

IN RE: PETITION FOR VARIANCE
S/S of Black Head Road, 366' W
of Mallard Road
15th Election District
5th Councilmanic District
(6613 Black Head Road)

William G. Witt
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-211-A

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, William G. Witt. The Petitioner is requesting variance relief for property located at 6613 Black Head Road, which property is zoned R.C.2. The variance request is to permit a new single-family residential dwelling to be constructed with a side yard setback of 24 ft. and 23 ft. in lieu of the required 35 ft.

Appearing at the hearing on behalf of the variance request were William Witt, owner of the property, A. J. Buttton, Jr., builder, and Ronald Kearney from KLS Consultants, the firm who prepared the site plan of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.56 acres, more or less, zoned R.C.2. The subject property is improved with an old single-family residential dwelling that is beyond repair and renovation. The owner of the property is interested in tearing down the old house and constructing a new single-family dwelling in its place. Mr. Witt intends to reside in the new dwelling with his wife and children. In order to proceed with the razing of the old house and the construction of the new, the variance request is necessary. It should be noted that the new house to be located on the property will have the same side yard setbacks as the old house that is being torn down. Furthermore, Mr.

11/6/03
H. G. Gannon



Baltimore County
Zoning Commissioner

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

January 6, 2003

Mr. William G. Witt
24 Gunfalls Garth
Perry Hall, Maryland 21236

Re: Petition for Variance
Case No. 03-211-A
Property: 6613 Black Head Road

Dear Mr. Witt:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Ronald M. Kearney
KLS Consultants
4401 Philadelphia Road
Bel Air, MD 21015

A. J. Buttion, Jr.
1619 Morse Road
P. O. Box 293
Forest Hill, MD 21050

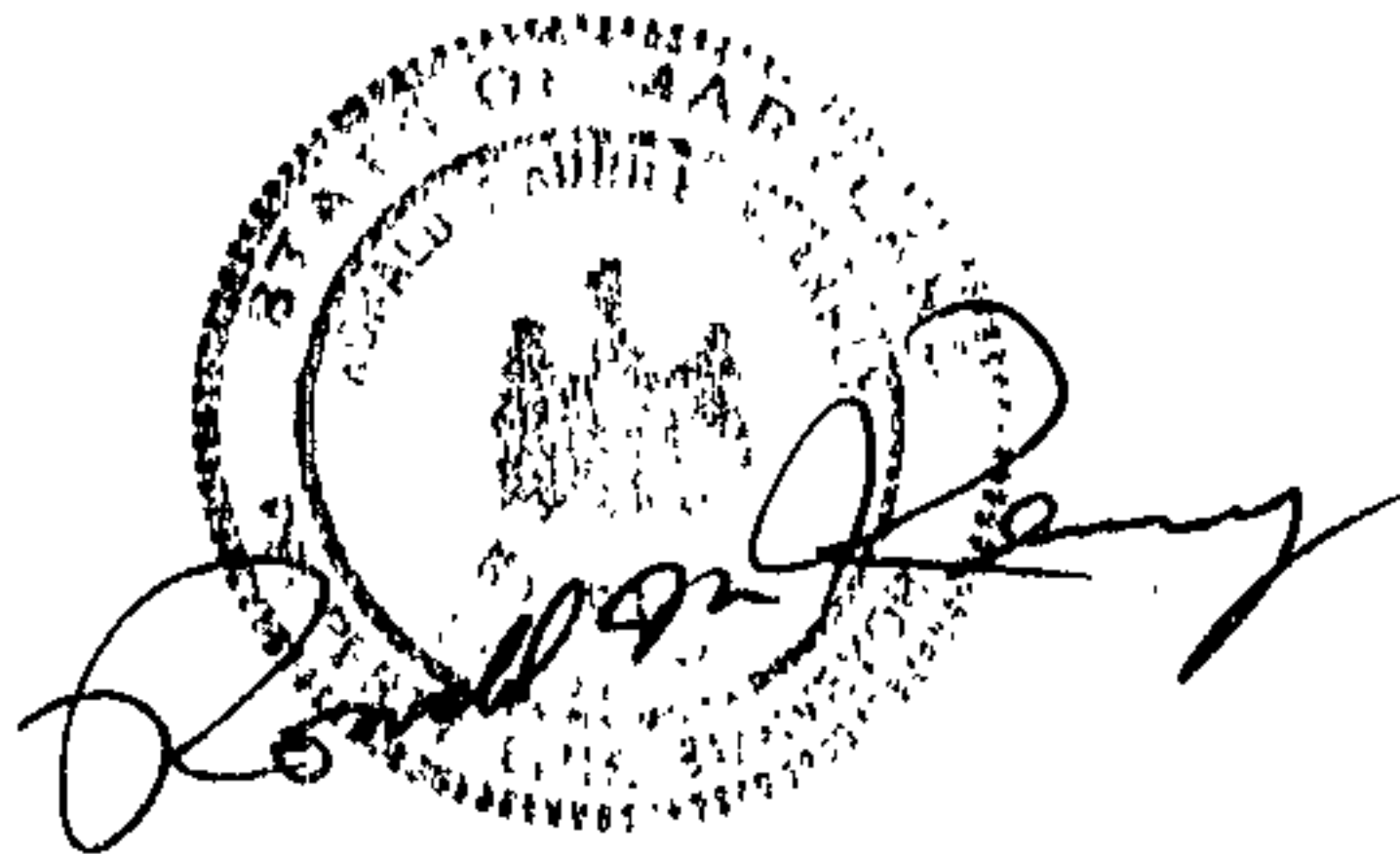
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ZONING DESCRIPTION FOR
6613 BLACKHEAD ROAD

Beginning at a point on the south side of Blackhead Road which is 40 feet wide at the distance of 366 feet west of the centerline of the nearest improved intersecting street Mallard Road which is 40 feet wide. Being Lot #165 and 35 feet of Lot #166, Section #2, in the subdivision of Bird River Beach as recorded in Baltimore County Plat Book #7, folio #85, containing 0.56 acres. Also known as 6613 Blackhead Road and located in the 15th Election District, 5th Councilmanic District.



03-211-A

