



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

September 15, 2023

Gary Nos, Jr.- coleen.nos@gmail.com
Coleen Nos
137 Bayside Drive
Baltimore, MD 21222

RE: Petition for Variance
Case No. 2023-0158-A
Property: 137 Bayside Drive

Dear Petitioners:

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

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dln

Enclosure

c: J. Scott Dallas – jsdinc@aol.com
Code Enforcement - paenforce@baltimorecountymd.gov
Karen Mason – 135 Bayside Drive, Baltimore, MD 21222

IN RE: PETITION FOR VARIANCE

(137 Bayside Drive)

12th Election District

7th Council District

Gary and Coleen Nos,

Legal Owners

Petitioners

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS OF

*

BALTIMORE COUNTY

*

CASE NO: 2023-0158-A

* *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Petitioners, Gary Nos, Jr. and Coleen Nos (the “Petitioners”) for property located at 137 Bayside Drive, Dundalk (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §§417.3 and 417.4 to permit a zero (0) foot divisional line setback and proposed pier extension with pier pilings to extend over the divisional line in lieu of the 10-foot divisional line setback for the proposed pier extension.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioners appeared at the hearing along with J. Scott Dallas, a registered property line surveyor, with J.S. Dallas, Inc. who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1).

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), the Department of Environmental Protection and Sustainability (“DEPS”) and from Development Plans Review (“DPR”) which agencies did not oppose the requested relief.

This Case originated as a result of a Code Violation Case (CB 2300327) for the construction of pier extension and pier pilings without a permit. (See File for photo). The Property is a waterfront lot measuring 0.223 acres +/- (9728 sf) improved with a 1 ½ story single family dwelling constructed in 1948. The Property was created as Lot 7 on the Re-Subdivision of Lots

46-63, Inclusive, Section E, 'Inverness' as recorded in the Land Records of Baltimore County (Liber MHK 13, folio 112). (Pet. Ex. 2). Mr. Dallas testified that the lots on the Inverness Plat were cut around the neighborhood park to the west of the Property.

Mr. Nos provided the history of the Property and relayed that several members of the same family owned the waterfront lots and constructed their own piers prior to the BCZR. Some of the piers were constructed on the sandbar which spans across the front of the Property here. When the Petitioners purchased the Property earlier this year, there was an existing old wooden pier which was rotted and unsafe to use. It also was not constructed in conformance with BCZR, §417.3 or §417.4 in that it violated the required 10 ft. divisional lines and 20 ft. open access strip. The old wooden pier was constructed over the divisional lines with the property at 135 Bayside Drive (Lot 6) which is owned by Karen Manson.

Petitioners explained that, when they bought the Property, there was/is a 12 by 12 square pier made with steel poles and concrete which was still strong as it had survived Hurricane Isabel. This square pier is shown on the Site Plan. Because the remainder of the pier was unusable, in June of 2023, Petitioners had the pier reconstructed and added a 25 ft. by 5 ft. extension onto the end of the pier (the "Extension"). Petitioners hired a contractor but acknowledged that they did not obtain a permit because they did not believe one was necessary. Petitioners highlighted that, due to the sandbar in front of their Property, they can not bring their 25 ft.-boat closer than the Extension. They confirmed that the reconstructed pier is in the same location as the original pier (i.e. over the divisional lines).

Mr. Dallas explained that, notwithstanding the fact that the pier has been rebuilt over the divisional lines, there is still over 20 ft. of distance between the Petitioner's pier and Ms. Manson's pier. Ms. Manson provided a letter of support for the Variance relief sought here. (Pet. Ex. 3).

Petitioners added that if they were required to construct a pier directly in front of their Property in conformance with BCZR, §§417.3 and 417.4, the pier would need to be 40 ft. long.

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity is what necessitates the requested 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). I find that the Property is uniquely shaped due to its narrowness on the street side and wider span on the water side, along with the sandbar which exists at the water, and prevents a boat from docking near the Property. These unique features create a practical difficulty and unreasonable hardship in that without Variance relief from the divisional lines, Petitioners would not be able to have a safe pier of reasonable length. Given that Ms. Manson would be immediately affected by the pier, and she consents to its location over the divisional lines, I find the Variance relief should be granted. I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare.

THEREFORE, IT IS ORDERED, this 15th day of **September, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR §§ 417.3 and 417.4 to permit a zero (0) foot divisional line setback and proposed pier extension with pier pilings to extend over the divisional line in lieu of the 10-foot divisional line setback for the proposed pier extension is hereby GRANTED.

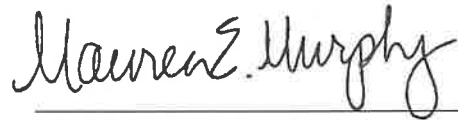
The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

2. Petitioners shall comply with the DPR/DPWT and DEPS ZAC comments which are attached hereto and incorporated herein.
3. The Site Plan (Pet. Ex. 1) is incorporated into and made a part hereof.

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

A handwritten signature in black ink, reading "Maureen E. Murphy". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

M16
23-0296

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 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: 2023-0158-A
Property Address: 137 BAYSIDE DRIVE
Legal Owners (Petitioners): GARY & COLEEN NOS
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): J. SCOTT DALLAS
Address: J. S. DALLAS, INC.
P.O. Box 26
BALDWIN, MD. 21013
Telephone Number: 410 817 4600

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 14, 2023
Item No. 2023-0158-A

DATE: August 14, 2023

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

DPW&T Comments:

- A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LIMWA is not on the property.

VKD: JK
cc: file

9-12-23
10 Am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: August 22, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0158-A
Address: 137 BAYSIDE DR
Legal Owner: Gary & Coleen Nos, Jr.

Zoning Advisory Committee Meeting of August 14, 2023.

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

1. 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 an Intensely Developed Area (IDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to replace an existing pier and platform in-kind, and construct a pier extension (5-feet wide by 25-feet long) with encroachment within the required setback from the divisional property lines for waterfront construction. No additional development is currently proposed on land within the Critical Area buffer. Adhering to requirements for pier width/length and platform area allowances, and meeting all other state and county requirements for construction in tidal waters will minimize impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

There are no rare, threatened or endangered species, any species in need of conservation, colonial bird nesting habitats, or anadromous fish propagation waters indicated for this location. If the pier construction meets Critical Area requirements, and all other state and county requirements, 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;

Provided that the applicants meet all Critical Area pier requirements, and obtain approval from the Maryland Department of the Environment for the pier, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: August 15, 2023

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

No. 221297

Date: 7/27/2023

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

Total: \$ 75.00

Rec
From:

J. S. Dallas Inc.

For:

Zoning Variance Request
1370 Bayside Drive
Zoning Case # 2023-0158-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND

THE DAILY RECORD

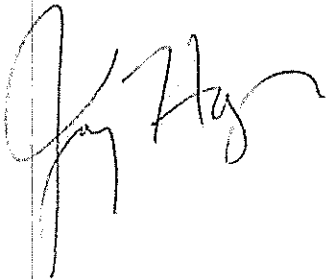
Affidavit of Publication

To: J S Dallas - J S Dallas
Po Box 26
Baldwin, MD, 210130026

Re: Legal Notice 2532445,
CASE NUMBER: 2023-0158-A

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 08/23/2023

By



Joy Hough
Authorized Designee of the Publisher

Baltimore County

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2023-0158-A

137 Bayside Drive

Southside of Bayside Drive, southeast of the centerline of Beach Drive

12th Election District - 7th Councilmanic District

Legal Owners: Gary & Coleen Nos

Variance BGR, Sec. 417.3 and 417.4 to permit a 0-foot divisional line setback and proposed pier extension with pier pilings to extend over the divisional line in lieu of the 10 foot divisional line setback for the proposed pier extension.

Hearing: Tuesday, September 12, 2023 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/abuhhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

au23 2532445

MARYLAND
THE DAILY RECORD

A Division of BridgeTower Media
P.O Box 745929
Atlanta, GA 30374-5929

Invoice # 745634984
Invoice Date 08/23/2023
Customer J. Scott Dallas, ID: 251594
Payment Terms PrePay
Due Date 08/23/2023

BILLING ADDRESS

J S Dallas
J S Dallas
Po Box 26
Baldwin MD 210130026

ADVERTISER

J. Scott Dallas, ID: 251594
P.O. Box 26
Baldwin MD 210130026

INVOICE REF	MEDIA	DATE	PO	EDITION	QTY	AD SIZE
1007138821	The Daily Record (BLT) - Public Notice	08/23/23	2023-0158-A	Legal - Government	1	Legal - Government

Thank you for your business!
IOID: 2532445
Index: Government - Baltimore Co
Category: Baltimore County
Affidavit Reference: CASE NUMBER: 2023-0158-A

Subtotal	\$130.48
Tax	\$0.00
Credits	\$0.00
BALANCE DUE	\$130.48

REMITTANCE STUB TO BridgeTower Media

Invoice #	745634984 The Daily Record (BLT) - Public Notice	Date	08/23/2023	Customer ID	ID: 251594, J. Scott Dallas
Amount Enclosed:					

Acceptable Payment Methods

PREFERRED METHOD To Pay by ACH Transfer: Bank: Bank of America Send ACH remittance email to ar@bridgetowermedia.com Account Number: 237025443017 Routing: 053000196	OTHER METHODS To Pay by Check use the following address: Please include invoice number on check BridgeTower OpCo, LLC P.O Box 745929 Atlanta, GA 30374-5929	To Pay by Credit Card: Use the Click to Pay Online link located on the email you received or Contact Accounts Receivable: 866-802-8214 Please have your Invoice Number and Credit Card Number Ready	To Pay by Wire Transfer: Name: BridgeTower OpCo, LLC Bank: Bank of America Swift Code: BOFAUS3N Bank Address: 100 North Tryon Street Charlotte, NC 28255 Account Number: 237025443017 Routing: 053000196
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CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/23/2023

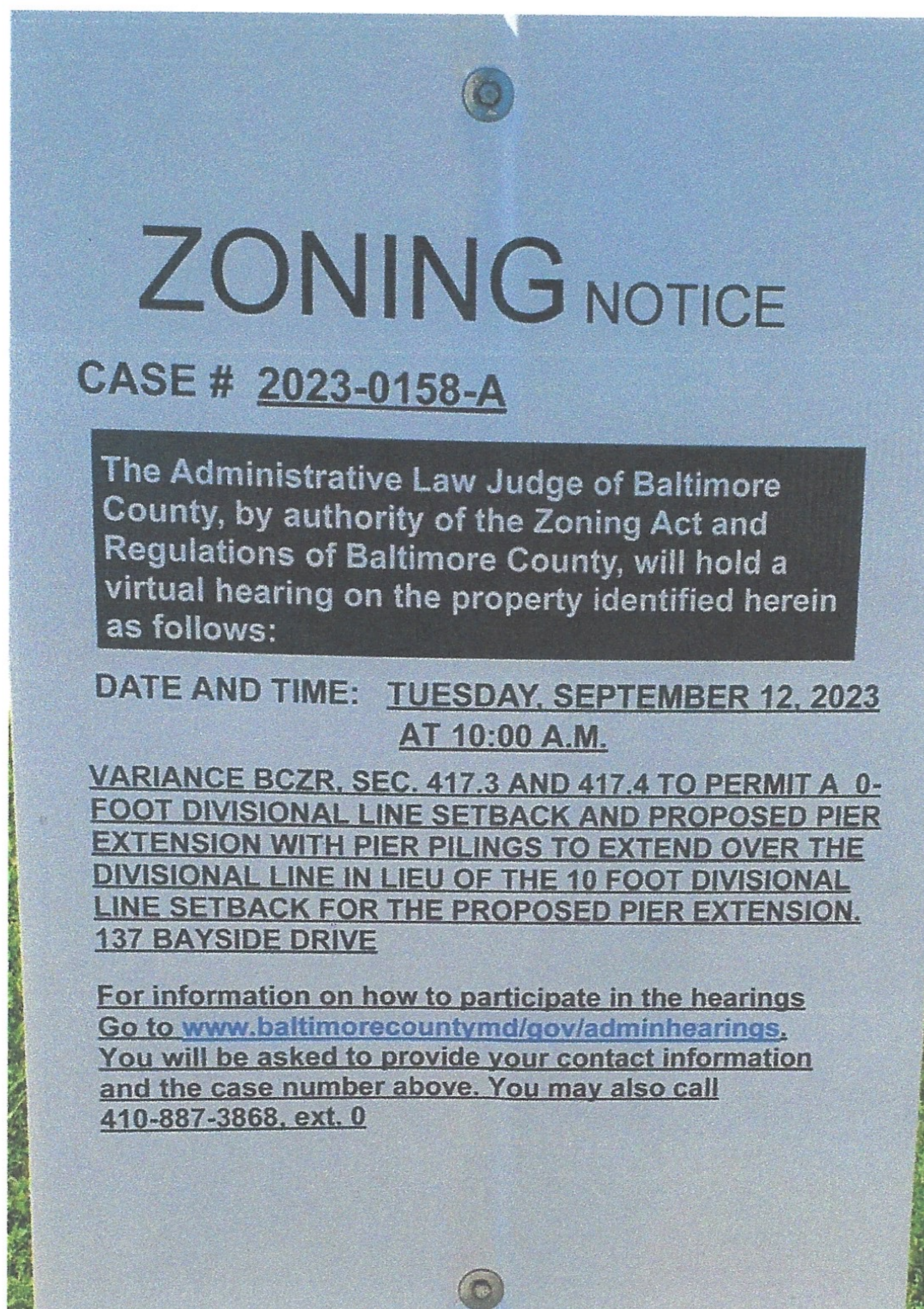
Case Number: 2023-0158-A

Petitioner / Developer: J. SCOTT DALLAS ~ MR. & MRS. NOS

Date of Hearing: SEPTEMBER 12, 2023

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:
137 BAYSIDE DRIVE

The sign(s) were posted on: AUGUST 23, 2023



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, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



1st Sign

2nd Sign

Posted @ 137 Bayside Drive ~ 8/23/2023

CASE # 2023-0158-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: August 22, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0158-A
Address: 137 BAYSIDE DR
Legal Owner: Gary & Coleen Nos, Jr.

Zoning Advisory Committee Meeting of August 14, 2023.

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

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2. Conserve fish, plant, and wildlife habitat;

There are no rare, threatened or endangered species, any species in need of conservation, colonial bird nesting habitats, or anadromous fish propagation waters indicated for this location. If the pier construction meets Critical Area requirements, and all other state and county requirements, 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;

Provided that the applicants meet all Critical Area pier requirements, and obtain approval from the Maryland Department of the Environment for the pier, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: August 15, 2023

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 12 Account Number - 1218072730

Owner Information

Owner Name: NOS COLEEN Use: RESIDENTIAL
NOS GARY JR Principal Residence: YES
Mailing Address: 137 BAYSIDE DR Deed Reference: /47901/ 00067
BALTIMORE MD 21222-

Location & Structure Information

Premises Address: 137 BAYSIDE DR Legal Description: SE COR BEACH DRIVE
BALTIMORE 21222- INVERNESS
Waterfront

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0104 0013 0197 12030057.04 0000 E 7 2021 Plat Ref: 0013/ 0112

Town: None

Primary Structure	Built Above Grade	Living Area	Finished Basement Area	Property Land Area	County Use
1948		1,104 SF		6,776 SF	34

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD	UNITSIDING/3	1 full/ 1 half	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	102,700	102,700		
Improvements	97,700	103,100		
Total:	200,400	205,800	204,000	205,800
Preferential Land:	0	0		

Transfer Information

Seller: ZIMMERMAN DEBRA L	Date: 03/27/2023	Price: \$385,000
Type: ARMS LENGTH IMPROVED	Deed1: /47901/ 00067	Deed2:
Seller: ZIMMERMAN ERIC E	Date: 02/21/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /38650/ 00160	Deed2:
Seller: ECKENRODE JOHN L	Date: 01/03/1983	Price: \$62,000
Type: ARMS LENGTH IMPROVED	Deed1: /06472/ 00543	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0158-A

OWNER: GARY NOS JR.
COLEEN NOS
#137 BAYSIDE DR.
BALTIMORE, MD. 21222

SITE AREA:
327.28 Sq. Ft. OR 0.223 Ac+.

EXISTING BULKHEAD IS 100% INTACT

UTILITIES:
PUBLIC SEWER
PUBLIC WATER
PUBLIC STORM DRAIN

THE SITE LIES WITHIN ZONE "AE ELEV 6" AS SHOWN
IN F.L.R.M. 24001004400 DATED APRIL 19TH 2016.

ZONING: DR 5.5

DR 5.5 SETBACKS:

FRONT: 25'/AVERAGE REAR: 30' SIDE: 10'
MINIMUM LOT AREA: 6000 SQ. FT.
MINIMUM LOT WIDTH: 55'

EX. PROPERTY USE: SINGLE FAMILY DWELLING

DEED REF.: JLE 47901-67

TAX ACCOUNT: #1218072730

COUNCILMANIC DISTRICT: 7TH

CENSUS TRACT: 4204.42

WATERSHED: BALTIMORE HARBOR

ADC MAP GRID 45-B-6

TAX MAP: #0104, PARCEL 0197, LOT 7

NO KNOWN PREVIOUS ZONING CASES ON FILE.

NO KNOWN PERMITS ON FILE.

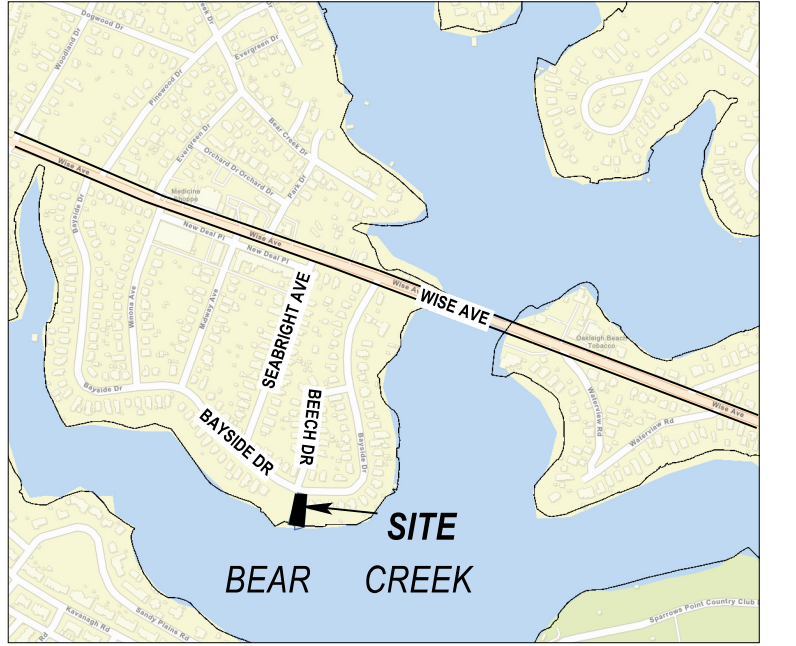
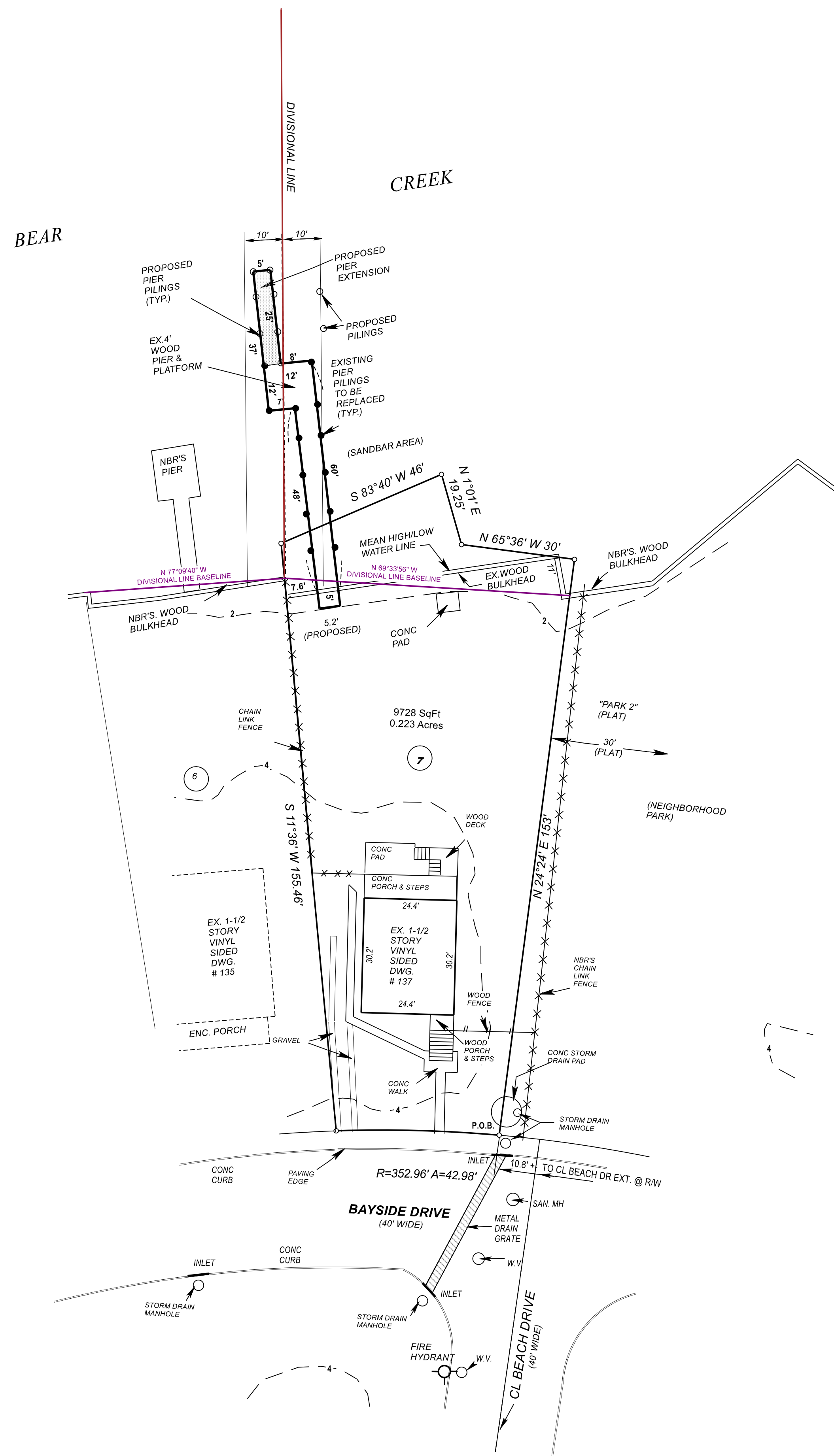
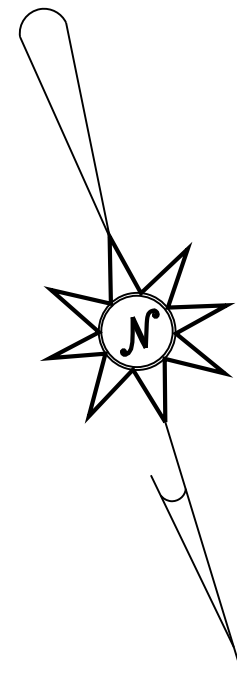
THE SITE LIES WITHIN THE CHESAPEAKE BAY
CRITICAL AREA (I.D.A.)

THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.

NO KNOWN PREVIOUS DRC MEETINGS

EXISTING CONTOURS SHOWN HEREON PER
BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE

SITE SERVED BY EXISTING PUBLIC WATER AND SEWER



VICINITY MAP

1"=1000'

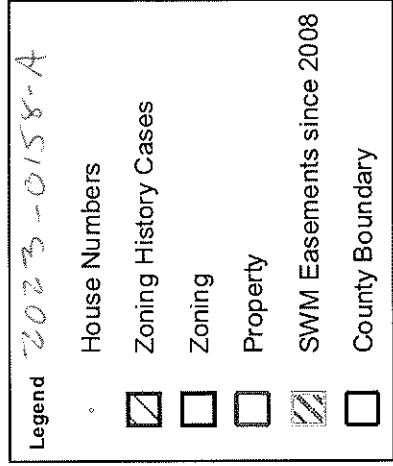
**PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCE FOR PIER
EXTENSION AND REPLACEMENT
AND NEW PILINGS
#137 BAYSIDE DRIVE
DEED REF. JLE 47901-67
LOT 7
PLAT OF RESUBDIVISION OF
LOTS 46 TO 63 SECTION 'E'
"INVERNESS" (13:112)
SCALE: 1"=20' DATE: 07-19-2023**

FILE NAME 23-1923 BAYSIDE.TRV		
SCALE 20 Ft/In	DATE 7-19-2023	DRAWN BY R.N.G.
JOB BAYSIDE	REVISION 1/1	SHEET 1/1

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



07-19-2023
DATE



County Boundary

Baltimore County Government HARFORD County Government VITA Esri HERE Garmin INCREMENT P USGS EPA USDA I

0 45 90 180 Feet

July 27, 2023

1 OFFICER: GARY MOS JR
COLLEN 408
#137 BAYSIDE DR
BALTIMORE, MD. 21222

2. SITE AREA:
9720 sq. FL OR 0.222 AS+.

3 EXISTING BUILDING IS HIGHLY INTACT

PUBLIC WATER
PUBLIC WATER
PUBLIC STORM DRAIN

8. THE SITE LIES WITHIN ZONE "A" ELEV 6" AS SHOWN
ON F.L.M. 8881004MG DATED APRIL 19TH 2016.

8. FORMING CIRCLES

7. 2008年10月10日

FRONT: 151A/CRUDE REAR: 30' SIDE: 10'
MINIMUM LOT AREA: 6000 SQ. FT.
MINIMUM LOT WIDTH: 45'

B. 13. PROPER USE: SINGLE FAMILY DWELLING

6 DEC 1974 LE 4784 87

注：各表均按人口自然增长率、出生率、死亡率排列。

H. Zou, J. Wang / *Engineering Applications of Artificial Intelligence* 114 (2022) 106004

13 CENSUS TRACT: 4304.02

13. WATERSHED: BALTIMORE HARBOR

14. ADC MAP QWID 45-B-1

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IN THE CITY LIST WITHIN THE CITY DIRECTORY

CRITICAL AREA (IDA)

[illegible]

2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2289-2290, 2290-2291, 2291-2292, 2292-2293, 2293-2294, 2294-2295, 2295-2296, 2296-2297, 2297-2298, 2298-2299, 2299-2300, 2300-2301, 2301-2302, 2302-2303, 2303-2304, 2304-2305, 2305-2306, 2306-2307, 2307-2308, 2308-2309, 2309-2310, 2310-2311, 2311-2312, 2312-2313, 2313-2314, 2314-2315, 2315-2316, 2316-2317, 2317-2318, 2318-2319, 2319-2320, 2320-2321, 2321-2322, 2322-2323, 2323-2324, 2324-2325, 2325-2326, 2326-2327, 2327-2328, 2328-2329, 2329-2330, 2330-2331, 2331-2332, 2332-2333, 2333-2334, 2334-2335, 2335-2336, 2336-2337, 2337-2338, 2338-2339, 2339-2340, 2340-2341, 2341-2342, 2342-2343, 2343-2344, 2344-2345, 2345-2346, 2346-2347, 2347-2348, 2348-2349, 2349-2350, 2350-2351, 2351-2352, 2352-2353, 2353-2354, 2354-2355, 2355-2356, 2356-2357, 2357-2358, 2358-2359, 2359-2360, 2360-2361, 2361-2362, 2362-2363, 2363-2364, 2364-2365, 2365-2366, 2366-2367, 2367-2368, 2368-2369, 2369-2370, 2370-2371, 2371-2372, 2372-2373, 2373-2374, 2374-2375, 2375-2376, 2376-2377, 2377-2378, 2378-2379, 2379-2380, 2380-2381, 2381-2382, 2382-2383, 2383-2384, 2384-2385, 2385-2386, 23

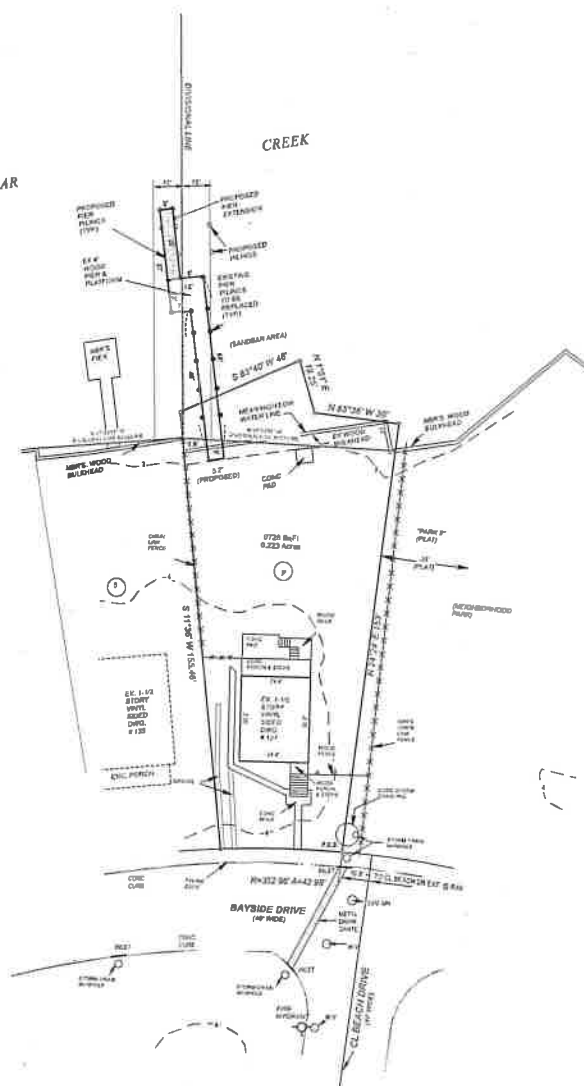
21. EXISTING CONTOURS SHOWN HEREON PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE.

2.2. DATA SOURCES AND EXISTING PUBLICATIONS AND STUDIES

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



07-13-2
DATE



VICINITY MAP

1"=1000'

PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCE FOR PIER
EXTENSION AND REPLACEMENT
AND NEW PILINGS
#137 BAYSIDE DRIVE
DEED REF. JLE 47901-67
LOT 7
PLAT OF RESUBDIVISION OF
LOTS 46 TO 63 SECTION 'E'
"INVERNESS" (13:112)
SCALE: 1"=20' DATE: 07-19-2023

FILE NAME		
23-1023 BAYSIDE.TRV		
SCALE	DATE	DRAWN BY
20 F/In	7-10-2023	R.N.G.
JOB	REVISION	SHEET
BAYSIDE	418	418