

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 SW/S of Denton Avenue, 780' +/- SE *
 from centerline of Old North Point Road * DEPUTY ZONING COMMISSIONER
 12th Election District *
 7th Councilmanic District * OF BALTIMORE COUNTY
 (7829 Denton Avenue) *
 * CASE NO. 02-394-A
 *
 Rose Ann Speece *
 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, Rose Ann Speece. The variance request is for property located at 7829 Denton Avenue in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 2 ft. for an addition in lieu of the required 10 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

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

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

Date 4/11/02
 By R. G. [Signature]

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the B.C.Z.R. As of the date of this Order, DEPRM has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioner's compliance with any recommendations made by DEPRM upon completion of their review.

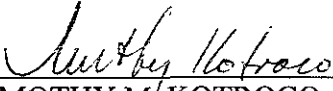
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of April, 2002, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit a side yard setback of 2 ft. for an addition 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 Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with any Zoning Advisory Committee (ZAC) recommendations submitted by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries.


APPROVED AND FORWARDED:
DATE: 4/17/02
BY: R. G. [Signature]

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

COPIES RECEIVED FOR FILING
7/10/13




Baltimore County
Zoning Commissioner

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

April 11, 2002

Ms. Rose Ann Speece
7829 Denton Avenue
Baltimore, Maryland 21219

Re: Petition for Administrative Variance
Case No. 02-394-A
Property: 7829 Denton Avenue

Dear Ms. Speece:

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 cursive script that reads "Timothy M. 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

CRITICAL AREA

APPLICANT/PETITIONER ADVISED TO CHECK GOOD PLAIN RAB



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7829 Denton Ave. which is presently zoned Residential ORS.5 Waterfront

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) 1802.3.C.1; 8CZR, to

PERMIT A SIDEYARD SETBACK of 2ft. for AN ADDITION IN LIEU of THE REQUIRED 10ft.

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Legal Owner(s):

Rose Ann Speece
Name - Type or Print
Rose Ann Speece
Signature
~~Rose Ann Speece~~
Name - Type or Print
Signature
7829 Denton Ave 410
Address Telephone No
Baltimore, MD. 21219
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Representative to be Contacted:

N/A Same
Name
Address Telephone No.
City State Zip Code

At 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

Reviewed By Jm Date 3.15.02
Estimated Posting Date 3.25.02

02-394A

ORDER RECEIVED FOR FILING
Date 10/25/01
BY [Signature]

ZONING DESCRIPTION FOR 7829 DENTON AVE

BEGINNING AT A POINT ON THE SOUTH WEST SIDE OF
DENTON AVE WHICH IS 40' WIDE AT THE
DISTANCE OF 780 FEET SOUTHEAST OF THE
CENTERLINE OF OLD NORTH POINT ROAD

60' WIDE LOTS 15^{and} 16 IN THE

SUB DIVISION OF JOHN O'LEARY PROP AS

RECORDED IN BALTO. CO. PLAT BOOK #7 - FOLIO #140

CONTAINING 31,000^{sq.} FT. KNOWN AS DENTON AVE.

LOCATED IN THE 15 ELECTION DISTRICT OF COUNCIL
MANIC DIS

394

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

394

No. 11240

DATE 3-15-02 ACCOUNT CCC - C.C.K. - 6152

AMOUNT \$ 50.00

RECEIVED FROM: Ray Ann Speer 7529
(Old) Ad. V.A.R. Den
Ave

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCLM

PAID RECEIPT

PAYMENT ACTUAL TIME
3/18/2002 3:15/2002 14:39:52
REC 4805 CASHIER FOODS LFN DRAWER 5
RECEIPT # 257160 OFLN
DEPT 5 528 ZONTAG VERIFICATION
OF NO. 011240

Receipt Tot: 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-394-A

Petitioner/Developer: ROSE ANN

SPEECE

Date of Hearing/Closing: 4/9/02

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 7829 DENTON AVE

The sign(s) were posted on 3/25/02
(Month, Day, Year)

Sincerely,

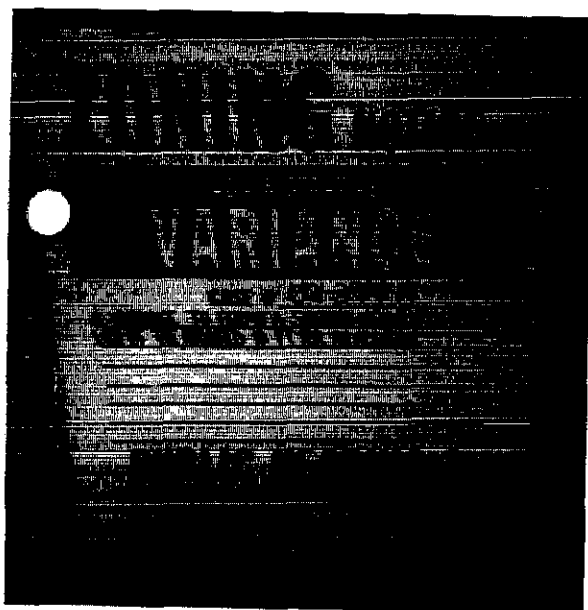
[Signature] 3/25/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK
(Printed Name)

1508 Lealie Rd
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



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 394
Petitioner ROSE ANN SPEECE
Address or Location 7829 DENTON Ave., BALD. MD. 21219

PLEASE FORWARD ADVERTISING BILL TO

Name _____
Address SAME.

Telephone Number 410-477-2608

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 394 -A Address 7829 DENTON Ave.

Contact Person: J. Menny Planner, Please Print Your Name Phone Number: 410-887-3391

Filing Date: 3.15.02 Posting Date: 3.25.02 Closing Date: 4.9.02

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 02- 394 -A Address 7829 DENTON Ave.

Petitioner's Name ROSE ANN SPEECE Telephone 410-477-2608

Posting Date: 3.25.02 Closing Date: 4.9.02

Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK OF 2ft.
IN LIEU OF THE REQUIRED 10ft. for AN
ADDITION.

Rose Ann Speece



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 8, 2002

Ms. Rose Ann Speece
7829 Denton Avenue
Baltimore MD 21219

Dear Ms. Speece:

RE: Case Number: 02-394-A, 7829 Denton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 15, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

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

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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





Baltimore County
Fire Department

Department of Permits and
Development Management (PDM)
County Office Building, Room 111

Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

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

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: See Below

Dear Mr. Zahner:

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:

378, 381, 383, 386-389, 391-394, 396-400

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

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

County Review Group comments

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/TBT*
DATE: April 30, 2002
SUBJECT: Zoning Item 394
Address 7829 Denton Avenue (Speece Property)

Zoning Advisory Committee Meeting of 3/25/02

- 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.
- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to 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).
- 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).

Additional Comments:

Reviewer: Keith Kelley

Date: 4/18/02

AN
4/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 2, 2002

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

APR 3 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-394, 02-399, & 02-400

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Ryan Lankham

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 3.26.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

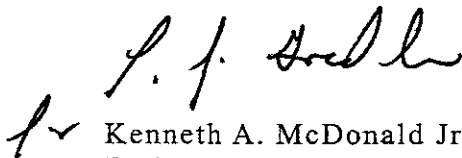
RE: Baltimore County
Item No. 394 JCM

Dear Mr. Zahner:

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).

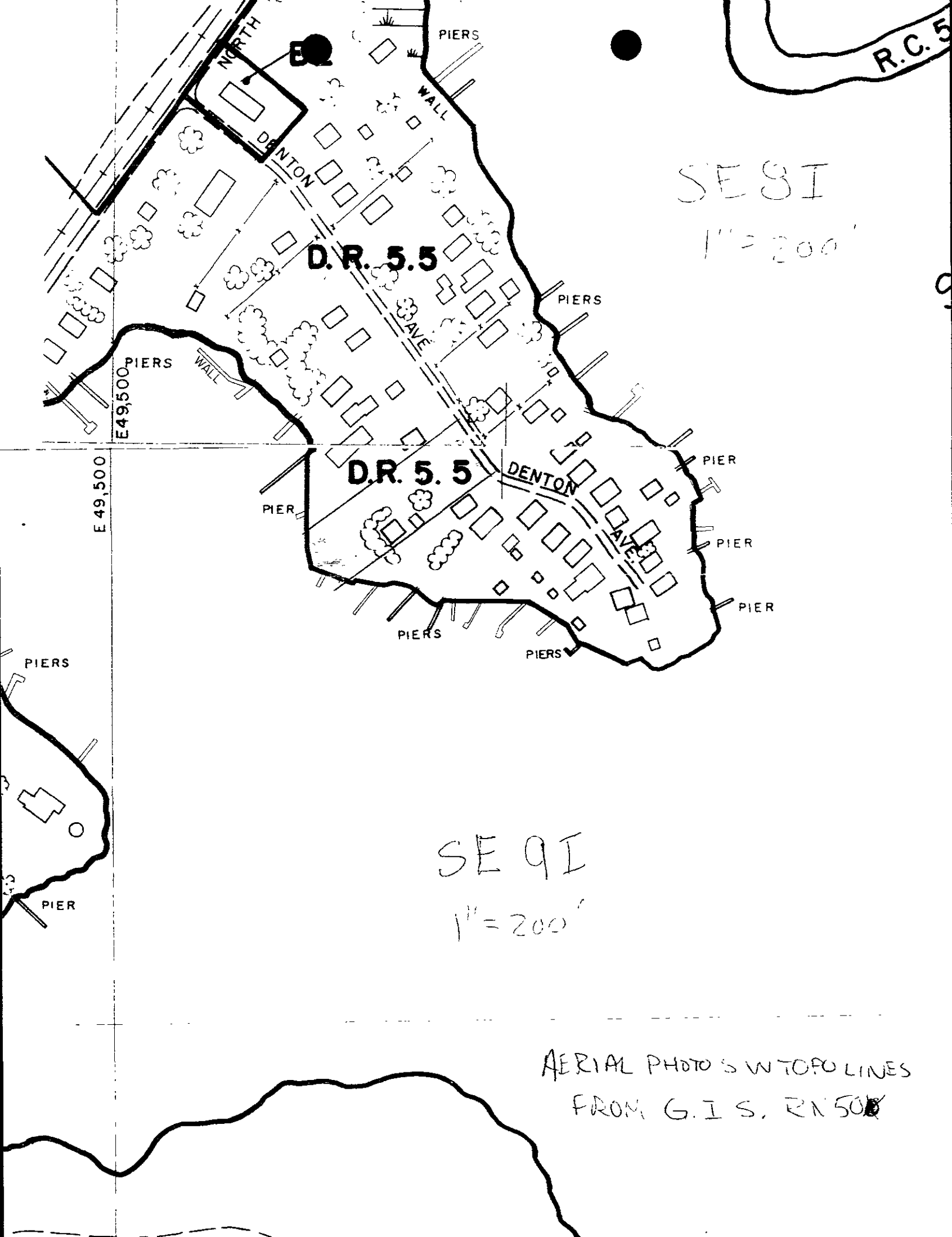
Very truly yours,


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



SE 8 I
1" = 200'

D.R. 5.5

D.R. 5.5

SE 9 I
1" = 200'

AERIAL PHOTO'S W/ TOPO LINES
FROM G.I.S. RN 500

R.C. 5

NORTH

PIERS

WALL

DENTON

PIERS

AVE

PIERS

E 49,500

WALL

PIER

PIER

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PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

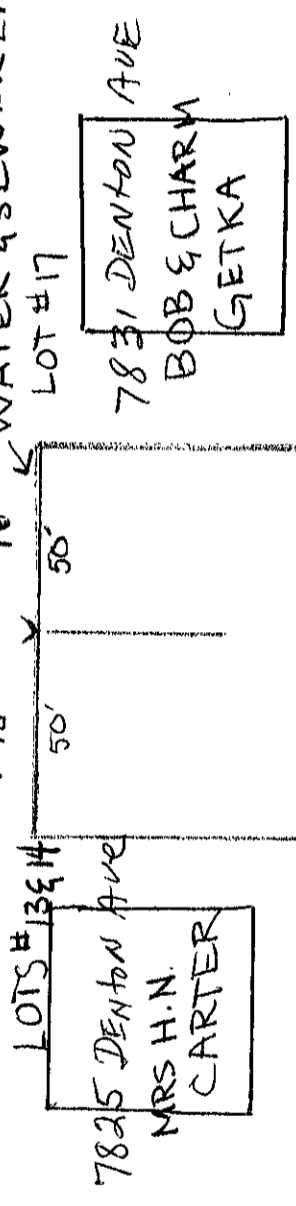
PROPERTY ADDRESS 7829 DENTON AVE.

SUBDIVISION NAME O'LEARY Prop

PLAT BOOK # 7 FOLIO # 140 LOT # 15+16 SECTION # NA

OWNER ROSE SPEICE

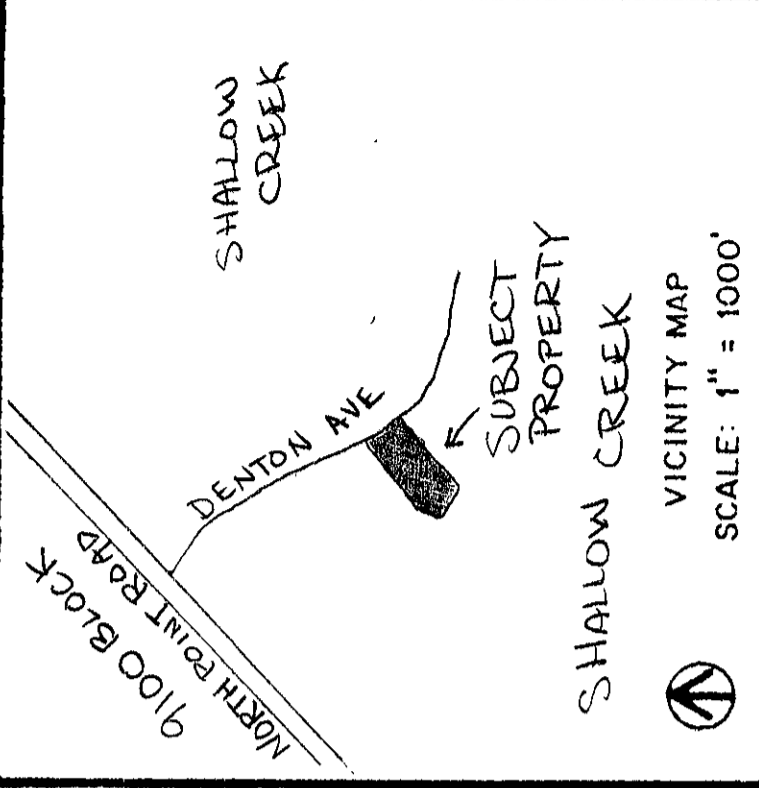
DENTON AVE. - 40' WIDE
 #15 #16 WATER & SEWER LINES
 LOT #17



PREPARED BY Fred Speice

SCALE OF DRAWING: 1" = 50'

Bob Getka #1



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # SE 8I + 9I

ZONING

LOT SIZE 0.721 ACRES 31,000 SQUARE FEET

SEWER PUBLIC PRIVATE
 WATER PUBLIC PRIVATE

CHESAPEAKE BAY CRITICAL AREA YES NO
 100 YEAR FLOOD PLAIN YES NO
 HISTORIC PROPERTY/BUILDING YES NO
 PRIOR ZONING HEARING YES NO

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM # _____ CASE # _____

DM 1394

