IN RE: PETITION FOR ADMIN. VARIANCE NE/Corner of Four Mill Road and Veitch Court 11th Election District 5th Councilmanic District

BEFORE THE

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

k CASE NO. 03-524-A

Charles B. Davis

Petitioner

(1 Veitch Court)

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Charles B. Davis, the legal owner of the subject property. The variance request is for property located at 1 Veitch Court in the Nottingham area of Baltimore County. Originally the Petitioner herein sought a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with front and rear yard setbacks of 9 ft. and side street setback of 5 ft., and 30 ft. from the centerline of the street in lieu of the required 25 ft., 30 ft., 25 ft. and 50 ft. respectively. The subject property and originally requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The property was posted with a sign on May 29, 2003 giving notice to the public of a June 13, 2003 closing date for the pending administrative request for variance. There was no request for hearing or opposition to the request.

This case was originally filed as an administrative variance, but was ultimately set in for hearing due in part to the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated May 19, 2003. The hearing was scheduled for July 29, 2003. The property was posted with notice on July 14, 2003 and was published in "The Jeffersonian" newspaper on July 15, 2003.

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Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, offstreet parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee (ZAC) Comments

The Office of Planning submitted ZAC comments dated May 19, 2003 opposing this petition. However, on July 1, 2003, the Office of Planning submitted an additional ZAC comment, a copy of which is attached hereto and made a part hereof, wherein they support the Petitioner's request provided "that the garage is reduced in size to 24 ft. x 24 ft. and that the garage door and parking pad are situated so that a vehicle sitting on the parking pad will not overhang into the public right-of-way (the garage door should be a minimum of 20 ft. from the public right-of-way)". Further discussions then ensued between the owner and the Planning Office, which resulted in a revised plan now, marked and accepted as Petitioner's Exhibit 2 attached hereto. The garage now measures 24 x 30 and is reoriented so the garage door is on the same side as the front of the jwelling.

Amended Petition for Variance

The final request for variance is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with a rear yard setback of 14 ft, a side street

setback of 8 ft., and 33 ft. from the centerline of the street in lieu of the required, 30 ft., 25 ft. and 50 ft. respectively. The front yard setback is no longer required as the 27 foot dimension meets the 25 foot front yard setback requirement. The subject property and amended relief are more particularly described on Petitioner's Exhibit No.2, the plat to accompany the Petition for Administrative Variance.

Interested Persons

Charles B. Davis, Property Owner/Petitioner and David McCubbin appeared on behalf of this request. There were no Protestants or other interested persons in attendance at the hearing.

Findings of fact and conclusions of law

Mr. Davis and Mr. McCubbin testified that they had proposed the 32 ft. long garage to accommodate the Davis large truck which is almost 20 feet long. They did not believe the 24 ft. long garage was practical for this size truck and so proposed a compromise 30 ft. garage. In addition they agreed with the Planning Office that the door to the garage would be on the front of the dwelling. Petitioner's Exhibit 2 has been reviewed and approved by the appropriate County agencies.

I find that there are special circumstances or conditions existing that are peculiar to the land or structure, which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, any of these variances can be granted in strict harmony with the spirit and intent of said regulations, and only in a manner so as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted

8/2/63 messn THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12 day of August, 2003, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with a rear yard setback of 14 ft, a side street setback of 8 ft., and 33 ft. from the centerline of the street in lieu of the required, 30 ft., 25 ft. and 50 ft. respectively and that the front yard setback is no longer required as the 27 foot dimension meets the 25 foot front yard setback requirement, as the amended relief is more particularly on Petitioner's Exhibit No. 2, be and is hereby GRANTED, subject to the following conditions.

- 1. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.
- 2. This variance is subject to Petitioner obtaining a curb cut permit for vehicle access to the garage from Four Mill Road.

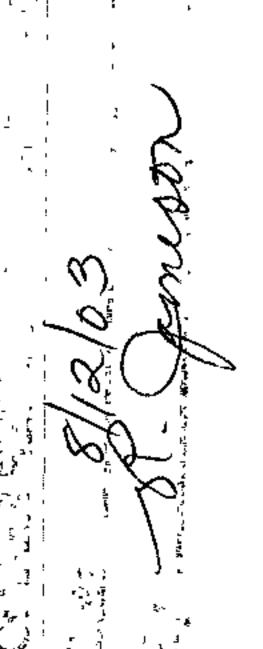
IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

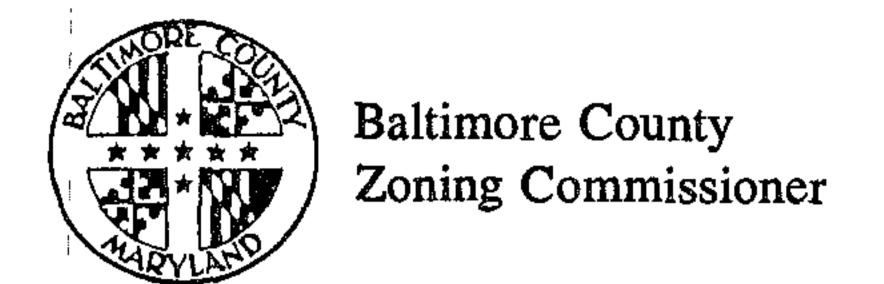
JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj





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

Fax: 410-887-3468

August 12, 2003

Mr. Charles B. Davis
1 Veitch Court
Baltimore, Maryland 21236

Re: Petition for Variance Case No. 03-524-A Property: 1 Veitch Court

Dear Mr. Davis:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

AMENDED



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at #/ /E/7CH

This Petition shall be filed owner(s) of the property situated made a part hereof, hereby p	with the De ite in Baltimo etition for a \	partment or ore County a /ariance fro	of Permits and which is om Section(s)	nd Developr described in	nent Manage the descriptio	ment. The union and plat at	undersigned, legal ached hereto and
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Property is to be posted and a i, or we, agree to pay expenses or segulations and restrictions of Ba	dvertised as of above Varia Itimore County	prescribed nce, advertis adopted pu	by the zoning sing, posting, a rsuant to the z	g regulations, etc. and furthe coning law for	r agree to and Baltimore Cour	are to be bour nty,	nded by the zoning
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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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REV 10/25/01



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	#/	VETTCH	CT.	
which is	presentl	y 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) | BOZ.3.B To permit an addition (garage) with frontarear yard setbacks of 9' and side street setback of 5', and 30' from centerline of street in lieu of the required 25', 30', 25' and 50' respectively.

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.

			is the subject of this !	etition.	
Contract Purch	aser/Lessee:		Legal Owner(s):		
Name - Type or Print		-	Name - Type or Print	513.DAVIS	
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Attorney For Pe	etitioner:		Address of	Ot. 410-25	56-496 Telephone No
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City :	State	Zip Code	City	State	Zip Code
A Public Hearing hav	ing been formally demander	d and/or found to be	required, it is ordered by the	e Zoning Commissioner of B	Saltimore County,
regulations of Baltimore	e County and that the property	be reposted.	his petition be set for a public	hearing, advertised, as requir	red by the zoning
and lateral practices			Zoning Comm	ssioner of Baltimore County	
CASE NO.	03-524-A	Rev	iewed By JRF	Date 5-6-0	7
<u> </u>					
REV 10/25/01			mated Posting Date	5-18-03	129/03 CR

REASONS FOR VARIANCE

1 Veitch Court

In view of the fact that I have antique cars and I need a safe and secure place to store these cars, the proposed garage is needed. Due to the size of this garage and the configuration of the subject property, the only practical and less obtrusive location on the subject property is adjacent to Four Mill Road.

In view of the above, I respectfully request that this variance be granted based on the facts that practical difficulty and unreasonable hardship would result if the variance was not granted

VARIANCE DESCRIPTION

1 Veitch Court

Located on the northeast corner of Veitch Court and Four Mill Road in the 11 th election district of Baltimore County and know as Lot #12 as shown on Plat 3 Section One of Chapel Manor, which is recorded in the land records of Baltimore County in book 33 page 66. Containing 8,918 square feet.

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

PINK - AGENCY

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WHITE - CASHIER

No. 22379

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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 <u>Towson. Maryland</u> on the property identified herein as follows:

Case: #03-524-A

4 Veitch Court

N/east corner of Four MIII Road and Veitch Court 11th Election District-5th Councilmanic District

Legal Owner(s) Charles B. Davis

Administrative Variance: to permit an addition with front and rear setbacks of 9 feet and side street setback of 5 feet and 30 feet from the centerline of street in lieu of the required 25 feet 30 feet, 25 feet and 50 feet respectively.

Hearing: Tuesday, July 29, 2003 at 10:00 a.m. in Room

407, County Courts Building, 401 Bosley 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.

JT/7/717 July 15

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on $\frac{7/5}{,20.03}$.
on 7/15,20 <u>03.</u>
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News
S. Wilkinson

LEGAL ADVERTISING

	RE: Case No.: 03-524-A
	Petitioner/Developer:
	CHARLES B. DAVIS
	Date of Hearing/Closing: 7/29/03
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:	•
were posted conspicuously on the property l	f perjury that the necessary sign(s) required by law located at TCH C7
The sign(s) were posted on	7/14/03 (Month, Day, Year)
CASE # 03-524-A	Sincerely,
ZONING NOTICE CASE # 03-524-A A PUBLIC HEARING WILL BE HILD BY THE ZONING COMMISSIONER IN TOWNSON, MD PLACE: QUI ACT COMMISSIONER APTINI VIOLENTIA AND COMMISSIONER APTINI AND COMMISSIONER AND COMMISSI	(Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) FALLS TON, MO Z1047 (City, State, Zip Code) (410) 879-31ZZ (Telephone Number)

1 VEITCH CT. POSTED 7/14/03 Aulele 2/14/03

CERTIFICATE OF POSTING

	RE: Case No.: 03-524-4
	Petitioner/Developer: CHAZLES
	DAVIS
	Date of Hearing/Closing: 6/3/3
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Becky Hart {(410) 887-3394}	
Ladies and Gentlemen:	
This letter is to certify under the penalties of perjury posted conspicuously on the property located at:	
	onth, Day, Year)
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	(Signature of Sign Poster) (Date)
ラング ラング ラング ラング ラング	SSG Robert Black
	(Print Name)
	1508 Lestie Road
	(Address)
	Dondalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)



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

Der Karry Schmidt and Tim, Please pait:

June 20, 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: 03-524-A

1 Veitch Court

N/east corner of Four Mill Road and Veitch Court <</p>

11th Election District – 5th Councilmanic District

Legal Owner: Charles B. Davis

Administrative Variance to permit an addition with front and rear setbacks of 9 feet and side street setback of 5 feet and 30 feet from the centerline of street in lieu of the required 25 feet, 30 feet, 25 feet and 50 feet respectively.

Hearings:

Tuesday, July 29, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco Director

_ ,, 0 0 00

TK:rlh

C: Charles Davis, 1 Veitch Court, Nottingham 21236

NOTES. (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 14, 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.

POSTED ON 7/11/03 @ 10:15 AM IN FRONT YARD.

67

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 15, 2003 Issue - Jeffersonian

Please forward billing to:

Charles B. Davis 1 Veitch Court Nottingham, MD 21236

410-256-4964

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: 03-524-A

1 Veitch Court

N/east corner of Four Mill Road and Veitch Court 11th Election District – 5th Councilmanic District

Legal Owner: Charles B. Davis

Administrative Variance to permit an addition with front and rear setbacks of 9 feet and side street setback of 5 feet and 30 feet from the centerline of street in lieu of the required 25 feet 30 feet, 25 feet and 50 feet respectively.

Hearings:

Tuesday, July 29, 2003 at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

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.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

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<u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

Case Number 03- 524 -A Address
Contact Person: JUN R. FERIVANDO Phone Number: 410-887-3391 Planner, Please Print Your Name
Filing Date: <u>5-6-03</u> Posting Date: <u>5-/8-0</u> 3 Closing Date: <u>6-2-03</u>
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.
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.
(Detach Along Dotted Line)
Petitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 03- 524 -A Address <u>L VEITCH CT</u>
Petitioner's Name CHARCES B. DAVIS Telephone 410-256-4969
Posting Date: <u>5 18-03</u> Closing Date: <u>6 2-03</u>
Wording for Sign: To Permit an addition Cyarage) with a front and rear
Wording for Sign: To Permit an addition Cyarage) with a front and rear setbacks of 9' and side street setback of 5' and 30' from
centerline of street in lieu of the required 25,30,25 and 50' respectively.
50' verpectively.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

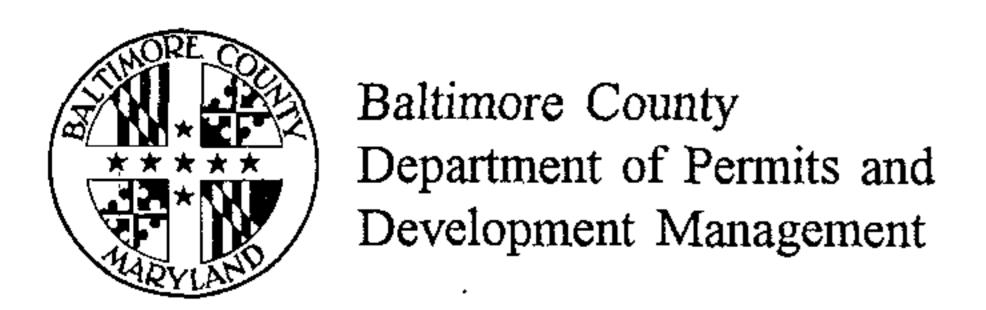
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 03-524-A Petitioner: Charles B. Davis	
Address or Location: 1 Veitch Ct	21234
PLEASE FORWARD ADVERTISING BILL TO: Name: CHARLES B. DAVIS	
Address: 1 VEITCH COURT PERRY HALL, MD.	21236
Telephone Number: 410-256-4969	



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

July 25, 2003

Charles Davis
1 Veitch Court
Nottingham, MD 21236

Dear Mr. Davis:

RE: Case Number: 03-524-A, 1 Veitch Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 6, 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,

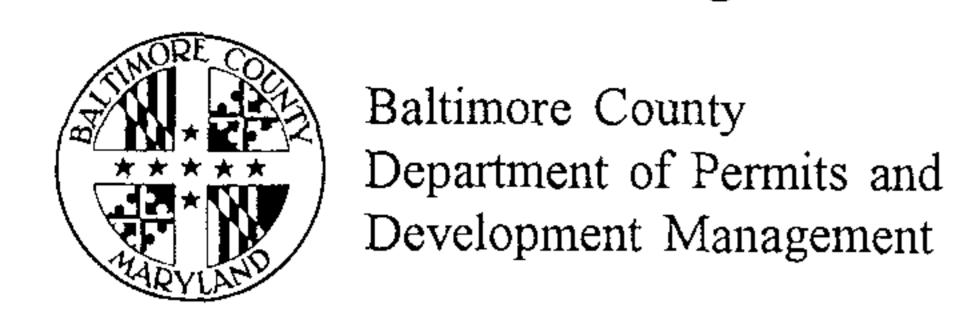
W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

June 9, 2003

Charles Davis
1 Veitch Court
Nottingham, MD 21236

Dear Mr. Davis:

RE: Case Number: 03-524-A, 1 Veitch Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 6, 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,

W. Carl Richards, Jr.

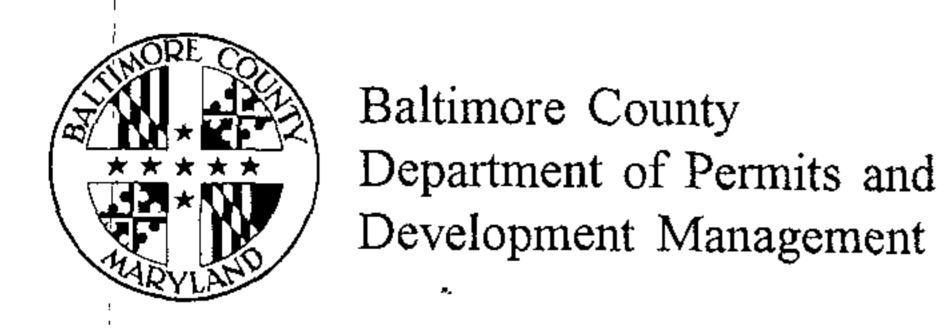
Supervisor, Zoning Review

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WCR:klm

Enclosures

c: People's Counsel



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

June 20, 2003

Mr. Charles B. Davis 1 Veitch Court Nottingham, MD 21236

Dear Mr. Davis:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 03-524-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand or the zoning commissioner is requiring a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Jun Fernando 410-887-3391.

Very truly yours, U. Call Rills Q

W. Carl Richards, Jr. Supervisor

Zoning Review

WCR:rlh



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: 5.5.03

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

RE:

Baltimore County

Item No.

574

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,

1-

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

JM 1/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE AMENDED COMMENTS

TO:

Arnold Jablon, Director

DATE: July 1, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

SUBJECT:

1 Veitch Court

JUL - 1 2003 WWG COMMISSIC

INFORMATION:

Item Number:

03-524

Amended Comments

Petitioner:

Charles B. Davis

Zoning:

DR 5.5

Requested Action:

Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request provided that the garage is reduced in size to 24 feet by 24 feet and that the garage door and parking pad are situated so that a vehicle sitting on the parking pad will not overhang into the public right-of-way (the garage door should be a minimum of 20 feet from the public right-of-way.

Prepared by:

Section Chief:

AFK/II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: May 19, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

MAY 2 = 2003

SUBJECT:

1 Veitch Court

INFORMATION:

Item Number:

03-524

Charles B. Davis

Zoning:

Petitioner:

DR 5.5

Requested Action:

Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the request to construct a garage addition with front and rear setbacks of 9 feet and side street setback of 5 feet and 30 feet from the centerline of a street in lieu of the required 25 feet, 30 feet, 25 feet and 50 feet respectively.

This office has determined that the proposed garage is incompatible with the surrounding community and, it would project too far into the side yard. The projection would be in clear view of adjacent property owners, pedestrians and drivers-by along the public right-of-way. The driveway and circulation movement are not clear and may impede pedestrian movement in the public right-of-way.

Prepared by:

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: May 23, 2002

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

SUBJECT:

Zoning Advisory Committee Meeting

For May 19, 2003

Item Nos. 512, 544, 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

Becky,

Per Larry's rate

Per Larry's rate

Mated 6/11/03, please in

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CASE NAME 03-524-A

CASE NUMBER #/ VEITCH CT.

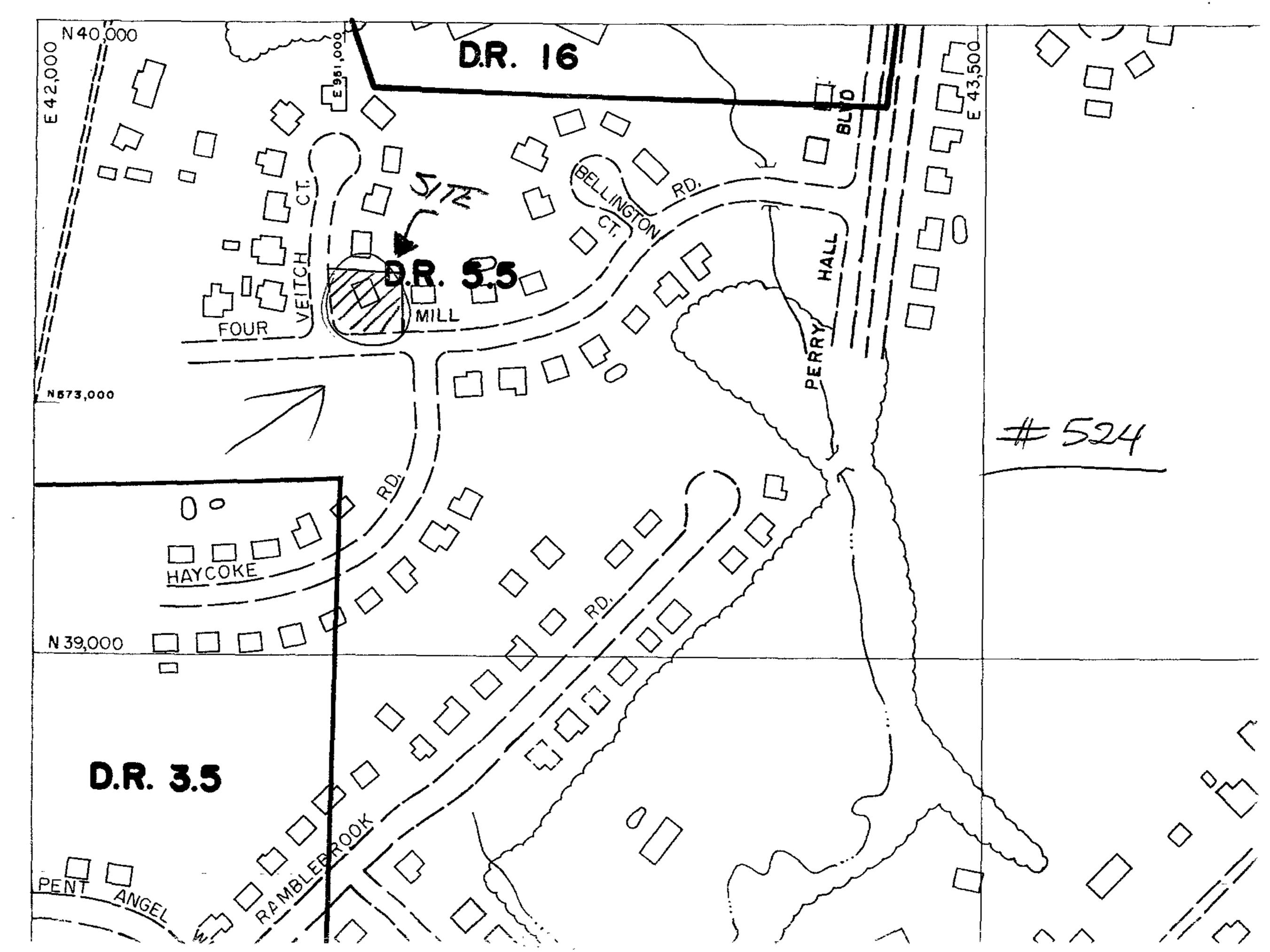
DATE 6/3/03 Closure

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
CHARGES B. DAVIS	IVEITCHCTO	WOTTINGHAM MD2436	· · · · · · · · · · · · · · · · · · ·
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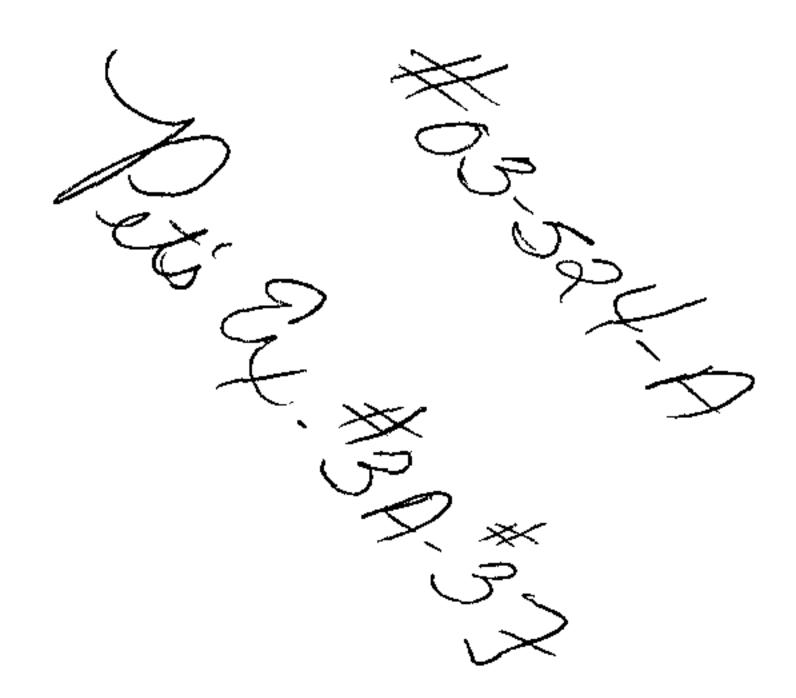
FOUR MICE ROAD CHAPEL MANOR David M'Cubbin SCALE OF DRAWING Form mill Fo. North

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Baltimore County Zoning Commissioner Office of Planning Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204



Printed with Soybean Ink















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