



KEVIN KAMENETZ
County Executive

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

April 17, 2012

Robert LeRoy Spielman
7731 North Cove Road
Sparrows Point, Maryland 21219

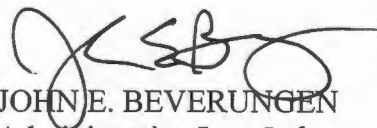
RE: Petition for Variance
Case No.: 2012-0210-A
Property: 7731 North Cove Road

Dear Mr. Spielman:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR VARIANCE

S/side of North Cove Road, 60' W of
c/line of East Avenue
15th Election District
7th Council District
(7731 North Cove Road)

Robert LeRoy Spielman
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2012-0210-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by Robert LeRoy Spielman. The Petitioner is requesting Variance relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a new dwelling with a 25' front setback in lieu of the required maximum 40'. 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 public hearing in support of the variance request was Petitioner Robert LeRoy Spielman and Scott Chilton, who is assisting the Petitioner in the permitting process. There were no Protestants or other interested parties in attendance. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R., and the file does not contain any letters of opposition or protest.

Testimony and evidence revealed that the subject property is 11,457 square feet (0.263 acres) and zoned DR 5.5. The Petitioner indicated that his kids have left the home and he now desires to "downsize," and plans to construct a modest one floor dwelling on the site, which is now vacant. To do so, Petitioner needs variance relief with regard to the front yard setback from North Cove Road.

ORDER RECEIVED FOR FILING

Date 4-17-12

By low

Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review, dated March 13, 2012, which indicated the following:

1. The base flood elevation for this site is 8.5 feet [NAVD 88].
2. The flood protection elevation is 9.5 feet.
3. 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.
4. 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.
5. The building engineer shall require a permit for this project.
6. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
7. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

A comment was also received from the Department of Environmental Protection and Sustainability (DEPS) (as required by B.C.Z.R. § 500.14) indicating that the requested relief could be consistent with the applicable Chesapeake Bay Critical Area (CBCA) regulations, provided Petitioner observes certain requirements.

Based upon the testimony and evidence presented, I am persuaded to grant the request for 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 also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner.

ORDER RECEIVED FOR FILING

Date 4-17-12

By DS

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

Petitioner has met this test.

The subject property is unique in that the east side property line converges somewhat near the middle of the lot. This dictated where the Petitioner positioned the home so as to comply with the side yard setbacks, but in doing so it also created the need for front yard setback relief. In addition, Petitioner explained that he didn't want to position the home any closer to Long Cove, so the variance will also allow the home to be located in a more environmentally sensitive location.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship. As noted, Petitioner would be required to locate the structure closer to the tidewater, which increases the risk of casualty.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is amply demonstrated by the lack of community opposition, as well as the absence of comments by County reviewing agencies.

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

THEREFORE, IT IS ORDERED, this 17th day of April, 2012, by this Administrative Law Judge that Petitioner's Variance request from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a new dwelling with a 25' front setback in lieu of the required

ORDER RECEIVED FOR FILING

Date 4-17-12

By pw

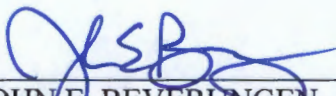
maximum 40', be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. The Petitioner may apply for a building permit and may be granted same upon receipt of this Order. However the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.
2. The Petitioner must comply with the flood requirements reflected in the Bureau of Development Plans Review ZAC comment, dated March 13, 2012, a copy of which is attached and made a part hereof.
3. The Petitioner must comply with the DEPS ZAC comment, dated April 16, 2012, a copy of which is attached and made a part hereof.

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

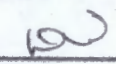
JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 4-17-12

By 

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2012
Item No. 2012-0210

DATE: March 13, 2012

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 8.5 feet [NAVD 88].

The flood protection elevation is 9.5 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

cc: File

ORDER RECEIVED FOR FILING
2012-0210-03262012.doc

Date 4-17-12

By (signature)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 16 2012

OFFICE OF ADMINISTRATIVE HEARINGS

JB
4-16-12
10AM

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 16, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0210-A
Address 7731 North Cove Road
(Spielman Property)

Zoning Advisory Committee Meeting of March 12, 2012.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer.

ORDER RECEIVED FOR FILING

Date 4-17-12 C:\DOCUME~1\pzeek\LOCALS~1\Temp\XPgrpwise\ZAC 12-0210-A.doc

By [Signature]

2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;

3. A wood mulch pathway; or

4. A deck with gaps to allow the water to pass freely.

The petitioner is requesting a front (streetside) setback variance for a proposed dwelling to replace a dwelling that has been razed. In order to minimize impacts on water quality, the applicant should comply with the LDA lot coverage requirement, which, for a property this size, is 25%. With approval and mitigation, this amount may be exceeded up to 31 ¼% of the property size. The property is also located within a Buffer Management Area (BMA), which further restricts impervious surfaces and structures within 100 feet landward of mean high tide (100 foot buffer). According to the plan submitted for this review, there are no proposed impervious surfaces within the 100-foot buffer and overall lot coverage is proposed to be less than 25%; therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for application of the LDA and BMA requirements, which will improve buffer functions, and conserve fish, wildlife and plant habitat in North Point Creek.

3. Be consistent with established land use policies 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.

The front yard setback requested will be consistent with established land use policies, provided that the applicants meet any LDA and BMA requirements applicable to the proposal. The request, if granted, will avoid environmental impacts.

Reviewer: Thomas Panzarella; Environmental Impact Review

ORDER RECEIVED FOR FILING

Date 4-17-12

By law



CBCA FLOOD PLAIN

PETITION FOR ZONING HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7731 North Cove Road which is presently zoned DR 5.5
 Deed References: 31102/092 10 Digit Tax Account # 1508651860
 Property Owner(s) Printed Name(s) Robert Spielman

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s) Section 303.1 BCZR To permit a new dwelling with a 25ft. front set-back in lieu of the required maximum 40ft

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Robert Lohy Spielman
 Name- Type or Print

Robert Lohy Spielman
 Signature

7731 North Cove Rd. Sparrows Point Md.
 Mailing Address City State

21219 410-258-3120 rspielma@
 Zip Code Telephone # Email Address

Attorney for Petitioner:

LifeWidgerHealth.org
 Name- Type or Print

LifeWidgerHealth.org
 Signature

4-17-12
 Mailing Address City State

152
 Zip Code Telephone # Email Address

By 2012-0210-A Filing Date 3/5/12

Legal Owners (Petitioners):

Robert Lohy Spielman
 Name #1 - Type or Print Name #2 - Type or Print

Robert Lohy Spielman
 Signature #1 Signature #2

7731 North Cove Rd. Sparrows Point Md.
 Mailing Address City State

21219 410-258-3120
 Zip Code Telephone # Email Address

Representative to be contacted:

Scott Chilton
 Name - Type or Print

Scott A Chilton
 Signature

77 NEPTUNE DR. TOPPA MD.
 Mailing Address City State

21085 410-335-4700 CBH@TOPPA.NET
 Zip Code Telephone # Email Address

Do Not Schedule Dates: _____ Reviewer AT/CH

ZONING DESCRIPTION

Zoning description for: 7731 NORTH COVE RD.
Beginning at a point on the SOUTH side of NORTH COVE RD
which is 40' wide at the distance of 60' WEST
of the centerline of the nearest improved intersecting street EAST AVE.
which is 30' wide. *Being Lot # 732.
Block , Section # in the subdivision of LODGE FOREST
as recorded in Baltimore County Plat Book # 8. Folio # 86,
containing 11,457^{sq}. Also known as 7731 NORTH COVE RD.
and located in the 15th Election District, 7th Councilmanic District.

2012-0210A

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

No.

81362

Date:

3/5/12

PAID RECEIPT

BUSINESS NUMBER 1000 1000
3/06/2012 3/05/2012 RECEIPT 2
SUG NO.05 WALTON BOND 000
RECEIPT # 81362 3/05/2012 0014
SUG. 5 025 COUNCIL VERIFICATION
ST NO. 00142
Receipt for 175.00
175.00 CH 1.00 CH
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					75.00

Total:

75.00

Rec

From:

For:

7731 North Cove RD

2012-0210-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0210-A
Petitioner: ROBERT SPIELMAN
Address or Location: 7731 NORTH COVE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: SCOTT CHILTON
Address: 27 NEPTUNE DRIVE
JOPPA MD.
21085
Telephone Number: 410-335-4700

Revised 2/17/11 DT

**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: # 2012-0210-A
7731 North Cove Road
S/side of North Cove Road,
60 feet W/of centerline of
East Avenue
15th Election District
7th Councilmanic District
Legal Owner(s):

Robert LeRoy Spielman
Variance: to permit a new dwelling with a 25 feet setback in lieu of the required maximum 40 feet.

Hearing: Monday, April 16, 2012 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 accommodations 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.

3/478 Mar. 29 300705

CERTIFICATE OF PUBLICATION

3/29/2012

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 3/29/2012.

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

S. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
7731 North Cove Road; S/S of N. Cove
Road, 60' W of c/line of East Avenue
15th Election & 7th Councilmanic Districts
Legal Owner(s): Robert LeRoy Spielman
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-210-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

RECEIVED

MAR 09 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of March, 2012, a copy of the foregoing Entry of Appearance was mailed to Scott Chilton, 27 Neptune Drive, Joppa, MD 21085, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2012-0210-A

RE: Case No.: _____

Petitioner/Developer: _____

Robert LeRoy Spielman

April 16, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

7731 North Cove Road

March 31, 2012

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

March 31, 2012

(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)



TO: PATUXENT PUBLISHING COMPANY
Thursday, March 29, 2012 Issue - Jeffersonian

Please forward billing to:
Scott Chilton
27 Neptune Drive
Joppa, MD 21085

410-335-4700

NOTICE OF ZONING HEARING

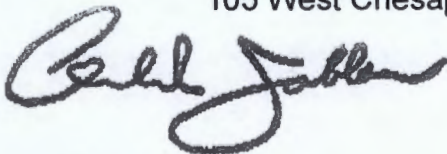
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CASE NUMBER: 2012-0210-A

7731 North Cove Road
S/side of North Cove Road, 60 feet W/of centerline of East Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Robert LeRoy Spielman

Variance to permit a new dwelling with a 25 feet setback in lieu of the required maximum 40 feet.

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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.



KEVIN KAMENETZ
County Executive

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

March 21, 2012

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: 2012-0210-A

7731 North Cove Road

S/side of North Cove Road, 60 feet W/of centerline of East Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Robert LeRoy Spielman

Variance to permit a new dwelling with a 25 feet setback in lieu of the required maximum 40 feet.

Hearing: Monday, April 16, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Robert Spielman, 7731 North Cove Road, Sparrows Point 21219
Scott Chilton, 27 Neptune Drive, Joppa 21085

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 31, 2012.**
- (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.



KEVIN KAMENETZ
County Executive

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

March 21, 2012

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AJ:kl

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Scott Chilton, 27 Neptune Drive, Joppa 21085

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JB A-16 @
10 AM

Case No.: 2012-0210-A

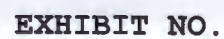
Exhibit Sheet

Petitioner/Developer

Protestants

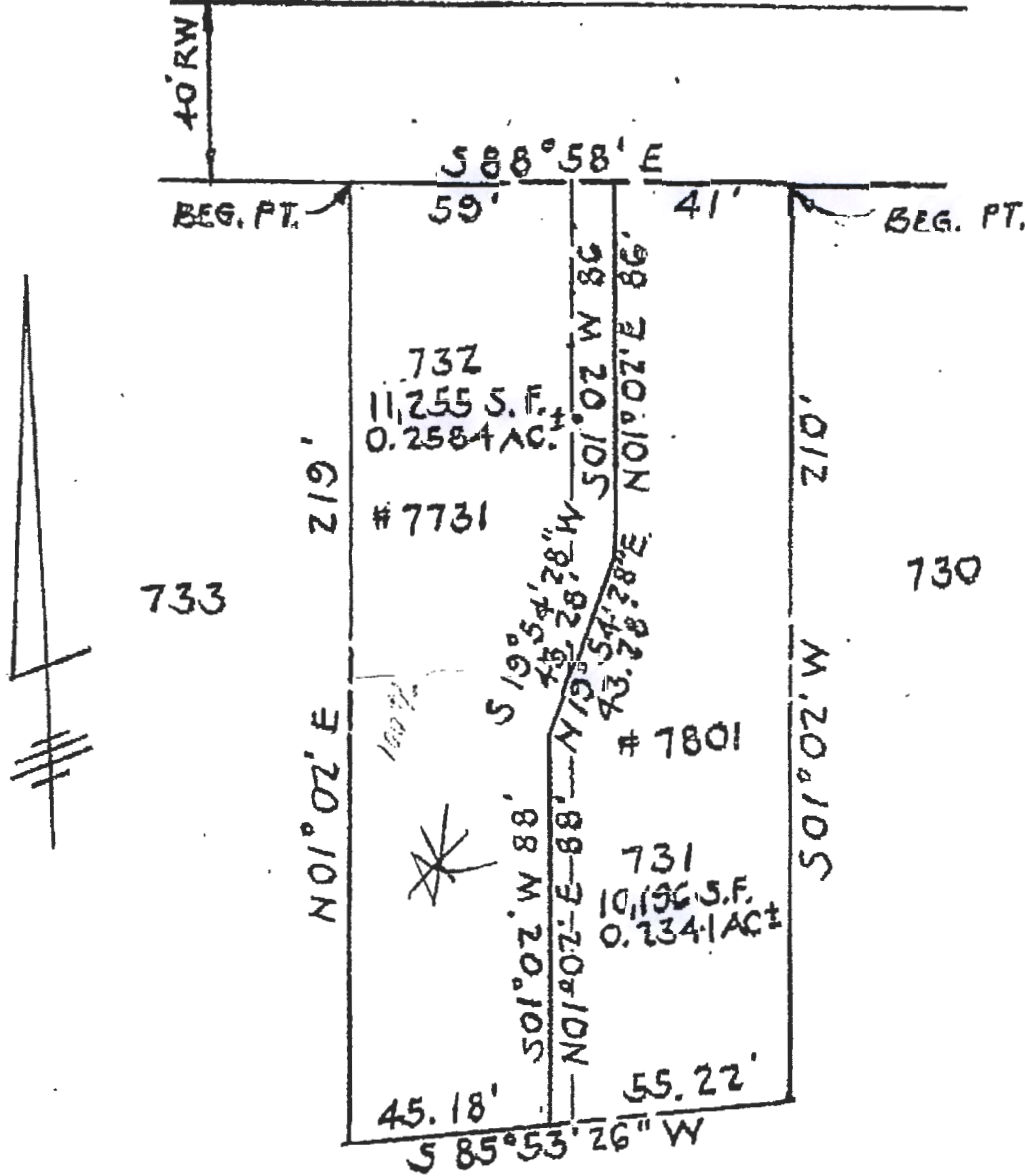
5-18-12 - SA.
A-17-12 DW

No. 1	Site Plan	
No. 2	My Zoning Map	
No. 3	PLAT.	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Lot Line Adjustment
 Reference Number - DRL NO. 071805K 0024326 b2b
 Accepted by Balt. County Development Committee

NORTH COVE ROAD



LONG

10/10/10
15-08
65/860

7731 N. Cove Rd.

PLAT TO ACCOMPANY DESCRIPTIONS
 AMENDED LOTS 731 & 732
 LODGE FOREST P.B. & F. 86 & 87
 ELECT. DIST. 15 BALTO. CO., MD.
 SCALE - 1" = 40' JULY 21, 2006

CENTRAL DRAFTING & DESIGN, INC.
 601 CHARWOOD COURT
 BALTIMORE COUNTY, CIRCUIT COURT (Land Records) (MSA CE 62-241811 Book SW 24112 p. 0626, 1971) 01/22/2011. Online
 082800000, MD 21040
 (410) 670.8710

PETITIONER'S

EXHIBIT NO.

3

SPEILMAN

P's EX 3

Lot Line Adjustment

Reference number - DRC NO. 071805K 0024326 626

Accepted by B.H. County Development Committee

40' RW

BEG. PT.

588°58'E

59'

41'

BEG. PT.

732

11,255 S.F.

0.2584 AC.

#7731

219'

NO1°02'E

100'

519°54'28"W

43.28'

501°02'W 86'

501°02'E 86'

NO1°02'E

730

#7801

731

10,196 S.F.

0.2341 AC.

501°02'W 88'

NO1°02'E 88'

NO1°02'W

55.22'

45.18'

585°53'26"W

LONG J. CAVE

Tax ID
15-08.
651860

7731 N. Cavendish
P.L.
1

PLAT TO ACCOMPANY DESCRIPTIONS
AMENDED LOTS 731 & 732

LODGE FOREST P.B. 8 F. 864 87
ELECT. DIST. 15 BALTO. CO., MD.

24926, p. 0626. Printed 01/26/2011. Online **JULY 21, 2006**

CENTRAL DRAFTING & DESIGN, INC.

601 CHARWOOD COURT
BALTIMORE COUNTY CIRCUIT
EDGEWOOD, MD 21040
(410) 679-8719

14101 670-8719

COURT (Land Records) [MSA CE 62-24181] Book SM 24926, p. 0626. Printed 01/26/2011. Online

2012-0210-A

SPEILMAN

M E M O R A N D U M

DATE: May 18, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0210-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 17, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Return Service Requested

Robert LeRoy Spielman
2047 Phillips Mill Road
Forest Hill, Maryland 21050

Forwarded
+ on
5/7



Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Jefferson Building
Towson, Maryland, 21204

Rec'd
5-7

PRESORTED
FIRST CLASS



Hasler

016H26512962

\$00.350

04/18/2012

Mailed From 21204
US POSTAGE

Return Service Requested

Robert LeRoy Spielman
7731 North Cove Road
Sparrows

NIXIE 212 DE 1 00 05/05/12
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 21204472599 *0492-04064-05-29

2120404725
CNXES5B 21



CASE NAME SPERMAL
CASE NUMBER 2012-0210-A
DATE 4/16/12

[illegible]

Debra Wiley - Fwd: ZAC Comment

From: Debra Wiley
To: Livingston, Jeffrey; Lykens, David
Date: 4/11/2012 10:18 AM
Subject: Fwd: ZAC Comment
Attachments: ZAC Comments - Distribution Mtg. of 3/12

*Missing ZAC
DEPS comment
"CBCA"*

Good Morning,

Please see attached in reference to 2012-0210-A to be heard on Monday, April 16th. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - ZAC Comments - Distribution Mtg. of 3/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 3/9/2012 11:02 AM
Subject: ZAC Comments - Distribution Mtg. of 3/12

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0178-SPHA - 2301 York Road
No hearing date assigned as of today

2012-0207-SPHA - 18827 Spooks Hill Road
No hearing date assigned as of today

2012-0208-A - 12519 Falls Road
Administrative Variance - Closing Date: 3/26/12

2012-0209-SPH - 508 Warren Road
No hearing date assigned as of today

2012-0210-A - 7731 North Cove Road - **CRITICAL AREA & FLOODPLAIN**
No hearing date assigned as of today

2012-0211-A - 19007 Hopkins / 605 Calder Castle Court
No hearing date assigned as of today

2012-0212-A - 702 Stevenson Lane
Administrative Variance - Closing Date: 4/2/12

2012-0213-A - 7418 Eastern Avenue
No hearing date assigned as of today

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

JB 4-10 @ 10AM
16
Rm. 205

CASE NO. 2012- 0210-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

3-13

*150 yr
preservation*

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

Comments

CRCA

DEPS
(if not received, date e-mail sent 3/9 & 4/11)

FIRE DEPARTMENT

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

3-13

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 3-29-12

SIGN POSTING Date: 3-31-12 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 15 Account Number - 1508651860

Owner Information

Owner Name: SPIELMAN ROBERT LEROY
SPIELMAN THERESA ANN
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 2050 PHILLIPS MILL RD
FOREST HILL MD 21050-
Deed Reference: 1) /31102/ 00092
2)

Location & Structure Information

Premises Address 7731 N COVE RD
0-0000
Legal Description .2584AC PT LS731,732
7731 N COVE RD
Waterfront LODGE FOREST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0111	0017	0098		0000			731	3	Plat Ref: 0008/0086

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		11,255 SF	34

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	162,300	162,300		
Improvements:	2,100	1,500		
Total:	164,400	163,800	164,400	163,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
COLONIAL SAVINGS F A	08/16/2011	\$135,000
Type: NON-ARMS LENGTH OTHER	Deed1: /31102/ 00092	Deed2:
FEDERAL HOME LOAN MORTGAGE	08/16/2011	\$56,000
Type: NON-ARMS LENGTH OTHER	Deed1: /31102/ 00087	Deed2:
FEDERAL HOME LOAN MORTGAGE	06/13/2011	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30869/ 00275	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

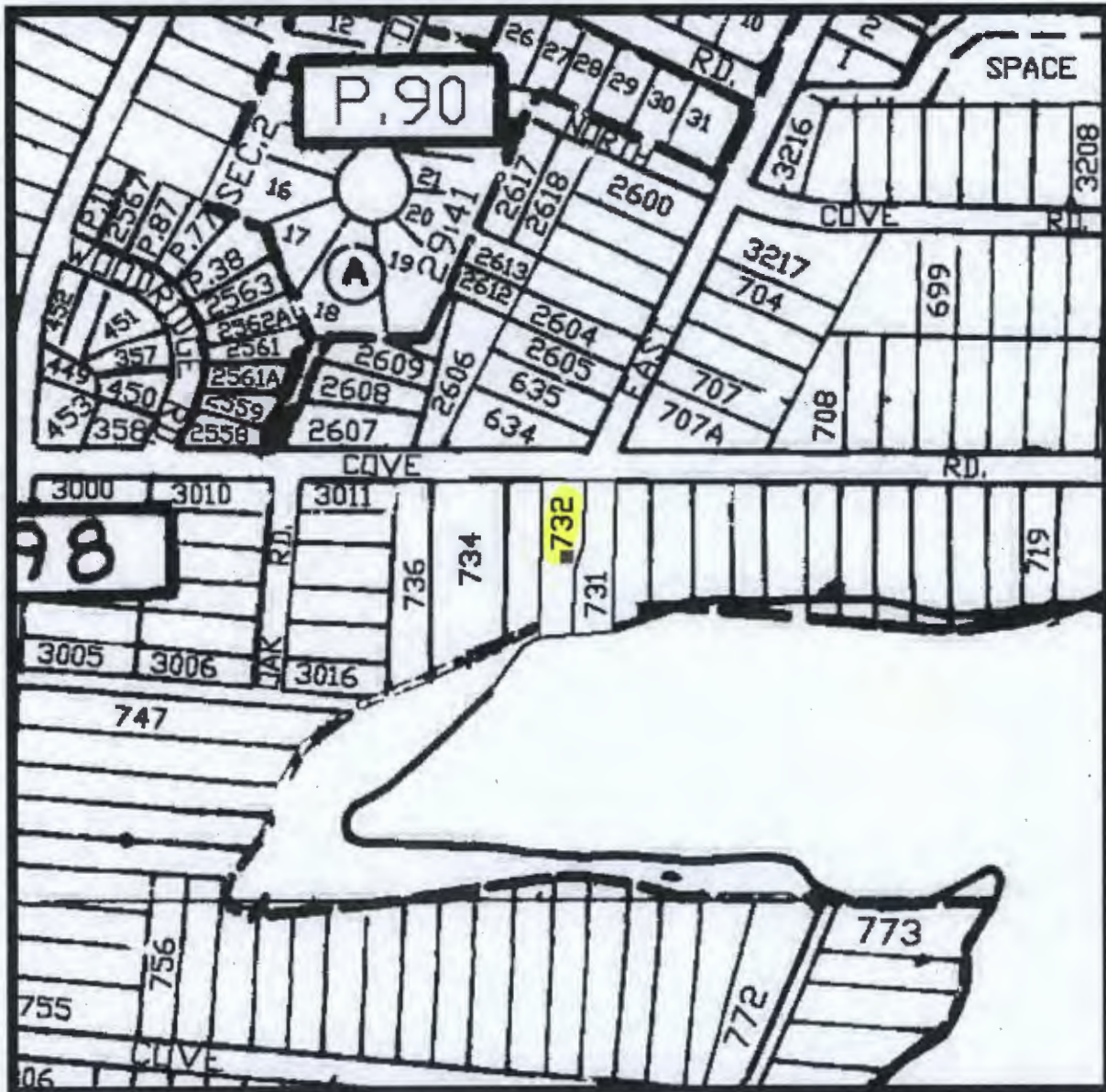
Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 15 Account Number - 1508651860



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

NB 4-16, 10 AM, 205

Debra Wiley - ZAC Comments - Distribution Mtg. of 3/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
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410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

April 9, 2012

Robert LeRoy Spellman
7731 North Cove Road
Sparrows Point, MD 21219

RE: Case Number: 2012-0210A, Address: 7731 North Cove Road, 21219

Dear Mr. Spellman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 5, 2012. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Scott Chilton, 27 Neptune Drive, Joppa MD 21085

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 3-13-12

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

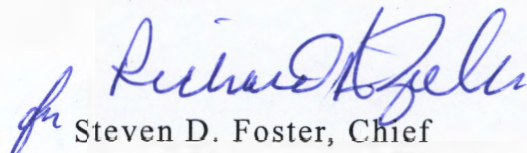
RE: Baltimore County
Item No. 2012-0210-A
Variance
Robert LeRoy Spielman
7731 North Cove Road

Dear Ms. Lewis:

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. 2012-0210-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

From: Jeffrey Livingston
To: Zook, Patricia
Date: 4/16/2012 11:12 AM
Subject: 2012-210-a
Attachments: ZAC 12-0210-A.doc

DEPS comment attached

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 16 2012

OFFICE OF ADMINISTRATIVE HEARINGS

JB
4-16-12
10AM

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 16, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0210-A
Address 7731 North Cove Road
(Spielman Property)

Zoning Advisory Committee Meeting of March 12, 2012.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;

2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;

3. A wood mulch pathway; or

4. A deck with gaps to allow the water to pass freely.

The petitioner is requesting a front (streetside) setback variance for a proposed dwelling to replace a dwelling that has been razed. In order to minimize impacts on water quality, the applicant should comply with the LDA lot coverage requirement, which, for a property this size, is 25%. With approval and mitigation, this amount may be exceeded up to 31 1/4% of the property size. The property is also located within a Buffer Management Area (BMA), which further restricts impervious surfaces and structures within 100 feet landward of mean high tide (100 foot buffer). According to the plan submitted for this review, there are no proposed impervious surfaces within the 100-foot buffer and overall lot coverage is proposed to be less than 25%; therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for application of the LDA and BMA requirements, which will improve buffer functions, and conserve fish, wildlife and plant habitat in North Point Creek.

3. Be consistent with established land use policies 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.

The front yard setback requested will be consistent with established land use policies, provided that the applicants meet any LDA and BMA requirements applicable to the proposal. The request, if granted, will avoid environmental impacts.

Reviewer: Thomas Panzarella; Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2012
Item No. 2012-0210

DATE: March 13, 2012

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 8.5 feet [NAVD 88].

The flood protection elevation is 9.5 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

cc: File

ZAC-ITEM NO 12-0210-03262012.doc



KEVIN KAMENETZ
County Executive

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

April 9, 2012

Robert LeRoy Spellman
7731 North Cove Road
Sparrows Point, MD 21219

RE: Case Number: 2012-0210A, Address: 7731 North Cove Road, 21219

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

Very truly yours,

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W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Scott Chilton, 27 Neptune Drive, Joppa MD 21085

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 3-13-12

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

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Item No 2012-0210-A
Variance
Robert LeRoy Spielman
7731 North Cove Road

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Sincerely,

Steven D. Foster, Chief
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SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

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The building engineer shall require a permit for this project.

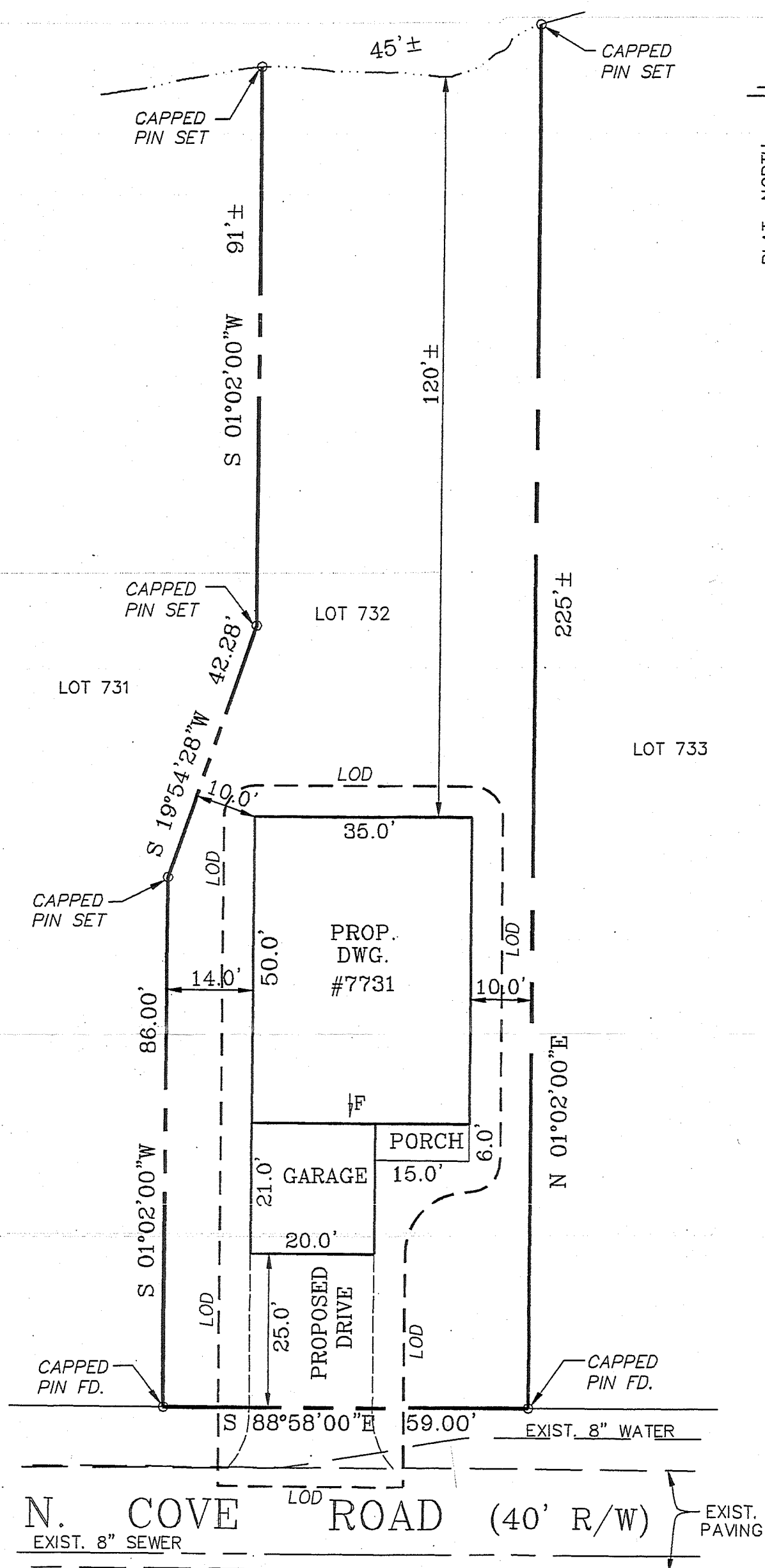
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DAK:CEN
cc: File
ZAC-ITEM NO 12-0210-03262012.doc

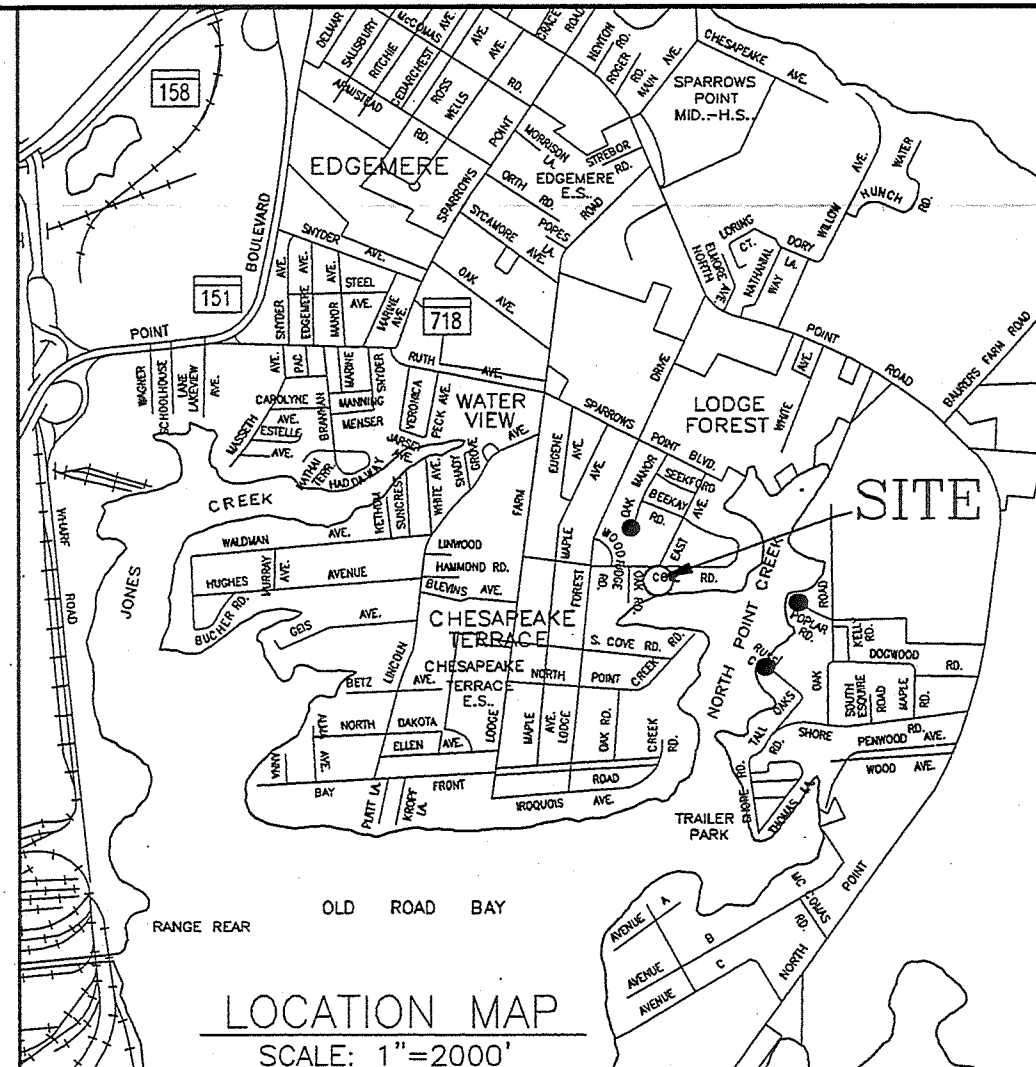


LONG COVE



REVISED PLAT
OF
LODGE FOREST
8/86

PLAT NORTH



LOCATION INFORMATION

ELECTION DISTRICT	15 th
COUNCILMANIC DISTRICT	7 th
1"=200 SCALE MAP #	111C3
ZONING	DR-5.5
LOT SIZE	0.263 ACRES
	11,457 SQUARE FEET
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ ☐
CHESAPEAKE BAY CRITICAL AREA	☒ YES ☐ NO
100 YEAR FLOOD PLAIN	☒ ☐
HISTORIC PROPERTY/BUILDING	☐ ☒
ZONING HISTORY	NONE

GENERAL NOTES:

- SITE:
- DEED REFERENCE: 31102/092; PLATBOOK 8:86 LOT 732, PT. 731
 - TAX ACCOUNT NO. 15-08-651860
 - TAX MAP 111 PARCEL 098
 - ELECTION DISTRICT: 15, COUNCILMANIC DISTRICT 7
 - TOTAL AREA OF PROPERTY: 0.263 AC.± OR 11,457 SQ.FT.±

ENVIRONMENTAL:

- THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE BEST OF OUR KNOWLEDGE.
- THERE ARE NO CRITICAL EXISTING SLOPES OF 25% OR GREATER.
- THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE.
- PUBLIC WATER AND SEWER SERVE THIS SITE.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CHESAPEAKE BAY CRITICAL AREA EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.
- THE ENTIRE SITE IS LOCATED WITHIN A 100 YEAR FLOODPLAIN AND AND THE CHESAPEAKE BAY CRITICAL AREA - LIMITED DEVELOPMENT AREA (LDA).
- DISTURBED AREA = 4410 sf

ZONING:

- EXISTING ZONING OF SUBJECT PROPERTY: DR-5.5
- EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL
- THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP 111C3
- ZONING HISTORY - NONE
- THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
- FRONT OF PROPOSED DWELLING (F) SYMBOL. (STREET ENTANCE)
- PROPOSED CONSTRUCTION MUST COMPLY WITH COUNTY FLOOD PLAIN REGULATIONS.
- HOUSE CONSTRUCTION WITHIN THE 100-YEAR FLOOD PLAIN AREA REQUIRES ELEVATION CERTIFICATE PRIOR TO FINAL OCCUPANCY.
- "CERTIFICATE OF ACKNOWLEDGMENT" WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
- NEW CONSTRUCTION, INCLUDING ALL ENCLOSED ACCESSORY STRUCTURES AND GARAGES, MUST COMPLY WITH SECTION 517.1.3A OF THE BOCA CODE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

SITE PLAN

FOR
#7731 N. COVE ROAD
15TH. ELECTION DIST.
7TH. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=20' - DATE: OCTOBER 29, 2012

2012-0210-A

LOT COVERAGE

PROPERTY AREA = 11457 S.F.
MAX. ALLOWABLE LOT COVERAGE = 2864 S.F. (25% of property area)

PROPOSED COVERAGE

HOUSE	1750 S.F.
GARAGE	420 S.F.
PORCH	90 S.F.
TOTAL	2260 S.F. (20% of property area)

I, LEONARD G. BUERHAUS, THE SURVEYOR WHOSE SEAL AND SIGNATURE IS FIXED ON THIS SURVEY PLAT EITHER PERSONALLY PREPARED THE BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PRODUCTION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 09.13.06 OF THE ANNOTATED CODE OF MARYLAND. THIS SURVEY IS FOR THE EXCLUSIVE USE OF ROBERT L. & THERESA A. SPIELMAN. THERE ARE NO VISIBLE ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT WHERE SHOWN.

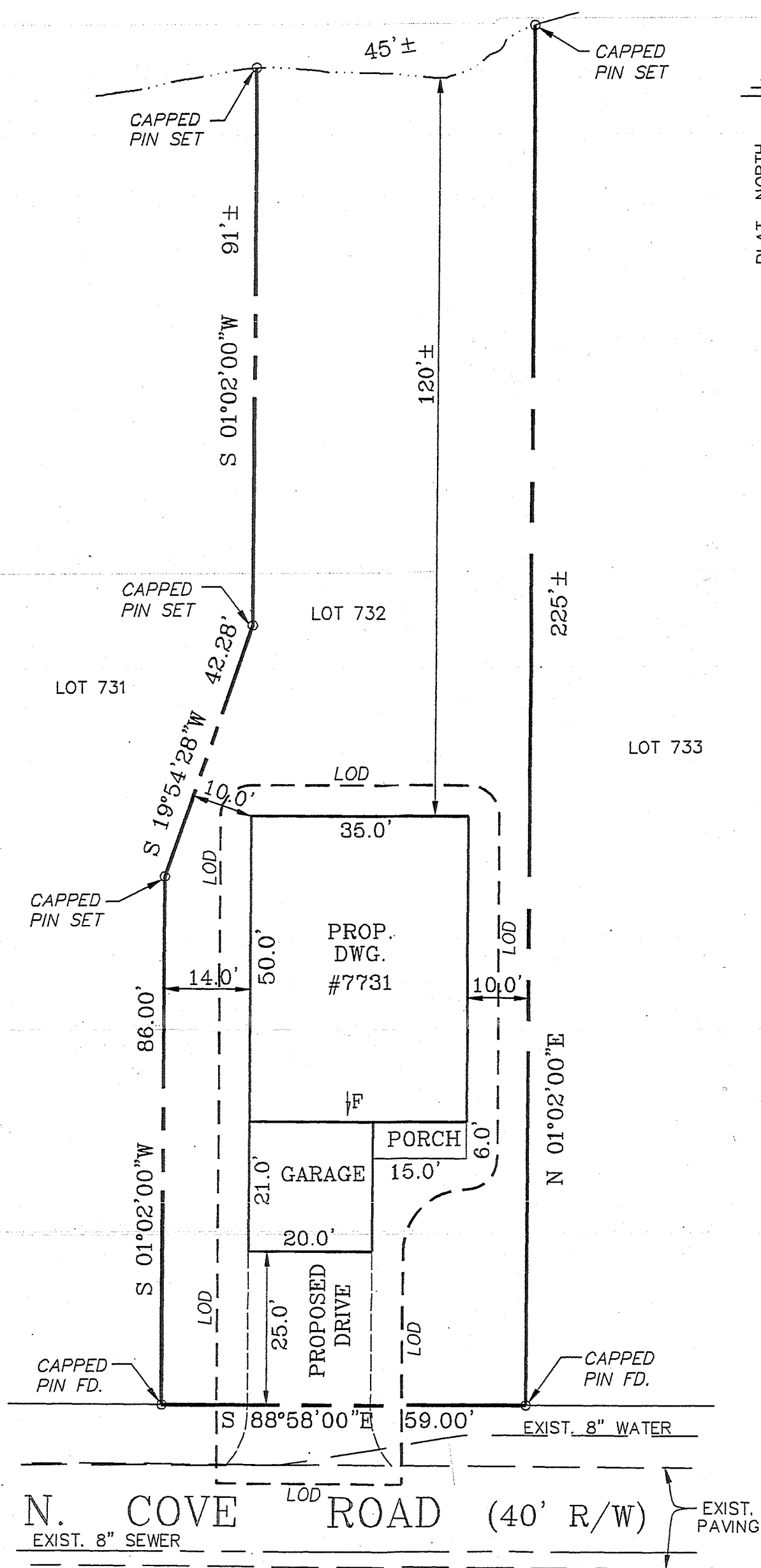
Leonard G. Buerhaus

LEONARD G. BUERHAUS, REGISTERED PROPERTY LINE SURVEYOR #349 LIC. EXP. DATE 10/14/12

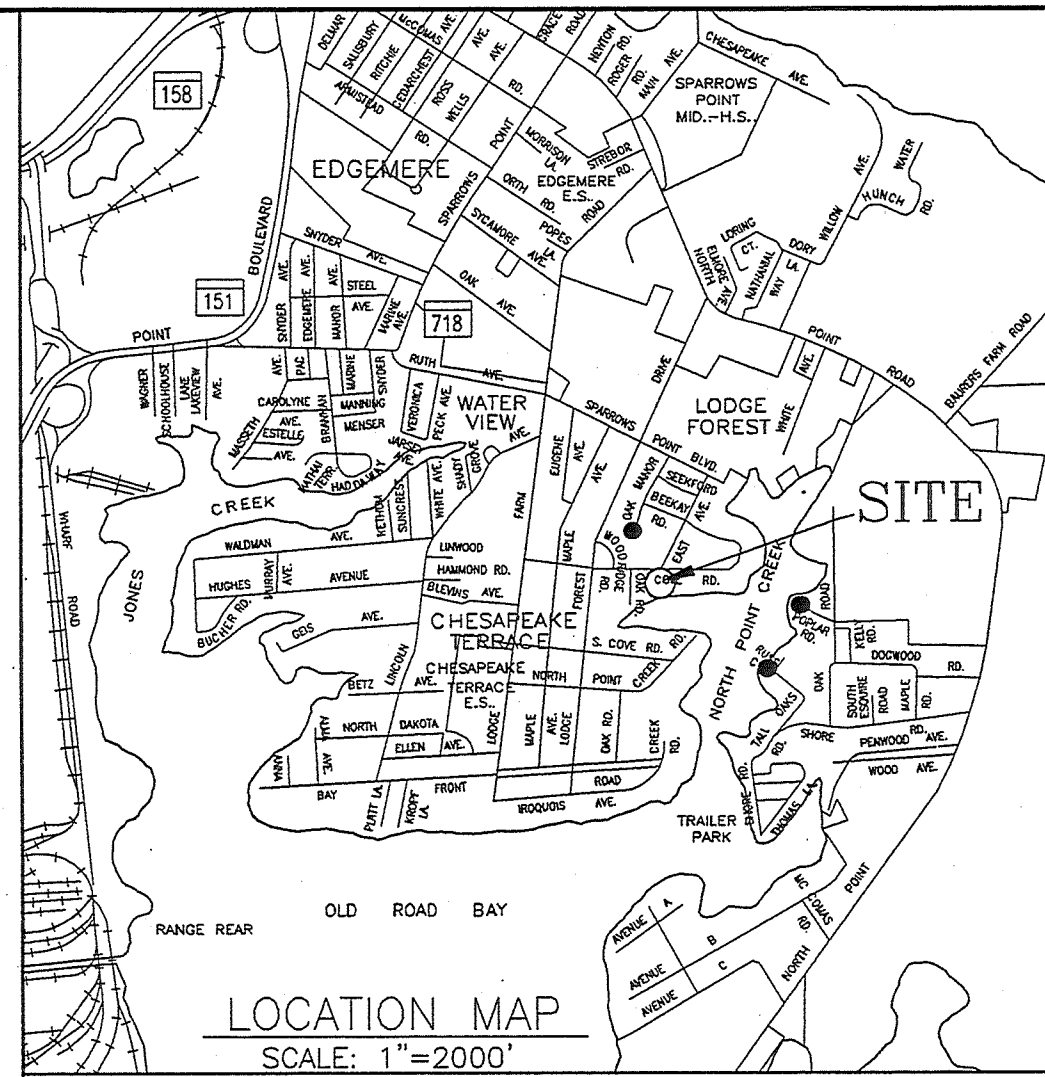
LGB SURVEYS LLC
9432 BELLHALL DRIVE
NOTTINGHAM MD. 21236
410-256-3135



LONG COVE



REVISED PLAT
OF
LODGE FOREST
8/86



LOCATION INFORMATION

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 - ELECTION DISTRICT: 15, COUNCILMANIC DISTRICT 7
 - TOTAL AREA OF PROPERTY: 0.263 AC.± OR 11,457 SQ.FT.±

ENVIRONMENTAL:

- THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE BEST OF OUR KNOWLEDGE.
- THERE ARE NO CRITICAL EXISTING SLOPES OF 25% OR GREATER.
- THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE.
- PUBLIC WATER AND SEWER SERVE THIS SITE.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CHESAPEAKE BAY CRITICAL AREA EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.
- THE ENTIRE SITE IS LOCATED WITHIN A 100 YEAR FLOODPLAIN AND AND THE CHESAPEAKE BAY CRITICAL AREA - LIMITED DEVELOPMENT AREA (LDA).
- DISTURBED AREA = 4410 sf

ZONING:

- EXISTING ZONING OF SUBJECT PROPERTY: DR-5.5
- EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL
- THE SITE IS LOCATED ON 1"=200' SCALE ZONING MAP 111C3
- ZONING HISTORY - NONE
- THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
- FRONT OF PROPOSED DWELLING 1/4" SYMBOL. (STREET ENTANCE)
- PROPOSED CONSTRUCTION MUST COMPLY WITH COUNTY FLOOD PLAIN REGULATIONS.
- HOUSE CONSTRUCTION WITHIN THE 100-YEAR FLOOD PLAIN AREA REQUIRES ELEVATION CERTIFICATE PRIOR TO FINAL OCCUPANCY.
- "CERTIFICATE OF ACKNOWLEDGMENT" WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
- NEW CONSTRUCTION, INCLUDING ALL ENCLOSED ACCESSORY STRUCTURES AND GARAGES, MUST COMPLY WITH SECTION 517.1.3A OF THE BOCA CODE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

SITE PLAN
FOR
#7731 N. COVE ROAD
15TH. ELECTION DIST.
7TH. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=20' - DATE: OCTOBER 29, 2012

2012-0210-A

Per #1

LOT COVERAGE

PROPERTY AREA = 11457 S.F.
MAX. ALLOWABLE LOT COVERAGE = 2864 S.F. (25% of property area)

PROPOSED COVERAGE

HOUSE 1750 S.F.
GARAGE 420 S.F.
PORCH 90 S.F.
TOTAL 2260 S.F. (20% of property area)

I, LEONARD G. BUERHAUS, THE SURVEYOR WHOSE SEAL AND SIGNATURE IS FIXED ON THIS SURVEY PLAT EITHER PERSONALLY PREPARED THE BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PRODUCTION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 09.13.06 OF THE ANNOTATED CODE OF MARYLAND. THIS SURVEY IS FOR THE EXCLUSIVE USE OF ROBERT L. & THERESA A. SPIELMAN. THERE ARE NO VISIBLE ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT WHERE SHOWN.

Leonard G. Buerhaus

LEONARD G. BUERHAUS, REGISTERED PROPERTY LINE SURVEYOR #349 LIC. EXP. DATE 10/14/12

LGB SURVEYS LLC
9432 BELLHALL DRIVE
NOTTINGHAM MD. 21236
410-256-3135

