

IN RE: PETITION FOR ADMIN. VARIANCE

NE/S Kent Road, 160+/- N
centerline of Galena Road
15th Election District
5th Councilmanic District
(1455 Kent Road)

John P. Weber, Jr. & Lori A. Anzini
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-538-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by John Weber and Lori Anzini, property owners, for that property known as 1455 Kent Road in the Essex area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (BCZR), to allow a single family dwelling with an addition (garage) to have a side yard of 6 ft. in lieu of the required 10 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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 request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file.

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. 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

7/20/00

By

J. H. Johnson

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioners; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioners of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioners any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management (DEPRM) has submitted recommendations (attached herewith) which describe what steps the Petitioners must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 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;
- 2) Conserve fish, wildlife, and plant habitat; and
- 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.

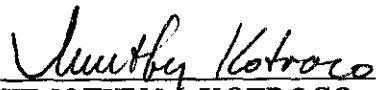
These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

UPON RECEIVED CHATFIELD
Date 7/20/00
By R. J. Jenson

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of July, 2000, that the Petition for Administrative Variance seeking relief from Section 1B02.3.C of the Baltimore County Zoning Regulations (BCZR), to allow a single family dwelling with an addition (garage) to have a side yard of 6 ft. in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 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 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.
- 2) Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by (DEPRM), dated June 30, 2000, to minimize any effect the proposed development might have on the Bay and its tributaries.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

OFF. OF ZONING & PLANNING
7/20/00
J.R. Jamison



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 20, 2000

Mr. John P. Weber, Jr.
Ms. Lori A. Anzini
1455 Kent Road
Essex, Maryland 21221

Re: Petition for Administrative Variance
Case No. 00-538-A
Property: 1455 Kent Road

Dear Mr. Weber & Ms. Anzini:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1455 KENT RD
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and 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) 1 B02.3.C

TO ALLOW A SINGLE FAMILY DWELLING WITH ADDITION
(GARAGE) TO HAVE A SIDE YARD OF 6 FEET IN LIEU
OF THE REQUIRED 10 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

JOHN P WEBER JR
Name - Type or Print

[Signature]
Signature

MORI A ANZINI
Name - Type or Print

[Signature]
Signature

1455 KENT RD 410-687-3883
Address Telephone No.

ESSEX MD 21221
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-538-A

Reviewed By CTM Date 6/15/00

Estimated Posting Date 6/25/00

REV 9/15/98

ORDER RECEIVED FOR FILING

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 1455 KENT RD
Address
ESSEX MO 21221
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 WOULD LIKE TO BUILD A GARAGE ON THE SIDE OF THE HOUSE TO INCREASE THE SAFE & SECURE AREA OF THE HOME & DUE TO THE POOL STRUCTURE IN THE REAR OF THE HOME A GARAGE COULD NOT BE BUILT IN THIS AREA. I ALSO OWN A CLASSIC VEHICLE & WOULD LIKE TO KEEP THE CAR IN A SAFE & SECURE AREA AND OUT OF THE WEATHER. THE HOME ALSO DOES NOT HAVE A BASEMENT & THIS HELP US INCREASE THE STORAGE AREA OF THE HOUSE.

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

[Signature]
Signature
JOHN P. WEBER JR
Name - Type or Print

[Signature]
Signature
LORI A. ANZINI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of June, 00, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John P. Weber Jr Lori A. Anzini
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 Notarial Seal

6/12/00
Date
[Signature]
Notary Public
My Commission Expires FRANK M. SAXON

REU 09/15/98



NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 1, 2003

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

1455 KENT RD

Address

ESSEX

City

MD

State

21221

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 WOULD LIKE TO BUILD A GARAGE ON THE SIDE OF THE HOUSE TO INCREASE THE SAFE & SECURE AREA OF THE HOME & DUE TO THE POOL STRUCTURE IN THE REAR OF THE HOME A GARAGE COULD NOT BE BUILT IN THIS AREA. I ALSO OWN A CLASSIC VEHICLE & WOULD LIKE TO KEEP THE CAR IN A SAFE & SECURE AREA AND OUT OF THE WEATHER. THE HOME ALSO DOES NOT HAVE A BASEMENT & THIS HELP US INCREASE THE STORAGE AREA OF THE HOUSE.

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

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of June, 00, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John P. Weber Jr Lori A. Anzini
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 Notarial Seal

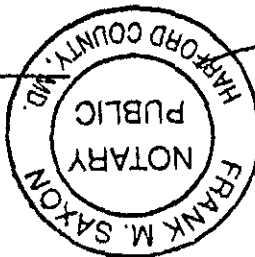
Date

Notary Public

My Commission Expires

FRANK M. SAXON

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 1, 2003





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1455 KENT RD

which is presently zoned PR 5.5

This Petition shall be filed with the Department of Permits and 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) 1 B02.3.C

TO ALLOW A SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE A SIDE YARD OF 6 FEET IN LIEU OF THE REQUIRED 10 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

JOHN P WEBER JR

Name - Type or Print

Signature

LORI A ANZINI

Name - Type or Print

Signature

1455 KENT RD 410-687-3583

Address

Telephone No.

ESSEX

City

MD

State

21221

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-538-A

Reviewed By CTM Date 6/15/00

Estimated Posting Date 6/25/00

REV 9/15/98

Zoning Description

Zoning description for 1455 Kent Rd.

Beginning at a point on the northeast side of Kent Road which is 21' +/- feet wide at a distance of 160' +/- north of the centerline of the nearest improved intersecting street which is Galena Road which is 21' +/- wide.

1455 Kent Road being lot #202 block -- section # -- in the subdivision of Hyde Park* as containing 10,000 square feet (.23 acre) also known as 1455 Kent Road and located in the 15th election district 5th councilmanic district.

* AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 9
FOLIO 59.

Typical Meters and Bounds: N43o 23'W 50.0'
S46o 37'W 200.0'
S43o 23'E 50.0'
N46o 37'E 200.0'

00-538-A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 081482

DATE 6/15/00 ACCOUNT R001 6150

AMOUNT \$ 50.00

RECEIVED FROM: JOHN WEBER

FOR: 010 VARIANCE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
6/16/2000	6/15/2000	15:09:36
SEG 1800	CHARTER UNIT LOW	OWNER
DEPT 5	ESB ZONING VERIFICATION	
Receipt #	127257	OFLH
CR NL	081482	

Recpt Tax	50.00
.00 CR	100.00 CR
	50.00-02

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: CO-538-A

Petitioner/Developer: John Weber

1455 Kent Rd

Date of Hearing/Closing: 7/10/00

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 1455 Kent Rd

The sign(s) were posted on 6/25/00
(Month, Day, Year)

Sincerely,

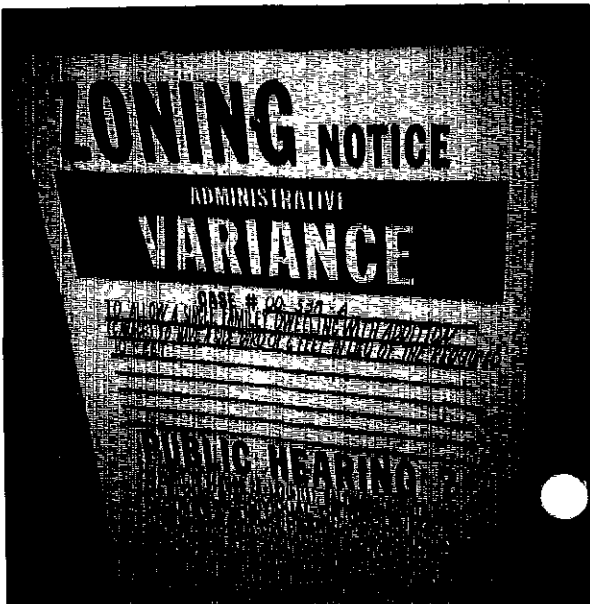
[Signature] 6/25/00
(Signature of Sign Poster and Date)

SSgt Robert B. Felt
(Printed Name)

1508 Leslie Rd
(Address)

Dundalk Md 21222
(City, State, Zip Code)

410-282-7940
(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 00- 538 -AAddress 1455 KEHT RD.Contact Person: CLOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/15/00Posting Date: 6/25/00Closing Date: 7/10/00

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

1. **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.
2. **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.
3. **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.
4. **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 00- 538 -AAddress 1455 KEHT RD.Petitioner's Name JHW WEBERTelephone (410) 687-3383Posting Date: 6/25/00Closing Date: 7/10/00

Wording for Sign: To Permit ALLOW A SINGLE FAMILY DWELLING
WITH ADDITION (GARAGE) TO HAVE A SIDE YARD OF
6 FEET IN LIEU OF THE REQUIRED 10 FEET.

I HAVE RECEIVED POSTING INFO JHW

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 00-538-A

Petitioner: JOHN P WEBER JR

Address or Location: 1455 KENT RD ESSEX MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN WEBER

Address: 1455 KENT RD

ESSEX MD. 21221

Telephone Number: 410-687-3883

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

public private

SEWER: ☐ ☐

WATER: ☐ ☐

yes no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



Baltimore County
Department of Permits and
Development Management

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

July 7, 2000

Mr. John Weber
1455 Kent Road
Essex MD 21221

Dear Mr. Weber:

RE: Case Number 00-538-A , 1455 Kent Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/15/00.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized "rsj" as a signature mark.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosure



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 17, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 3, 2000
Item Nos. 516, 517, 518, 519, 520, 521, 522,
523, 524, 526, 527, 528, 529, 530, 531, 532,
534, 535, 536, 537, 538, 540, 541, and 543

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 29, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 26, 2000

Item No.: See Below

Dear Ms. Stephens:

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:

516, 517, 518, 519, 522, 524, 525, 526, 527, 528,
529, 530, 531, 533, 535, 536, 537, ~~538~~, 539, 540,
541, 543,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/AC*

DATE: June 30, 2000

SUBJECT: Zoning Item #538
1455 Kent Road

Zoning Advisory Committee Meeting of June 26, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Stephen Armiger

Date: June 30, 2000

ORDER RECEIVED FOR FILING
DATE 7/20/00
BY R. Garrison

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 29, 2000

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

JUN 29

SUBJECT: 1455 Kent Rd.

INFORMATION:

Item Number: 538

Petitioner: John & Lori Anzini

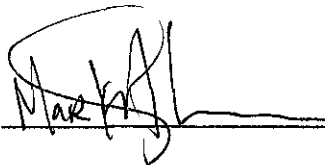
Zoning: DR 5.5

Requested Action: Variance

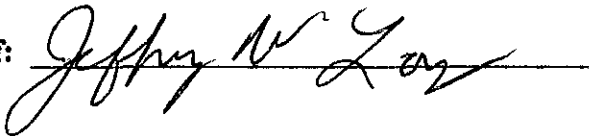
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a single family dwelling with an addition to have a side yard of 6 feet in lieu of the required 10 feet.

Prepared by:



Section Chief:



AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.26.00

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

RE: Baltimore County
Item No. 538 LTM

Dear Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

The Coscia Family



Thursday, June 22, 2000

Mr. John Weber
Ms. Lori Anzini
1455 Kent Road
Baltimore, MD 21221-6026

Dear Lori and John,

This letter acts as our approval, and our intent not to object to your application for a variance at the above named location. The variance, as per your projected plans shown us, shall require a side setback of 8 foot in the front of the garage as well as a 6 foot setback in the rear angle of the proposed garage, in lieu of the required 10 foot side setbacks as required by Baltimore County. The said garage shall also not exceed 30 foot in length and only come out as far as where the front deck begins. It shall have a front to back pitched roof which will have sufficient drainage ran to the rear of the yard in order to prevent run-off into our property as we have a full-improved lower level.

We appreciate your thoughtfulness and consideration with regards to this matter.

Sincerely,

Ronald Coscia and Andrea Coscia

1457 Kent Road
Baltimore, MD 21221-6026
Home - 410 - 682 - 6260
Fax - 410 - 682 - 4982

ATTENTION: LLOYD T. MOXLEY
CASE # 00 538A

00-538-A
CRANE SUPPLY OFC

Jun 23 '00 11:29 P.M.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

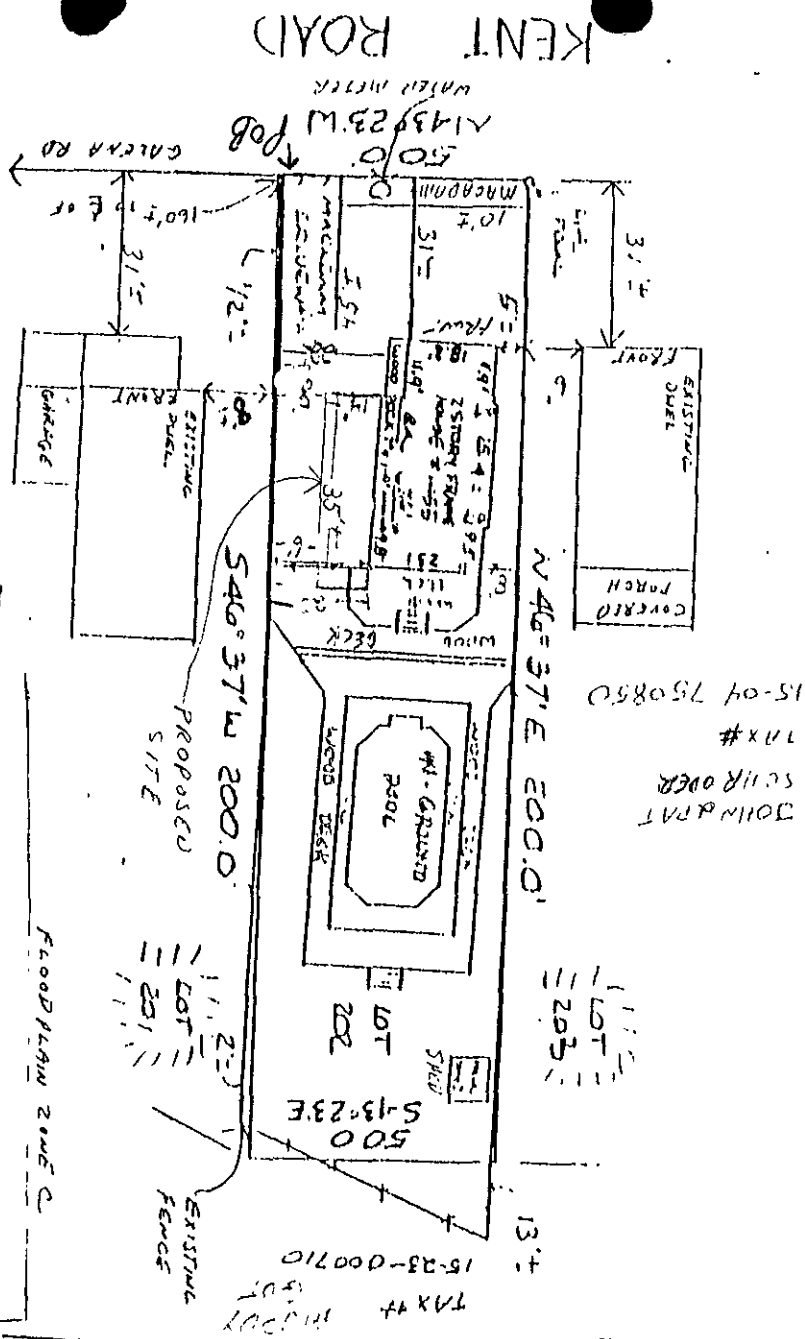
PROPERTY ADDRESS: 1455 KENT RD

see pages 3 & 4 of the CHECKLIST for additional required information

Subdivision name: HYDE PARK

Plat book # 9, folio # 59, lot # 202, section # 1

OWNER: JOHN D. WEBER JR. & LOREI A. ANZINI

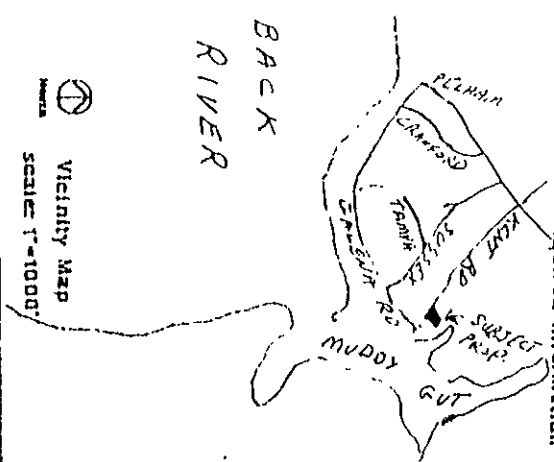


Subject property is shown in Zone S-C on the National Flood Insurance Program Flood Insurance Rate Map of Baltimore County Maryland. Parcel # 240 OF 575 Community Parcel # 240010 04405 Effective Date: MARCH 2 1984

RAN 4 APR 84
COSCIA
TAX # 15-15-23000721

date: 6-7-00
prepared by: JOHN WEBER

Scale of Drawing: 1" = 70'



LOCATION INFORMATION

Election District: 15
Councilmanic District: 5

1"=200' scale map: SE 11
Zoning: DR 5.5
Lot size: 0.27 10000
acreage square feet

SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: ONE

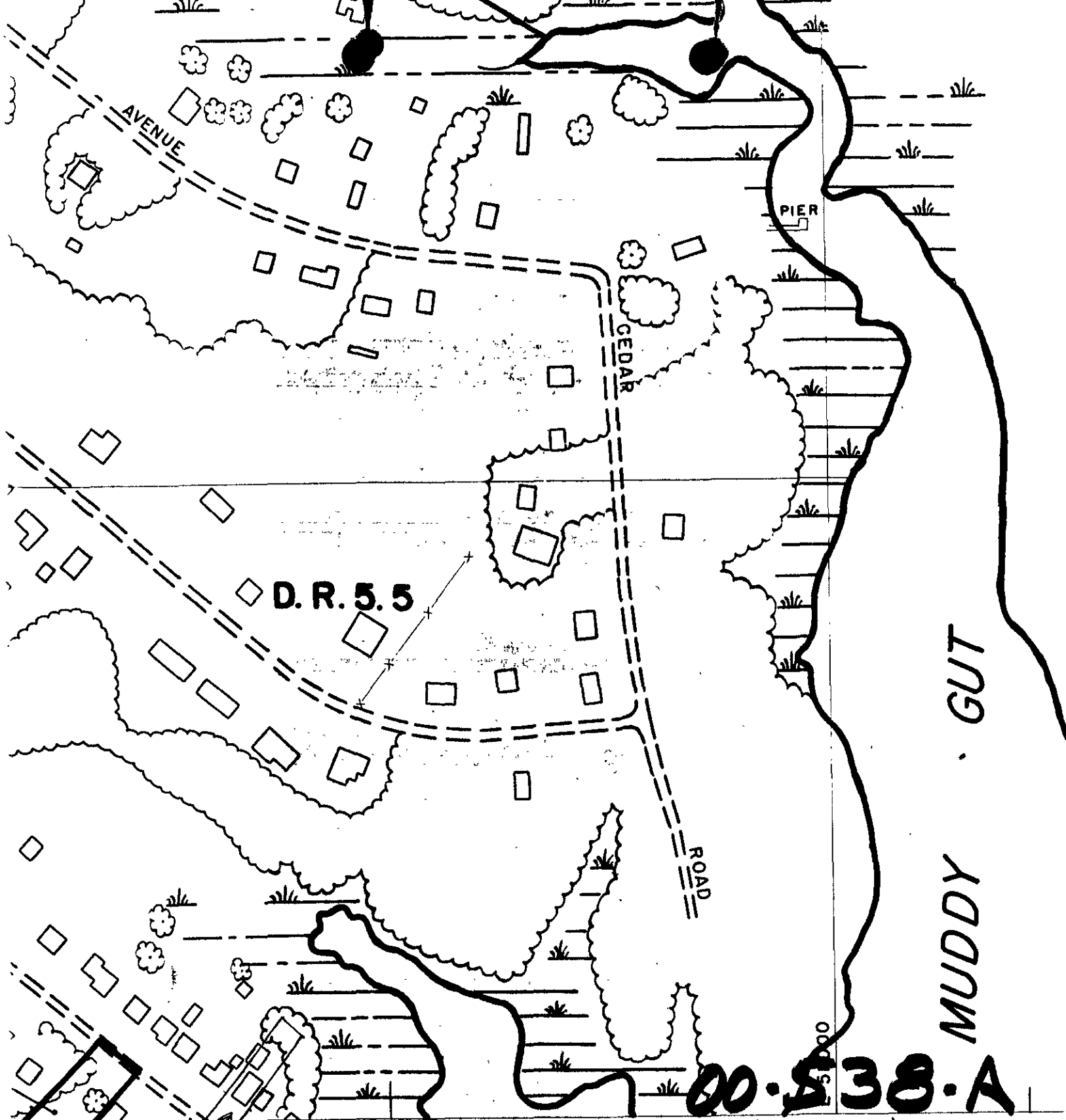
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

6288

00-538-A

Pet Ex. #1



(SHEET S.E. 2-I)

P
L

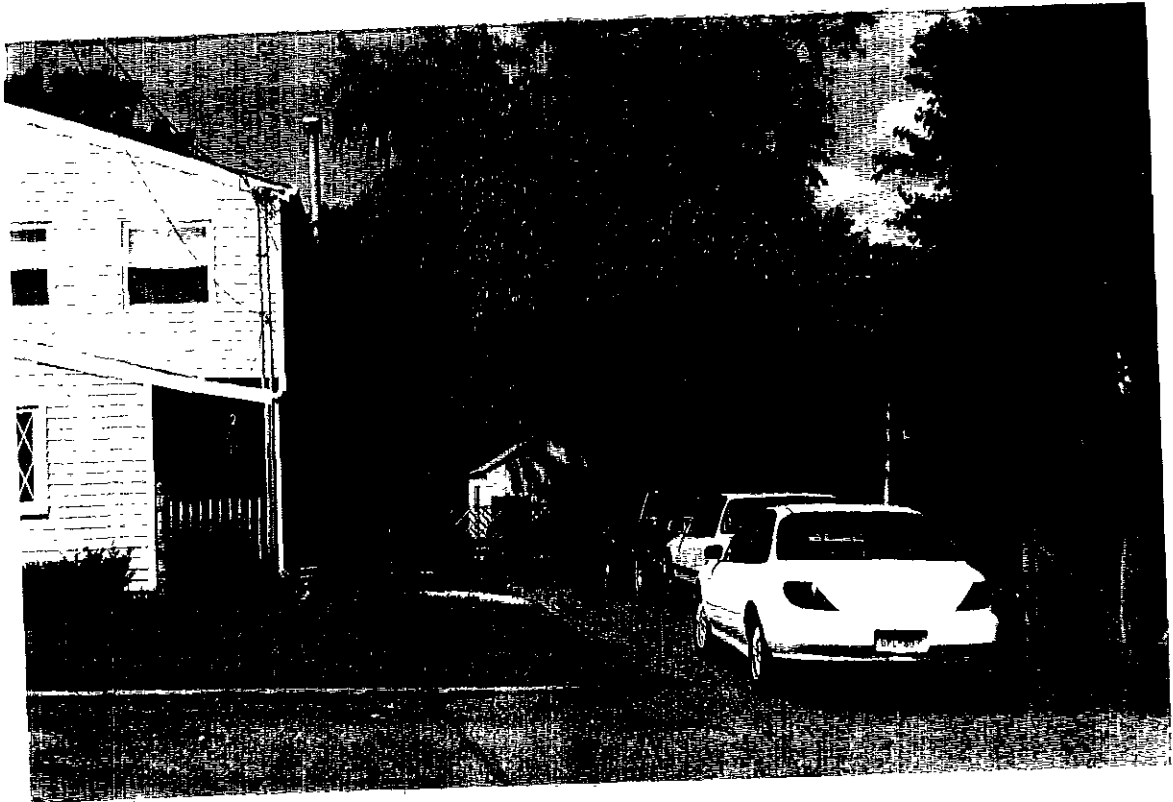
4-96, 135-96

SE 1-I

**BALTIMORE COUNTY
OFFICE OF PLANNING AND
OFFICIAL ZONING**



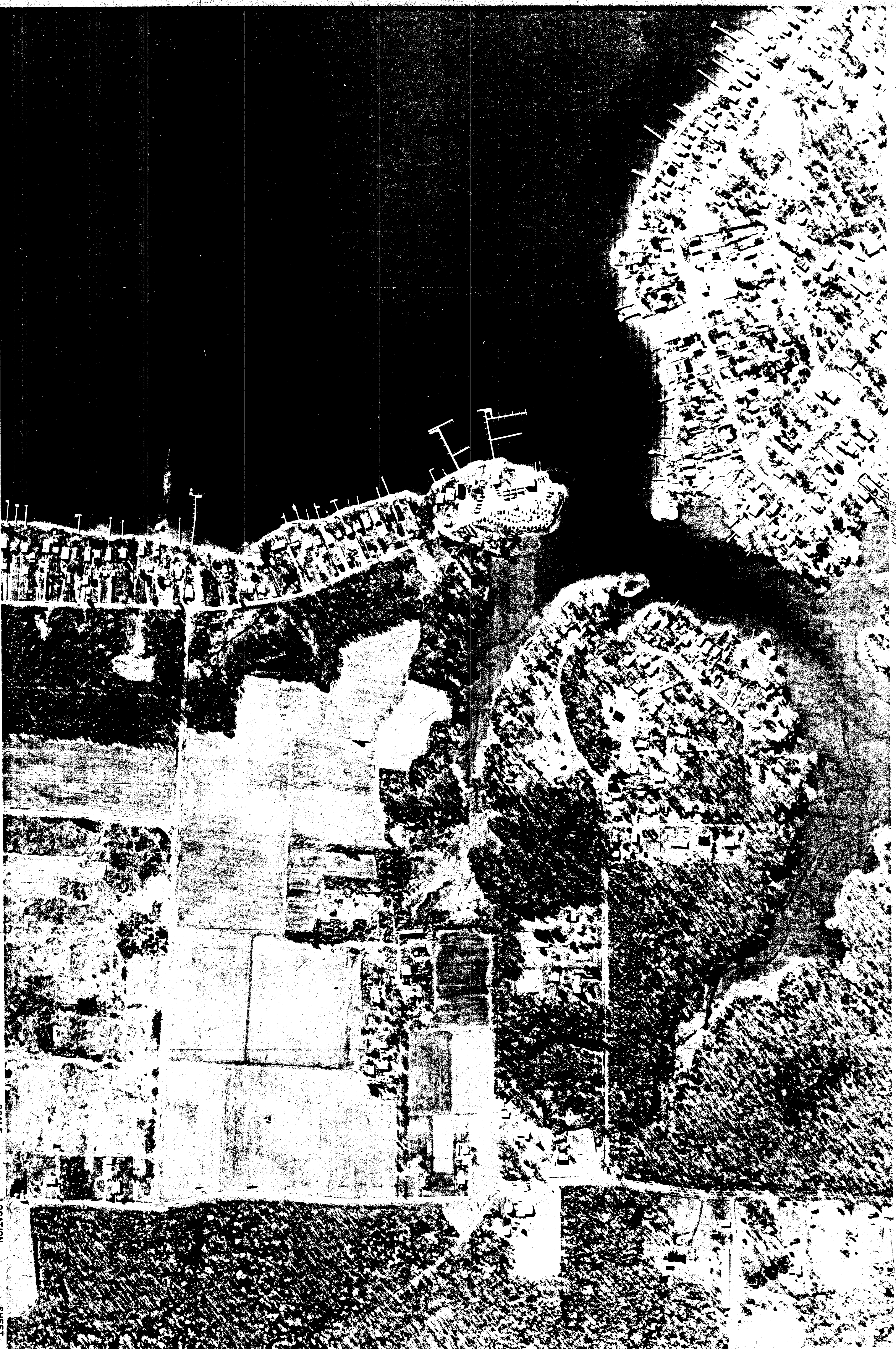
00-538-A



00-538-A

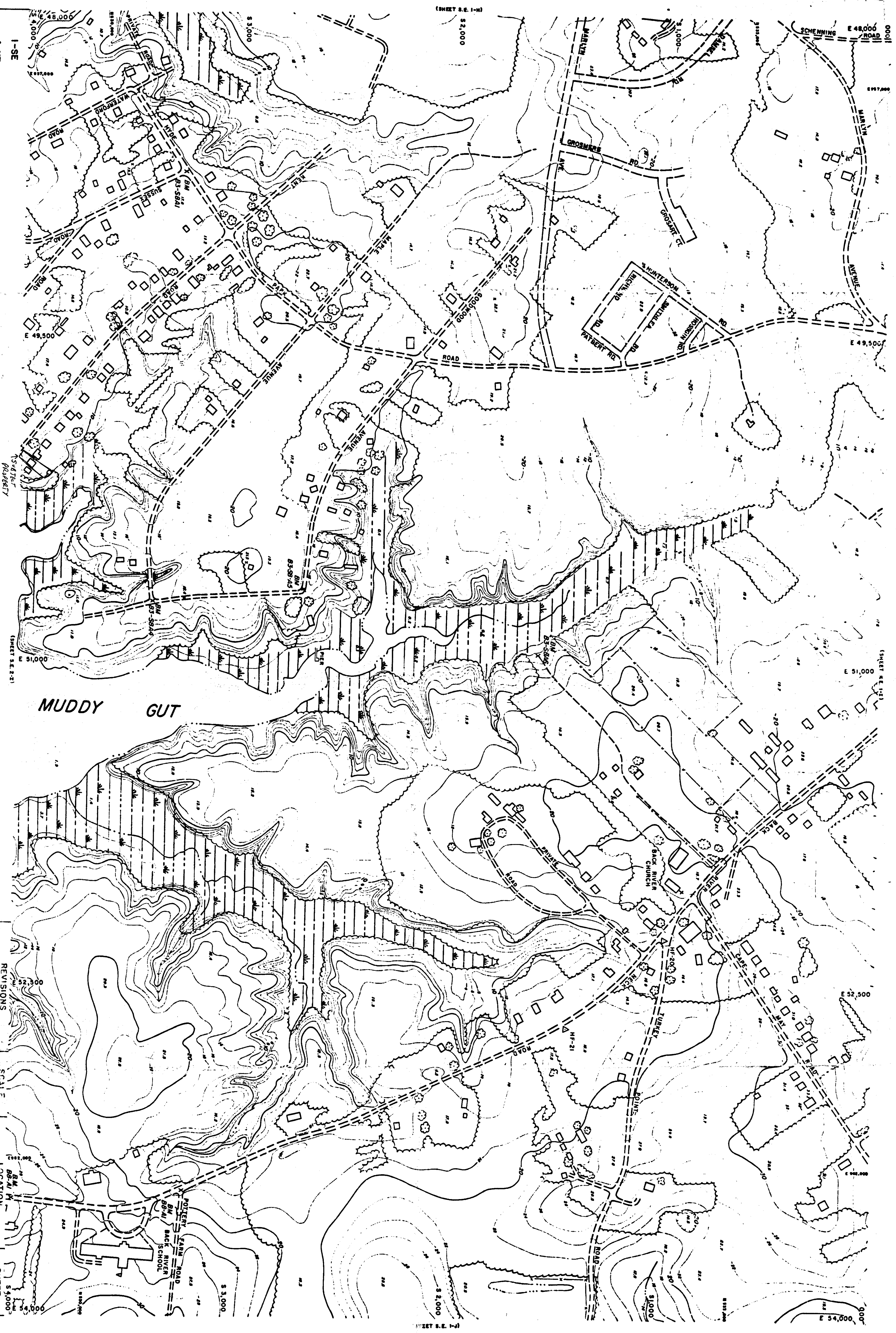


00-538-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	BACK RIVER NECK	S. E. 2-1
DATE OF PHOTOGRAPHY JANUARY 1986	00-538-A	



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
CH	6/20/64	1" = 200'	BACK RIVER NECK	S.E. 1-1
DATE OF PHOTOGRAPHY				
DEC. 1954				

Topography Compiled By Photogrammetric Methods
AERIAL SURVEY CORP. 1:50,000 1:50,000

00-538-A