

MEMORANDUM

DATE: December 2, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0033-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 1, 2016. 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

IN RE: PETITION FOR VARIANCE

(909 Cold Spring Avenue)

15th Election District

6th Council District

Robert S. Cooper, *Legal Owner*

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0033-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Robert S. Cooper, owner of the subject property ("Petitioner"). The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a new dwelling with a side yard setback of 10 ft. and sum of both sides of 20 ft. in lieu of the required 15 ft. and 25 ft. respectively, and to allow a lot width of 50 ft. in lieu of the required 70 ft. A site plan was marked as Petitioner's Exhibit 1.

Robert S. Cooper and surveyor Scott Dallas appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Environmental Protection and Sustainability (DEPS). Neither agency opposed the requests, and conditions will be included in the Order below to address the concerns raised in those comments.

The subject property is approximately 12,050 sq. ft. and is zoned DR 3.5. The waterfront property is unimproved, and Mr. Dallas noted this is the only such lot on either side of the street. Petitioner proposes to construct a new single-family dwelling but requires variance relief to do so.

A variance request involves a two-step process, summarized as follows:

ORDER RECEIVED FOR FILING

Date

By

11/11/16
Sen

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The lot was created by the Plat of Long Beach Estates, recorded in 1910, long before the adoption of the B.C.Z.R. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be unable to construct a dwelling on the lot. 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 Baltimore County and community opposition. In addition, the proposed dwelling would be situated on a 50 ft. wide lot, as are nearly all of the other homes in this community.

THEREFORE, IT IS ORDERED, this 1st day of November, **2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a new dwelling with a side yard setback of 10 ft. and sum of both sides of 20 ft. in lieu of the required 15 ft. and 25 ft. respectively, and to allow a lot width of 50 ft. in lieu of the required 70 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioner must comply with the Critical Area and flood protection regulations.

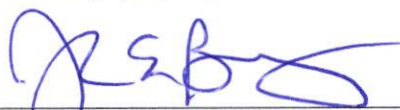
ORDER RECEIVED FOR FILING

Date 11/1/16

By Sen

3. Prior to issuance of permits Petitioner must contact the Department of Public Works to determine the flood protection elevation.

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:sln

ORDER RECEIVED FOR FILING

Date

11/1/16

By

sln



CBCA

F1001

PETITION FOR ZONING HEARING(S)

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 909 Cold Spring Ave which is presently zoned DR3.5Deed References: 6080-137 (previous) 10 Digit Tax Account # 1508301522Property Owner(s) Printed Name(s) Robert S. Cooper(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) 1302.3.c.1 to permit a new dwelling with a side yard setback of 10 ft. and sum of both sides of 20' in lieu of the required 15' and 25', respectively and to allow a lot width of 30' in lieu of the required 70'.

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:

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):

Robert S. Cooper

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

906 Cold Spring Ave Middle River, MD

Mailing Address City State

21220 443-992-0656 thedockguymd@yahoo.

Zip Code Telephone # Email Address com

Representative to be contacted:

J. Scott Dallas

Name - Type or Print

Signature

P.O. Box 26 Baldwin, MD

Mailing Address City State

21013 410-817-4600 jsdinc@aol.com

Zip Code Telephone # Email Address

CASE NUMBER 2017-0033-AFiling Date 8/1/2016

Do Not Schedule Dates: _____

Reviewer JS

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

ZONING DESCRIPTION OF # 909 COLD SPRING AVENUE

BEGINNING at a point on the southeast side of Cold Spring Avenue, 40 feet wide, at the distance of 200 feet more or less, northeasterly from the centerline of the extension of Chesapeake Avenue, 40 feet wide.

BEING Lot # 214 on the plat entitled "Long Beach Estates" as recorded in Baltimore County Plat Book Number 3 folio 178.

CONTAINING 11050 square feet or 0.253 acres of land, more or less (net).

LOCATED the 15th Election District, 6th Councilmanic District.





501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4507258

Sold To:

Robert Cooper - CU00565341
906 Cold Spring Rd
Middle River, MD 21220-4332

Bill To:

Robert Cooper - CU00565341
906 Cold Spring Rd
Middle River, MD 21220-4332

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Oct 11, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2017-0033-A
909 Cold Spring Avenue
SE/s Cold Spring Avenue, 200 ft. NE from centerline of Chesapeake Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s) Robert Cooper

Variance: to permit a new dwelling with a side yard setback of 10 ft. and sum of both sides of 20 ft. in lieu of the required 15 ft. and 25 ft. respectively and to allow a lot width of 50 ft. in lieu of the required 70 ft.

Hearing: Monday, October 31, 2016 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.

JT 10/677 Oct. 11 4507258

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/9/2016

Case Number: 2017-0033-A

Petitioner / Developer: J. SCOTT DALLAS ~ ROBERT COOPER

Date of Hearing (Closing): OCTOBER 31, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
909 COLD SPRING AVENUE

The sign(s) were posted on: OCTOBER 6, 2016



Linda O'Keefe

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley, Maryland 21030

(City, State, Zip of Sign Poster)

410 - 666 - 5366

(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 11, 2016 Issue - Jeffersonian

Please forward billing to:
Robert Cooper
906 Cold Spring Avenue
Middle River, MD 21220

443-992-0656

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:

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909 Cold Spring Avenue
SE/s Cold Spring Avenue, 200 ft. NE from centerline of Chesapeake Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Robert Cooper

Variance to permit a new dwelling with a side yard setback of 10 ft. and sum of both sides of 20 ft. in lieu of the required 15 ft. and 25 ft. respectively and to allow a lot width of 50 ft. in lieu of the required 70 ft.

Hearing: Monday, October 31, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

September 27, 2016

NEW 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: 2017-0033-A

909 Cold Spring Avenue

SE/s Cold Spring Avenue, 200 ft. NE from centerline of Chesapeake Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Robert Cooper

Variance to permit a new dwelling with a side yard setback of 10 ft. and sum of both sides of 20 ft. in lieu of the required 15 ft. and 25 ft. respectively and to allow a lot width of 50 ft. in lieu of the required 70 ft.

Hearing: Monday, October 31, 2016 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 Cooper, 906 Cold Spring Avenue, Middle River 21220
J. Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 11, 2016.**
- (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

August 26, 2016

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: 2017-0033-A

909 Cold Spring Avenue
SE/s Cold Spring Avenue, 200 ft. NE from centerline of Chesapeake Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Robert Cooper

Variance to permit a new dwelling with a side yard setback of 10 ft. and sum of both sides of 20 ft. in lieu of the required 15 ft. and 25 ft. respectively and to allow a lot width of 50 ft. in lieu of the required 70 ft.

Hearing: Monday, September 26, 2016 at 2:30 p.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 Cooper, 906 Cold Spring Avenue, Middle River 21220
J. Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 6, 2016.
- (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

August 26, 2016

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: 2017-0033-A

909 Cold Spring Avenue

SE/s Cold Spring Avenue, 200 ft. NE from centerline of Chesapeake Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Robert Cooper

Variance to permit a new dwelling with a side yard setback of 10 ft. and sum of both sides of 20 ft. in lieu of the required 15 ft. and 25 ft. respectively and to allow a lot width of 50 ft. in lieu of the required 70 ft.

Hearing: Monday, September 26, 2016 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Robert Cooper, 906 Cold Spring Avenue, Middle River 21220
J. Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 6, 2016.
- (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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
909 Cold Spring Avenue; SE/S Cold Spring Ave, *
200' NE c/line of Chesapeake Avenue * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Robert S. Cooper * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-033-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
AUG 09 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of August, 2016, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0033-A
Property Address: 909 COLD SPRING AVE
Property Description: _____
Legal Owners (Petitioners): Robert Cooper
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT S. COOPER
Company/Firm (if applicable): _____
Address: 906 COLD SPRING AVE.
MIDDLE RIVER, MD 21220
Telephone Number: 443-992-0656

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

No. **142812**

Date: **8/1/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DMM
8/01/2016 8/01/2016 11:36:37 1

REG #501 WALKIN LJR
> RECEIPT # 470254 8/01/2016 GFLN

Dept 5 538 ZONING VERIFICATION
NO. 142812

Receipt Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept-Obj	BS Acct	Amount
00F	216	00001		615				75.00

Total: **75.00**

Rec From: **JS Dally**

For: **909 Cold Spring Ave.**
P.L. Vannucci
Case # 2017-0033-A

DISTRIBUTION:

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

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 26, 2016

Robert S Cooper
906 Cold Spring Avenue
Middle River MD 21220

RE: Case Number: 2017-0033 A, Address: 909 Cold Spring Avenue

Dear Mr. Cooper:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 1, 2016. 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: jaw

Enclosures

c: People's Counsel
J Scott Dallas, P.O. Box 26, Baldwin MD 21013

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 8/8/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0033-A

Variance
Robert S. Cooper
909 Cole Spring Avenue.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wendy Wolcott', is written over a horizontal line.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

4-26
Postponed
10-31

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: August 22, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

AUG 31 2016

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-033

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 909 Cold Spring Avenue
Petitioner: Robert S. Cooper
Zoning: DR 3.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a new dwelling with a side yard setback of 10 feet and sum of both sides of 20 feet and a lot width of 50 feet in lieu of the required 15 feet, 25 feet and 70 feet respectively.

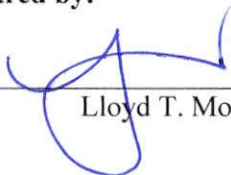
A site visit was conducted on August 15, 2016.

The Department of Planning has no objections to this request.

The Department advises the petitioner address the requirements of BCZR Section 304.1 to the satisfaction of the Administrative Law Judge.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
J. Scott Dallas, J. Scott Dallas, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

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 August 15, 2016
Item No. 2017-0033

DATE: August 12, 2016

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

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation.

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DAK:CEN
cc:file

ZAC-ITEM NO 16-0033-08152016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: August 22, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-033

INFORMATION:

Property Address: 909 Cold Spring Avenue
Petitioner: Robert S. Cooper
Zoning: DR 3.5
Requested Action: Variance

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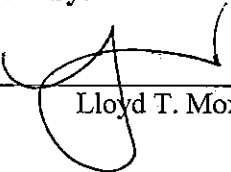
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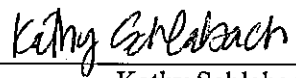
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Krystle Patchak
J. Scott Dallas, J. Scott Dallas, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0033-A
Address: 909 Cole Spring Avenue
(Cooper Property)

Zoning Advisory Committee Meeting of **August 15, 2016.**

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 subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a new dwelling with less side yard setbacks and lot width than permitted. The dwelling will be partially within the 100-foot Buffer. The lot is waterfront, and the proposed dwelling must meet all LDA and MBA requirements, including lot coverage limits and afforestation. Lot coverage and afforestation information is not provided. Lot coverage is limited to a maximum of 31.25%, with mitigation required for any lot coverage between 25% and 31.25%. 4 trees are required to meet the afforestation requirement. Mitigation may be required for the MBA requirements. If the MBA, lot coverage, and afforestation requirements can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront. If the MBA, lot coverage, and afforestation requirements will be met, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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;

If the MBA, lot coverage, and afforestation requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: August 11, 2016

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 15 Account Number - 1508301522							
Owner Information									
Owner Name:		NOWAKOWSKI EDWARD A				Use:		RESIDENTIAL	
Mailing Address:		906 COLD SPRING AVE BALTIMORE MD 21220-4332				Principal Residence:		NO	
						Deed Reference:		/06080/ 00137	
Location & Structure Information									
Premises Address:		COLD SPRING AVE 0-0000 Waterfront				Legal Description:			
						LONG BEACH ESTATES			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0098	0004	0203		0000			214	2015	
								Plat Ref:	0003/0178
Special Tax Areas:						Town:		NONE	
						Ad Valorem:			
						Tax Class:			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						11,500 SF		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:		131,500		131,500					
Improvements		2,400		2,400					
Total:		133,900		133,900		133,900		133,900	
Preferential Land:		0						0	
Transfer Information									
Seller: HEINBUCH N HILTON				Date: 09/25/1979				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /06080/ 00137				Deed2:	
Seller:				Date:				Price:	
Type:				Deed1:				Deed2:	
Seller:				Date:				Price:	
Type:				Deed1:				Deed2:	
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

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. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

August 30, 2016

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

Room 111 County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: **#909 Cold Spring Avenue**
2017-0033-A
REQUEST TO RESCHEDULE ZONING HEARING
15th El Dist
Baltimore Co, MD

Dear Mr. Jablon:

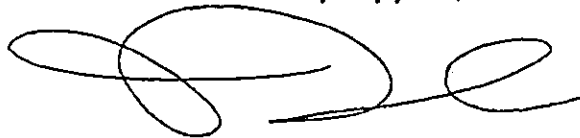
I have enclosed a copy of the current hearing notice (dated August 26) that I just received today. The owner of the property, Mr. Robert Cooper, has directed me to attend the hearing with him and present my plan and the request for zoning relief.

I will be backpacking in the Smoky Mountains from September 23 to October 2. Airline tickets have been purchased for weeks.

Please revise the hearing date to accommodate accordingly. Other dates before September 23 and after October 2 are currently available for me, except a possible pending Board of Appeals date of October 27. My sign poster is on "hold" until your decision.

Please respond at your earliest convenience. Thank you for your attention in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Scott Dallas', with a large, stylized loop at the beginning and a horizontal line extending to the right.

J Scott Dallas
Reg. No. 468

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8/12DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)C8/12DEPS
(if not received, date e-mail sent _____)C

FIRE DEPARTMENT

8/22PLANNING
(if not received, date e-mail sent _____)no obj w/comment8/8

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/11/16

SIGN POSTING

Date:

10/16/16by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1508301522			
Owner Information					
Owner Name:	COOPER ROBERT STEVEN		Use:	RESIDENTIAL NO	
Mailing Address:	906 COLD SPRING RD BALTIMORE MD 21220-		Principal Residence:	NO	
			Deed Reference:	/38062/ 00296	
Location & Structure Information					
Premises Address:		COLD SPRING AVE BALTIMORE 21220- Waterfront		Legal Description:	
				LONG BEACH ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0004	0203		0000	214 2015
					Assessment Year: 2015
					Plat No: 0003/0178
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
					11,500 SF
				County Use 34'	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information:					
		Base Value:	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		131,500	131,500		
Improvements		2,400	2,400		
Total:		133,900	133,900	133,900	133,900
Preferential Land:		0			0
Transfer Information					
Seller: NOWAKOWSKI EDWARD A		Date: 09/26/2016		Price: \$350,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /38062/ 00296		Deed2:	
Seller: HEINBUCH N HILTON		Date: 09/25/1979		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06080/ 00137		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County**New Search (<http://sdat.dat.maryland.gov/RealProperty>)**District: **15** Account Number: **1508301522****A map was not found for this property.**

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.

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>).

Lot # 226

Lot # 222

Lot # 222

Lot # 222

Lot # 221

P.L.B.K. 0000004, Folio 0131

916

389 - 19890006
389 - 20040333

Lot # 218

Lot # 222

906

Lot # 217

DR 35

NE 1/4

098B1

Lot # 216

PDM # 150024

392 - 20030343

902

900

915

911

Lot # 215

Lot # 214
70830 - 20170033

907

Lot # 213

Lot # 212

Lot # 209

903

Lot # 211

Lot # 209

901

Lot # 207

6 CD

15 ED

COLD SPRING RD

CHESAPEAKE AVE

Lot # 183

Lot # 185

Lot # 186

COLD SPRING RD

209

Kristin - Just Sign = FAX back
The

THE BALTIMORE SUN
MEDIA GROUP

501 N. Calvert Street
Baltimore, MD 21202
Legal Advertising
Fax: 410-332-6446
E-mail: Legals@Patuxent.com

Susan Wilkinson	410-332-6132
Ellen Harris	410-332-6157
Kathy Conahan	410-332-6406
Pam Masley	410-332-6284
Sue Thomas	410-332-6657
Joanne Wernick	410-332-6295

VERIFICATION OF CANCELLATION

TO:

Kristin / Zoning

RE: Ad No.

JT 9/604

Invoice No.

4422259

Run Dates:

NA

Property No.

2017-0033-A 909 Coldspring

Amount Owed:

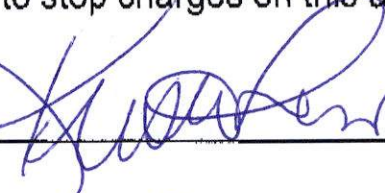
\$ 0.00

The above ad was tentatively canceled on 8-30-16

Please verify this cancellation by signing below and faxing this form back to us.

Your written verification is necessary in order to stop charges on this ad.

Signature



Company

PAT



CBCA

F1001

PETITION FOR ZONING HEARING(S)

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 909 Cold Spring Ave which is presently zoned DR3.5Deed References: 6080-137 (previous) 10 Digit Tax Account # 1508301522Property Owner(s) Printed Name(s) Robert S. Cooper(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) 1302.3.c.1 to permit a new dwelling with a side yard setback of 10 ft. and sum of both sides of 20' in lieu of the required 15' and 25', respectively and to allow a lot width of 50' in lieu of the required 70'.

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:

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):

Robert S. Cooper

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

906 Cold Spring Ave Middle River, MD

Mailing Address City State

21220 / 443-992-0656 / thedockguymd@yahoo.

Zip Code Telephone # Email Address com

Representative to be contacted:

J. Scott Dallas

Name - Type or Print

Signature

P.O. Box 26 Baldwin, MD

Mailing Address City State

21013 / 410-817-4600 / jsdinc@aol.com

Zip Code Telephone # Email Address

CASE NUMBER 2017-0033-A Filing Date / / Do Not Schedule Dates: Reviewer JR

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

ZONING DESCRIPTION OF # 909 COLD SPRING AVENUE

BEGINNING at a point on the southeast side of Cold Spring Avenue, 40 feet wide, at the distance of 200 feet more or less, northeasterly from the centerline of the extension of Chesapeake Avenue, 40 feet wide.

BEING Lot # 214 on the plat entitled "Long Beach Estates" as recorded in Baltimore County Plat Book Number 3 folio 178.

CONTAINING 11050 square feet or 0.253 acres of land, more or less (net).

LOCATED the 15th Election District, 6th Councilmanic District.



J.S. DALLAS, INC.

Surveying & Engineering

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KEVIN KAMENETZ
County Executive

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

August 26, 2016

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: 2017-0033-A

909 Cold Spring Avenue
SE/s Cold Spring Avenue, 200 ft. NE from centerline of Chesapeake Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Robert Cooper

Variance to permit a new dwelling with a side yard setback of 10 ft. and sum of both sides of 20 ft. in lieu of the required 15 ft. and 25 ft. respectively and to allow a lot width of 50 ft. in lieu of the required 70 ft.

Hearing: Monday, September 26, 2016 at 2:30 p.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 Cooper, 906 Cold Spring Avenue, Middle River 21220
J. Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 6, 2016.**
- (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

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TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 6, 2016 Issue - Jeffersonian

Please forward billing to:

Robert Cooper
906 Cold Spring Avenue
Middle River, MD 21220

443-992-0656

NOTICE OF ZONING HEARING

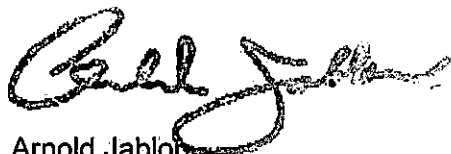
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**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2017-0033-A
Property Address: # 209 Cold Spring Avenue
Property Description: Lot 214 Long Beach Estates
(3-178)
Legal Owners (Petitioners): Robert S. Cooper
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert S. Cooper
Company/Firm (if applicable): _____
Address: 906 Cold Spring Avenue
Baltimore MD
21220
Telephone Number: _____

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

No. **142812**

Date: **8/1/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
8/01/2016 8/01/2016 11:36:37 1

RG #501 WALKIN LJR
> RECEIPT # 670254 8/01/2016 OFLN

Dpt 5 528 ZONING VERIFICATION

NO. 142812

Recpt Tot 975.00
475.00 CK \$0.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	000	0000		6100				75.00

Total: **75.00**

Rec From: **JS Dalley**

For: **909 Cold Spring Ave.**
P-L. Varnance
Case # 2017-0033-A

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

7/08
OK
JD RL

August 30, 2016

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

Room 111 County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: **#909 Cold Spring Avenue**

2017-0033-A

REQUEST TO RESCHEDULE ZONING HEARING

15th El Dist

Baltimore Co, MD

Dear Mr. Jablon:

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Please respond at your earliest convenience. Thank you for your attention in this matter.

Very truly yours,



J Scott Dallas
Reg. No. 468

Lot # 221
1523751540

COLD SPRING RD

1513552870

2004-0333-SF
1989-0006-A

1519070530

1508301660

Lot # 216

Back River, Neck District

Bowleys Quarters-Back River, Neck Area

PAI # 150024 Pt. Bk./Folio # 004131

15 ED DR 3.5

6 CD NE 1-K

Martin State Airport Restriction

098B1

Lot # 215

911 1502202050

PAI # 150024

1508301522

Lot # 213

1519073470
907

Pt. Bk. 0000004, Folio 0131

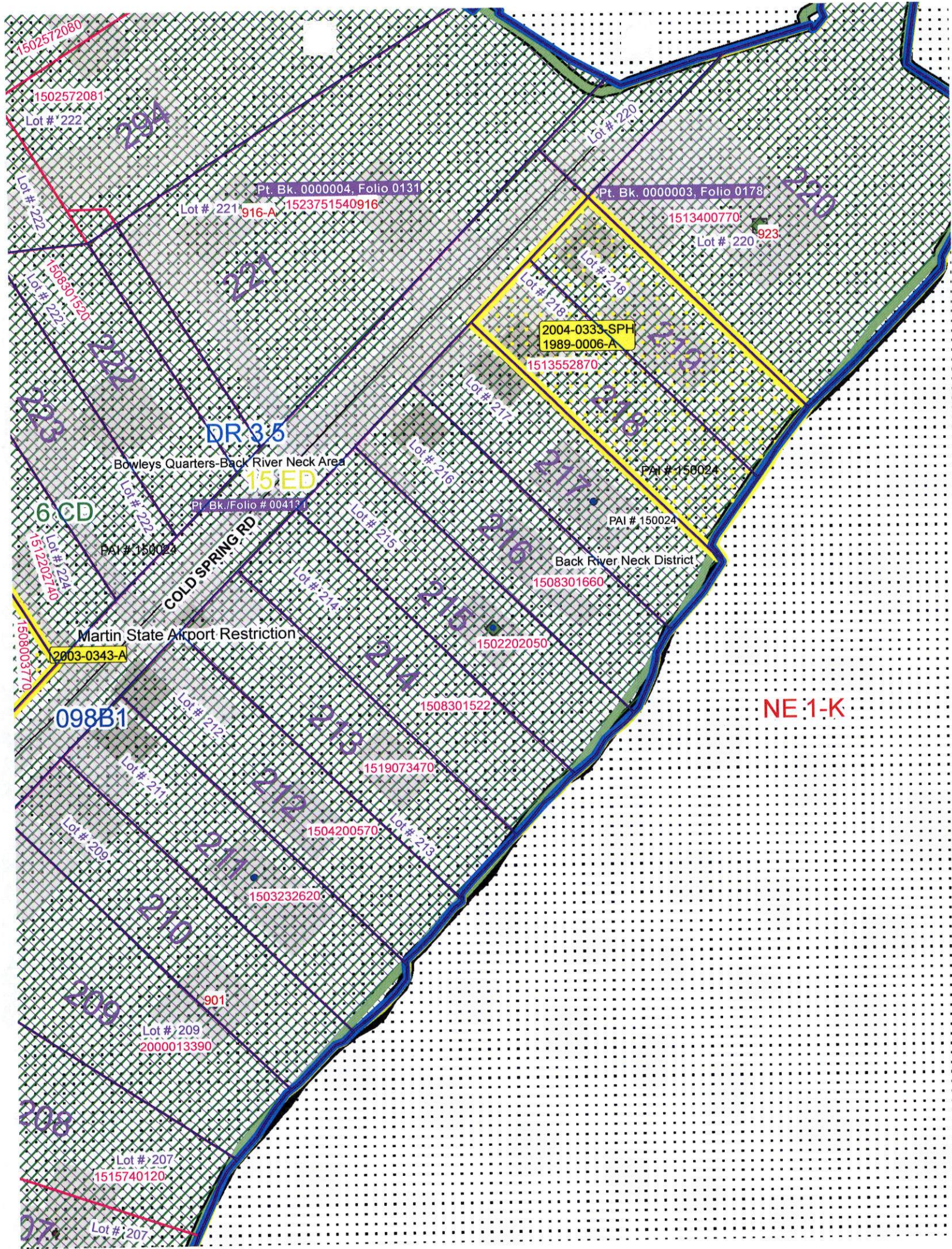
Lot # 212 1504200570

Lot # 211 1503232620

Pt. Bk. 0000003, Folio 0178

2000013390

Lot # 209



DR 3.5

Bowleys Quarters-Back River Neck Area

15 ED

Pt. Bk./Folio # 00411

PAI # 150024

COLD SPRING RD

Martin State Airport Restriction

2003-0343-A

098B1

Back River Neck District

PAI # 150024

PAI # 150024

NE 1-K

2004-0333-SPH
1989-0006-A

GENERAL NOTES:

1. OWNER ROBERT S. COOPER
2. SITE AREA:
GROSS: 12,050 Sq.Ft. OR 0.276 Ac.+-
NET: 11,050 Sq. Ft. OR 0.253 Ac.+-
(COMPUTED TO FACE OF BULKHEAD)
3. PROPOSED BUILDING FOOTPRINT: 2100 SQ. FT.
4. UTILITIES:
PUBLIC SEWER
PUBLIC WATER
5. THE SITE LIES WITHIN ZONE "X" AND "AE" AS SHOWN
ON F.I.R.M. 2400100445G DATED MAY 5, 2014
6. ZONING: DR 3.5 PER BALT. CO. "MY NEIGHBORHOOD" WEBSITE
7. DR 3.5 SETBACKS: MINIMUM LOT WIDTH - 70'
FRONT (WATER SIDE) - 30'
SIDE - 10'
MINIMUM SUM OF
SIDE YARD WIDTHS - 25'
REAR (ROAD SIDE) - 30'
8. COLD SPRING AVENUE 40' WIDE PER PLAT 03-178
9. DEED REF: EHK Jr. 6080-137 (PREVIOUS)
10. TAX ACCOUNT NO. 1508301522
11. COUNCILMANIC DISTRICT: 6TH
12. CENSUS TRACT: 451802
13. WATERSHED: MIDDLE RIVER
14. TAX MAP: 0098, PARCEL 0203, LOT 214
15. NO KNOWN PREVIOUS ZONING CASES ON FILE.
16. NO KNOWN PERMITS ON FILE.
17. TOPO SHOWN HEREON PER BALT. CO. "MY NEIGHBORHOOD" WEBSITE
18. THE SITE LIES WITHIN THE CHESAPEAKE BAY
CRITICAL AREA. (L.D.A.)
19. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.

FLOOD ZONE NOTES

ZONE AE 9 (8.5)
BALTO CO. F.P.

VE 8

COASTAL AE 5

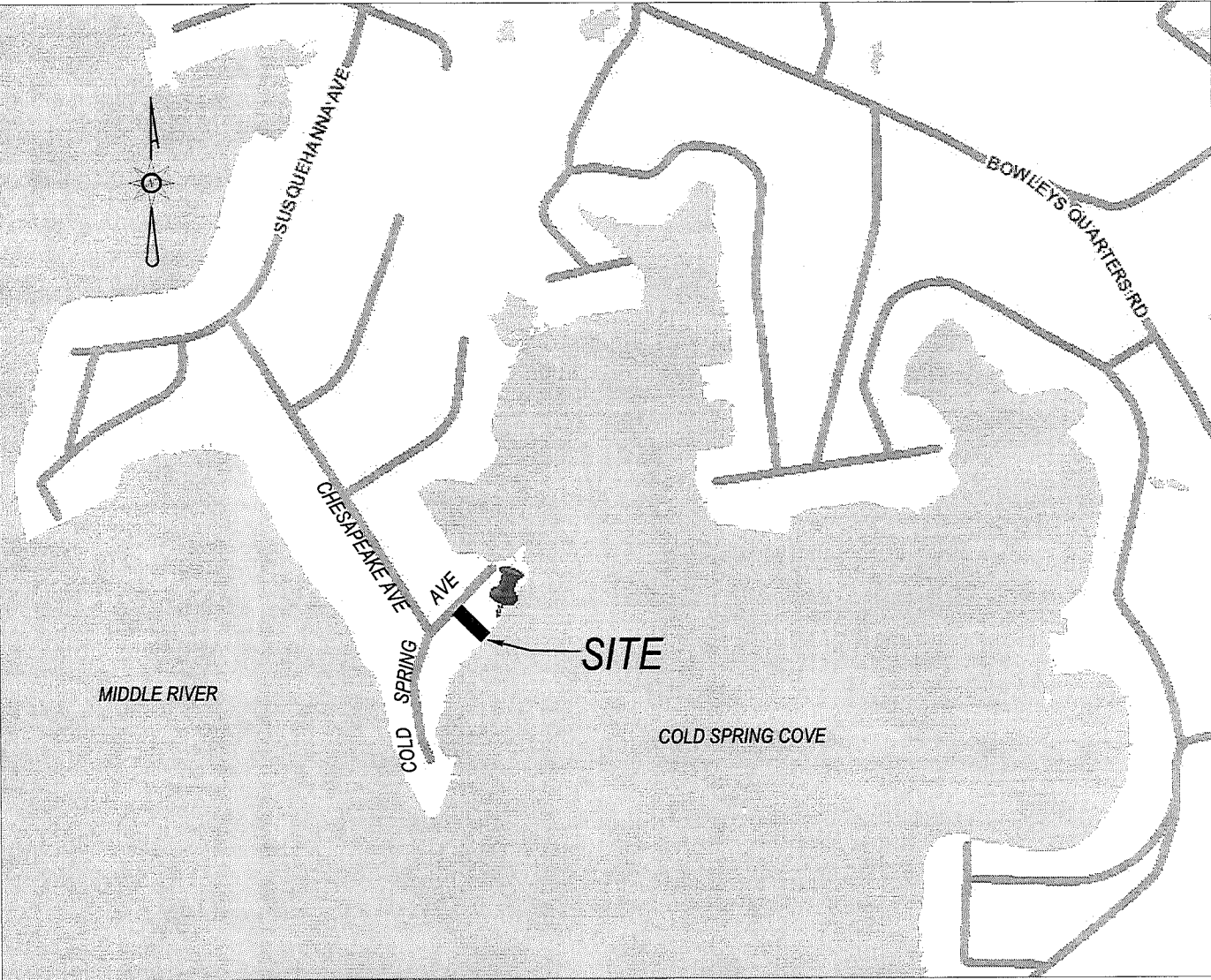
AE 5

NEW IMPROVEMENTS ELEV 10.5 (2 FEET
ABOVE AE 9 B CO ELEV 8.5)

LINE TABLE

L1 10.04'
L2 1.71'

NOTE: OUTLINE OF LOT FOR ZONING DESCRIPTION IS TO
THE FACE OF THE EXISTING CONCRETE BULKHEAD.



VICINITY MAP

1"=1000'

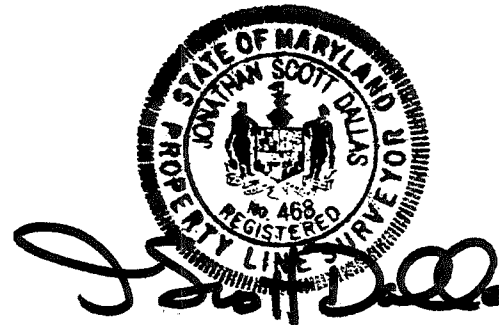
PLAN TO ACCOMPANY REQUEST
FOR ZONING HEARING
#909 COLD SPRING AVENUE

LOT 214 (03:178)
PLAT OF LONG BEACH ESTATES
LOCATED ON COLD SPRING AVENUE
ZONING DR 3.5
MAP 0098 PARCEL 0203
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

SCALE: 1"=20' J.O.# 16-1592

FILE NAME	16-1592.TRV	DATE	7-30-2016	DRAWN BY	R.N.G.
SCALE	20 P/in	REVISION	1/1	SHEET	1/1
JOB	COLD SPRING				

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



07-30-2016
DATE

GENERAL NOTES:

1. OWNER ROBERT S. COOPER
2. SITE AREA:
GROSS: 12,050 Sq.Ft. OR 0.276 Ac.+-
NET: 11,050 Sq. Ft. OR 0.253 Ac.+-
(COMPUTED TO FACE OF BULKHEAD)
3. PROPOSED BUILDING FOOTPRINT: 2100 SQ. FT.
4. UTILITIES:
PUBLIC SEWER
PUBLIC WATER
5. THE SITE LIES WITHIN ZONE "X" AND "AE" AS SHOWN
ON F.I.R.M. 2400100445G DATED MAY 5, 2014
6. ZONING: DR 3.5 PER BALT. CO. "MY NEIGHBORHOOD" WEBSITE

7. DR 3.5 SETBACKS: MINIMUM LOT WIDTH - 70'

FRONT (WATER SIDE) - 30'
SIDE - 10'
MINIMUM SUM OF
SIDE YARD WIDTHS - 25'
REAR (ROAD SIDE) - 30'

8. COLD SPRING AVENUE 40' WIDE PER PLAT 03-178
9. DEED REF: EHK Jr. 6080-137 (PREVIOUS)
10. TAX ACCOUNT NO. 1508301522
11. COUNCILMANIC DISTRICT: 6TH
12. CENSUS TRACT: 451802
13. WATERSHED: MIDDLE RIVER
14. TAX MAP: 0098, PARCEL 0203, LOT 214
15. NO KNOWN PREVIOUS ZONING CASES ON FILE.
16. NO KNOWN PERMITS ON FILE.
17. TOPO SHOWN HEREON PER BALT. CO. "MY NEIGHBORHOOD" WEBSITE
18. THE SITE LIES WITHIN THE CHESAPEAKE BAY
CRITICAL AREA. (L.D.A.)
19. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.

FLOOD ZONE NOTES

ZONE AE 9 (8.5)
BALTO CO. F.P.

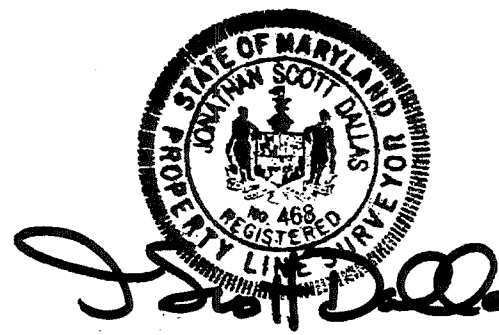
VE 8

COASTAL AE 5

AE 5

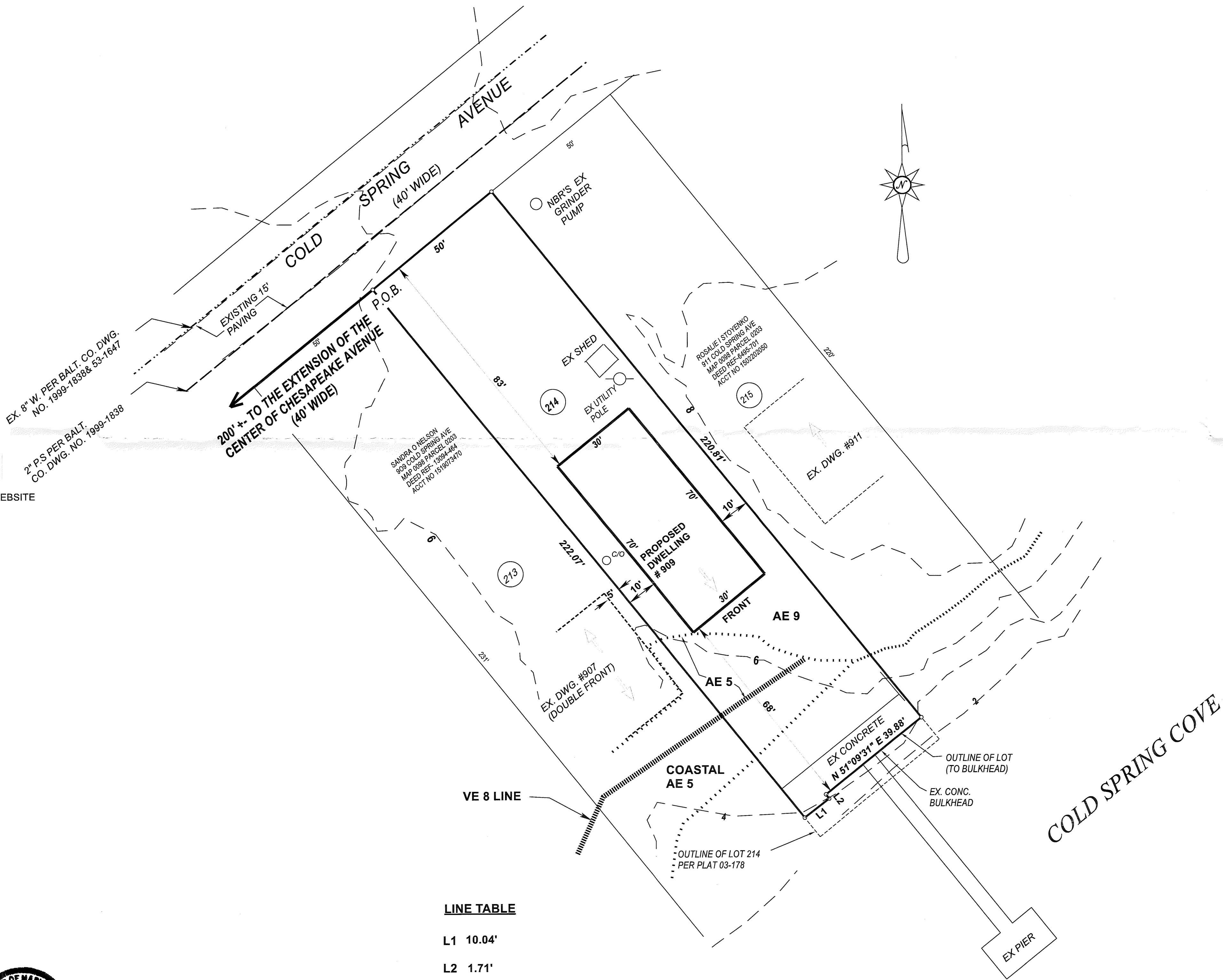
NEW IMPROVEMENTS ELEV 10.5 (2 FEET
ABOVE AE 9 B CO ELEV 8.5)

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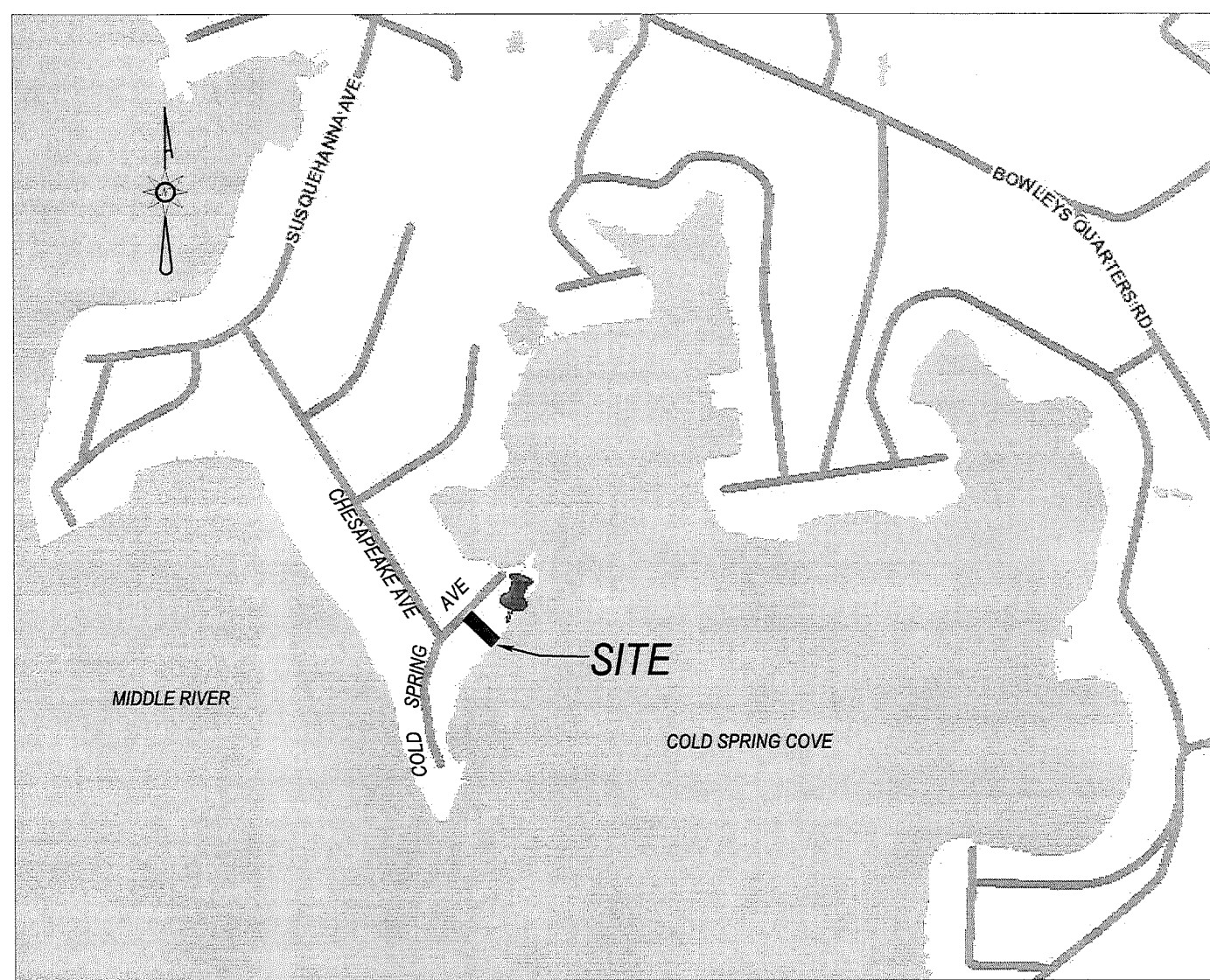
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DATE

NOTE: OUTLINE OF LOT FOR ZONING DESCRIPTION IS TO
THE FACE OF THE EXISTING CONCRETE BULKHEAD.



LINE TABLE

L1 10.04'
L2 1.71'



VICINITY MAP

1"=1000'

PLAN TO ACCOMPANY REQUEST
FOR ZONING HEARING
#909 COLD SPRING AVENUE

LOT 214 (03-178)
PLAT OF LONG BEACH ESTATES
LOCATED ON COLD SPRING AVENUE
ZONING DR 3.5
MAP 0098 PARCEL 0203
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

SCALE: 1"=20' J.O.# 16-1592

FILE NAME		
16-1592.TRV	DATE	DRAWN BY
SCALE	7-30-2016	R.N.G.
20 F/In	REVISION	SHEET
JOB	1/1	1/1
COLD SPRING		

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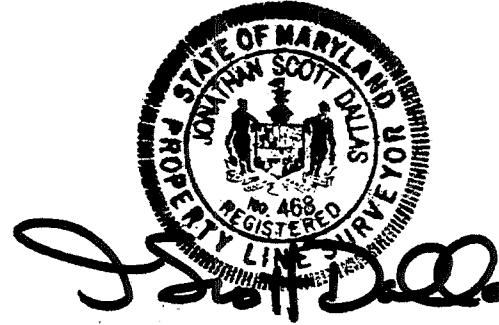
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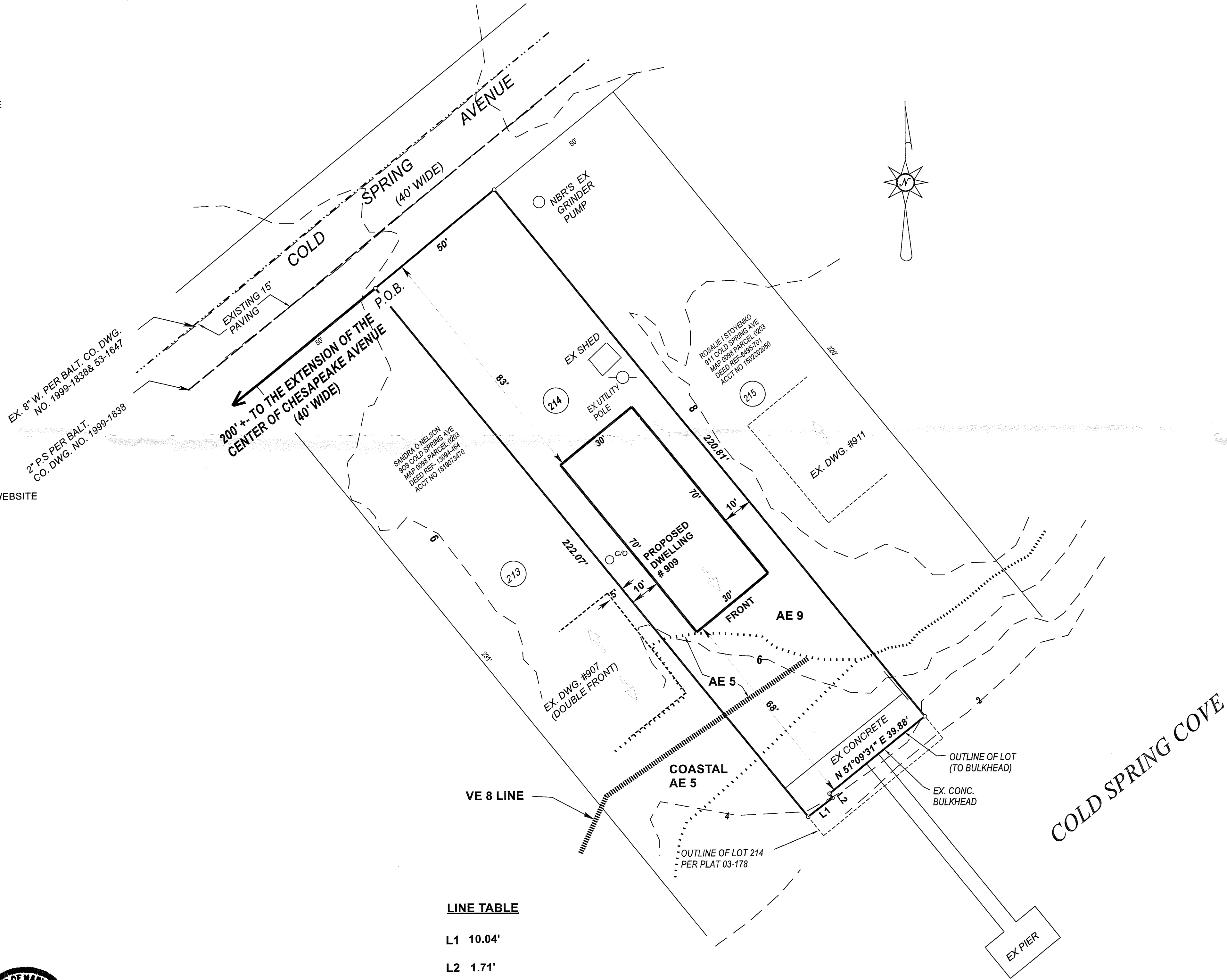
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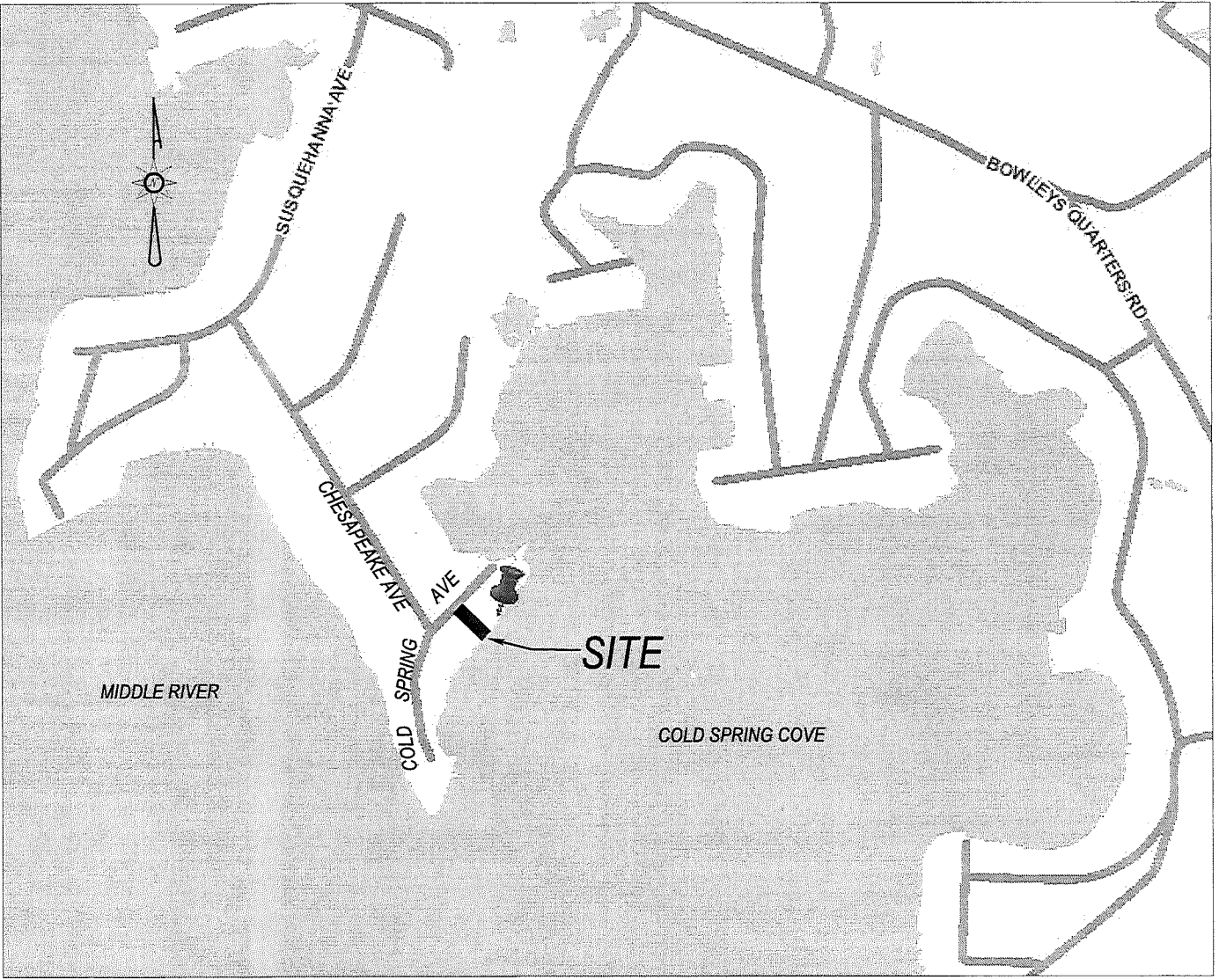
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