



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

April 12, 2011

Mr. Thomas G. Tzomides
7810 Ruxwood Road
Towson, MD 21204

RE: Case Number 2011-0276A, Lot 86 Cedar Avenue

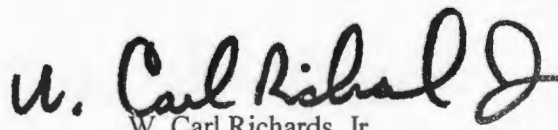
Dear Mr. Canfield,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 18, 2011. 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:mcn

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For April 1, 2011
Item No. 2011-276

DATE: March 31, 2011

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

The base flood elevation for this site is 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 feet.

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

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

The building engineer shall require a permit for this project.

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

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

DAK:CEN:cab
cc: File
ZAC-ITEM NO 11-276-04012011.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

March 28, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **March 28, 2011**

Item No.:

Administrative Variance: 2011-0272A, 2011-0275A, 2011-0277A-0278A, 2011-0281A

Special Hearing: 2011-0274-SPH, 2011-0279-SPHX, 2011-0280-SPHA, 2011-0282-SPHX

Special Exception: 2011-0279-SPHX, 2011-0282-SPHX

Variance: 2011-0276A, 2011-0280-SPHA

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 3-31-2011

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

RE: Baltimore County
Item No 2011-0276-A
LOT 86 CEDAR AVENUE
TZOMIDES 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. 2011-0276-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
Access Management 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

RE: PETITION FOR VARIANCE * BEFORE THE
Lot 86 Cedar Avenue; W/side of Cedar Ave. *
436 ft. South of Maple Avenue * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Thomas G. Tzomides * FOR
Petitioner(s) * BALTIMORE COUNTY
*
* 2011- 0276-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.

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 25th day of March, 2011, a copy of the foregoing Entry of Appearance was mailed to Thomas G. Tzomides, 7810 Ruxwood Road, Towson, Maryland 21204, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 28, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2011-0276-A

Lot 86, Cedar Avenue

W/side of Cedar Avenue, 436 feet s/of Maple Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Thomas Tzomides

Variance to allow front street setback of 5 feet in lieu of the 25 feet required.

Hearing: Monday, April 18, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Thomas Tzomides, 7810 Ruxwood Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 2, 2011.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 31, 2011 Issue - Jeffersonian

Please forward billing to:
Thomas Tzomide
7810 Ruxwood Road
Towson, MD 21204

410-967-8371

NOTICE OF ZONING HEARING

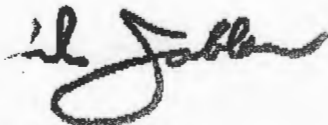
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0276-A

Lot 86, Cedar Avenue
W/side of Cedar Avenue, 436 feet s/of Maple Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Thomas Tzomides

Variance to allow front street setback of 5 feet in lieu of the 25 feet required.

Hearing: Monday, April 18, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CASE NAME Tzomides
CASE NUMBER 2011-0276-A
DATE 4-18-11

[illegible]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 18 2011

TO: Lawrence M. Stahl; Managing Administrative Law Judge **OFFICE OF ADMINISTRATIVE HEARINGS**
Office of Administrative Hearings

FROM: Dave Lykens, Department of Environmental Protection and Sustainability (DEPS) -
Development Coordination

DATE: April 18, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-276-A
Address Lot 86 Cedar Avenue
(Tzomides Property)

Zoning Advisory Committee Meeting of March 28, 2011.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. This waterfront property is located in a Limited Development Area within the Chesapeake Bay Critical Area and must comply with all requirements of Baltimore County Code Article 33, Title 2 Chesapeake Bay Critical Areas Protection. Development of this property must comply with a maximum lot coverage limit of 15% and must meet a 15% forest cover requirement. In addition, the required Critical Area buffer covers the entire property, and the site must meet all requirements of COMAR 27.01.09 Habitat Protection Areas in the Critical Area including recordation of a Critical Area buffer with a declaration of protective covenants, and mitigation for forest, tree, and buffer impacts. A Critical Area administrative variance (CAV) application is currently under review in DEPS. Please be advised that all criteria must be met for any CAV variance approval. The dwelling setbacks requested in this zoning item would allow for minimization of Critical Area buffer impacts for development of this site. Based on this, DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with compliance and mitigation pursuant to Critical Area requirements. Mitigation requirements may include the planting of native trees and shrubs, the recordation of a Critical Area buffer (a non-disturbance area), and payment of a fee-in-lieu of planting that cannot be accomplished on-site.
2. The subject development can meet the requirement to conserve fish, wildlife, and plant habitat by bringing the site into compliance with all Critical Area requirements and through mitigation.
3. The proposed development is permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. Lot coverage and buffer impacts on the property are limited. Compliance with the Critical Area requirements, including recordation of a buffer and mitigation can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

- Paul Dennis; *Environmental Impact Review*

CERTIFICATE OF POSTING

RE: Case No. 2011-0276-A

Petitioner/Developer
THOMAS TZOMIDES

Date Of Hearing/Closing: 4/16/11

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at LOT 86 CEDAR AVENUE

This sign(s) were posted on April 1, 2011

Month, Day, Year

Sincerely,

Martin Ogle 4/1/11
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

11/17/79 4/1/11

**NOTICE OF ZONING
HEARING**

The Administrative Law Judges 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: # 2011-0276-A

Lot 86, Cedar Avenue
W/side of Cedar Avenue,
436 feet s/of Maple Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): Thomas
Tzornides

Variance: to allow front
street setback of 5 feet in
lieu of 25 feet required.

Hearing: Monday, April
18, 2011 at 10:00 a.m. in
Room 205, Jefferson
Building, 105 West Chesapeake
Avenue, Towson
21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Administrative Hearings Of-
fice at (410) 887-3868.

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

03/31 March 31 271443

CERTIFICATE OF PUBLICATION

3/31, 2011

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 3/31, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

IN RE: PETITION FOR VARIANCE

W side of Cedar Avenue, 436 feet
S of Maple Avenue
15th Election District
7th Councilmanic District
(Lot 86 Cedar Avenue)

Thomas G. Tzomides
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2011-0276-A

* * * * *

OPINION AND ORDER

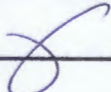
This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by the legal owner of the subject waterfront property, Thomas G. Tzomides. Petitioner is requesting Variance relief under Section 1B01.2.C.1.b Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a front street setback of 5 feet in lieu of the 25 feet required. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Thomas G. Tzomides. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance at the hearing.

Testimony of the Petitioner and evidence offered by him at the hearing revealed that the subject property was plotted in 1929, well before the imposition of County zoning regulations. It contains 1.74 acres, is irregular in shape, fronts on Muddy Gut Creek, and has water on two sides. The property is served by public water and sewer. Further, it is encumbered and limited by wetlands and required buffers. As a result of these constraints, a permitted use of the site for a

ORDER RECEIVED FOR FILING

Date 5-10-11

By 

viable residential structure is severely limited and is possible only if the requested variance is granted.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated March 31, 2011. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Sustainability dated April 18, 2011. DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, they offer the following comments:

1. This waterfront property is located in a Limited Development Area within the Chesapeake Bay Critical Area and must comply with all requirements of Baltimore County Code Article 33, Title 2 Chesapeake Bay Critical Areas Protection. Development of this property must comply with a maximum lot coverage limit of 15% and must meet a 15% forest cover requirement. In addition, the required Critical Area buffer covers the entire property, and the site must meet all requirements of COMAR 27.01.09 Habitat Protection Areas in the Critical Area including recordation of a Critical Area buffer with a declaration of protective covenants, and mitigation for forest, tree, and buffer impacts. A Critical Area administrative variance (CAV) application is currently under review in DEPS. Please be advised that all criteria must be met for any CAV variance approval. The dwelling setbacks requested in this zoning item would allow for minimization of Critical Area buffer impacts for development of this site. Based on this, DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with compliance and mitigation pursuant to Critical Area requirements. Mitigation requirements may include the planting of native trees and shrubs, the recordation of a Critical Area buffer (a non-disturbance area), and payment of a fee-in-lieu of planting that cannot be accomplished on-site.
2. The subject development can meet the requirement to conserve fish, wildlife, and plant habitat by bringing the site into compliance with all Critical Area requirements and through mitigation.

ORDER RECEIVED FOR FILING

Date 5-10-11

2

By [Signature]

3. The proposed development is permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. Lot coverage and buffer impacts on the property are limited. Compliance with the Critical Area requirements, including recordation of a buffer and mitigation can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request.

I further find that the granting of the relief as set forth herein can be accomplished without injury to the public health, safety, and general welfare. Therefore, in all manner and form, I find that the variance requested 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). *McLean v Soley*, 270 Md. 208 (1973).

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

THEREFORE, IT IS ORDERED this _____ day of May, 2011 by this Administrative Law Judge that Petitioner's Variance requests from Section 1B01.2.C.1.b Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a front street setback of 5 feet in lieu of the 25 feet required be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date

5-10-11

3

By



2. The base flood elevation for this site is 7.7 feet [NAVD 88].
3. The flood protection elevation for this site is 8.7 feet.
4. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
9. This waterfront property is located in a Limited Development Area within the Chesapeake Bay Critical Area and must comply with all requirements of Baltimore County Code Article 33, Title 2 Chesapeake Bay Critical Areas Protection.
10. Development of this property must comply with a maximum lot coverage limit of 15% and must meet a 15% forest cover requirement. In addition, the required Critical Area buffer covers the entire property, and the site must meet all requirements of COMAR 27.01.09 Habitat Protection Areas in the Critical Area including recordation of a Critical Area buffer with a declaration of protective covenants, and mitigation for forest, tree, and buffer impacts.

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


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date

5-10-11

By



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

May 10, 2011

THOMAS G. TZOMIDES
7810 RUXWOOD ROAD
TOWSON MD 21204

Re: Petition for Variance
Case No. 2011-0276-A
Property: Lot 86 Cedar Avenue

Dear Mr. Tzomides:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the printed name of Lawrence M. Stahl.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure



F2nd CBCL

TACO # 11522600310

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Lot 86 Cedar Avenue

which is presently zoned DR 5-5

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

1801.2.C.1.b
~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ BCZR ~~XXXXXX~~ TO ALLOW A
Front STREET Set back of Five (5) Feet in Lieu of 25
Feet required

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

Reasons to Be Presented at the hearing

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

7810 Roxwood Rd 410-967-8371

Address Telephone No.

Towson md 21204

City State Zip Code

Representative to be Contacted:

Name

Address

City

Thomas G. Tzomides

7810 Roxwood Rd 410-967-8371

Address Telephone No.

Towson md 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING

Reviewed By JL Date 3/12/11

Case No. 2011-0276-A



Flood EBCA

TCCO # **1522000310**

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Lot 86 Cedar Avenue

which is presently zoned DR 5-5

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

1 B01.2.C.1.6
+ B02.3 And 303.1 BCZR For a Front Street
Set Back of Five (5) Feet in Lieu of ~~25~~ 25
~~25~~ Feet Required

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

Reasons to Be Presented at the Hearing

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

7810 Roxwood Rd 410-967-8371

Address Telephone No.

Towson md 21204

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

7810 Roxwood Rd 410-967-8371

Towson md 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING -

Reviewed By JL Date 3/18/11

Case No. 2011-0276-A

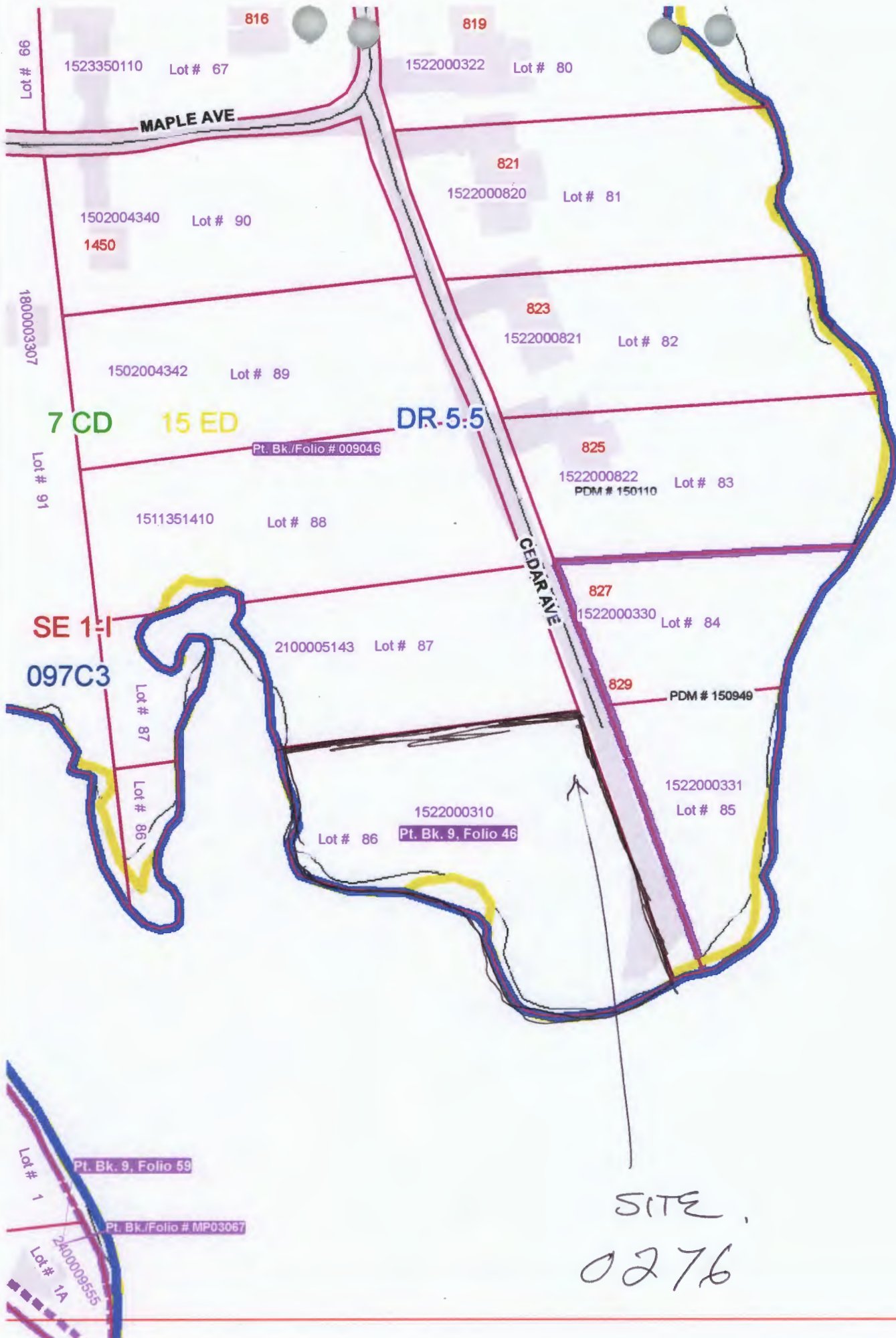
ORDER RECEIVED FOR FILING
5-10-11

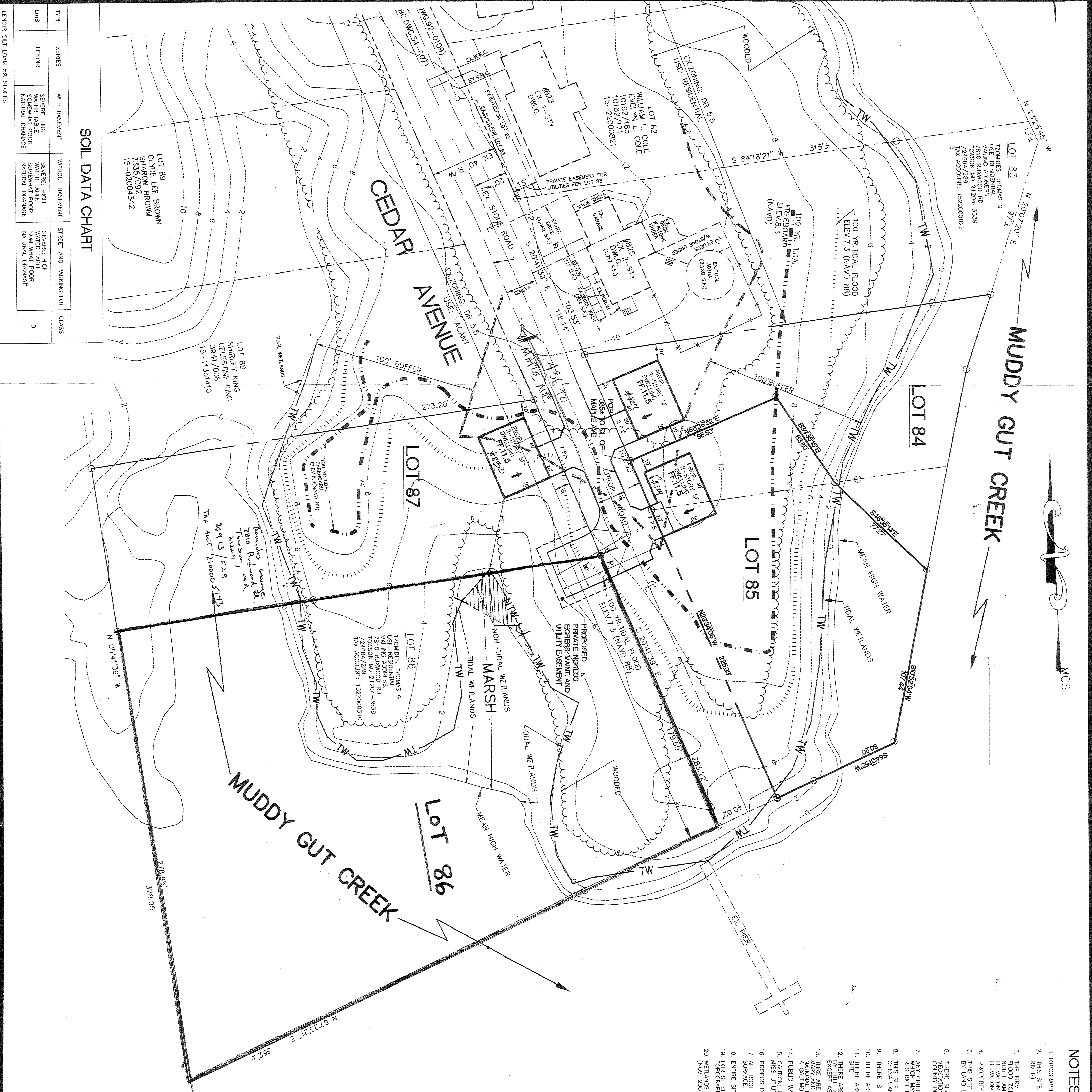
0276

Zoning Description

Lot 86 Cedar Avenue

Beginning at a point on the west side of Cedar Avenue, which is 40 feet wide, at a distance of 436 feet, ^{south} more or less from the centerline of Maple Avenue which is 40 feet wide. Being lot 86 in the subdivision of Goodwood Farms, Plat No. 2, as recorded in Baltimore Count Plat Book # 9, Folio 46 and containing 1.74 acres. Located in the 15th election district, 7th councilmanic district.





NOTES:

1. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TOPOGRAPHY.
2. THIS SITE IS PARTIALLY SITUATED WITHIN THE TIDAL FLOOD PLAIN OF MUDDY GUT (BACK RIVER).
3. THE FIRM INSURANCE RATE MAP, PANEL 445 OF 575 INDICATES THIS IS SITUATED WITHIN FLOOD ZONES A WITH A FLOOD ELEVATION OF 9.0' (BGD) FOR THIS SITE UTILIZING ELEVATION 9.7' (NAD 88) FOR THE BALTIMORE COUNTY REQUIRE 4 MINIMUM FIRST FLOOR ELEVATION OR 9.7' (NAD 88).
4. PROPERTY LINES SHOWN HEREON WERE ESTABLISHED BY PUBLIC INFORMATION.
5. THIS SITE IS SITUATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS AND IS CLASSIFIED BY LAND USE AS LIMITED DEVELOPMENT AREA (LDA) (MAP 97).
6. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISBURGANCE OF ANY CRITICAL AREA EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS RESTRICT DISTURBANCE AND USE OF THESE AREAS.
7. CHESAPEAKE BAY CRITICAL AREAS.
8. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR SEPTIC SYSTEMS ON THIS SITE.
9. THERE ARE NO KNOWN WELLS ON THIS SITE.
10. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR SEPTIC SYSTEMS ON THIS SITE.
11. THERE ARE NO KNOWN POTENTIALLY HAZARDOUS MATERIALS ON THIS SITE AS DEFINED BY TITLE 7 HEALTH AND ENVIRONMENTAL ARTICLE, ANNOTATED CODE OF MARYLAND.
12. THERE ARE NO KNOWN POTENTIALLY HAZARDOUS MATERIALS ON THIS SITE AS DEFINED BY TITLE 7 HEALTH AND ENVIRONMENTAL ARTICLE, ANNOTATED CODE OF MARYLAND.
13. THERE ARE NO BUILDINGS OR IMPROVEMENTS ON THIS SITE AS SHOWN ON THE NATIONAL REGISTER OF HISTORIC PLACES, THE BALTIMORE COUNTY LANDMARKS LIST, THE A BALTIMORE COUNTY HISTORICAL DISTRICT.
14. PUBLIC WATER AND SEWER WILL SERVE THIS SITE.
15. CAUTION: UNDERGROUND UTILITIES MAY EXIST IN CEDAR AVENUE & ON SITE. CONTACT MASS UTILITY (800-257-7777) PRIOR TO ANY CONSTRUCTION.
16. PROPOSED DWELLING HEIGHT-650'.
17. ALL ROOF DOWNSPOUTS MUST DISCHARGE RAINWATER RUNOFF ON TO A PERVIOUS SURFACE.
18. ENTIRE SITE IS SITUATED WITHIN 300' CRCA BUFFER.
19. FOREST SHOWN HEREON WERE TAKEN FROM CURRENT BALTIMORE COUNTY GIS TOPOGRAPHY.
20. WETLANDS SHOWN HEREON WERE DELINEATED BY ECO-SCIENCE PROFESSIONAL, INC. (NOV. 2007).

SITE DATA:

1. OWNER: THOMAS G. TZOMIDES
7700 DUNDAS ROAD
TOWSON, MARYLAND 21204-3539
2. DEED REF: 24684/289 (RECORDED 10/19/06)
3. TAX ACC. NO.: LOT 86
4. TAX MAP: 97 PARCEL: 286 LOT: 86
5. PLAT REF: PLAT 2 OF GOODWOOD FARMS BOOK 09 FOLD 46
6. ELECTION DISTRICT: 15TH
7. CONGRESSIONAL DISTRICT: 7TH
8. REGIONAL PLANNING DISTRICT: 328
9. CENSUS TRACT: 4511
10. ZONING: DR 5.5 (ENTIRE AREA OF PLAN)
11. ZONING MAP: 097C3
12. EX USE: VACANT
13. PROPERTY LAND AREA: EXISTING: 765,794 S.F. OR 1.74 AC

PROTESTANT'S

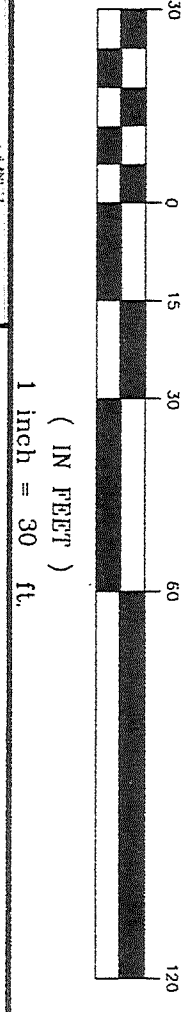
EXHIBIT NO. 1

0276

PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCE
CEDAR AVENUE

LOT 86

TAX MAP 97, PARCEL 286
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE

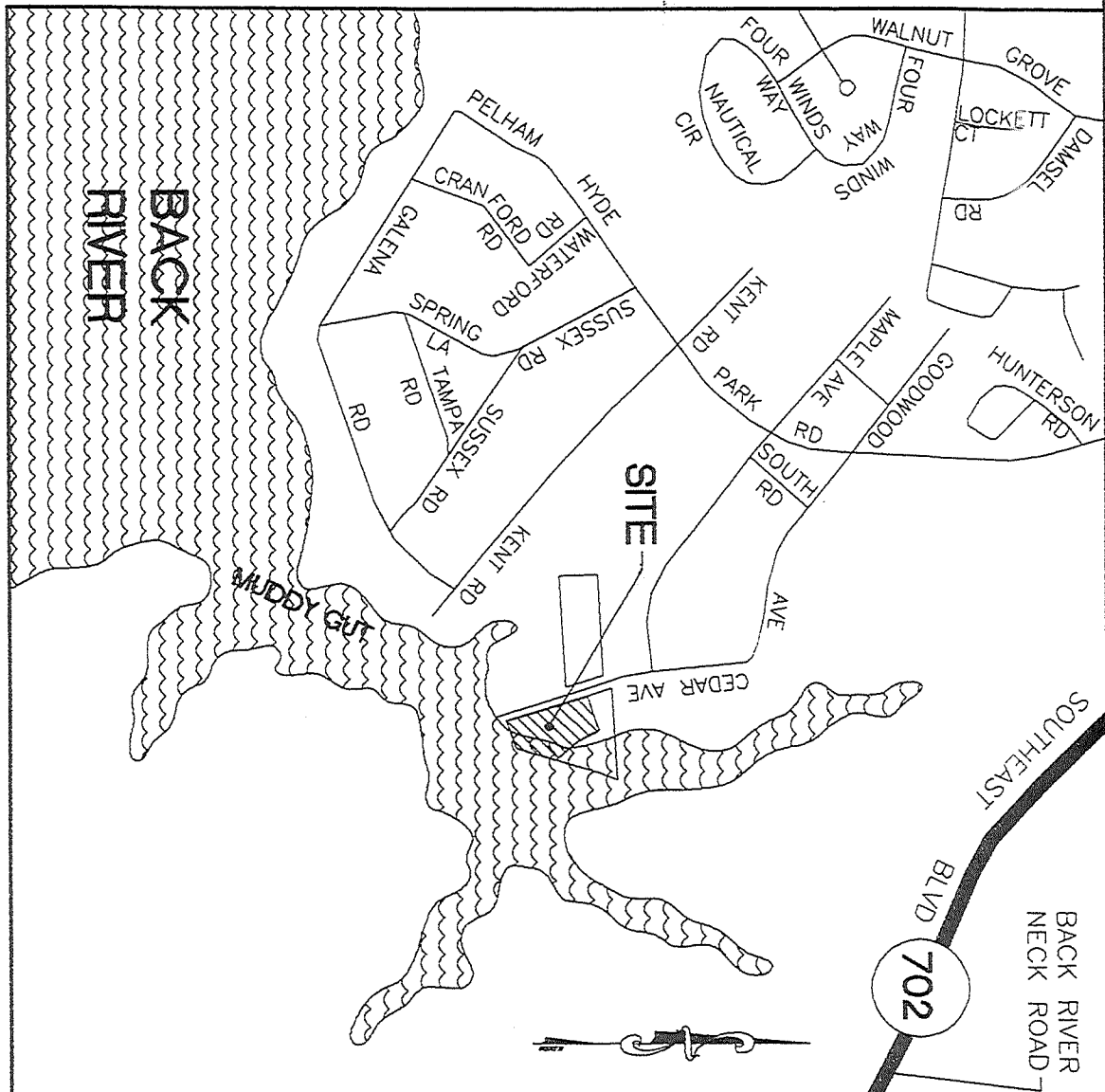


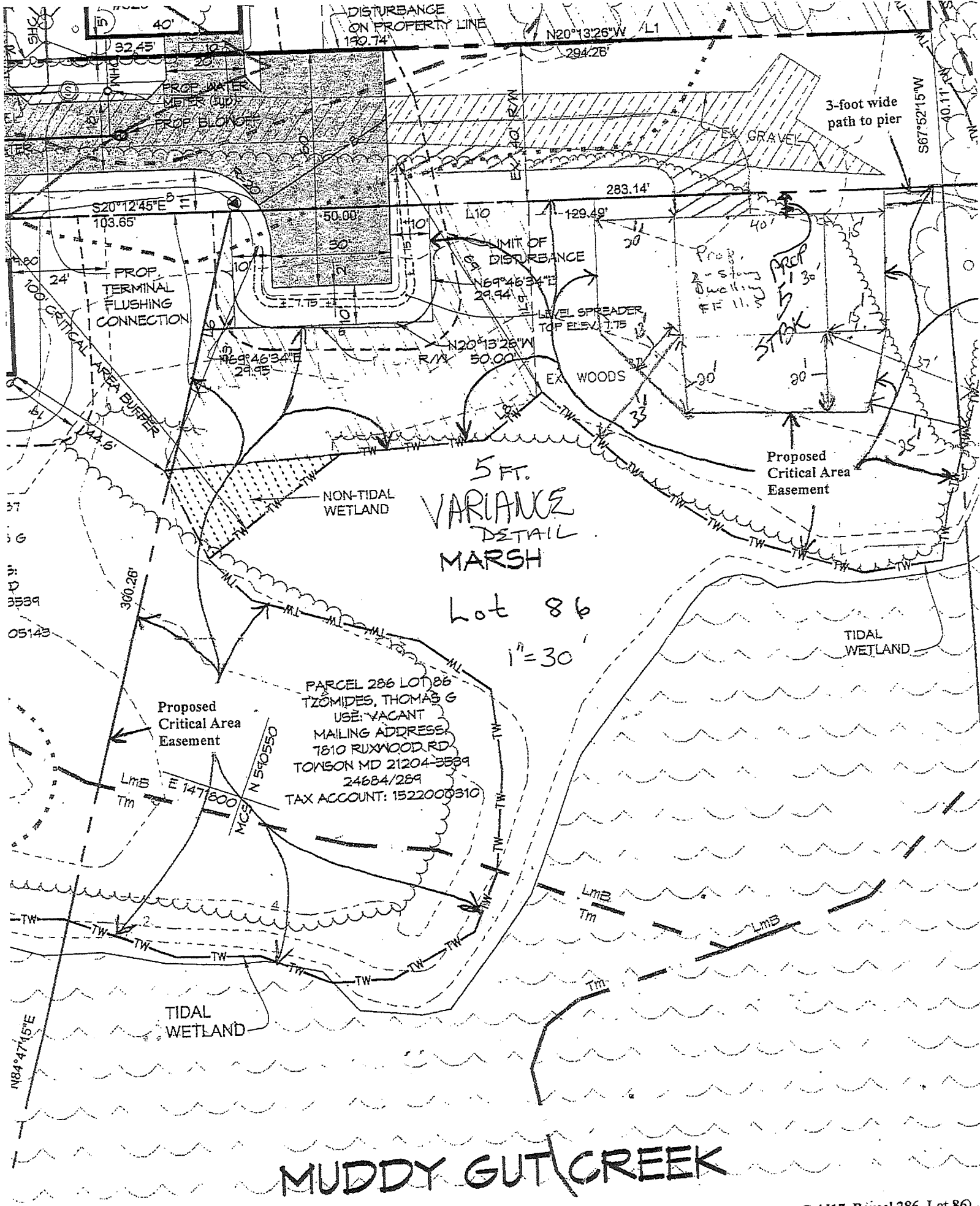
Colbert Matz Rosenfelt, Inc.
Engineers & Surveyors & Planners
2835 Smith Avenue, Suite C
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification

I hereby certify that these documents were prepared or
engineered under the laws of the State of Maryland.

NO.	DATE	REVISIONS	BY	SHEET
1	07-28-2008	DATE: JULY 28, 2008		1 OF 1
2	08-01-2008	DATE: AUGUST 1, 2008		
3	08-01-2008	DATE: AUGUST 1, 2008		
4	08-01-2008	DATE: AUGUST 1, 2008		
5	08-01-2008	DATE: AUGUST 1, 2008		
6	08-01-2008	DATE: AUGUST 1, 2008		
7	08-01-2008	DATE: AUGUST 1, 2008		
8	08-01-2008	DATE: AUGUST 1, 2008		
9	08-01-2008	DATE: AUGUST 1, 2008		
10	08-01-2008	DATE: AUGUST 1, 2008		
11	08-01-2008	DATE: AUGUST 1, 2008		
12	08-01-2008	DATE: AUGUST 1, 2008		
13	08-01-2008	DATE: AUGUST 1, 2008		
14	08-01-2008	DATE: AUGUST 1, 2008		
15	08-01-2008	DATE: AUGUST 1, 2008		
16	08-01-2008	DATE: AUGUST 1, 2008		
17	08-01-2008	DATE: AUGUST 1, 2008		
18	08-01-2008	DATE: AUGUST 1, 2008		
19	08-01-2008	DATE: AUGUST 1, 2008		
20	08-01-2008	DATE: AUGUST 1, 2008		





MUDDY GUT CREEK

Goodwood Farms Lot 86 (Tax Map 97, Grid 17, Parcel 286, Lot 86)
District - 15 Account Number - 1522000310
Chesapeake Bay Critical Area, Limited Development Area