

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Batter Brook Court, 0' E
centerline of Batter Court
11th Election District
3rd Councilmanic District
(6 Batter Brook Court)

Margaret M. & Scott A. Hunsicker
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-455-A

* * * * *

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 owners of the subject property, Margaret and Scott Hunsicker. The variance request is for property located at 6 Batter Brook Court in the Kingsville area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit additions with front yard setbacks of 58 ft. and 65 ft. from the centerline of the road in lieu of the required 75 ft. respectively, and to amend the final Development Plan of Batter Brook Farms, Lot 8. 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 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 Petitioners have 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

5/3/03
R. Emerson

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 Petitioners.

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 3rd day of May, 2003, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit additions with front yard setbacks of 58 ft. and 65 ft. from the centerline of the road in lieu of the required 75 ft. respectively, and to amend the final Development Plan of Batter Brook Farms, Lot 8, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

5/3/03




Baltimore County
Zoning Commissioner

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

May 3, 2003

Mr. & Mrs. Scott A. Hunsicker
6 Batter Brook Court
Kingsville, Maryland 21087

Re: Petition for Administrative Variance
Case No. 03-455-A
Property: 6 Batter Brook Court

Dear Mr. & Mrs. Hunsicker:

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

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 6 Batter Brook Court
Kingsville, MD 21087
which is presently zoned RC5

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) 1A04.3.B.2 BCZR

To PERMIT AN ADDITIONS WITH A FRONT YARD SETBACKS OF 58' AND 65' FROM THE CENTERLINE OF THE ROAD IN LIEU OF THE REQUIRED 75', RESPECTIVELY. AND TO AMEND THE FINAL DEVELOPMENT PLAN OF BATTER BROOK FARMS, LOT 8.

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:

NONE

Name - Type or Print

Signature

Company

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 5/3/03 day of May 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.

Legal Owner(s):

SCOTT A. HUNSICKER

Name - Type or Print

Signature

MARGARET M. HUNSICKER

Name - Type or Print

Signature

6 Batter Brook Court

Address

410-592-3138

Telephone No

Kingsville

City

MD

State

21087

Zip Code

Representative to be Contacted:

SCOTT A. HUNSICKER

Name

6 Batter Brook Court

Address

410-342-1111

Telephone No

Kingsville

City

MD

State

21087

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-455-A

Reviewed By JRP Date 4-1-03

Estimated Posting Date 4-13-03

REV 10/25/01

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 6 Batter Brook Court
Address
Kingsville MD 21087
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):

1. The subject property is a corner lot with setbacks on two sides. This creates a very restrictive situation as both sides of the house are impacted.
2. The rear of the site behind the existing house is impacted by the septic system drainfield reserve prohibiting expansion to the rear of the main house.
3. There are severe grade changes in the rear of the house prohibiting expansion to the rear of the garage.
4. The existing deck, patio and extensive landscaping further prevent any expansion to the rear of the house.
5. The interior layout of the house make it impossible to expand the house in any other direction.
6. The property is located at the intersection of two dead end courts. The requested variance would impact very few people (3 on Batter Court, 5 on Batter Brook Court).
7. Present garage is not functional as it is too tight to open car doors and insufficient capacity to store lawn equipment.
8. The property already has extensive landscaping that softens and minimizes any setback encroachments.

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.

Scott A. Hunsicker
Signature

SCOTT A. HUNSICKER
Name - Type or Print

Margaret M. Hunsicker
Signature

MARGARET M. HUNSICKER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of March, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Scott A. Hunsicker and Margaret M. Hunsicker
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Susan B. Brown
Notary Public Susan B. Brown

My Commission Expires 12/01/04

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.

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Address
Kingsville MD 21087
City State Zip Code

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2. The rear of the site behind the existing house is impacted by the septic system drainfield reserve prohibiting expansion to the rear of the main house.
3. There are severe grade changes in the rear of the house prohibiting expansion to the rear of the garage.
4. The existing deck, patio and extensive landscaping further prevent any expansion to the rear of the house.
5. The interior layout of the house make it impossible to expand the house in any other direction.
6. The property is located at the intersection of two dead end courts. The requested variance would impact very few people (3 on Batter Court, 5 on Batter Brook Court).
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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.

Scott A Hunsicker
Signature

SCOTT A. HUNSICKER
Name - Type or Print

Margaret M Hunsicker
Signature

MARGARET M. HUNSICKER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of March, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Scott A. Hunsicker and Margaret M. Hunsicker
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Susan B. Brown
Notary Public Susan B. Brown

My Commission Expires 12/01/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6 Batter Brook Court
Kingsville, MD 21087
which is presently zoned RC5

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) 1A04.3.B.2 BCZR

TO PERMIT AN ADDITIONS WITH A FRONT YARD SETBACKS OF 58'
AND 65' FROM THE CENTERLINE OF THE ROAD IN LIEU OF THE
REQUIRED 75', RESPECTIVELY. AND TO AMEND THE FINAL
DEVELOPMENT PLAN OF BATTER BROOK FARMS, LOT 8.

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:

NONE

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

SCOTT A. HUNSICKER

Name - Type or Print

Signature

MARGARET M. HUNSICKER

Name - Type or Print

Signature

6 Batter Brook Court

410-592-3138

Address

Telephone No.

Kingsville

MD

21087

City

State

Zip Code

Representative to be Contacted:

SCOTT A. HUNSICKER

Name

6 Batter Brook Court

410-342-1111

Address

Telephone No

Kingsville

MD

21087

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. 03-455-A

Reviewed By JRF Date 4-1-03

REV 10/25/01

Estimated Posting Date 4-13-03

ZONING DESCRIPTION FOR 6 BATTER BROOK COURT

Beginning at a point on the north side of Batter Brook Court, which is 40 feet wide at the distance of 0 feet east of the centerline of the nearest improved intersecting street, Batter Court, which is 40 feet wide. (Property fronts on both intersecting streets.) Being Lot #8, in the subdivision of Batter Brook Farms as recorded in Baltimore County Plat Book #64, Folio #35, containing 1.08 ± acres. Also known as 6 Batter Brook Court and located in the 11th Election District, 3rd Councilmanic District.

455

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23603

DATE 4-1-53 ACCOUNT 001-006-3150

AMOUNT \$ 115.00

RECEIVED
FROM:

SCOTT HUNSECKER

6 BATTER PEEK CT. ITEM # 455

FOR: Admin Vn. of Amendment Taken by JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

RECEIVED

DATE

AMOUNT

RECEIVED

DATE

AMOUNT

RECEIVED

DATE

AMOUNT

RECEIVED

DATE

AMOUNT

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23603**

DATE 4-1-53

ACCOUNT 001-0006-5150

AMOUNT \$ 115.00

RECEIVED FROM: SCOTT LUNNEN

5 BATTER PAPER CT.

ITEM # 455

FOR: Amount Vtd. & Amount Taken by JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS ACTUAL

100.00 100.00 100.00

100.00 100.00 100.00

100.00 100.00 100.00

100.00 100.00 100.00

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CERTIFICATE OF POSTING

RE: Case No.: 03-455-A

Petitioner/Developer: _____

SCOTT & MARGARET HUNSICKER

Date of Hearing/Closing: 4/28/03

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

Attention: MS. BECKY HART

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 _____

6 BATTER BROOK CT.

The sign(s) were posted on 4/13/03
(Month, Day, Year)

CASE # 03-455-A

Sincerely,

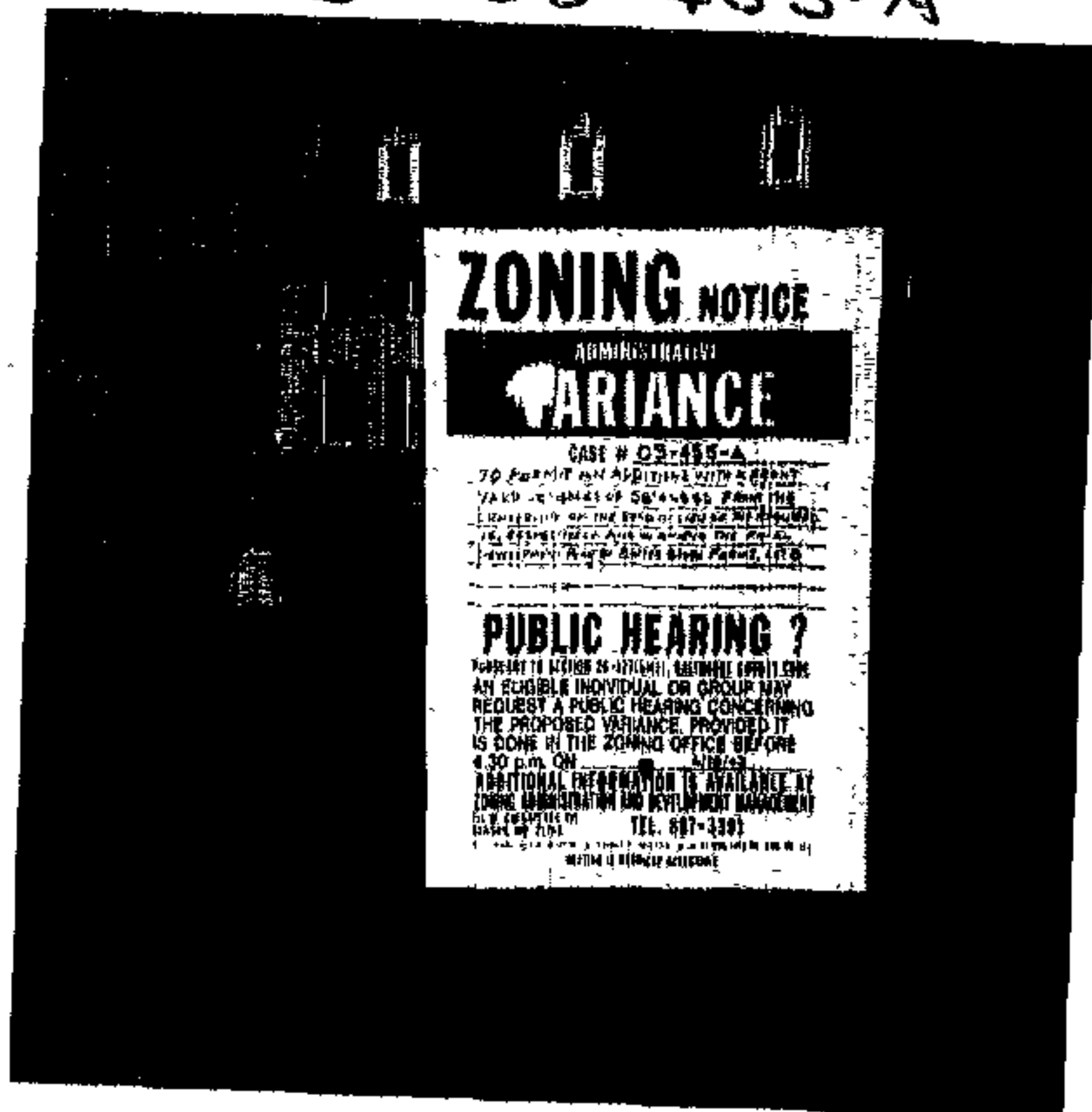
Richard E. Hoffman 4/13/03
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



6 BATTER BROOK CT.
POSTED 4/13/03
Richard E. Hoffman 4/13/03

CERTIFICATE OF POSTING

RE: Case No.: 03-455-A

Petitioner/Developer: _____

SCOTT & MARGARET HOLSICKER

Date of Hearing/Closing: 4/28/03

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

Attention: MS. BECKY HART

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 _____

6 BATTER BROOK CT.

The sign(s) were posted on 4/13/03
(Month, Day, Year)

CASE # 03-455-A

Sincerely,

Richard E. Hoffman 4/13/03
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



6 BATTER BROOK CT.
POSTED 4/13/03
Richard E. Hoffman 4/13/03

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: 03-455-A

Petitioner: SCOTT A. & MARGARET M. HUNSICKER

Address or Location: 6 BATTER BROOK CT.
KINGSVILLE, MD. 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: SCOTT HUNSICKER

Address: 6 BATTER BROOK CT.
KINGSVILLE, MD. 21087

Telephone Number: (410) 592-3138

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 455 -A

Address 6 BATTER BROOK CT

Contact Person: JUN R. FERNANDO
Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4-1-03

Posting Date: 4-13-03

Closing Date: 4-28-03

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.

Deputy Zoning Director

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 455 -A

Address 6 BATTER BROOK CT

Petitioner's Name SCOTT & MARGARET HUNSICKER Telephone 410-592-3138

Posting Date: 4-13-03

Closing Date: 4-28-03

Wording for Sign: To Permit an additions with a front yard setbacks
of 58' and 65' from the centerline of the road in lieu
of the required 75', respectively. And to amend the
Final Development Plan of Batter Brook Farms, Lot 8.



Baltimore County
Department of Permits and
Development Management

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

May 1, 2003

Mr. and Mrs. Scott Hunsicker
6 Batter Brook Court
Kingsville, MD 21087

Dear Mr. and Mrs. Hunsicker:

RE: Case Number: 03-455-A, 6 Batter Brook Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 1, 2003.

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 black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel





**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 08, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 7, 2003

Item No.: 445-(455)

Dear Ms. Hart:

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.

7. *The Fire Marshal's Office has no comments at this time.*

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 28, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 14, 2003
Item Nos. 399, 446, 448, 450, 452,
453, 454, and 455

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

RECEIVED

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

DATE: April 9, 2003

APR 10 2003

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-431 and 03-455**
Administrative Variance

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:

Lynne L. Cunningham

AFK/LL:MAC

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pederson, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.8.03

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

RE: Baltimore County
Item No. 455 JRF

Dear Ms. Hart:

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,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.', is written over a horizontal line.

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

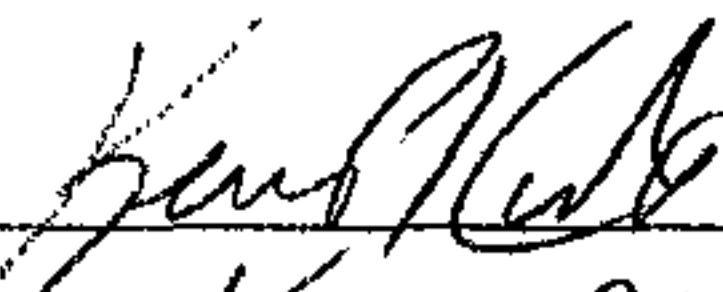
My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

TO WHOM IT MAY CONCERN:

Please be advised that we support Scott and Margaret Hunsicker in their request for a variance to the building setback requirements with regard to their lot at 6 Batter Brook Court, Kingsville, MD 21087.

Specifically, we support two triangular encroachments, one off Batter Court being an encroachment of approximately 17 ft. or approximately 144 sq. ft., and one off Batter Brook Court, being an encroachment of approximately 10 ft., or approximately 50 sq. ft.



Name Printed: Kevin P Kirby

Address: 8 BATTER BROOK CT.

Kingsville, MD 21087

455

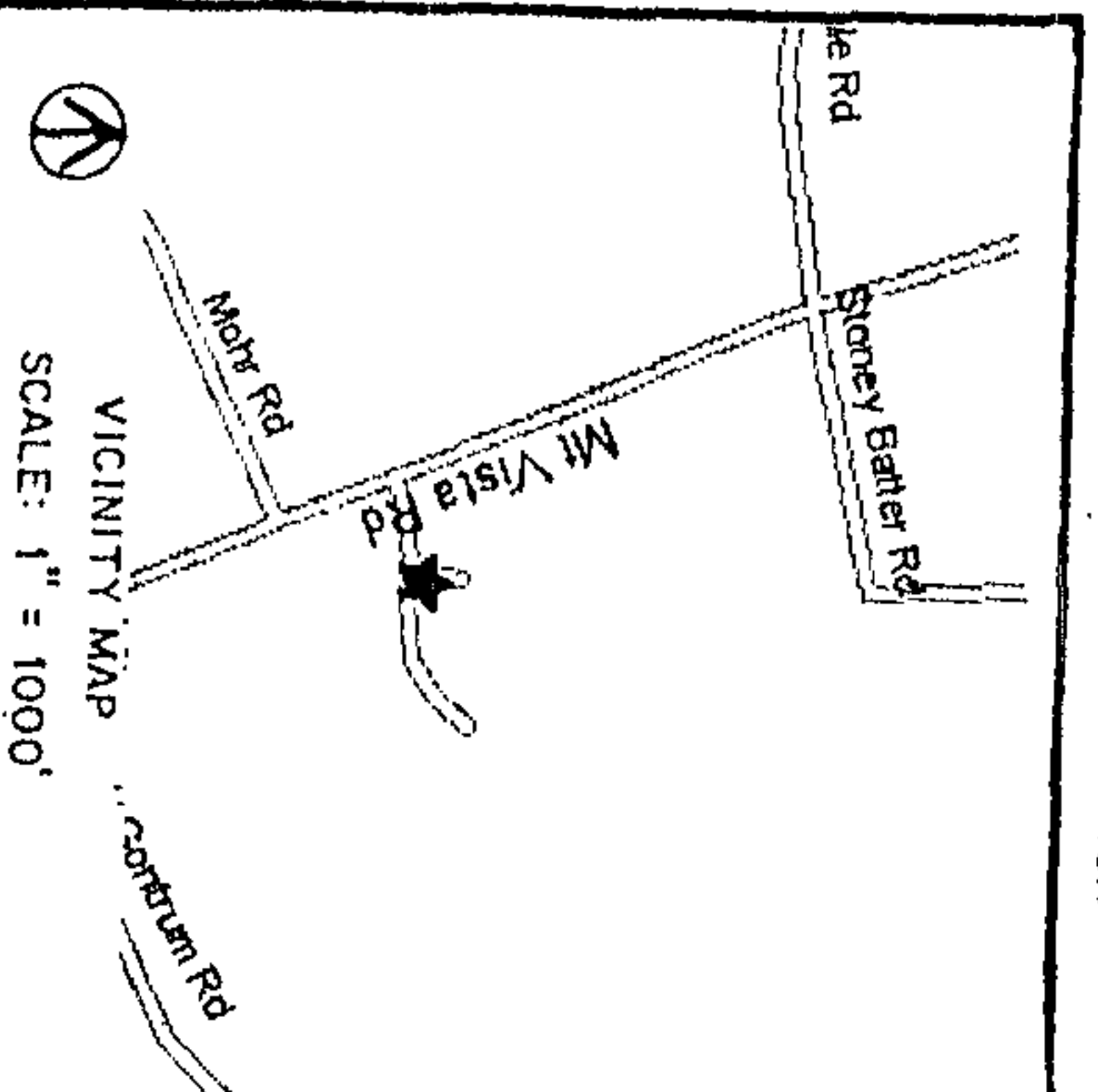
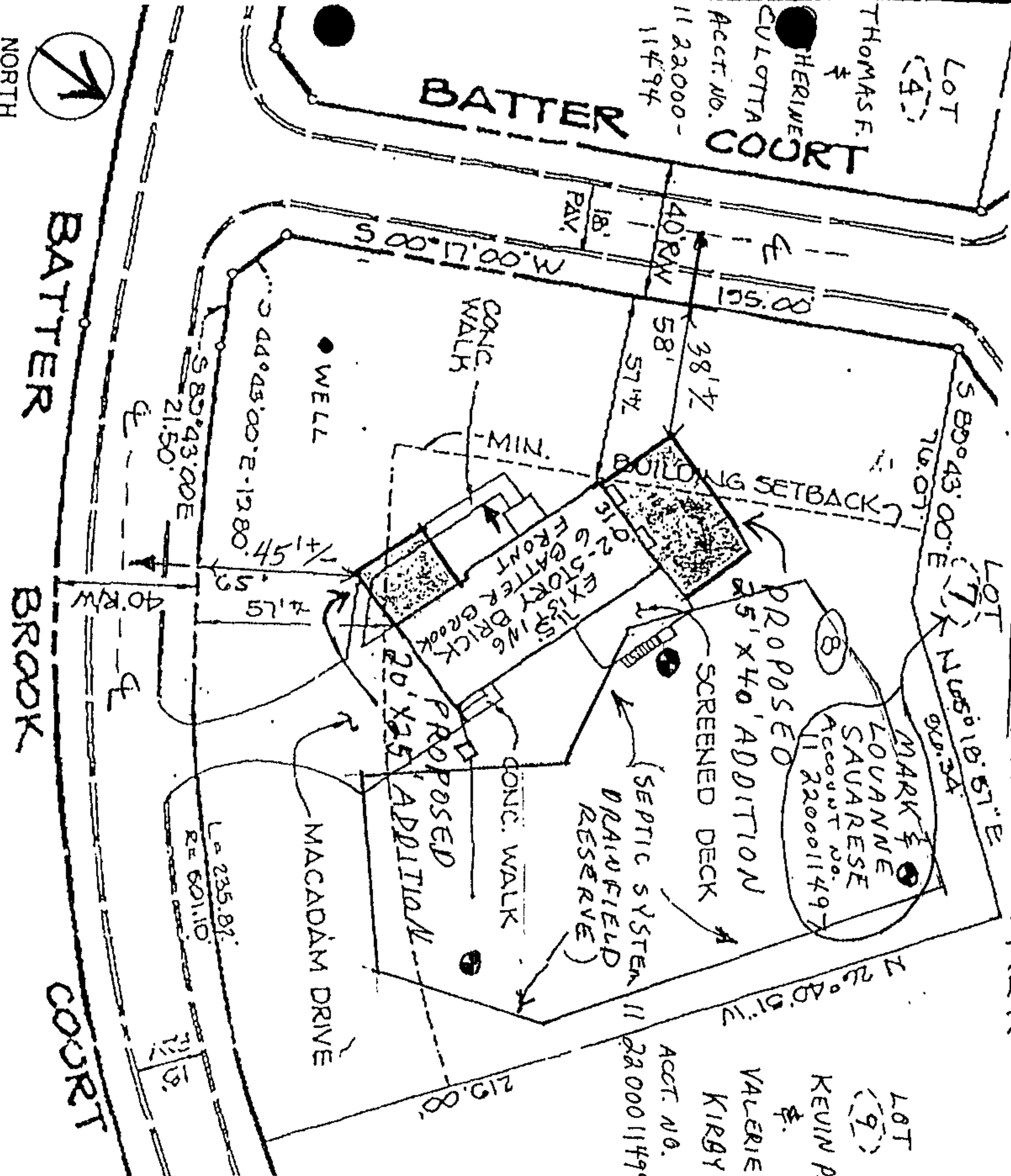
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6 BATTER BROOK CT. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME BATTER BROOK FARMS

PLAT BOOK # 64 FOLIO # 35 LOT # 8 SECTION # 8

OWNER SCOTT A & MARGARET M. HUNSICKER



LOCATION INFORMATION	
ELECTION DISTRICT	11
COUNCILMANIC DISTRICT	3
1" = 200' SCALE MAP #	NE 14-1
ZONING	RC5
LOT SIZE	1.08
ACREAGE	47,045
SQUARE FEET	
SEWER	☐ PUBLIC ☒ PRIVATE
WATER	☐ ☒
CHESAPEAKE BAY CRITICAL AREA	☐ YES ☒ NO
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY/ BUILDING	☐ ☒
PRIOR ZONING HEARING	NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

JRF 4455 103-455-A

Ret. Ex. #1

R. C. 5

R. C. 5

BATTER BROOK COURT

BATTER CT

STA. 21

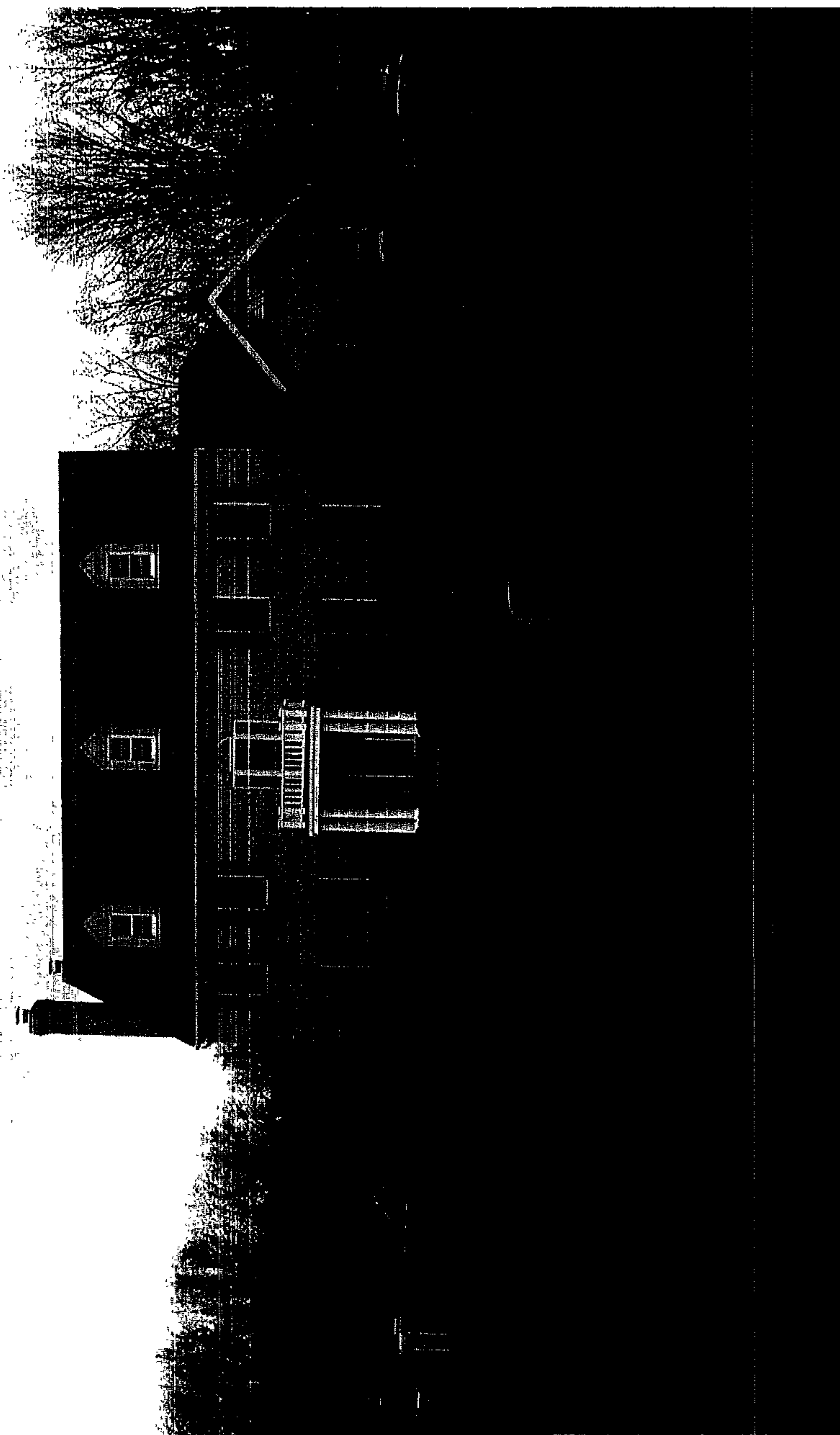
STA. 22

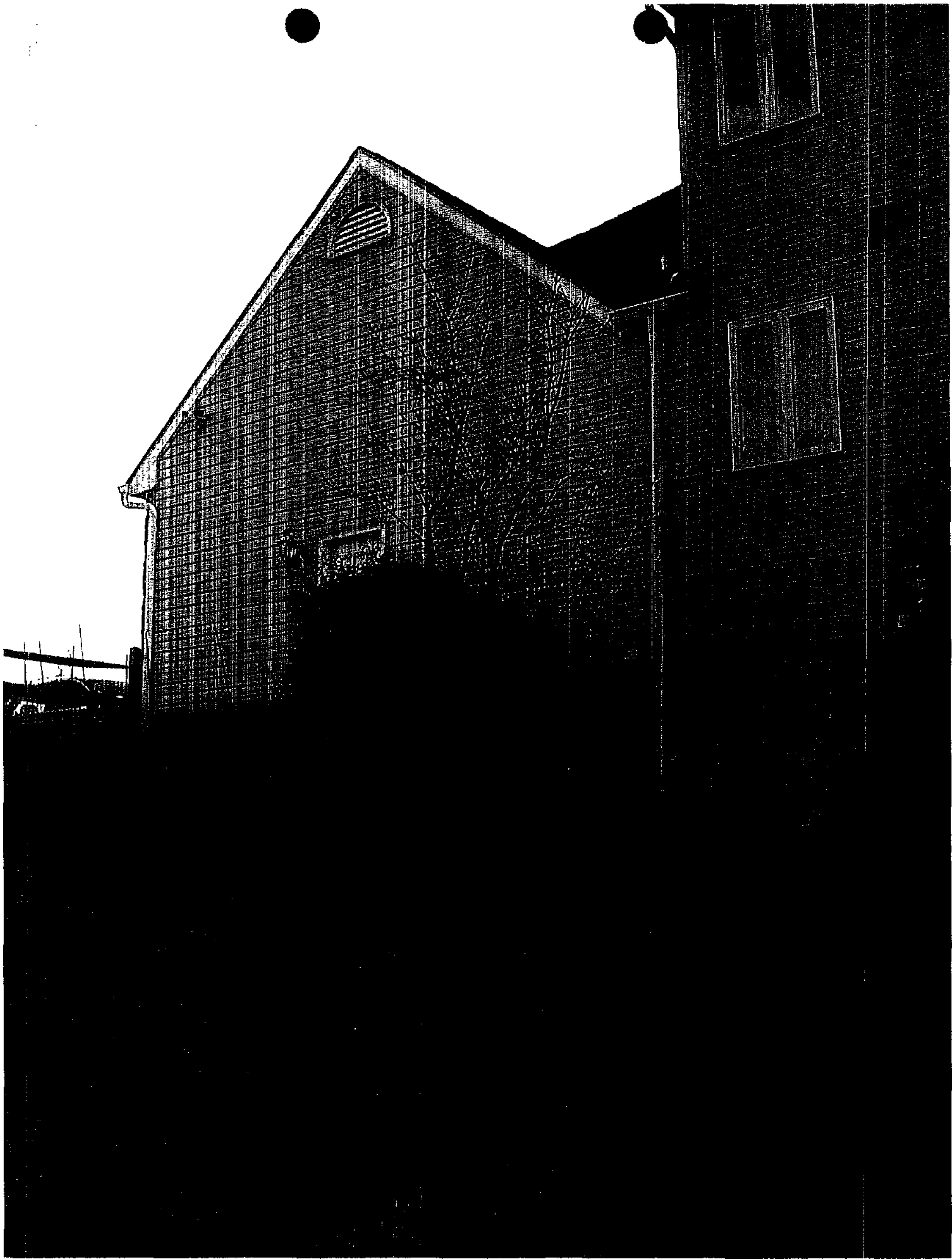
6 BATTER BROOK CT
NE 14 I
11th DIST

R. C. 5

ITEM # 03-455-A

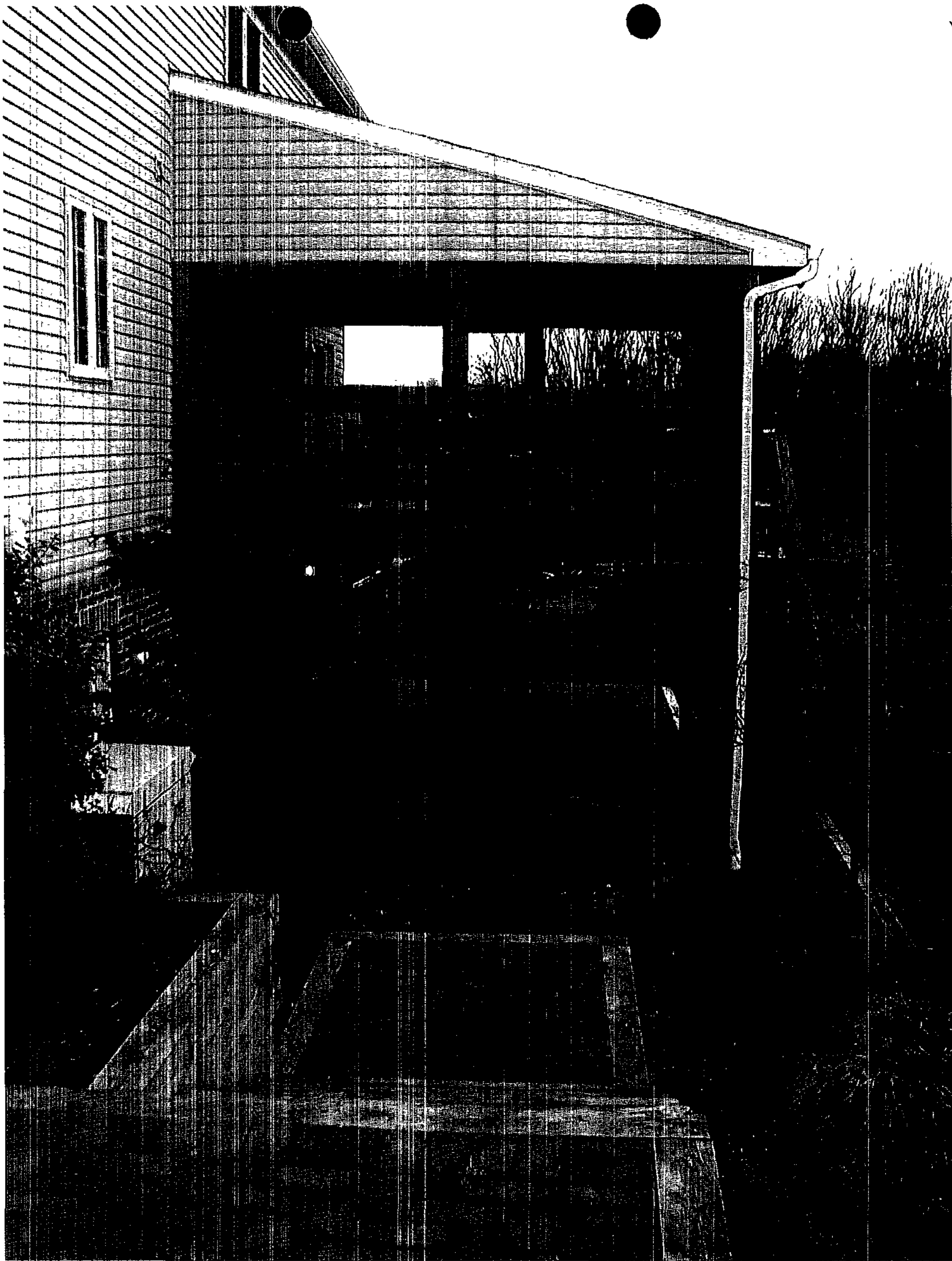
155





455

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HSS

