

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE *
W/S Sollers Point Road, 15 ft. * ZONING COMMISSIONER
S of c/l Jefferson Road *
6933 Sollers Point Road * OF BALTIMORE COUNTY
12th Election District *
7th Councilmanic District * Case No. 98-227-A
Walter Sueck, et ux, Petitioners *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Walter Sueck and Rose Sueck, his wife, property owners, for that property known as 6933 Sollers Point Road in the Dundalk section 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 rear yard setback of 7 ft. in lieu of the required 30 ft. 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

DATE 1/9/98
BY [Signature]

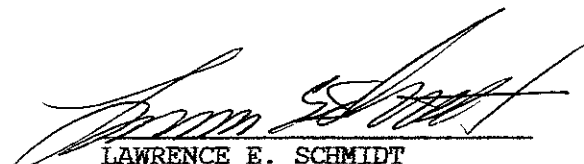
upon the Petitioners.

This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

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 9th day of January 1998 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 rear yard setback of 7 ft., in lieu of the required 30 ft., in a D.R.5.5 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:mmm



Baltimore County
Zoning Commissioner
Office of Planning

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

January 9, 1998

Mr. and Mrs. Walter Sueck
6933 Sollers Point Road
Dundalk, Maryland 21222

RE: Petition for Administrative Variance
Case No. 98-227-A
Property: 6933 Sollers Point Road

Dear Mr. and Mrs. Sueck:

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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

c:

c: Mr. John DeGraw
Welsh Construction
3901 E. Monument St.
Baltimore, Maryland 21205





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6933 SOLLERS POINT RD.

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & 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)

To Permit AN Addition With A Rear Yard Setback of 7' IN Lieu of the Required 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO ALLOW CONSTRUCTION OF A KITCHEN EXTENSION TO PROVIDE ADDITIONAL LIVING SPACE FOR THE HOMEOWNERS GROWING FAMILY. NEW CONSTRUCTION WOULD EXTEND (3) 7 FEET INTO PROPERTY LINE SETBACK.

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

(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

Legal Owner(s)

(Type or Print Name)

WALTER SUECK

(Type or Print Name)

Signature

Signature

Address

ROSE SUECK

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Name Address and phone number of representative to be contacted

Address

Phone No

JOHN DEGRAW-WELSH CONSTRUCTION

Name

3901 E. MONUMENT ST.

410-732-1360

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: 12-12-97

ESTIMATED POSTING DATE:

12-21-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 227

98-227-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 6933 SOLLERS POINT RD.
address
DUNDALK, MD. 21222
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 HOME OWNERS WISH TO CONTINUE TO RESIDE IN THEIR HOME OF 30 YEARS,
BUT THEY REQUIRE ADDITIONAL LIVING SPACE TO ACCOMODATE THEIR GROWING
FAMILY.

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.

Walter Sueck
(signature)
WALTER SUECK
(type or print name)



Rose Sueck
(signature)
ROSE SUECK
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rose Sueck AND Walter Sueck, Jr.

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.

date

NOTARY PUBLIC

My Commission Expires: 7/1/01

ZONING DESCRIPTION FOR
#6933 SOLLERS POINT RD
DUNDALK, MD. 21222

BEGINNING AT A POINT ON THE WEST SIDE OF SOLLARS POINT RD, WHICH
IS 30 FEET WIDE AT THE DISTANCE OF 15' SOUTH OF THE CENTERLINE OF
THE NEAREST IMPROVED INTERSECTING STREET JEFFERSON WHICH IS 25'
WIDE.

BEING LOT #5, BLOCK #4, SECTION #58 IN THE SUBDIVISION OF WILLOW
SPRING PARK AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #12, FOLIO
#58, CONTAINING 5060 SQ.FT. ALSO KNOWN AS #6933 SOLLERS POINT RD.
AND LOCATED IN THE 12TH ELECTION DISTRICT, 7TH COUNCILMANIC
DISTRICT.

227

98-227-A

BALTIMORE COUNTY, MD. AND No. 046971
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 12-12-97 ACCOUNT R-001-615.000

AMOUNT \$ 50.00

RECEIVED FROM: Earl Long
6933 Sellers Pl. Rd. Item # 227
FOR: 01 Variance Taken by: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTION TIME

12/12/1997 12/12/1997 09:17:23

RIG 0603 CASHIER UNIT U/LN DROPLER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 028057

CH NO. 046971

50.00 CHECK

Baltimore County, Maryland

08-227-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-227-A

**Petitioner/Developer:
(Walter Sueck)**

**Date of Hearing/Closing:
(Jan. 5, 1998)**

**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 _____**

_____ 6933 Sollers Point Point Road Baltimore, Maryland 21222 _____

**The sign(s) were posted on _____ Dec. 19, 1997 _____
(Month, Day, Year)**

Sincerely,

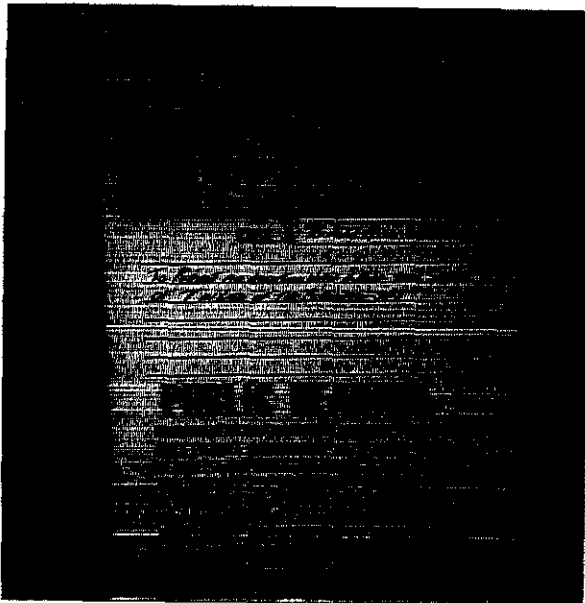

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**



98-227-A



Baltimore County
Department of Permits and
Development Management

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

December 18, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-227-A
6933 Sollers Point Road
W/S Sollers Point Road, 15' S of centerline Jefferson Road
12th Election District - 7th Councilmanic District
Legal Owner: Walter Sueck & Rose Sueck
Post by Date: December 21, 1997
Closing Date: January 5, 1998

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: Rose & Walter Sueck



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 12-21-97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-227-A

Administrative Variance - To permit an addition with a
rear yard setback of 7' in lieu of the required
30'.

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**

1-5-98

**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.: 227

Petitioner: WALTER & ROSE SUECK (WELSH CONST.)

Location: 6933 SOLIDERS POINT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WELSH CONSTRUCTION REMODELING COMPANY

ADDRESS: 3901 E. MONUMENT ST
BALTO. MD 21205

PHONE NUMBER: 410-732-1360

AJ:ggs

98-227-A (Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

January 6, 1998

Mr. and Mrs. Walter Sueck
6933 Sollers Point Road
Dundalk, MD 21222

RE: Item No.: 227
Case No.: 98-227-A
Petitioner: Walter Sueck, et ux

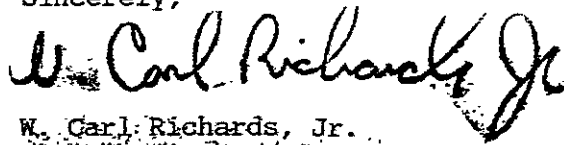
Dear Mr. and Mrs. Sueck:

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 December 12, 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.
Zoning Supervisor

WCR/re
Attachment(s)





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 12-13-97
Item No. 227 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,

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 22, 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. 221, 222, 223, 224, 227, and 228

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:

Carol L. Kerns

AFK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

December 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 December 22, 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.

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

203, 221, 222, 223, 224, 225, (227) and 228

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 987-4881, MS-1102F

cc: File



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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: December 29, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 29, 1997
 Item Nos. 203, 221, 222, 224, 226,
 227, and 228

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

RWB:HJO:jrb

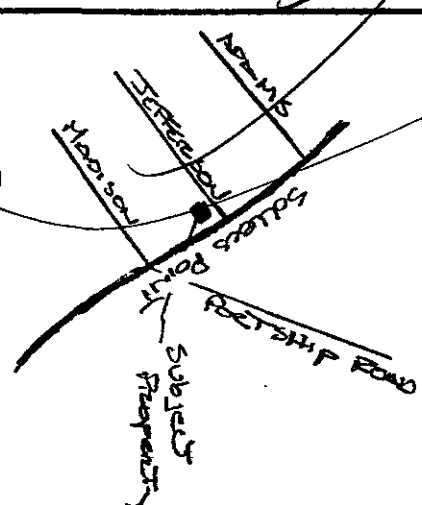
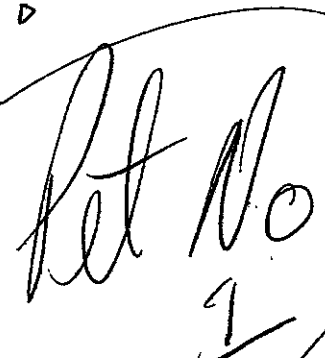
cc: File

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

Subdivision name: Willow Springs Park 27222

plat book # 12, folio # 58, lot # 5, section # _____

OWNER: WALTER AND BOBE SUCK



LOCATION INFORMATION

Election District: 12
Councilmanic District: 7

1"=200' scale map# SE 3-E

Zoning: DR S.S

Lot size: 0.12 5060

square foot

square foot

	public	private
1. <i>Ownership</i>	State	Individuals
2. <i>Control</i>	State	Individuals
3. <i>Profit</i>	State	Individuals
4. <i>Accountability</i>	State	Individuals
5. <i>Transparency</i>	State	Individuals
6. <i>Efficiency</i>	State	Individuals
7. <i>Quality</i>	State	Individuals
8. <i>Access</i>	State	Individuals
9. <i>Equity</i>	State	Individuals
10. <i>Sustainability</i>	State	Individuals

SEWER: ☒

☒ WATER:

☐ yes

☒ no

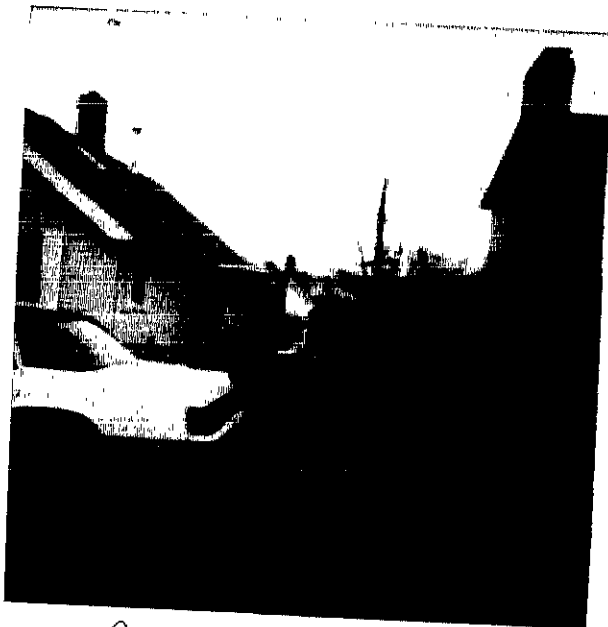
Q

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
--------------	---------	--------

JRF 227

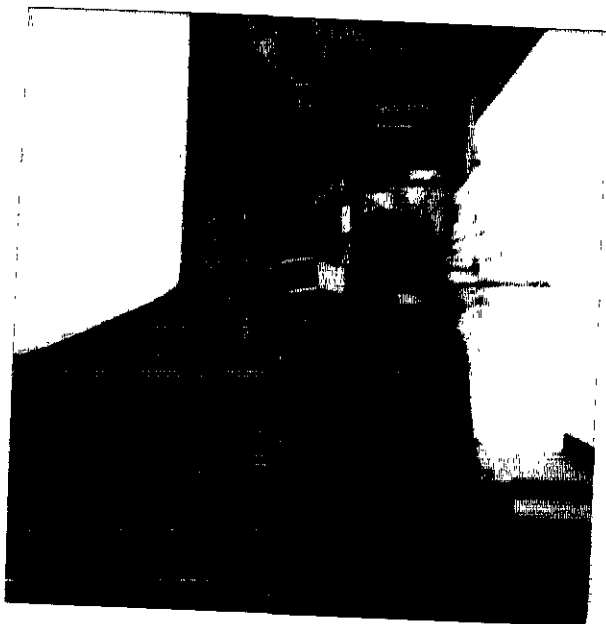
98-227-A



Rear yard



Rear yard

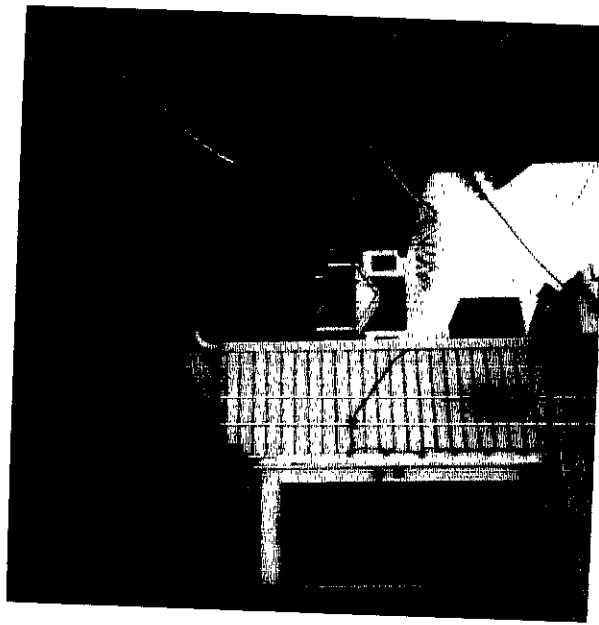


Rear yard



Rear yard

98-227-A



Front Yard

98-227-A