

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Springway Road, 200' N of  
the c/l of Ruxway Road  
(7903 Springway Road)  
9th Election District  
4th Councilmanic District

George A. Kahl  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-409-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, George A. Kahl. The Petitioner seek relief from Section 111.C.2 of the 1945 Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 35 feet (1952 approval) in lieu of the required front yard average setback of 41 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

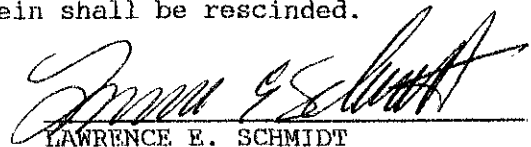
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, 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.

ORDER RECEIVED FOR FILING  
Date 5/29/98  
By [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29<sup>th</sup> day of May, 1998 that the Petition for Administrative Variance seeking relief from Section 111.C.2 of the 1945 Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 35 feet (1952 approval) in lieu of the required front yard average setback of 41 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LFS:bjs

ORDER MADE AND FILED  
Date 5/29/98  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

May 29, 1998

Mr. George A. Kahl  
7903 Springway Road  
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Springway Road, 200' N of the c/l of Ruxway Road  
(7903 Springway Road)  
9th Election District - 4th Councilmanic District  
George A. Kahl - Petitioner  
Case No. 98-409-A

Dear Mr. Kahl:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

File





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7903 SPRINGWAY ROAD TOWSON, MD 21204  
which is presently zoned PR 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) Section III.C.2 (1945 BCZR) to allow a front yard setback of 35 ft. (1952 approval) in lieu of the required front yard average setback of 41 ft.

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

SEE ATTACHED AFFIDAVIT

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):

GEORGE A. KAHL

(Type or Print Name)

Signature

(Type or Print Name)

Signature

7903 SPRINGWAY ROAD 410-337-0894  
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

ORDER RECEIVED FOR FILING

Date

REVIEWED BY: BR DATE: 4/22/98

ESTIMATED POSTING DATE: 5/10/98



Printed with Soybean Ink on Recycled Paper

**98-409-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) do presently reside at: 7903 SPRINGWAY ROAD  
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)

I request a 6 ft. variance in front yard depth to facilitate renovation and addition to my 45 year-old house. The shape of the property necessitates building the addition forward towards the street rather than extending towards the back of the property, thus requiring only minimal changes to the existing foundation and plumbing.

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.

George A. Kahl  
(signature)

GEORGE A. KAHL  
(type or print name)



\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: \_\_\_\_\_

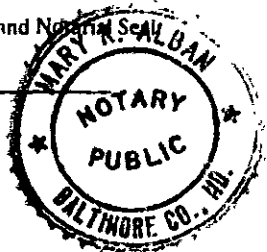
I HEREBY CERTIFY, this 27th day of April, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George A. Kahl  
\_\_\_\_\_

the Affiant(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 Notary Seal

4/27/98  
date



Mary R. Alban  
NOTARY PUBLIC

My Commission Expires: 8/1/99

A. POP. AD

# 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) do presently reside at 7903 SPRINGWAY ROAD  
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)

I request a 6 ft. variance in front yard depth to facilitate renovation and addition to my 45 year-old house. The shape of the property necessitates building the addition forward towards the street rather than extending towards the back of the property, thus requiring only minimal changes to the existing foundation and plumbing.

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.

George A. Kahl  
(signature)

GEORGE A. KAHL  
(type or print name)



\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(type or print name)

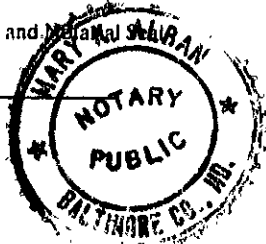
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: ...

I HEREBY CERTIFY, this 27th day of April, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George A. Kahl

the Affiant(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 seal, on this 4/27/98 date



Mary H. Alban  
NOTARY PUBLIC

My Commission Expires: 8/1/99

2-404-85



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7903 SPRINGWAY ROAD TOWSON, MD 21204  
which is presently zoned PR 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) section 111.6.2 (1945 [22R]), allow a front yard setback of 35 ft. (1952 approval) in lieu of the required front yard average setback of 41 ft.

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

SEE ATTACHED AFFIDAVIT

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):

GEORGE A. KAHL

(Type or Print Name)

Signature

(Type or Print Name)

Signature

7903 SPRINGWAY ROAD 410-337-0894  
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: BR DATE: 4/28/98

ESTIMATED POSTING DATE: 5/10/98



Printed with Soybean Ink on Recycled Paper

**98-409-A**

# Zoning Description

## ZONING DESCRIPTION FOR 7903 Springway Road

Beginning at a point on the East side of Springway Road which is 50 feet wide at the distance of 200 feet North of the centerline of the nearest improved street Ruxway Road which is 60 feet wide. Being Lot # 45, Block (N/A), Section (N/A) in the subdivision of Ruxwood as recorded in Baltimore County Plat Book # GLB 18, Folio # 4, containing 13,005 square feet. Also known as 7903 Springway Road and located in the 9th Election District, 4th Councilmanic District.

98-409-A

#409



98-409-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 153706

DATE 4/28/98 ACCOUNT 8001-6150

AMOUNT \$ 50.00

RECEIVED FROM: George Kohl

FOR: 010 Admin. Variable

PAID RECEIPT  
ISSUED BY: 02/27/98 AMOUNT: 153706  
ISSUED TO: CASHIER WILIAM DUNN  
RECEIPT # 043916  
CP NO. 053906

50.00 CHECK  
BALTIMORE COUNTY, MARYLAND

98-409-A

CASHIER'S VALIDATION

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

7420 E 409



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/neighborhood 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.: 409

Petitioner: GEORGE A KAHL

Location: 7903 SPRINGWAY RD TOWSON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE A KAHL

ADDRESS: 7903 SPRINGWAY RD

TOWSON, MD 21204

PHONE NUMBER: 410-337-0894

AJ:ggs

(Revised 09/24/96)

**98-409-A**



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 98- 409 -A Address 7903 Springway Rd.  
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 4/28/98 Posting Date: 5/10/98 Closing Date: 5/25/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification 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.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 98- 409 -A Address 7903 Springway Rd.  
Posting Date: 5/10/98 Closing Date: 5/25/98  
Wording for Sign: To Permit a front yard setback of 35 ft. in lieu  
of the required front yard average setback of 41 ft.

CERTIFICATE OF POSTING

ADMIN. VAR. <sup>1</sup>

98-409-A

RE Case No

Petitioner/Developer G. KAHL, ETAL

Date of Hearing/Closing 5/25/98

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen.

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 # 7903 SPRINGWAY ROAD

The sign(s) were posted on 5/2/98  
(Month, Day, Year)

Sincerely,

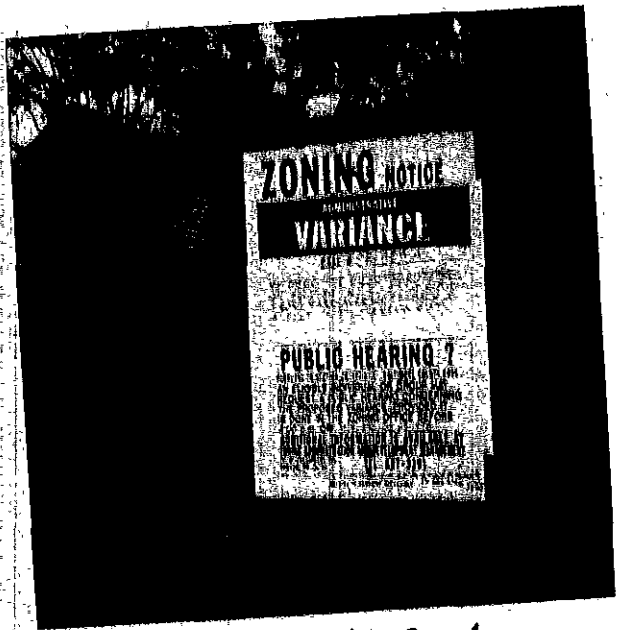
Patrick M. O'Keefe 5/13/98  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571  
(Telephone Number)



98-409-A  
7903 SPRINGWAY



Baltimore County  
Department of Permits and  
Development Management

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

May 21, 1998

Mr. George A. Kahl  
7903 Springway Road  
Towson, MD 21204

RE: Item Number: 409  
Case Number: 98-409-A  
Petitioner: George A. Kahl

Dear Kahl:

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 April 28, 1998.

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 Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:rye

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: May 18, 1998

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for May 18, 1998  
Item Nos. 404, 405, 406, 407, 408,  
409, 411, 412, 413, 415

ALSO:

Use Permit for Farmer's Roadside Stand  
(W/S Jarrettsville Pike, Opposite  
South Side Avenue (14350 Jarrettsville  
Pike)

ALSO:

Revised Plans for Case #98-328-SPHXA  
(9205 Harford Road)

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0518.NOC

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley,  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: May 11, 98

DATE: \_\_\_\_\_

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

Item #'s:	406	411
	407	412
	408	413
	<u>409</u>	414
	410	415

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 12, 1998

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

SUBJECT: Zoning Advisory Petitions

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

Item No. 381, 393, [REDACTED], 407, 408, (409) and 410

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

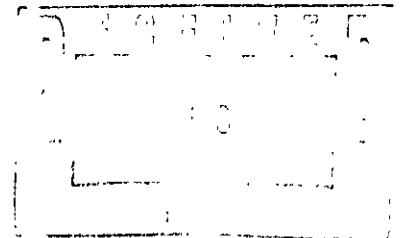
Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

AFK/JL







**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

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

RE: Baltimore County 5.12.94  
Item No. 409 BR

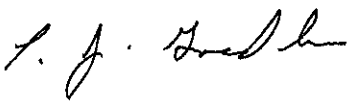
Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

*Lor*   
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**

**ROBERT T. DURKIN, JR**  
7901 SPRINGWAY RD.  
TOWSON, MARYLAND 21204  
410-583-7756  
Fax: (410) 625-4755

April 21, 1998

ZONING REVIEW  
DEPT. OF PERMITS AND DEVELOPMENT  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

RE: GEORGE KAHL\ 7903 SPRINGWAY RD.

DEAR SIR\MADAM:

MR. KAHL HAS SHARED WITH ME HIS PLANS FOR THE RENOVATION OF HIS HOME AND I THINK THE PLAN SEEMS TO JUST PERFECT. I HAVE NO OBJECTION TO THE ADDITION TO THE FRONT OF HIS HOME AND I HOPE THAT YOU ALLOW HIM TO CONTINUE HIS PROJECT. IF YOU HAVE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT ME.

Sincerely,



Robert T. Durkin, Jr.

RTD/cc

cc: GEORGE KAHL  
FILE

**98-409-A**

#409

April 24, 1998

Zoning Review  
Department of Permits and Development  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Zoning variance request for 7903 Springway Rd.

This is to confirm that I have examined the plans for improvements to the property of Mr. George Kahl, located at 7903 Springway Road, across the street from my house located at 7904 Springway Road. Having reviewed Mr. Kahl's plans, I have no objections whatsoever to the proposed addition to his house and I support Mr. Kahl's request for a zoning variance to be granted for this plan, which I believe will enhance the appearance of our neighborhood.

*Linda Vlasak*

Linda Vlasak  
7904 Springway Road  
Ruxton, Maryland 21204  
(410) 821-7850

**98-409-A**  
#409

DAVID J. and CATHY B. HIRSCH  
7905 SPRINGWAY ROAD  
RUXTON, MARYLAND 21204  
(410) 583-5575

April 21, 1998

Zoning Review  
Department of Permits and Development  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: *Zoning Variance Request for 7903 Springway Road*

Dear Sir or Madam:

Our property adjoins the property located at, and known as 7903 Springway Road. Mr. Kahl has fully disclosed to us the plans for improvements to the property. Upon review of those plans, we have no objections to the proposed addition to Mr. Kahl's house. In fact, we believe that the addition will enhance the character of the neighborhood. We support Mr. Kahl's request for a zoning variance. Please feel free to contact us if you need any further information.

Very truly yours,

*Cathy Bruce Hirsch*  
*[Signature]*

DJH:sf

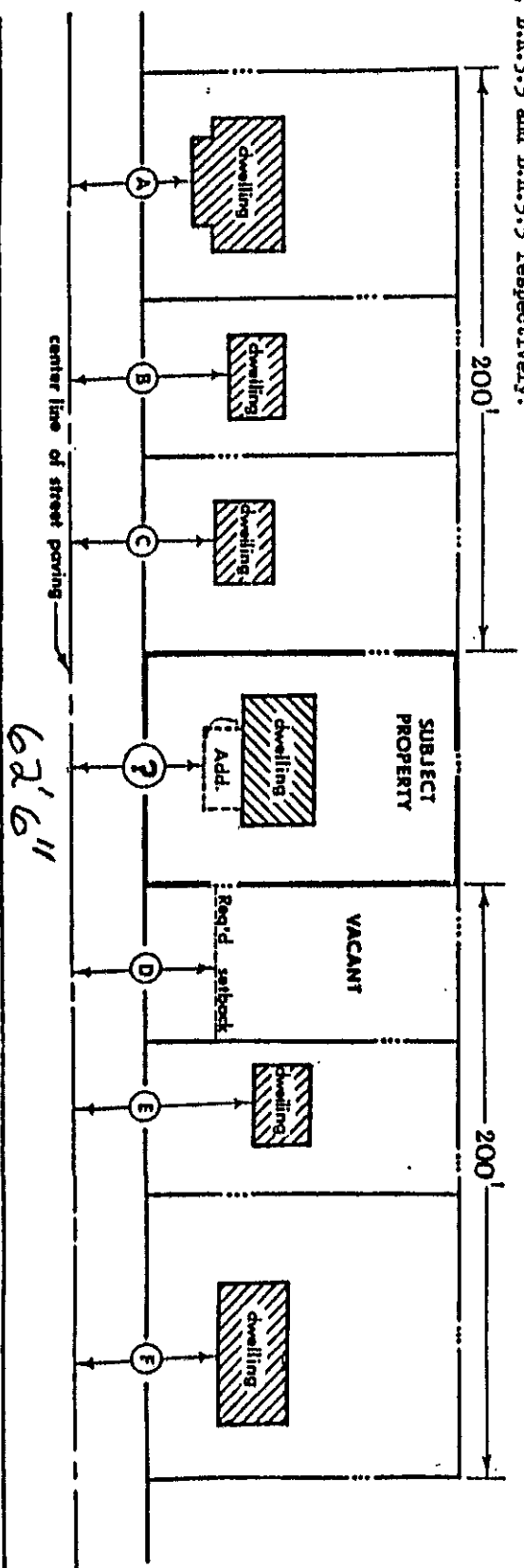
cc: Mr. George A. Kahl

**98-409-A**

# 409

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES  
 WHEN THE IMMEDIATELY ADJOINING LOTS ARE NOT IMPROVED  
 Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.



A	_____	FT.
B	_____	FT.
C	75'6"	FT.
D	_____	FT.
E	57.2"	FT.
F	_____	FT.

TOTAL (132'8") ÷ (2) = 66.4

# of dwellings

REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS  
 D.R.2 - 65 ft.  
 D.R.3.5 - 55 ft.  
 D.R.5.5 - 50 ft.

GEORGE A KPHL  
 applicant's name  
 7903 SPRINGWAY RD  
 building address  
 4/25/98  
 date

A-604-86

#409

98-409-A

#409

D.R. 3.5

RUN

D.R. 3.5

Site

RUXWAY

ROAD

RUXWAY

RD.

AVE.

BALLSTON

RD.

PENNSYLVAN

BELLONA

MAPLE AVE.

WALNUT AVE.

SHERWOOD

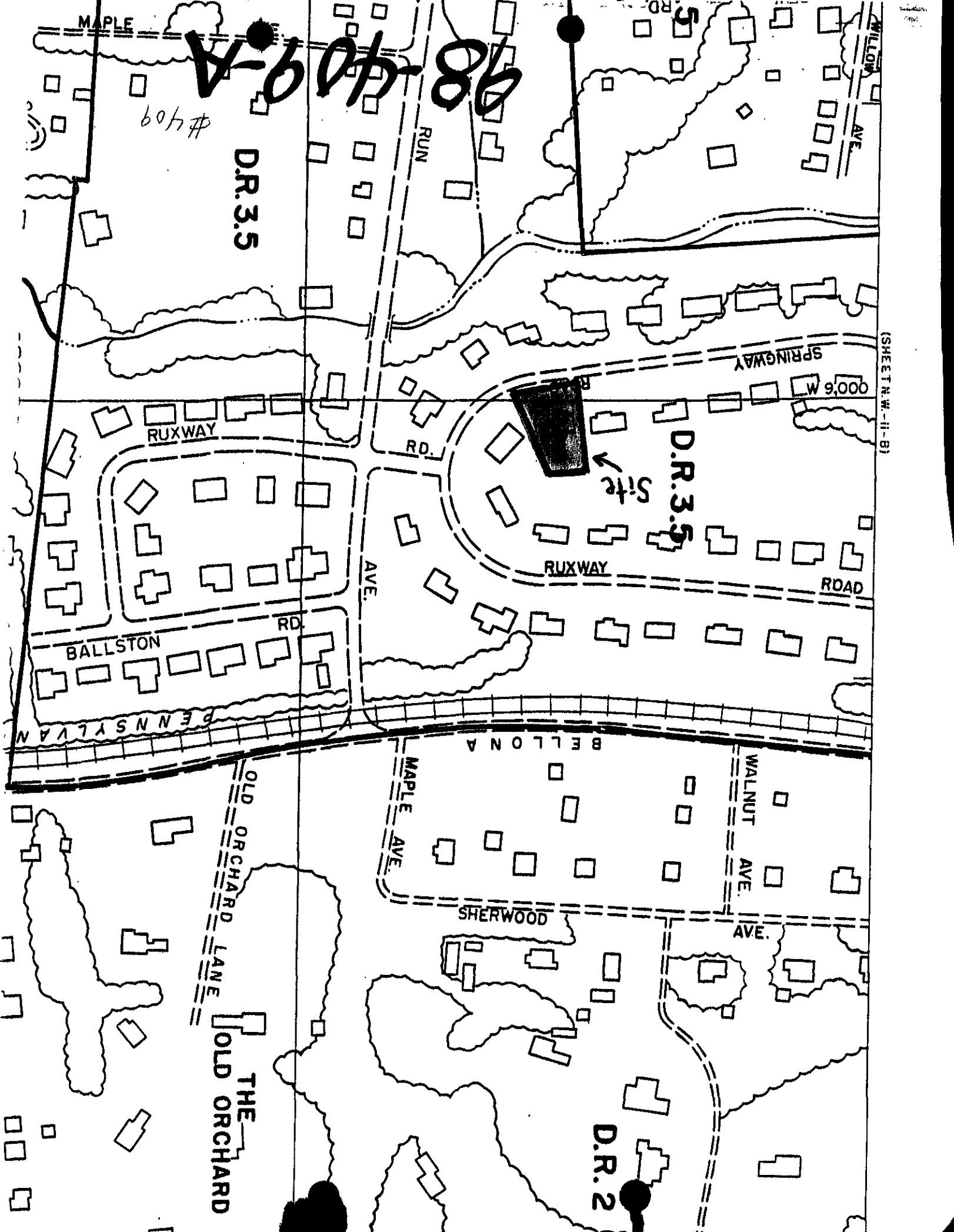
AVE.

OLD ORCHARD LANE

THE OLD ORCHARD

D.R. 2

(SHEET N.W.-11-B)



98-409-A

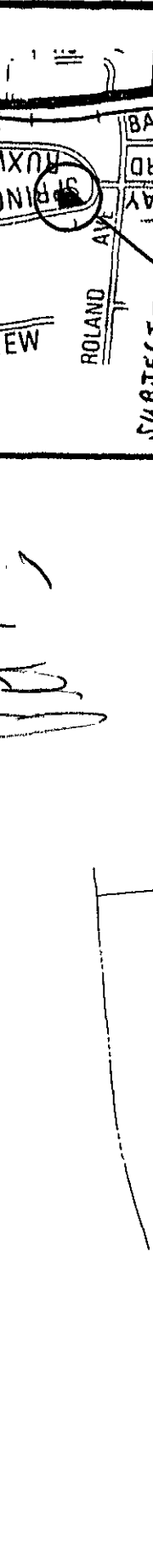
# Plat to accompany Petition for Zoning Variance Special Hearing

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

PROPERTY ADDRESS: 7903 SPRINGWAY ROAD

Subdivision name: RUXWOOD  
plat book # 6-1816, folio # 4, lot # 45, section # N/A

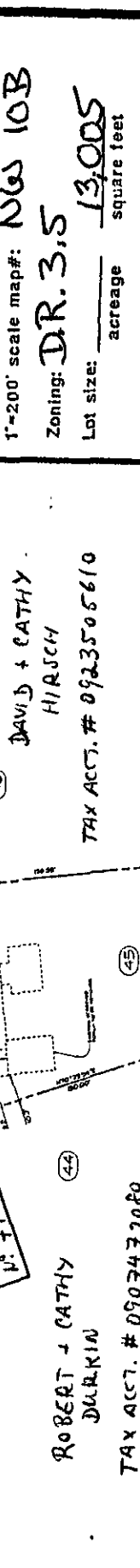
OWNER: GEORGE A. KAHL



Scale of Drawing: 1" = 50'

North

DATE: 4/25/98  
prepared by: GAK



LOCATION INFORMATION

Election District: 9th  
Councilmanic District: 4th  
1"-200' scale map #: NG 10B  
Zoning: D.R. 3.5  
Lot size: 13,005 acreage square feet

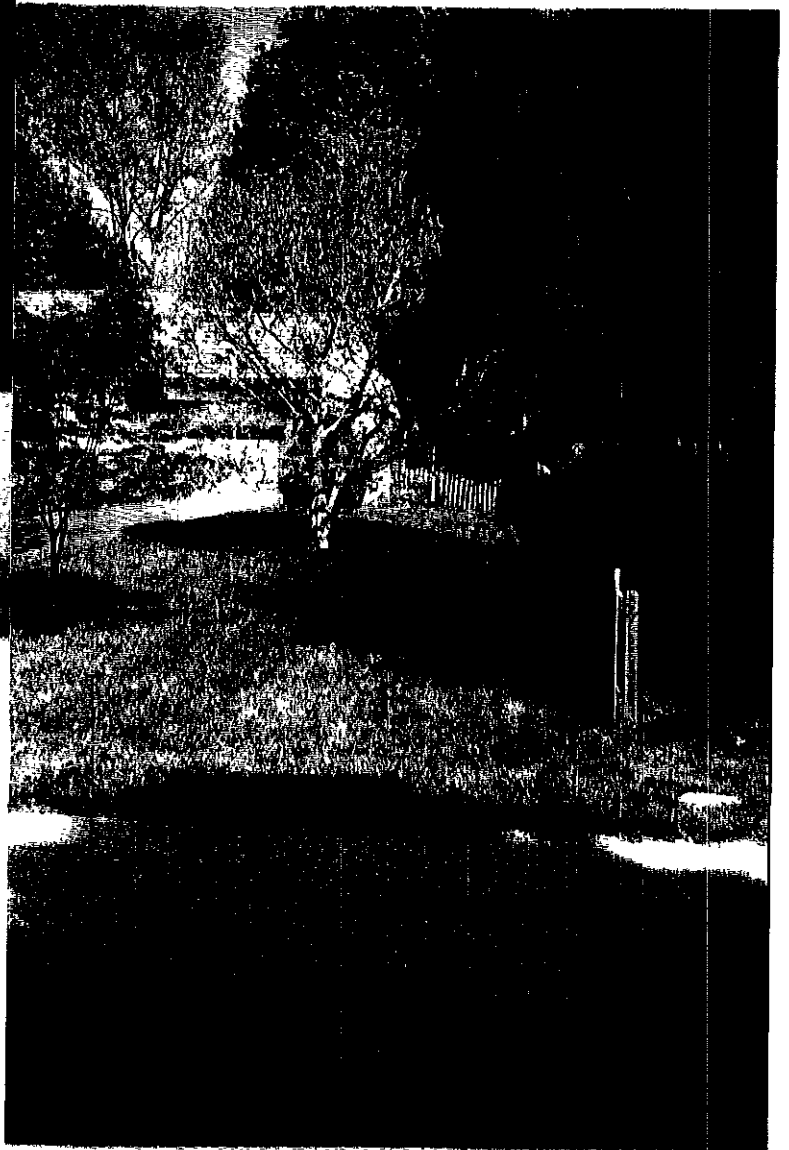
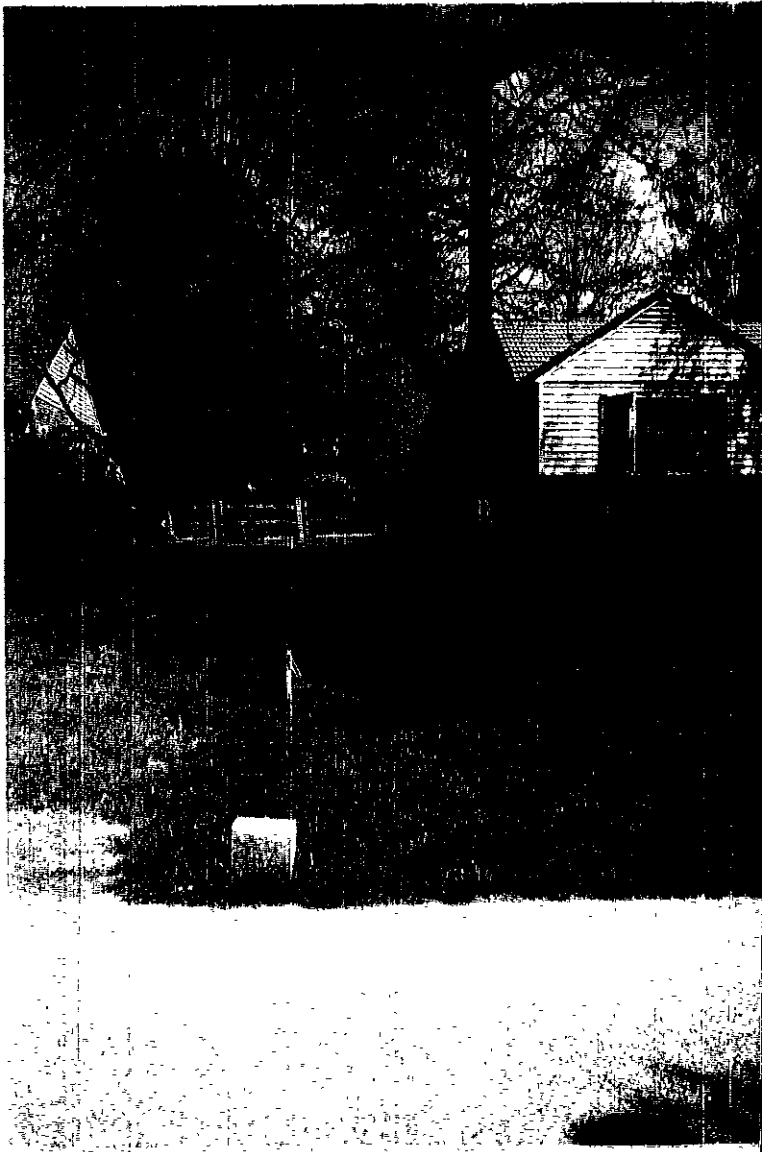
SEWER: public  private   
WATER: public  private   
Chesapeake Bay Critical Area: YES  NO   
Prior Zoning Hearings:

Zoning Office USE ONLY!  
reviewed by: BK ITEM #: 409 CASE#: 98-409-A



98-409-A





98.409-A



MICROFILMED

SHEET

N.W.  
10-B

LOCATION

RUXTON

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

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