

IN RE: PETITION FOR VARIANCE

S side of Poplar Road; 20 feet W of
the c/l of Cedar Creek Road
15th Election District
6th Councilmanic District
(1907 Poplar Road)

**William Besnoska, Regina Besnoska,
and Jeremy Besnoska**
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2010-0317-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, William Besnoska, Regina Besnoska, and Jeremy Besnoska. Petitioners are requesting Variance relief as follows:

- From Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed single-family dwelling with a front yard setback of 29 feet from the centerline of a road, a side yard setback of 70 feet from the centerline of a road, and a rear yard setback of 6 feet in lieu of the required 75 feet, 75 feet, and 50 feet, respectively; and
- From Section 304 of the B.C.Z.R. to approve the subject property as an undersized lot.

The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance requests were Petitioners William and Regina Besnoska, and their son, Jeremy Besnoska. There were no Protestants or other interested persons in attendance at the hearing, although several letters in opposition to the requested relief were received and will expounded on further in this Order.

ORDER RECEIVED FOR FILING

Date 7-22-10

By 13

Testimony and evidence offered revealed that the subject property is rectangular shaped and consists of approximately 7,248 square feet or 0.166 acre, more or less, zoned R.C.5. The property is located at the southwest corner of Poplar Road and Cedar Creek Road, north of Holly Neck Road and east of Back River Neck Road near the terminus of Cedar Creek to the north and east, in the Essex/Middle River area of Baltimore County.¹ The property is currently unimproved, though as shown on the record plat that was marked and accepted into evidence as Petitioners' Exhibit 4, it is part of the original "Cedar Beach - Section One" subdivision, which was recorded in 1925. The subject property is depicted as Lots 220 and 221 -- each 25 feet wide for a total of 50 feet wide and an average depth of 151.5 feet. As is often the case with older subdivisions, the plat was prepared and recorded prior to the adoption of any Zoning Regulations in Baltimore County. Thus, the parcel is insufficiently sized and does not meet today's zoning requirements, hence the request for variance relief.

Petitioners William and Regina Besnoska indicated they purchased the property in late December 2009. They also related that they live 1912 Poplar Avenue, on the north side of the road across the street from the subject property, and have resided there almost 30 years. Their property fronts Cedar Creek. The main reason they purchased the subject property is so their son, Petitioner Jeremy Besnoska, could build a home on the lot and live close by. They explained that there are some health issues as they advance in age and it would be beneficial if Jeremy could live fairly close to them in order to provide some assistance. When the subject property became available, it became a natural fit for their family.

In support of the requested relief, Petitioners submitted photographs of the property that were marked and accepted into evidence as Petitioners' Exhibits 5A through 5D. Petitioners'

¹ Heading east, Cedar Creek leads into the larger Sue Creek, which in turn leads into Middle River and eventually the Chesapeake Bay.

Exhibits 5A and 5B depict the property soon after it was purchased and shows it basically as a debris field and dumping ground for others. There is also an abundance of years and years of fallen leaves strewn about the property, where it seems no upkeep or maintenance at all has occurred. On the other hand, Petitioners' Exhibits 5C and 5D show that the property has been dramatically cleaned up with some vegetation cleared and grass planted. Although some trees have been removed, a number of mature trees remain. Petitioners indicated they hope to keep as many existing trees as possible, while still being able to build on the property. In further support of the relief, Petitioners submitted a written petition signed by 11 nearby neighbors in the Poplar Road - Cedar Creek area, expressing their support for Petitioners' plans. This petition was marked and accepted into evidence as Petitioners' Exhibit 6. Finally, Petitioners submitted architectural drawings and elevations for the proposed home to be built on the property, which was marked and accepted into evidence as Petitioners' Exhibit 7. These drawings depict a relatively modest, three bedroom cape cod style home that would be approximately 28 feet wide by 46 feet deep.

In anticipation of the hearing, the undersigned received letters of opposition from two individuals. The first was from Kim Burton of 1952 Sue Creek Drive dated July 15, 2010, which was marked and accepted into evidence as Protestant's Exhibit 1. Ms. Burton's property is located north of the subject site, above Cedar Creek, in the Sue Creek Landing subdivision. She does not believe zoning relief should be granted because Petitioners should have been aware of the R.C.5 zoning of the property that was introduced in 1975 -- and the significant setback requirements -- well before they purchased. There are also several mature trees that contribute to the rural characteristic of the neighborhood and are helpful to the environment. In sum, Ms. Burton believes a home on this property would result in overdevelopment and have a negative

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Date 7-22-10 _____ 3

By PJ _____

impact on the neighborhood. She also does not believe the property meets the variance standard due to its rectangular shape. In addition, a second letter was sent by Christa Adle Hammer of 1024 Cedar Creek Road dated July 16, 2010, which was marked and accepted into evidence as Protestant's Exhibit 2. Ms. Hammer's property is several blocks south of the subject property in the Cedar Creek subdivision. Her letter is almost identical to Ms. Burton's letter and expresses the same sentiments as Ms. Burton.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments received from the Office of Planning dated June 11, 2010 do not oppose Petitioners' request, provided the construction complies with the current R.C.5 requirements. In order to make this determination, the Office of Planning will require the submission of additional information, which will be expounded on further in this Order. Comments were received from the Department of Environmental Protection and Resource Management dated July 8, 2010 which indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations. The subject property is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. The LDA regulations impose lot coverage limits of 25% for a property this size (7,248 square feet). In addition, the LDA regulations require afforestation for 15% tree coverage. If the construction of the proposed dwelling will necessitate removal of the existing trees, then the planting of two native, deciduous trees, 4 to 5 feet in height, will be required.

This case, as with other properties in the area that are zoned R.C.5, presents an increasingly common set of circumstances before this Commission; namely, properties on or near the waterfront in eastern Baltimore County that are zoned R.C.5, but were platted and

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By pm

recorded decades ago -- certainly prior to the adoption of Zoning Regulations in these areas -- and thus do not meet the current zoning requirements for setbacks and minimum lot size.

Thus, the task for this Commission is to review the purpose of the R.C.5 Zone and interpret the Regulations in the context of these properties. Section 1A04.1.B states that the R.C.5 zoning classification is established in order to: (1) provide for rural-residential development in suitable areas in which basic services are not anticipated, (2) eliminate scattered and generally disorderly patterns of future rural-residential development, (3) assure that encroachments onto productive or critical natural resource areas will be minimized, and (4) provide a minimum lot size which is sufficient to provide adequate area for the proper functioning of on-lot sewer and water systems.

Turning now to the instant matter, I am persuaded to grant the requested relief. Although the subject property does not meet the front, side, and rear yard setback limitations, in my view, this lot -- and others like it -- is clearly consistent with the purpose of the R.C.5 zoning classification, and therefore meets the spirit and intent of the Zoning Regulations. As to the concern over the provision of basic services and adequate area for on-site sewer and water systems, in this case the property does have access to existing public water and sewer services. As to the issue of scattered and generally disorderly patterns of future rural-residential development, that is also not impacted here. This property is a lot of record and has been in existence for 85 years. As depicted in the record plat accepted into evidence as Petitioners' Exhibit 4, it was platted and recorded as part of a planned layout of properties on or near the waterfront at Cedar Creek and Sue Creek. This is the type of orderly, in-fill development utilizing existing services and infrastructure that is a desired and preferred method of development. Regarding the encroachments onto productive or critical natural resource areas,

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By B3

this property is situated in the Chesapeake Bay Critical Area and is subject to stringent regulations at the State and local level, including afforestation and mitigation in environmentally sensitive areas. DEPRM's careful watch over these issues will minimize the potential impact of this development in those areas. I also find the property to be unique in a zoning sense in that the setback constraints cause the subject property to be disproportionately impacted by the Zoning Regulations as compared with other surrounding properties, making it virtually impossible for Petitioners to have any dwelling erected on the property. The property is only 50 feet wide and the setback for each side to a property line is 50 feet and for the front is 75 feet, approximately half the depth of the property. As to the undersized lot variance, I am persuaded to grant this relief as well. Based on the evidence presented, the property meets the requirements of Section 304.1 of the B.C.Z.R. for approval as an undersized lot

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

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 22nd day of July, 2010 by this Deputy Zoning Commissioner that Petitioners' Variance requests as follows:

- From Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed single-family dwelling with a front yard setback of 29 feet from the centerline of a road, a side yard setback of 70 feet from the centerline of a road, a rear

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By pm

yard setback of 6 feet in lieu of the required 75 feet, 75 feet, and 50 feet, respectively;
and

- From Section 304 of the B.C.Z.R. to approve the subject property as an undersized lot,

be and are hereby **GRANTED**, subject to the following which are conditions precedent to the granting of the relief:

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 subject property is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. The LDA regulations impose lot coverage limits of 25% for a property this size (7,248 square feet). In addition, the LDA regulations require afforestation for 15% tree coverage. If the construction of the proposed dwelling will necessitate removal of the existing trees, then the planting of two native, deciduous trees, 4 to 5 feet in height, will be required.
4. Prior to obtaining a building permit, Petitioners shall submit the following information to the Office of Planning for their determination that the proposed structure meets the RC 5 Performance Standards:
 - a. Submit photographs of existing adjacent dwellings to the Office of Planning.
 - b. Submit building elevations (all sides) of the proposed dwelling to the Office of Planning for review and approval. 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) use 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.
 - c. 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.

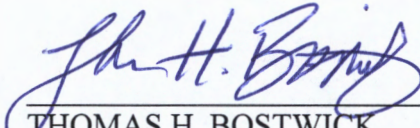
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Date 7-22-10

By 

- d. 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.
- e. Provide landscaping along the public road, if it is consistent with the existing streetscape.

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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Date 7-22-10

By PZ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 22, 2010

WILLIAM BESNOSKA, REGINA BESNOSKA
AND JEREMY BESNOSKA
1912 POPLAR ROAD
BALTIMORE MD 21221

Re: Petition for Variance
Case No. 2010-0317-A
Property: 1907 Poplar Road

Dear Mr. and Mrs. Besnoska and Mrs. Besnoska:

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 cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure



TAX. AC. NT # 1523350540

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at ^{LOTS} 220-221 1907 Poplar Rd
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)

Section 1A04.3.B.2.b – to permit a proposed single family dwelling with a front yard setback of 29 feet from the centerline of a road, a side yard setback of 70 feet from the centerline of a road, and a rear yard setback of 6 feet in lieu of the required 75, 75, and 50, respectively; and to approve the subject property as an undersized lot, pursuant to Section 304 of the BCZR.

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

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

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Date _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

William F. Besnoska
Name - Type or Print _____
William F. Besnoska
Signature _____
Jeremy A. Besnoska
Name - Type or Print _____
Jeremy Besnoska
Signature _____
1912 Poplar Rd
Address _____ Telephone No. _____
BALTO MD 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

REGINA BESNOSKA
Name _____
1912 Poplar Rd 410-687-8309
Address _____ Telephone No. _____
BALTO. MD 21221
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 2010-0317-A

ESTIMATED LENGTH OF HEARING _____

Reviewed By RLD Date 3/17/10
UNAVAILABLE FOR HEARING

ZONING DESCRIPTION

Zoning Description For 1907 Poplar Road

Beginning at a point on the Southwest side of Poplar and Cedar Creek Roads, which are 30 and 40 feet wide, respectively. Being Lots # 220 and 221 in the subdivision of Cedar Beach as recorded in Baltimore County Plat Book #0007, Folio# 0186, containing 7,248 square feet. Also known as 1907 Poplar Road and located in the 15th Election District, 6th Councilmanic District.

Item # 0317

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: 2010-0317-A
Petitioner: Bill Besnoska, Regina Besnoska, Jeremy Besnoska
Address or Location: 1907 poplar RD Lots # 220 + 221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeremy Besnoska
Address: 1912 poplar RD
Baltimore MD, 21221

Telephone Number: 410-687-8309

Revised 7/11/05 - SCJ

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

No. **54242**

Date: **5/17/10**

PAID RECEIPT
 METHOD: ACTUAL TIME: 04/20/2010 5/17/2010 10:49:36
 REF: 025 WALTON JOHN DOD
 RECEIPT # 531290 5/17/2010 06124
 5 536 TWBB IDENTIFICATION
 054/02
 Recpt Tot \$65.00
 \$65.00 06 \$65.00 06
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				665

Total: **665⁰⁰**

Rec From:

For:

zoning hearing - case #2010-0317-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

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: # 2010-0317-A

1907 Poplar Road, Lots 220 & 221

S/side of Poplar Road, 20 feet west of the centerline of Cedar Creek Road (s/west corner)

15th Election District — 6th Councilmanic District

Legal Owner(s): William & Jeremy Besnoska

Variance: to permit a proposed single family dwelling with a front yard setback of 29 feet from the centerline of a road, a side road setback of 70 feet from the centerline of a road, and a rear yard setback of 6 feet in lieu of the required 75, 75, and 50 feet, respectively, and to approve the subject property as an undersized lot.

Hearing: Friday, July 16, 2010 at 9:00 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.

7/075 July 1

245524

CERTIFICATE OF PUBLICATION

7/11, 2010

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 7/11, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

+ - CERTIFICATE OF POSTING

2010-0317-A

RE: Case No.: _____

Petitioner/Developer: _____

William and Jeremy Besnoska

July 16 2010

Date of Hearing/Closing: _____

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

Attn: Kristin Matthews:

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 located at: _____
1907 Poplar Road. Lots 220 and 221

The sign(s) were posted on July 1 2010

(Month, Day, Year)

Sincerely,

Robert Black July 3 2010
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE #2010-0317-A

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

Room 104, JEFFERSON BUILDING
PLACE: 105 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: Friday, July 16, 2010 at 9:00 a.m.

REQUEST: VARIANCE TO PERMIT A PROPOSED SINGLE FAMILY
DWELLING WITH A FRONT YARD SETBACK OF 29 FEET FROM THE CENTER-
LINE OF A ROAD, A SIDE YARD SETBACK OF 70 FEET FROM THE CENTERLINE
OF A ROAD AND A REAR YARD SETBACK OF 6 FEET IN LIEU OF THE REQUIRED
75, 75 AND 50 FEET RESPECTIVELY. AND TO APPROVE THE SUBJECT PRO-
PERTY AS AN UNDER-SIZED LOT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 1, 2010 Issue - Jeffersonian

Please forward billing to:
Jeremy Besnoska
1912 Poplar Road
Baltimore, MD 21221

410-687-8309

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: 2010-0317-A

1907 Poplar Road, Lots 220 & 221

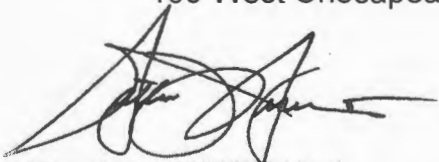
S/side of Poplar Road, 20 feet west of the centerline of Cedar Creek Road (s/west corner)

15th Election District – 6th Councilmanic District

Legal Owners: William & Jeremy Besnoska

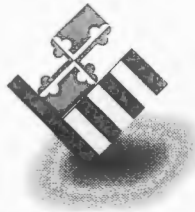
Variance to permit a proposed single family dwelling with a front yard setback of 29 feet from the centerline of a road, a side yard setback of 70 feet from the centerline of a road, and a rear yard setback of 6 feet in lieu of the required 75, 75 and 50 feet respectively, and to approve the subject property as an undersized lot.

Hearing: Friday, July 16, 2010 at 9:00 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 3, 2010

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: 2010-0317-A

1907 Poplar Road, Lots 220 & 221

S/side of Poplar Road, 20 feet west of the centerline of Cedar Creek Road (s/west corner)

15th Election District – 6th Councilmanic District

Legal Owners: William & Jeremy Besnoska

Variance to permit a proposed single family dwelling with a front yard setback of 29 feet from the centerline of a road, a side yard setback of 70 feet from the centerline of a road, and a rear yard setback of 6 feet in lieu of the required 75, 75 and 50 feet respectively, and to approve the subject property as an undersized lot.

Hearing: Friday, July 16, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Besnoska Residence, 1912 Poplar Road, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 1, 2010.**
- (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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

July 7, 2010

Besoska Residence
1912 Poplar Rd.
Baltimore, MD 21221

Dear: Besoska Residence

RE: Case Number 2010-0317-A, 1907 Poplar 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 17, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 7, 2010
Item Nos. 2010- 302, 305, 309, 313,
314, 315, 316, 317, 318, 319, 320 &
321

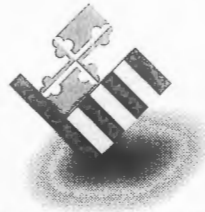
DATE: May 27, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-006072010 -NO COMMENTS.doc



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

May 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 24th, 2010

Item Numbers: 0305, 0309, 0313, 0315, 0316, 0317, 0318, 0320 and 0321

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 11, 2010

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

SUBJECT: 1907 Poplar Road

INFORMATION:

Item Number: 10-317

Petitioner: William F. Besroska

Zoning: RC 5

Requested Action: Variance

RECEIVED
JUN 14 2010
ZONING COMMISSIONER

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:

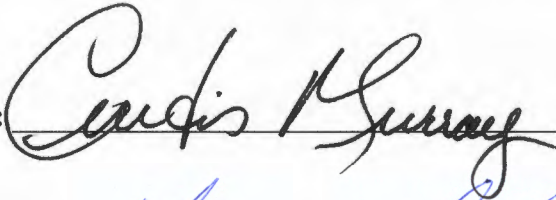
1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure 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.

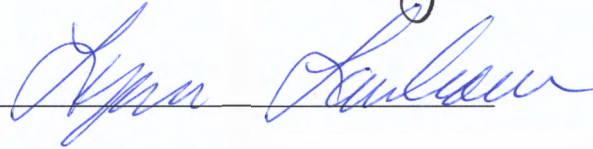
5. Provide landscaping along the public road, if consistent with the existing streetscape.

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:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: July 8, 2010

SUBJECT: Zoning Item # 10-317-A
Address 1907 Poplar Road
(Besnoska Property)

Zoning Advisory Committee Meeting of May 24, 2010

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

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 subject property is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. The LDA regulations impose lot coverage limits of 25% for a property this size (7,248 square feet). In addition, the LDA regulations require afforestation for 15% tree coverage. If the construction of the proposed dwelling will necessitate removal of the existing trees, then the planting of two native, deciduous trees, 4'-5' in height, will be required.

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: July 7, 2010



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 06-01-2010

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

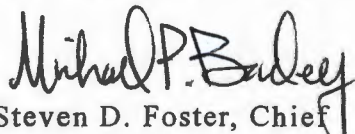
RE: Baltimore County
Item No. 2010-0317-A
1907 POPULAR RD
BESNOSKA PROPERTY
VARIANCE-

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. 2010-0317-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


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.sha.maryland.gov

RE: PETITION FOR VARIANCE * BEFORE THE
1907 Poplar Road; S/S Poplar Road, 20' W *
of c/line Cedar Creek Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): William & Jeremy Besnoska* FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 10-317-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

MAY 28 2010

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 28th day of May, 2010, a copy of the foregoing Entry of Appearance was mailed to Regina Besnoska, 1912 Poplar Road, Baltimore, MD 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Patricia Zook - Case 2010-0317-A - hearing is Friday, July 16 - comment needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 7/8/2010 11:45 AM
Subject: Case 2010-0317-A - hearing is Friday, July 16 - comment needed
CC: Bostwick, Thomas

Good morning Jeff -

The property location for the above-referenced case is located in the CBCA and we need a comment from DEPRM.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment5-27-10

DEVELOPMENT PLANS REVIEW

nc7-8-10

DEPRM

conditions5-27-10

FIRE DEPARTMENT

nc6-11-10

PLANNING

(if not received, date e-mail sent _____)

conditions6-1-10

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. -)

NEWSPAPER ADVERTISEMENT

Date: 7-1-10

SIGN POSTING

Date: 7-1-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

CASE NAME 2010-0317-A
CASE NUMBER ~~2010-0317-0010~~
DATE 7-16-10

CASE NAME 2010-0317-A
CASE NUMBER ~~2010-0317-0010~~
DATE 7-16-10

[illegible]

Case No.: 2010-0317-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	7-15-10 letter of opposition From Kim Burton
No. 2	SDAT printout	7-16-10 letter of opposition From Christa Adle Hammer
No. 3	Zoning Map	
No. 4	Record Plat	
No. 5 A-D	Photographs of Property	
No. 6	Petition in support signed by neighbors	
No. 7	Architectural and elevation drawings	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 **Account Number -** 1523350540

Owner Information

Owner Name: BESNOSKA WILLIAM F/REGINA D **Use:** RESIDENTIAL
 BESNOSKA JEREMY A **Principal Residence:** NO
Mailing Address: 1912 POPLAR RD **Deed Reference:** 1) /29048/ 39
 BALTIMORE MD 21221-6122 2)

Location & Structure Information

Premises Address **Legal Description**
 CEDAR CREEK RD LT 220,221
 BALTIMORE 21221 SW COR POPLAR RD
 CEDAR BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
98	19	251						3	Plat Ref: 7/ 186

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		7,248.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	1,810	1,810		
Improvements:	0	0		
Total:	1,810	1,810	1,810	1,810
Preferential Land:	0	0	0	0

Transfer Information

Seller: ATLANTIC RESEARCH &	Date: 01/06/2010	Price: \$25,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /29048/ 39	Deed2:
Seller: WHITE JOSEPH C	Date: 02/10/2009	Price: \$2,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /27635/ 266	Deed2:
Seller: WHEELER ROBERT F	Date: 02/13/1973	Price: \$1,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 5336/ 70	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PETITIONER'S

EXHIBIT NO. 2





PREPARED BY	
DATE	

1 I HAVE NO OBJECTIONS TO A HOUSE built AT THE CORNER
2 OF MAPLE AND POPLAR LOT 220 AND 221

- 3
- 4 Debbie Gentile 1910 Poplar Rd. Balt. Md. 21221
- 5 Laura Calligar 1001 Maple Rd Balt. Md. 21221
- 6 Lisa Myrnga 1902 Poplar Rd 21221
- 7 Brian Fiedler 1005 Cedar Creek Rd BALTO MD 21221
- 8 Henry Sauer Jr. 1007 Cedar Creek Rd Balt 21221
- 9 Tim Fune 1020 Cedar Creek Rd Balt. 21221
- 10 Brian Mock 1006 Cedar Creek Rd 21221
- 11 Daxton Bury 1910 Marsh Rd Balt Md 21221
- 12 Gordon Watson 1918 Poplar Rd BALTO MD 21221
- 13 Robert & Dana Edmond, 1922 Poplar Road Md. 21221
- 14 Patrick Shaffer 1002 Cedar Creek Rd Balt MD 21221
- 15
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- 28

PETITIONER'S

EXHIBIT NO.

6

1952 Sue Creek Drive
Baltimore, Maryland, 21221

July 15, 2010

RE: Case Number 2010-0317-A, 1907 Poplar Road

Office of the Zoning Commissioner, Baltimore County
Mr. William J. Wiseman, III, Zoning Commissioner
Mr. Thomas H. Bostwick, Deputy Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Subject: Opposition to Zoning Variance

To Whom it may Concern:

I am writing to you regarding the zoning variance requested for 1907 Poplar Road. Please acknowledge my letter since I am not able to attend the zoning hearing held on July 16, 2010.

The zoning petition does not meet the regulation, according to *A Citizen's Guide to Zoning in Baltimore County*, Appendix B, page 63-64. For the reasons stated below, I request that you deny this request for a zoning variance.

Zoning In Effect Prior to Purchase

The Resource Conservation (RC) zones were introduced in 1975 according to *A Citizen's Guide to Zoning in Baltimore County*, Appendix A, page 61. The property is currently zoned as RC-5. The Besnoska family purchased the property recently, the zoning of the property has not changed and no one requested an exception at that time. I do not believe an exception should be made now. Up to this point, the property has been utilized as is.

Environmental and Neighborhood Impact

The property was filled with mature trees that contribute to the rural characteristic of the neighborhood and provide habitat for wildlife, reduce pollution and aid in other storm water run-off to the nearby creek (directly across the street). The owners have already severely cleared the property of underbrush, trees, and other habitat over the last several months. Was this action required approval? The property also is housing construction equipment and a large pile of cut logs. Just the visual of the property now deteriorates the neighborhood.

PROTESTANT'S

EXHIBIT NO. 1

The current placing of trees on the property now do not facilitate an actual dwelling being positioned with the setbacks listed in the notice. In addition, the setbacks requested provide very little room for construction equipment on the property and many of the trees will likely have to be cleared to construct the dwelling. This would have a negative impact, not only on the environment, but also on the character of the neighborhood and the inherent qualities of the property. The road is very narrow around the property and there is no room nearby to park equipment and not block the road during construction.

Overdevelopment of this neighborhood is a serious problem, straining the infrastructure like roads and the "grinder pump" sewer system, the wildlife and watersheds throughout the area, and increasing traffic on roads that currently have no sidewalks or curbs, where being a pedestrian is often hazardous. We cannot allow every area of our neighborhood to be over-developed.

Special Circumstances

The physical characteristics of the property are a standard rectangular shape with a mostly flat topography. The property does not have any unique characteristics or special circumstances that would require a zoning variance.

Given the current zoning designation of RC-5 was in effect for many years prior to the purchase of the lots, the development of the lots would have a negative impact on the environment and the neighborhood, and there are no special circumstances that make the lots unique, there is no evidence that "practical difficulty and unreasonable hardship" affect the petitioner.

For the reasons stated above, you will find that the zoning petition does not show "practical difficulty and unreasonable hardship" and I hope you will deny the request for a zoning variance for the property located at 1907 Poplar Rd.

Thank you for your time,

Kim Burton

cc: Councilman Joseph Bartenfelder, Sixth District
People's Counsel for Baltimore County
Holly Neck Conservation Association



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

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 **Account Number -** 1900003924

Owner Information

Owner Name: BURTON MATTHEW J
 BURTON KIMBERLY A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1952 SUE CREEK DR
 BALTIMORE MD 21221-1928
Deed Reference: 1) /25739/ 636
 2)

Location & Structure Information

Premises Address
 1952 SUE CREEK DR
Legal Description
 .1327 AC
 1952 SUE CREEK DR
 SUE CREEK LANDING

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
98	14	105					50	3	2	
									Plat Ref:	48/ 7

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1983	1,968 SF	5,784.00 SF	04
Stories 2	Basement NO	Type SPLIT LEVEL	Exterior Siding

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	69,400	90,780		
Improvements:	171,670	171,120		
Total:	241,070	261,900	248,013	254,956
Preferential Land:	0	0	0	0

Transfer Information

Seller: BAUER STEPHEN B, JR	Date: 06/06/2007	Price: \$290,000
Type: IMPROVED ARMS-LENGTH	Deed1: /25739/ 636	Deed2:
Seller: BAUER STEPHEN B	Date: 03/29/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21621/ 730	Deed2:
Seller: BAUER STEPHEN B	Date: 05/01/1996	Price: \$40,000
Type: NOT ARMS-LENGTH	Deed1: /11560/ 175	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Note from MapQuest: Your web browser is not supported. Some of the features on the new MapQuest will not work on Internet Explorer 6. We encourage you to upgrade now. [Learn More »](#)

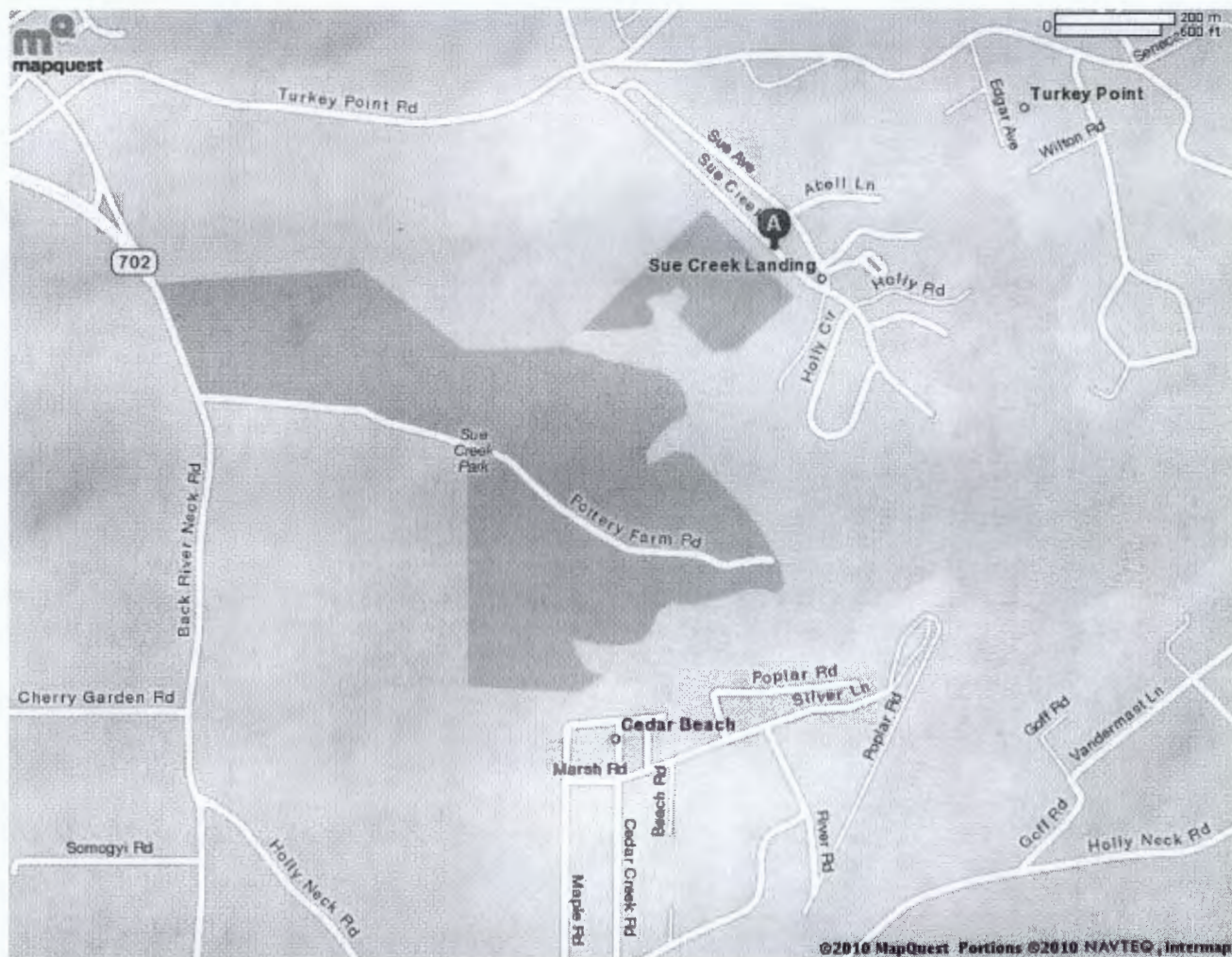
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MAPQUEST.

Sorry! When printing directly from the browser your directions or map may not print correctly. For best results, try clicking the Printer-Friendly button.

★ **1952 Sue Creek Dr**
Essex, MD 21221-1928



Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest.

1024 Cedar Creek Road
Baltimore, Maryland, 21221

July 16, 2010

RE: Case Number 2010-0317-A, 1907 Poplar Road

Office of the Zoning Commissioner, Baltimore County
Mr. William J. Wiseman, III, Zoning Commissioner
Mr. Thomas H. Bostwick, Deputy Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Subject: Opposition to Zoning Variance

Dear Sirs:

I am writing to you regarding the zoning variance requested for 1907 Poplar Road. Regrettably, I am unable to attend the zoning hearing held on July 16, 2010 in person due to my working hours. However, I hope that you will consider the following letter in my absence.

A petition for a zoning variance must show that strict compliance with the regulations would result in "practical difficulty and unreasonable hardship", according to *A Citizen's Guide to Zoning in Baltimore County*, Appendix B, page 63-64. For the reasons stated below, this zoning petition does not meet this strict standard. To the contrary, there are several compelling reasons why a zoning variance should not be granted this property. Therefore, I respectfully request that you deny this request for a zoning variance.

Zoning In Effect Prior to Purchase

The Resource Conservation (RC) zones were introduced in 1975 according to *A Citizen's Guide to Zoning in Baltimore County*, Appendix A, page 61. This includes RC-5, the current zoning of the property. Mr. William and Jeremy Besnoska purchased the property well after 1975, and knew or should have known of the restrictions on the property at the time of purchase and failed to request an exception at that time. Why should an exception be made now, when previous owners had used the property for years as-is?

Environmental and Neighborhood Impact

There are several full-grown, mature, deciduous trees on the property that contribute to the rural characteristic of the neighborhood, provide habitat for wildlife, reduce pollution and other storm water run-off to the nearby creek, and otherwise help the environment. The owners have already severely cleared the property of underbrush, trees, and other habitat over the last several months.

PROTESTANT' S

EXHIBIT NO. 2

I was unable to obtain architectural plans from your office; however, from my own observations, several of these trees are growing where the actual dwelling will be positioned with the setbacks listed in the notice. In addition, the setbacks requested provide very little room for construction equipment on the property and many of the trees will likely have to be cleared to construct the dwelling. This would have a negative impact, not only on the environment, but also on the character of the neighborhood and the inherent qualities of the property.

Overdevelopment of this neighborhood is a serious problem, straining the infrastructure like roads and the "grinder pump" sewer system, the wildlife and watersheds throughout the area, and increasing traffic on roads that currently have no sidewalks or curbs, where being a pedestrian is often hazardous. If we continue to allow every nook and cranny of our neighborhood to be over-developed, in spite of the zoning laws meant to protect our area, these problems will reach a breaking point. I truly hope we can avoid this downward trend in our neighborhood.

Special Circumstances

The physical characteristics of the property are a standard rectangular shape with a mostly flat topography. The property does not have any unique characteristics or special circumstances that would require a zoning variance.

Given the current zoning designation of RC-5 was in effect for many years prior to the purchase of the lots, the development of the lots would have a negative impact on the environment and the neighborhood, and there are no special circumstances that make the lots unique, there is no evidence that "practical difficulty and unreasonable hardship" affect the petitioner.

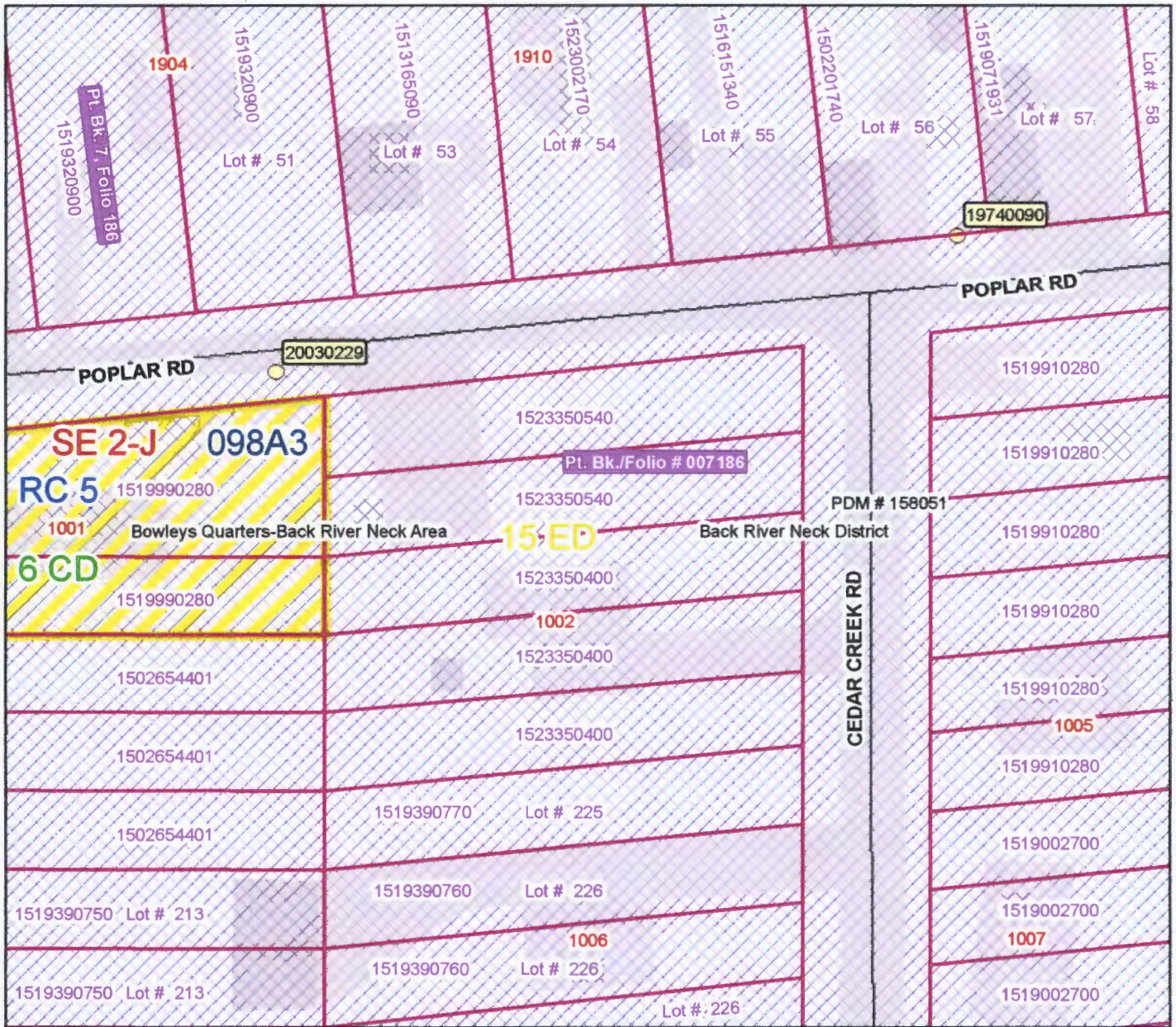
For the reasons stated above, you will find that the zoning petition does not show "practical difficulty and unreasonable hardship" and I hope you will deny the request for a zoning variance for the property located at 1907 Poplar Rd.

Respectfully yours,

Christa Adle Hammer
Concerned Neighbor

cc: Councilman Joseph Bartenfelder, Sixth District
People's Counsel for Baltimore County
Holly Neck Conservation Association

1907 Poplar Road



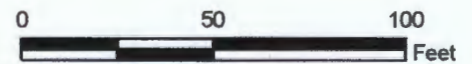
PETITIONER'S

EXHIBIT NO.

3



Publication Date: May 17, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 **Account Number -** 2100012704

Owner Information

Owner Name: ADLE CHRISTA M **Use:** RESIDENTIAL
Mailing Address: 1024 CEDAR CREEK RD **Principal Residence:** YES
 BALTIMORE MD 21221-6108 **Deed Reference:** 1) /22434/ 728
 2)

Location & Structure Information

Premises Address **Legal Description**
 1024 CEDAR CREEK RD LTS 242 THRU 248
 1024 CEDAR CREK RD WS
 CEDAR BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
105	1	159					242	3	Plat Ref: 7/ 186

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	1,624 SF	26,250.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	66,810	81,810		
Improvements:	133,290	155,920		
Total:	200,100	237,730	212,643	225,186
Preferential Land:	0	0	0	0

Transfer Information

Seller: ADEL CHRISTA M	Date: 08/25/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /22434/ 728	Deed2:
Seller: FEDERAL NATIONAL MORTGAGE	Date: 11/04/2003	Price: \$110,900
Type: IMPROVED ARMS-LENGTH	Deed1: /19091/ 164	Deed2:
Seller: HIPPLER LARRY	Date: 06/07/2002	Price: \$116,800
Type: NOT ARMS-LENGTH	Deed1: /16489/ 207	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



 **Note from MapQuest: Your web browser is not supported.** Some of the features on the new MapQuest will not work on Internet Explorer 6. We encourage you to upgrade now. [Learn More »](#)

Upgrade Now:

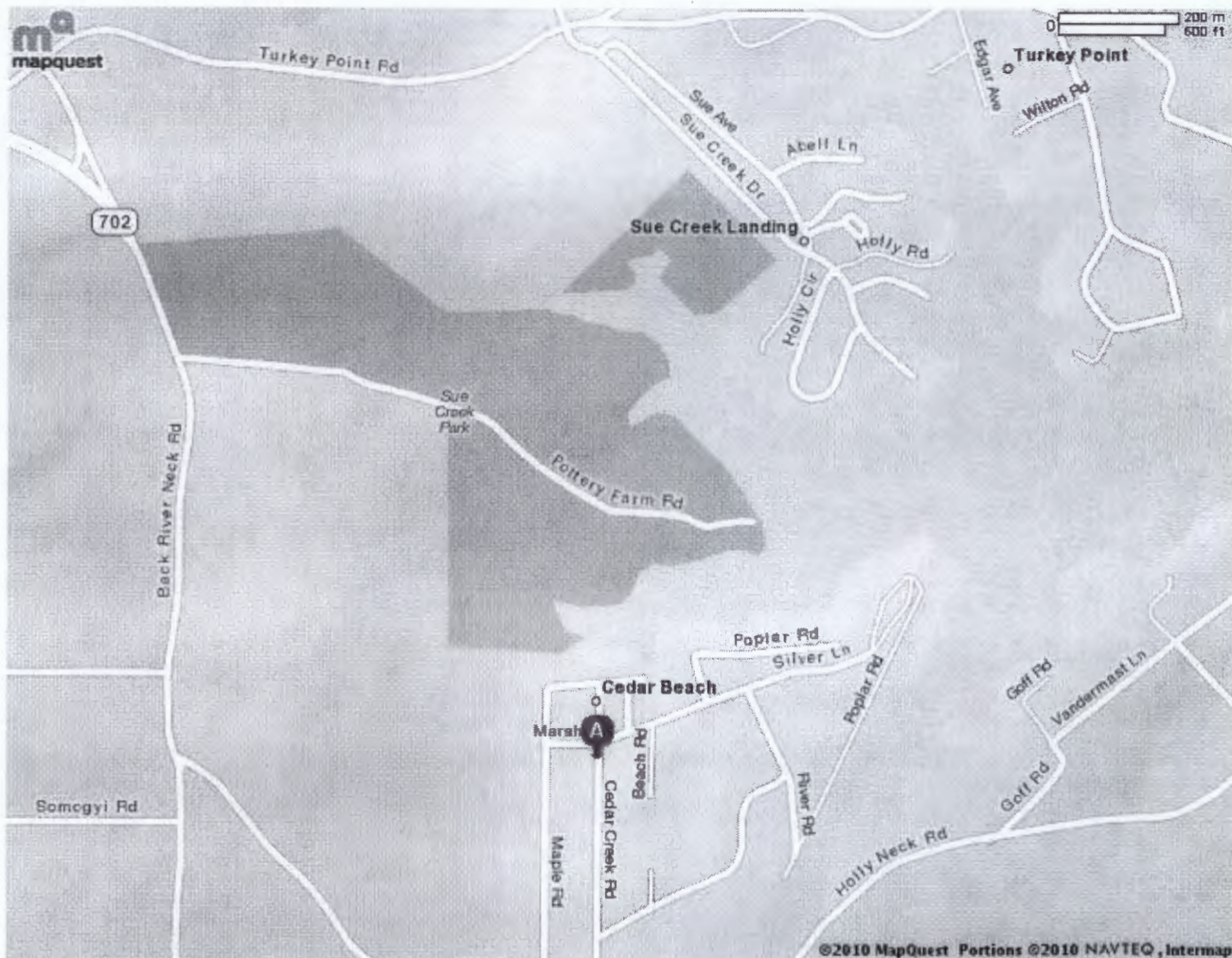
[Get Internet Explorer](#)

[Get Firefox](#)

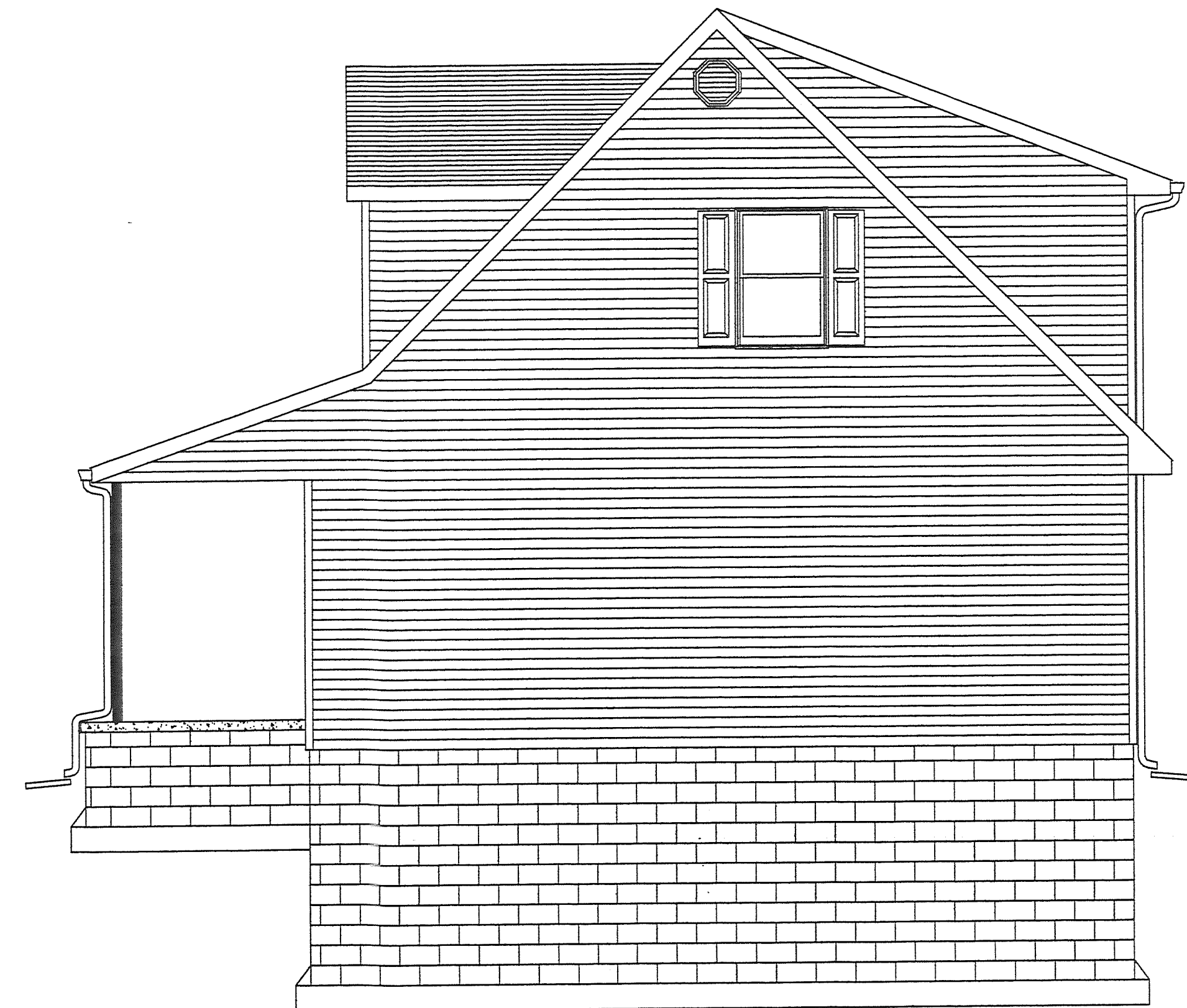
MAPQUEST.

Sorry! When printing directly from the browser your directions or map may not print correctly. For best results, try clicking the Printer-Friendly button.

 **1024 Cedar Creek Rd**
Essex, MD 21221-6108



Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest.



RIGHT END ELEVATION



REAR ELEVATION

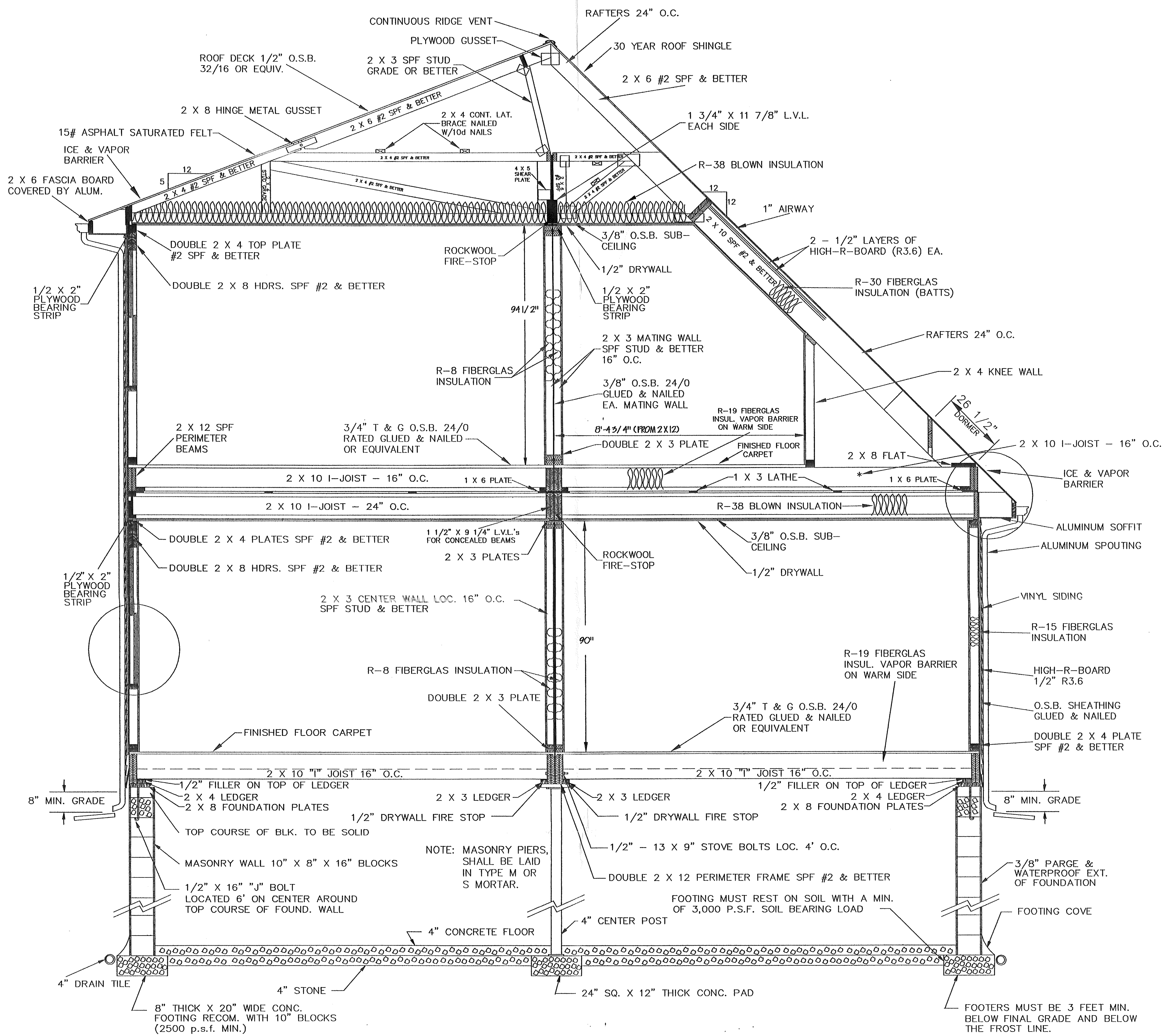


LEFT END ELEVATION



FRONT ELEVATION

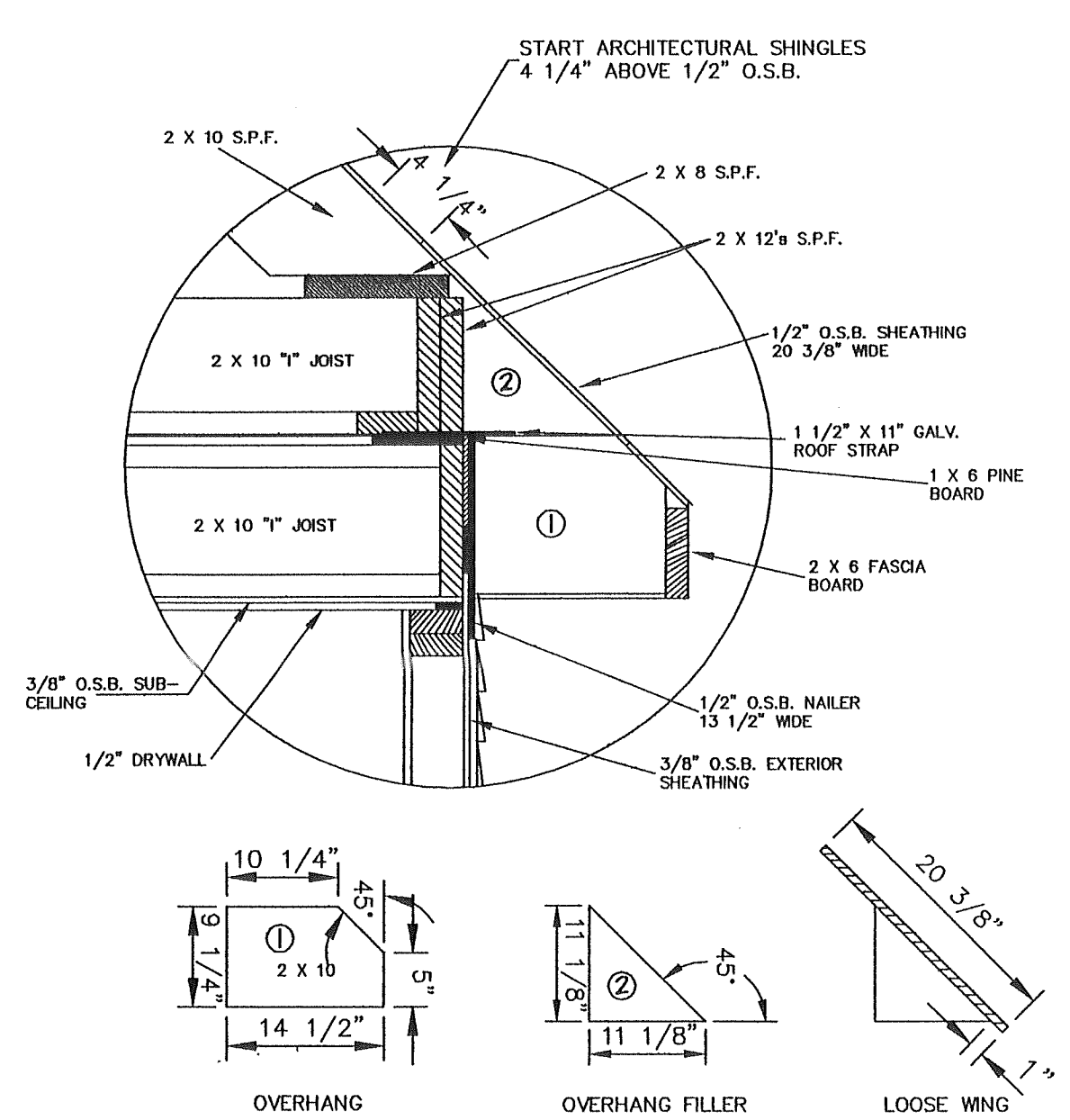
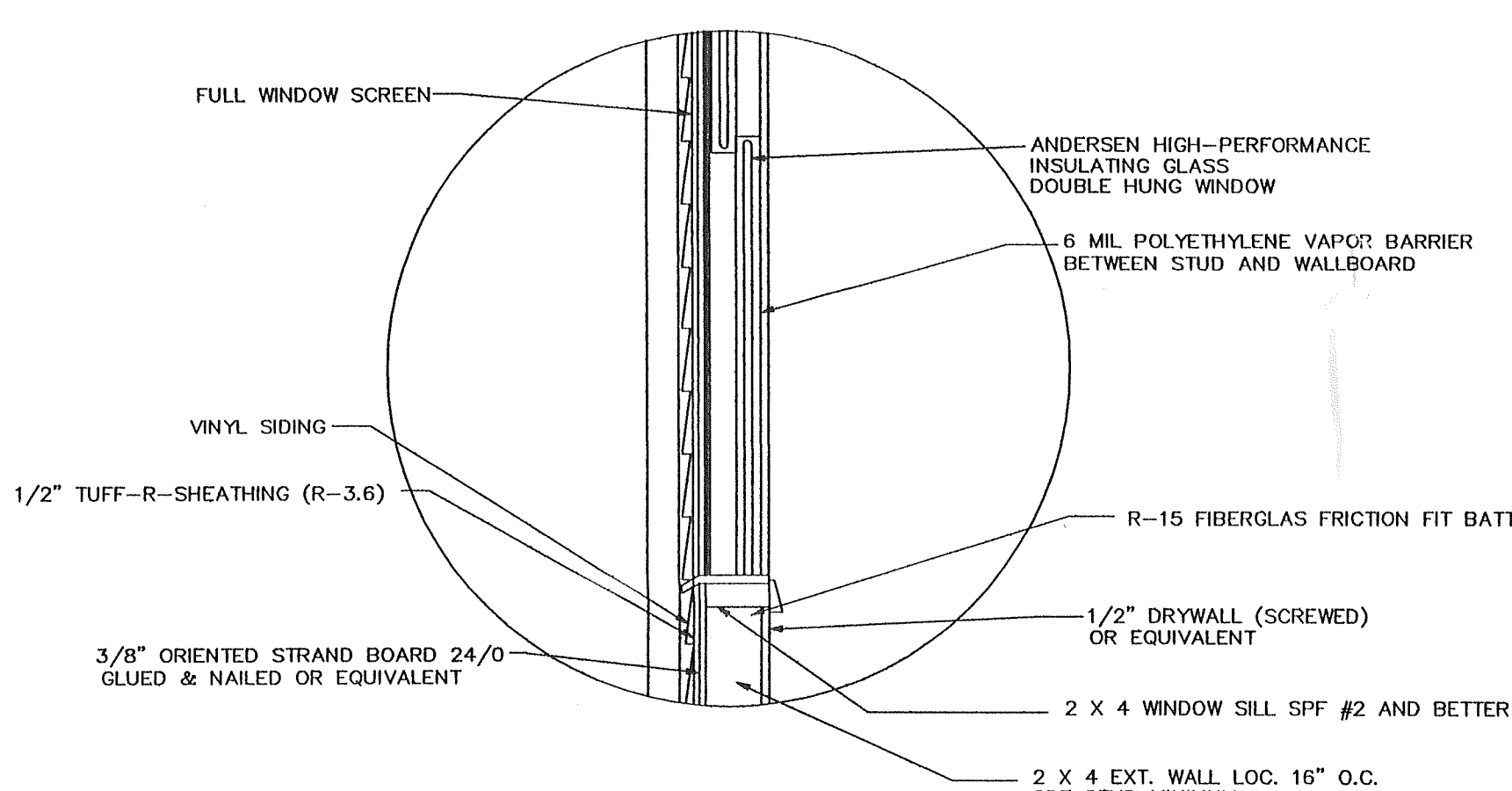
ELEVATIONS			
ALL FLOOR PLANS AND ROOM SIZES ARE APPROXIMATE.			
SCALE: 1/4"=1'-0"	4 PC CAPE COD	DRAWN BY: LES	REVISION BY:
DATE:			
HOMES BY KEYSTONE, INC.			
DRAWING NUMBER: 25-296			
A-FRAME			



NOTES: ALL ROOF RAFTERS HAVE A ROOF LOAD OF 40 p.s.f.

ALL AIR INFILTRATION OPENINGS CAULKED.
ALL DOUBLE HUNG UNITS HIGH-PERFORMANCE INSULATING GLASS

FIRE STOPPING AROUND ALL PIPES @ CEILING AND FLOOR LOCATIONS

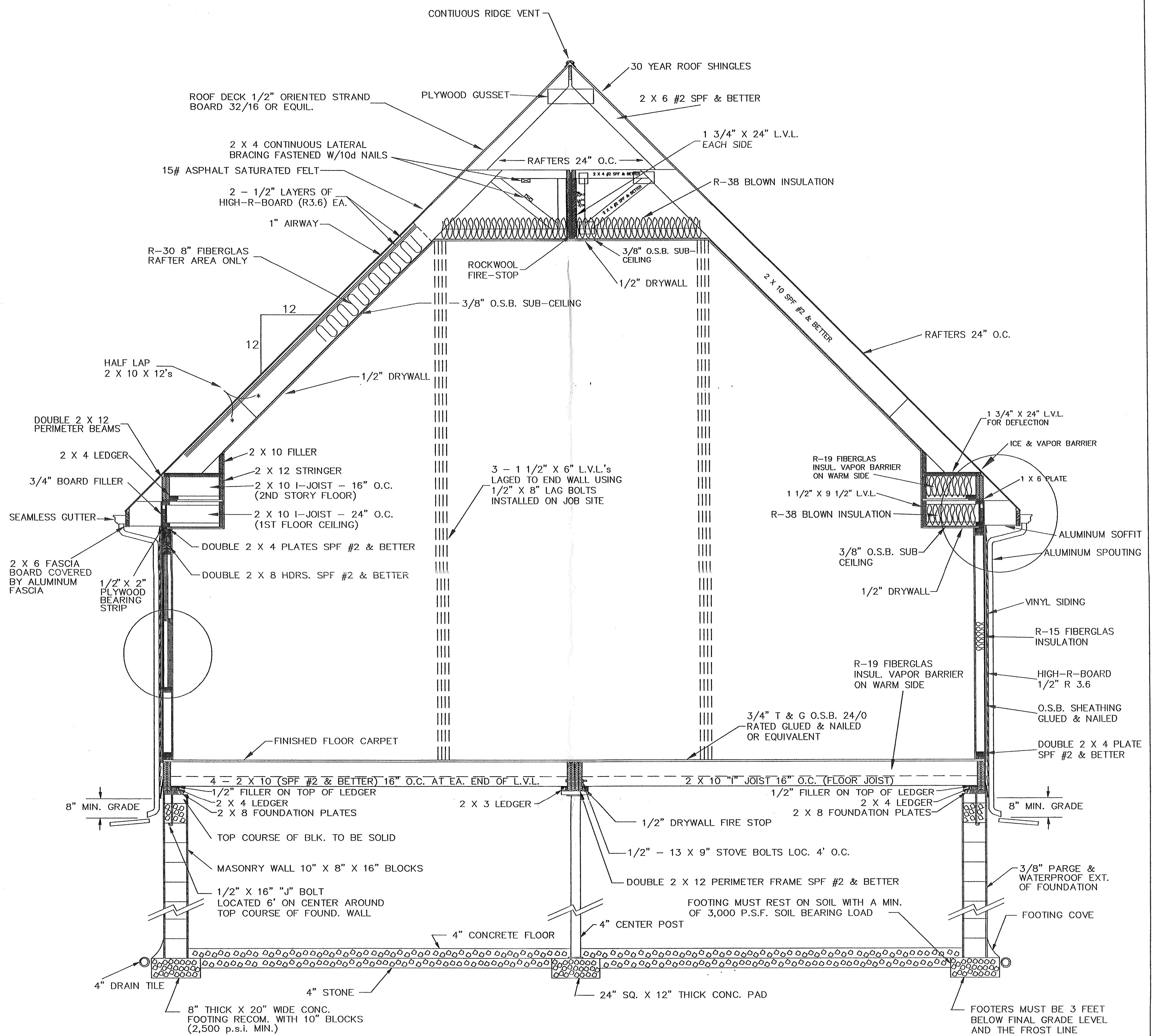


CROSS SECTION

ALL FLOOR PLANS AND ROOM SIZES ARE APPROXIMATE.
SCALE: 1/4"=1'-0"
DATE: 12-16-09
28' WIDE SHED DORMER
DRAWN BY: TGM
REVISED BY:

HOMES BY KEYSTONE

90" CEILING
DRAWING NUMBER:

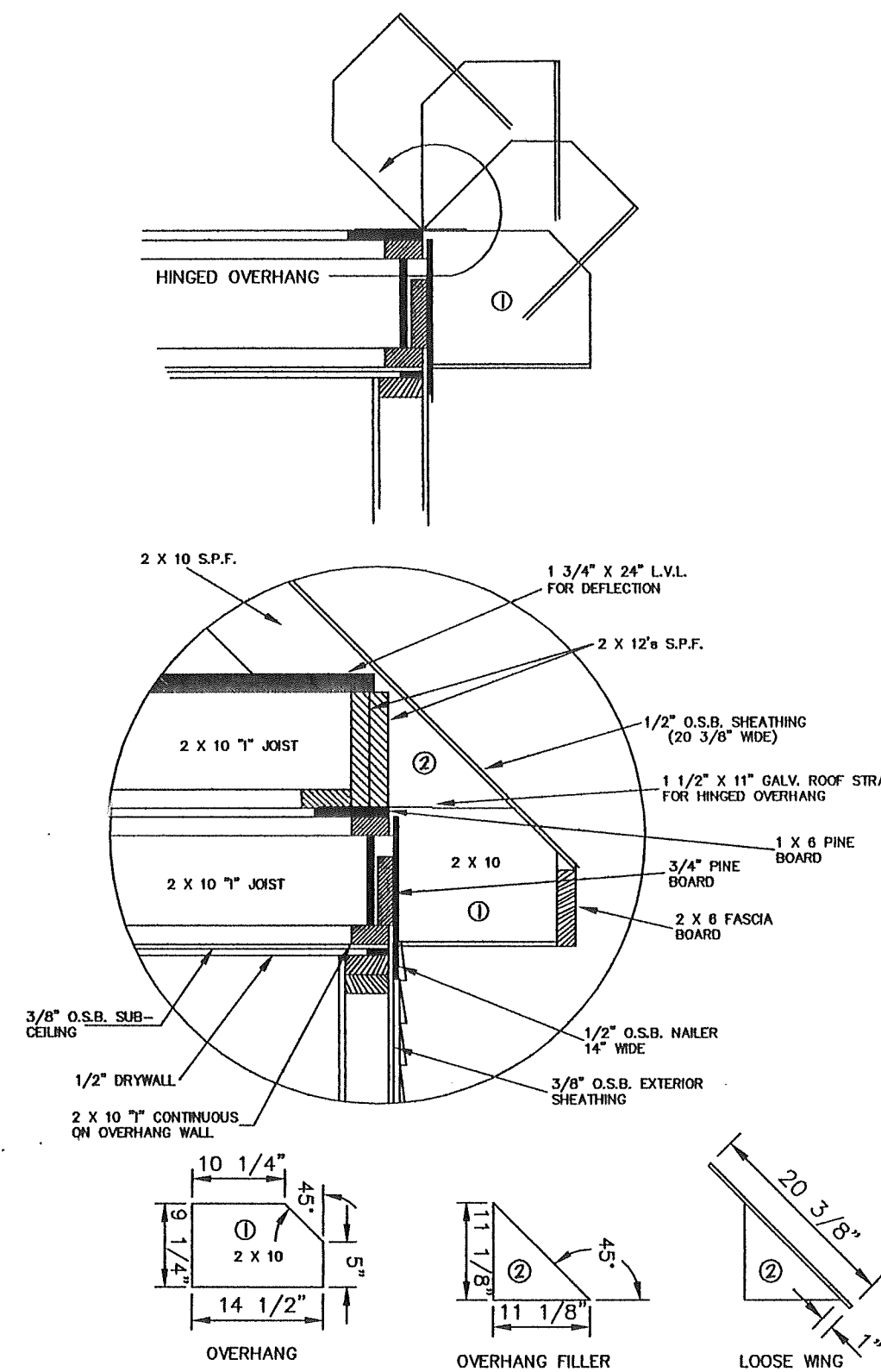
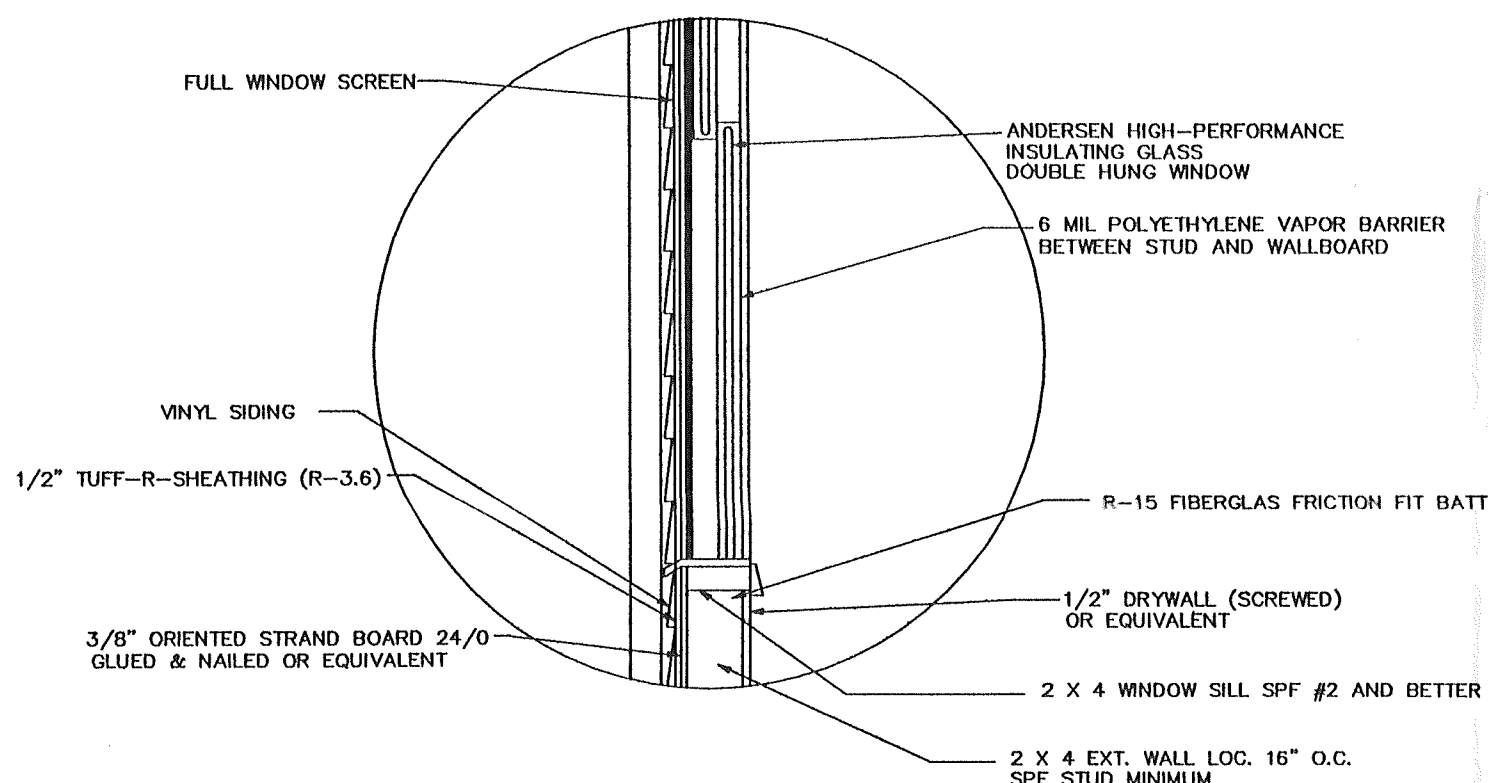


NOTE: MASONRY PIERS, SHALL BE LAID IN TYPE M OR S MORTAR.

ALL AIR INFILTRATION OPENINGS CAULKED
ALL DOUBLE HUNG UNITS HIGH-PERFORMANCE INSULATING GLASS

FIRE STOPPING AROUND ALL PIPES @ CEILING AND FLOOR LOCATIONS

ALL ROOF RAFTERS HAVE A ROOF LOAD OF 40 p.s.f.



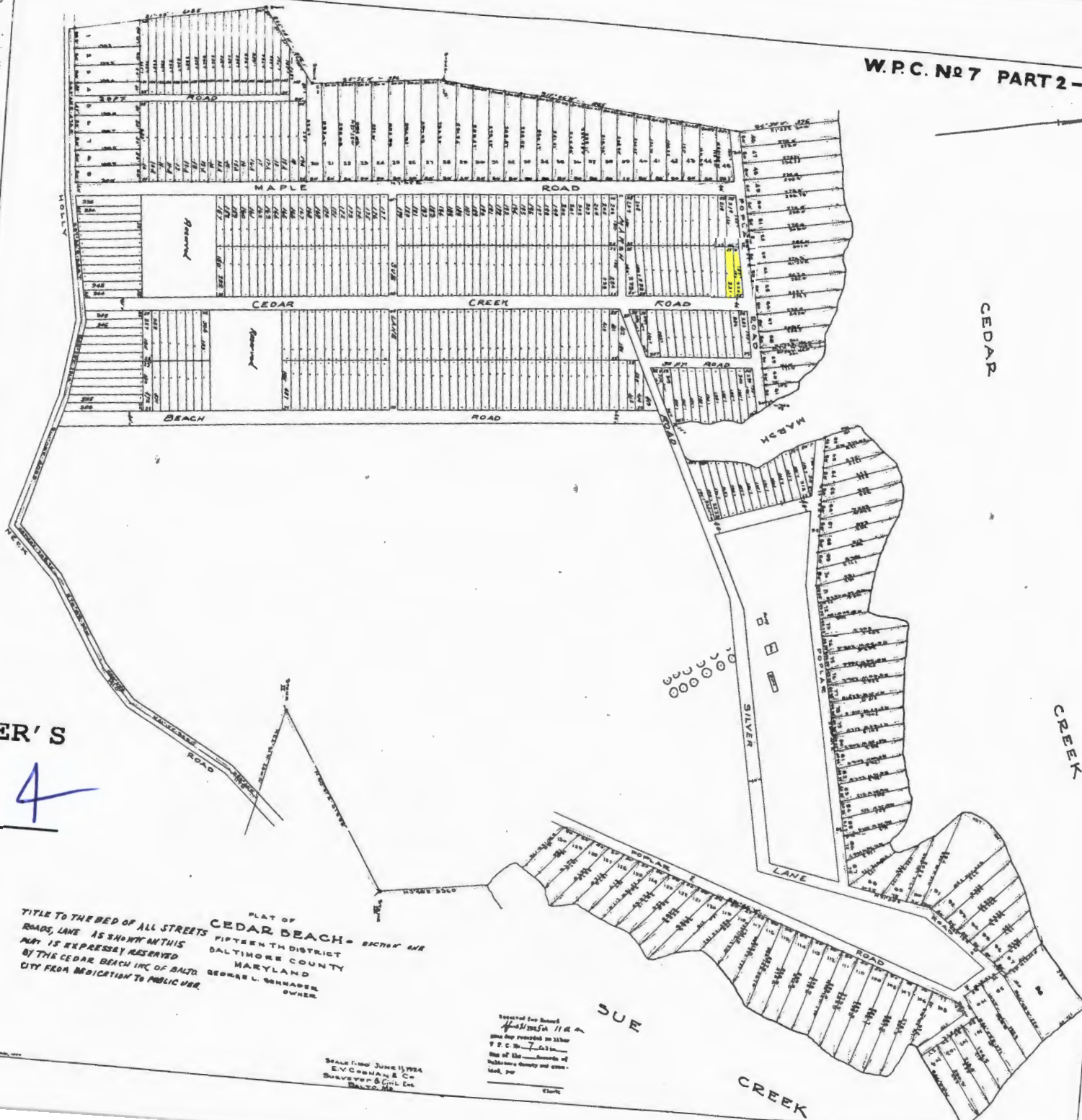
CROSS SECTION

ALL FLOOR PLANS AND ROOM SIZES ARE APPROXIMATE.		
SCALE: 1/4"=1'0"	DRAWN BY: TGM	
DATE: 12-16-09	A-FRAME	REVISED BY:
HOMES BY KEYSTONE		
28 WIDE (A-FRAME)		DRAWING NUMBER:

NOTE: START SHINGLES 4 1/4" ABOVE 1/2" O.S.B.

W.P.C. No 7 PART 2-186

Item #0317



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1907 POPLAR Rd.

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

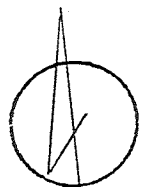
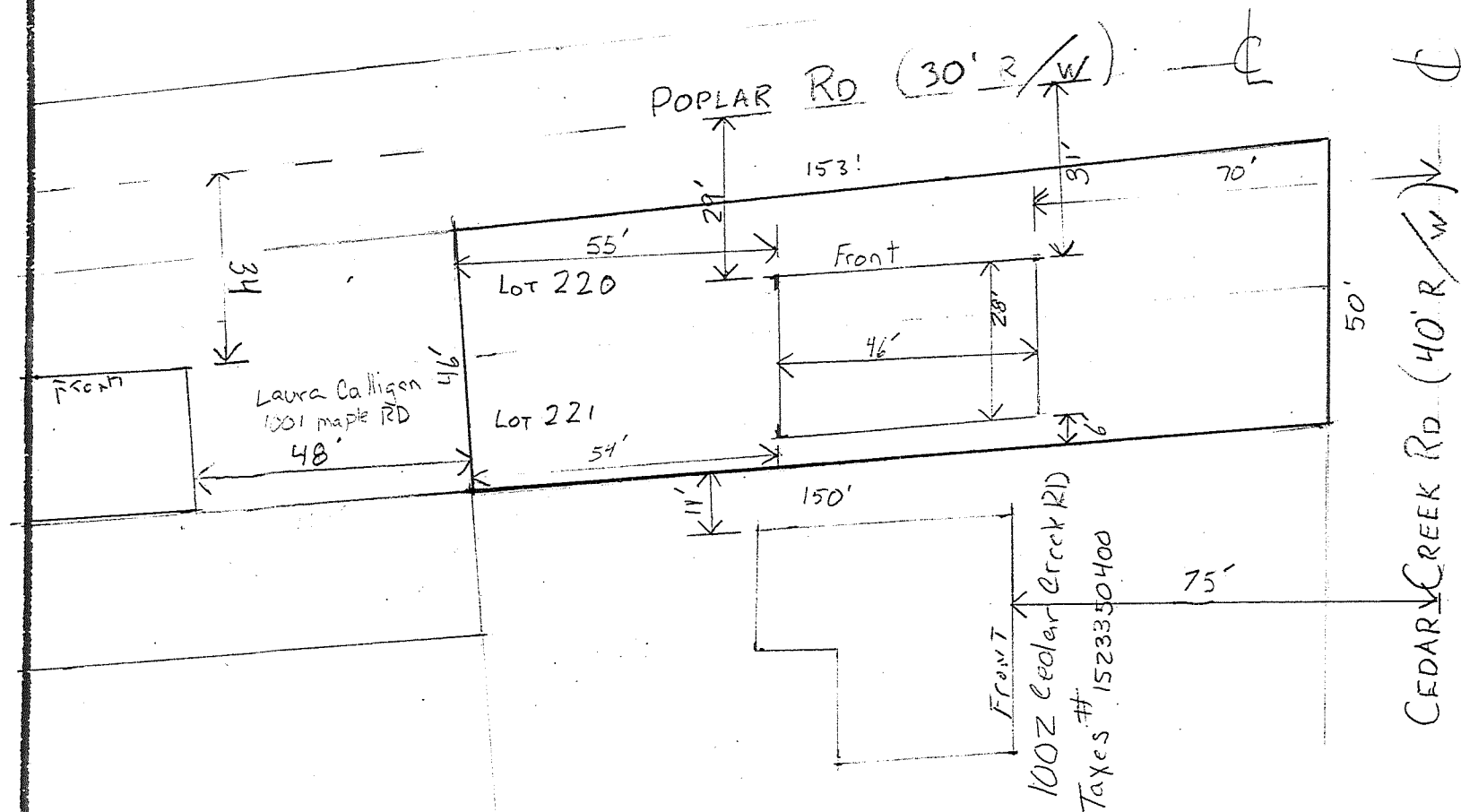
PETITIONER' S

SUBDIVISION NAME CEDAR BEACH

PLAT BOOK # 7 FOLIO # 186 LOT # ²²⁰221 SECTION #

OWNER WILLIAM REGINA JEREMY BESNOSKA

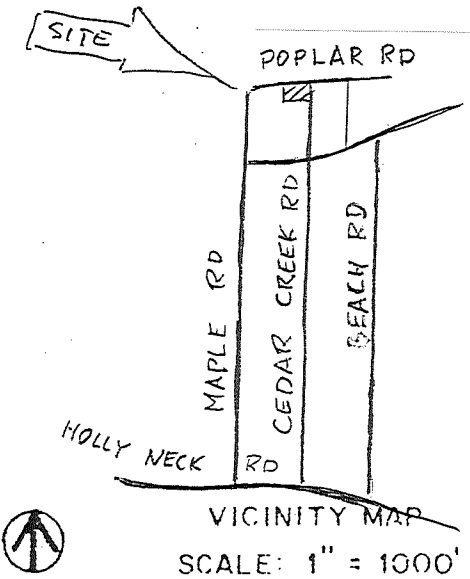
EXHIBIT NO.



NORTH

PREPARED BY Jeremy Besnoska

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 6TH

1"=200' SCALE MAP # C98A3

ZONING RC 5

LOT SIZE	<u>ACREAGE</u>	<u>SQUARE FEET</u>
		7248

SEWER PUBLIC PRIVATE ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

	YES	NO
	☒	☐

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

REVIEWED BY

ITEM #

CASE #

2010-

0317-A