

IN RE: PETITION FOR VARIANCE
(704 Riverside Dr.)
15th Election District
7th Councilman District
Lise E. Criswell & Jason J. Glanville
Petitioners

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0076-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David Billingsley, on behalf of Lise Criswell and Jason Glanville, the legal owners of the subject property. The Petitioners are requesting variance relief from Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit two boat lifts with a setback of 3' and a platform and mooring pile with a setback of 2', all in lieu of the required 10' from a divisional property line. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Lise Criswell, Mona Dinsmore, and David Billingsley from Central Drafting & Design, who is assisting the Petitioners with the process. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance and the file does not contain any letters of opposition. A neighbor (Richard McNally) attended the hearing to obtain additional information regarding the Petitioners' request.

The only substantive Zoning Advisory Committee (ZAC) comments received were received from the Department of Environmental Protection and Sustainability (DEPS) dated

ORDER RECEIVED FOR FILING

Date 3-26-14

By [Signature]

February 18, 2014 and the Department of Planning (DOP) dated February 26, 2014. DEPS noted Petitioners are obliged to comply with Critical Area regulations, the DOP indicated it supports Petitioners' request. Initially, the DOP and a neighbor objected to the proposal. To address those concerns, the Petitioners revised their plan and shortened the proposed pier from 150' to 120'. See Exhibits 1 and 7. As such, the proposed pier and boat lifts will not encroach beyond the divisional property line.

Testimony and evidence revealed that the subject property is approximately 16,950 square feet and is zoned DR 5.5. The Petitioners purchased the property in 2007, and would like to construct a pier for their boat, which is now stored in their yard. Exhibit 6B. As shown on the aerial photo in the file (Exhibit 5A), the waterfront property owned by Petitioners and one other neighbor are the only ones in the vicinity which are not improved with piers.

Based upon the testimony and evidence presented, I will grant the petition for variance. 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).

Petitioners have met this test. The subject property is narrow and deep (50' x 340'), and is situated along a curved portion of Back River. As such, the property is unique.

If the B.C.Z.R. were strictly interpreted, the Petitioners would indeed suffer a practical difficulty, given they would be unable to construct a pier and boat lifts. 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 demonstrated by the lack of community and/or county agency opposition.

ORDER RECEIVED FOR FILING

Date 3-26-14

By [Signature]

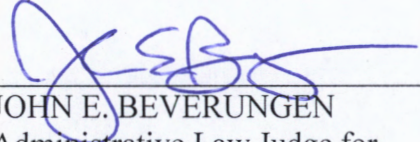
Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 26th day of March, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit two boat lifts with a setback of 3 ft. and a platform and mooring pile with a setback of 2 ft., all in lieu of the required 10 ft. from a divisional property line, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until 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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 3-26-14

By dlw



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

March 26, 2014

Lise E. Criswell
Jason J. Glanville
704 Riverside Drive
Baltimore, Maryland 21221

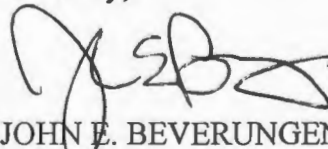
RE: Petitions for Variance
Property: 704 Riverside Drive
Case No.: 2014-0076-A

Dear Ms. Criswell and Mr. Glanville:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: David Billingsley, Central Drafting & Design, 601 Charwood Ct., Edgewood, MD 21040
Mona Dinsmore, 7800 Ruxway Road, Towson, MD 21204
Richard E. McNally, 718 Riverside Drive, Essex, MD 21221



CBCA

PETITION FOR ZONING HEARING(S)

FLOOD

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 704 RIVERSIDE DRIVE which is presently zoned DR 5.5
Deed References: L. 26148 F. 504 10 Digit Tax Account # 1511350370
Property Owner(s) Printed Name(s) LISE E. CRISWELL & JASON J. GLANVILLE

(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) SEE ATTACHED

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)

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 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

LISE E. CRISWELL JASON J. GLANVILLE

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

704 RIVERSIDE DR. BALTO. MD.

Mailing Address City State

21221

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN

Name - Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD MD

Mailing Address City State

21040 (410) 679-8719 dwb0209@yahoo.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-0076-A

Filing Date 9/25/13

Do Not Schedule Dates:

Reviewer SCM

SECTION 417.4 (BCZR) TO PERMIT TWO BOAT LIFTS WITH A SETBACK OF 3 FEET AND A PLATFORM AND MOORING PILE WITH A SETBACK OF 2 FEET ALL IN LIEU OF THE REQUIRED 10 FEET FROM A DIVISIONAL PROPERTY LINE.

REV. 1/2/14

ZONING DESCRIPTION

704 RIVERSIDE DRIVE

Beginning for the same at a point on the south side of Riverside Drive (50 feet wide), distant easterly 356 feet from its intersection with the center of Essexwood Court (50 feet wide), thence being all of Lot12, Section E, Block P as shown on the plat entitled Essex recorded among the plat records of Baltimore County in Plat Book9 Folio 74.

Containing 16,950 square feet or 0.389 acre of land, more or less.

Being known as 704 Riverside Drive and being located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Maryland

**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: _____

Petitioner: LISE CRISWELL & JASON GLANVILLE

Address or Location: 704 RIVERSIDE DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: CENTRAL DRAFTING & DESIGN

Address: 601 CHARWOOD CT
EDGEWOOD, MD 21040

Telephone Number: (410) 679-8719

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

No. 108188

Date: 1.28.14

PAID RECEIPT

BUSINESS DATE: 1/28/2014 TIME: 11:42 AM
2/28/2014 1/28/2014 09:15:32 2
REC'D: WILSON JEN JEE
CASHIER: W. WILSON 1/28/2014 09:15
5.00 DURING VERIFICATION
100.00
Recpt Tot: 100.00
100.00 0 5.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				100.00

Total: 100.00

Rec From: DAVE BILLINGSLEY

For: CASE # 2014-0076-A

REVISION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

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

No. **105006**
Date: **9/25/13**

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

Total: **75.00**

Rec From: **JASON GLANVILLE**

For: **2014-0076-A**

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACCT TIME
9/25/2013 9/25/2013 09:30:33

REG 0605 MARTIN RING LAR

RECEIPT # 696281 9/25/2013

Dept 5 520 VERIFICATION

CR NO. 105006

Receipt Tot \$5.00

\$77.00 01

Baltimore County, Maryland

CASHIER'S
VALIDATION

Bruce E. Doak Consulting, L.L.C.

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

February 24, 2014

Re:

Case Number: 2014- 0076-A

Petitioner / Developer: Lise Criswell & Jason Glanville

Date of Hearing: March 17, 2014

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

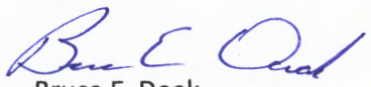
Attention: Kristen Lewis

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 **704 Riverside Drive**.

The sign(s) were posted on **February 24, 2014**.

Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



ZONING NOTICE

CASE NO. 2014-0076-A

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

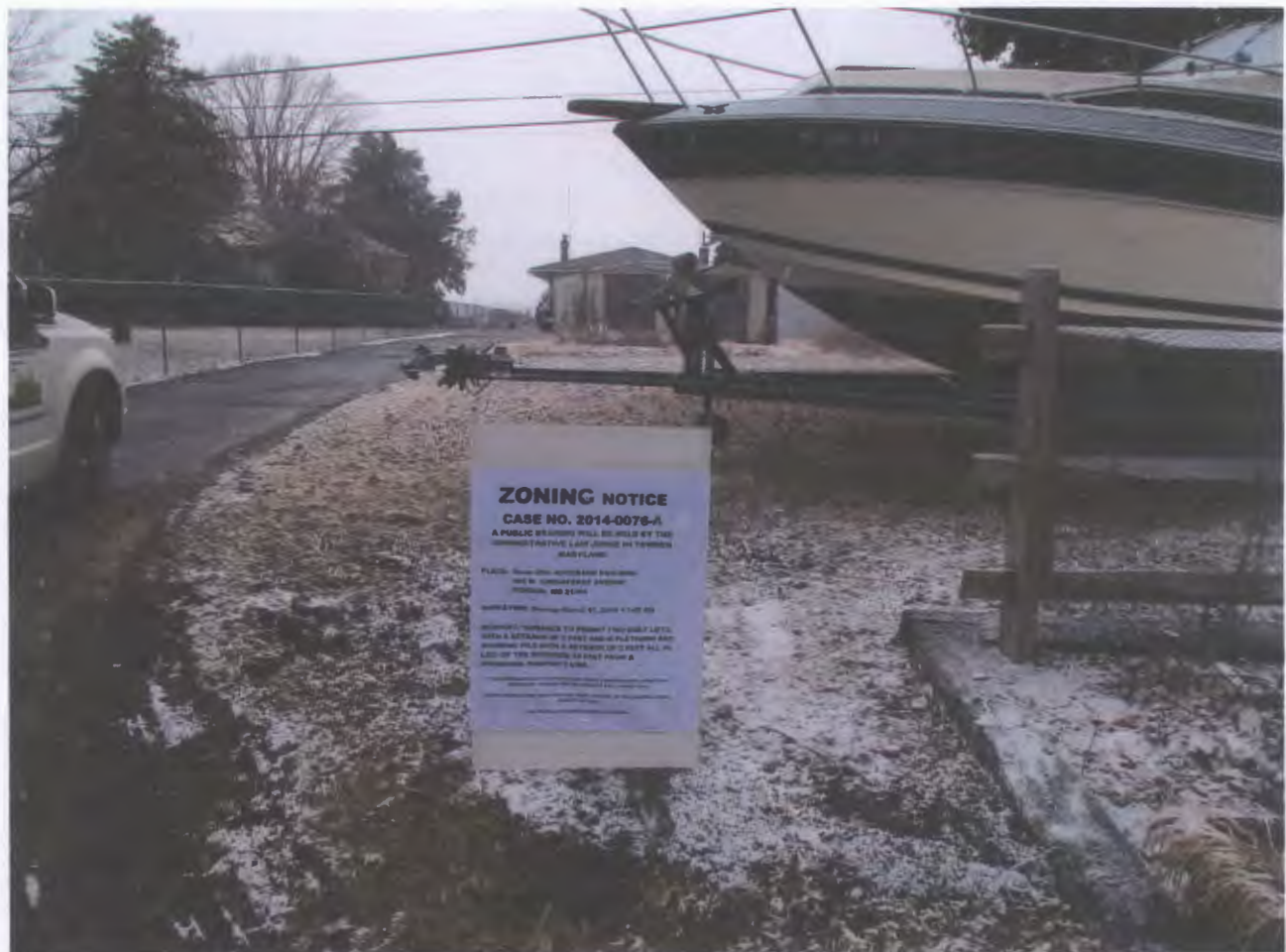
DATE&TIME: Monday March 17, 2014 11:00 AM

**REQUEST: VARIANCE TO PERMIT TWO BOAT LIFTS
WITH A SETBACK OF 3 FEET AND A PLATFORM AND
MOORING PILE WITH A SETBACK OF 2 FEET ALL IN
LIEU OF THE REQUIRED 10 FEET FROM A
DIVISIONAL PROPERTY LINE.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3381.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE



ZONING NOTICE

CASE NO. 2014-0076-A

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

DATE&TIME: Monday March 17, 2014 11:00 AM

**REQUEST: VARIANCE TO PERMIT TWO BOAT LIFTS
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PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

February 27, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on February 25, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0076-A

704 Riverside Drive

S/S Riverside Drive, 356 ft. +/- east of centerline of

Essexwood Court

15th Election District - 7th Councilmanic District

Legal Owner(s): Lise Criswell & Jason Gianville

Variance: to permit two boat lifts with a setback of 3 feet and a platform and mooring pile with a setback of 2 feet all in lieu of the required 10 feet from a divisional property line.

Hearing: Monday, March 17, 2014 at 11:00 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.

JT 2/844 February 25

969843



KEVIN KAMENETZ
County Executive

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

February 18, 2014

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: 2014-0076-A

704 Riverside Drive

S/s Riverside Drive, 356 ft. +/- east of centerline of Essexwood Court

15th Election District – 7th Councilmanic District

Legal Owners: Lise Criswell & Jason Glanville

Variance to permit two boat lifts with a setback of 3 feet and a platform and mooring pile with a setback of 2 feet all in lieu of the required 10 feet from a divisional property line.

Hearing: Monday, March 17, 2014 at 11:00 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: Lise Criswell, Jason Glanville, 704 Riverside Dr., Baltimore 21221
David Billingsley, 601 Charwood Ct., Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 25, 2014**
- (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
Tuesday, February 25, 2014 Issue - Jeffersonian

Please forward billing to:

Central Drafting & Design
Attn: David Billingsley
601 Charwood Court
Edgewood, MD 21040

410-679-8719

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: 2014-0076-A

704 Riverside Drive

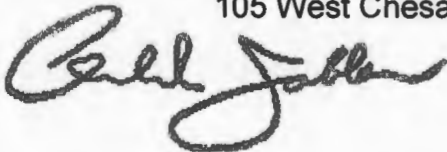
S/s Riverside Drive, 356 ft. +/- east of centerline of Essexwood Court

15th Election District – 7th Councilmanic District

Legal Owners: Lise Criswell & Jason Glanville

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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.

MEMORANDUM

DATE: April 28, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0076-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 25, 2014. 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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
704 Riverside Drive; S/S Riverside Drive,	*	OF ADMINISTRATIVE
356' E c/line Essexwood Court	*	HEARINGS FOR
15 th Election & 7 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Lisa Criswell & Jason Glanville*	*	2014-076-A
Petitioner(s)		

* * * * *

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

OCT 03 2013

[Blue dotted line]

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of October, 2013, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

2/10/14

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

N/C

2/18/14

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

C

FIRE DEPARTMENT

2/26/14

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

C

2/5/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/25/14

SIGN POSTING Date: 2/24/14

by

NOOK

3-18-14 New Hearing info.

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

March 13, 2014

Lise E. Criswell
Jason J. Glanville
704 Riverside Drive
Baltimore MD 21221

RE: Case Number: 2014-0076 A, Address: 704 Riverside Drive

Dear Ms. Criswell & Mr. Glanville:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 25, 2013. 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
David Billingsley, Central Drafting & Design, 601 Charwood Court, Edgewood MD 21040

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 2-5-14

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

RE: Baltimore County

Item No. 2014-0076-A

Variance.

Lise E. Criswell & Jason F. Glaxville

704 Riverside Drive

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. 2014-0076-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
Development Manager
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

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 10-1-13

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

RE: Baltimore County
Item No 2014-0076-A
Variance
Lise E. Criswell
Jason J. Glauville
704 Riverside Drive

Dear Ms. Lewis:

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Sincerely,

Steven D. Foster, Chief/
Development Manager
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

CENTRAL DRAFTING AND DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

January 21, 2014

MEMO TO: KRISTEN LEWIS
ZONING REVIEW

RE: 704 RIVERSIDE DRIVE
CASE NO. 2014-0076-A

We held off scheduling this case because of some adverse comments from the Planning Office and an adjacent neighbor. I have worked out a request that is acceptable to both and would now like to proceed with setting a hearing date.

I have enclosed 12 copies of the revised plan and three copies of the description of the section from which the variance is being requested.

Please let me know if you need any additional information.

Thanks

Dave Billingsley

Administrative Hearings - Re: Internet Inquiry Case # 2014-0076-A

From: Administrative Hearings
To: McNally, Richard
Date: 3/19/2014 10:06 AM
Subject: Re: Internet Inquiry Case # 2014-0076-A

Good Morning,

The above-referenced case was originally scheduled for Monday, March 17th however you are correct in your assumption that it was postponed due to the weather. The representative listed on the zoning petition has been notified of the rescheduled date, which is Wednesday, March 26th @ 11 AM, in **Room 104**, Jefferson Building, 105 W. Chesapeake Ave., Towson. He has also been instructed to post on the sign the new hearing date information over the old one.

I hope this information has been helpful to you, and thanks for contacting our office.

>>> "Richard McNally" <mcnallyr76@gmail.com> 3/18/2014 11:16 PM >>>
To Whom It May Concern:

I was interested in attending the hearing for 704 Riverside Dr, Essex, MD looking for a variance in the setback for boat lifts and mooring poles. The hearing was originally scheduled for Monday, 17 March 2014 and I have assumed that it was postponed because of the weather on Monday – but I do not actually know if my assumption is correct.

The case # is 2014-0076-A.

I appreciate your response.

Regards,
Rich McNally
(443) 231-7923

718 Riverside Dr
Essex, MD 21221

Debra Wiley - Re: Rescheduling of Case 2014-0076-A - 704 Riverside Ave.

From: David Billingsley <dwb0209@yahoo.com>
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Date: 3/19/2014 6:28 AM
Subject: Re: Rescheduling of Case 2014-0076-A - 704 Riverside Ave.
Attachments: Scan0106.pdf

Hi Debbie

The sign was changed yesterday afternoon. Photo is attached

Thanks for your help

Dave Billingsley
Central Drafting and Design
(410) 679-8719 Office
(410) 458-1401 Cell

On Tuesday, March 18, 2014 12:35 PM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:
Good Afternoon,

This is to confirm that the above case has been rescheduled for Wednesday, March 26, 2014 @ 11 AM, in the Jefferson Building, 105 W. Chesapeake Ave., 1st Floor, Room 104, Towson, Md. Please have the sign poster place this new hearing information on the sign over the old one and provide proof of same to this office before the hearing. A voice mail was left today on phone # 410-679-8719 with the above information @ 12:16 PM.

Please contact me if you have any questions or concerns. Thanks in advance.

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

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

ZONING NOTICE

CASE NO. 2014-0076-A

PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND

CE: Room 21045 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204

DATE&TIME: WEDNESDAY, MARCH 26, 2014 11:00 AM

REQUEST: VARIANCE TO PERMIT TWO BOAT LIFTS
WITH A SETBACK OF 3 FEET AND A PLATFORM AND
MOORING PILE WITH A SETBACK OF 2 FEET ALL IN
LIEU OF THE REQUIRED 10 FEET FROM A
DIVISIONAL PROPERTY LINE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
ANNOUNCED. IF YOU CANNOT ATTEND THE HEARING CALL 410-887-3391.

Need proof from sign

posted w/ meeting info.

3/18

Per 10-A
Dec 3

3/18 Posted
3/19 Redd

Debra Wiley - Rescheduling of Case 2014-0076-A - 704 Riverside Ave.

From: Debra Wiley
To: dwb0209@yahoo.com
Date: 3/18/2014 12:34 PM
Subject: Rescheduling of Case 2014-0076-A - 704 Riverside Ave.

Good Afternoon,

This is to confirm that the above case has been rescheduled for Wednesday, March 26, 2014 @ 11 AM, in the Jefferson Building, 105 W. Chesapeake Ave., 1st Floor, Room **104**, Towson, Md. Please have the sign poster place this new hearing information on the sign over the old one and provide proof of same to this office before the hearing. A voice mail was left today on phone # 410-679-8719 with the above information @ 12:16 PM.

Please contact me if you have any questions or concerns. Thanks in advance.

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

Message Id: 532875A9.754 : 38 : 53259
Subject: Rescheduling of Case 2014-0076-A - 704 Riverside Ave.
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 3/18/2014 12:34 PM
From: Debra Wiley

Recipients:

Recipient	Action	Date & Time	Comment
 yahoo.com	Transferred	3/18/2014 12:35 PM	

To: dwb0209@yahoo.com (dwb0209@yahoo.com)

Post Offices

Post Office	Delivered	Route
yahoo.com		yahoo.com

Files

File	Size	Date & Time
MESSAGE	1337	3/18/2014 12:34 PM
TEXT.htm	1197	3/18/2014 12:34 PM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id: 53283D69.NCH_DOM.NCH_PO.100.1687076.1.1B58A.1
Common Record Id: 53283D69.NCH_DOM.NCH_PO.200.2000026.1.485F2.1

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



FEB 20 2014

OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: February 18, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0076-A, Revised
Address 704 Riverside Drive
(Criswell/ Glanville Property)

Zoning Advisory Committee Meeting of September 30, 2013.

EPS 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. 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 proposed project can minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands provided that all requirements concerning construction of water dependent facilities are met. It is the construction process, and size and type of the structures that is of concern in minimizing water quality impacts. Meeting these requirements with the proposed setbacks off division lines can result in minimal impacts to the substrate, any submerged aquatic vegetation, and the fishery.

2. Conserve fish, wildlife, and plant habitat;

The current proposal will be reviewed for compliance with the Chesapeake Bay Critical Area (CBCA) regulations, and must be reviewed by the appropriate State/Federal agencies for compliance with their water dependent facility requirements. No information was provided with respect to submerged aquatic vegetation (SAV), but minimizing impacts to the substrate, including SAV's, by meeting requirements, can conserve fish, wildlife and plant habitat in Back River.

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.

Should the petitioner's request be granted, it will be consistent with established land use policies provided that the applicant meets all Chesapeake Bay Critical Area requirements applicable to the proposal. Therefore, the request, if granted, can minimize environmental impacts.

Reviewer: Paul Dennis

Date: February 18, 2014

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: February 26, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 704 Riverside Drive

Item Number: 14-076 (*revised comment*)

Petitioner: Lise E. Criswell

Zoning: DR 5.5

Requested Action: Variance

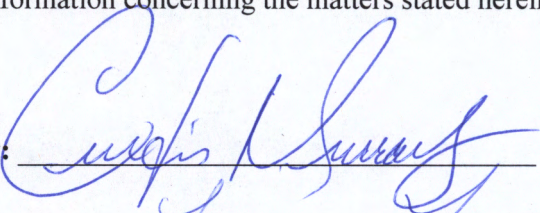
SUMMARY OF RECOMMENDATIONS:

The petitioner has submitted an amended petition and a revised site plan with a reduced pier length. The revised plan still calls for an open access strip (pier) with two boat lifts, one of which will be within 10' of the divisional property line, the other of which will now NOT encroach 12' beyond the established divisional property line (previous plan had one of the lifts encroaching over the divisional property line).

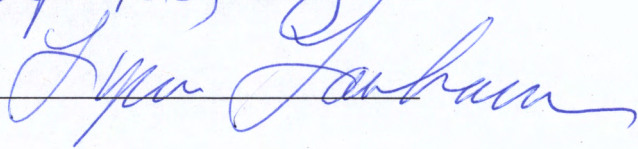
The Department of Planning supports the petitioner's request for the following reasons:

1. The new layout of the proposed pier does not present the same issues as the previous layout. The proposed length is more compatible with the surrounding piers and does not present the same traffic issues for the adjacent piers.
2. The revised layout will not prevent or impair the neighbors from expanding or improving a pier on neighboring properties.
3. The visual impact on the surrounding houses will be reduced.

For further information concerning the matters stated herein, please contact Matt Diana at 410-887-3480.

Prepared By: 

Division Chief:
AVA/LL:cjm



RECEIVED

FEB 26 2014

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 10, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For February 10, 2014
Item No. 2014-0076, 0103, 0157, 0158, 0160, 0161 and 0164

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

DAK:CEN.
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC02102014 -.doc

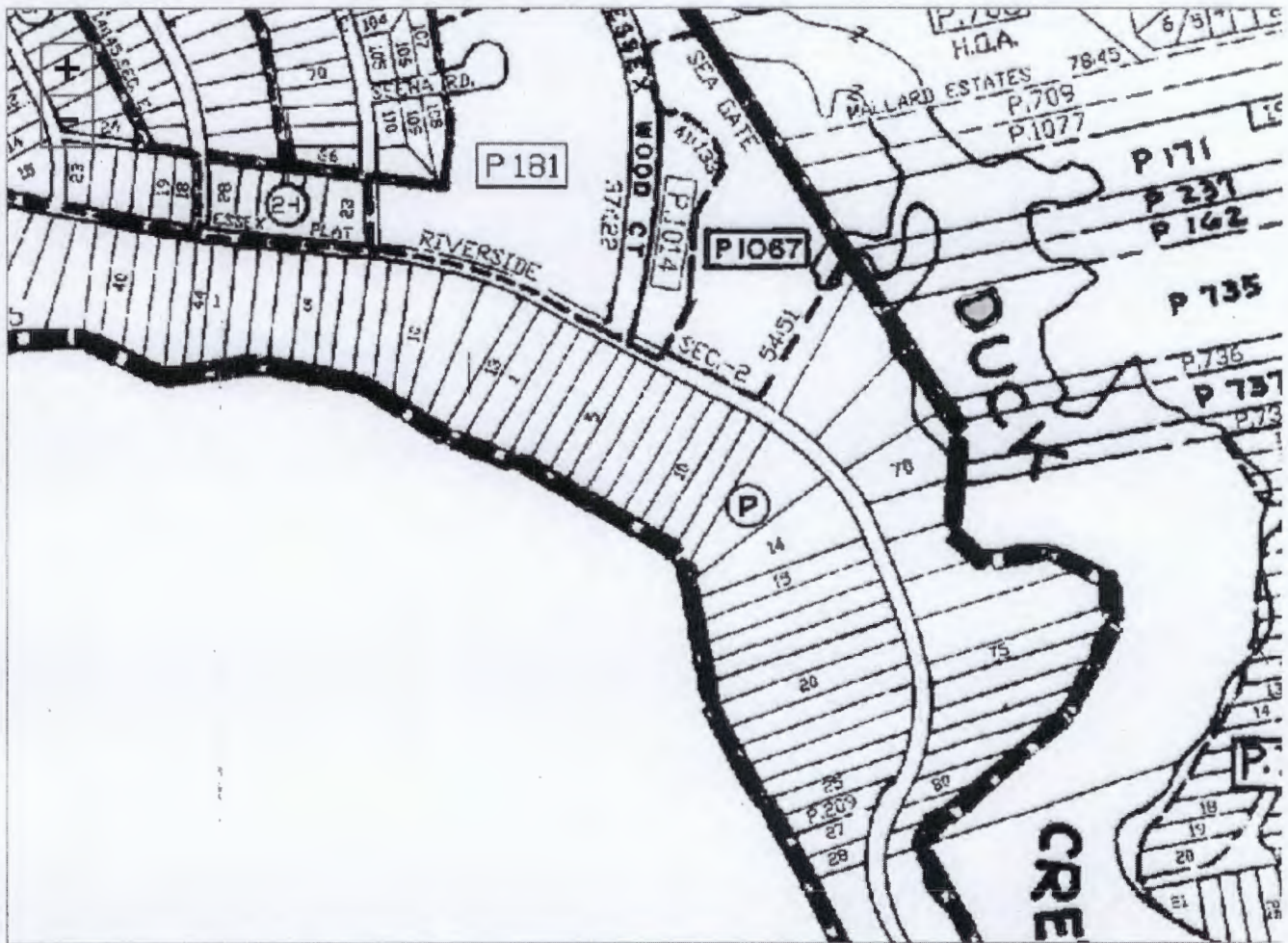
Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 15 Account Number - 1511350370	
Owner Information		
Owner Name:	CRISWELL LISE ELLEN GLANVILLE JASON JAMES 704 RIVERSIDE DR BALTIMORE MD 21221-6838	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /26148/ 00504 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	704 RIVERSIDE DR 0-0000 Waterfront	Legal Description: 704 RIVERSIDE DR ESSEX
Map: 0097	Grid: 0002	Parcel: 0371
Sub District:	Subdivision: 0000	Section: E
Block: P	Lot: 12	Assessment Year: 2012
Plat No:	Plat Ref: 0009/ 0074	
Special Tax Areas:	Town: NONE	Ad Valorem:
Tax Class:		
Primary Structure Built 1955	Above Grade Enclosed Area 1,260 SF	Finished Basement Area 540 SF
Property Land Area 16,950 SF	County Use 34	
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior BRICK	Full/Half Bath 2 full	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
Land:	163,700	01/01/2012
Improvements	159,000	87,900
Total:	322,700	251,600
Preferential Land:	0	251,600
		0
Transfer Information		
Seller: STACKOWSKI EMMA C	Date: 09/11/2007	Price: \$450,000
Type: NON-ARMS LENGTH OTHER	Deed1: /26148/ 00504	Deed2:
Seller: KIRSCH EMMA C	Date: 10/25/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08307/ 00114	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
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: Approved 01/13/2009		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **15** Account Number: **1511350370**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

✖ Loading... Please

Loading... Please Wait.

CASE NAME T04 RIVERSIDE DRIVE
CASE NUMBER 2014-0076-A
DATE 3/26/14

[illegible]

CASE NAME 704 Riverside Dr
CASE NUMBER 2014-0076-A
DATE 26 March 2014

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

PETITIONER'S EXHIBITS

**704 RIVERSIDE DRIVE
CASE NO. 2014-0076-A**

DW 4-28-14

DW
3-26-14

1. PLAT TO ACCOMPANY PETITION DATED REVISED 1-2-14

2. SDAT REAL PROPERTY DATA SEARCH

3. TAX MAP 0097 PARCEL 0371

4. DEED OF RECORD

5a – 5b. AERIAL PHOTOS

6a – 6f. PHOTOS

7. Earlier version of plan

Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1511350370		
Owner Information		
Owner Name:	CRISWELL LISE ELLEN GLANVILLE JASON JAMES 704 RIVERSIDE DR BALTIMORE MD 21221-6838	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /26148/ 00504 2)
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Premises Address:	704 RIVERSIDE DR 0-0000 Waterfront	Legal Description: 704 RIVERSIDE DR ESSEX
Map: 0097	Grid: 0002	Parcel: 0371
Sub District:	Subdivision: 0000	Section: E
Block: P	Lot: 12	Assessment Year: 2012
Plat No:	Plat Ref: 0009/ 0074	
Special Tax Areas:	Town:	Ad Valorem: NONE
Primary Structure Built 1955	Above Grade Enclosed Area 1,260 SF	Finished Basement Area 540 SF
Property Land Area 16,950 SF	County Use 34	
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior BRICK	Full/Half Bath 2 full	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
Land:	163,700	01/01/2012
Improvements	159,000	163,700
Total:	322,700	87,900
Preferential Land:	0	251,600
		As of 07/01/2013
		251,600
		0
Transfer Information		
Seller: STACKOWSKI EMMA C	Date: 09/11/2007	Price: \$450,000
Type: NON-ARMS LENGTH OTHER	Deed1: /26148/ 00504	Deed2:
Seller: KIRSCH EMMA C	Date: 10/25/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08307/ 00114	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2012
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00/0.00
Tax Exempt:	Special Tax Recapture:	07/01/2013
Exempt Class:	NONE	0.00/0.00
Homestead Application Information		
Homestead Application Status: Approved 01/13/2009		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

PETITIONER'S
EXHIBIT NO. 2

Baltimore County[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **15** Account Number: **1511350370**

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[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)

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PETITIONER'S
EXHIBIT NO. 3

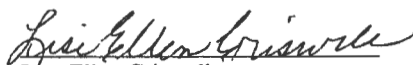
THIS DEED, Made this 31st day of **August**, in the year two thousand seven, by and between **Gordon J. Kirsch, Sr. and Mary Odend'hal**, residents of the State of Maryland, parties of the first part, Grantors, and **Lise Ellen Criswell and Jason James Glanville**, parties of the second part, Grantees.

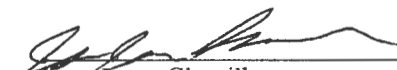
WITNESSETH, That in consideration of the sum of **\$450,000.00** and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, convey, and assign unto the said Grantees, as joint tenants and not as tenants in common, their assigns and unto the survivor of them, his or her personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 12 of Block P Section F of Essex as shown on the Plat entitled, "Revised Plat of the Property of The Taylor Land Company", and recorded among the Land Records of Baltimore County in Plat Book W.H.M. No. 9, folio 74. The improvements thereon being known as **No. 704 Riverside Drive**.

BEING the property which by Deed dated October 17, 1989, and recorded among the Land Records of Baltimore County in Liber S.M. No. 8307, folio 114, was conveyed by Emma C. Stackowski (formerly known as Emma C. Kirsch) to Emma C. Stackowski, Gordon J. Kirsch, Sr. And Mary O'Dend'Hal. The said Emma C. Stackowski has since departed this life on 18th of October, 2006.

We, the Grantees in the within Deed, hereby certify under the penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied, real property and that the property will be occupied by us.


Lise Ellen Criswell


Jason James Glanville

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or otherwise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises unto and to the use of the said Grantees, as joint tenants and not as tenants in common, their assigns and unto the survivor of them, his or her personal representatives and assigns, in fee simple.

AND the said Grantors hereby covenant that the Grantors have not done or suffered to be done any act, matter or thing whatever to encumber the property hereby conveyed; and to warrant specially the property hereby granted and to execute such further assurances of the same requisite.



704 RIVERSIDE DRIVE

Created By
Baltimore County
My Neighborhood



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Printed 2/23/2014



704 RIVERSIDE DRIVE

Created By
Baltimore County
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6 a



6 b



6c



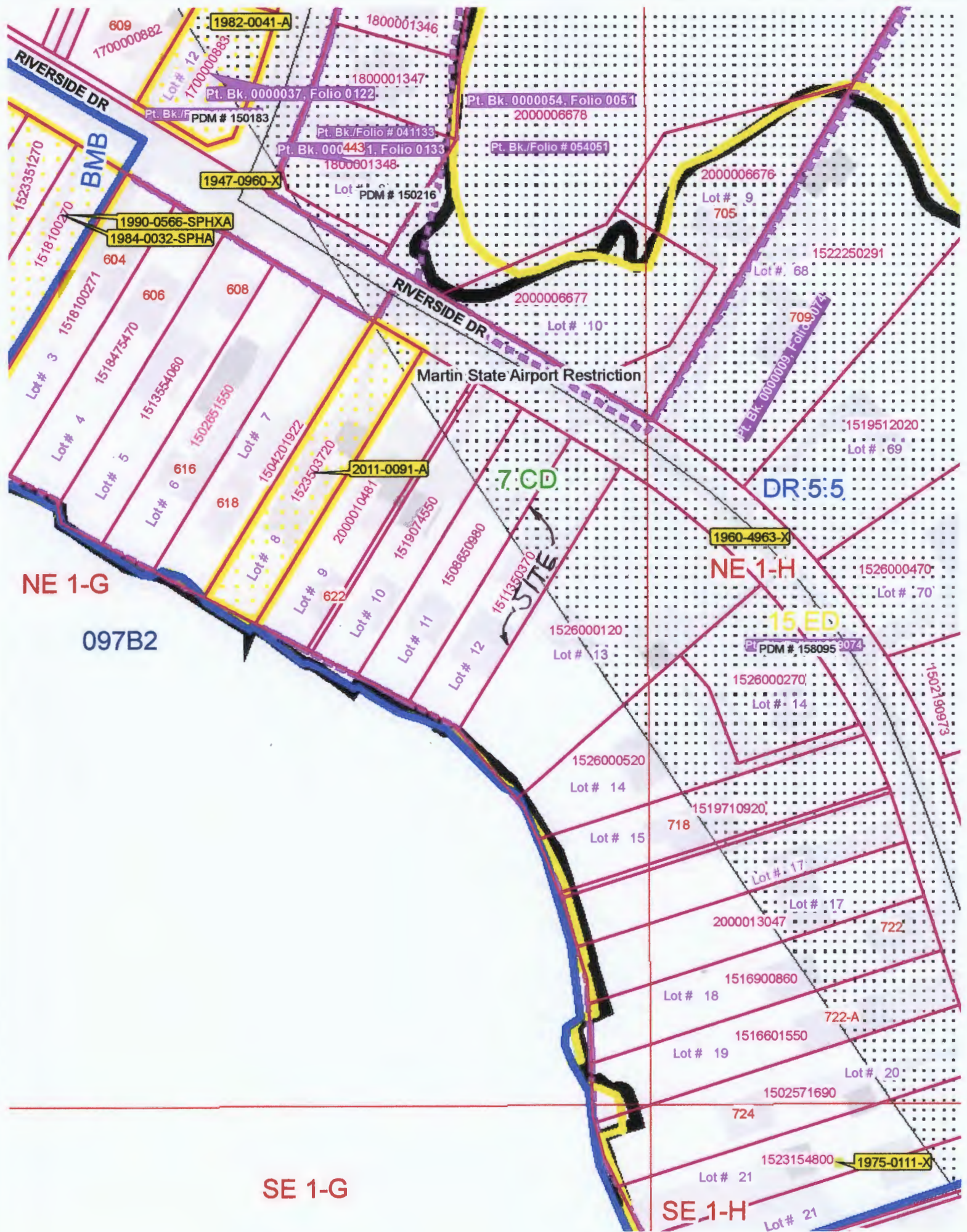
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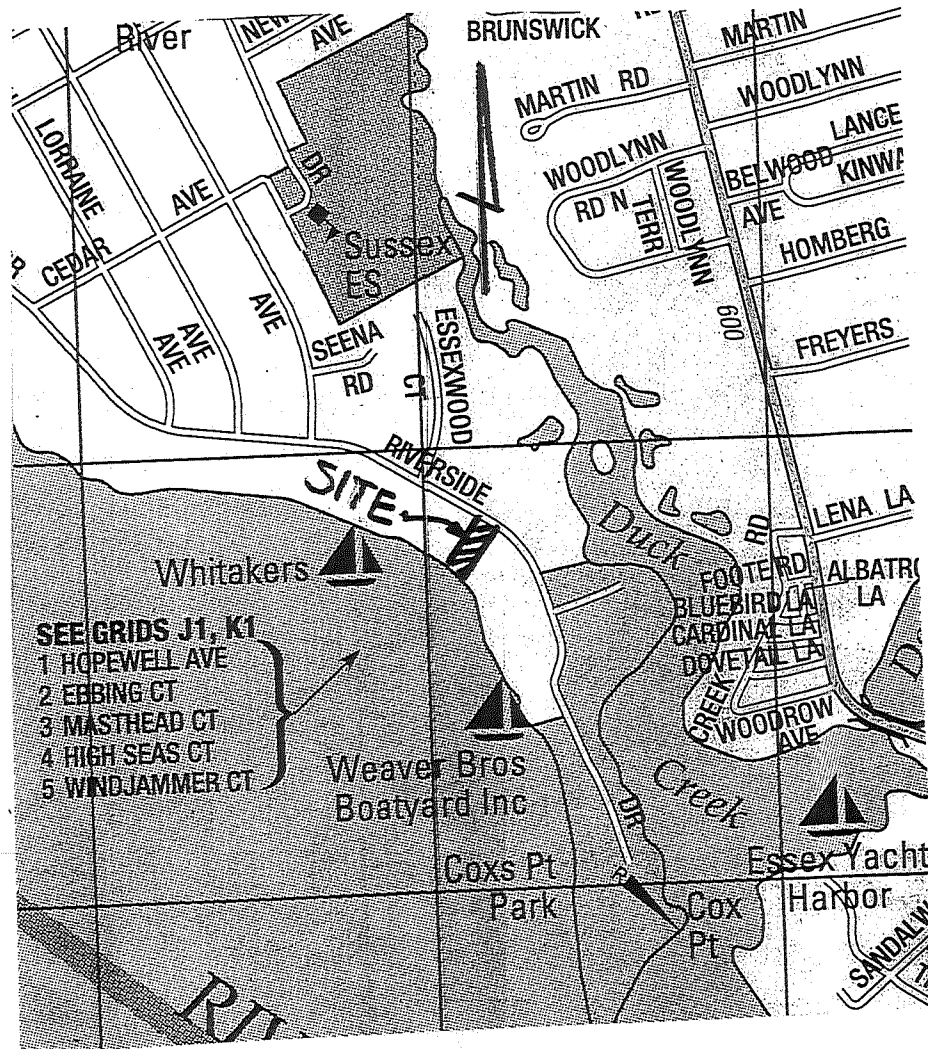


62



63





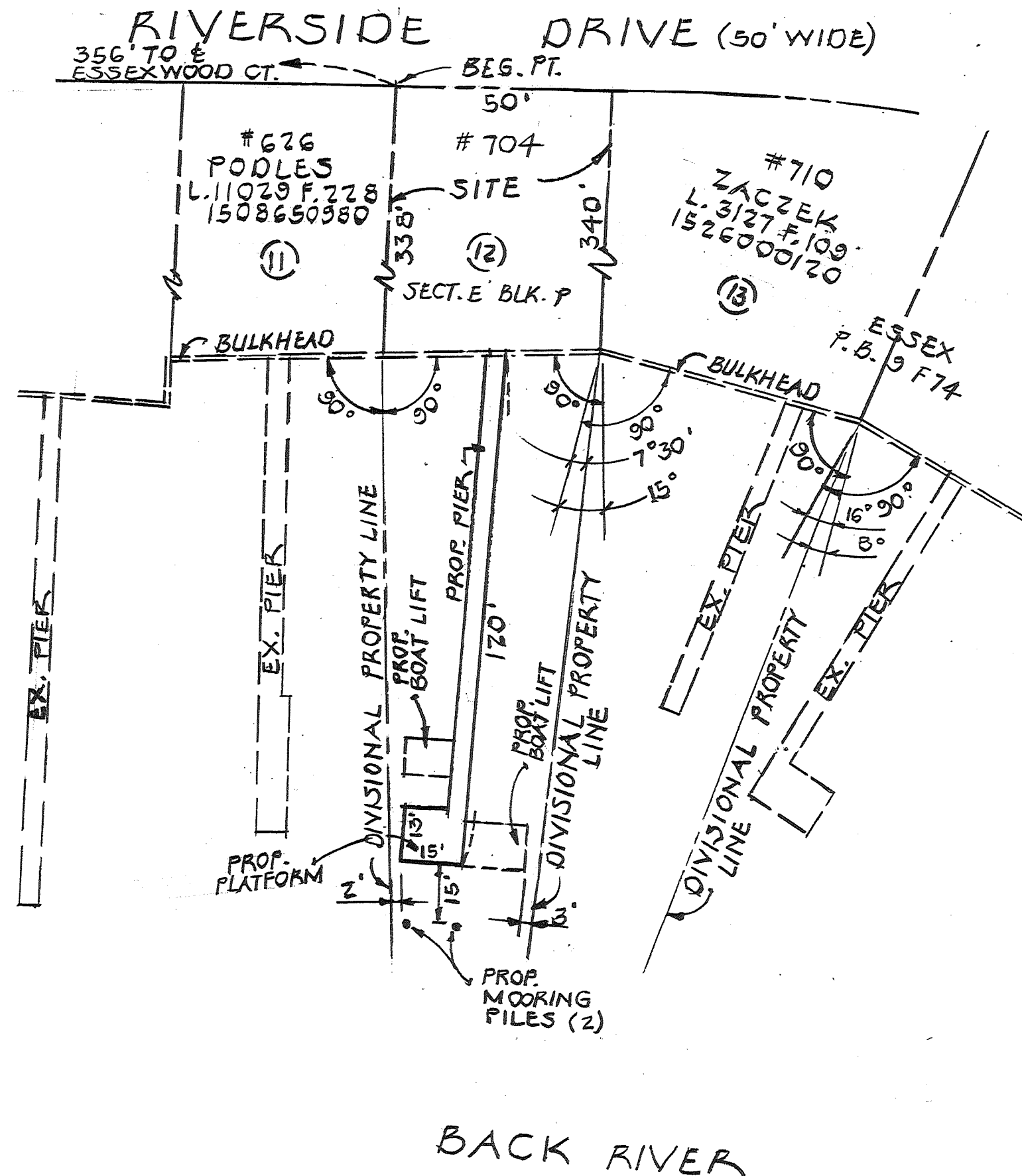
VICINITY MAP
SCALE: 1" = 1000'

OWNER

LISE E. CRISWELL & JASON J. GLANVILLE
704 RIVERSIDE DRIVE
BALTIMORE, MD. 21221
L.26148 F.504
ACCT. NO. 1511350370

NOTES

1. ZONING.....DR 5.5 (MAP 097B2)
2. LOT AREA.....16,950 S.F. = 0.389 ACRE
3. A PORTION OF THE SITE IS LOCATED IN THE 100 ZONE FLOOD ZONE
4. SITE IS LOCATED IN THE CBCA
5. NO PREVIOUS ZONING HISTORY, VIOLATIONS OR HISTORIC STRUCTURES EXIST
6. PUBLIC WATER AND SEWER

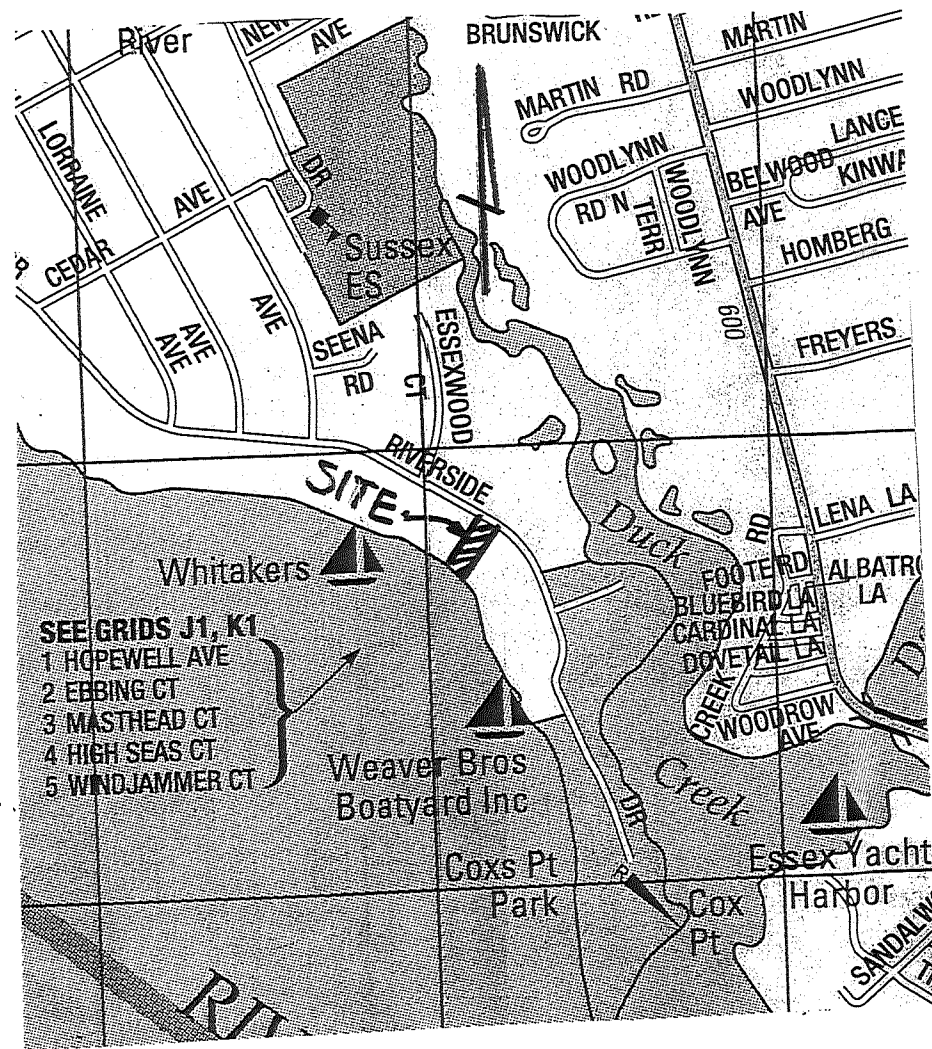


PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE 704 RIVERSIDE DRIVE

ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET SEPTEMBER 23, 2013
REV# 1-2-14

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



VICINITY MAP
SCALE: 1" = 1000'

OWNER

LISE E. CRISWELL & JASON J. GLANVILLE
704 RIVERSIDE DRIVE
BALTIMORE, MD. 21221
L.26148 F.504
ACCT. NO. 1511350370

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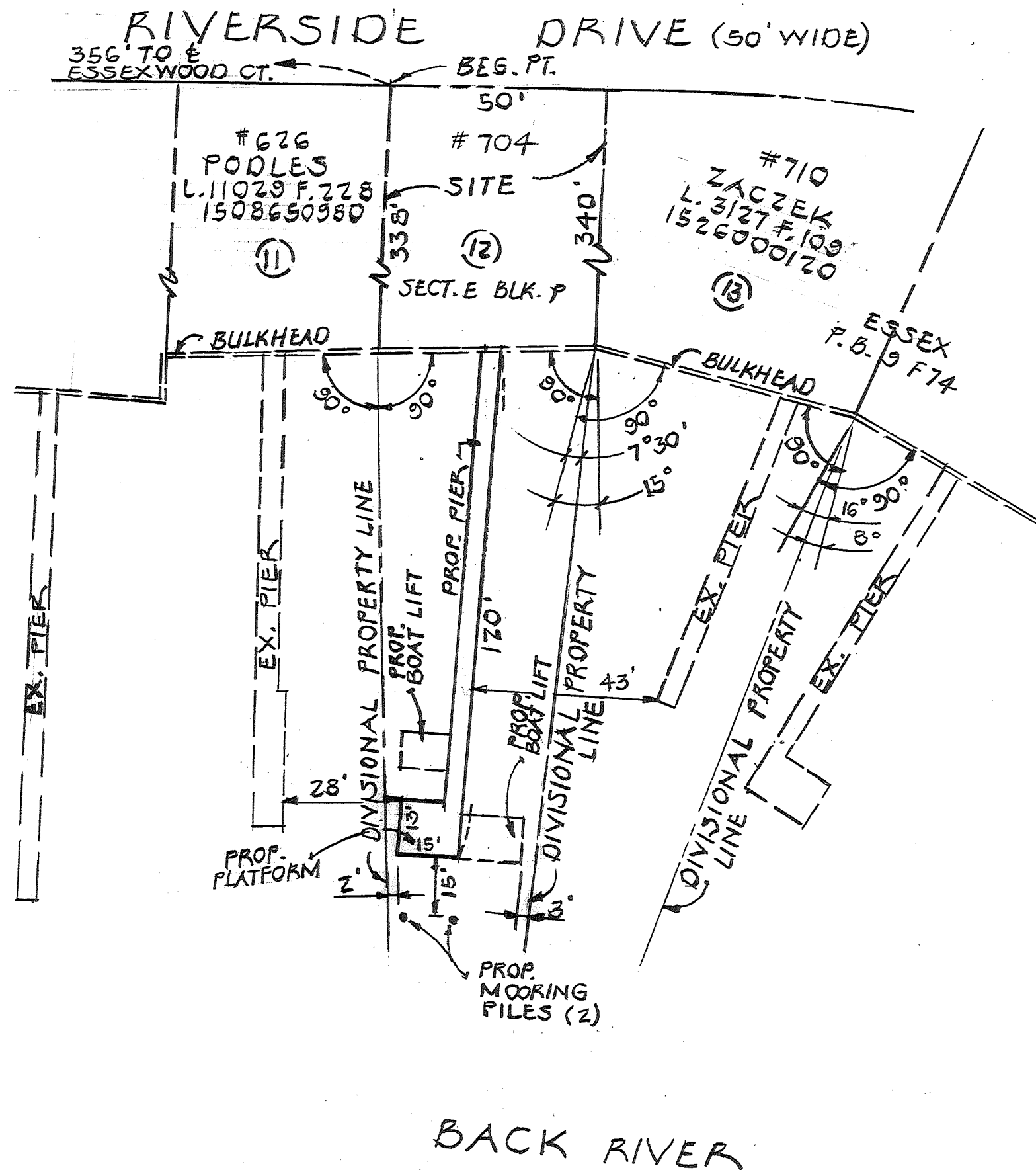
PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
704 RIVERSIDE DRIVE

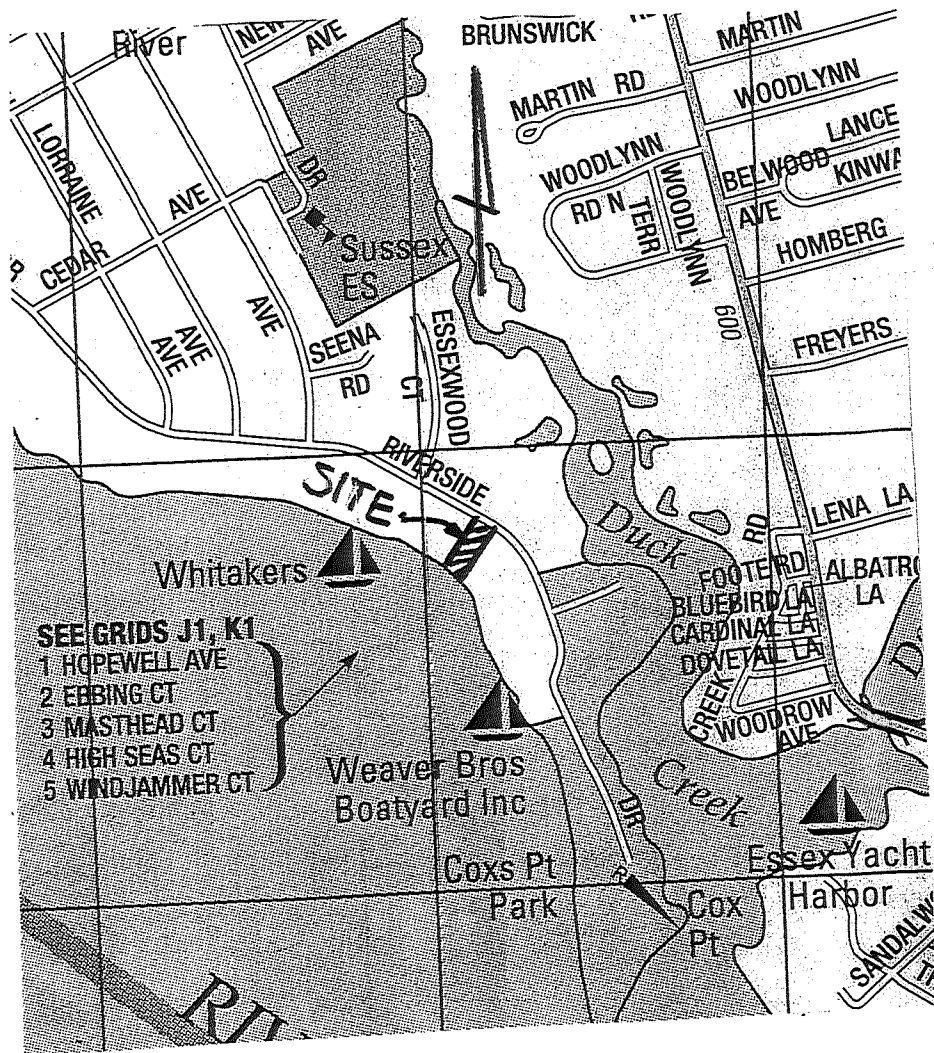
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET SEPTEMBER 23, 2013

REV=1-2-14

PETITIONER'S
EXHIBIT NO. 1





VICINITY MAP
SCALE: 1" = 1000'

OWNER

LISE E. CRISWELL & JASON J. GLANVILLE
704 RIVERSIDE DRIVE
BALTIMORE, MD. 21221
L.26148 F.504
ACCT. NO. 1511350370

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PHOTOS

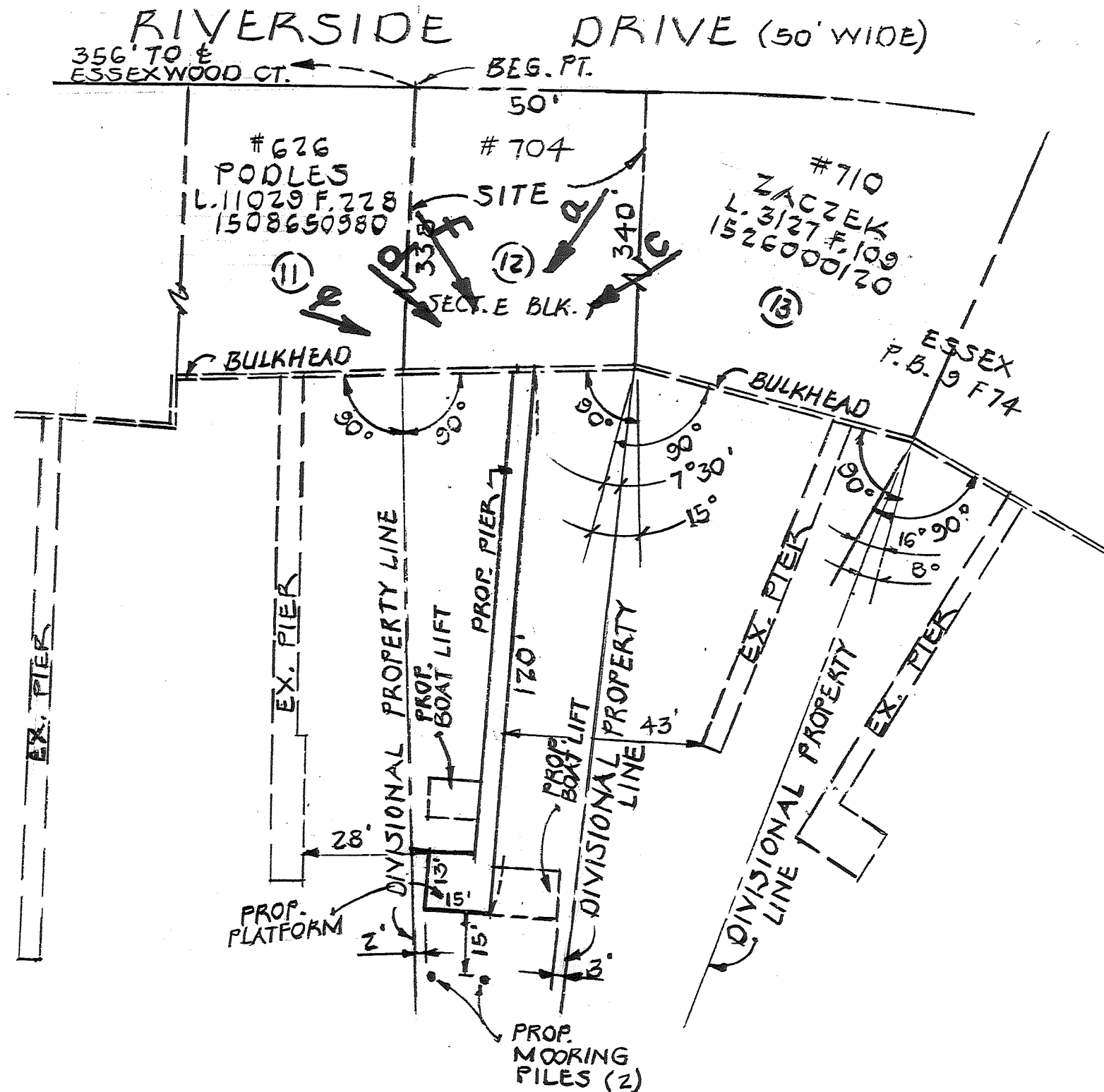
PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
704 RIVERSIDE DRIVE

ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.

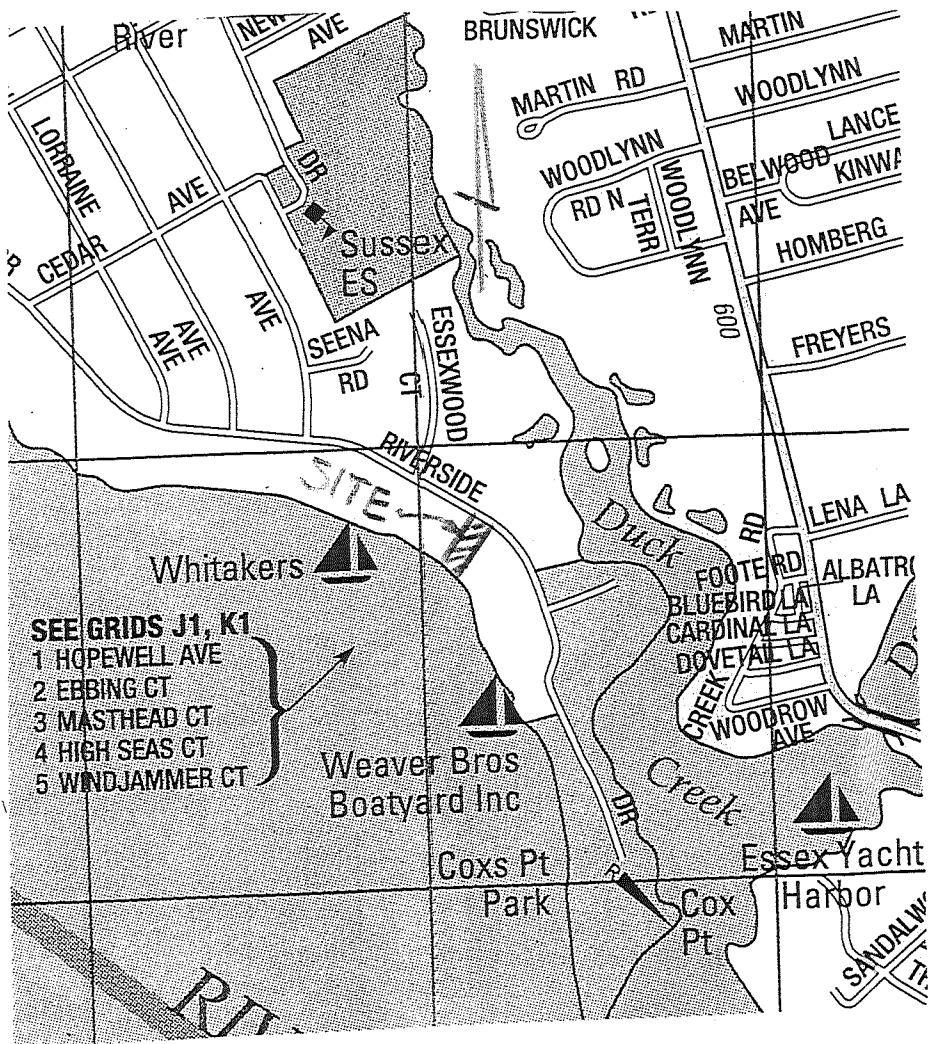
SCALE: 1 INCH = 30 FEET SEPTEMBER 23, 2013

REV: 1-2-14

PETITIONER'S
EXHIBIT NO. 6a-6f



BACK RIVER



VICINITY MAP
 SCALE: 1" = 1000'

OWNER

LISE E. CRISWELL & JASON J. GLANVILLE
 704 RIVERSIDE DRIVE
 BALTIMORE, MD. 21221
 L.26148 F.504
 ACCT. NO. 1511350370

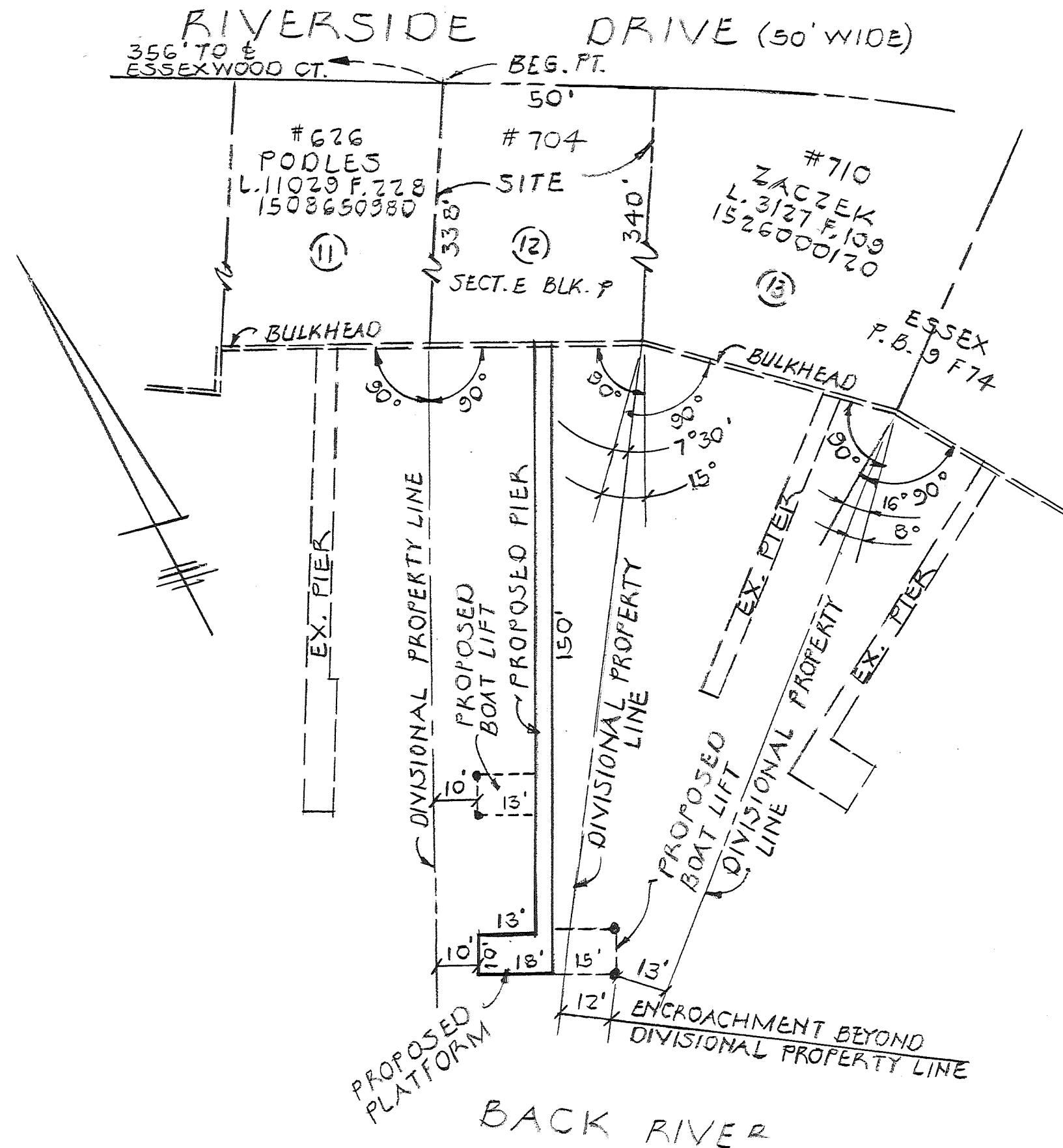
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4. SITE IS LOCATED IN THE CBCA
5. NO PREVIOUS ZONING HISTORY, VIOLATIONS OR HISTORIC STRUCTURES EXIST
6. PUBLIC WATER AND SEWER

**PLAT TO ACCOMPANY PETITION
 FOR ZONING VARIANCE
 704 RIVERSIDE DRIVE**

ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
 SCALE: 1 INCH = 30 FEET SEPTEMBER 23, 2013

OLD



PETITIONER'S

EXHIBIT NO. 7

CENTRAL DRAFTING & DESIGN, INC.
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8719