

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Cove Point Road, 225' SE
centerline of Green Cove Circle
15th Election District
7th Councilmanic District
(9113 Cove Point Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-059-A

David P. Letourneau
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, David P. Letourneau. The variance request is for property located at 9113 Cove Point Road in the eastern area of Baltimore County. The variance is requested from Section 1B01.2.C.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side building face to side building face setback of 13 ft. in lieu of the required 20 ft. for an addition. 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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORDER RECEIVED FOR FILING

Date

9/19/02

By

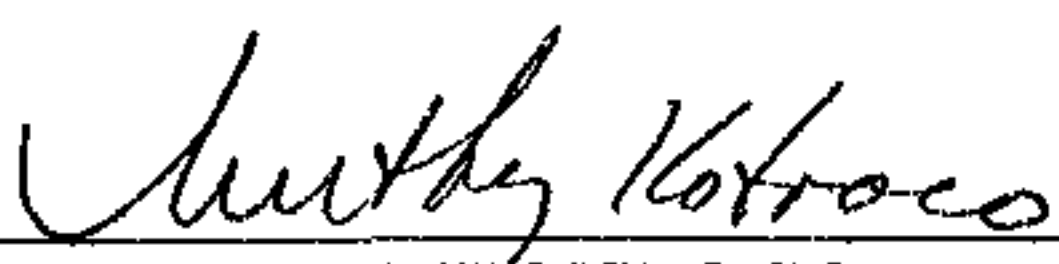
H. Cameron

As of the date of this Order, the Department of Environmental Protection & Resource Management (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 19th day of September, 2002, that a variance from Section 1B01.2.C.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side building face to side building face setback of 13 ft. in lieu of the required 20 ft. for an addition, 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 his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 recommendations, if any, made by DEPRM.
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

2002-09-19
9/19/02
H. J. J. J.



Baltimore County
Zoning Commissioner

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

September 19, 2002

David P. Letourneau
9113 Cove Point Road
Baltimore, Maryland 21219

Re: Petition for Administrative Variance
Case No. 03-059-A
Property: 9113 Cove Point Road

Dear Mr. Letourneau:

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, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: James S. Patton, P.E.
305 W. Chesapeake Avenue
Towson, MD 21204

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 9113 COVE POINT ROAD
which is presently zoned DR-3.5

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) 1804.2 C b setback

**TO PERMIT A SIDE BUILDING FACE TO SIDE BUILDING FACE OF 13'
IN LIEU OF THE REQUIRED 20' for an addition**

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

Attorney For Petitioner:

N.A.
Name - Type or Print
Signature

Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

DAVID P. LETOURNEAU
Name - Type or Print
Signature

Name - Type or Print
Signature
9113 COVE POINT ROAD 410-477-5218
Address Telephone No.
BALTIMORE MD 21219
City State Zip Code

Representative to be Contacted:

JAMES S. PATTON, RE.
Name
305 W. CHESAPEAKE AVE. 410-296-2140
Address Telephone No.
TOWSON MD 21204
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 10 day of August 2002 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. 03-059-A

Reviewed By [Signature] Date 8-02-02

Estimated Posting Date 8-12-02

REV 10/26/01

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 9113 COVE POINT ROAD
City BALTIMORE State MD Zip Code 21219

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):

THIS UNIQUE SIZE, SHAPE, & CONFIGURATION OF THE SUBJECT LOT & THE LOCATION OF THE EXISTING DWELLING ON THE LOT CAN NOT ACCOMMODATE THE CONSTRUCTION OF A GARAGE, WHICH THE MAJORITY OF THE DWELLINGS IN THE SUBDIVISION HAVE, WITHOUT THIS VARIANCE.

THE RELIEF REQUESTED WILL NOT INCREASE THE RESIDENTIAL DENSITY OF THE SUBDIVISION.

THE RELIEF WILL BE IN STRICT HARMONY WITH THE COMMUNITY.

THE RELIEF WILL NOT CAUSE ANY SUBSTANTIVE INJURY TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

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

DAVID P. LETOURNEAU

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of July, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID Letourneau

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 09/01/05

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/does presently reside at

Address 9113 COVE POINT ROAD
City BALTIMORE State MD Zip Code 21219

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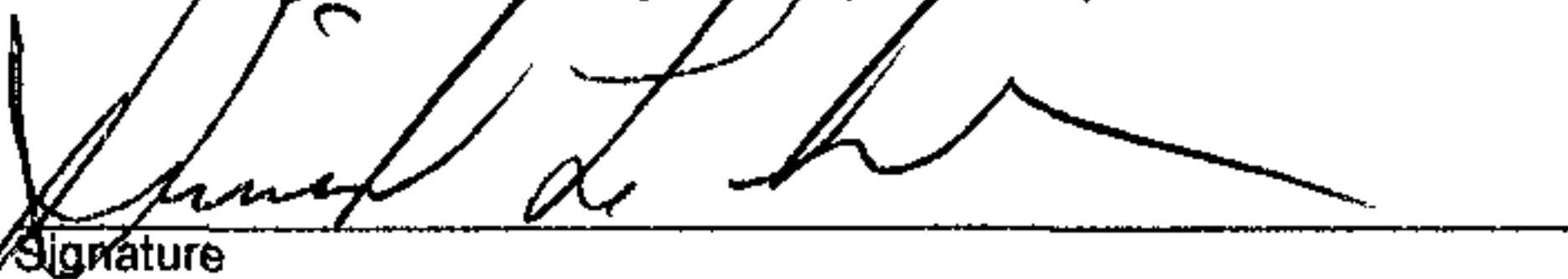
THE UNIQUE SIZE, SHAPE, & CONFIGURATION OF THE SUBJECT LOT & THE LOCATION OF THE EXISTING DWELLING ON THE LOT CAN NOT ACCOMMODATE THE CONSTRUCTION OF A GARAGE, WHICH THE MAJORITY OF THE DWELLINGS IN THE SUBDIVISION HAVE, WITHOUT THIS VARIANCE.

THE RELIEF REQUESTED WILL NOT INCREASE THE RESIDENTIAL DENSITY OF THE SUBDIVISION.

THE RELIEF WILL BE IN STRICT HARMONY WITH THE COMMUNITY.

THE RELIEF WILL NOT CAUSE ANY SUBSTANTIVE INJURY TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

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

DAVID P. LETOURNEAU
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of Feb, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID LETOURNEAU

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 02/01/05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9113 COVE POINT ROAD
which is presently zoned DR-3.5

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) 1801.2.C.6 setback

TO PERMIT A SIDE BUILDING FACE TO SIDE BUILDING FACE OF 13'
IN LIEU OF THE REQUIRED 20' for an addition.

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

Attorney For Petitioner:

N.A.

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

DAVID P. LETOURNEAU

Name - Type or Print

Signature

Name - Type or Print

Signature

9113 COVE POINT ROAD

Address

410-477-5218
443-831-6009

Telephone No.

BALTIMORE

City

MD

State

21219

Zip Code

Representative to be Contacted:

JAMES S. PATTON, P.E.

Name

305 W. CHESAPEAKE AVE.

Address

410-296-2140

Telephone No.

TOWSON

City

MD

State

21204

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 03 day of August, 2002, 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. 03-059-A

Reviewed By [Signature]

Date 8-02-02

REV 10/25/01

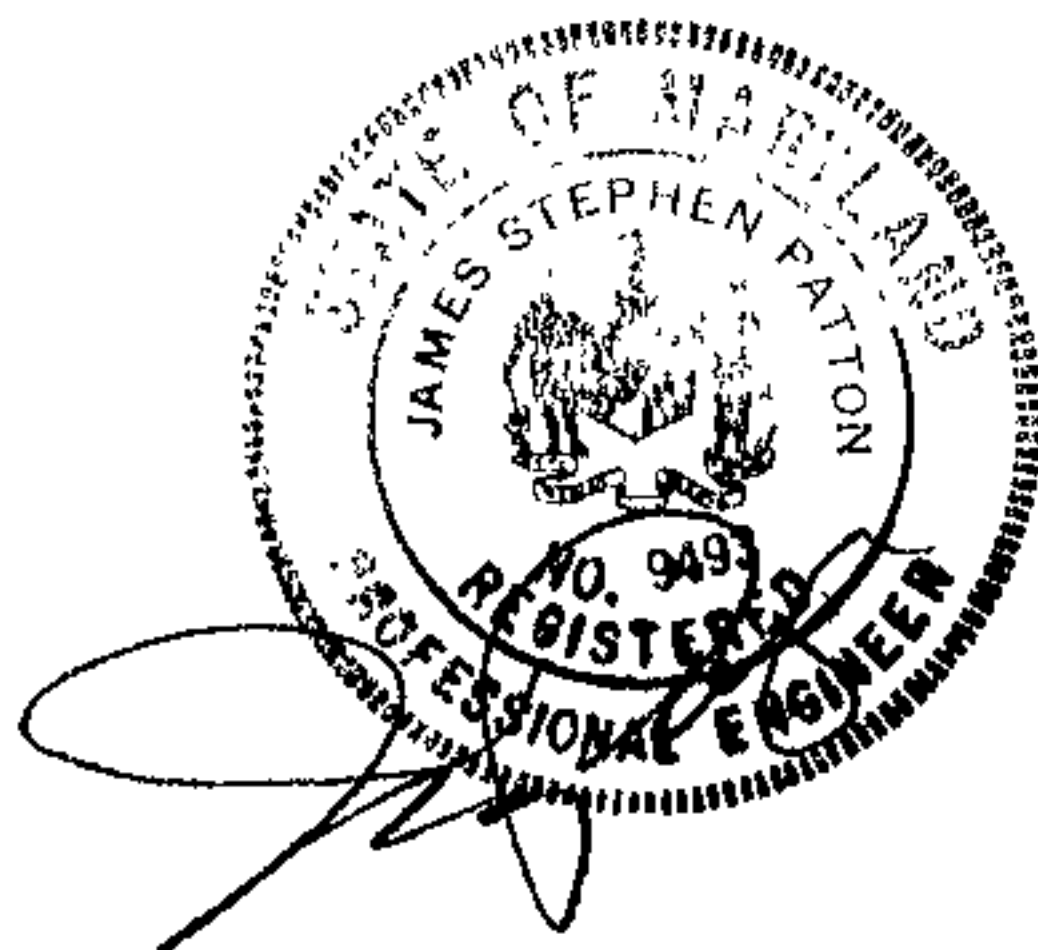
Estimated Posting Date 8-12-02

ZONING DESCRIPTION

Beginning at a point on the south side of Cove Point Road which is 50 feet wide at the distance of 225 feet more or less southeast of the centerline of the nearest improved intersecting street, Green Cove Circle, which is 50 feet wide. Thence the following courses and distance:

1. By a curve to the right of radius 1,000.00' a distance of 74.48';
2. South 28° 15' 45" West a distance of 101.75';
3. North 67° 16' 59" West a distance of 66.85';
4. North 21° 59' 41" East a distance of 103.40' to the place of beginning

Being Lot #2, Block --, Lot 2 in the subdivision of "First Amended Beachwood Estates, Phase One – Section One" as recorded in Baltimore County Plat Book #68, Folio # 98, containing 7,275.00 square feet more or less. Also known as 9113 Cove Point Road and located in the 15th Election District, 7th Councilmanic District.



059

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 14353
03-059-2

DATE 8-02-02 ACCOUNT R 111-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Putnam Consultants Inc

FOR: 9113 Civic Front Rd

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
 8/02/2002 8/02/2002 11:27:53
 1435 WALTON RDOS LRB DRIVER 5
 RECEIPT # 204964 8/02/2002 014353
 DEPT. 5 528 ZIMING VERIFICATION
 CR NO. 014353
 Recd Tot \$50.00
 50.00 CR
 Baltimore County, Maryland

CASHIER'S VALIDATION

RE: Case No.:

03-059-A

Petitioner/Developer:

LETOURNEAU

- J. PATTON

Date of Hearing/Closing:

8/27/02

296-2140

ROBIN-887-3468

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

Attention:

GEORGE ZAHNER

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

#9113- COVE PT. RD

The sign(s) were posted on

8/13/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/14/02

(Signature of Sign Host and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

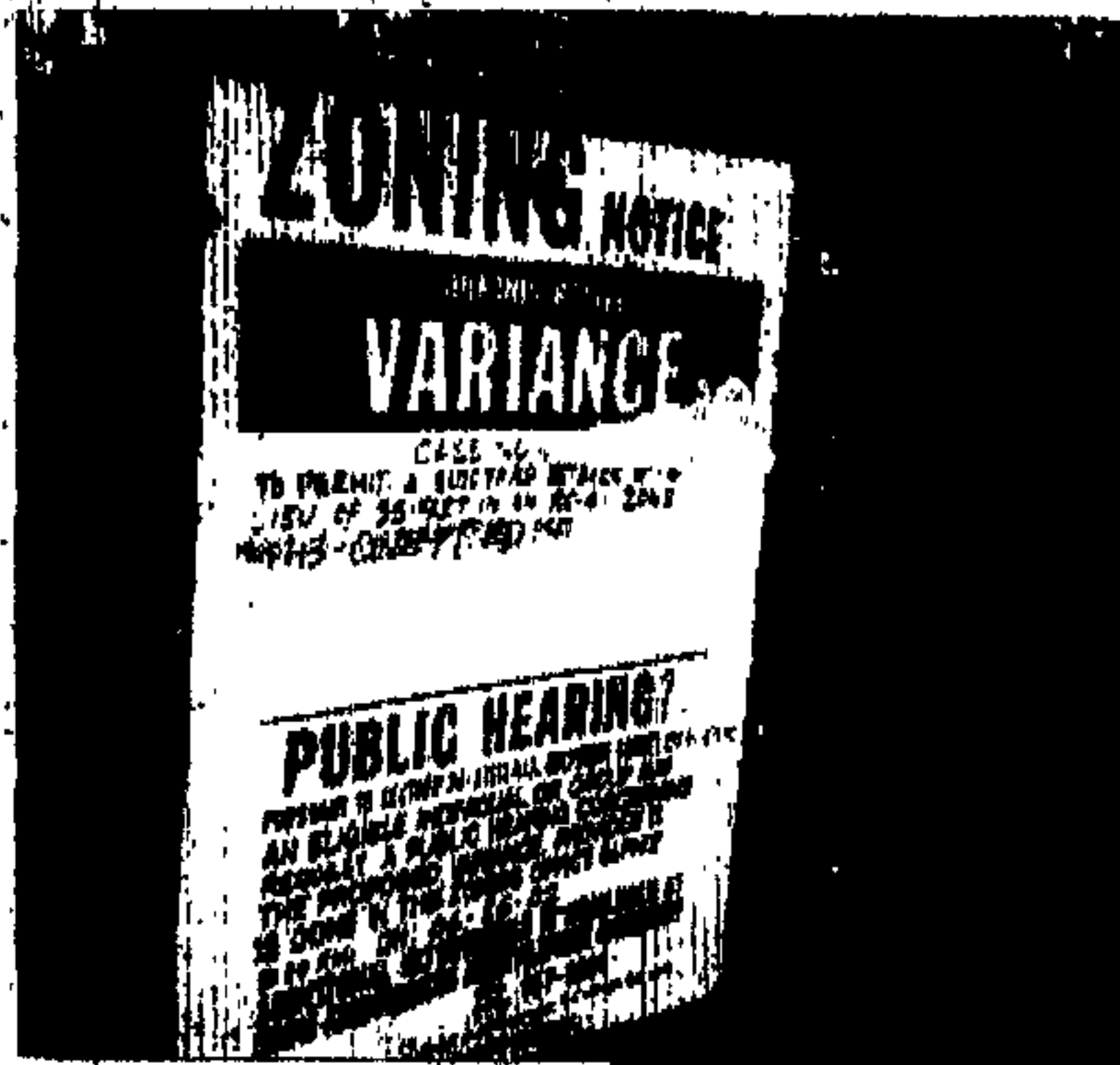
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410 905-8571

(Telephone Number)



03-059-A

#9113 COVE PT.

LETOURNEAU
PATTON

CL-8/27/02

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: _____

Petitioner: DAVID LATOURNEAU

Address or Location: 9113 COVE POINT, BALT. MD. 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID LATOURNEAU

Address: 9113 COVE POINT ROAD
BALTIMORE, MD. 21219

Telephone Number: 410-477-5248

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰³ 059 -A Address 9113 Cove Point Rd.
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-02-02 Posting Date: 8-12-02 Closing Date: 8-27-02

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

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 ⁰³ 059 -A Address 9113 Cove Point Rd.
Petitioner's Name David P. Letourneau Telephone 410-477-5248 OR 443-831-6069
Posting Date: 8-12-02 Closing Date: 8-27-02
Wording for Sign: To Permit an addition with a side building face to side building face setback of 13 ft. in lieu of the minimum required 20 ft.



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

August 27, 2002

Mr. David P Letourneau
9113 Cove Point Road
Baltimore MD 21219

Dear Mr. Letourneau:

RE: Case Number: 03-059-A, 9113 Cove Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 02, 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,

W. Carl Richards Jr.

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

WCR: gdz

Enclosures

c: James S Patton, 305 W Chesapeake Avenue, Towson 21204
People's Counsel

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





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

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

August 13, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF August 12, 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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066 and 067.

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

cc: File

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



AV
8/27

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For August 19, 2002
Item Nos. 055, 056, 057, 058, 059, 060,
061, 062, 063, 064, 065, and 066

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

RWB:CEN,jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 19, 2002

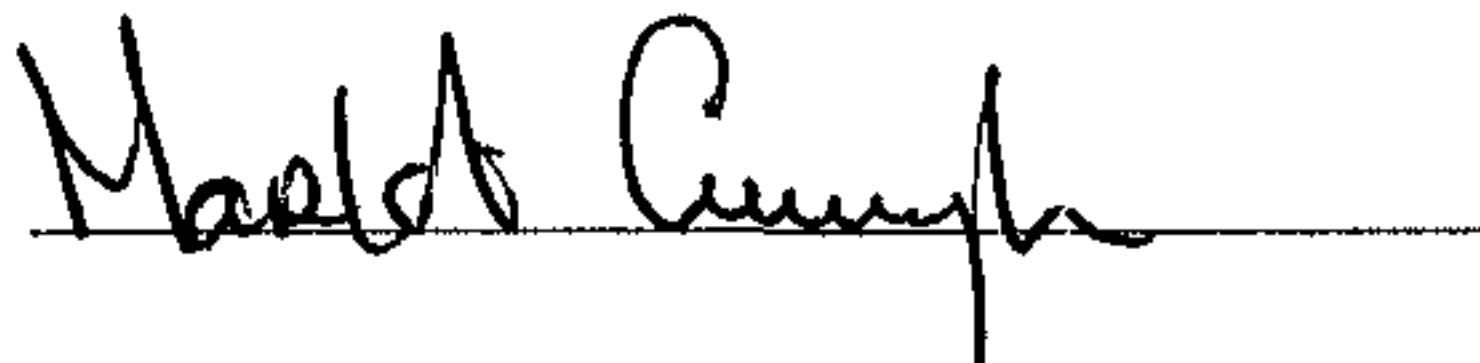
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

AUG 20 2002

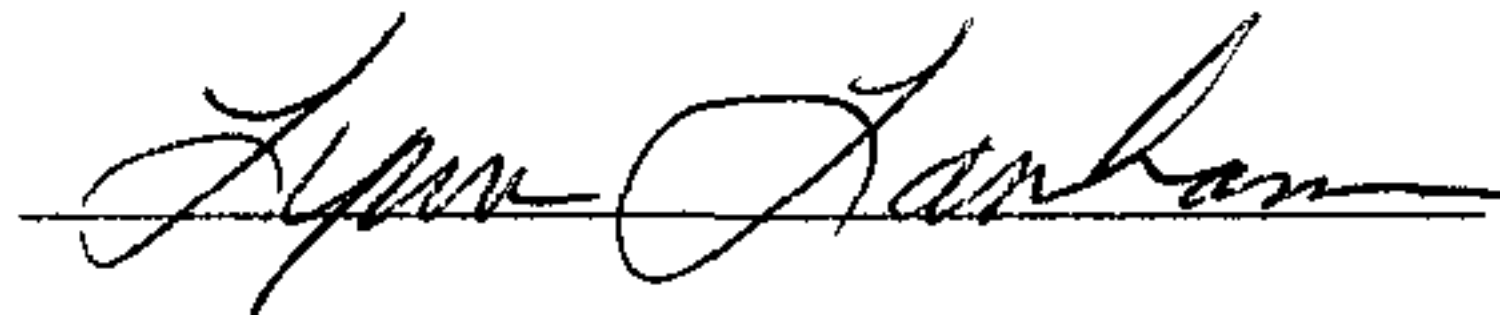
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-031, 03-059, & 03-071

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:



Section Chief:



AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.12.02

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

RE: Baltimore County
Item No. 059 JJS

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,

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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kientz
Secretary
Mary Abrams
Deputy Secretary

August 12, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda - 8/19/02 re: case numbers 03-055-A, 03-056-A, 03-057-A, 03-058-A, 03-059-A, 03-060-A, 03-061-A, 03-062-A, 03-063-A, 03-064-A, 03-065-A, 03-066-A, 03-067-SPH

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/9/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

PATTON

PATTON CONSULTANTS, LTD.

305 West Chesapeake Avenue, Suite 206
Towson, Maryland 21204
(410) 296-2140
Fax (410) 296-0419

TRANSMITTAL

Date: 8/20/02	Proj. No.: 20217
RE: LETOURNEAU PROP.	
ADMIN. VARIANCE	
CASE # 03-059-A	

TO: ZONING COMMISSIONER
BALTIMORE COUNTY, MD

ATTN: _____

TRANSMITTED VIA

- ☐ Fax No. () _____
☒ Messenger _____
☐ _____

WE ARE PLEASED TO SEND YOU:

- ☒ Attached ☐ Under separate cover

THE FOLLOWING ITEMS:

- ☐ Sketch Drawings ☐ Plans ☐ Reports ☒ ORIG LETTERS
☐ Prints ☐ Specifications ☐ Copy of Letter ☐ _____

COPIES	DATE	DESCRIPTION	DWG. NO.
3		LETTERS FROM ADJOINING PROPERTY OWNERS IN SUPPORT OF ADMINISTRATIVE VARIANCE. CASE # 03-059-A	
		9114, 9111, 9115 COVE POINT ROAD	

THIS TRANSMITTAL IS

- ☐ For your approval ☐ _____ ☐ Approved with exceptions noted
☒ For your use ☐ Your documents returned after loan to us ☐ Returned for corrections
☐ At your request ☐ Approved as submitted ☐ _____
☐ For review and comment

FURTHER ACTION REQUIRED

- ☐ Resubmit _____ copies for approval ☐ Submit _____ copies for distribution ☐ Return _____ corrected prints
☐ _____

REMARKS: FOR INCLUSION IN THE FILE IN SUPPORT OF THE REQUESTED VARIANCE

COPY TO CC: DAND LETOURNEAU

SIGNED: _____

July 21, 2002

9114 Cove Point rd

Baltimore, MD 21219

Subject: Neighbor building attached garage to his home

We the home owners residing at 9114 Cove Point Rd have no objection to David LeTourneau building an attached garage to his home. David has provided us with a proposed plat plan for us to review.

Signature

David C. LeTourneau

Signature

James R. Prosser

Notary

Juanita I. Stringer

My commission expires - 1-1-2006.

July 21, 2002

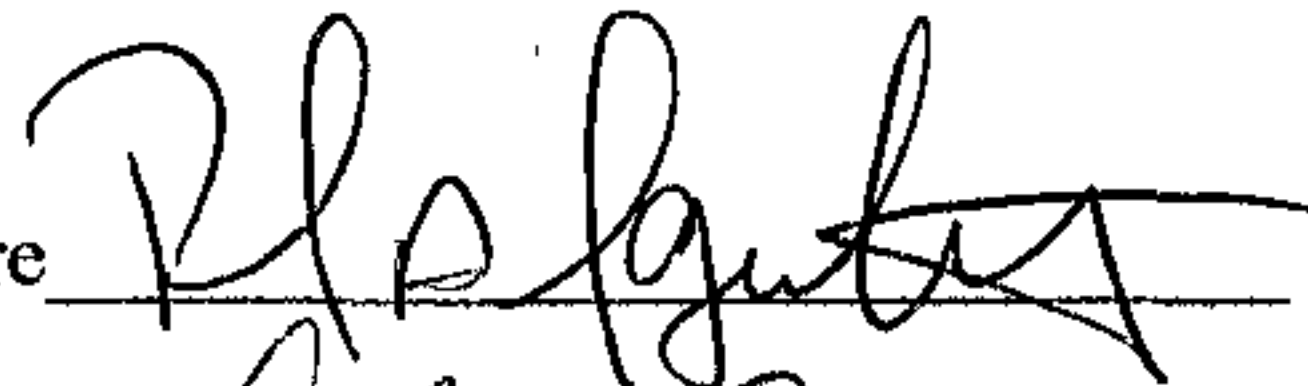
9111 Cove Point rd

Baltimore, MD 21219

Subject: Neighbor building attached garage to his home

We the home owners residing at 9111 Cove Point Rd have no objection to David LeTourneau building an attached garage to his home. David has provided us with a proposed plat plan for us to review.

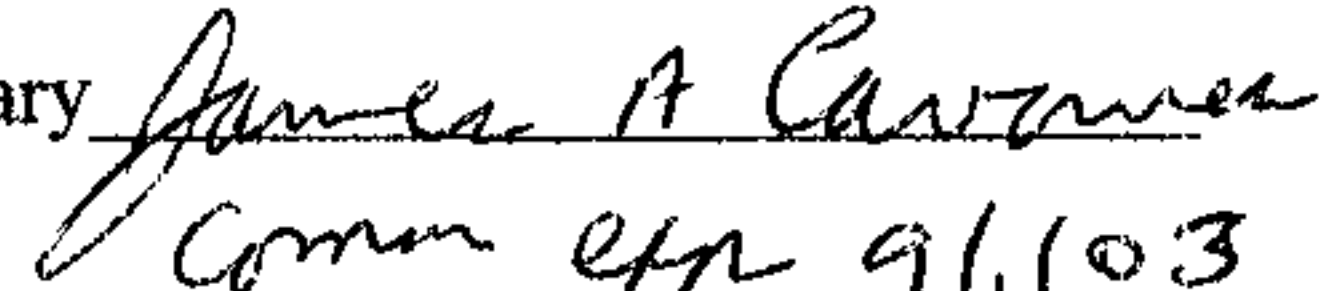
Signature



Signature



Notary

8/2/02

Comm exp 9/1/03

July 21, 2002
9115 Cove Point rd
Baltimore, MD 21219
Subject: Neighbor building attached garage to his home

We the home owners residing at 9115 Cove Point Rd have no objection to David LeTourneau building an attached garage to his home. David has provided us with a proposed plat plan for us to review.

Signature Allan Wayne Cecil

Signature Maria E. Cecil

Notary Janice Lynn Prosser
My Commission Expires: 5-1-06

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 9113 COVE POINT ROAD

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

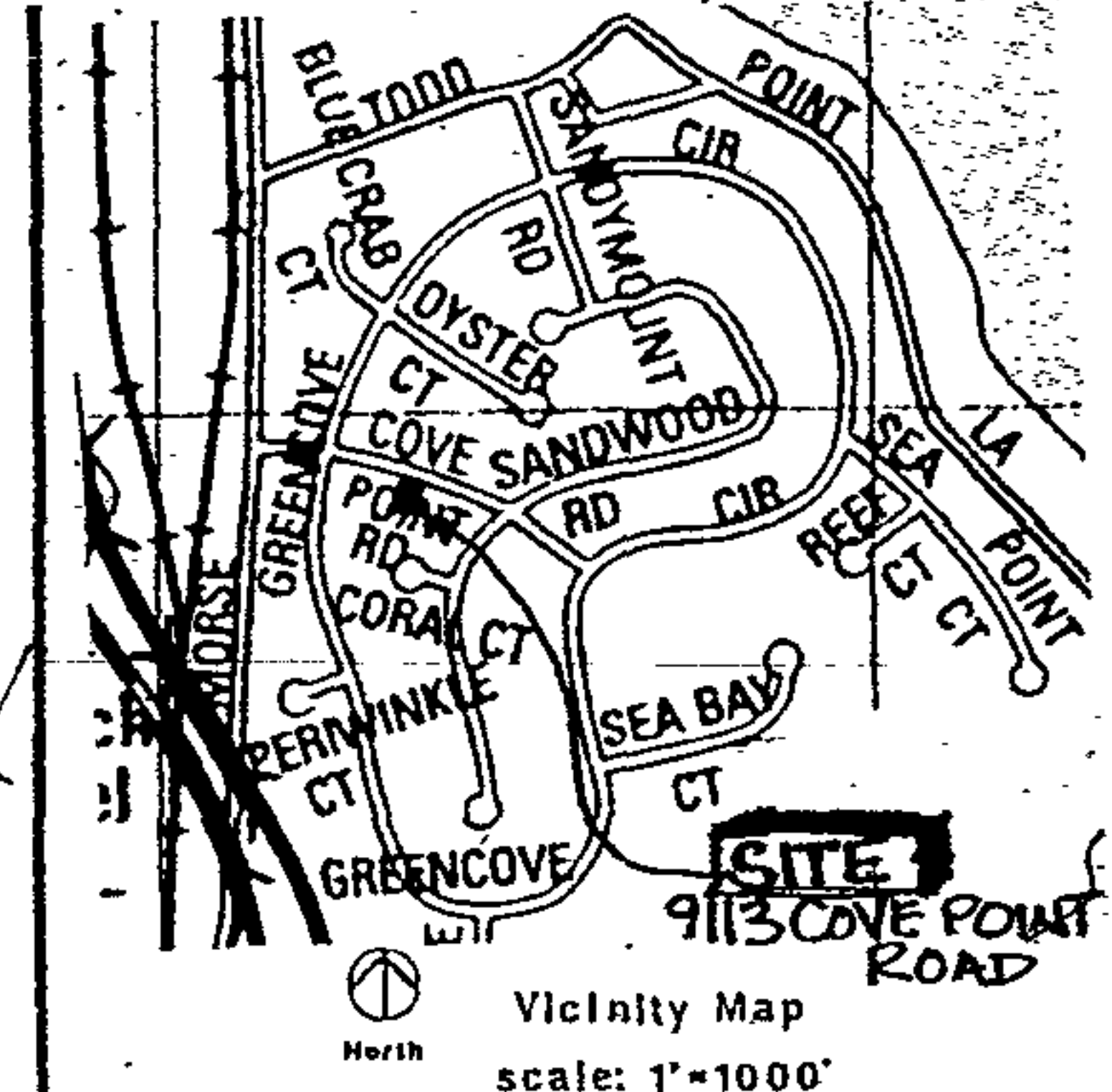
Subdivision name: BEACHWOOD ESTATES

plat book# 68, folio# 98, lot# 2, section# 1

OWNER: DAVID LETOURNEAU

LOT # 145
PAULA J. SOMERVILLE
TERESA M. CRAWFORD
12634 / 165
T.A. # 2200026739

LOT # 144
GRADY C. & JANICE LYNN
PROSSER
12250 / 31
T.A. # 2200026733
9112



LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1"=200' scale map#: SE-5H

Zoning: DR-3.5

Lot size: 0.1670 ± 7,274.52 ±
acreage square feet

NO FLOOD PLAIN EXISTS ON SITE

public private
SEWER: ☒ ☐
WATER: ☒ ☐

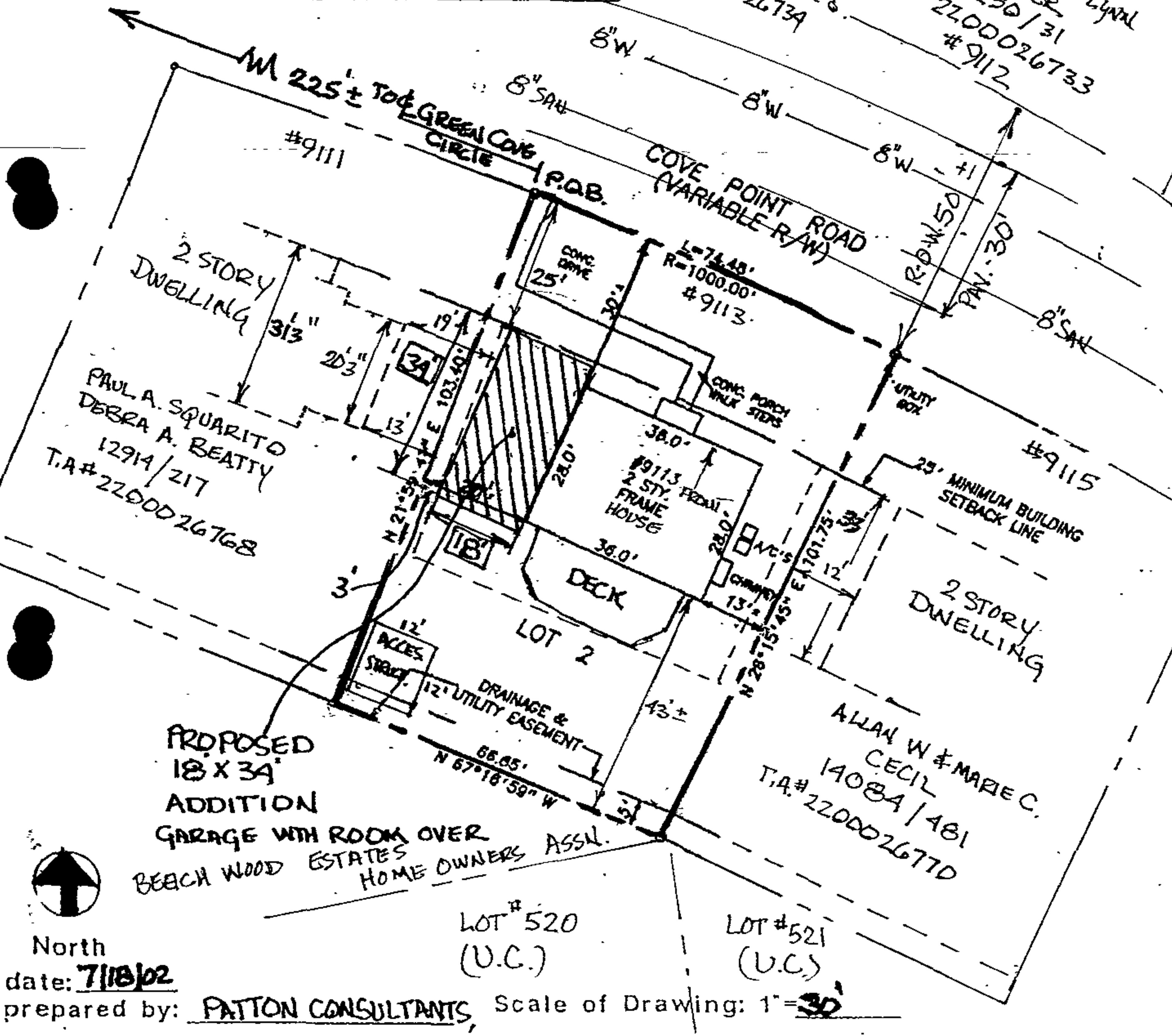
Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: NONE ON FILE.
REFER TO 5TH AMENDED FDP DATED 3/25/99
FOR BEACHWOOD ESTATES (AS AMENDED).

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

[Signature] 059



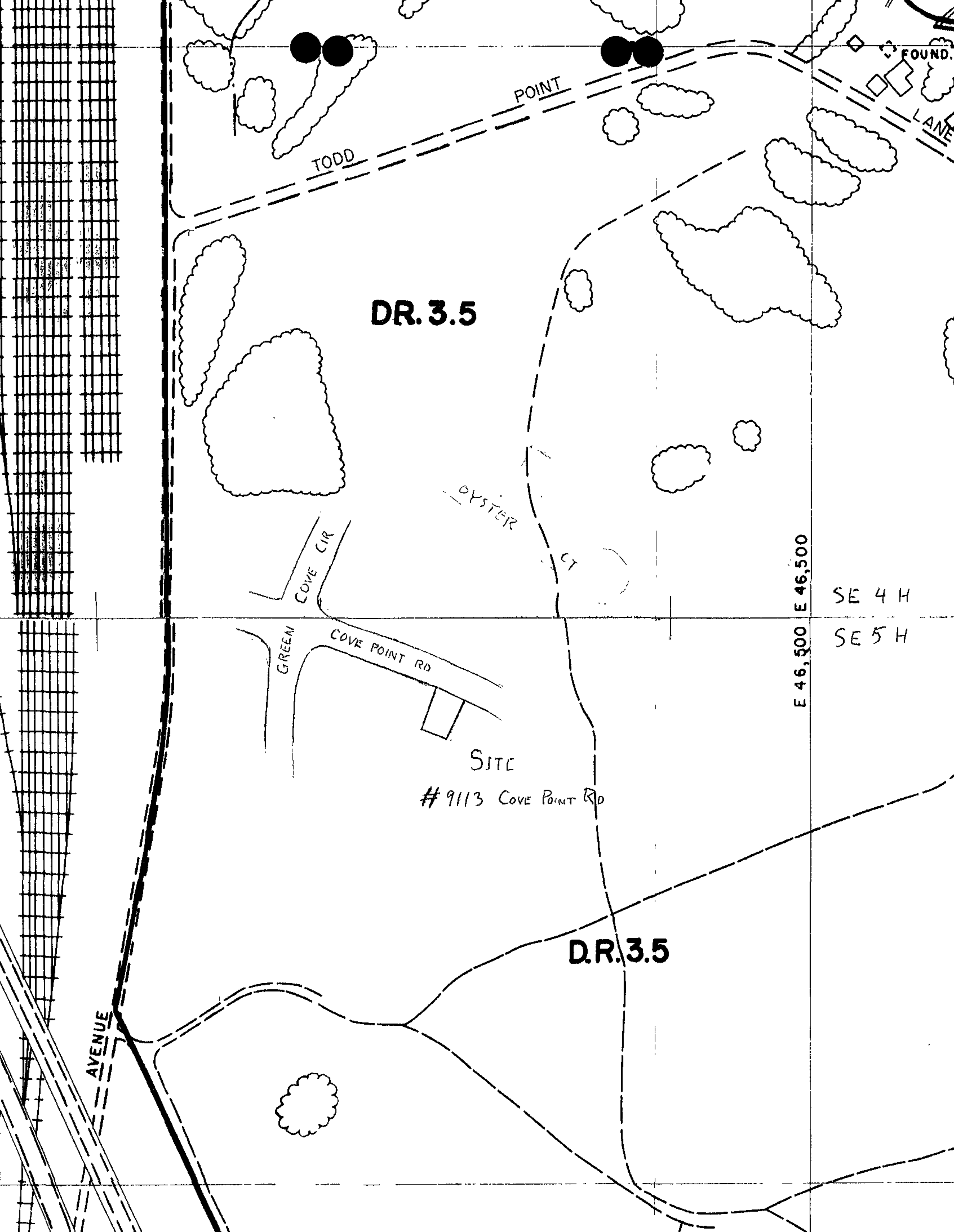
North

date: 7/18/02

prepared by: PATTON CONSULTANTS

Scale of Drawing: 1"=30'

Det. 9/1/02



DR. 3.5

POINT

TODD

FOUND.

LANE

OYSTER

COVE CIR

E 46,500 E 46,500

SE 4 H

SE 5 H

GREEN COVE POINT RD

SITE

#9113 COVE POINT RD

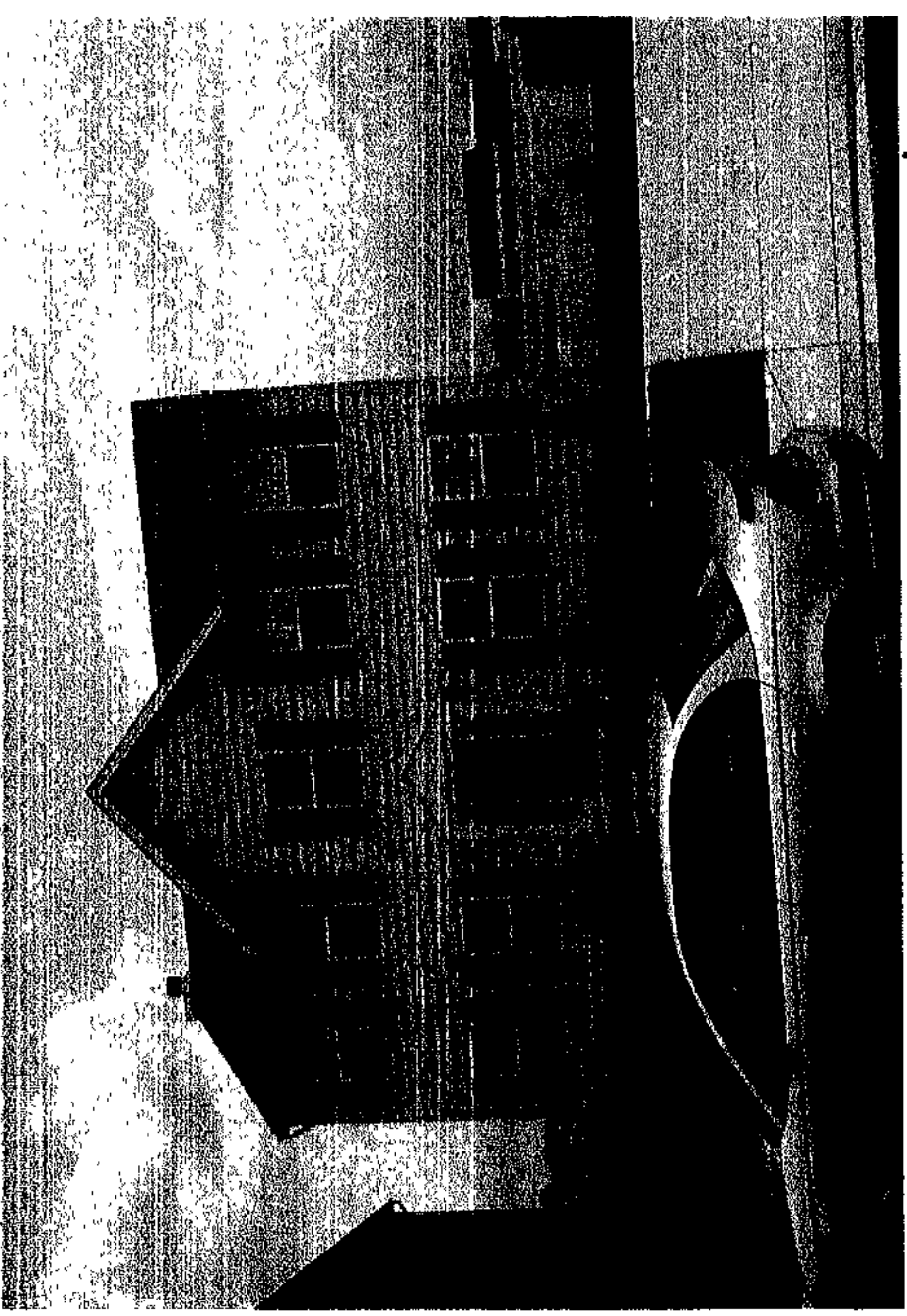
D.R. 3.5

AVENUE



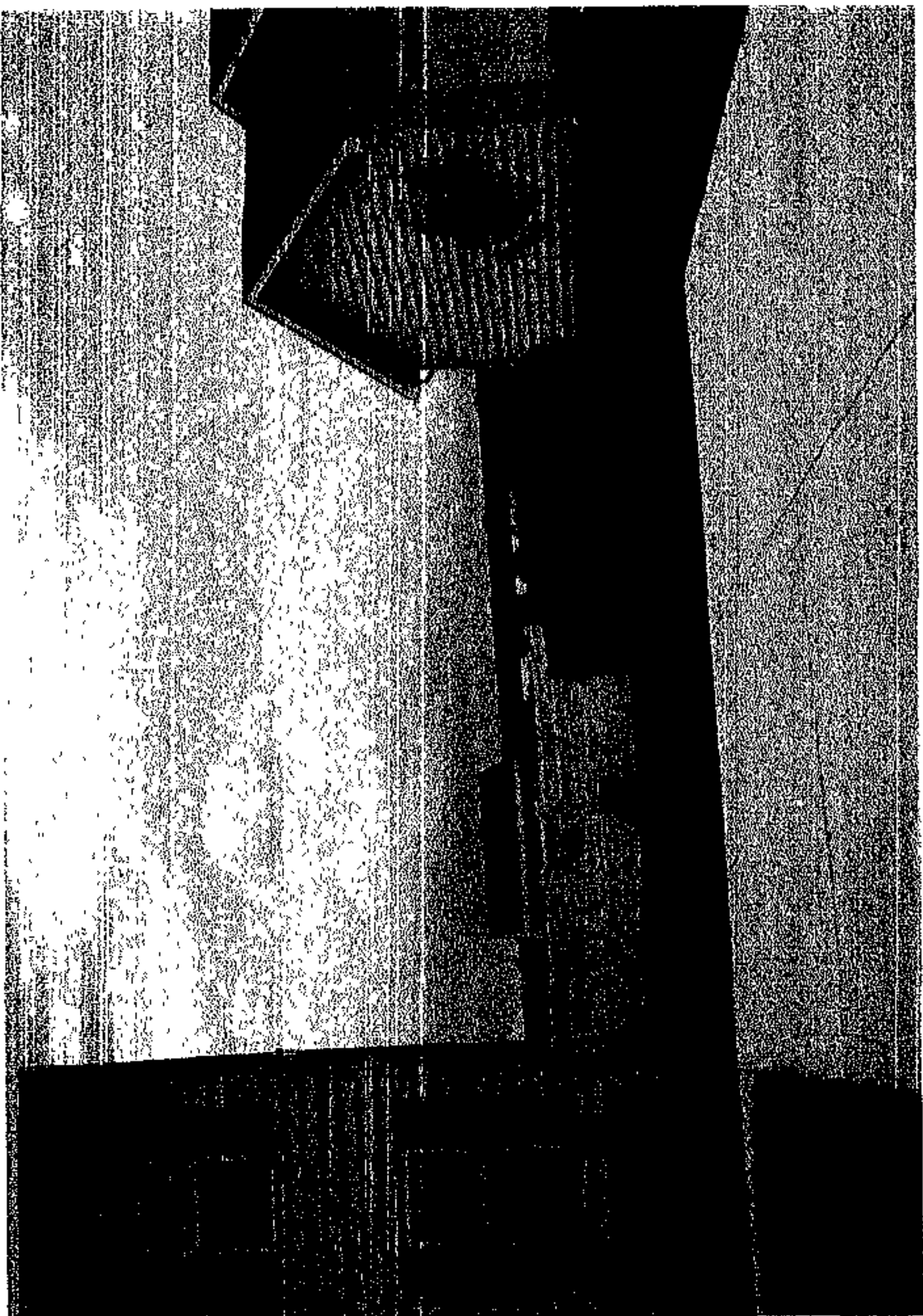
↑ PROPOSED ADDITION

#059



LETOURNEAU RES.

↑ PROP GARAGE

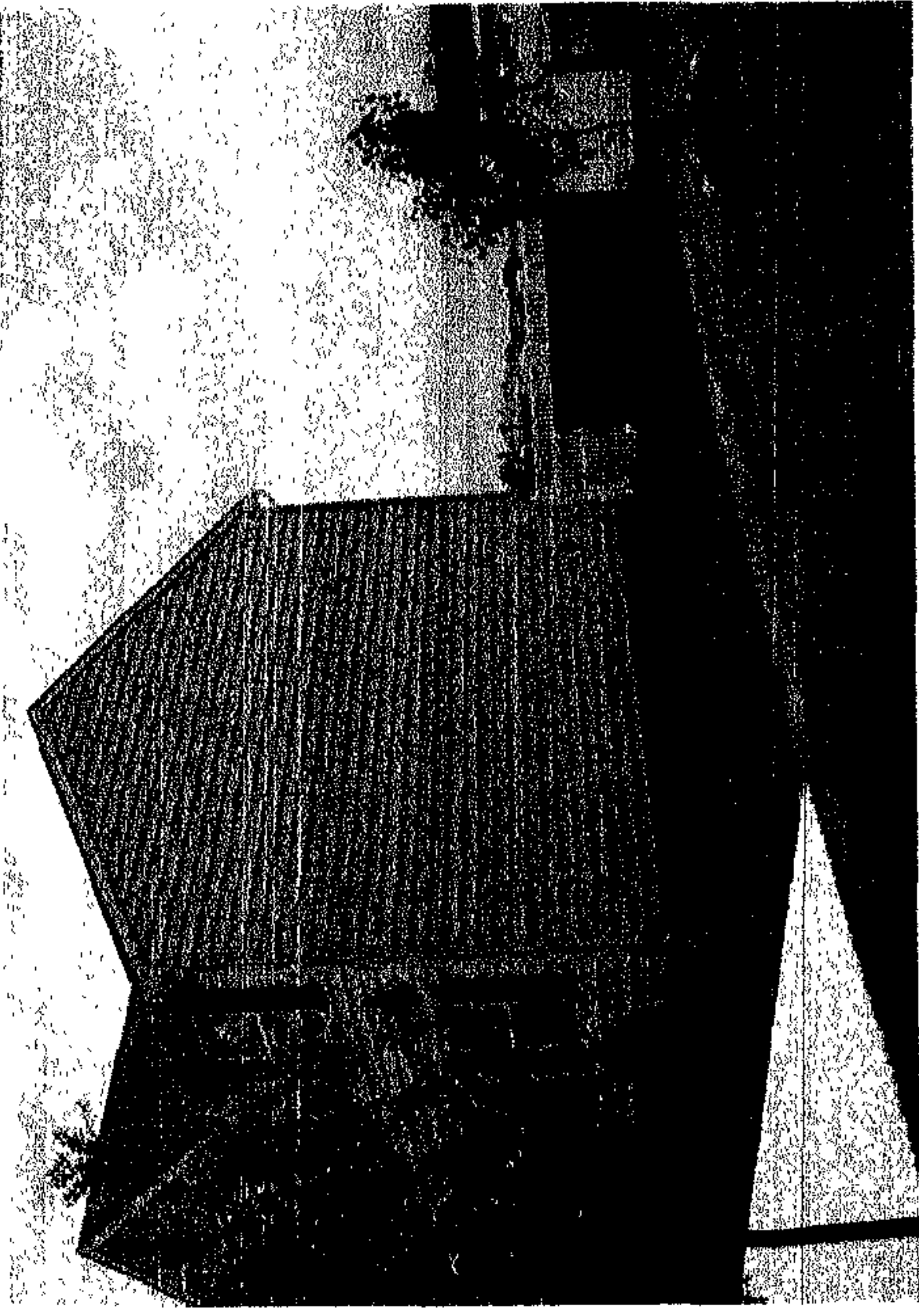


#039

↓ LETOURNEAU



↓ LETOURNEAU



#059



LEFT SIDE LETOURNEAU RES.

MAPQUEST

[9100-9199]COVE POINT RD
SPARROWS POINT, MD
21219, US

SEND TO PRINTER

[Back](#)



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#059

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