

IN RE: **PETITION FOR VARIANCE**
NW/S of Bayside Road, 593' NE/S of
C/line of Beachwood Avenue
(1224 Bayside Road)
15th Election District
6th Council District

George Winterling, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* **Case No. 2009-0252-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, George D. and Denise Winterling. Petitioners request variance relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 17 feet in lieu of the required 35-foot setback that was approved on December 1, 2006 in Zoning Case No. 07-072-A. The subject property and requested relief are more particularly described on the site plan submitted, which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requested variance was George Winterling, property owner, and R. Alonzo Childress, the professional engineer with R.A. Childress & Associates, Inc., who prepared the site plan for the Petitioners. John Goodman, a property owner whose home is located behind the subject property, appeared as an interested citizen who supported the requested variance at the public hearing. There were no Protestants or other interested citizens in attendance at the public hearing.

By way of background, this property is well known to me because I reviewed and granted variance relief to the previous owners in Case No. 07-072A. This property is located on the north side of Bayside Road, west of Cedar Road and south of Evergreen Road at the eastern end of Baltimore County off of Back River Neck Road. The property is zoned R.C.5 and known as

ORDER RECEIVED FOR FILING
Date 8-10-11
By 3

1/2 of Lot 90 (bisected in 1943 for unknown reasons), Lot 91 and Lot 92 in the "Evergreen Park" subdivision, which was recorded in the Land Records of Baltimore County many years ago (in 1924) prior to the establishment of current zoning regulations. I am aware that many of the lots in this subdivision are undersized and do not meet current R.C.5 requirements. This particular property is heavily wooded, and had been used as a dumping area prior to the hearing in Case No. 07-072-A. Relief is requested as set forth above to allow the Winterlings to construct a single family dwelling with a garage that will have a 17 foot setback from the eastern edge of the property in lieu of the 35 feet mandated by the B.C.Z.R.

On behalf of the Petitioners, Mr. Childress submitted a number of photographs, which provided an overview of the layout of the subject property and surrounding area. The photographs were collectively marked and accepted into evidence as Petitioners' Exhibits 2B. To accompany the photographs, Mr. Childress also submitted a marked copy of the site plan, which was marked and accepted into evidence as Petitioners' Exhibit 2A. The marked site plan served as a photo key identifying the location and vantage point of each of the accompanying photographs.

Evidence and testimony revealed that the subject property contains a gross area of 14,975 square feet and is currently served by public water and sewer. The photographs show that many of the existing homes in the surrounding community were built on similar sized lots and are therefore not in compliance with the setbacks required in an R.C.5 zone. Petitioners presented their proposal to five (5) neighboring property owners who each signed and stated that they had no objection to the 17-foot proposed setback on the garage side of the property. John Goodman, who lives behind the subject property and appeared at the public hearing, agreed to sign the same petition, which was marked and accepted into evidence as Petitioners' Exhibit 3.

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Date 6-10-09
By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated March 10, 2009, which indicate that the Office does not oppose the Petitioners' request. The Department of Environmental Protection and Resource Management (DEPRM) also submitted a comment dated May 4, 2009, which stated that development of the 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. Additionally, the lot is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area and lot coverage is limited to 5,445 square feet. Forest clearing up to 20% must be mitigated 1:1, forest clearing between 20-30% must be mitigated at 1.5:1 for the entire area cleared, and forest clearing above 30% requires a variance and mitigation at 3:1 for the entire area cleared.

After reviewing all of the evidence and testimony presented at the public hearing, I am persuaded that the requested variance should be granted. Initially, I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This property was already found to be unique in a zoning sense in Case No. 07-072-A, and I reiterate that finding in this Order. The property, similar to many properties in the surrounding area, is undersized and cannot feasibly meet the setback requirements for an R.C.5 zone. Thus, I also find that strict compliance with the zoning regulations of Baltimore County would result in practical difficulty or unreasonable hardship. It should be noted that the Petitioners' purchase of the property knowing that a variance would be required in order to build a garage does not result in a self-created hardship. *See Roeser v. Anne Arundel County*, 368 Md. 294 (2002). There is simply no land on either side of the lot for the Petitioner to acquire so as to avoid the need for a variance. The site is restricted due to its size and location in the Chesapeake

ORIGINAL RECEIVED FOR PLANNING
Date 5-10-09
BY 3

Bay Critical Area, and the proposed location of the garage minimizes impacts on the environment and surrounding locale.

Finally, I find that the 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 and general welfare. The proposed garage will be compatible with the pattern of development of the neighborhood, and is a reasonable accessory use that will allow the Winterlings the common right to use their property in a manner so as to realize its highest and best use in accordance with Maryland law. *See Aspen Hill Venture v. Montgomery County Council*, 265 Md. 303 (1972). Accordingly, I find that this variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R, as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

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

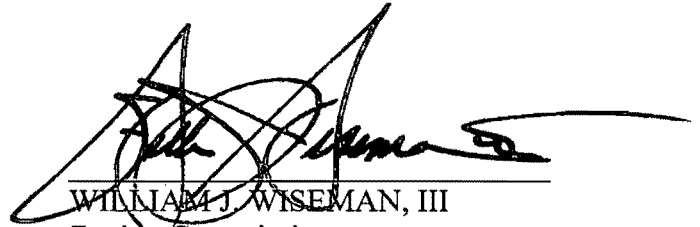
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of June 2009 that the Petition for Variance to permit a side yard setback of 17 feet (east side) in lieu of the required 35-foot setback that was approved on December 1, 2006 in Zoning Case No. 07-072-A is hereby GRANTED subject to the following restrictions:

- 1) The Petitioners may apply for their building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The findings in Case No. 07-072-A are expressly incorporated herein by reference.

ORDER RECEIVED FOR FILING
Date 6-10-09
By [Signature]

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

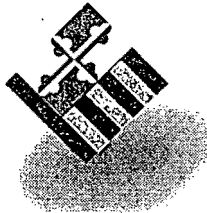
Order.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 9-10-09
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 10, 2009

George D. Winterling
Denise Winterling
7904 Old Harford Road
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE

NW/S of Bayside Road, 593' NE/S of c/line of Beachwood Avenue
(1224 Bayside Road)
15th Election District - 6th Council District
George Winterling, et ux - *Petitioners*
Case No. 2009-0252-A

Dear Mr. and Mrs. Winterling:

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

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

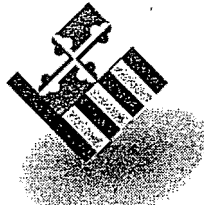
Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: R. Alonzo Childress, P.E., R.A. Childress & Associates, Inc., 418 Clubside Drive,
Taneytown, MD 21787
John Goodman, 1213 Evergreen Lane, Essex, MD 21221
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; Office of Planning; DEPRM; DPR; File



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

July 21, 2009

WILLIAM J. WISEMAN III
Zoning Commissioner

R. Alonzo Childress, P.E.
R.A. Childress & Associates, Inc.
418 Clubside Drive
Taneytown, MD 21787

RE: PETITION FOR VARIANCE

NW/S of Bayside Road, 593' NE/S of c/line of Beachwood Avenue
(1224 Bayside Road)
15th Election District - 6th Council District
George Winterling, et ux - *Petitioners*
Case No. 2009-0252-A

Dear Mr. Childress:

It has been brought to my attention that there was a typographical error on the Order for the above-captioned case. Therefore, this letter will serve as a **CORRECTIVE ORDER** regarding the decision rendered in the above-captioned case.

Specifically, on Page 2, in the last paragraph on the 1st line, the gross area of 14,975 was incorrectly referenced, when, in fact, it should have read **24,993**. Please change Page 2 of your copy of the Order accordingly. This correction merely resolves a typographical error, and does not materially alter the effect of the Order. Moreover, a copy of this letter is being forwarded to the Department of Permits and Development Management (DPDM) for inclusion in the case file and all recipients of the Order are being requested to correct their copy to reflect this change.

Thank you for bringing this matter to our attention and I apologize for any inconvenience this may have caused.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: George D. & Denise Winterling, 7904 Old Harford Road, Baltimore, Maryland 21234
John Goodman, 1213 Evergreen Lane, Essex, MD 21221
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; DPDM; Office of Planning; DEPRM; DPR; File



TAX. ACCOUNT # 451380

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1224 Bayside Road (Lots 92, 91 and 1/2 Lot 90)
which is presently zoned RC-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) 1A04.3.B.2.b of the Baltimore County

Zoning Regulations to permit a side yard setback of 17' in lieu of the required 35' setback granted on December 1, 2006 by Zoning Case No. 07-072-A.

(EAST SIDE)

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

It is not possible to construct a dwelling compatible with the community and the RC-5 Zoning of the area. The property is unique because of its unusual configuration.

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 NONE
Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Denise Winterling
Name - Type or Print _____
Signature Denise Winterling
George D. Winterling
Name - Type or Print _____
Signature [Signature]
7904 Old Harford Road 410-258-4920
Address _____ Telephone No. _____
Baltimore MD. 21234-5518
City _____ State _____ Zip Code _____

Representative to be Contacted:

R. Alonzo Childress
Name _____
418 Clubside Drive 443-504-3367
Address _____ Telephone No. _____
Taneytown MD. 21787
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 2009-0252-A

ESTIMATED LENGTH OF HEARING _____

REV 9/15/98

COPIES RECEIVED FOR FILING
Date 6-10-09
By [Signature]

UNAVAILABLE FOR HEARING
Reviewed By [Signature] Date 3/27/09

March 25, 2009

ZONING DESCRIPTION FOR
George D. Winterling
1224 Bayside Road
Baltimore County, Maryland 21221

Beginning at a point on the north side of Bayside Road, which is a 30 feet right-of-way at the distance of 593.7+/- feet east from the intersect of the Right-of-way of Beachwood Avenue, which is a 30 feet right-of-way. Thence the following courses and distances:

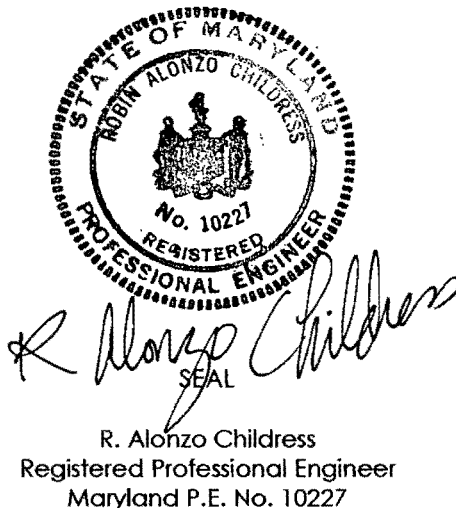
- | | | |
|----|-----------------|------------|
| 1. | N 67° 03' 00" E | 150.00 ft. |
| 2. | N 30° 36' 10" W | 201.74 ft. |
| 3. | S 67° 03' 00" W | 100.00 ft. |
| 4. | S 16° 21' 00" E | 201.28 ft. |

To the Point of Beginning.

The Property (1224 Bayside Road) located in the 15 Election District, 6rd Councilmanic District, is designated as Lots No. 92, 91 and ½ of Lot 90 as shown in the "Plat of Evergreen Park"; recorded in Liber 7 Folio 174 and as recorded in:

<u>Deed</u>	<u>Tax Map</u>	<u>Parcel</u>
Liber 27639 Folio 369	104	268

Containing 0.574 acres of land more or less.



Item #252

No. 37875

Date _____

PAID RECEIVED

PLANT	ACTUAL	LINE	DIFF
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5	100	100	0
6	100	100	0
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7/30/89 8/27/89 10/26/89

4 2502 MAIL EVA JEE

REPORT # 6-7283 3/27/79

3. THE JUDICIAL SYSTEM

100

[illegible]

RECEIVED
MAY 19 1964

100

[illegible]

Total: 26

Rec
From:

For

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**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: #2009-0252-A

1224 Bayside Road

N/West side of Bayside Road, 593 feet +/- norortheast side of centerline of Beachwood Avenue.

15th. Election District — 6th. Councilmanic District

Legal Owner(s): Denise & George Winterling

Variance: to permit a side yard setback of 17 feet in lieu of the required 50 feet.

Hearing: Wednesday, May 20, 2009 at 11:00 a.m. in Room 104, Jefferson Building, 105 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/602 May 5

200392

CERTIFICATE OF PUBLICATION

5/7/, 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 5/5/, 2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 05/10/09

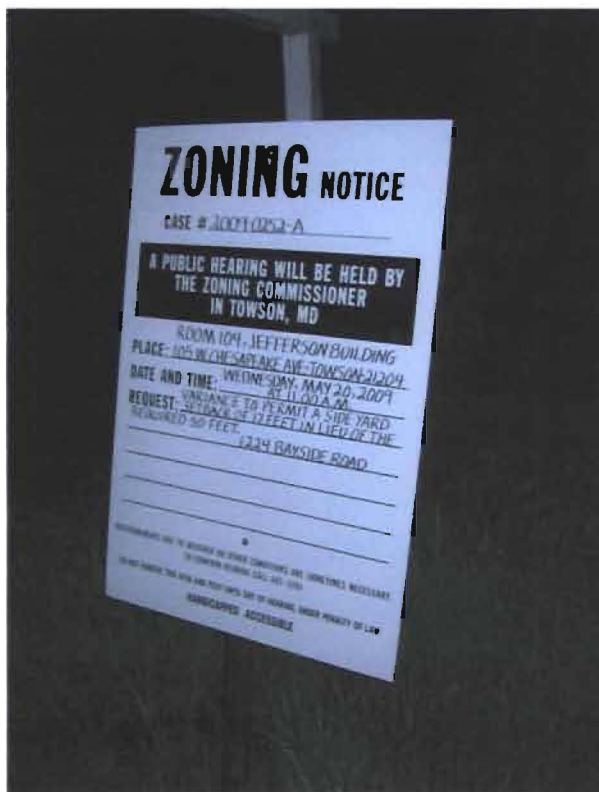
Case Number: 2009-0252-A

Petitioner / Developer: ALONZO CHILDRESS~
MR. & MRS. WINTERLING

Date of Hearing (Closing): MAY 20, 2009

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
1224 BAYSIDE ROAD

The sign(s) were posted on: MAY 5, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

**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.

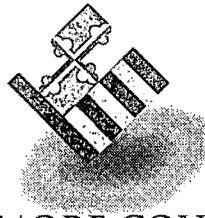
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009-0252-A
Petitioner: GEORGE WINTERLING
Address or Location: ~~7904~~ 1224 BAYSIDE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE WINTERLING
Address: 7904 OLD HAFORD RD.
BALTO. MD. 21234
Telephone Number: 410/258-4920



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

April 27, 2009
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: 2009-0252-A

1224 Bayside Road

N/west side of Bayside Road, 593 feet +/- northeast side of centerline of Beachwood Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Denise & George Winterling

Variance to permit a side yard setback of 17 feet in lieu of the required 50 feet.

Hearing: Wednesday, May 20, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Alonzo Childress, 418 Clubside Drive, Taneytown 21787
Mr. & Mrs. Winterling, 7904 Old Harford Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 5, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 5, 2009 Issue - Jeffersonian

Please forward billing to:
George Winterling
7904 Old Harford Road
Baltimore, MD 21234

410-258-4920

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: 2009-0252-A

1224 Bayside Road

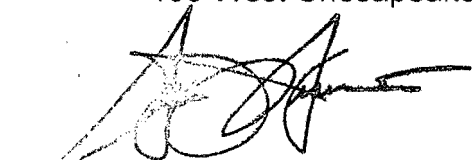
N/west side of Bayside Road, 593 feet +/- northeast side of centerline of Beachwood Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Denise & George Winterling

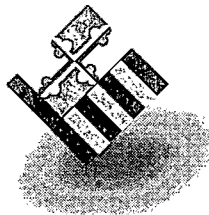
Variance to permit a side yard setback of 17 feet in lieu of the required 50 feet.

Hearing: Wednesday, May 20, 2009 at 11:00 a.m. in Room 104, Jefferson 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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
May 14, 2009

Denise & George Winterling
7904 Old Harford Rd.
Baltimore, MD 21234

Dear: Denise & George Winterling

RE: Case Number 2009-0252-A, 1224 Bayside Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 27, 2009. 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 cursive script, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
R. Alonzo Childress; 418 Clubside Dr.; Taneytown, MD 21787

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 9, 2008

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

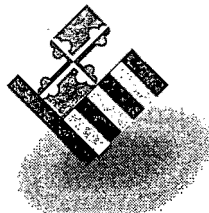
SUBJECT: Zoning Advisory Committee Meeting
For April 13, 2009
Items Nos. 2009-238, 244, 247, 248,
249, 250, 251, ~~252~~ 253, 254, 255 and 256

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

DAK:CEN:cab

cc: File

ZAC-04072008-NO COMMENTS



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

April 9, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 9, 2009

Item Numbers 0238, 0247, 0248, 0249, 0251, **0252**, 0253, 0255 and 0256

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: APRIL 7, 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. 2009-0252-A
1224 BAYSIDE ROAD
WINTERING PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0252-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 Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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



BW 5/20
11 Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 14, 2009

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

RECEIVED

MAY 15 2009

ZONING COMMISSIONER

SUBJECT: 224 Bayside Road

INFORMATION:

Item Number: 9-252

Petitioner: Denise Winterling

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
5. Provide landscaping along the public road, if consistent with the existing streetscape.

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

Prepared By: Curtis P. Murray

Division Chief: Steve L. Lachar

CM/LL

buj
5-20-09
11 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 04 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: May 4, 2009

SUBJECT: Zoning Item # 09-252-A
Address 1224 Bayside Road
(Winterling Property)

Zoning Advisory Committee Meeting of April 6, 2009

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 lot is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 5,445 square feet. Forest clearing up to 20% must be mitigated at 1:1, forest clearing between 20%-30% must be mitigated at 1.5:1 for the entire area cleared, and forest clearing above 30% requires a variance and mitigation at 3:1 for the entire area cleared.

Reviewer: Regina Esslinger

Date: April 17, 2009

RE: PETITION FOR VARIANCE * BEFORE THE
1224 Bayside Road; NW/S of Bayside Road, *
593' NE/S of Beachwood Avenue * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts
Legal Owner(s): Denise & George Winterling* FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-252-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
APR 20 2009
.....|

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

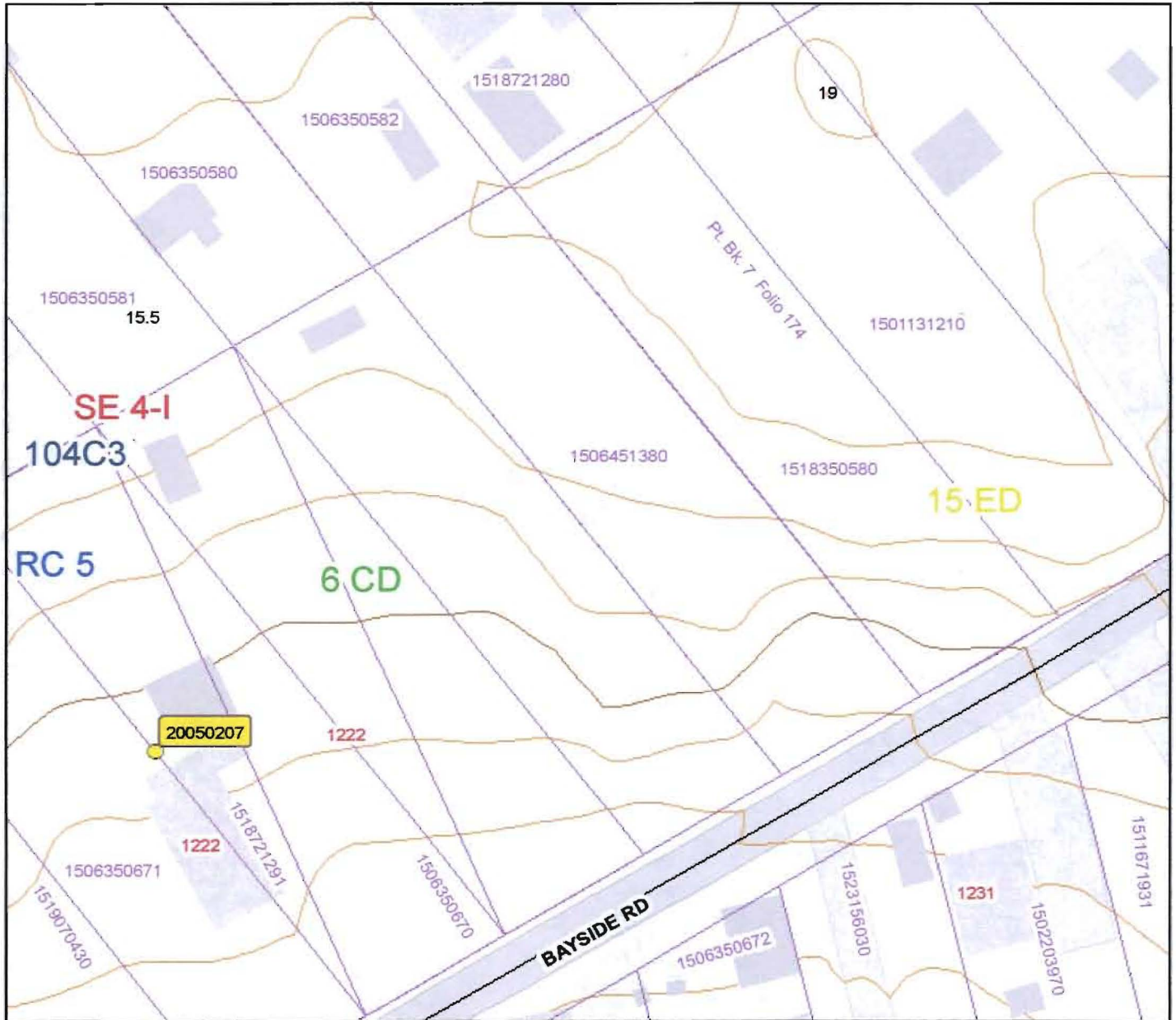
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of April, 2009, a copy of the foregoing Entry of Appearance was mailed to R. Alonzo Childress, 418 Clubside Drive, Taneytown, MD 21787, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

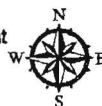
1224 Bayside Road



DQ Map Notes



Publication Date: March 26, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50 Feet
1 inch equals 50 feet

Item #252

CASE NAME 1224 Bayside Rd
CASE NUMBER 2009 002527
DATE May 20, 2009
LET

[illegible]

CASE NAME 1224 Bayside Rd
CASE NUMBER 2009-0252 A
DATE May 20, 2009

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

Go Back
View Map
New Search

Account Identifier: District - 15 Account Number - 1506451380

Owner Information

Owner Name: WINTERLING GEORGE D Use: RESIDENTIAL
WINTERLING DENISE Principal Residence: NO
Mailing Address: 7904 OLD HARFORD RD Deed Reference: 1) /27639/ 369
BALTIMORE MD 21234-5518 2)

Location & Structure Information

Premises Address Legal Description
BAYSIDE RD LTS 91,92 PT LT 90
EVERGREEN PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
104	24	268					91	3	Plat Ref: 7/ 174

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		25,125.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	51,530	62,780		
Improvements:	0	0		
Total:	51,530	62,780	51,530	55,280
Preferential Land:	0	0	0	0

Transfer Information

Seller: KINCH THOMAS	Date: 02/10/2009	Price: \$140,000
Type: IMPROVED ARMS-LENGTH	Deed1: /27639/ 369	Deed2:
Seller: FOERTSCHBECK GEORGE L	Date: 02/16/2006	Price: \$92,500
Type: UNIMPROVED ARMS-LENGTH	Deed1: /23399/ 496	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Prior Order

IN RE: PETITIONS FOR VARIANCE
N/S Bayside Road, 400' W of Cedar Road
(1/2 Lot 90 & Lots 91 and 92
(Bayside Road)
15th Election District
6th Council District

Thomas K. Kinch, Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. 07-072-A & 07-073-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by the owner of the subject adjacent properties, Thomas K. Kinch, through his attorney, Edward C. Covahey, Jr., Esquire. Since the properties are owned by the same individual and are located adjacent to one another, the two cases were heard contemporaneously.

As originally filed, the Petitioner requested variance relief in Case No. 07-072-A (Lot 92) from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side setbacks of 10 feet in lieu of the required 50 feet and a front setback of 55 feet to the centerline of the road in lieu of the required 75 feet on an undersized R.C.5 lot.

In Case No. 07-073-A (1/2 Lot 90 and 91), the Petitioner requested similar relief from 1A04.3.B.2.b of the B.C.Z.R. to permit side setbacks of 10 feet and 15 feet in lieu of the required 50 feet and a front setback of 55 feet to the centerline of road in lieu of the required 75 feet on an undersized R.C.5 lot. The two properties at issue and requested relief are more particularly described on the site plan submitted in each case and marked into evidence as Petitioner's Exhibits 1.

Appearing at the requisite public hearing in support of the requests were Thomas Kinch, property owner; Brian Palmer, the potential contract purchaser of Lot 92; and Edward C. Covahey, Jr., Esquire, attorney for the Petitioner. Appearing as Protestants/interested citizens were

Case No.: 2009-0252-A 1224 BAYSIDE ROAD

Exhibit Sheet

Petitioner/Developer

Protestant

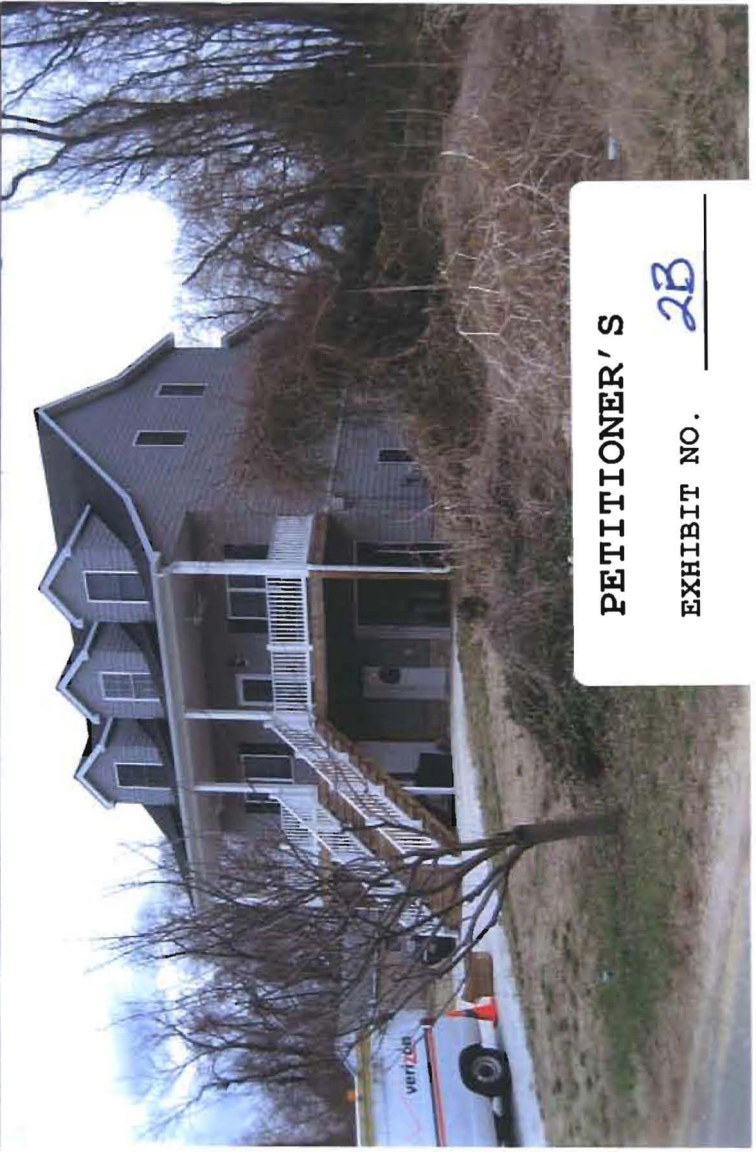
No. 1	<i>SITE PLAN</i>	
No. 2 <i>2A →</i>	<i>PLAT to Accompany Photos</i>	
<i>2B →</i>	<i>Collectively Photo's of area</i>	
No. 3	<i>Plat with Community and neighbor support documented</i>	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



4



2



PETITIONER'S
EXHIBIT NO. 2B

3

6



6

5



5

9

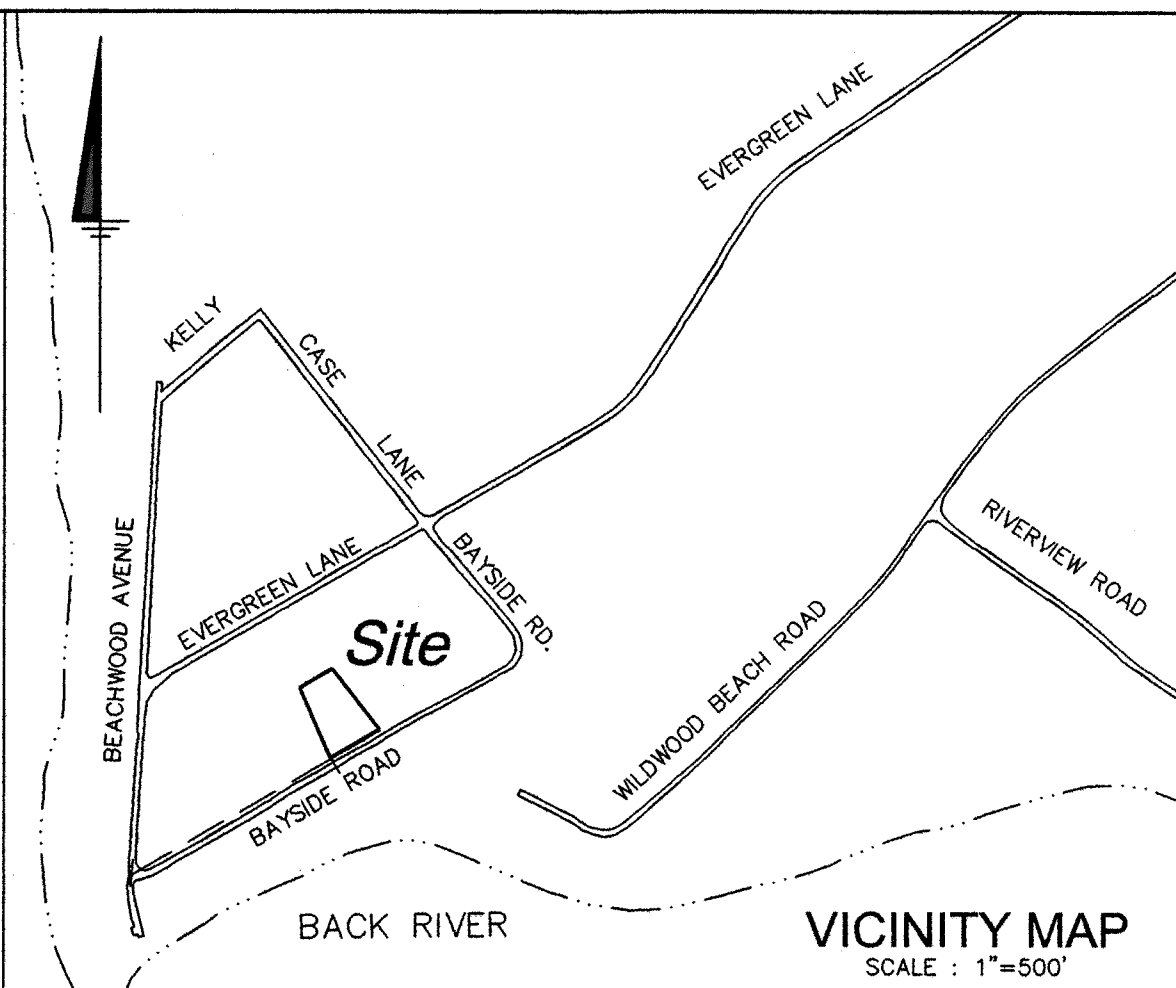
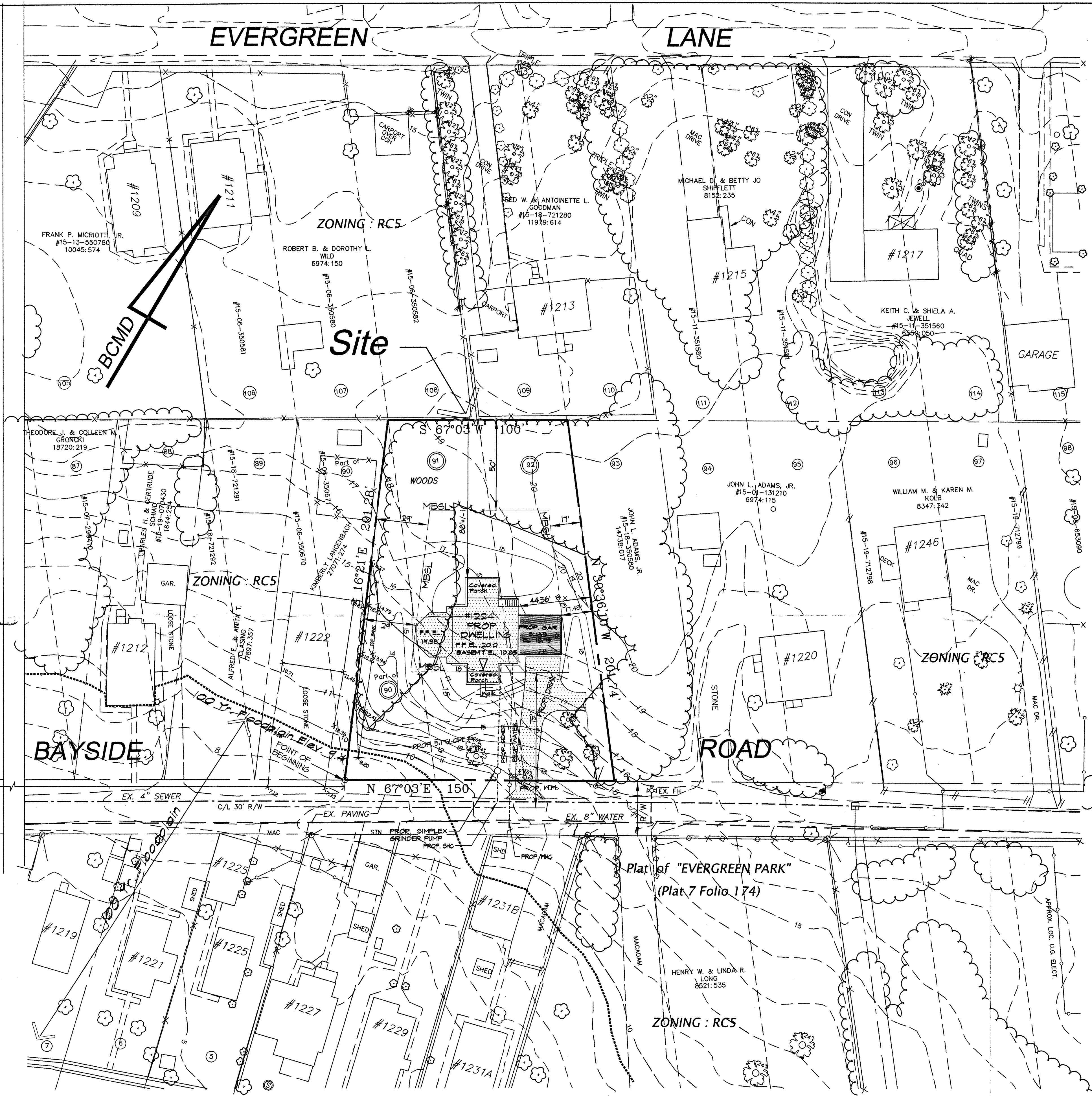


8



7





GENERAL NOTES

- SITE**
- DEED REFERENCE : 27639/369
 - TAX ACCOUNT No. #1506451380
 - TAX MAP 104, GRID BLOCK 24, PARCEL 268
 - ELECTION DISTRICT: 15. COUNCILMANIC DISTRICT 6
 - TOTAL AREA OF PROPERTY : 0.574 A.C. ± (24,993 sf)
- ENVIRONMENTAL**
- THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE BEST OF OUR KNOWLEDGE.
 - THERE ARE NO CRITICAL EXISTING SLOPES OF 25% OR GREATER.
 - THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE.
 - FOREST EXIST ON SITE.
 - NO WETLANDS EXIST ON SITE.
 - A SMALL PORTION OF THE SOUTHWEST CORNER OF THE SITE IS LOCATED WITHIN A 100-YR. FLOODPLAIN. THE ENTIRE SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL - LIMITED DEVELOPMENT AREA (LDA).
 - PUBLIC WATER AND SEWER SERVE THIS SITE.
- ZONING**
- EXISTING ZONING OF SUBJECT PROPERTY: RC-5
 - EXISTING USE: VACANT
 - PROPOSED USE: RESIDENTIAL
 - THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP SE 4-I (GIS TILE No. 104C3)
 - ALL PARKING SPACES WILL BE A MINIMUM OF 8.5' X 18' UNLESS OTHERWISE NOTED.
 - ZONING HISTORY - CASE No. 07-072-A (AMENDED PETITION FOR ALL LOTS) GRANTED SIDE YARD SETBACKS OF 29 FEET AND 35 FEET, AND AN UNDERSIZED RC5 LOT. ZONING CASE No. 07-073-A WAS DISMISSED.
 - PARKING TOTAL REQUIRED : 2 PARKING SPACES PER DWELLING TOTAL PROVIDED : 2 SPACES PER DWELLING
 - THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
 - TOPOGRAPHY SHOWN WAS TAKEN FROM COUNTY POSITION SHEETS AND PARTIAL FIELD SURVEY.
 - FRONT OF PROPOSED DWELLING Δ SYMBOL. (STREET ENTRANCE)
 - THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

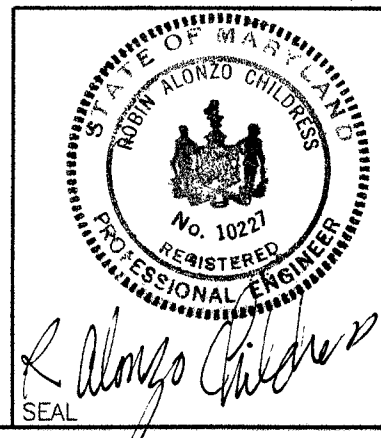
PETITION FOR ZONING VARIANCE:
TO PERMIT A SIDE YARD SETBACK IN RC5 ZONE OF 17' IN LIEU OF THE REQUIRED 35' GRANTED IN ZONING CASE 07-072-A

#2009-0252

RJ

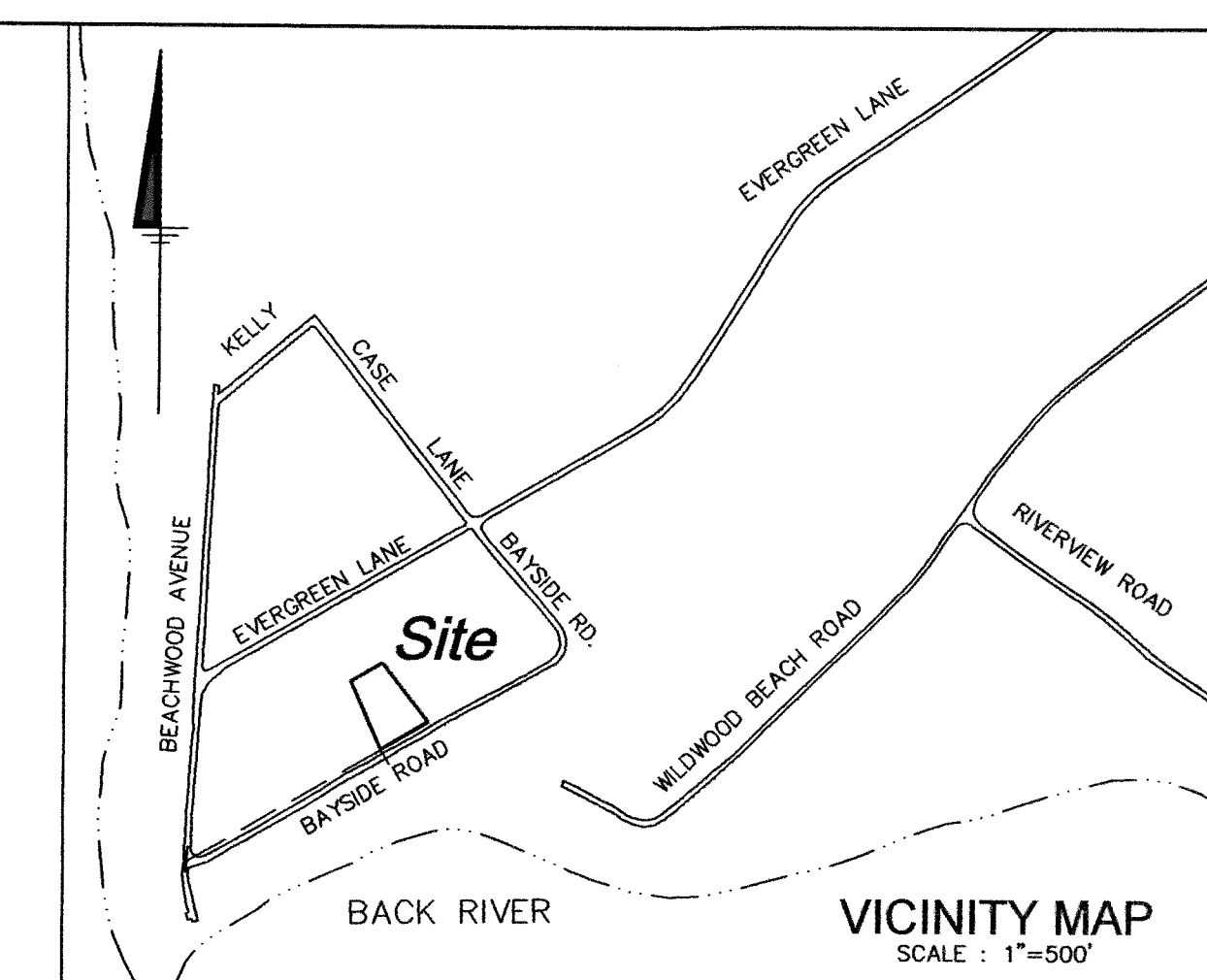
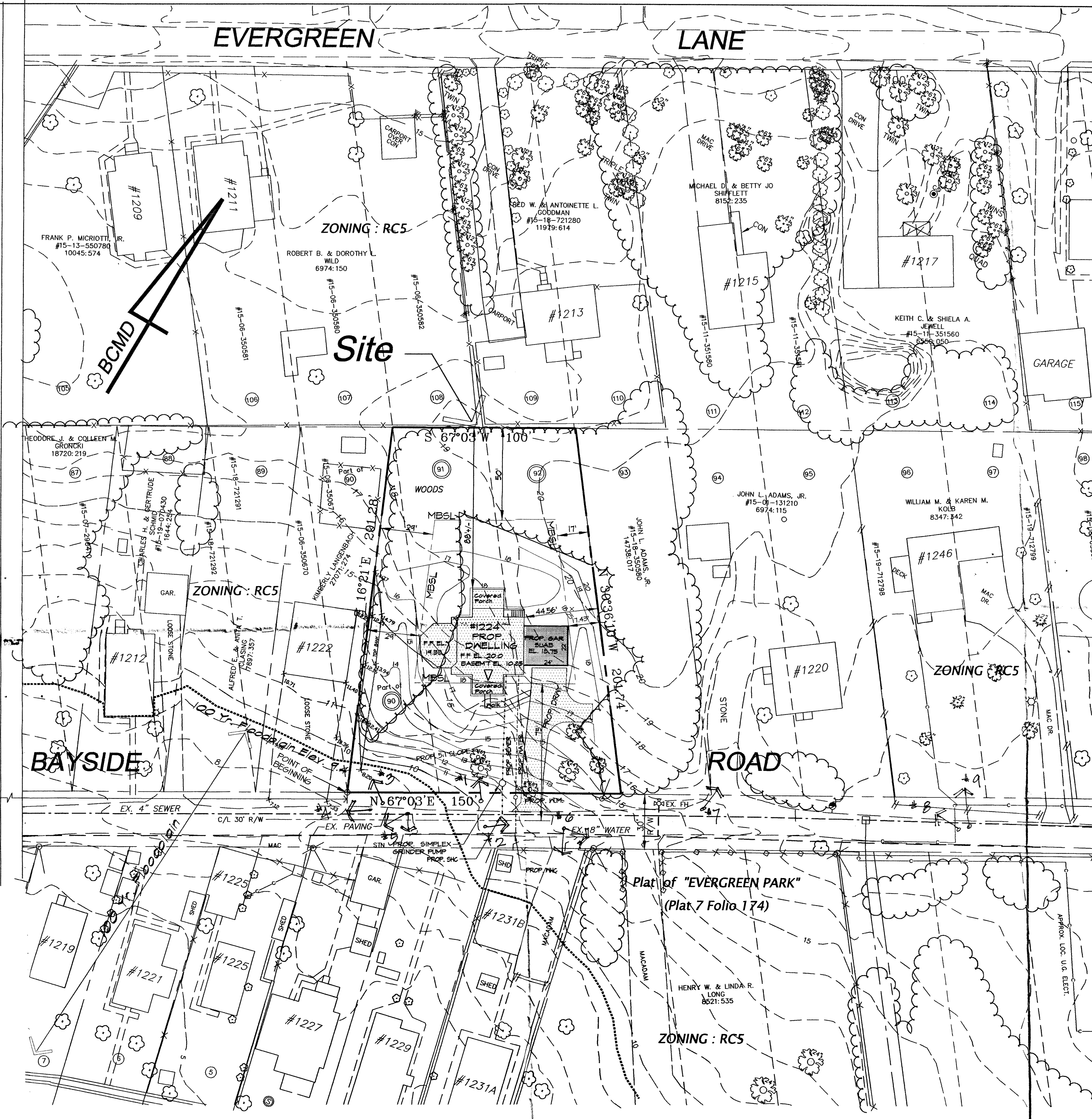
Design and Drawing based on Baltimore County Metropolitan District Grid System and Datum

PETITIONER'S	
EXHIBIT NO. 1	
DATE	BY
Plan to Accompany Petition for a Zoning Variance For George D. & Denise Winterling Property	
1224 BAYSIDE ROAD	
Lots 91, 92, Part of lot 90	
Plat of "EVERGREEN PARK" - (Plat 7 Folio 174)	
BALTIMORE COUNTY	DISTRICT 15 C6
SCALE: 1"=30 ft.	MARYLAND DATE: 03/25/09
ENGINEER: R. A. CHILDRESS & ASSOC. INC. 418 CLUBSIDE DRIVE BANDYTOWN, MD. 21287 (443) 504-3367	PETITIONER / OWNER GEORGE D. & DENISE WINTERLING 7904 OLD HARFORD ROAD BALTIMORE, MD. 21234-5518 (410) 258-4920
DWG. NO.	
Z-1	
SHEET 1 OF 1	



Minimum Building Setback (RC 5)

FRONT: 75' FROM CENTER OF EXISTING RIGHT OF WAY
SIDE: 29' AND 35' (SEE ZONING VARIANCE - GENERAL NOTE 20)
REAR: 50'
MAX. BUILDING HEIGHT: 35'
NOTE: BAYSIDE ROAD IS NOT A "COLLECTOR ROAD" NOR "A ROAD LEADING TO A COLLECTOR ROAD".



- ### GENERAL NOTES
- SITE**
- DEED REFERENCE : 27639/369
 - TAX ACCOUNT No. #1506451380
 - TAX MAP 104, GRID BLOCK 24, PARCEL 268
 - ELECTION DISTRICT: 15. COUNCILMANIC DISTRICT 6
 - TOTAL AREA OF PROPERTY : 0.574 A.C. ± (24,993 sq)
- ENVIRONMENTAL**
- THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE BEST OF OUR KNOWLEDGE.
 - THERE ARE NO CRITICAL EXISTING SLOPES OF 25% OR GREATER.
 - THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE.
 - FOREST EXIST ON SITE.
 - NO WETLANDS EXIST ON SITE.
 - A SMALL PORTION OF THE SOUTHWEST CORNER OF THE SITE IS LOCATED WITHIN A 100-YR. FLOODPLAIN. THE ENTIRE SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL - LIMITED DEVELOPMENT AREA (LDA).
 - PUBLIC WATER AND SEWER SERVE THIS SITE.
- ZONING**
- EXISTING ZONING OF SUBJECT PROPERTY: RC-5
 - EXISTING USE: VACANT
 - PROPOSED USE: RESIDENTIAL
 - THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP, SE 4-1 (GIS TILE No. 10403)
 - ALL PARKING SPACES WILL BE A MINIMUM OF 8.5' X 18' UNLESS OTHERWISE NOTED.
 - ZONING HISTORY - CASE No. 07-072-A (AMENDED PETITION FOR ALL LOTS) GRANTED SIDE YARD SETBACKS OF 29 FEET AND 35 FEET, AND AN UNDERSIZED RC5 LOT. ZONING CASE No. 07-073-A WAS DISMISSED.
 - PARKING:
 - TOTAL REQUIRED : 2 PARKING SPACES PER DWELLING
 - TOTAL PROVIDED : 2 SPACES PER DWELLING
 - THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
 - TOPOGRAPHY SHOWN WAS TAKEN FROM COUNTY POSITION SHEETS AND PARTIAL FIELD SURVEY.
 - FRONT OF PROPOSED DWELLING Δ SYMBOL. (STREET ENTRANCE)
 - THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

PETITION FOR ZONING VARIANCE:
TO PERMIT A SIDE YARD SETBACK IN RC5 ZONE OF 17' IN LIEU OF THE REQUIRED 35' GRANTED IN ZONING CASE 07-072-A

PHOTO LOCATIONS

Design and Drawing based on
Baltimore County Metropolitan District
Grid System and Datum

Minimum Building Setback (RC 5)

5' FROM CENTER OF EXISTING RIGHT OF WAY

FRONT: 7' AND 35' (SEE ZONING VARIANCE - GENERAL NOTE 20)

SIDE: 29'

REAR: 5'

MAX. BUILDING HEIGHT: 35'

NOTE: BAYSIDE ROAD IS NOT A "COLLECTOR ROAD" NOR A "LEADING TO A COLLECTOR ROAD".

DATE	REVISION DESCRIPTION	BY
Plan to Accompany Petition for a Zoning Variance For George D. & Denise Winterling Property 1224 BAYSIDE ROAD Lots 91, 92, Part of lot 90 Plat of "EVERGREEN PARK" - (Plat 7 Folio 174)		
BALTIMORE COUNTY SCALE: 1" = 30' H.	DISTRICT 15 C6	MARYLAND DATE: 03/25/09
ENGINEER: R. A. CHILDRESS & ASSOC. INC. 418 CLUBSIDE DRIVE BALTIMORE, MD. 21234-55 (443) 504-3367	PETITIONER / OWNER GEORGE D. & DENISE WINTERLING 7904 OLD HARFORD ROAD BALTIMORE, MD. 21234-55 (410) 258-4920	DWG. NO. Z-1
PETITIONER'S EXHIBIT NO. 2A		

I HAVE NO OBJECTIONS TO,
PROPOSED SETBACK OF 17 FEET
ON GARAGESIDE OF HOUSE

Kevin Spurr

1231 BAYSIDE RD "A"

Sandra B.
1231 Bayside Rd "B"

Lin Williams
1211 Evergreen Lane
Baltimore MD 21221

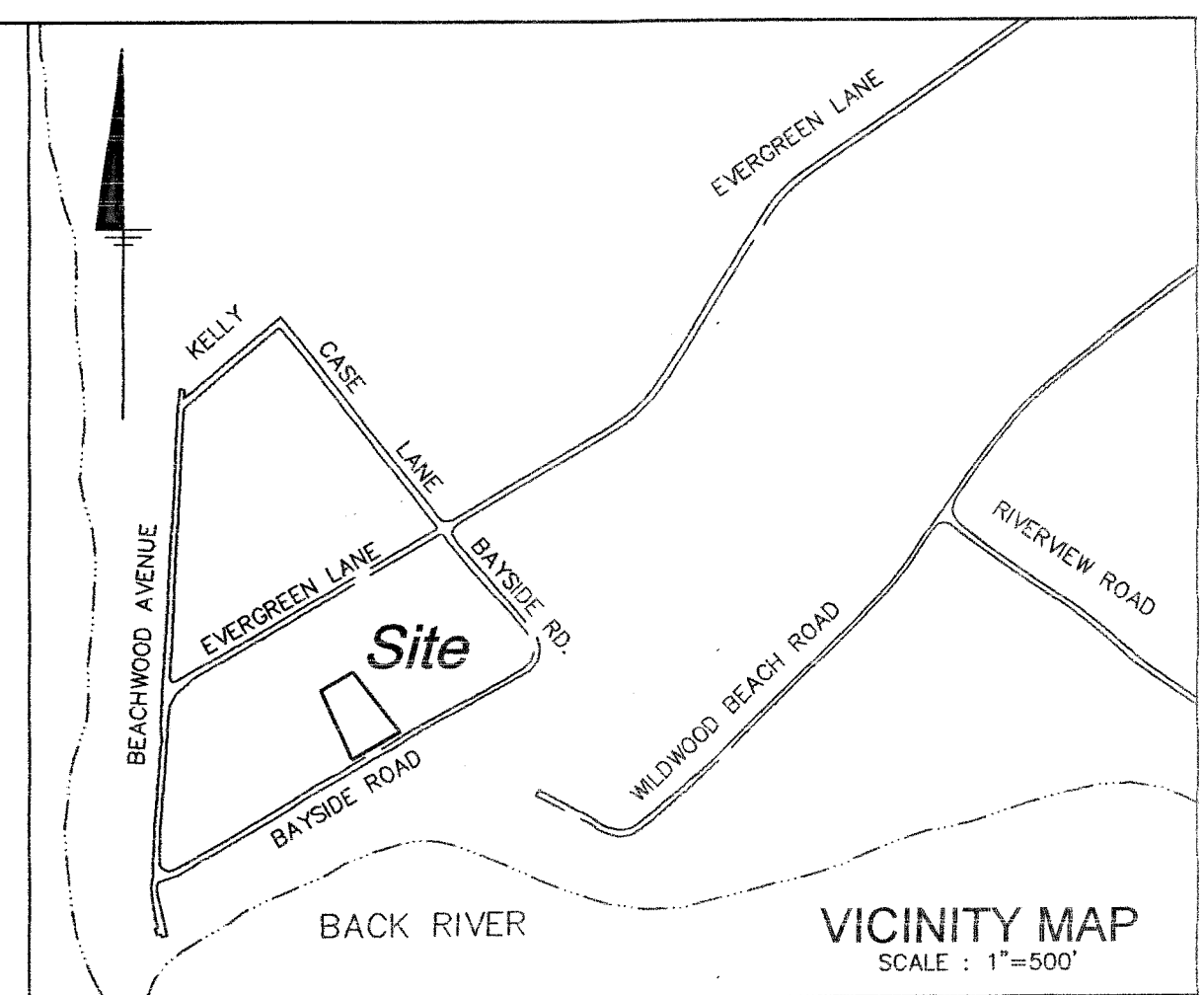
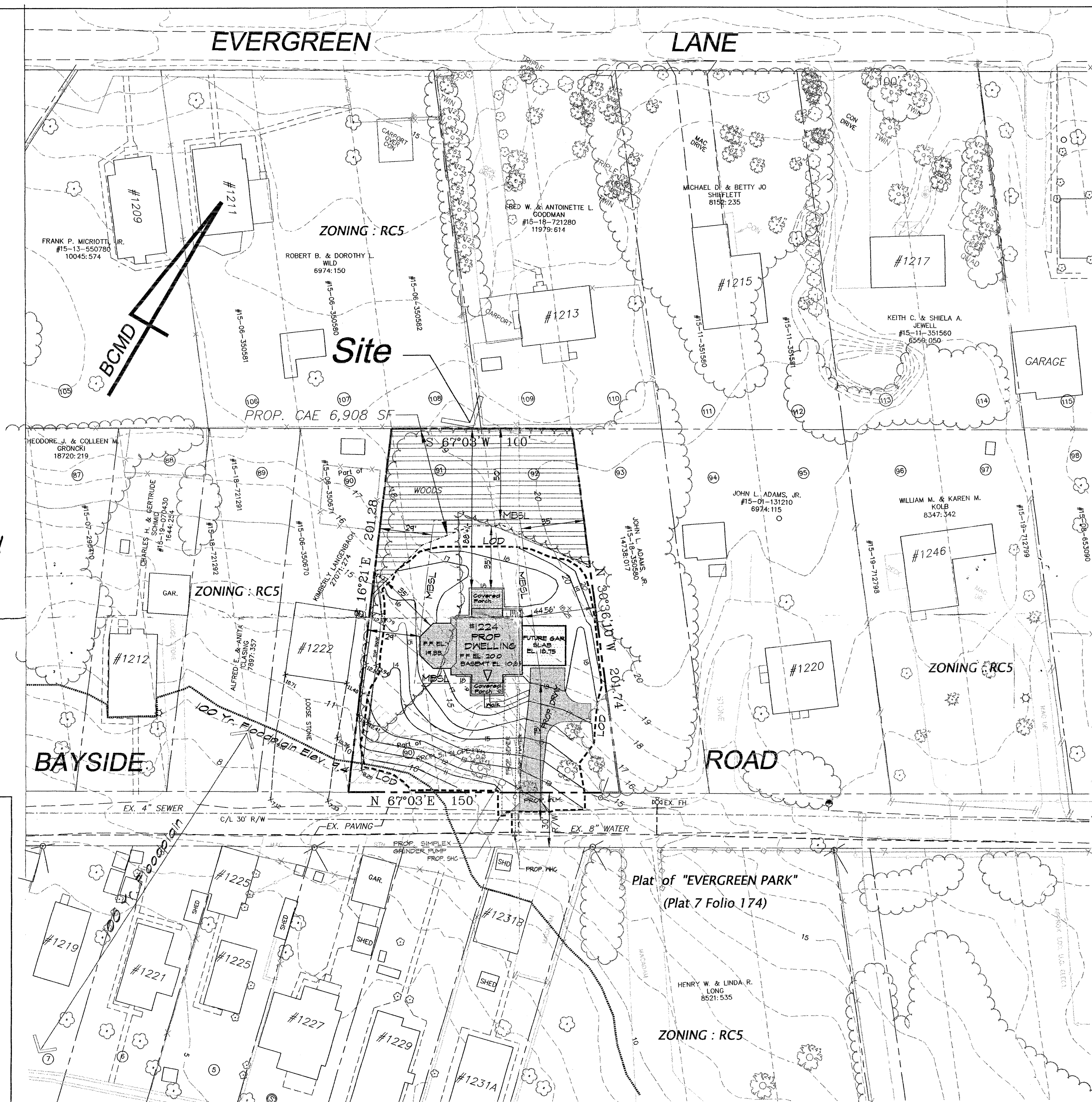
Theresa R.
1209 EVERGREEN LANE
Baltimore MD 21221

John & Rosemary
1220 Bayside Rd
Essex, MD 21221

John W. Goodman
1213 EVERGREEN LN
21221

EVERGREEN

LANE



GENERAL NOTES

SITE

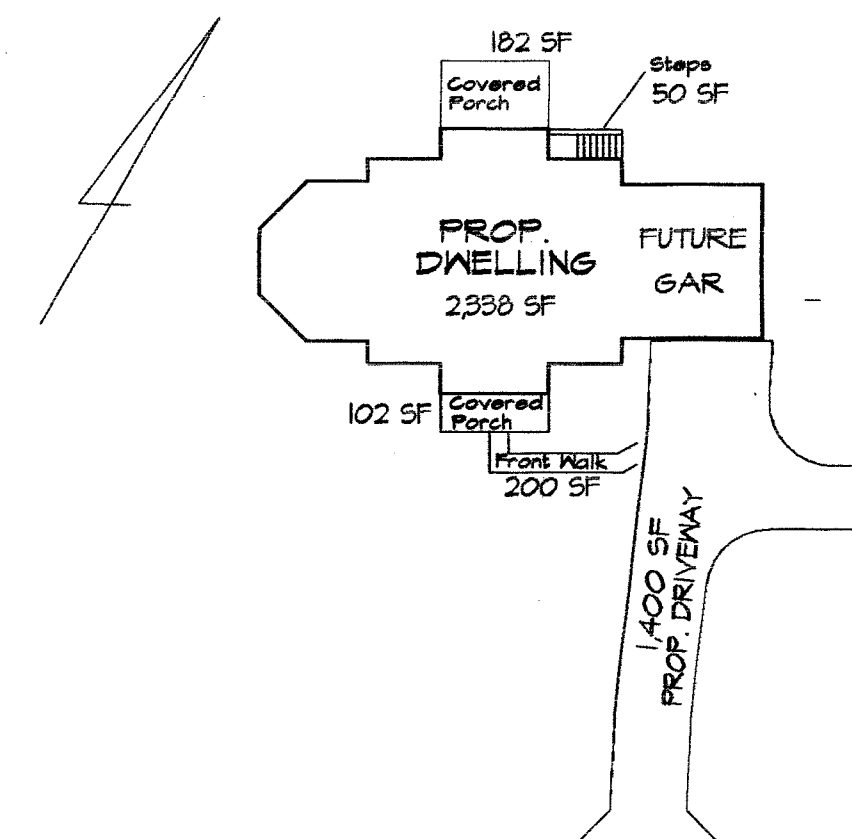
1. DEED REFERENCE : 27639/369
2. TAX ACCOUNT No. #1506451380
3. TAX MAP 104, GRID BLOCK 24, PARCEL 268
4. ELECTION DISTRICT: 15. COUNCILMANIC DISTRICT 6
5. TOTAL AREA OF PROPERTY : 0.574 AC. ± (24,993 sq ft)

ENVIRONMENTAL

6. THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE BEST OF OUR KNOWLEDGE.
7. THERE ARE NO CRITICAL EXISTING SLOPES OF 25% OR GREATER.
8. THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE.
9. FOREST EXIST ON SITE.
10. NO WETLANDS EXIST ON SITE.
11. A SMALL PORTION OF THE SOUTHWEST CORNER OF THE SITE IS LOCATED WITHIN A 100-YR. FLOODPLAIN. THE ENTIRE SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL - LIMITED DEVELOPMENT AREA (LDA).
12. PUBLIC WATER AND SEWER SERVE THIS SITE.

ZONING

16. EXISTING ZONING OF SUBJECT PROPERTY: RC-5
17. EXISTING USE: VACANT
18. PROPOSED USE: RESIDENTIAL
19. THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP SE 4-1 (GIS TILE No. 104C3)
20. ZONING HISTORY - CASE No. 07-072-A (AMENDED PETITION FOR ALL LOTS) GRANTED SIDE YARD SETBACKS OF 29 FEET AND 35 FEET, AND AN UNDERSIZED RC5 LOT.
21. ZONING CASE No. 07-073-A WAS DISMISSED.
22. NOTE: THE FUTURE GARAGE WILL REQUIRE A SIDE YARD ZONING VARIANCE.
23. TOTAL REQUIRED : 2 PARKING SPACES PER DWELLING
24. TOTAL PROVIDED : 2 SPACES PER DWELLING
25. THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
26. TOPOGRAPHY SHOWN WAS TAKEN FROM COUNTY POSITION SHEETS AND PARTIAL FIELD SURVEY.
27. FRONT OF PROPOSED DWELLING Δ SYMBOL (STREET ENTRANCE)
28. THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.



TOTAL IMPERV. AREA (INCLUDING FUTURE GARAGE)

(HOUSE, COVERED PORCHES, DRIVEWAY, SHED, WALKS)

2380+284+1400+150+325= 4497 SF (USE 4,500 SF)

TOTAL IMPERV. 4,500 SF (18% OF LOT)

LOT SIZE : 24,993 sq ft 0.574 acres

TOTAL MAX. ALLOWED IMPERV. AREA = 5,445 SF

Minimum Building Setback (RC 5)

FRONT: 75' FROM CENTER OF EXISTING RIGHT OF WAY
SIDE: 29' AND 35' (SEE ZONING VARIANCE - GENERAL NOTE 20)
REAR: 50'

MAX. BUILDING HEIGHT: 35'

NOTE: BAYSIDE ROAD IS NOT A "COLLECTOR ROAD" NOR
A ROAD LEADING TO A COLLECTOR ROAD.

NOTE:

1) LIMIT OF DISTURBANCE = 16,120 SF (0.37 AC. +/-)

Design and Drawing based on
Baltimore County Metropolitan District
Grid System and Datum

DATE	REVISION DESCRIPTION	BY
APR. 9, 09	ADDED PROPOSED CRITICAL AREA EASEMENT	RAC
DATE	REVISION DESCRIPTION	BY
Plan to Accompany a Building Permit Application For George D. & Denise Winterling Property 1224 BAYSIDE ROAD Lots 91, 92, Part of lot 90 Plat of "EVERGREEN PARK" - (Plat 7 Folio 174)		
BALTIMORE COUNTY SCALE: 1" = 30 ft.	DISTRICT 15 C6	MARYLAND DATE: 03/16/09
ENGINEER: R. A. CHILDRESS & ASSOC. INC. 418 CLUBSIDE DRIVE TANYTOWN, MD. 21787 (443) 504-367	PETITIONER / OWNER GEORGE D. & DENISE WINTERLING 7904 OLD HARFORD ROAD BALTIMORE, MD. 21244-6618	DWG. NO. SP-1 SHEET 1 OF 1
PETITIONER'S		

EXHIBIT NO. 3



Plan Sheet: 104C3

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

- Buildings
- Streams
- Vegetation
- Zoning
- Roads
- Rail Lines

**Baltimore County
Office of Planning and Zoning
Official Zoning Map**

104A2	104B2	104C2	105A2	105B2
104A3	104B3	104C3	105A3	105B3
111A1	111B1	111C1	112A1	112B1

Scale

1" = 200'



Data Sources:
Planimetric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008

#2009-0252-A