

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2008, Legislative Day No. 12

Bill No. 67-08

Mr. Joseph Bartenfelder, Councilman

By the County Council, July 7, 2008

A BILL
ENTITLED

AN ACT concerning

Back River Neck Area

FOR the purpose of authorizing building permits on unimproved lots in the Back River Neck Area
in certain cases; and generally relating to the Growth Management Plan for the Back River
Neck Area.

BY repealing and re-enacting, with amendments

Section 4A03.4A.
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that Section 4A03.4A. of the Baltimore County Zoning Regulations, as
3 amended, be and it is hereby repealed and re-enacted, with amendments, to read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
 [Brackets] indicate matter stricken from existing law.
 ~~Strike out~~ indicates matter stricken from bill.
 Underlining indicates amendments to bill.

1 Growth Management Plan for Bowleys Quarters and Back River Neck Areas

2 4A03.4 Building permits.

3 A. Except as provided in Paragraph B of this subsection, a building permit may be issued for the
4 construction of a dwelling on an unimproved lot or lot of record that meets all of the zoning
5 requirements subject to the following conditions:

6 1. Variances are not required for the construction of the dwelling;

7 2. The property owner connects to a public sewer, public water or both where available and
8 with adequate capacity;

9 3. The dwelling meets the design requirements provided for in this section; and

10 4. [Except for minor subdivisions, no] NO further subdivision of the lot is allowed, EXCEPT
11 IN THE CASE OF A MINOR SUBDIVISION, OR A SINGLE-TRACT PARCEL ~~OF 15 ACRES OR~~
12 ~~MORE~~ THAT IS ZONED D.R. 3.5 AND LOCATED IN THE BACK RIVER NECK AREA.

13 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 45 days after
14 its enactment.