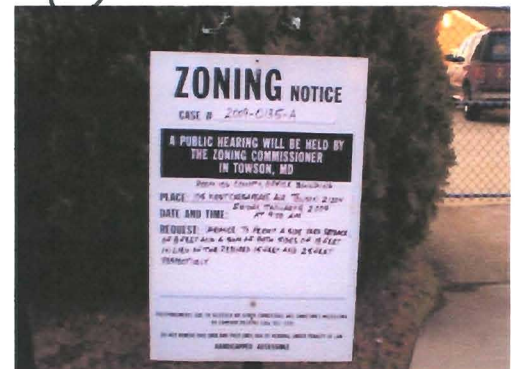
Date Of Hearing/Closing: 1/9/2009

Martin Ogle

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

Attention:

Ladies and Gentlemen:



12/26/2008

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 822 COLD SPRING RD

This sign(s) were posted on December 24, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 12/24/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

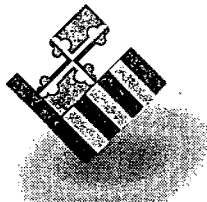
Balto. Md 21220

(443-629 3411)

ATTN:

BILL WISEMAN

THIS IS THE ONE
I CALLED YOU ABOUT
THE POSTING DATE
ON 12/30/08



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
December 5, 2008 *Development Management*

Mr. Ihle, Sr.
Ms. Shirley Camiolo
822 Cold Spring Road
Middle River, MD 21220

Dear Mr. Ihle, Ms. Camiolo:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 2009-0135-A

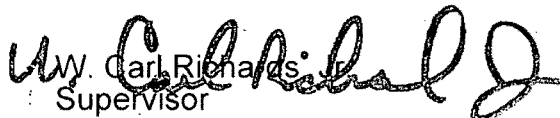
The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand requiring a public hearing concerning the above proposed administrative procedure.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Bruno Rudaitis at 410-887-3391.

Very truly yours,


W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Mr. & Mrs. Taylor, 826 Cold Spring Road, Baltimore 21220



RECEIVED

NOV 24 2008

OT

FORMAL DEMAND FOR HEARING

CASE NUMBER: 2009-0135-AAddress: 822 COLD SPRING RD., 21220Petitioner(s): THE CAMIOLLO

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Ira James + Catherine M. Taylor
Name - Type or Print(☒) Legal Owner OR () Resident of
826 Cold Spring Rd
AddressBaltimore MD 21220
City State Zip Code410-335-4174
Telephone Number

which is located approximately Next door feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Ira J. Taylor 11-24-08
Signature DateCatherine M. Taylor 11-24-08
Signature Date
Revised 9/18/98 - wcr/scj

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

No. **31385**

Date: 11/24/08

PAID RECEIPT

BUSINESS ACTUAL TIME 11/25/2008 11/24/2008 12:51:21 1

REG 0504 WALKIN RICH 10M
 RECEIPT # 441251 11/24/2008 OFLN

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	806	0000		6150				50.00	001

5 528 ZONING VERIFICATION
 031385

Recpt Tot 550.00
 050.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: 50.00

Rec From: CATHERINE TAYLOR

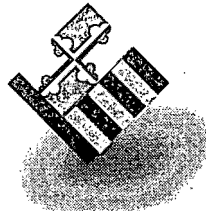
For: DEMAND FOR HEARING
2009-0135-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



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

CORRECTED 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: 2009-0135-A

822 Cold Spring Road

W/side of Cold Spring Road, 334 feet south of centerline of Chesapeake Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Thomas Edward Ihle, Sr. & Shirley Camiolo

Variance to permit a side yard setback of 8 feet and a sum of both sides of 18 feet in lieu of the required 15 feet and 25 feet, respectively.

Hearing: Friday, January 9, 2009 at 9:00 a.m. in Room 106, County Office Building;
111 West Chesapeake Avenue, Towson 21204

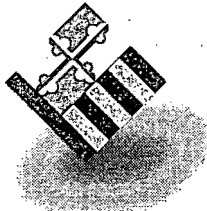
A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. Ihle, Ms. Camiolo, 822 Cold Spring Road, Middle River 21220
Ira James, Catherine Taylor, 826 Cold Spring Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., DECEMBER 24, 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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

December 4, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2009-0135-A

822 Cold Spring Road

W/side of Cold Spring Road, 334 feet south of centerline of Chesapeake Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Thomas Edward Ihle, Sr. & Shirley Camiolo

Variance to permit a side yard setback of 8 feet and a sum of both sides of 18 feet in lieu of the required 10 feet and 25 feet, respectively.

Hearing: Friday, January 9, 2009 at 9:00 a.m. in Room 106, County Office Building,
105 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Mr. Ihle, Ms. Camiolo, 822 Cold Spring Road, Middle River 21220
Ira James, Catherine Taylor, 826 Cold Spring Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., DECEMBER 24, 2008**
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TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 23, 2008 Issue - Jeffersonian

Please forward billing to:
Thomas Ihle, Sr.
822 Cold Spring Road
Middle River, MD 21220

410-218-2737

NOTICE OF ZONING HEARING

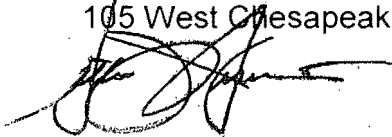
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Variance to permit a side yard setback of 8 feet and a sum of both sides of 18 feet in lieu of the required 10 feet and 25 feet, respectively.

Hearing: Friday, January 9, 2009 at 9:00 a.m. in Room 106, County Office Building,
105 West Chesapeake 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 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0135 -A Address 822 Cold Spring Rd.
Contact Person: Bruno Radaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/5/08 Posting Date: 11/16/08 Closing Date: 12/1/08

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0135 -A Address 822 Cold Spring Rd.
Petitioner's Name Thomas Ihle Sr. & Shirley Camile Telephone 410-218-2737
Posting Date: 11/16/08 Closing Date: 12/1/08
Wording for Sign: To Permit a proposed 32' x 70' dwelling with a side yard setback of 8 ft. and a sum of both sides of 18 ft. in lieu of the required 10 ft. and 25 ft., respectively.

WCR.- Revised 7/7/08

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

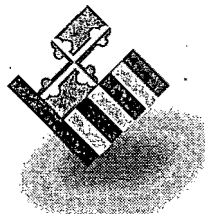
For Newspaper Advertising:

Item Number or Case Number: 2009-0135-A
Petitioner: Thomas Edward Ihle Sr & Shirley Camiola
Address or Location: 822 Cold Spring Rd Middle River, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Edward Ihle Sr. & Shirley Camiola
Address: 822 Cold Spring Rd. Middle River, MD 21220

Telephone Number: 410-218-2737



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
January 6, 2009

Thomas E. Ihle, Sr. & Shirley Camiolo
822 Cold Spring Rd.
Middle River, MD 21220

Dear: Thomas E. Ihle, Sr. & Shirley Camiolo

RE: Case Number 2009-0135-A, 822 Cold Spring Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 16, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Ira James & Catherine Taylor, 826 Cold Spring Rd., Baltimore, MD 21220

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JAN 0 7 2009

BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 23, 2008

SUBJECT: Zoning Item # 09-135-A
Address 822 Cold Spring Road
(Ihle & Camiolo Property)

Zoning Advisory Committee Meeting of November 17, 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 within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25% and the 15% afforestation requirement applies.

Reviewer: Regina Esslinger

Date: December 2, 2008

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2008
Item No. 09-135

RECEIVED
JAN 07 2009

BY:

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

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

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

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

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CFN:cab

cc: File

ZAC-ITEM NO 09-135-11242008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 3, 2008

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

RECEIVED
DEC 3 2008

BY:

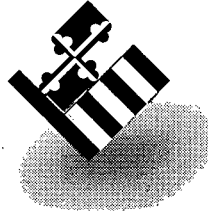
SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-135- Administrative Variance**

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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

December 16, 2008

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

ATTENTION: Zoning Review planners

Distribution Meeting of: December 15, 2008

Item No.: 2009-0135-A, 2009-0153-X, 2009-0158-SPHAXA, 2009-0159-A,
2009-0160-A, 2009-0161-SPHXA, 2009-0162-A, 2009-0163-A,
2009-0165-A, AND 2009-0166-SPH.

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.

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

Don W. Muddiman, Acting Lieutenant
Fire Marshal's Office
(Office) 410-887-4880
MS-1102F

cc: File



BALTIMORE COUNTY
MARYLAND

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

November 20, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 17, 2008

ItemNumbers 0111,0126,0127,0128,0129,0130,0131,0132,0133, ~~0135~~ 0137,0138,0140

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 12/16/2008

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

RE: Baltimore County
Item No 2009-0135-A
822 COLD SPRING ROAD
IHLE/CAMICLO 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. 2009-0135-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,

Fol^a Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB





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

State Highway
Administration

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

Maryland Department of Transportation

Date: Nov. 18, 2009

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

RE: Baltimore County
Item No 2009-0135-A
822 COLD SPRING RD
IHLE/CAMIDLO PROPERTY
ADMINISTRATIVE VARIANCE

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Very truly yours,

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2008
Item No. 09-135

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The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

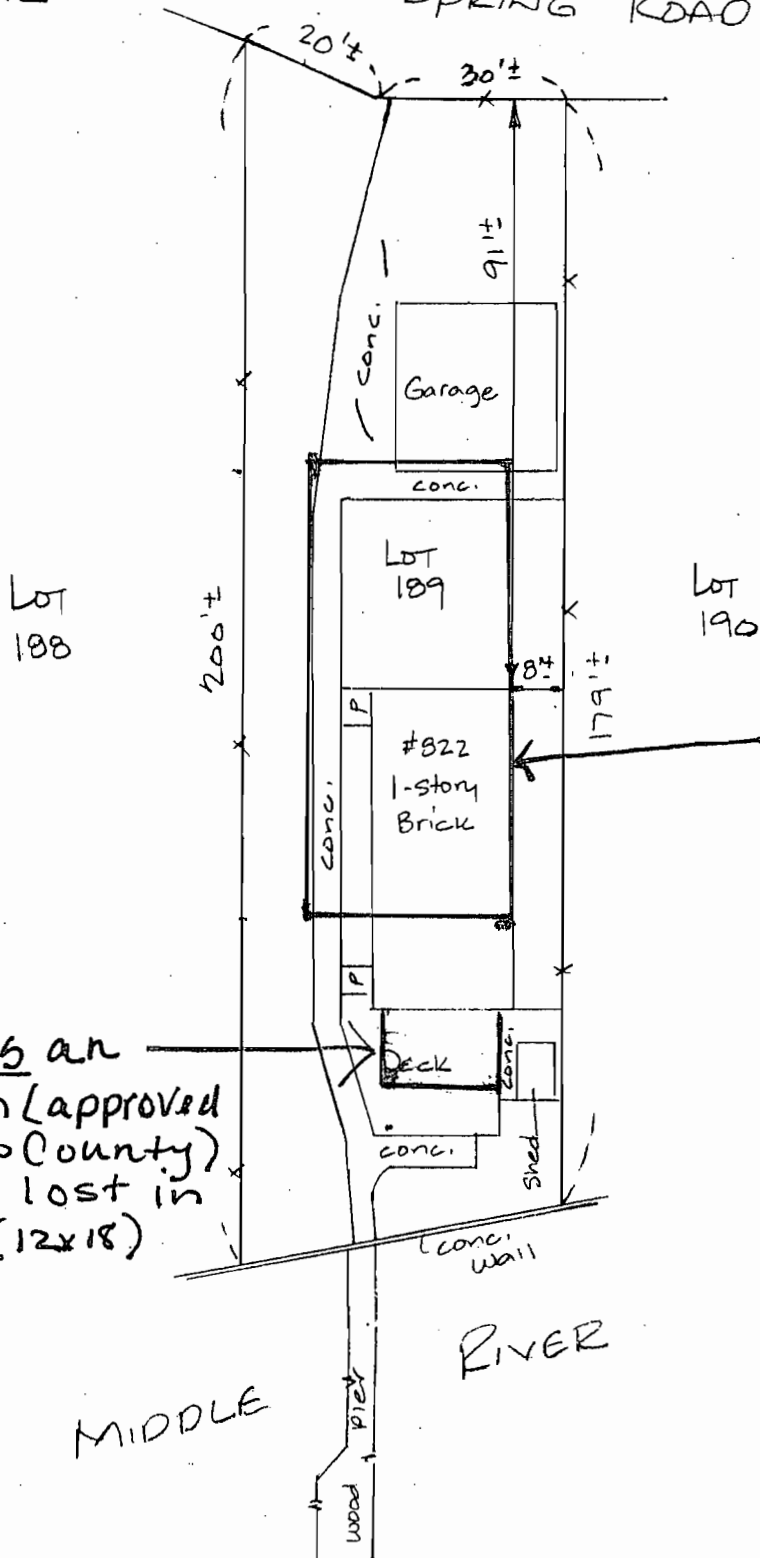
Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 09-135-11242008

Tear down
Garage 24'1/2" x 27'
House 22' x 50'
Addition 12' x 18'
Shed 6' x 9'1/2'

Proposed
New House
32' x 70'

COLD SPRING ROAD



Note:
Fence lies
on or along
lot lines

Proposed New
House 32' x 70'

This was an
addition (approved
by Balto County)
but was lost in
Isabel (12' x 18')

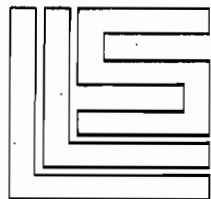
MIDDLE

RIVER

This plot is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing. This plot is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements; and
This plot does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The accuracy of the apparent setback dimensions from the property lines to the improvements is within 10 feet of being greater than or less than the dimension shown.

THE LOT SHOWN HEREON IS IN FLOOD ZONE _____
PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL # _____

MD REG. NO. 21267



L.L.S. LAND
SERVICES, INC.
P.O. BOX 5410
TOWSON, MARYLAND 21285
(410) 879-4735
FAX (410) 879-4736

LOCATION DRAWING
822 COLD SPRING ROAD LOT 189
"Plan C" of LONG BEACH ESTATES"
Plat Book W.P.C. 4, folio 131
Baltimore County, Maryland

DATE: 8-21-06 SCALE: 1"=30' FILE: 06-397

#135

16440 WM



PETITIONER SIGN-IN

0135

1-9-09

2009-0135-A

Bernadette Moskunas Site Rite Surveying Inc
200 E Joppa Road Km 101
Towson, MD 21286

410-828-9060

for 410

828-9066

Shirley Camiola
822 Cold Spring Rd
Middle River, MD 21220

Thomas Ihle
822 Cold Spring Rd.
Middle River, MD 21220

Catherine Taylor
826 Cold Spring Rd
Middle River, MD 21220

Ira Taylor
826 Cold Spring Rd
Middle River, MD 21220

GARY R. MASON, ESQ.
4508 EASTERDALE DR
BOLTON, MA 02224

PROTESTANTS

CASE NAME Tom Ihle
CASE NUMBER 2009-0135-A
DATE 1-9-09

[illegible]

Case No.: 2009-0135-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2 A-H	Photos of property and adjacent props.	
No. 3	Record Plot	
No. 4	County Sewer Sanitation Drawings	
No. 5	Letter of Support from neighbor - 872 Cold Spring	
No. 6	Petition of Support from other neighbors	
No. 7	Location Drawing	
No. 8 A+B	Photos of home w/ prior addition	
No. 9	Aerial Photograph	
No. 10	Home of similar size + shape as proposed	
No. 11		
No. 12		

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

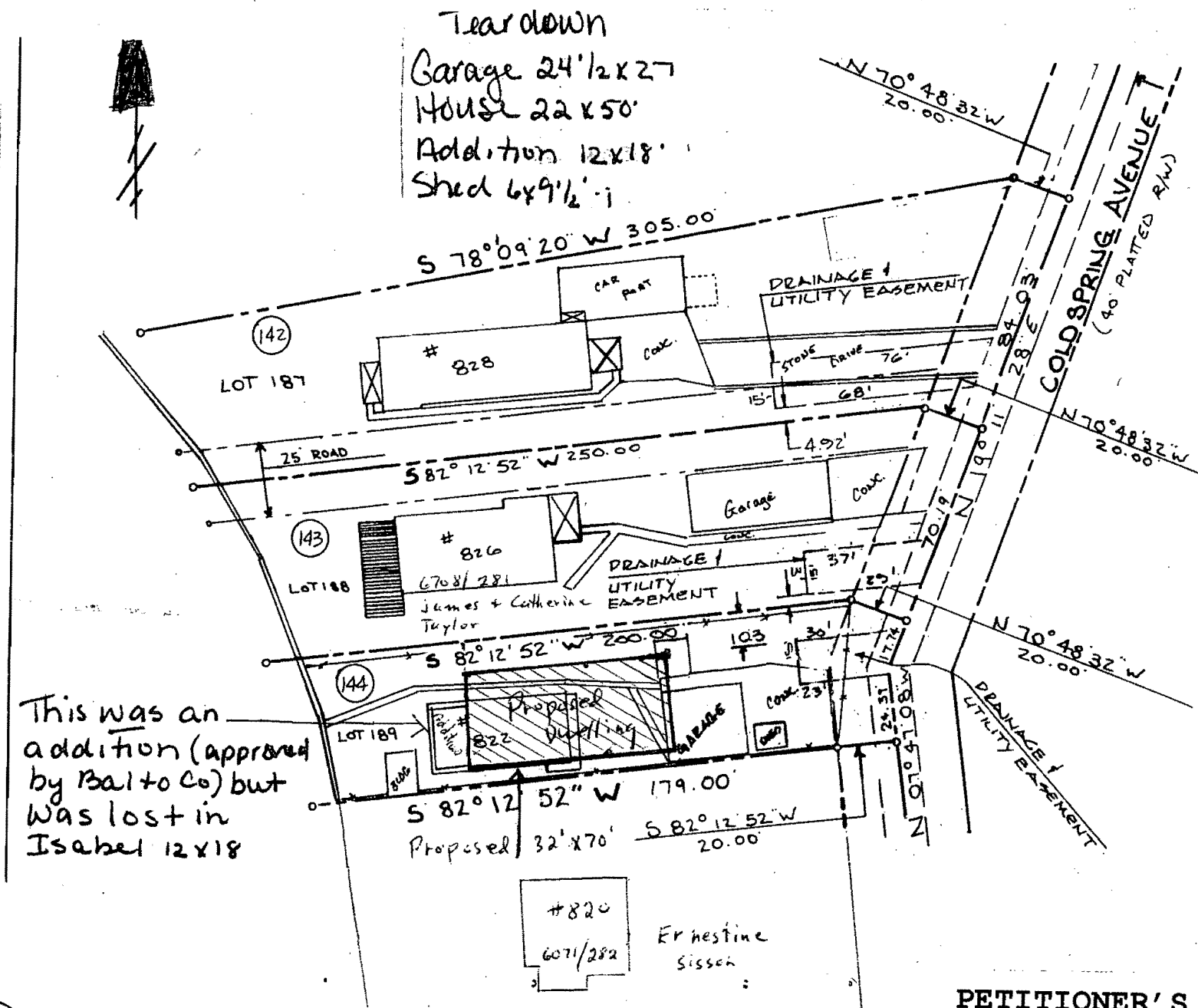
PROPERTY ADDRESS: 822 Cold Spring Rd.

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Long Beach Estates

plat book # 4, folio # 131, lot # 189, section # N/A

OWNER: Thomas Edward Ihle Sr. & Shirley Camisola



This was an addition (approved by Balto Co) but was lost in Isabel 12x18



North

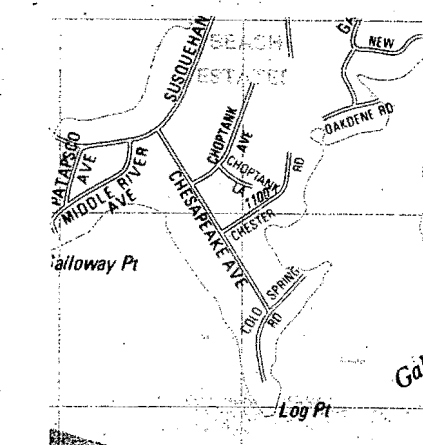
date: 11/5/08

prepared by: SC

Scale of Drawing: 1" = 50'

PETITIONER'S

EXHIBIT NO. _____



Vicinity Map
scale: 1"=2000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 6

1"=200' scale map #: 098131

Zoning: DR-3.5

Lot size: _____
acreage square feet

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: ☒ ☐

100 Year Flood plain ☒ ☐

Historic Property/Building ☐ ☒

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

HR

0135

2009-0135-A



Front of 826
Cold Spring /

PETITIONER'S

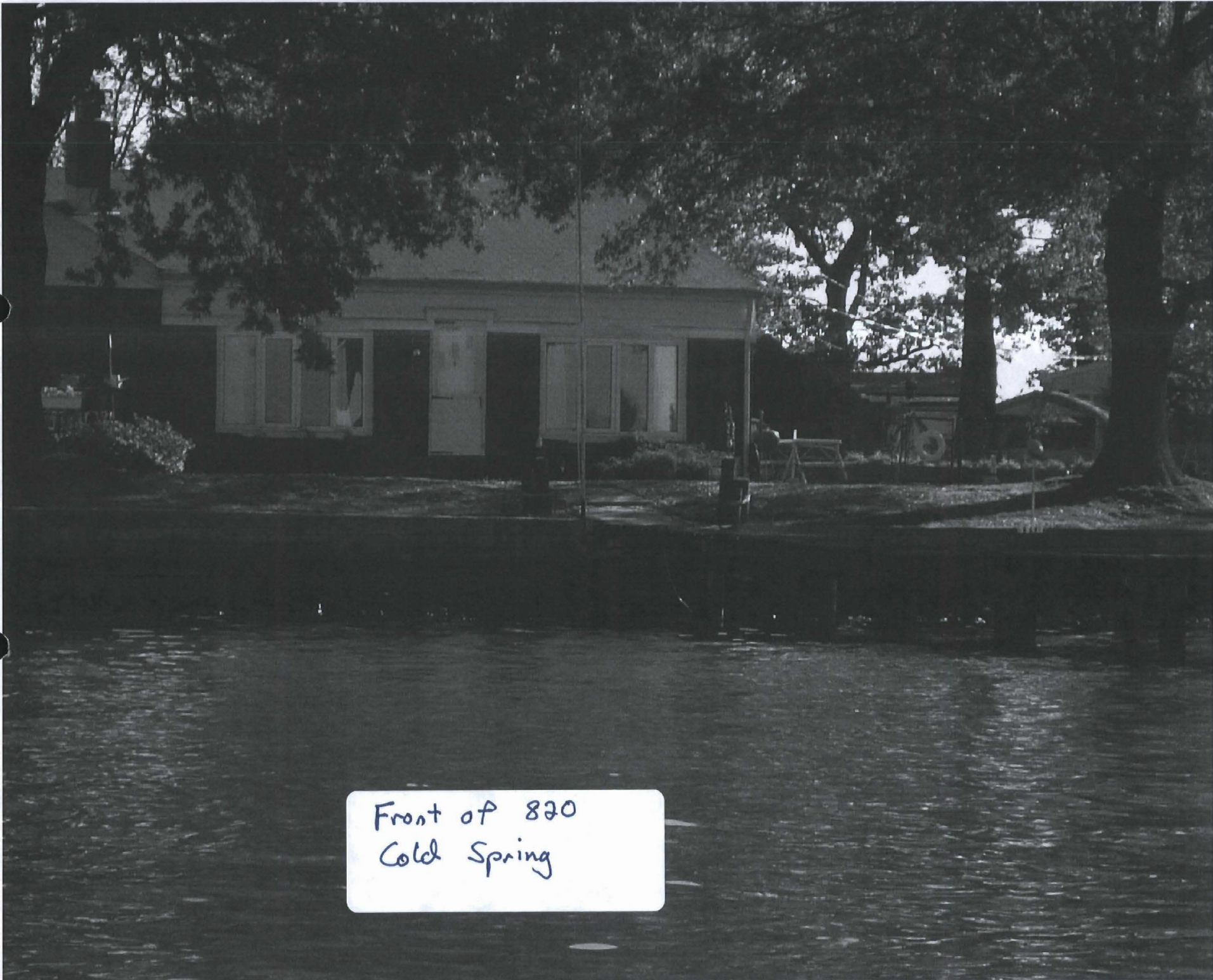
EXHIBIT NO.

2A-2H

Front of 822
Cold Spring

Front of 820
Cold Spring

A

A black and white photograph showing a single-story house with a light-colored exterior and a dark roof. The house is partially obscured by large, leafy trees in the foreground. The house has several windows and a central door. In front of the house is a body of water, possibly a lake or a large pond. The water is dark and reflects some light. The overall scene is somewhat dark and moody.

Front of 820
Cold Spring

B

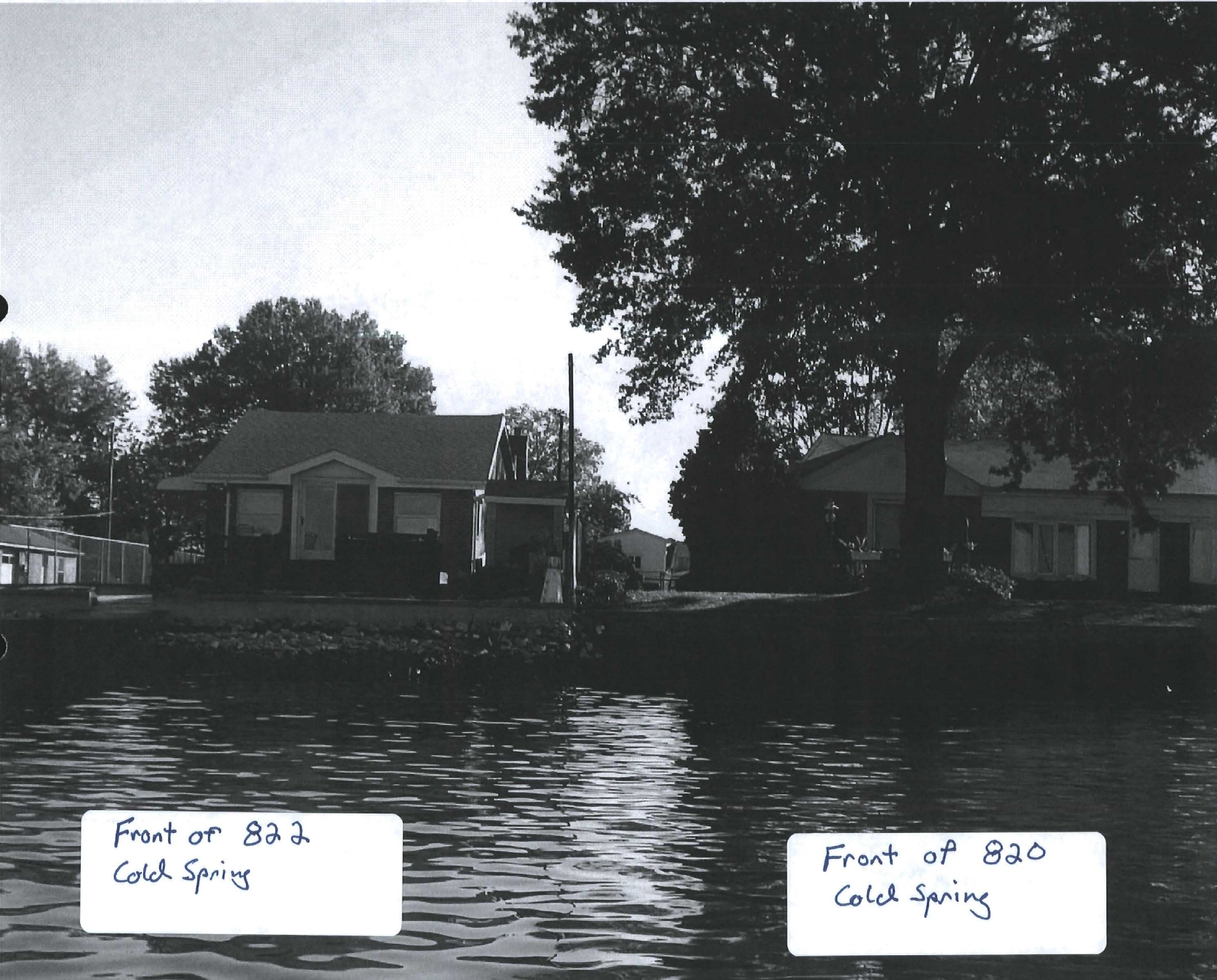
#0135



Front of 826
Cold Spring

C

#0135



Front of 822
Cold Spring

Front of 820
Cold Spring



Front of 822
Cold Spring

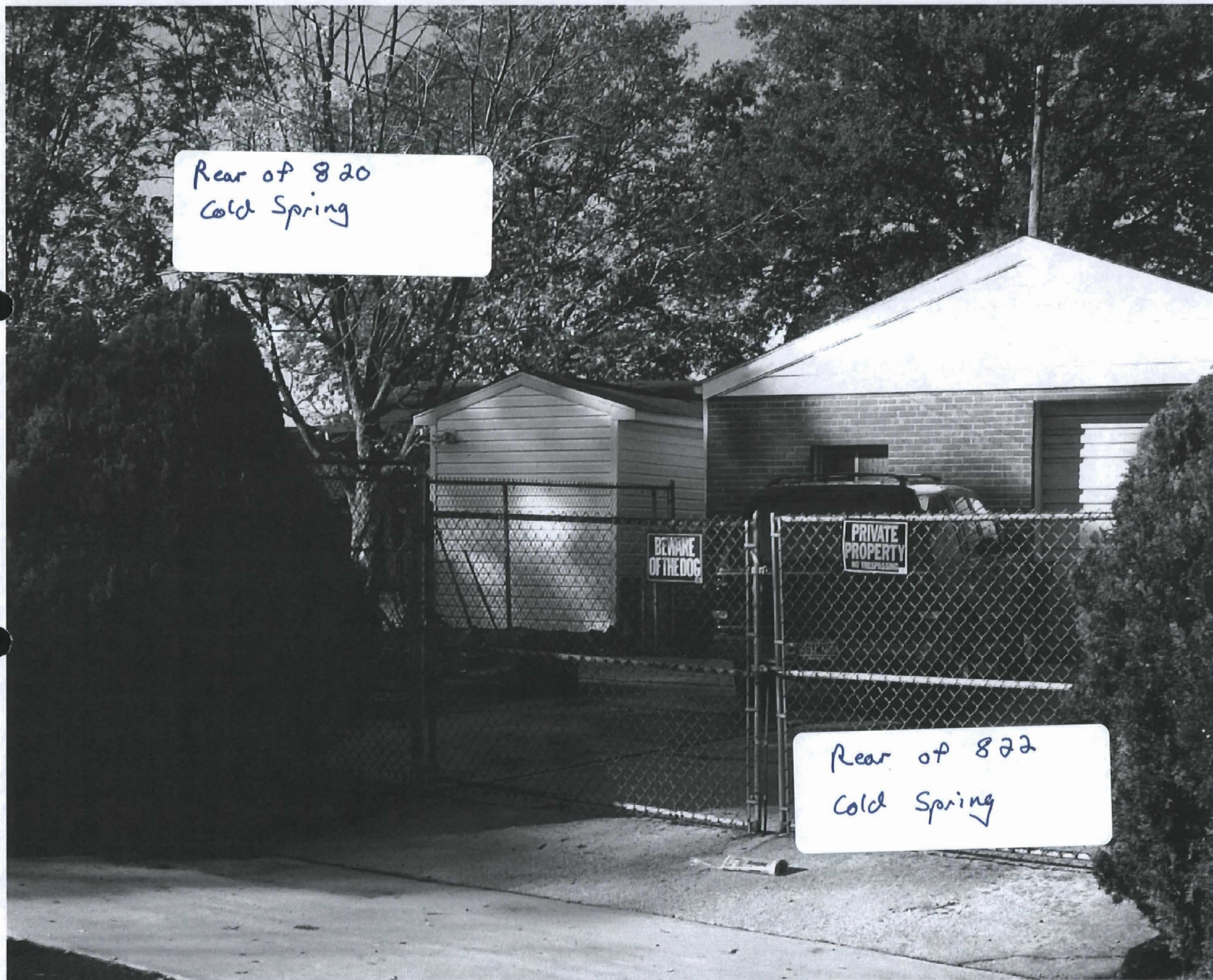


Rear of 822
Cold Spring

Rear of 826
Cold Spring

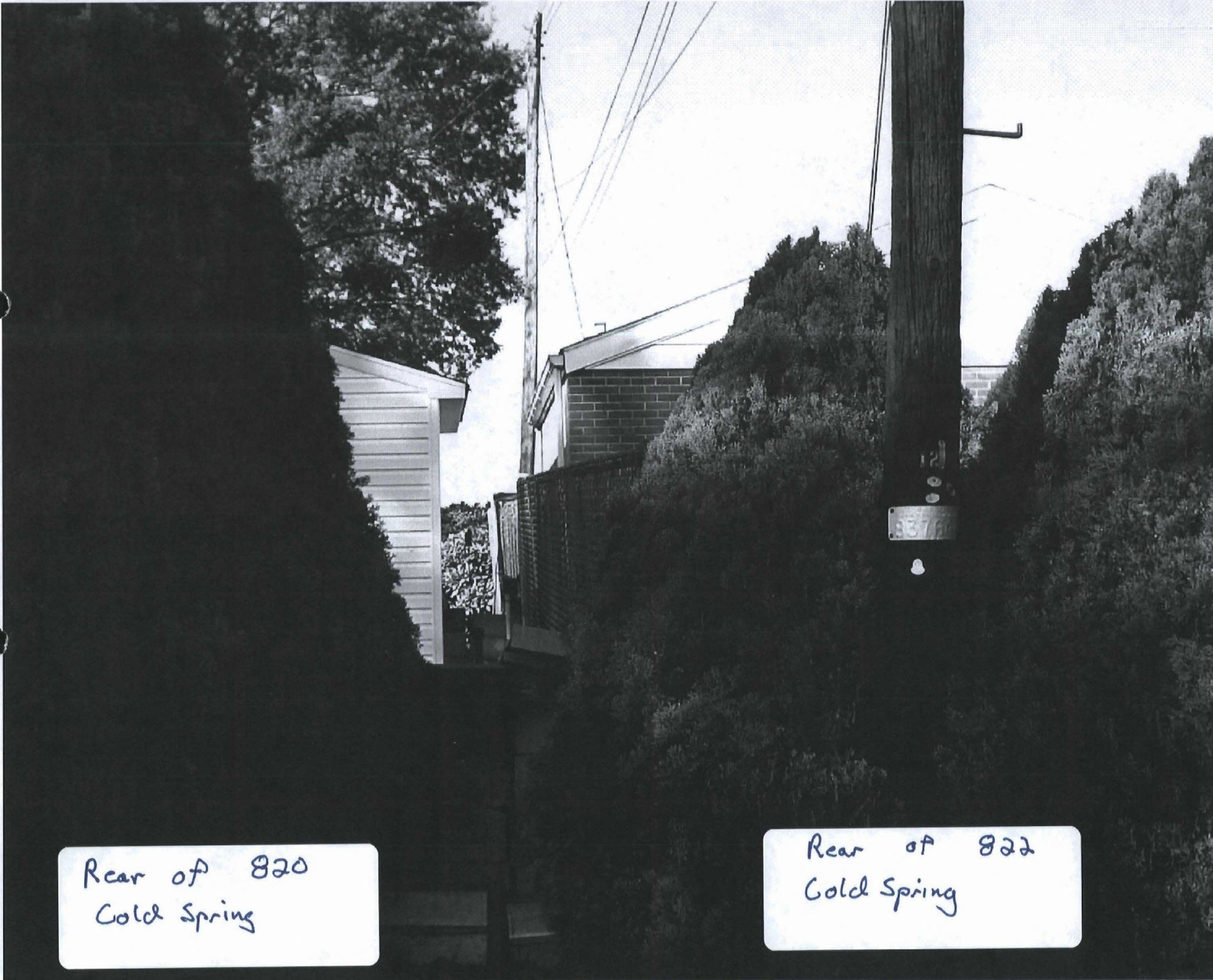
F

Rear of 820
Cold Spring



Rear of 822
Cold Spring

G



Rear of 820
Cold Spring

Rear of 822
Cold Spring

SURVEYED AND PLATTED BY
REDING & HOWARD
CIVIL & LANDSCAPE EN'GRS
BALTIMORE, MD.

PLAN C LONG BEACH ESTATES

SUB-DIVIDED BY
CITYCO REALTY CO.
BALTIMORE, MD.

SCALE 1"=200'

NOV 1910

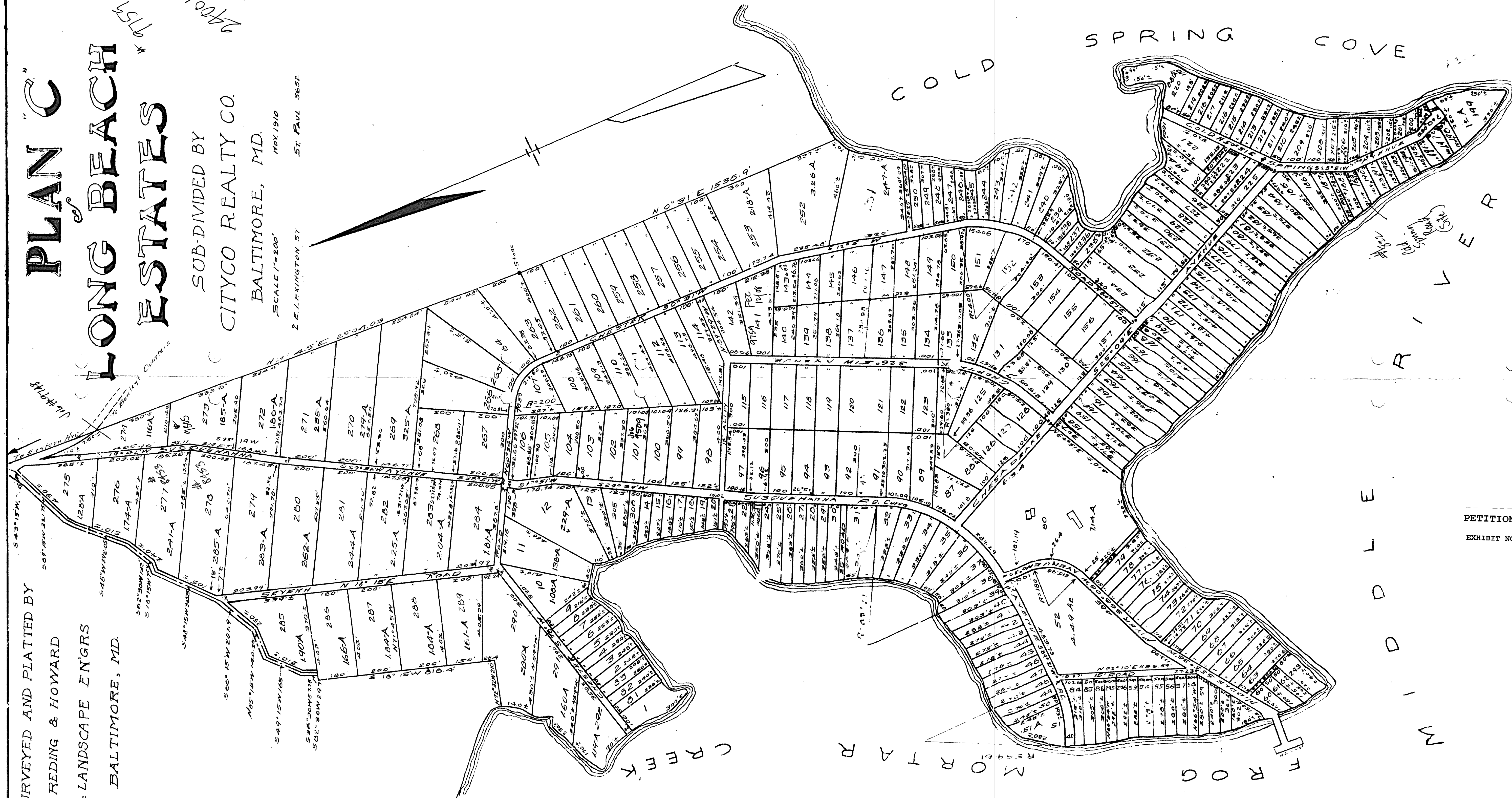
2 ELEXINGTON ST

ST. PAUL 365E

240010
0435B
0445B
Check
map

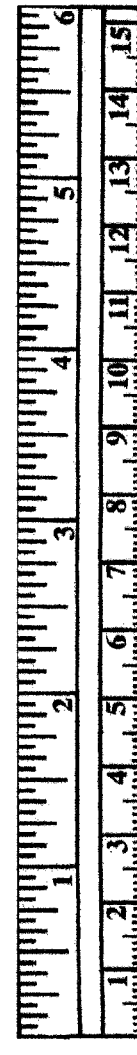
W.P.C. N^o 4.

131

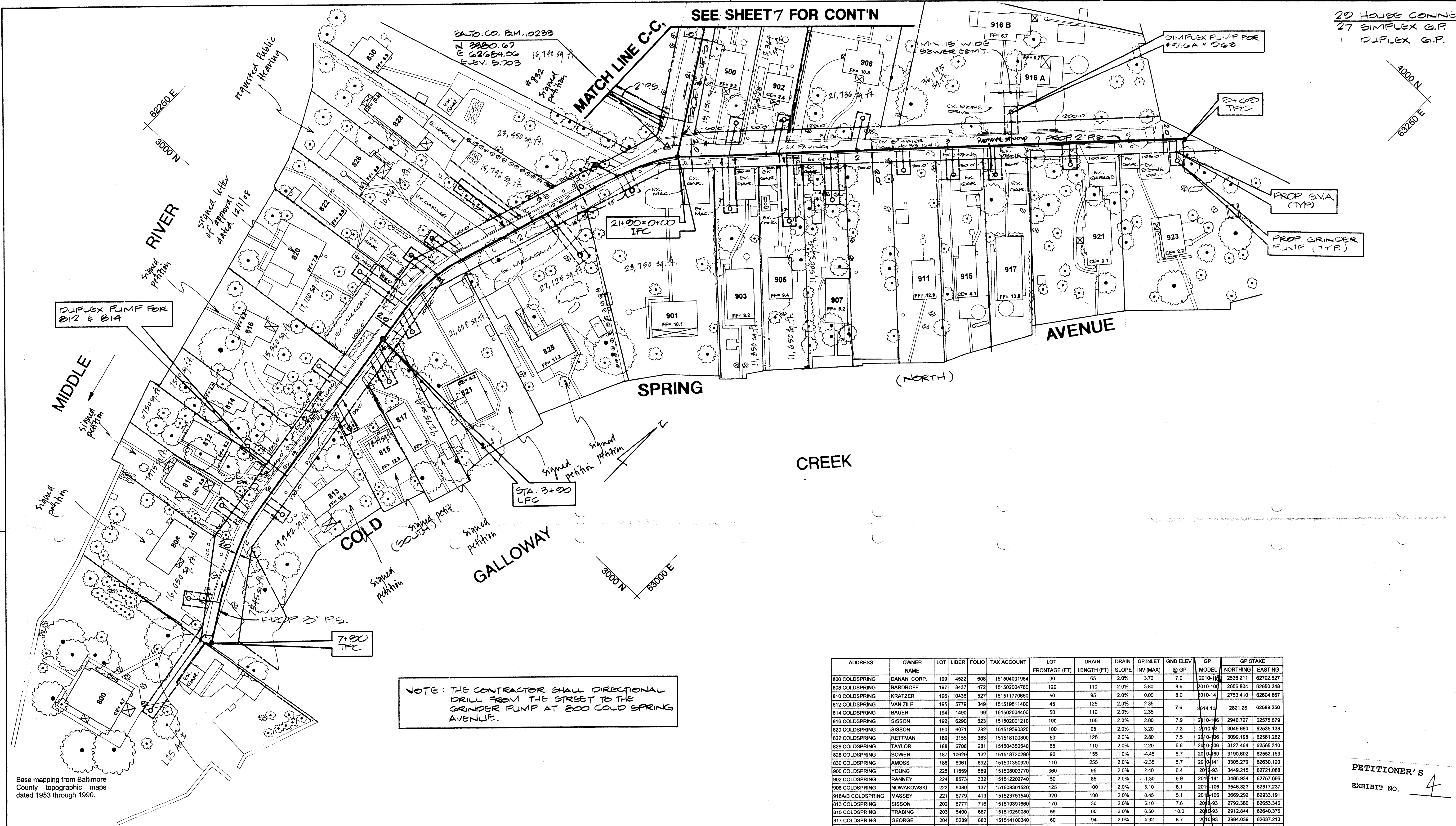


PETITIONER'S
EXHIBIT NO. 3

Filed Aug 7th 1914
Test: Wm P. Cole
Clerk



0048-48-48-48



20 HOUSE CONNECTIONS
27 SIMPLEX G.P.
1 DUPLEX G.P.

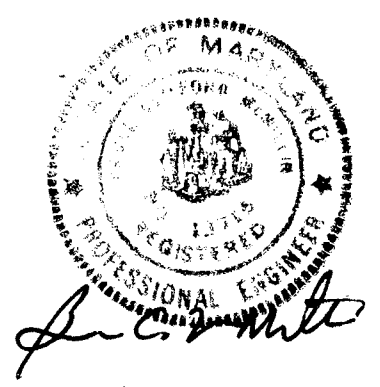
NOTE: THE CONTRACTOR SHALL DIRECTIONAL DRILL FROM THE STREET TO THE GRINDER PUMP AT 800 COLD SPRING AVENUE.

Base mapping from Baltimore County topographic maps dated 1953 through 1990.

MORRIS AND RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, and LANDSCAPE ARCHITECTS
139 North Main Street, Suite 200
Bel Air, Maryland 21014
(410) 879-1690 (410) 836-7560

CITY OF BALTIMORE																																																																					
DIRECTOR DEPT. OF PUBLIC WORKS					DATE					CHIEF, UTILITY ENG. DIVISION BUR. OF WATER AND WASTEWATER																																																											
DATE	RIGHT OF WAY	REF.	ROAD PERMIT AND GRADES	P. W. A. DIR. NO.	CONTRACT NO.	REVISED AS PER RECORD PRINT																																																															
			PERMIT REQUESTED			J.O.	DRAFTSMAN	DATE																																																													
			PERMIT NUMBER																																																																		
			GRADE ESTABLISHED																																																																		
			PROFILE NUMBER																																																																		
DESIGNED	B.C.M.		BUREAU OF ENGINEERING	HIGHWAYS	STRUCTURES	WATER	SEWER	FIELD ENGINEER	BUREAU OF ENGINEERING AND CONSTRUCTION					DEPARTMENT OF PUBLIC WORKS																																																							
DRAWN	M.R.A.		ENGINEER	B.C.M.		REVIEWED	LCB	JWA	LFK	BFK	GK	APPROVED	CHIEF		APPROVED	DIRECTOR																																																					
CHECKED	B.C.M.		DATES	5/10/99	LIC. NO. 13715	DATE	4/21/99	4/21/99	4/21/99	4/21/99	4/21/99	DATE	4/22/99		DATE																																																						
4.6.00 GENERAL REVISIONS MRA										2/2/00 Change G.P. size for 800 Cold Spring to 18" simplex 1/3H																																																											
LEVEL BK.										KEY SHEET										SCALE										BALTIMORE COUNTY										DEPARTMENT OF PUBLIC WORKS										BUREAU OF ENGINEERING AND CONSTRUCTION										SHEET 2 OF 20									
DETAIL BK.										POSITION SHEET										PLAN: 1"=50'										LONG BEACH AREAS 1 AND 2 WASTEWATER COLLECTION SYSTEM										DWG. NO. 1999-1838																													
DATE										REVISION										PROFILE: HOR. VERT. M/A										SUBDIVISION LONG BEACH										EL. DISTRICT NO. 1505										FILE: 1																			

PETITIONER'S
EXHIBIT NO. 4



December 1, 2008

To whom it may concern:

I, Ernestine Sisson of 820 Cold Spring Rd, Middle River, MD 21220, am **not** in opposition to the variance that Thomas Ihle, Sr. and Shirley Camiolo of 822 Cold Spring Rd, Middle River, MD 21220, are requesting of Baltimore Country Zoning.

I am aware of their request for a variance which would allow them to build a 32' x70' dwelling, which would be 8ft from my property line. The existing dwelling is also 8ft from my property line and I feel that is sufficient distance between our homes.

Sincerely,

Ernestine Sisson

Ernestine Sisson

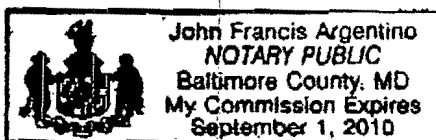
On December 1, 2008, before me, _____ appeared Ernestine Sisson _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

John Francis Argentino
Signature of Notary

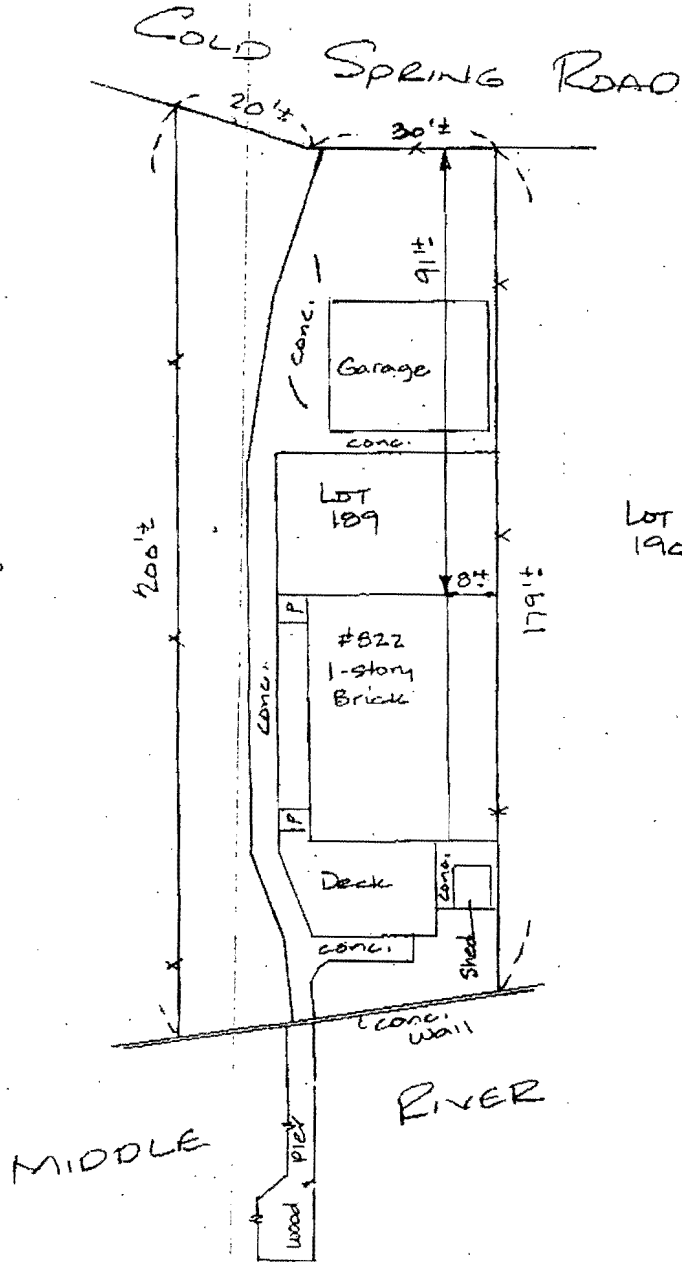
Affiant _____ Known ☒ Produced ID

Type of ID Power License
(Seal)



PETITIONER'S

EXHIBIT NO. 5



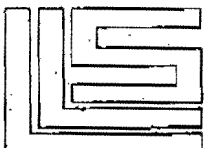
Note:
Fence lies
on or along
lot lines

(location
survey)
Ref. Ex 7

This plot is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing. This plot is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements; and This plot does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The accuracy of the apparent setback dimensions from the property lines to the improvements is within 10 feet of being greater than or less than the dimension shown.

THE LOT SHOWN HEREON IS IN FLOOD ZONE
PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL #

MD REG. NO. 21267

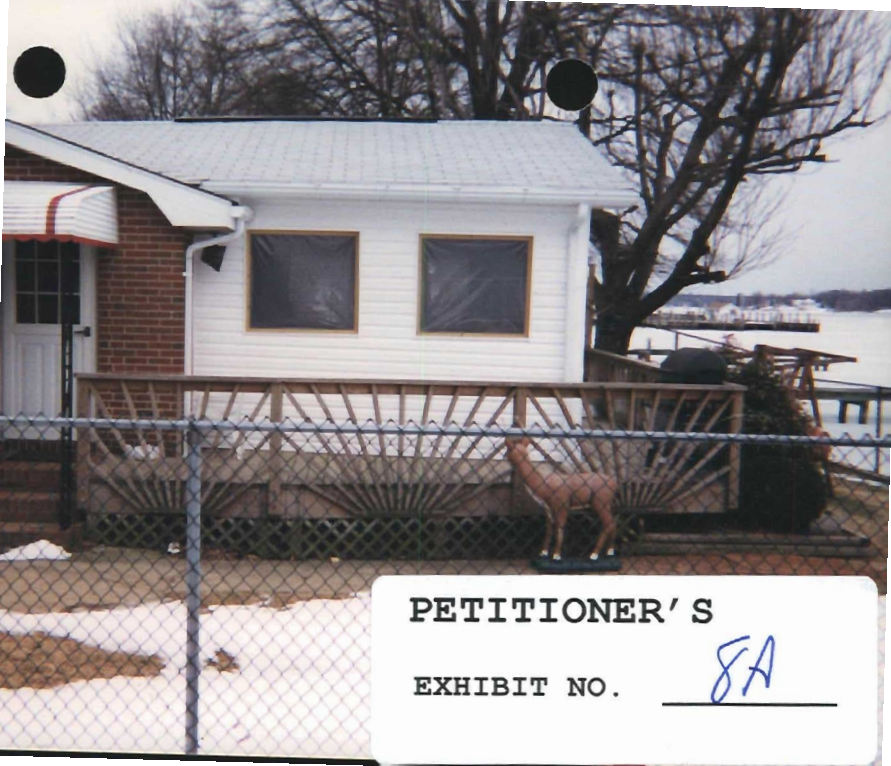


L.L.S. LAND
SERVICES, INC.
P.O. BOX 6410
TOWSON, MARYLAND 21286
(410) 879-4735
FAX (410) 879-4736

LOCATION DRAWING
#822 GOLD SPRING ROAD LOT 189
"Plan C" of LONG BEACH ESTATES"
Plat Book W.P.C. 4, folio 131
Baltimore County, Maryland

DATE: 8-21-06 SCALE: 1"=30' FILE: 06-397

16440 WM



PETITIONER' S

EXHIBIT NO.

8A

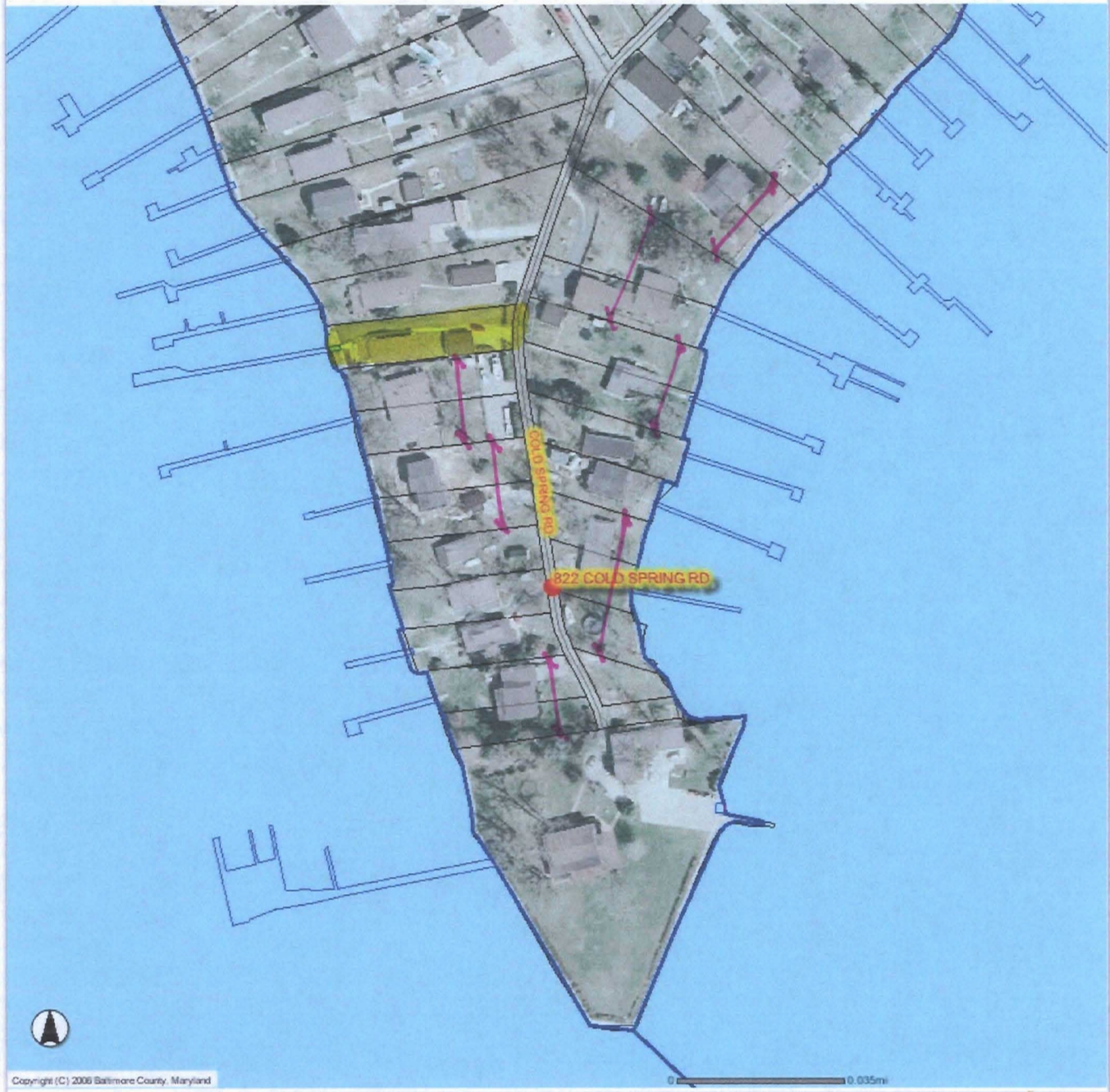


PETITIONER' S

EXHIBIT NO.

JB

Baltimore County - My Neighborhood



Mixture of single and double lots
vary in lot area and depth.

Ref Ex. 9



Peb Ex. 10