

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Normal Terrace, 385' S		
centerline of Burke Avenue	*	DEPUTY ZONING COMMISSIONER
9th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(22 Normal Terrace)		
	*	CASE NO. 03-512-A
Stewart Bryant		
<i>Petitioner</i>	*	

* * * * *

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, Stewart Bryant. The variance request is for property located at 22 Normal Terrace in the Towson area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations, to permit an existing single-family dwelling with addition to have a rear yard setback of 20.4 ft. in lieu of the required 30 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

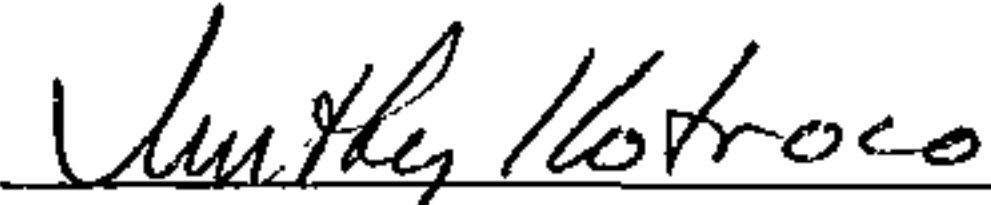
OFFICE OF THE DEPUTY ZONING COMMISSIONER
 DATE 6/2/03
 BY R. J. Jernston

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

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 2nd day of June, 2003, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations, to permit an existing single-family dwelling with addition to have a rear yard setback of 20.4 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

6/2/03
R. Johnson



Baltimore County
Zoning Commissioner

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

June 2, 2003

Mr. Stewart Bryant
22 Normal Terrace
Towson, Maryland 21286

Re: Petition for Administrative Variance
Case No. 03-512-A
Property: 22 Normal Terrace

Dear Mr. Bryant:

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 black ink, appearing to read "Timothy 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 22 Normal Terrace 21286
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) 1 B02.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A REAR YARD SETBACK
OF 20' 4" IN LIEU OF THE REQUIRED 30'.

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:

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

Legal Owner(s):

Stewart Bryant

Name - Type or Print

Signature

Name - Type or Print

Signature

22 Normal Terrace

410-821-1068

Address

Telephone No.

TOWSON

MD

21286

City

State

Zip Code

Representative to be Contacted:

Stewart Bryant

Name

22 Normal Terrace

410-821-1068

Address

Telephone No.

TOWSON

MD

21286

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 6/26/03 day of June, 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.

03-512-A

Reviewed By

LTM

Date

4/30/03

REV 10/25/01

Estimated Posting Date

5/11/03

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 22 Normal Terrace
City Towson State MD Zip Code 21286

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):

Undue Hardship

1. The pre-BCZR 924' sq/ft enclosed area, unchanged since 1925, is insufficient for our five member household, three of whom are active growing children. Hardships include insufficient bathroom, kitchen, bedroom, storage and living space.
2. These Hardships are NOT unique. All Normal Terrace homes are pre-BCZR and nearly each household with multiple children has added a structure requiring variances.
3. These hardships are not a result of my actions. My wife and I occupied the residence in 1992. In 1994 we had triplets. Only in 2003, with the settlement of my late fathers estate, did I become legal owner of the property and able to address there hardships.

Practical Difficulty

1. The best architectural and cost efficient design is to expand sideways. But because in 1925 the existing structure was built out-of rear setback compliance before BCZR, to comply with BCZR would require moving the entire existing structure and basement forward 5' This move would in-turn result in a violation of BCZR Front Averaging.
2. Granting us variances would not be an injustice as we seek the same variances already granted to our neighbor at 24 Normal Terrace.
3. Care has been made to ensure the addition is in harmony to the existing structure and neighborhood; and that there will be no impact on public safety or 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

Stewart Bryant

Signature

Name - Type or Print

Stewart Bryant

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of April, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stewart Bryant
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

Gloria D. Zorn
9/1/2005

Affidavit in Support of Administrative Variance

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Signature

Stewart Bryant

Signature

Name - Type or Print

Stewart Bryant

Name - Type or Print

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Stewart Bryant
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

Gloria D. Zorn

9/1/2005

REV 10/25/01

GLORIA D. ZORN
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES SEPT. 1, 2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 22 Normal Terrace 21286
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) 1 BOZ. 3. C. 1 (B C Z R)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A REAR YARD SETBACK
OF 20' 4" IN LIEU OF THE REQUIRED 30'

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:

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

Legal Owner(s):

Stewart Bryant

Name - Type or Print

Signature

Name - Type or Print

Signature

22 Normal Terrace

410-821-1068

Address

Telephone No.

TOWSON

MD

21286

City

State

Zip Code

Representative to be Contacted:

Stewart Bryant

Name

22 Normal Terrace

410-821-1068

Address

Telephone No.

TOWSON

MD

21286

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. 03-512-A

Reviewed By LTM Date 4/30/03

REV 10/25/01

Estimated Posting Date 5/11/03

Stewart Bryant
22 Normal terrace
Towson MD 21286

Zoning Description for 22 Normal Terrace, Towson MD 21286

Beginning at a point on the east side of Normal Terrace, which is 30' wide, at a distance of 385' ~~wide~~ south of the center line of the nearest improved intersecting street of Burke Ave, which is 35' wide.

Being Lot # 10, as shown on Normal Terrace street Plat in W.P.C. No.7, Folio 170, also known as 22 Normal Terrace, Towson MD 21286 and located in the 9th Election District, 5th Councilmanic District. As recorded in Deed Liber 0015793, page 229.

#512

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23646**

DATE 4/30/03 ACCOUNT R0010066150

AMOUNT \$ 65.00

RECEIVED
FROM:

S. ERYANT

FOR:

VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

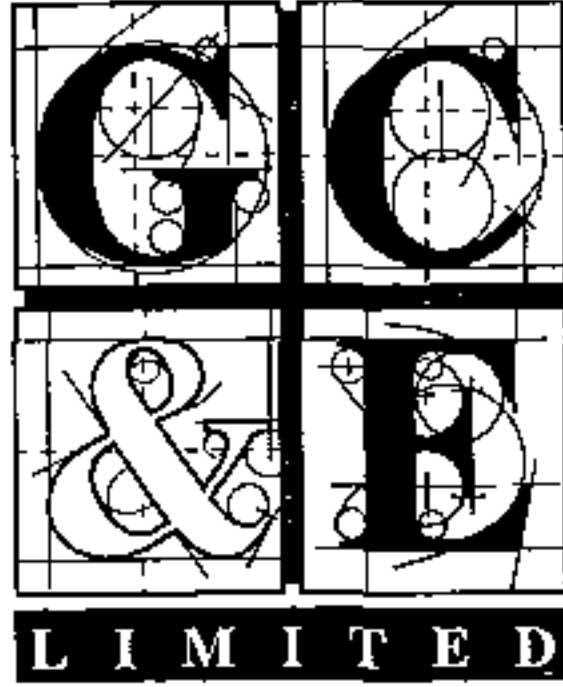
PAID RECEIPT

BUSINESS ACTUAL TIME
4/30/2003 4/30/2003 09:15:35

REC 0006 WALKIN FROM ASM
-> RECEIPT # 151880 4/30/2003 UFLH
DEPT 5 528 ZONING VERIFICATION
OR ID. 023646

Receipt Tot \$65.00
65.00 OK .00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 03-512-A
PETITIONER/DEVELOPER:
Stewart Bryant
DATE OF HEARING:
May 26, 2003

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION: REBECCA 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**

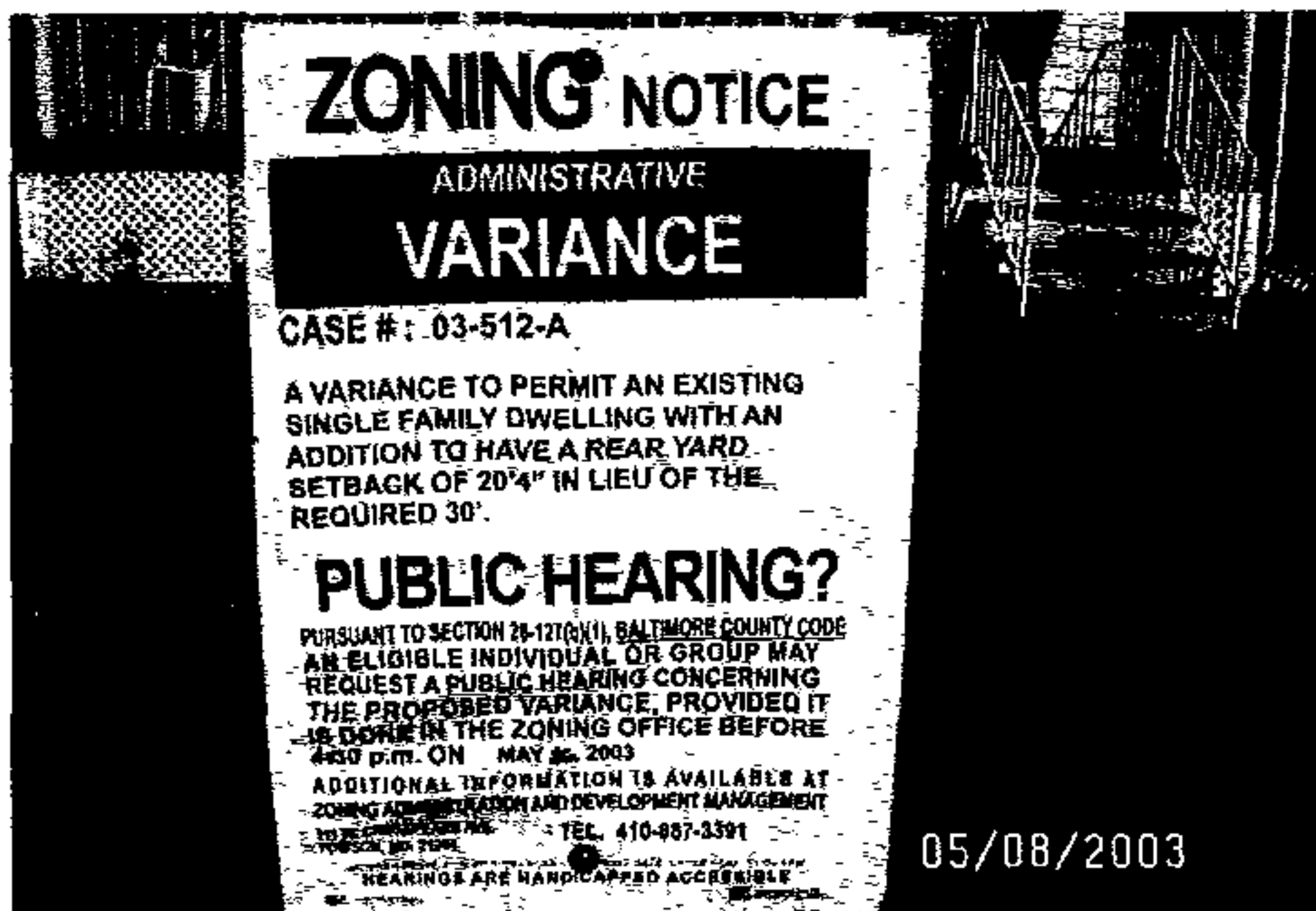
LOCATION:
22 Normal Terrace

DATE:
May 13, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON: May 8, 2003

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 512 -A Address 22 NORMAL TERRACE

Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 4/30/03 Posting Date: 5/11/03 Closing Date: 5/26/03

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.

DO NOT WRITE IN THESE SPACES

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 512 -A Address 22 NORMAL TERRACE
Petitioner's Name STEWART BRYANT Telephone 410 821 1068

Posting Date: 5/11/03 Closing Date: 5/26/03

Wording for Sign To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A REAR YARD SETBACK OF
20'4" IN LIEU OF THE REQUIRED 30'

I HAVE RECEIVED POSTING INFO

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/neighborhood 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: 03-512-A
Petitioner: Stewart Bryant
Address or Location: 22 Normal Terrace

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stewart Bryant
Address: 22 Normal Terrace
Towson MD 21286

Telephone Number: 410 821-1068



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

May 23, 2003

Stewart Bryant
22 Normal Terrace
Towson, MD 21286

Dear Mr. Bryant:

RE: Case Number: 03-512-A, 22 Normal Terrace

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 30, 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:klm

Enclosures

c: 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

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

May 12, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 12, 2003

Item No.: 512, 514-516, 518-526, 528-531

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



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.9.03

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

RE: Baltimore County
Item No. 512 LTM

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,

/s/ 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2003

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

RECEIVED

MAY 19 2003

ZONING COMMISSIONER

SUBJECT: 22 Normal Terrace

INFORMATION:

Item Number: 03-512

Petitioner: Stewart Bryant

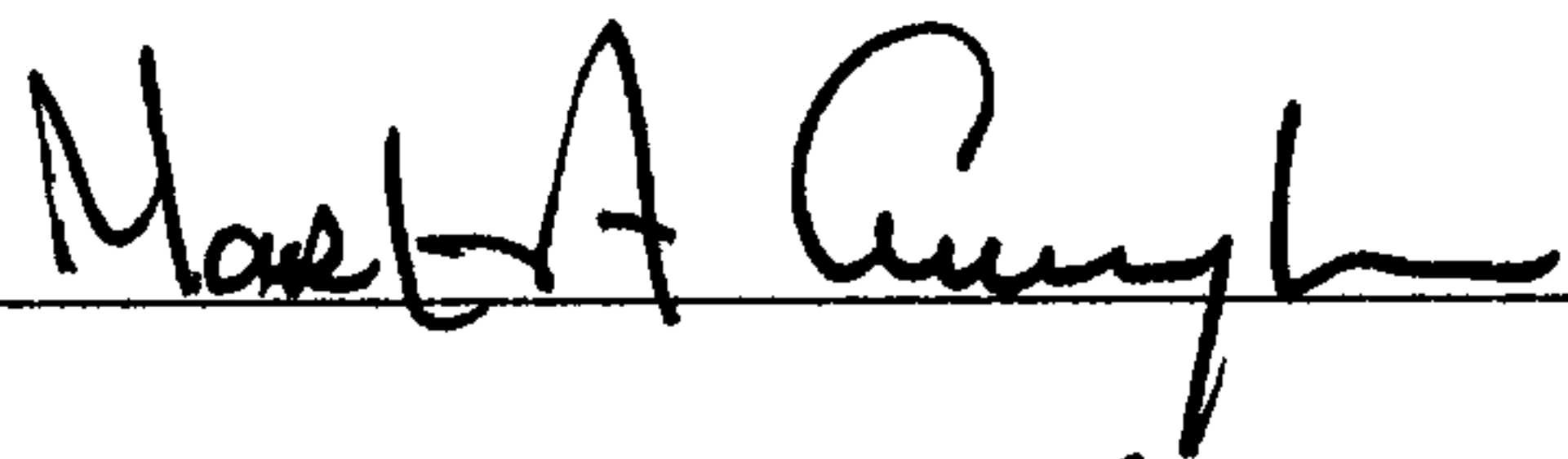
Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit an existing single family dwelling with addition to have a rear yard setback of 20 feet 4 inches in lieu of the minimum required 30 feet.

Prepared by:



Section Chief:
AFK/LL:MAC:



Stewart Bryant
22 Normal terrace
Towson MD 21286

Justification for rear set-back Variance and an expansion Variance

The design of our roughly 924sq/ft enclosed space residence is for an occupancy of three persons, maximum four persons. Except for some minor remodeling, 22 Normal Terrace is virtually as it was in 1925. The insufficient living space, 1920s room layout and facilities are all inadequate to meet the modern needs of our large household and has created hardship on our family..

Examples of Hardships cause by inadequacies of the existing structure

- **There are only two small up-stairs closets in the entire house.**

As a result one bedroom is taken up largely as a storage area and kid's computer station. The result is the doubling up in the remaining two bedrooms, with one child, some times two, sleeping on the living room sofa.

- **One toilet and wash sink serves five people.**

We have to fight in the morning for access to one 3'x3' standing-space bathroom, The existing bath room has no electrical outlets at all, to serve electric shavers, hair dryers etc.

- **The kitchen is too small to serve our large household**

3'10"x 10' standing-area is too small for even a simple breakfast table and chairs. With two working parents and kids generating lots of dirty dishes daily. Extra space for a dish washer is needed. The kitchen's 2'x 4' counter space makes it difficult to prepare five meals at a time and competing for this space are basic kitchen appliances (toaster, bread machine, waffle maker, etc). The kitchen was sized for an old fashion ice box so our modern refrigerator partially blocks the kitchen doorway.

- **Lack of needed children home work and study area**

Three children doing their home work in the evening takes up the entire dining room table for several hours, consequently evening meals are taken in the living room in shifts. This dining room table also serves as an office desk for myself (I work at home as a researcher and newsletter article writer). The dining room has no electrical outlet so to use my computer work station, I must go down to the basement where I have a small space and an electrical outlet.

- **Electrical and Plumbing**

There are only eight electrical outlets through-out this entire two story house. There are no electrical outlets in the dining room, or bath room. One electrical outlet is available in the existing kitchen. These outlets are the old style (non-grounded, non phased) for lamps, not for modern electronic equipment and appliances. With the expanded kitchen area, family study, new larger upstairs bathroom and lower powder room taking up the addition; the new electrical wiring there will support our modern appliances and electronic equipment (including computers) needs.

- **Unsuitable existing 'Cellar' for Heating Mechanics**

The unheated basement is actually a Dirt Floor Celler typical of the construction of a

century ago. It is used for storage, Oil Burner and our washer/dryer. A small computer work station, for my work, is set up in a corner. High humidity contributed to the breakdown of the furnace system and our washer and clothes dryer; both now broken and will be replaced. The damp fungus-promoting environment has damaged important work-papers and our stored possessions such as clothes. The contractor, who will replace the busted furnace, strongly recommends a proper dry basement with cement floor and updated electrical system before they begin work.

Goals to relieve family hardships

1. More closet space on both the 2nd and 1st floors,
2. Add a new fourth bedroom which will now provide a bedroom for each child, especially important as they will soon become teenagers.
3. A new 9'x12' 2nd floor bath room with two sinks, with an additional small 1st floor powder room providing a second toilet and third wash-up sink. All with proper electrical outlets.
4. Double the size of the kitchen to now allow a breakfast table and chairs, additional food preparation and appliance space and space for the refrigerator and needed dish washer.
5. A family study where our three children can do their home work on desks, bookshelves for reference books and computer work stations. This would also serve as an in-home office with computer work station for my research and publication work.
6. Both the new study and expanded kitchen areas will allow a proper electrical upgrade here for appliances and electronic equipment rather than the greater expense of re-wiring the existing 1920s structure. This includes electrical outlets in the new bath and powder rooms, Kitchen expansion, Study. Right now there are none in the existing small bathroom or dining room.
7. The new addition's basement will provide the proper environment for the planned new household mechanics (new furnace hot water heater etc.) and it would free up the old basement for a proper and needed 're-habitation' work.

To achieve these goals will require a two story addition (roughly 768sq/ft) which is approximately a 50% increase in size of the existing house. Our neighbor (24NT) had a two story addition, with full basement, added to his home which is also a 50% expansion from the original structure.

The existing zoning provisions impact the subject property..

Two BCZR issues are involved to achieve our goals .

- First is the enforcing the 30' rear set-back provision for a pre-BCZR structure, that already has an existing 20' rear set-back.
- Second is the enforcing of the 25% BCZR restriction on the expansion from existing space.

What is needed to achieve our Goals

- A 20'-25' set-back Variance is needed to architecturally and structurally integrate the new addition into the existing structure, and to ensure reasonable cost of construction that we can afford.

- A 50% expansion Variance is needed. My family's needs have been carefully reviewed by us and what is needed is a new larger bathroom, a family study room, an expansion of our small kitchen, additional storage closets, a new bedroom and a full proper basement area for the heating/plumbing/electrical mechanics. All of this can not be fit in the 175sq/ft a BCZR 25% expansion limit would empose.

Our request is not unique, but the norm for Normal Terrace

Since all the 'Normal Terrace' (NT) homes were built before BCZR, many are built non-compliance even without new additions. We are one of the remaining homes on Normal Terrace which has not yet applied for the appropriate Variances to have an addition added. Those homes that have had additions and setback Variance issues are:

- 25 NT, 8'4" side set-back for one story addition
- 24 NT, 13' rear set-back for two story addition and expansion of 50% off of exiting structure
- 27 NT, 24' rear set-back for one story addition
- 29 NT, 16' rear set-back for one story addition

22NT is asking for a 20-25' rear set-back with two story expansion of 50% off the existing structure

Would a hardship of this property contrast with other surrounding properties?

Because of the pre-BCZR construction of the homes on our street, the County has already found that addressing the hardships and fair use of surrounding properties has required granting the appropriate Variances.

Was the hardship a result of current owner's own action?

22 NT was the residence of my grandfather and uncle (since 1925) before I and my wife moved in as near newlyweds. Since then, we had our triplets (two girls and a boy) who are now 8 years old and growing fast, approaching their teenage years all too quick. This year, 2003, did I became the legal 'current owner' of the residence, as a result of the settlement of my late father's estate. Only now am I in a position to address the hardships imposed by the physical limitations of the current structure.

Does strict compliance with BCZR result in special difficulties

Reasonable use of our property, is to allow our household to solve our hardship issues as our neighbors with large families have already done, through structure additions with allowed variances. It would be unreasonable to refuse what has been already granted to our neighbors and unreasonable to penalize the fair use our property because it was built before the adoption of the BCZR.

Would strict compliance to BCZR result in unreasonable solution?

- Strict compliance to BCZR 30' rear set-back would result in having the existing house moved forward approximately 5'. This is unreasonable and would subsequently invite an issue of 'front averaging.' The proper solution is to expand sideways to the

south within the 10' side set-back provision of BCZR, and to grant a Variance to allow the already exiting rear set-back (20') of the original 1925 structure, to be carried over to the new side addition.

- Strict conformance to BCZR restricion, to the 25% expansion limits of an original enclosed area of 924,' would require the needed kitchen expansion, family study, bathroom, storage closets, powder room and Bedroom to fit in a roughly 12' x 19' area. An alternative strategy is a series of 25% increments building projects. But this series of required permits is unreasonable and impractical, as it would inflate the cost beyond our reach and tie up the neighborhood with consecutive construction projects for an unforeseeable length of time. .
- The remaining alternative is to sell the house as is and move to Colorado (my wife's favorite solution) but this dislocation would cause an additional hardship of disrupting our children's social and educational development, as well as cause re-employment issues for us.

Would granting of varience be injustice to other surrounding owners?

We are asking no more then what has already been granted to our neighbors seeking additions to their exiting homes. Our neighbors support our addition project, including the neighborhood community association (see enclosed letter)

The adjoining vacant lot to the south (Parcel #2, left, facing road) is owned by me. There are no other homes beyond this lot until the next street (see Map).

The neighboring residence on the north side (24NT) is also a pre-BCZR built home, and has had a two story addition added to the rear of the home. I believ my neighbor was granted a Variance to allow about a 13' rear set-back and a 50% expansion Variance. I am asking to be allowed a Variance for a roughly 25' rear set-back, which is much closer to the BCZR 30' rear set-back Provision, and a 50% expansion variance like my neighbor.

Would a granted Varience secure public safety and general welfare?

The three other homes which have had recent additions projects requiring Variances, have had no such impact. Our project is no different; in fact it has less of an impact because we are at the end of a our dead end street. It will not affect the access to Burke avenue as the previous projects have. Unlike the other NT Addition projects, our project has an additional empty land parcel to stage construction materials away from the street.

Will there be an increase in residential density?

The addition is to provide a adequate living space for the existing five members household. With my wife now in her 40s and myself pushing 58, we plan not to have any more kids.

Would the Variance be in harmony of height, parking regulations?

Careful attention has been paid to ensure the design of the addition conforms to the appearance, structural support, design and height of the existing structure. There is no impact on parking regulations or restrictions

BURKLEIGH SQUARE COMMUNITY ASSOCIATION
P.O. Box 6713
Baltimore, Maryland 21285-6713

April 27, 2003

Mr. Lawrence Schmidt
Baltimore County Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Commissioner Schmidt:

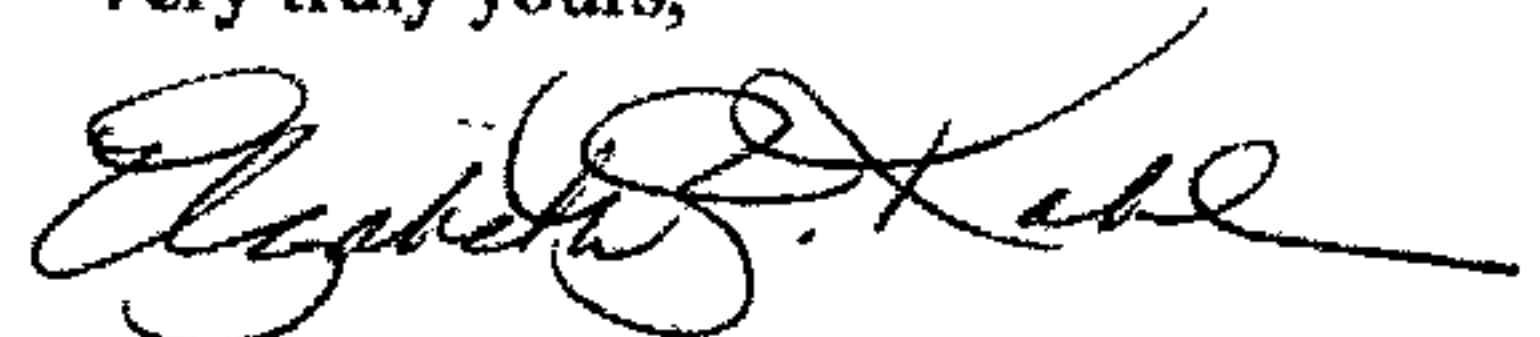
The Board of Directors for the Burkleigh Square Community Association unanimously approved the proposed improvements for the Bryant residence at 22 Normal Terrace at it meeting on April 10, 2003.

Mr. Bryant presented his plans at this meeting and explained that two variances are required in order to build the planned two-story addition with full basement. These exceptions are:

1. To exceed the 25 % limit for increasing the floor space in an addition
2. To allow less that the required 30' setback from the rear property line.

Similar exceptions were approved by the community and granted by zoning authorities for the addition to the Bauer at 24 Normal Terrace. The Board considers the improvements proposed to the property to be a valuable addition to the neighborhood. We hope that the Bryant's request will receive your favorable consideration.

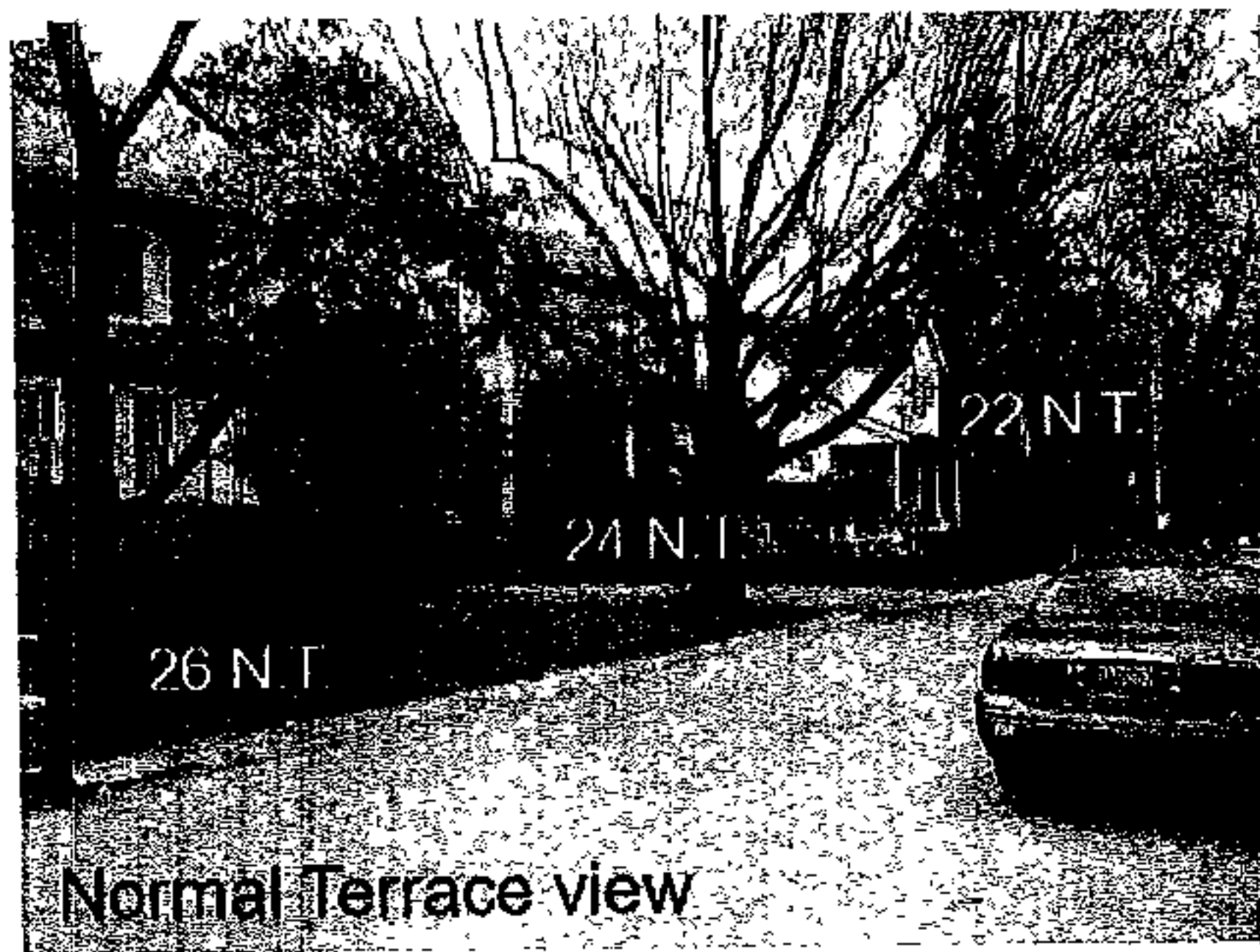
Very truly yours,



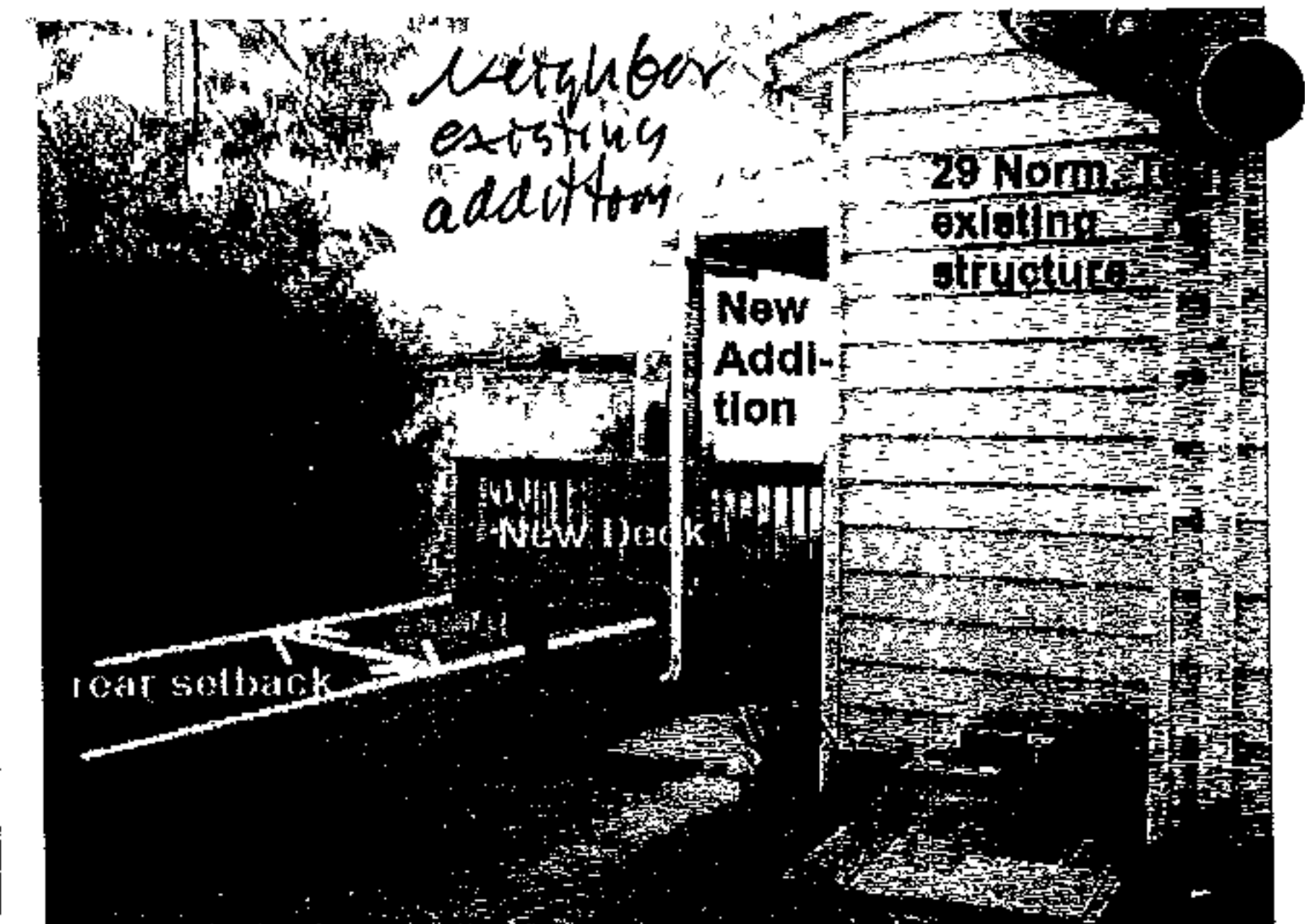
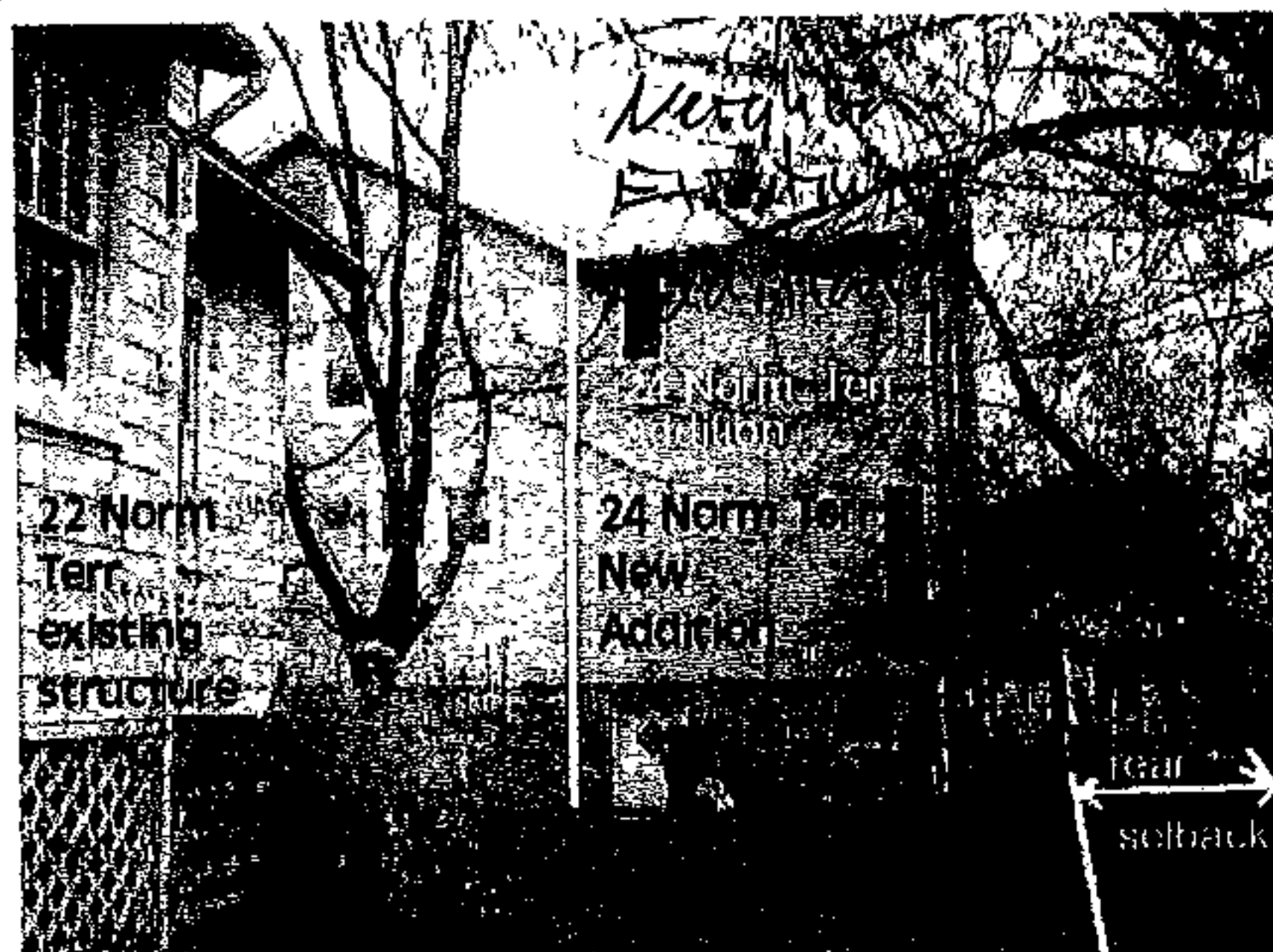
Elizabeth Z. Kahl
President

Cc: Stewart Bryant

#512



Neighbors Existing Additions



#512

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

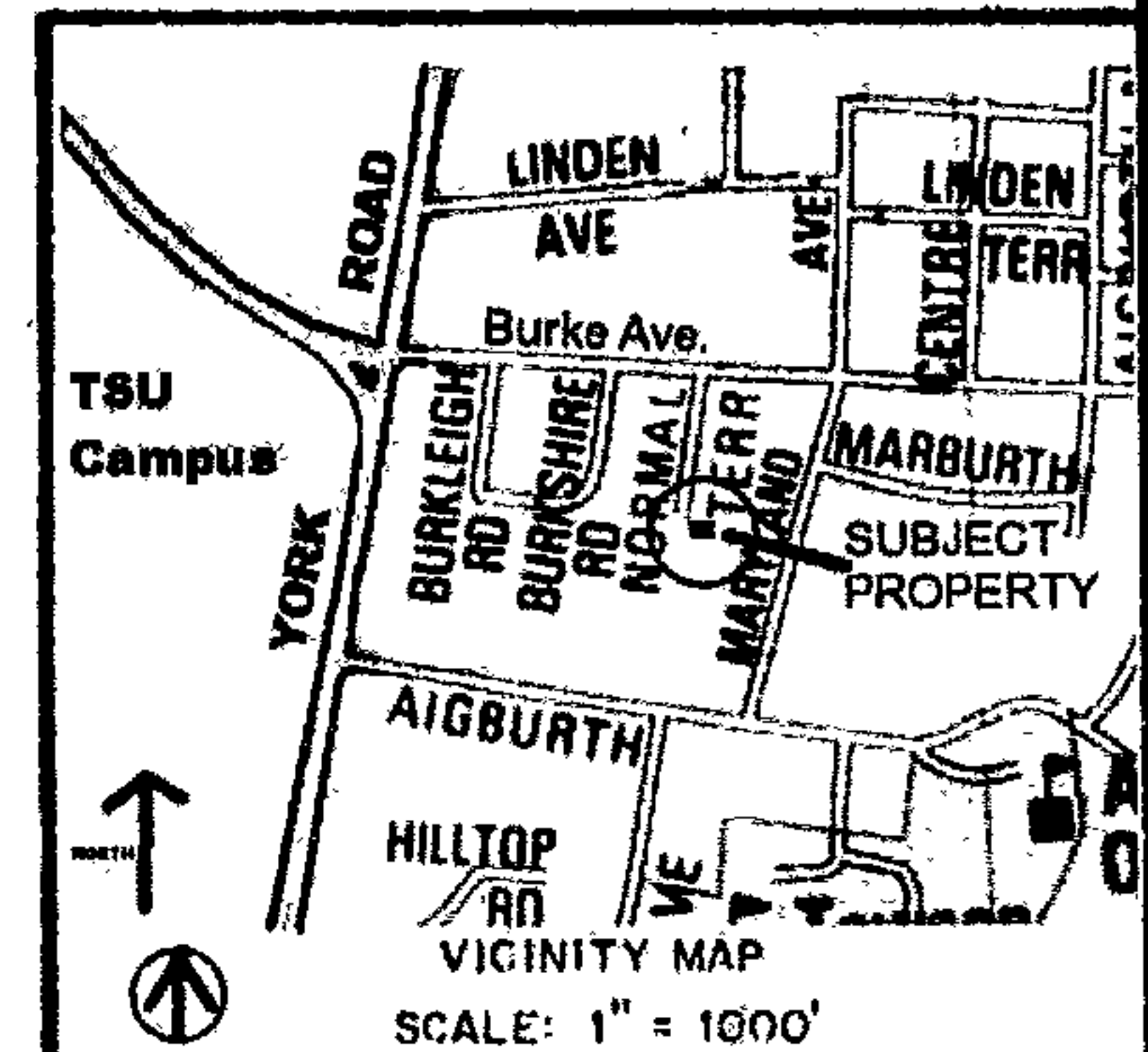
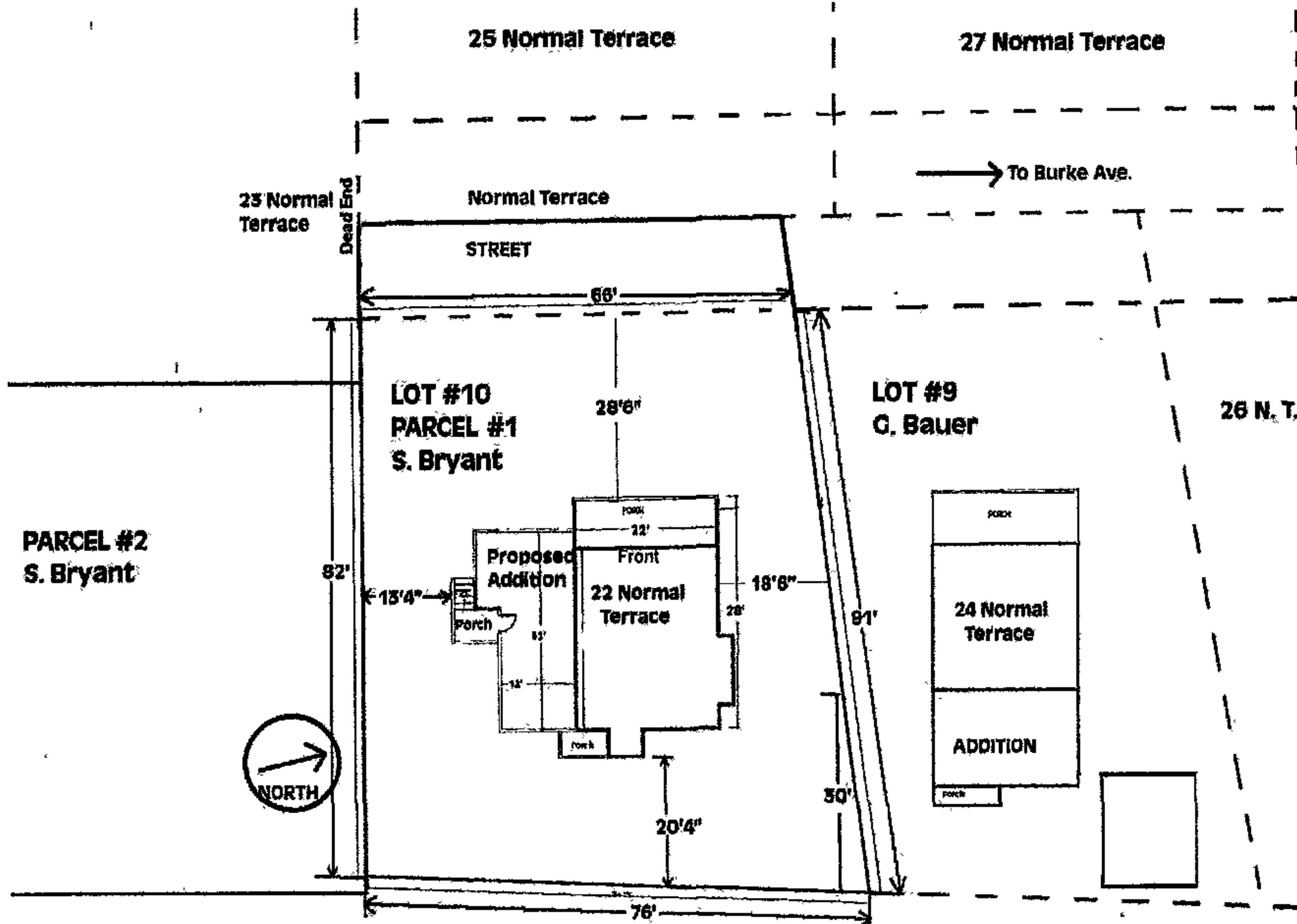
PROPERTY ADDRESS 22 Normal Terrace, Towson MD 21286

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

SUBDIVISION NAME N/A

WCP PLAT BOOK # 7 FOLIO # 170 LOT # 10 SECTION # N/A

OWNER Stewart L. Bryant



LOCATION INFORMATION

ELECTION DISTRICT **9**

COUNCILMANIC DISTRICT **5th**

1" = 200' SCALE MAP # **NE 9A**

ZONING **DR 5.5**

LOT SIZE **1.6** **7,171.00**
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

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

PREPARED BY Stewart Bryant

SCALE OF DRAWING: 1" = 30'

Pet. #1

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

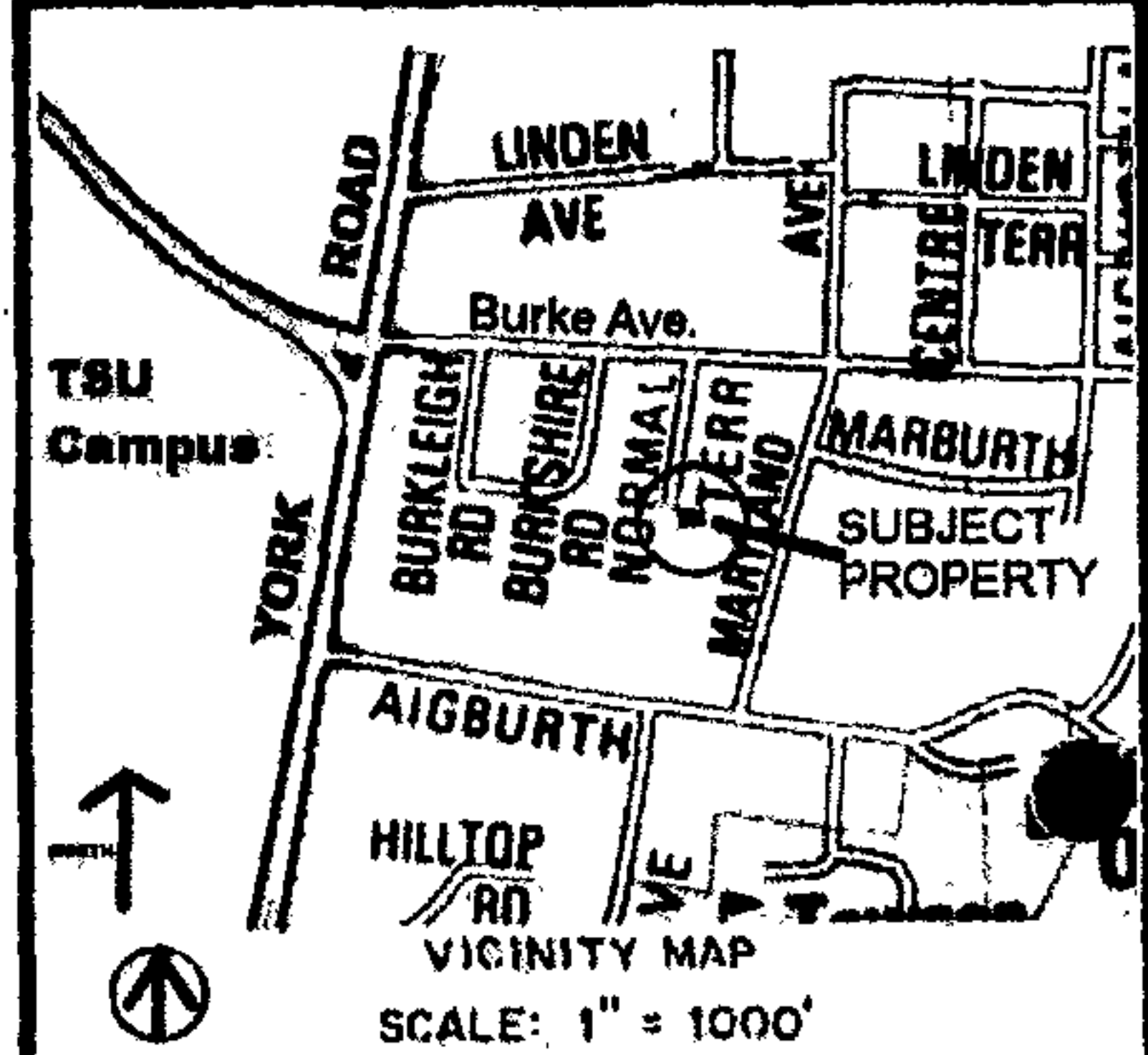
PROPERTY ADDRESS 22 Normal Terrace, Towson MD 21286

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

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SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

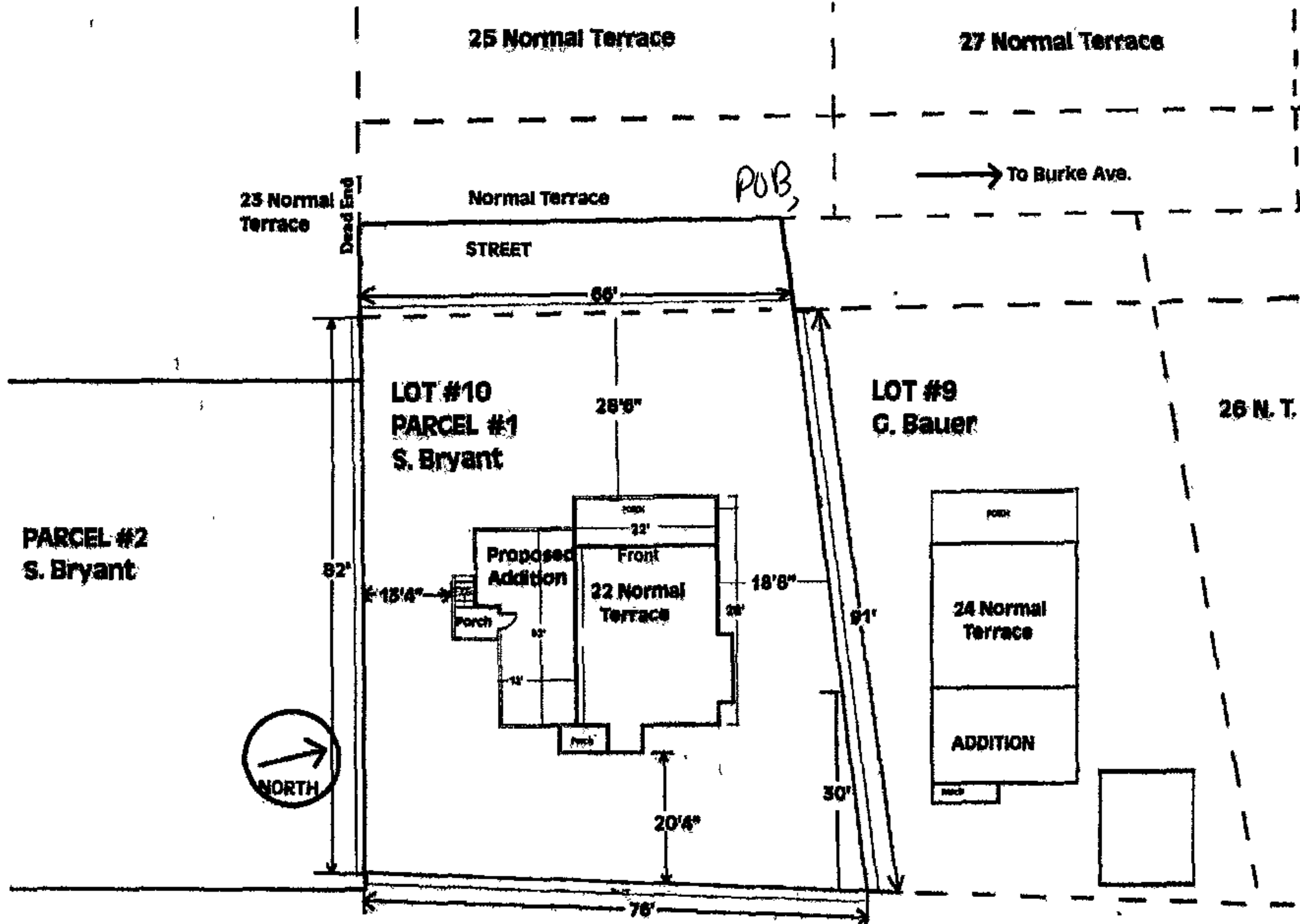
	YES	NO
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY CTM ITEM # 512 CASE #

CTM | 512 |

Stewart Bryant



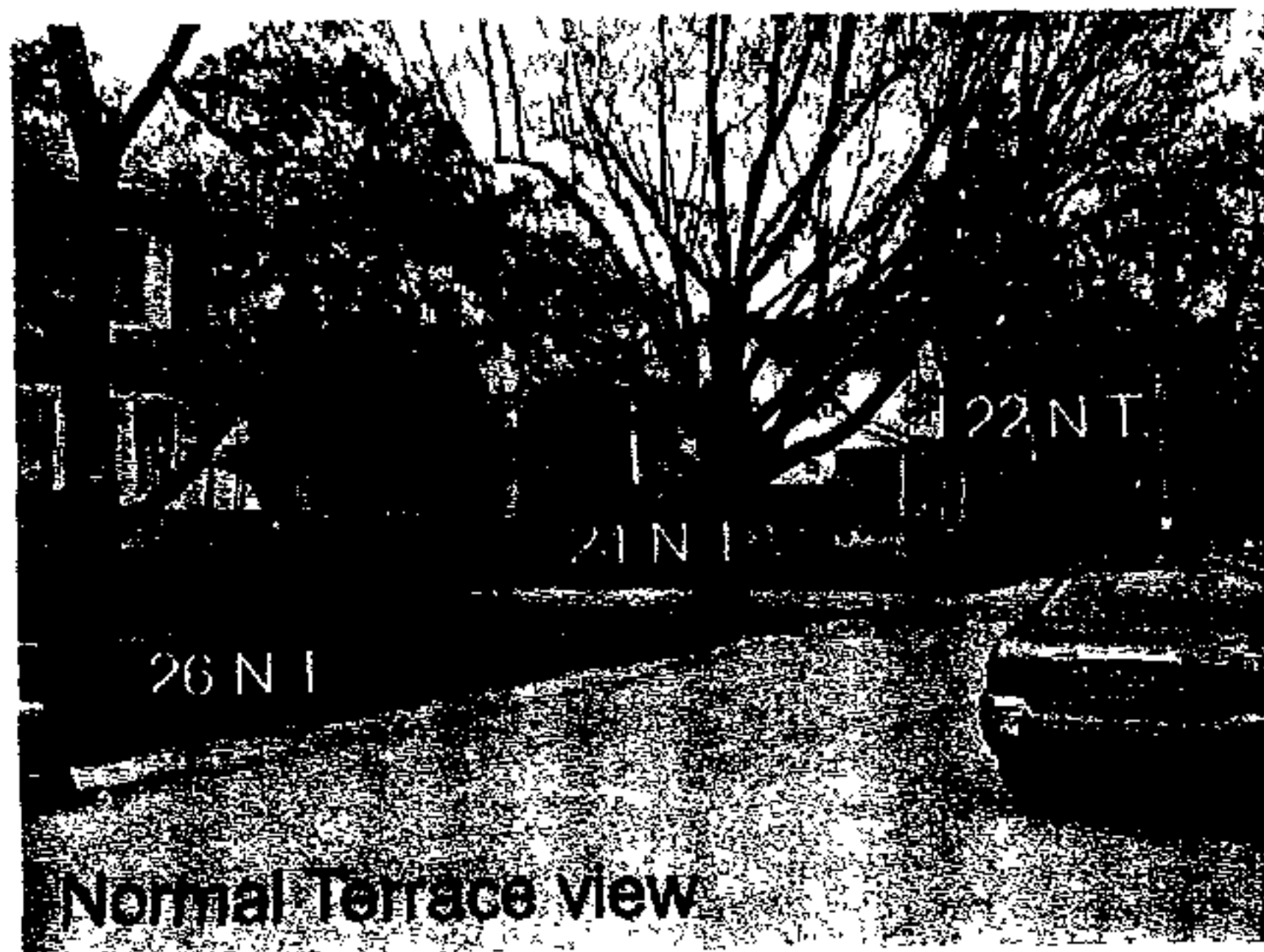
PREPARED BY Stewart Bryant

SCALE OF DRAWING: 1" = 30'



Subject Structure

PAGE 112



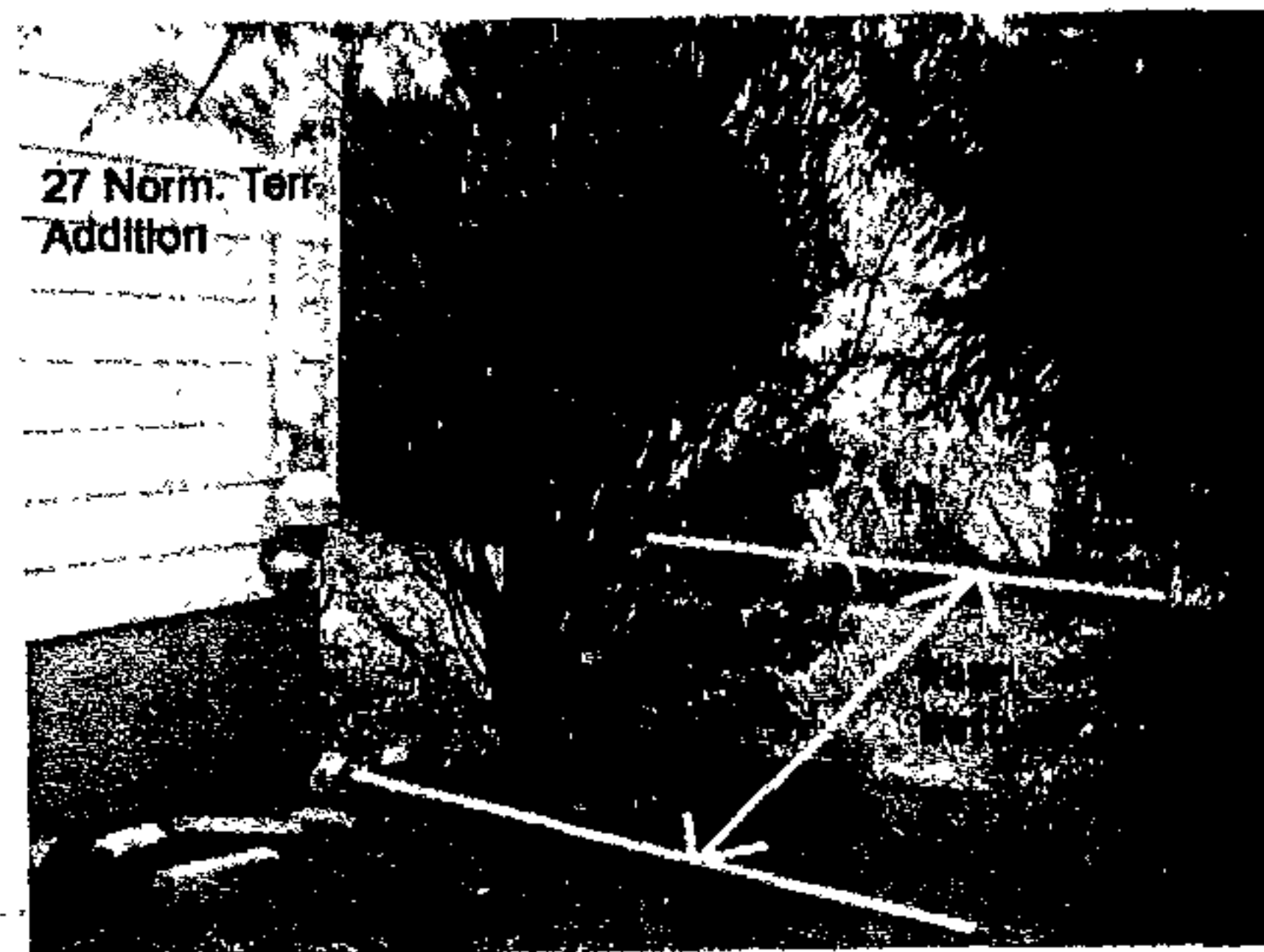
Normal Terrace View



Existing Structure



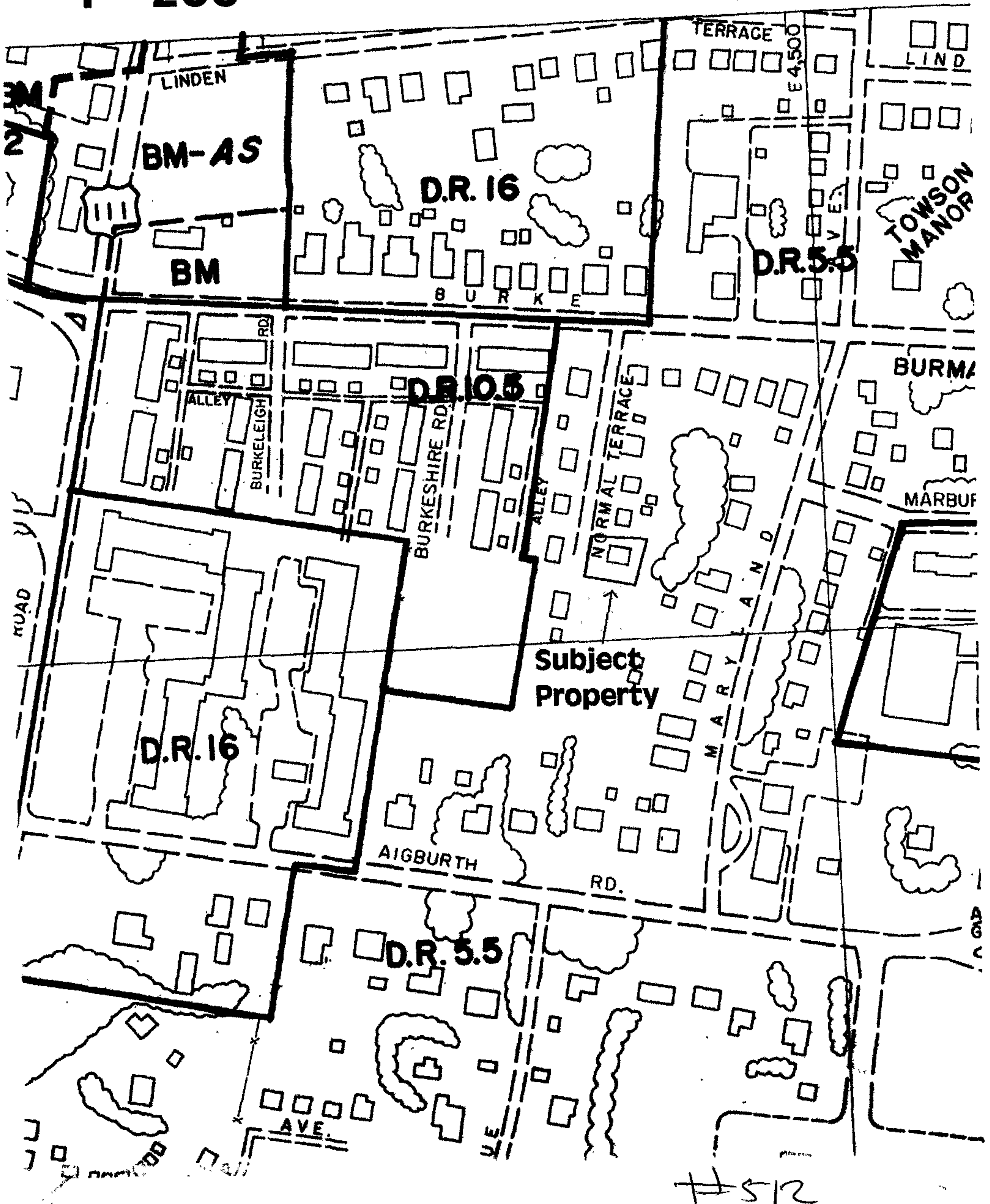
Planned Addition



Parcel # 2, empty lot under same deed as Parcel #1

1"=200'

NE HE 9A



D.R. 16

D.R. 5.5

D.R. 10.5

BURKESHIRE RD.

ALLEY

NORMAL TERRACE

22NT

Other Additions
and Structure

Planned
Addition

Parcel #2

A N D

A R Y

#512

AN
5/26

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 23, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For May 19, 2003
Item Nos. 512, 514, 515, 516, 517, 518,
520, 521, 522, 524, 525, 526, 527,
528, 529, 530, and 531

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

RWB:CEN:jrb

cc: File