IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE NW/S Curving Lane, 300 ft. from c/l Ruxton Road 1404 Malvern Avenue 9th Election District 4th Councilmanic District Charles E. Connolly and Suzanne Koch, Petitioners	* BEFORE THE * ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 98-189-A	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Charles E. Connolly and Suzanne Koch, property owners, for that property known as 1404 Malvern Avenue in the Ruxton Heights subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow an addition with a side yard setback of 7 ft. in lieu of the minimum required 10 ft., in a D.R.3.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of December 1997 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow an addition with a side yard setback of 7 ft., in lieu of the minimum required 10 ft., in a D.R.3.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

> 1. The 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 10, 1997

Mr. Charles E. Connolly
Ms. Suzanne Koch
1404 Malvern Avenue
Towson, Maryland 21204

RE: Petition for Administrative Variance
Case No. 98-189-A
Property: 1404 Malvern Avenue

Dear Mr. Connolly and Ms. Koch:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1404 Malvern Ave Towson Md

which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1

To Allow an addition with a side yard setback of 7 feet in lieu of the minimum required 10 FT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The steep grade of the house's property & the unusual layout of our house, which is unique to this area prevents us from adding a reasonable sized addition that will maintain the value of the property while staying within the setback requirements (CONT) on other side)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do 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 Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s):

Charles E Connolly (W) 410-783-4856

(Type or Print Name)

~~Suzanne Koch~~ Charles E Connolly

Signature

Suzanne Koch (H) 410-583-2572

(Type or Print Name)

Suzanne Koch

Signature

1404 Malvern Ave (W) 410-321-7560

Address Phone No

Towson, MD 21204

City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address Phone No

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF DATE: 11-14-97

ESTIMATED POSTING DATE: 11-23-97

Printed with Soybean Ink on Recycled Paper

ITEM #: 189

98-189-A

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1404 Malvern Ave
address

Towson, MD 21204
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The front of our house, facing Malvern avenue looks like a 2 story colonial, while the back of our house, facing Cumming Lane, looks like a ranch. The first floor of our house is framed with 1'3" of stone. Per contractors & architects, this stone rules out adding on to the first floor since the stone is impossible to penetrate & if attempted may crumble. Adding to the 2nd floor and up is possible, however only one side of the (see attached)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Charles E Connolly
(signature)
Charles E Connolly
(type or print name)

Suzanne Koch
(signature)
Suzanne Koch
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of October, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10-28-97
date

Barbara A. Heil
NOTARY PUBLIC

My Commission Expires:
3-22-99

A-281-89

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1404 Malvern Ave
address

Towson, MD 21204
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The front of our house, facing Malvern avenue looks like a 2 story colonial, while the back of our house, facing Curving Lane, looks like a ranch. The first floor of our house is framed with 1'3" of stone. Per contractors + architects, this stone rules out adding on to the first floor since the stone is impossible to penetrate & if attempted may crumble. Adding to the 2nd floor and up is possible, however only one side of the (see attached)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Charles E Connolly
(signature)
Charles E Connolly
(type or print name)

Suzanne Koch
(signature)
Suzanne Koch
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal
10-28-97
date

Barbara J. Heil
NOTARY PUBLIC

My Commission Expires:
3-22-99

A-281-XP

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1404 Malvern Ave Towson MD

which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1

To Allow an addition with a side yard setback of 7 feet in lieu of the minimum required 10 Feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The steep grade of the property & the unusual layout of our house which is unique to this area prevents us from adding a reasonable sized addition that will maintain the value of the property while staying within the setback requirements (continued on other side)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do 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 Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s)

Charles E Connolly (W) 410-783-4865

(Type or Print Name)

Charles E Connolly

Signature

Suzanne Koch (W) 410-321-7568

(Type or Print Name)

Suzanne Koch

Signature (SW) 410-321-7568

1404 Malvern Ave (H) 410-583-2522

Address Phone No

Towson MD 21204

City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF DATE: 11-14-97

ESTIMATED POSTING DATE: 11-23-97

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ITEM #: _____

98-189-A 189

(Continued)

house lends itself to an addition since the grade differential is less. This space however is limited due to the 10-ft setback requirement of the county.

We have several layout problems with the house now. The square footage of the house is 1700 square feet. Currently, there is not an eating area in the kitchen or a dining room. We use a study that is situated across the living room from the kitchen as our dining area. With one child and one on the way this is not very functional. Additionally, the kitchen is at the exact opposite end of the house and down a flight of stairs from the driveway. From a value standpoint, this lessens the value of our property since most traditional homes have the kitchen located near to the driveway for convenience. The house also does not have a basement, which limits storage and living space, and the second bedroom is a walk through to the third bedroom.

In designing the addition, the architect suggested moving the kitchen, living area and dining area up to the second floor, near the driveway, and leaving the existing first floor to be the basement. This new area replaces the third bedroom; therefore, the architect designed an additional 3 bedroom, 2 bath second floor. The total height of the addition is 1 ½ floors. This design allows us to increase the value of our house while creating a functional layout. Limiting the addition to 1 ½ floors as opposed to 2 keeps the addition in proportion to the current house and limits obstruction to our neighbors.

The majority of the addition falls within the setback requirements. However there is a triangle with a 3' 2" ft base that falls outside the requirements. This triangle is created since the current house is built at an angle to the property line. The back of the addition would be within 10 ft, however the front of the addition would be 6' 10" from the property line. This 3' 2" ft. would give room to an already limited 2nd floor since we're only building 1 ½ floors as opposed to a full 2 story addition.

The only other possible additions to our house would be to raise the roof and add a complete 3rd floor or to expand the back of the house creating a large ranch. The first solution is not cost effective since the expense would be greater than the return on the value, and more importantly we can't afford the expense of raising the roof. The second solution would eliminate the only level land we have and create a house that doesn't add to or fit with the style to the neighborhood.

Zoning Description for: 1404 Malvern Avenue, Towson, MD 21204

Beginning at a point on the North West side of Curving Lane, which is 100 feet wide at the distance of 300 +- SE from the centerline of the nearest improved intersecting street, Ruxton Road, which is 50ft wide. Being Lot # 281 in the subdivision of Ruxton as recorded in Baltimore County Plat Book # JWS1, Folio # 64, containing 11,500 square feet. Also known as Ruxton Heights and located in 3 Election District, 3 Councilmanic District.

189

98-189-A

97-323-A

BALTIMORE COUNTY, MA' AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046796

DATE 11-14-97 ACCOUNT R-001-615-000

AMOUNT $50.00

RECEIVED FROM: Charles Connolly
1404 Malvern Ave. ITEM # 149

FOR: 01 - VARIANCE Taken by - JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
1/17/1997 11/14/1997 14:56:11
REG 0002 CASHIER JRIC JRC CASHIER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 022120 ACCT
CR NO. 046796
50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-189-A
Petitioner/Developer:
(Charles Connolly)
Date of Hearing/Closing:
(Dec. 8, 1997)

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

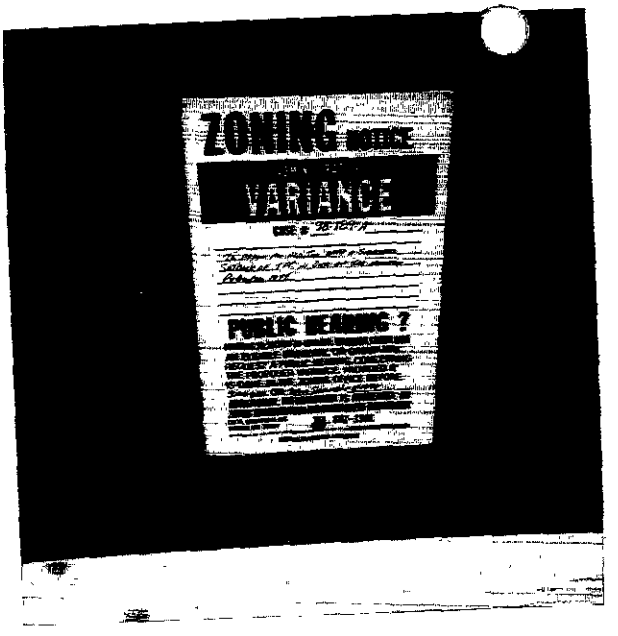
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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

1404 Malvern Ave. Baltimore, Maryland 21204

The sign(s) were posted on Nov. 21, 1997
(Month, Day, Year)



Sincerely,

Thomas P. Ogle Sr. 11/21/97
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

98-189-A

CLOSING DATES.

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 11-23-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-189-A

Administrative Variance - To allow an addition with a side yard setback of 7 FT. in lieu of the minimum required 10 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON * 12-8-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 189

Petitioner: Charles E Connolly + Suzanne Koch

Location: 1404 Malvern Ave Towson, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Charles E Connolly

ADDRESS: 1404 Malvern Ave
Towson MD 21204

PHONE NUMBER: 410-583-2522

AJ:ggs

(Revised 09/24/96)

Printed with Soybean Ink

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 19, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-189-A
1404 Malvern Avenue
NW/S Curving Lane, 300' from centerline Ruxton Road
9th Election District - 4th Councilmanic District
Legal Owner: Charles E. Connolly & Suzanne Koch
Post by Date: November 23, 1997
Closing Date: December 8, 1997

Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. This notice serves as a refresher regarding the administrative process.

1. The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.

2. The "Closing Date" noted above is the deadline for a neighbor to file a formal request for a public hearing.

3. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may: (a) grant the requested relief, (b) deny the requested relief, or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to a public hearing.

4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time, and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

c: Charles Connolly & Suzanne Koch

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on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 1997

Mr. Charles Connolly & Ms. Suzanne Koch
1404 Malvern Avenue
Towson, MD 21204

RE: Item No.: 189
Case No.: 98-189-A
Petitioner: Charles Connolly, et al

Dear Mr. Connolly & Ms. Koch:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 14, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 11/21/97
Item No. 189 JRF

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Cindy W. Webb

FOR Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 26, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 24, 1997

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

185, 186, 188 and 189

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED
2 1997
PDM

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: November 1, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 175, 187, 188, and 189

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\NOCOM\175.DOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 12/2/97

FROM: R. Bruce Seeley RBS/SP
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 24, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 185, 187, 188, 189

RBS:sp

BRUCE2/DEPRM/TXTSBP

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Management

Date: December 1, 1997

FROM: Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 1, 1997
Item Nos. 187 and 189

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1201.NOC

November of 1997

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

RE: Case # 98-189-A

The Connolly / Koch Family Addition

Dear Dept of Permits & Development Mgmt:

We understand that the Connolly / Koch family have applied for a variance for their new addition. They have applied for an Administrative Variance - to allow an addition with a side set back of 7 feet in lieu of the minimum required 10 Feet.

We do not want to protest their variance application.

Feel free to call us if you have any questions / concerns.

Sincerely,

Name Robert W. Taylor

Address 1406 Malvern Ave

Phone 410-321-1529

November of 1997

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

RE: Case # 98-189-A

The Connolly / Koch Family Addition

Dear Dept of Permits & Development Mgmt:

We understand that the Connolly / Koch family have applied for a variance for their new addition. They have applied for an Administrative Variance - to allow an addition with a side set back of 7 feet in lieu of the minimum required 10 Feet.

We do not want to protest their variance application.

Feel free to call us if you have any questions / concerns.

Sincerely,

Name F Bruce Smith III

Address 1405 Cunning Lane

Phone 410 - 583 - 1613

Plat to accompany Petition for Zoning [X] Variance [ ] Special Hearing

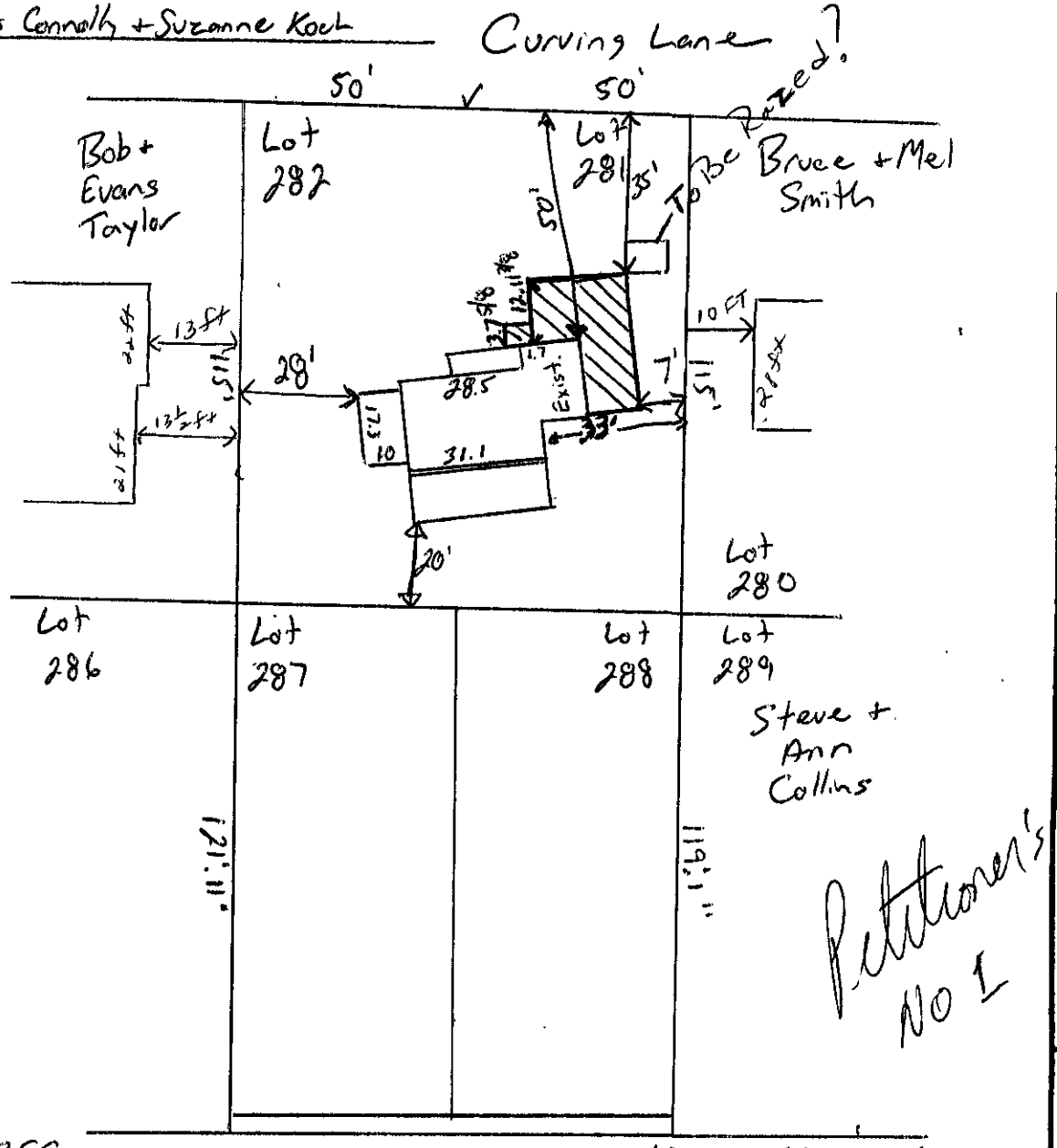
PROPERTY ADDRESS: 1404 Malvern Ave Towson

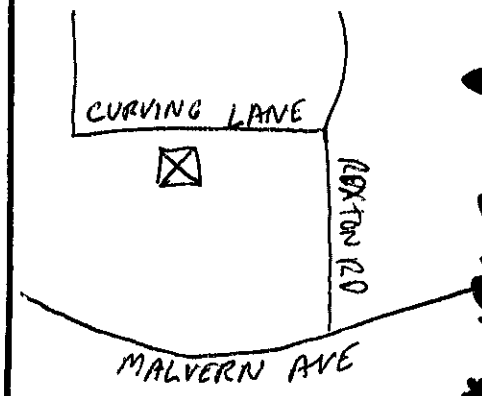
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Ruxton Heights

plat book# 1, folio# 64, lot# ____, section# ____

OWNER: Charles Connolly + Suzanne Koch





Vicinity Map
scale: 1"=1000'

98-189-A

LOCATION INFORMATION

Election District: 3

Councilmanic District: 3

1"=200' scale map#: NW 9 + 10-13

Zoning: DR 3.5

Lot size: .54 acreage ____ square feet

	public	private
SEWER:	[X]	[ ]
WATER:	[X]	[ ]

	yes	no
Chesapeake Bay Critical Area:	[ ]	[X]

Prior Zoning Hearings: none

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
JRF	189	

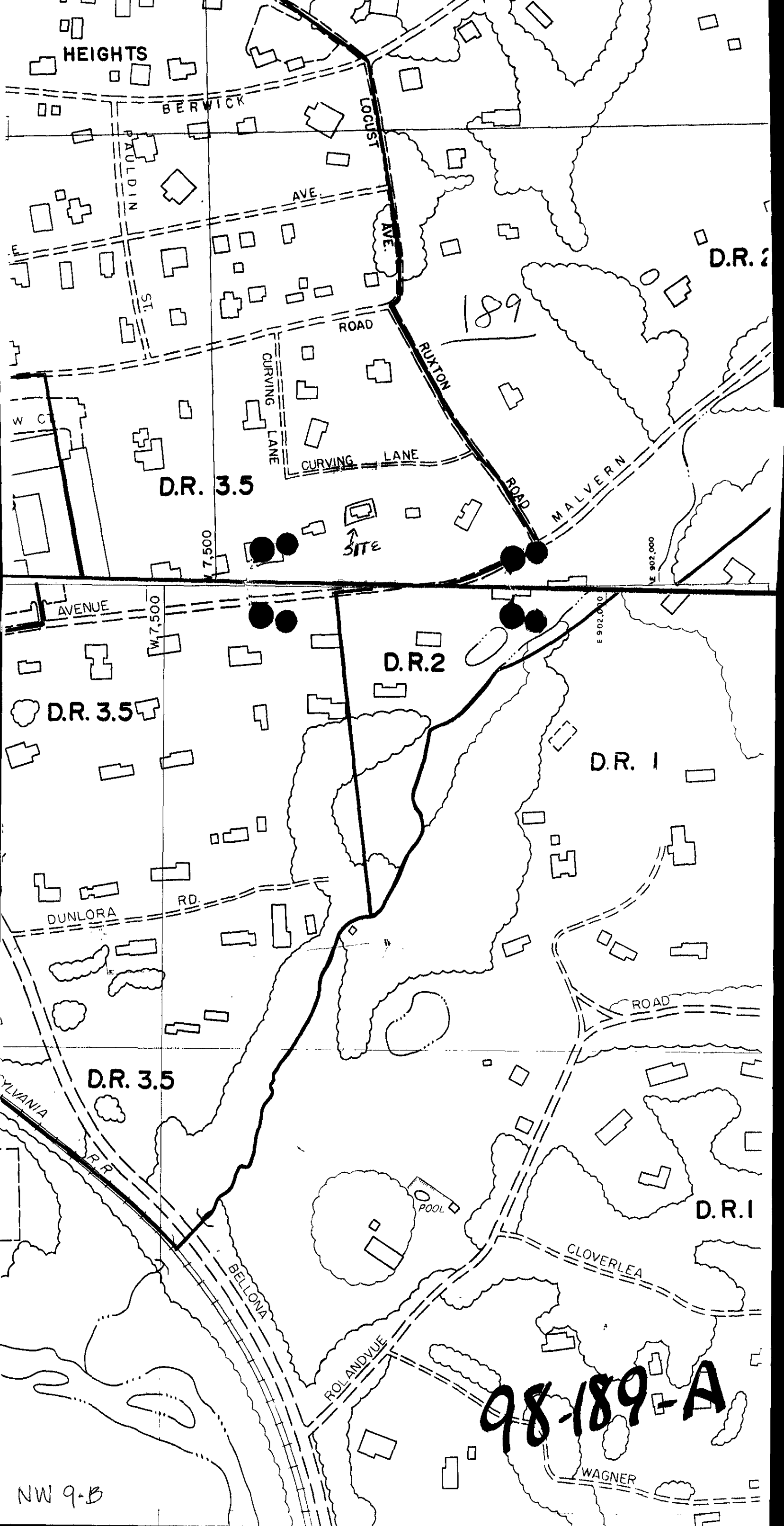
North

date: 10/26/97

prepared by: CEC

Scale of Drawing: 1"= 40

Ruxton, MD


HEIGHTS
BERWICK
PAULDIN
AVE
ST
LOCUST
AVE.
ROAD
RUXTON
CURVING
LANE
CURVING LANE
ROAD
MALVERN
D.R. 2
D.R. 3.5
SITE
7,500
AVENUE
W 7,500
D.R.2
D.R. 3.5
D.R. 1
DUNLORA
RD.
ROAD
D.R. 3.5
PENNSYLVANIA
R R
POOL
D.R.1
CLOVERLEA
BELLONA
ROLANDVUE
WAGNER
189
98-189-A
NW 9-B

Set back line in Black (= 10' from Property line)

Dotted line = Variance 3'
Closest Point to Property w/ Variance would be 7'(+-)

89-189-A

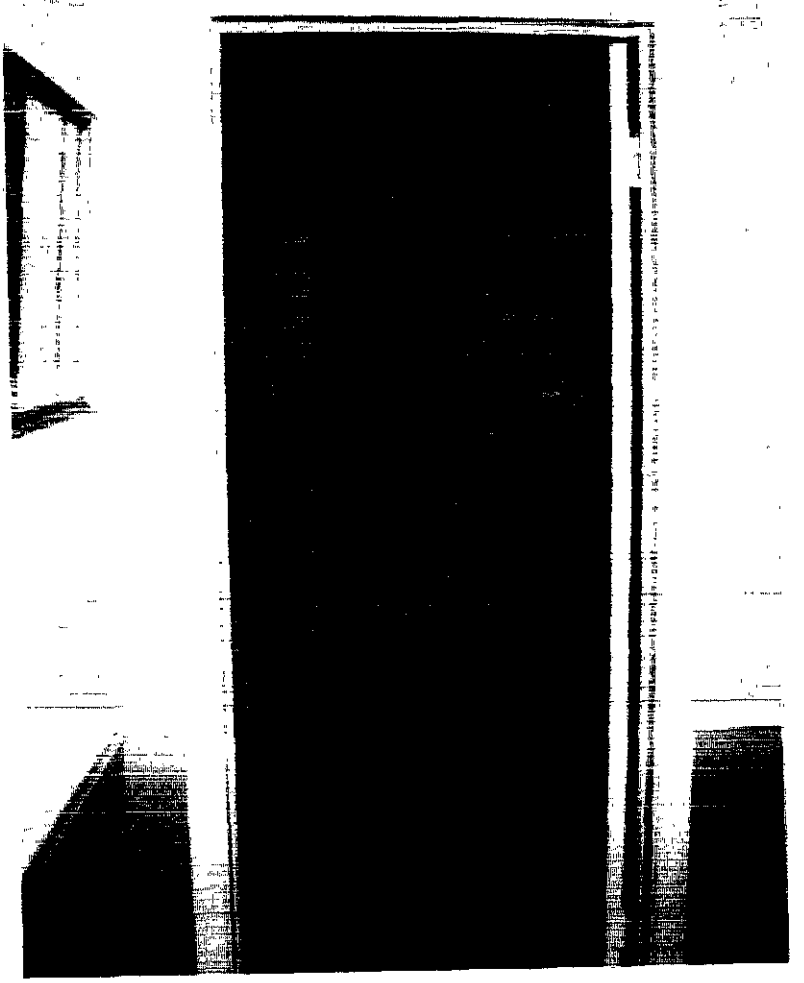
2nd BR walk

Dotted line through to 3rd Bedroom

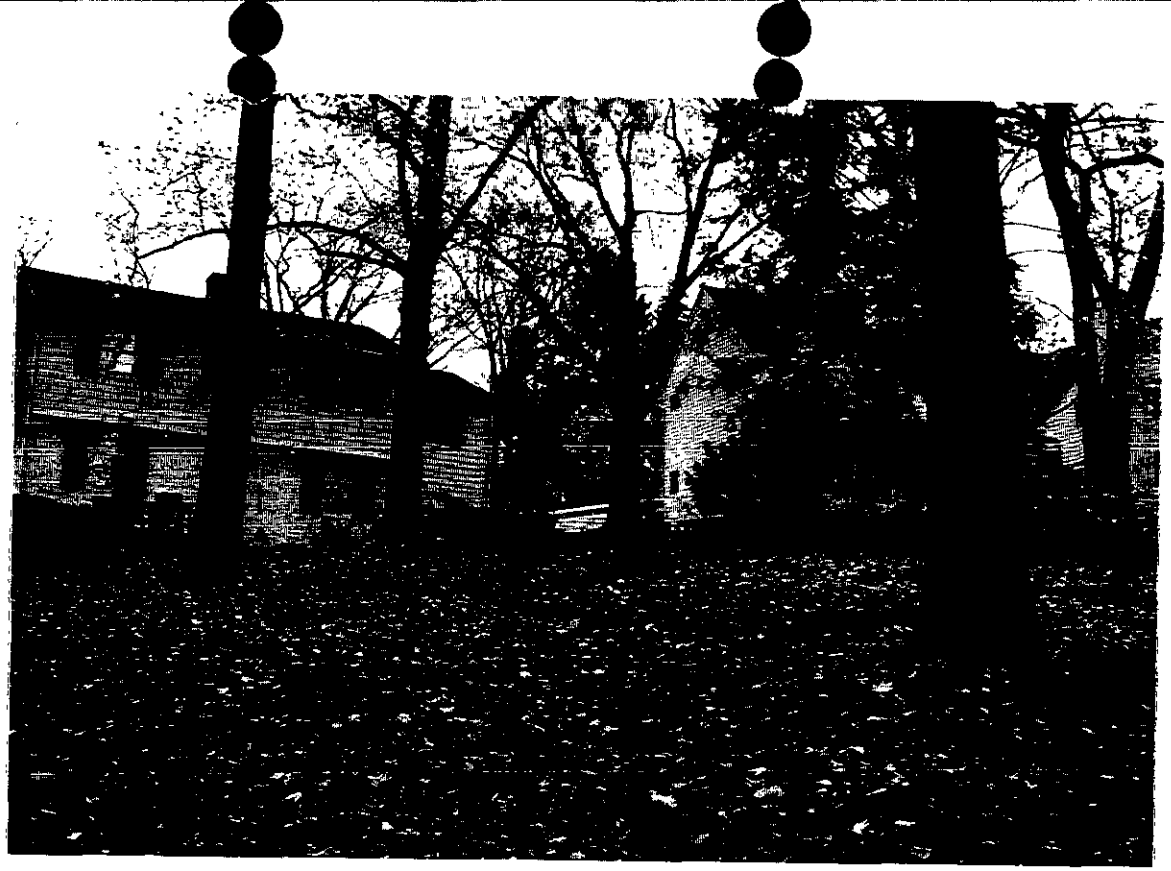
=

Variance of

3'



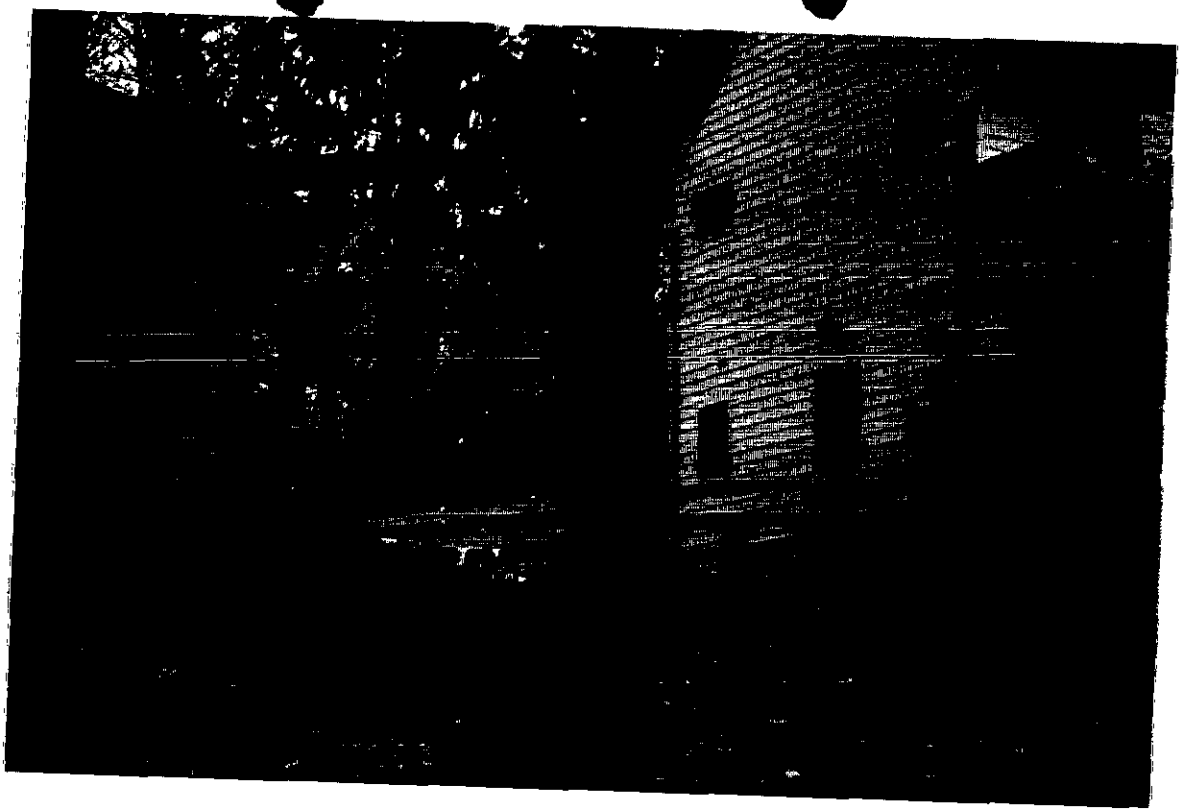
89-189-A



Malvern Side of House (Front)
X Marks spot of addition

Notice grading of opposite side of house

89-189-A



X = Addition

Opposite Side of House 89-189-A

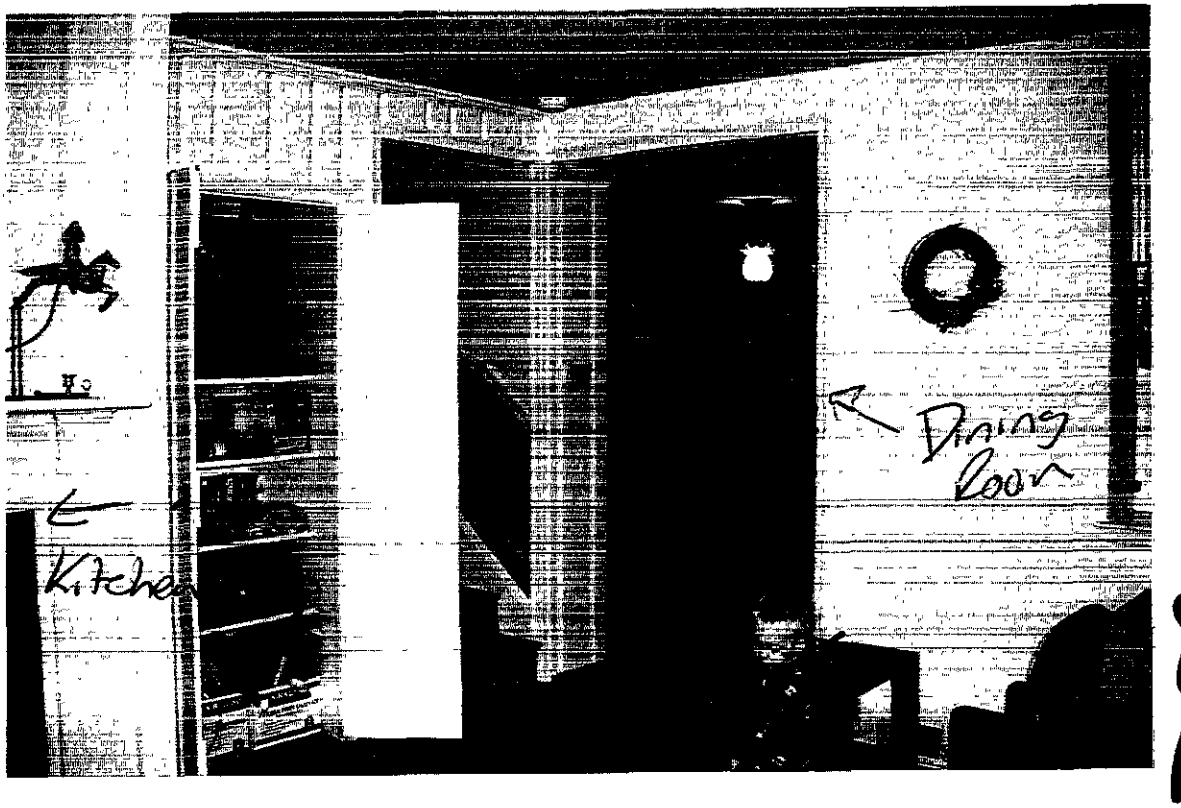
Front View

Back View

89-189-A

x Proposed Addition

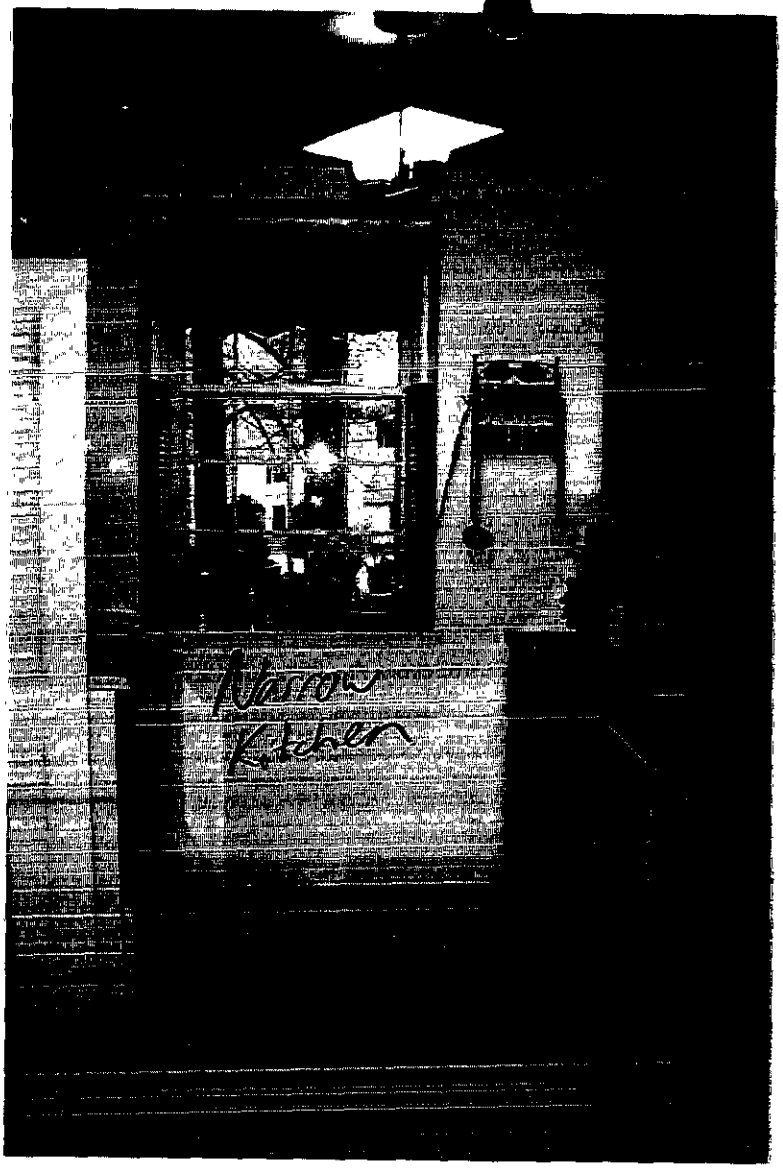
Back View w/ X as addition

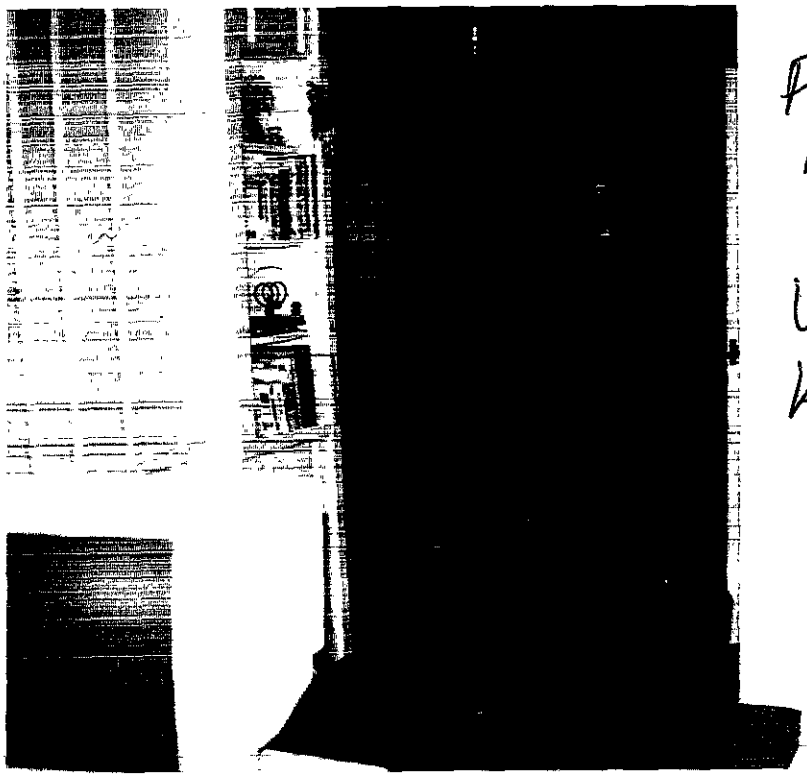


Walk through living room to get from Kitchen to Dining Room

89
189
A

View of lower level of house





From
Dining Room

View of
Kitchen

89-
189
A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SITE

189

98-189-A

SCALE	LOCATION	SHEET
1" = 200'±	RUXTON	N.W. 10-B
DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

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