

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SE/S of Honeycomb Road		
E of Compass Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(51 Honeycomb Road)		
	*	CASE NO. 01-106-A
Nancy Lee (Might) Sutherland		
Petitioner	*	

* * * * *

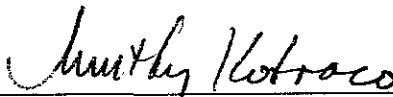
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Nancy Lee (Might) Sutherland. The variance request is for property located at 51 Honeycomb Road, in the Victory Villa subdivision of Baltimore County. The variance request is from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 15 ft. in lieu of the required 30 ft. for an addition in a DR 5.5 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

After reviewing the file, I find that there is insufficient evidence to justify granting the Petitioner's request for variance.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of September, 2000, that the Petitioner's variance request from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 15 ft. in lieu of the required 30 ft. for an addition in a DR 5.5 zone, be and is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.



 TIMOTHY M. KOTROCO
 DEPUTY ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
 Date 9/25/00
 By [Signature]



Baltimore County
Zoning Commissioner

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

September 25, 2000

Ms. Nancy Lee (Might) Sutherland
51 Honeycomb Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 01-106-A
Property: 51 Honeycomb Road

Dear Ms. Sutherland:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been denied 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,

Timothy M. Kotroco
Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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

Copies to:

Mr. Paul Stifler
57 Honeycomb Road
Baltimore, MD 21220

Mr. Mrs. William Hendrix
58 Honeycomb Road
Baltimore, MD 21220

Mr. & Mrs. Michael Brady
62 Honeycomb Road
Baltimore, MD 21220

Mr. Daniel Warnick
5 Contact Court
Baltimore, MD 21220

Mr. & Mrs. Robert Binely
66 Honeycomb Road
Baltimore, MD 21220

Ms. Ethel Debinski
Ms. Dolly Debinski
63 Honeycomb Road
Baltimore, MD 21220

Mr. James Lewandowski
69 Honeycomb Road
Baltimore, MD 21220

Ms. Viola Dougherty
509 Compass Road
Baltimore, MD 21220



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 51 Honeycomb 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) 1302.3C (CHART) to permit A REAR YARD SETBACK OF 15 FT. IN LIEU OF THE REQUIRED 30 FT IN A DR-5.5 ZONE.

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):

NANCY Lee (Might) SUTHERLAND
Name - Type or Print

Nancy Lee (Might) Sutherland
Signature

Name - Type or Print

Signature

51 Honeycomb Rd. 410 - 780-3196
Address Telephone No

BALTO. MD 21220
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No

City State Zip Code

If a Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that on the 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. 01-106-A

Reviewed By SOA Date 09-05-00

Estimated Posting Date 09-17-00

REC 9/15/98

ORDER RECEIVED FOR FILING

Date 9/20/00
By [Signature]

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

51 Honeycomb Rd
Address
Balto Md. 21220
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 need the variance due to hardship case:
I need to have this the addition due to
reduction. My two brothers who
will live there & eat at my house to help
me maintain the property.

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.

Nancy Lee (Night) Sutherland Nancy Lee (Night) Sutherland
Signature Signature
NANCY Lee (NIGHT) Sutherland NANCY Lee (NIGHT) Sutherland
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of August 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

August 10, 2000
Date

Ruth J. Frier
Notary Public
My Commission Expires 10/1/2000

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

Address 51 Honeycomb Rd.
City BALTO. State MD Zip Code 21220

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 need the variance due to hardship case:
I need to have this extra addition due to my ^{two} brothers will ~~live~~
~~live in there~~ + eat at my house - to help me maintain the property -

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.

Nancy Lee Might Sutherland
Signature

NANCY Lee Might Sutherland
Name - Type or Print

Nancy Lee (Might) Sutherland
Signature

NANCY Lee (Might) Sutherland
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of August, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

August 10, 2000
Date

Ruth L. Price
Notary Public

My Commission Expires 10/1/2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 51 Honeycomb 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) 1302.3C (Chart) 6 permit

a rear yard setback of 15 ft. in lieu of the required 30 ft. in a 5.5 zone.

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):

NANCY Lee (Might) Sutherland
Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

51 Honeycomb Rd. 410-780-3196
City Balto. State MD Zip Code

Representative to be Contacted:

21220

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. 01-106-A

Reviewed By SMH

Date 09-05-00

Estimated Posting Date 09-17-00

REU 9/15/98

27-00000

6866

09-05-00

ACCOUNT R. C. C. C. C.

50

112. Mancoske SOUTHWALL.

Res Zouba Van.	50
<u>TOTAL</u>	<u>50</u>

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

50-7

PATIENT ACTION TIME
9/05/2000 9/05/2000 12:04:38

Page 5 5/6 CONTING VERIFICATION

SCRIPT # 13828
 OF VOL. 00528

Deopt Tot 50.00
 50.00 00 00 00
 Baltimore County, Maryland

01-106-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-106-A

Petitioner/Developer: NANCY Lee

SOUTHALLAND

Date of Hearing/Closing: 2 OCT 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 51 Honeycomb Rd

The sign(s) were posted on Sep 17, 2000
(Month, Day, Year)

Sincerely,

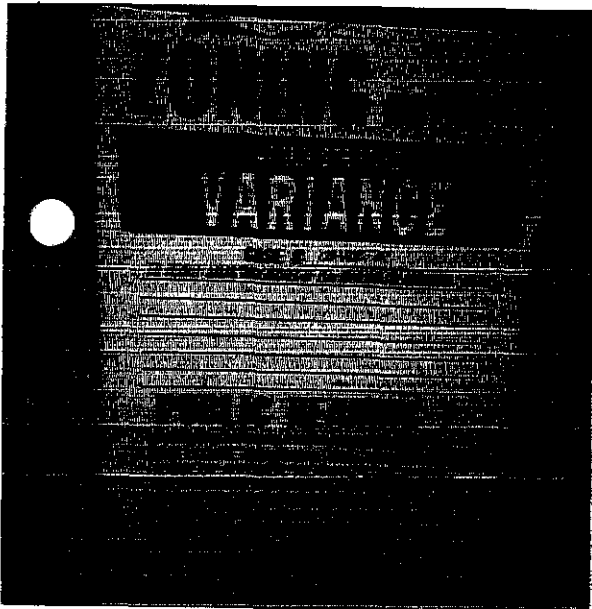
[Signature] Sep 17, 2000
(Signature of Sign Poster and Date)

SSG ROBERT BLACK
(Printed Name)

1508 Leslie Rd
(Address)

DUNDALK MD 21222
(City, State, Zip Code)

410-282-7940
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 4, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-106-A
51 Honeycomb Road
SEC Honeycomb and Compass Roads
15th Election District – 5th Councilmanic District
Legal Owner: Nancy Lee Sutherland

Administrative Variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet.

HEARING: Tuesday, November 14, 2000 at 2:00 p.m. at Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Nancy Lee Sutherland, 51 Honeycomb Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 27, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 01-106-A.
Petitioner: Nancy Lee Sutherland
Address or Location: 57 Honeycomb Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: NANCY Lee Sutherland
Address: 57 Honeycomb Rd.
BALTO. MD 21220
Telephone Number: 410-780-3196

Revised 2/20/98 - SCJ

01-106-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 106 -AAddress 51 Honeycomb Rd.Contact Person: John R. Alexander

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 09-05-00Posting Date: 09-17-00Closing Date: 09-18-00

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

- 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 01- 106 -AAddress 51 Honeycomb Rd.Petitioner's Name NANCY GE SUTHERLANDTelephone 410-780-3196Posting Date: 09-17-00Closing Date: 09-18-00

Wording for Sign: To Permit A REAR YARD SETBACK OF 15 FT. IN
VIEW OF THE REQUIRED 30 FT.

2001?

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.



Baltimore County
Department of Permits and
Development Management

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

September 18, 2000

Nancy Lee Sutherland
51 Honeycomb Road
Baltimore, MD 21220

Dear Ms. Sutherland:

RE: Case Number: 01-106-A, 51 Honeycomb Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 5, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
GDZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

C: People's Counsel



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: October 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for September 25, 2000
 Item Nos. 106, 107, 108, 109, 110,
 111 (409 Main Street), 112, 113, 115

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

RWB:HJO:jrb

cc: File



September 19, 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 September 18, 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:

106, 107, 108, 109, 110, 112, 113, and 115

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: October 3, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of September 18, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
106	51 Honeycomb Road
107	9801 Richlyn Drive
108	1112 Westwicke Lane
109	4520 East Joppa Road
110	20 Glenwood Avenue
111	409 Main Street
112	12207 Falls Road
113	4715 Ruby Avenue
115	2750 Butler Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 22, 2000

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

SUBJECT: 51 Honeycomb Rd

INFORMATION:

Item Number: 01-0106

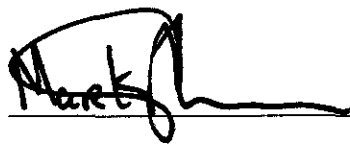
Petitioner: Nancy Lee Sutherland

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a rear yard setback of 15 feet in lieu of the required 30 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: 9.18.00

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

RE: Baltimore County
Item No. 106 JRA

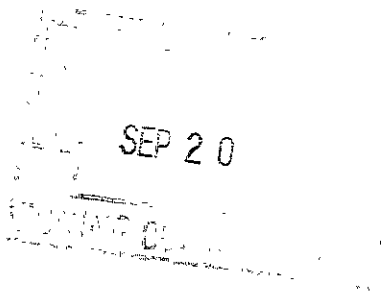
Dear Ms. Jackson:

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

Att: Deputy;
Tim Kotroco.

In reference to case #01-106-A.

Sept. 20, 2000

Located at the corner of Honeycomb Rd. and Compass Rd., in reference to the setback requested for this property, we don't feel this is needed as it will block views of neighbors, plus house is already higher than any of the surrounding homes. A house of this size would have inadequate parking. Sorry variance sign was only posted Sept. 17, 2000 Sunday AM. The sign was posted inside property so far that it was very difficult to read. Listed below are signatures of residents in the area that oppose such a variance.

Thank you,

SIGNATURES

✓ Paul Saffle 57 Honeycomb Rd. 21220
✓ William J Hendrix 58 HONEYCOMB Rd
✓ Shirley Hendrix 58 HONEYCOMB Rd. 21220
✓ Michel D Brady 62 Honeycomb Rd 21220
✓ Daniel Wamote 5 Contact Ct 21220
✓ Tom Dwyer 66 Honeycomb Rd 21220
Minnie S Brady 62 Honeycomb Rd 21220
Robert L Brady 66 Honeycomb Rd 21220
Ethel Debriski 63 Honeycomb Rd 21220
Dolly Debrisk 63 Honeycomb Rd 21220
James Zawadowski 69 Honeycomb Rd 21220
Viola Dougherty 509 Compass Rd



Baltimore County
Zoning Commissioner

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

October 5, 2000

Ms. Nancy Lee (Might) Sutherland
51 Honeycomb Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 01-106-A
Property: 51 Honeycomb Road

Dear Ms. Sutherland:

This letter is to notify you that a hearing has been scheduled on your request for Motion for Reconsideration regarding my September 25, 2000 Order denying your petition for administrative variance. The hearing is scheduled for Tuesday, November 14, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, Maryland 21204. Please read the attached notice and arrange to have the property reposted with the hearing date, time and location by no later than October 27, 2000 so as to meet the required 15-day posting period.

In the meantime, should you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosures

c: ✓ George Zahner, DPDM; Case File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

Copies to:

Mr. Paul Stifler
57 Honeycomb Road
Baltimore, MD 21220

Mr. Mrs. William Hendrix
58 Honeycomb Road
Baltimore, MD 21220

Mr. & Mrs. Michael Brady
62 Honeycomb Road
Baltimore, MD 21220

Mr. Daniel Warnick
5 Contact Court
Baltimore, MD 21220

Mr. & Mrs. Robert Binely
66 Honeycomb Road
Baltimore, MD 21220

Ms. Ethel Debinski
Ms. Dolly Debinski
63 Honeycomb Road
Baltimore, MD 21220

Mr. James Lewandowski
69 Honeycomb Road
Baltimore, MD 21220

Ms. Viola Dougherty
509 Compass Road
Baltimore, MD 21220

Copies to:

Mr. Paul Stifler
57 Honeycomb Road
Baltimore, MD 21220

Mr. Mrs. William Hendrix
58 Honeycomb Road
Baltimore, MD 21220

Mr. & Mrs. Michael Brady
62 Honeycomb Road
Baltimore, MD 21220

Mr. Daniel Warnick
5 Contact Court
Baltimore, MD 21220

Mr. & Mrs. Robert Binely
66 Honeycomb Road
Baltimore, MD 21220

Ms. Ethel Debinski
Ms. Dolly Debinski
63 Honeycomb Road
Baltimore, MD 21220

Mr. James Lewandowski
69 Honeycomb Road
Baltimore, MD 21220

Ms. Viola Dougherty
509 Compass Road
Baltimore, MD 21220



**Baltimore County
Zoning Commissioner**

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

October 5, 2000

Ms. Nancy Lee (Might) Sutherland
51 Honeycomb Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 01-106-A
Property: 51 Honeycomb Road

Dear Ms. Sutherland:

This letter is to notify you that a hearing has been scheduled on your request for Motion for Reconsideration regarding my September 25, 2000 Order denying your petition for administrative variance. The hearing is scheduled for Tuesday, November 14, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, Maryland 21204. Please read the attached notice and arrange to have the property reposted with the hearing date, time and location by no later than October 27, 2000 so as to meet the required 15-day posting period.

In the meantime, should you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosures

c: George Zahner, DPDM; Case File





Baltimore County
Zoning Commissioner

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

October 18, 2000

Ms. Nancy Lee (Might) Sutherland
51 Honeycomb Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 01-106-A
Property: 51 Honeycomb Road
Hearing: November 14, 2000 @ 2:00 P.M.

Dear Ms. Sutherland:

Pursuant to my recent telephone conversation with you, this letter is to notify all interested parties that the hearing scheduled for the above-captioned matter has been withdrawn at your request. You have requested that your Motion for Reconsideration be withdrawn and, therefore, my original Order denying your variance request stands as issued on September 25, 2000.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosures

c: George Zahner, DPDM; Case File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

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Baltimore, MD 21220

Ms. Viola Dougherty
509 Compass Road
Baltimore, MD 21220

IMPORTANT MESSAGE

FOR

Jim

DATE

10/13

TIME

11:30 A.M.
P.M.

M

OF

Nancy Sutherland

PHONE

AREA CODE

NUMBER

EXTENSION

Q FAX

Q MOBILE

410-280-3196

AREA CODE

NUMBER

TIME TO CALL

TELEPHONED	☒	PLEASE CALL	☒
CAME TO SEE YOU	☐	WILL CALL AGAIN	☒
WANTS TO SEE YOU	☐	RUSH	☒
RETURNED YOUR CALL	☐	SPECIAL ATTENTION	☒

MESSAGE

01-106-A -

*has changed her mind
about add - now wants
to build a garage - does
not want to pay for
proving -*

SIGNED



TOPS

*Robin
Call this morning*

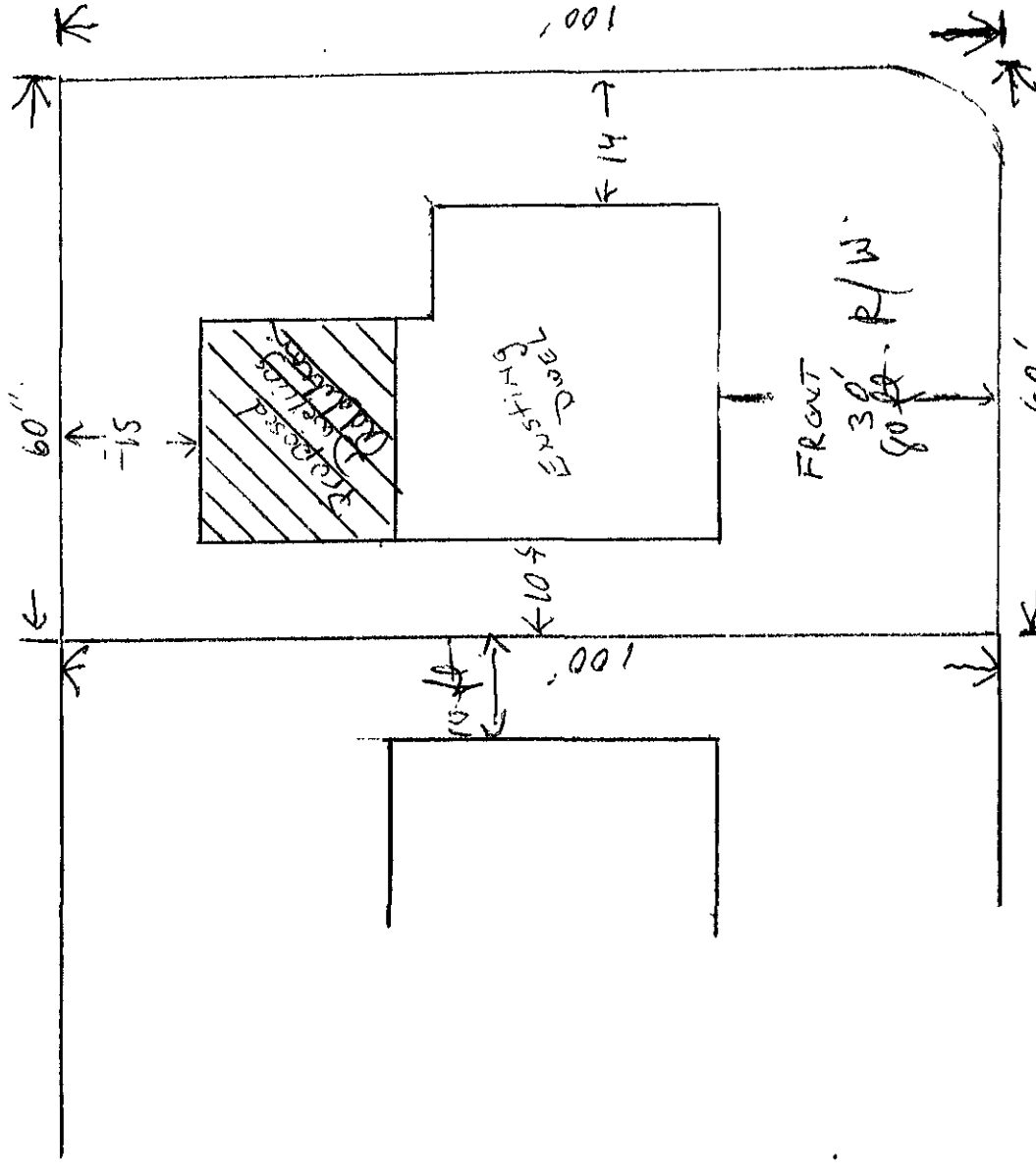
☐ **Special Hearing**

PROPERTY ADDRESS: 51 Honey Comb Rd.

Subdivision name: Victory Villa

plat book # 22, folio # 102, lot # 78, section # 1

OWNER: Nancy L. Sutherland



date: _____
prepared by: _____

Scale of Drawing: 1" = 20'

LOCATION INFORMATION

Election District: 15 + 5

Councilman District: 5th

I
J
W
Z
r'=200' scale map#:

Zoning: D2 S.5

Lot size: 60x60 acreage 6,000 square feet

SEWER: Public ☒ Private ☐

WATER: Public ☒ Private ☐

Chesapeake Bay Critical Area: Yes ☐ No ☒

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

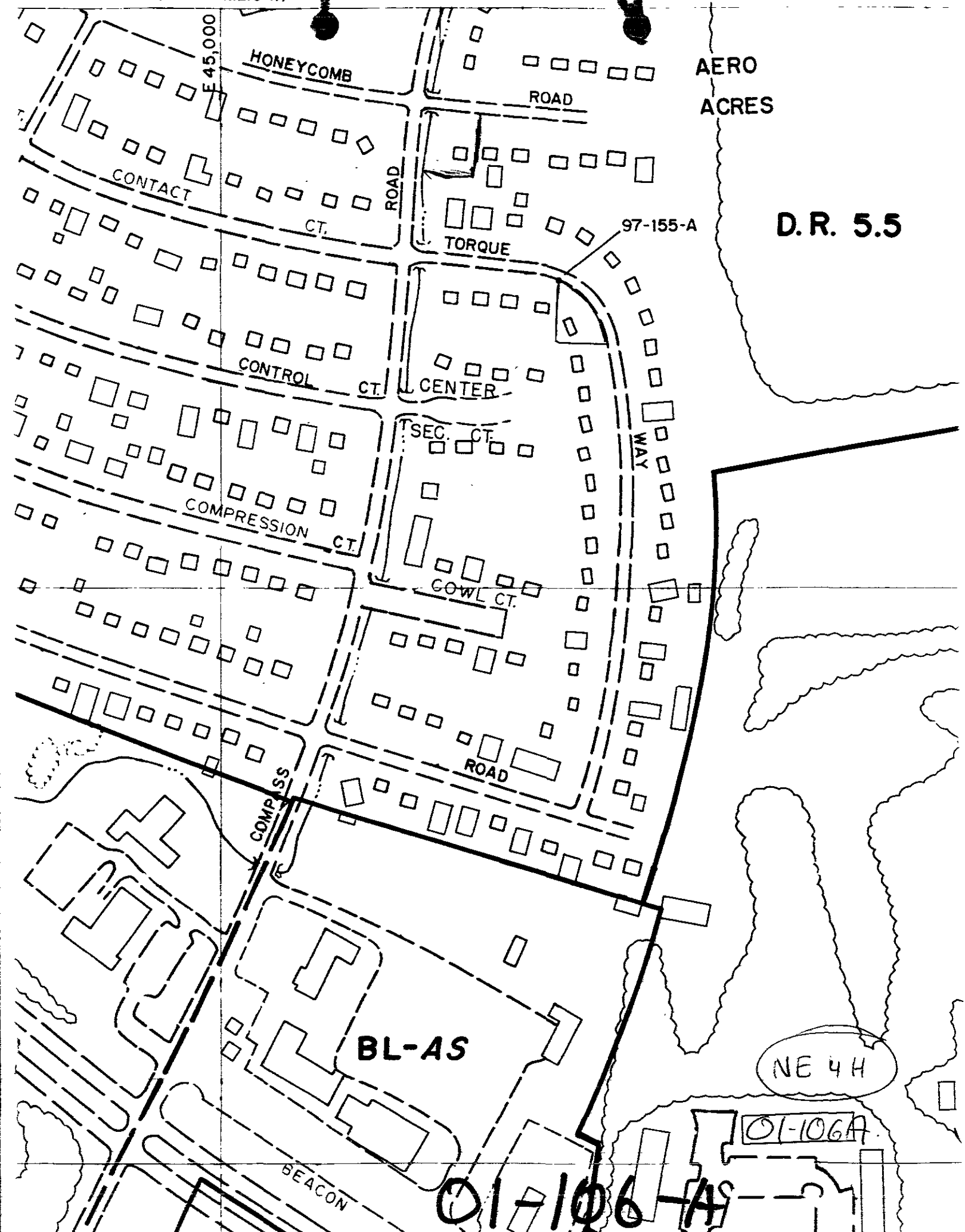
Zoning Office USE ONLY!

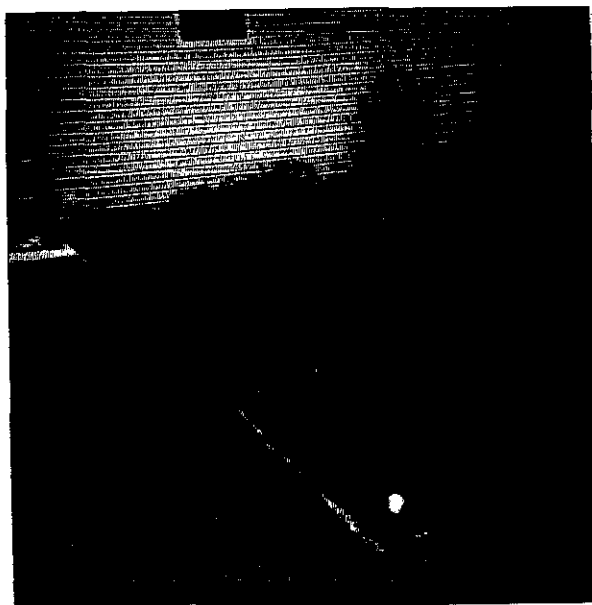
reviewed by:	ITEM #:	CASE#:

15

6901-10

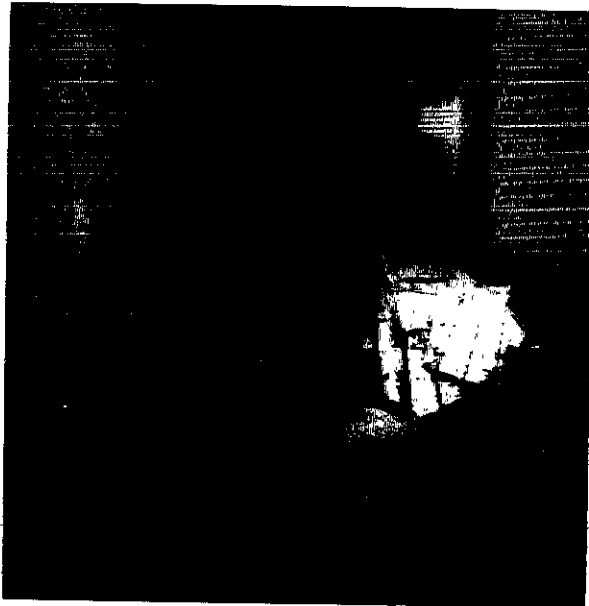
01-106-A



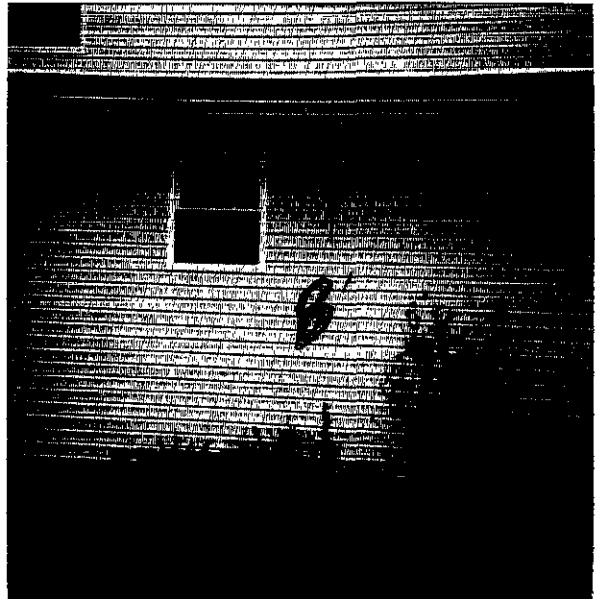


out line for
new edition

01-106-A

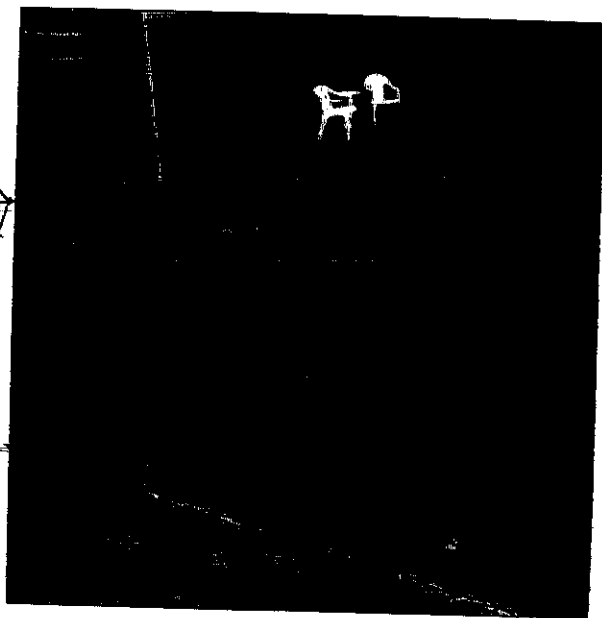


This is neighbors fence on
our property. The circle
indicates my property line.

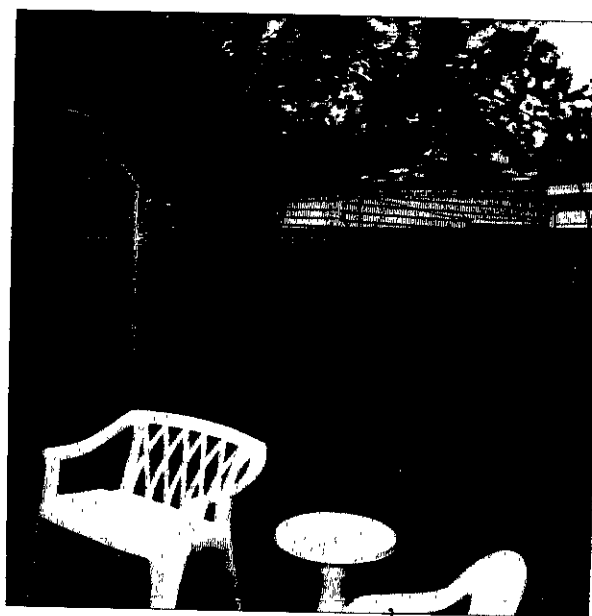


Height of
New edition

01-106-A



Shed
will be
removed



Neighbors Building
circled is on my
property line.

01-106-A

01-106-A



01-106-A

01-106-A



I-NW I-NE

I-SE I-SW

MIDDLE RIVER

1" = 200'

DATE OF PHOTOGRAPHY DEC 1954

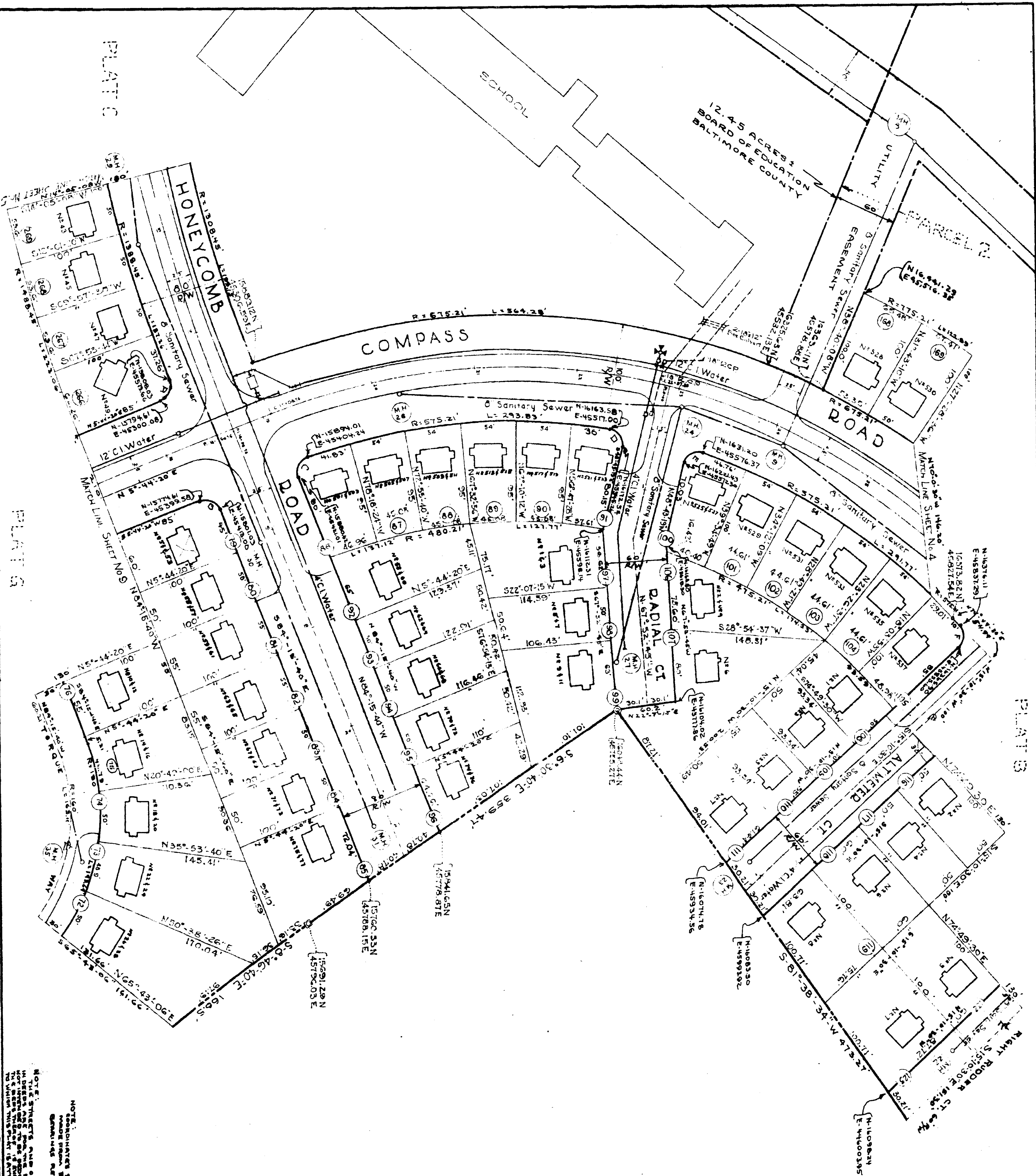
BY DATE 1/12/59

SCALE

LOCATION

SHEET

N E 4-H

[illegible]

SHOT RADIIUS CURVE DATA				
NO	R	Δ	L	T
A	15'	$80^{\circ} 59'$	22.21	14.65
B	15'	90°	22.86	15
C	15'	$91^{\circ} 59'$	23.91	15.41
D	15'	$91^{\circ} 59'$	23.91	15.41
E	15'	$91^{\circ} 59'$	23.91	15.41
F	15'	$80^{\circ} 59'$	22.21	14.65

RECEIVED for Record
FEB 28 1956 at P.M.
Name day recorded in list
G. L. B. No. 1010.
One of the Records of
Baltimore County and ex-
amined, per
George E. Gandy
CL 557K

BALTIMORE COUNTY PLANNING BOARD APPROVED BY: <i>3/22/1936</i> DIRECTOR	BALTIMORE COUNTY HEALTH DEPARTMENT APPROVED BY: <i>Wm. Hall</i> 1456	ALIGNMENT & LOCATION OF STREETS APPROVED BY: <i>Chief Clerk</i> 1456	RIGHT-OF-WAY & OTHERS CERTIFICATE CERTIFICATION IS HEREBY MADE THAT ALL OF THE NEARBY ELEMENTS OF THE CITY OF BALTIMORE HAVE BEEN CONSIDERED AND THAT THE CONSTRUCTION OF THIS PROJECT WILL NOT BE A BURDEN TO THE CITY UNLESS STATED TO THE CONTRARY, WHEREBY BY: <i>E. J. Jones</i> 1456	VICTORY VILLA - SECTION I-PLAT D LOT SUBDIVISION PLAT, ROADS & UTILITIES BALTIMORE COUNTY, MARYLAND 15TH ELECTION DISTRICT	WILLIAM F. NEALE & ASSOCIATES CIVIL ENGINEERS BALTIMORE, MD. MESA 5541336-1425 1760
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