

IN RE: PETITIONS FOR VARIANCE
(1407 & 1409 Vesper Avenue)
E/S Vesper Avenue, 180' S of the c/l
Kimmel Avenue
12th Election District
6th Council District

Shawn Durkin, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Cases Nos. 03-469-A & 03-470-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before the Zoning Commissioner for consideration of Petitions for Variance filed by the owner of the subject adjacent properties, Shawn and Theresa Durkin. In Case No. 03-469-A, the Petitioners seek relief from Sections 1B02.3.C.1 and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50.47 feet in lieu of the minimum required 55 feet, and to approve the property as an undersized lot and any other variances deemed necessary by the Zoning Commissioner, for a proposed new dwelling to be known as 1407 Vesper Avenue. In Case No. 03-470-A, the Petitioners seek similar relief from Sections 1B02.3.C.1 and 304.1 of the B.C.Z.R., to approve the adjacent property known as 1409 Vesper Avenue, as an undersized lot, pursuant to Section 304.1 of the B.C.Z.R., with a lot width of 50 feet in lieu of the required 55 feet, and to permit the existing dwelling thereon to have side setbacks of 3 feet and 7 feet in lieu of the minimum required 10 feet each. The subject properties and requested relief are more particularly described on the site plan submitted and respectively marked as Petitioner's Exhibits 1.

Appearing at the requisite public hearing in support of the requests were Shawn Durkin, co-owner of the property, and Buck Jones, Builder. There were no Protestants or other interested persons present.

As noted above, the subject properties are located immediately adjacent to one another and are under the common ownership of Mr. & Mrs. Durkin. Collectively, the properties are

ORDER RECEIVED FOR FILING

Date

By

known as Lots 42, 43, 44, 45 and 46 of the Kimberly Farms subdivision, an older subdivision that was recorded many years ago, prior to the establishment of the Baltimore County Zoning Regulations (B.C.Z.R.). As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and lot width requirements. Testimony indicated that the subject property has been in Mrs. Durkin's family for many years; however, the Petitioners only acquired the property two years ago. In any event, the Petitioners currently reside in the existing dwelling, known as 1409 Vesper Avenue, which is located on that portion of the property that is comprised of a portion of Lot 44, and all of Lots 45 and 46. The house was built in 1949, and is 22' x 25' in dimension and features an attached 18' x 15' screened in patio. The adjacent property, known as 1407 Vesper Avenue, is comprised of Lots 42 and 43, and the remainder of Lot 44. That parcel is currently vacant. The Petitioners are desirous of constructing a new dwelling on the property known as 1407 Vesper Avenue. The new dwelling will be 28' x 25' in dimension and two stories tall. Although the new house will meet all front, side and rear setback requirements, the lot width is insufficient. Thus, in order to proceed as proposed the requested relief is necessary.

Based upon the testimony and evidence presented, I am persuaded to grant the relief. As to Case No. 03-469-A, the parcel known as 1407 Vesper Avenue meets the area requirements of 6,000 sq.ft. under the D.R.5.5 zoning regulations. Moreover, the proposed dwelling will meet all front, side and rear setback requirements and will be situated on the lot consistent with other houses along Vesper Avenue. The only deficiency in this instance is the lot width, which is less than 5 feet shy of the required 55 feet. As shown on the site plan, most of the houses in this community were built on 50-foot wide lots and thus the proposal is consistent with the neighborhood. Relief will likewise be granted to legitimize the existing dwelling on the adjacent property, known as 1409 Vesper Avenue (Case No. 03-470-A). Again, this subdivision was platted and recorded many years ago, well prior to the adoption of the B.C.Z.R., and the dwelling has existed on the site where located since 1949.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

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Based upon the testimony and evidence presented, I am persuaded to grant the relief. As to Case No. 03-469-A, the parcel known as 1407 Vesper Avenue meets the area requirements of 6,000 sq.ft. under the D.R.5.5 zoning regulations. Moreover, the proposed dwelling will meet all front, side and rear setback requirements and will be situated on the lot consistent with other houses along Vesper Avenue. The only deficiency in this instance is the lot width, which is less than 5 feet shy of the required 55 feet. As shown on the site plan, most of the houses in this community were built on 50-foot wide lots and thus the proposal is consistent with the neighborhood. Relief will likewise be granted to legitimize the existing dwelling on the adjacent property, known as 1409 Vesper Avenue (Case No. 03-470-A). Again, this subdivision was platted and recorded many years ago, well prior to the adoption of the B.C.Z.R., and the dwelling has existed on the site where located since 1949.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of July 2003, that the Petition for Variance filed in Case No. 03-469-A, seeking relief from Sections 1B02.3.C.1 and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50.47 feet in lieu of the minimum required 55 feet, and to approve the property, known as 1407 Vesper Avenue, as an undersized lot, with any other variances deemed necessary by the Zoning Commissioner, for a proposed new dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 03-470-A, seeking similar relief from Sections 1B02.3.C.1 and 304.1 of the B.C.Z.R., to approve the adjacent property known as 1409 Vesper Avenue as an undersized lot, pursuant to Section 304.1 of the B.C.Z.R., and a lot width of 50 feet in lieu of the required 55 feet, and to permit the existing dwelling thereon to have side setbacks of 3 feet and 7 feet in lieu of the minimum required 10 feet each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 7/22/03

By [Signature]



Baltimore County
Zoning Commissioner

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

July 21, 2003

Mr. & Mrs. Shawn Durkin
1407 Vesper Avenue
Baltimore, Maryland 21222

RE: PETITIONS FOR VARIANCE
E/S Vesper Avenue, 180' S of the c/l Kimmel Avenue
(1407 & 1409 Vesper Avenue)
12th Election District – 6th Council District
Shawn Durkin, et ux - Petitioners
Case No. 03-469&470-A

Dear Mr. & Mrs. Durkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Buck Jones
500 Vogts Lane, Baltimore, Md. 21221
People's Counsel; Case/File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1409 Vesper Avenue

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) 1B02.3C.1, 304.1 (BCZR)

To permit a dwelling with a side setback of 3-feet and 7-feet in lieu of the minimum permitted 10-feet. And to permit a lot with a lot width of 50-feet in lieu of the required 55-feet and to approve and undersized lot per Section 304 (BCZR) and to approve any other variances deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The homeowner of 1409 Vesper Avenue wishes to construct a SFD on his lot next door to his existing home. This would become an infill lot, which by becoming an infill lot is referred to as smart growth. This is the only lot on the street not developed. To deny him the right to develop would deny him the right that his neighbors do enjoy.

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

Case No. 03-470-A

Legal Owner(s):

Shawn Durkin

Name - Type or Print

Signature

Theresa Durkin

Name - Type or Print

Signature

1409 Vesper Avenue

410-850-5140

Address

Telephone No.

Baltimore

Md

21222

City

State

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane

410-574-9337

Address

Telephone No.

Baltimore

Md

21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 4/10/03

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1409 VESPER AVENUE.

BEGINNING AT A POINT ON THE EAST SIDE OF VESPER AVENUE WHICH IS 40 (FORTY) FEET WIDE AT THE DISTANCE OF 230 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET KIMMEL AVENUE WHICH IS 40 (FORTY) FEET WIDE.

*BEING LOT 45, 46 PART 44. SECTION # C IN THE SUBDIVISION OF KIMBERLY FARMS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 7, FOLIO 127. CONTAINING 8,350 SQUARE FEET / .19 ACRE. ALSO KNOWN AS 1409 VESPER AVENUE AND LOCATED IN THE 12 ELECTION DISTRICT, 6 COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23610

DATE 4/10/03 ACCOUNT 0010016150
AMOUNT \$ 15.00

RECEIVED FROM: BUCK JONES - FREEGATE

FOR: Item # 470 CG-470-A

1209 VESPER AVE BY D.J.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS
4/10/03 4/10/03 11:49:02
RES 2301 00111 JPIC JPP
RECEIPT # 13160 4/10/2003 001
000 \$ 15.00 VERIFICATION
CP 10. 103610
Paid Tol \$15.00
\$5.00 CA \$0.00 CA
\$10.00 103610-00000000

CASHIER'S VALIDATION

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: #03-470-A

1409 Vesper Avenue

E/side Vesper Avenue 230 feet south of Kimmel Avenue

12th Election District - 7th Councilmanic District

Legal Owner(s): Shawn and Theresa Durkin

Variance: to permit a dwelling with a side setback of 3 feet and 7 feet in lieu of the minimum permitted 10 feet. To permit a lot width of 50 feet in lieu of the required 55 feet. To approve an undersize lot and any other variances deemed necessary by the Zoning Commissioner.

Hearing: Tuesday, June 10, 2003 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/327 May 22 C605120

CERTIFICATE OF PUBLICATION

5/23/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/22/, 2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: BECKY HART

Date: May 26, 2003

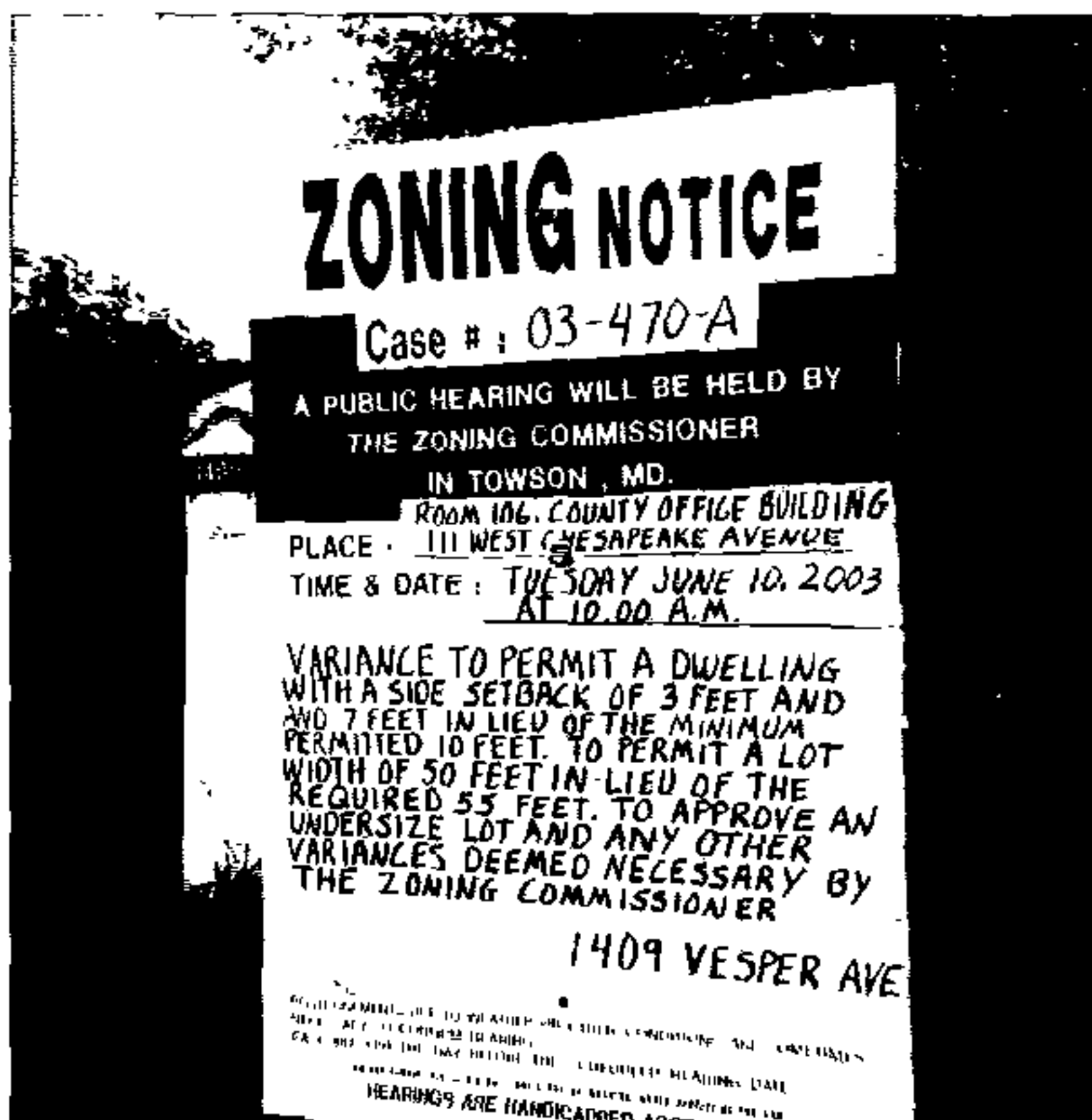
RE: Case Number 03-470-A

Petitioner/Developer: Shawn & Theresa DURKIN/BUCK JONES

Date of Hearing/Closing: JUNE 10, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1409 VESPER AVE.

The sign(s) were posted on May 24, 2003
(Month, Day, Year)



03-470-A

1409 VESPER AVE

Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

RE: PETITION FOR VARIANCE * BEFORE THE
1409 Vesper Avenue; E/side Vesper Avenue, *
230' S Kimmel Avenue * ZONING COMMISSIONER
12th Election & 7th Councilmanic
Legal Owner(s): Shawn & Theresa Durkin * FOR
Petitioner(s) * BALTIMORE COUNTY
* 03-470-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of April, 2003, a copy of the foregoing Entry of Appearance was mailed to, Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

April 22, 2003

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: 03-470-A

1409 Vesper Avenue
E/side Vesper Avenue 230 feet south of centerline Kimmel Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Shawn and Theresa Durkin

Variance to permit a dwelling with a side setback of 3 feet and 7 feet in lieu of the minimum permitted 10 feet. To permit a lot width of 50 feet in lieu of the required 55 feet. To approve an undersize lot and any other variances deemed necessary by the Zoning Commissioner.

Hearings: Tuesday, June 10, 2003 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

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

Arnold Jablon
Director

AJ:rlh

C: Shawn and Theresa Durkin, 1409 Vesper Avenue, Baltimore 21222
Buck Jones, 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 24, 2003.**
(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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, May 22, 2003 Issue - Jeffersonian

Please forward billing to:
Shawn Durkin
1409 Vesper Avenue
Baltimore, MD 21222

410-574-9337

NOTICE OF ZONING HEARING

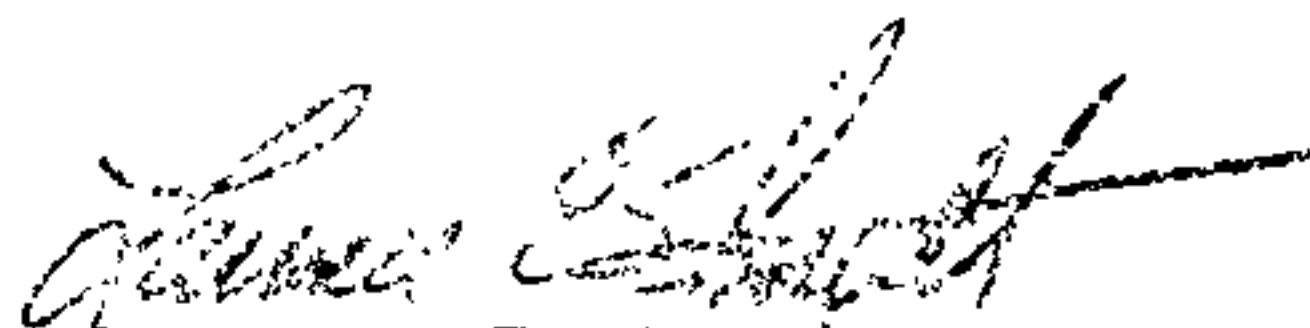
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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E/side Vesper Avenue 230 feet south of centerline Kimmel Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Shawn and Theresa Durkin

Variance to permit a dwelling with a side setback of 3 feet and 7 feet in lieu of the minimum permitted 10 feet. To permit a lot width of 50 feet in lieu of the required 55 feet. To approve an undersize lot and any other variances deemed necessary by the Zoning Commissioner.

Hearings: Tuesday, June 10, 2003 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) 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: 03-470-A

Petitioner: SHAWN DURKIN

Address or Location: 1409 VESPER AVE. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHAWN DURKIN

Address: 1409 VESPER AVE.

BALT. MD. 21222

Telephone Number: 410-574-9337



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

June 6, 2003

Shawn Durkin
Theresa Durkin
1409 Vesper Avenue
Baltimore, MD 21222

Dear Mr. and Mrs. Durkin:

RE: Case Number: 03-470-A, 1409 Vesper Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 10, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Buck Jones, 500 Vogts Lane, Baltimore 21221

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

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

April 24, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 21, 2003

Item No.: ⁴⁷⁰ 465, 467-477

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 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2003
Item Nos. 465, 466, 467, 468, 469,
470, 473, 474, 475, 476, and 477

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

RWB:CEN:jrb

cc: File

Seji
6/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 6, 2003

RECEIVED

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

MAY - 8 2003

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03- 470**

ZONING COMMISSIONER

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.18.03

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

RE: Baltimore County
Item No. 470 DT

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).

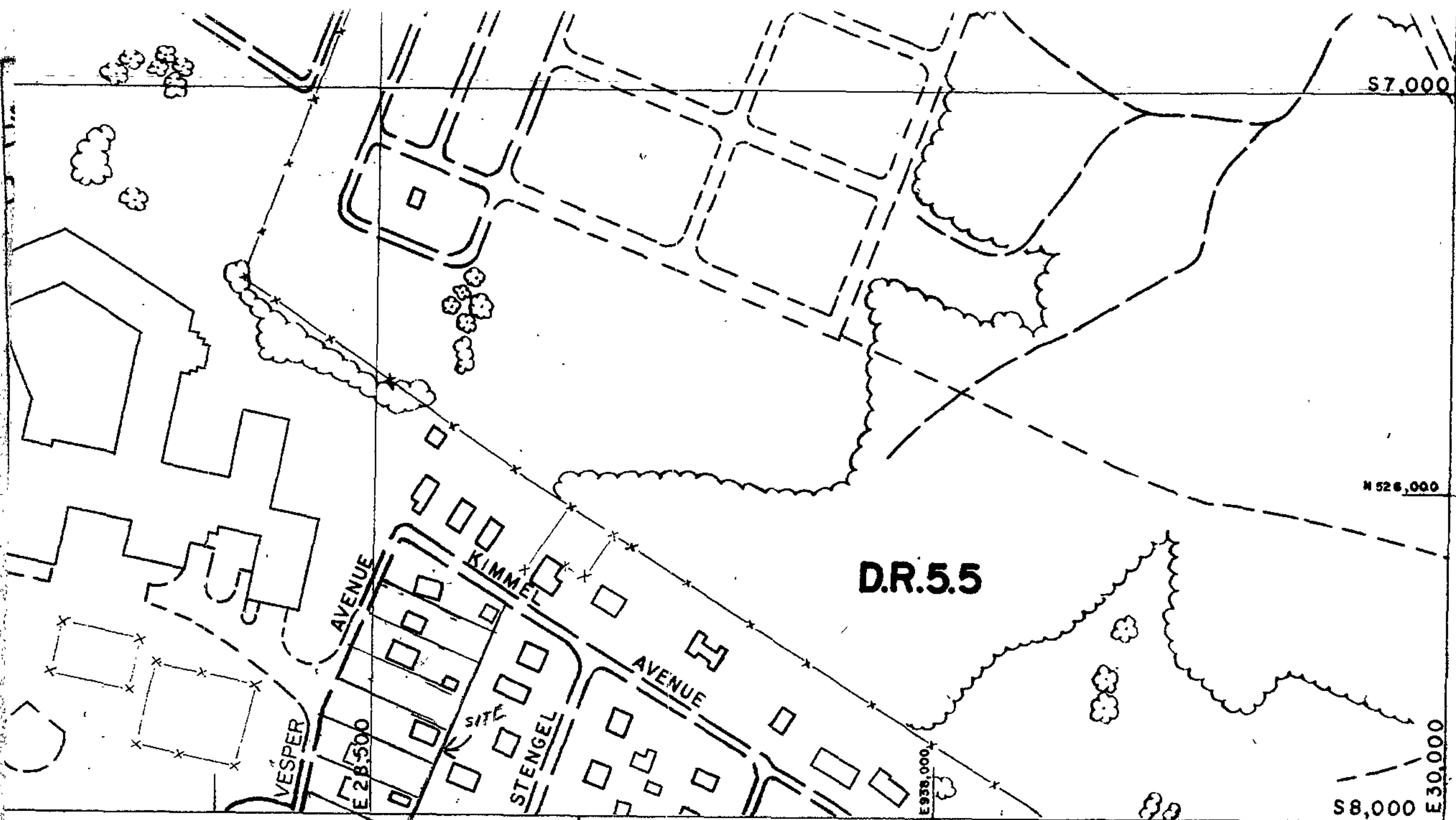
Very truly yours,

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



SCALE

1" = 200' ±

LOCATION

NORTH POINT

SHEET

S. E
2-E

DATE
OF
PHOTOGRAPHY
JANUARY
1986

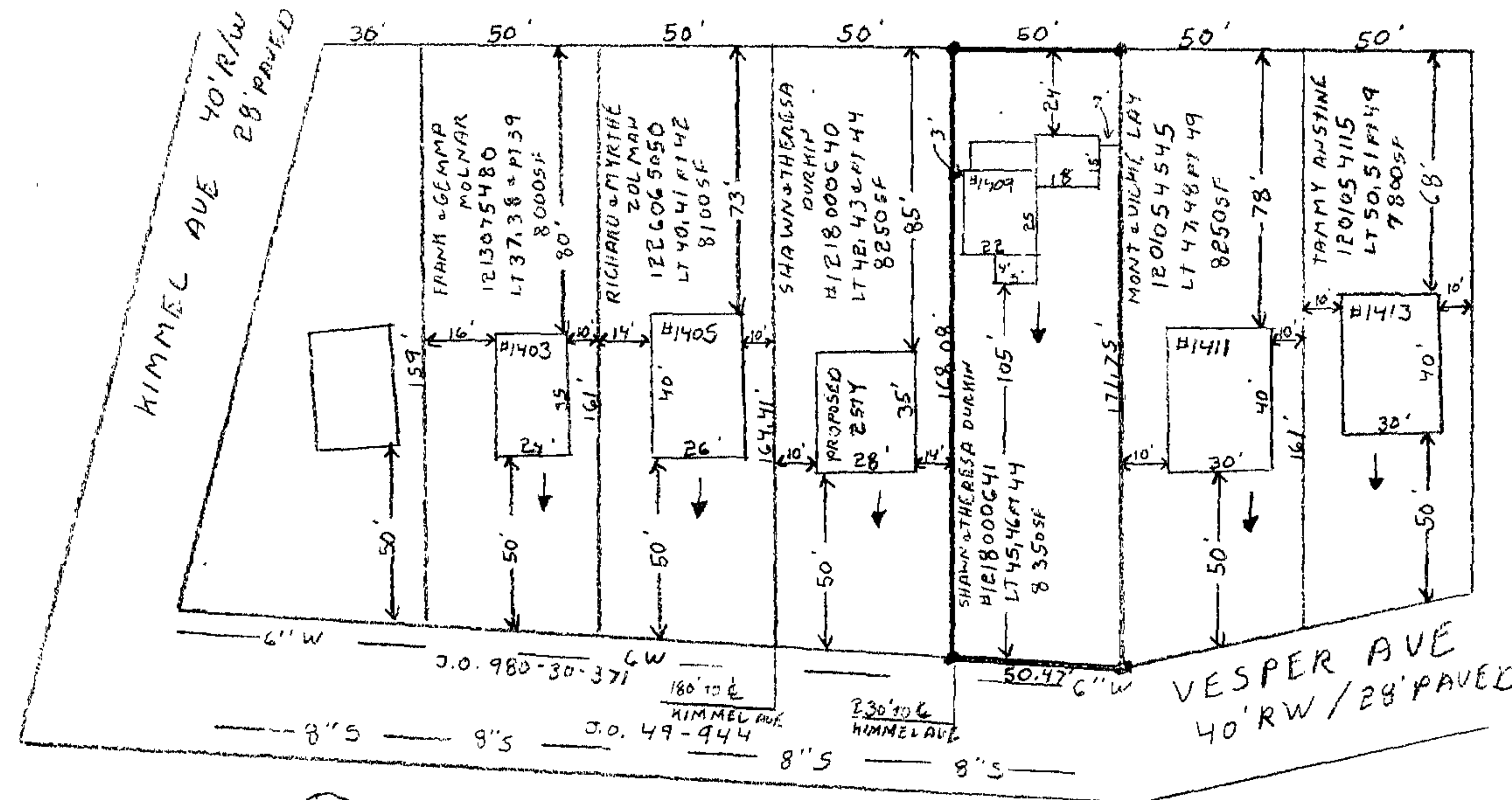
Plot to accompany Petition for Zoning ☒ Variance

PROPERTY ADDRESS: 1409 VESPER AVE

SUBDIVISION NAME: KIMBERLY FARMS

Plot Book # 7 Folio # 127 L&P # 45,46,PT 44 Section C

OWNER: SHAWN & THERESA DURKIN

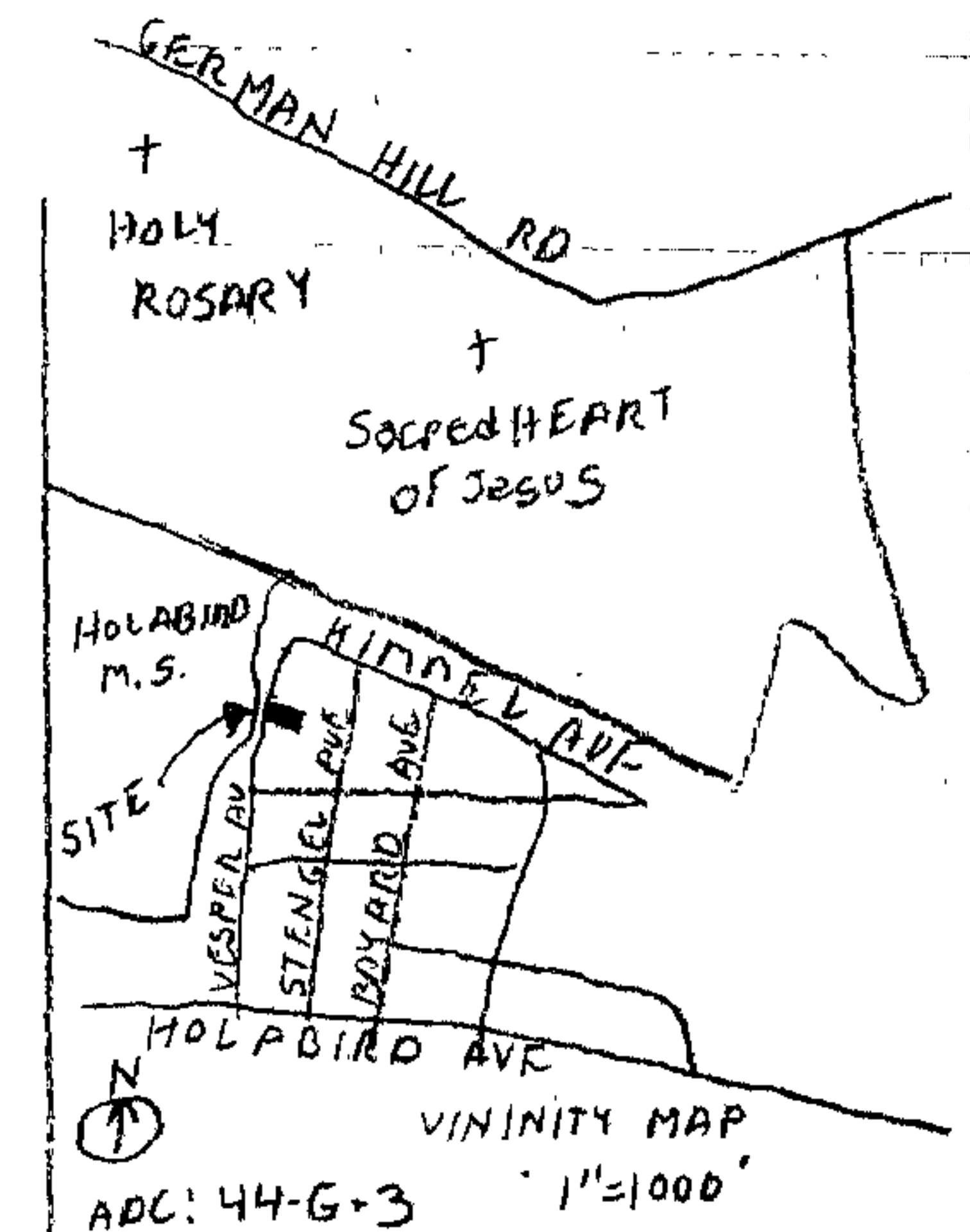


North

date: 3-21-03

prepared by: BUCK JONES

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 12

Councilmanic District: 87

1" = 200 Scale Map #: SE 2-E

Zoning: DR 5.5

Lot Size: 0.19 8350
Acres Square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ YES ☐ NO

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM # CASE #

D. Thompson 470 03-470-A

SCALE	APPROVED BY	DRAWN BY
DATE		REVISED
DRAWING NUMBER		