IN RE: PETITION FOR ADMIN. VARIANCE
N/S Bird River Road, 45' NW
of Wampler Road
15th Election District
6th Councilmanic District
(9882 Bird River Road)

*

ZONING COMMISSIONER

OF BALTIMORE COUNTY

* CASE NO. 03-574-A

BEFORE THE

Shawn C. & Michael George-Belton Petitioners

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Shawn C. and Michael George-Belton. The variance request is for property located at 9882 Bird River Road in the Middle River area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a rear yard setback of 22 ft. in lieu of the minimum required setback of 30 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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 STANDARD CONTRACTOR CON

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

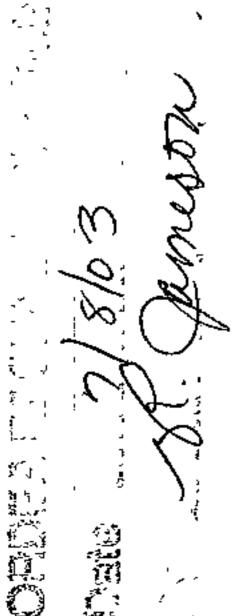
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

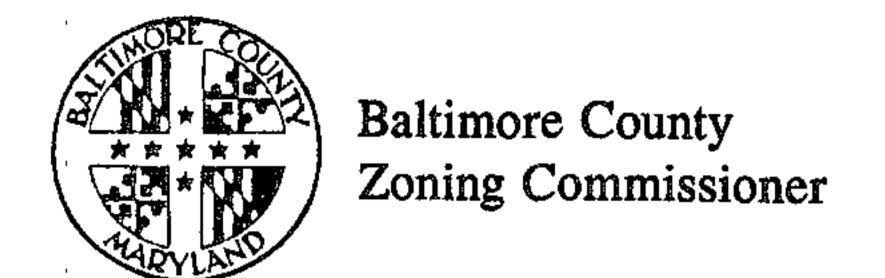
THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this day of July, 2003, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit a proposed addition with a rear yard setback of 22 ft. in lieu of the minimum required setback of 30 ft, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

LES:raj





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

Fax: 410-887-3468

July 8, 2003

Shawn C. & Michael George-Belton 9882 Bird River Road Middle River, Maryland 21220

Re: Petition for Administrative Variance

Case No. 03-574-A

Property: 9882 Bird River Road

Dear Mr. & Mrs. Belton:

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,

Lawrence E. Schmidt Zoning Commissioner

LES:raj
Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9882 BIRD RIVER ROAD which is presently zoned DR3.5

I/We do solemnly declare and affirm, under the penalties of

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) 1802, 3.C.1, BCZR, to permit a proposed addition with a rear yard, set back of 22 feet in lieu of the minimum required Set back of 30 feet.

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.

!			perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchase	r/Lessee:		Legal Owner(s):
	•		SHAWN C. BELTON
Name - Type or Print			Name Type or Print
Signature			Signature
•	- 12°	ŧ	MARSHALEE GEORGE-BELTON
Address		Telephone No.	Name Type of Print
City	State	Zip Code	Signature
Attorney For Petiti		Lip Godo	9882 BIRD KIVER KD. (410)574-45 Address Delephone No
<u> </u>			MIADLE KIVER, MD 21220
Name - Type or Print			City State Zip Code
Signature		· · · · · · · · · · · · · · · · · · ·	Representative to be Contacted:
Company			SHAWN C. BELTON (443)610-366
- 2			9882 BIRD RIVER RD. (410)574-456
Address		Telephone No.	Address Telephone No
. 3			MINDLE KIVER, MD 21220
City	State	Zip Code	City State Zip Code
nilo-7 T distanti	, tha	it the subject matter of	e required, it is ordered by the Zoning Commissioner of Baltimore County this petition be set for a public hearing, advertised, as required by the zonin
regulations of Baltimore Con	unty and that the propert	y be reposted.	
rite File	_		Zoning Commissioner of Baltimore County
CASE NO.)3-574-A	Rev	viewed By NP Date 6603
REV 10/25/01		Est	timated Posting Date

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	9882 BIRD RIVER ROAD	<u> </u>
	Address MIDNLE RIVER, MD City State	2/220 Zip Code
Variance at the above address (indicate hardship of The Rear Of Our Horder Rear Of Our Horder Set Back By 5 For Three on The Messer Continue of the Dest (GIVING) of the The Other Two House Their Rears Facing North Have Less Property in Proposed Addition woo whereas if it were To They would be well with the the they would be well with the they would be the well with the they would be they will be well with the they would be well with the they would be well as they will be the they will be the they will be they will	Wing are the facts upon which I/we base the requipor practical difficulty: WE WANT TO ME MEASURING 12/x20 Exc. MEASURING 12/x20 Exc. MET. OUR HOUSE IS THE ON LA AND GIZZI SUBDIVISION MORE, ROOM TO THE NORTH SIDE ES WHOSE FRONTS FACTURETH HAVE FRACTICAL DIFFICULT THE REAR THAN OUR NEW LA EXCEED OUR REAR SET BE ADDED ONTO THEIR ON THE WAY AND ADDITION ON THE WAY AND ADDITION	LTY IS THAT WE SERVETURES SO THE SERVETURES, THEN IS NIGELED BE-
	ormal demand is filed, Affiant(s) with be required additional information.	to pay a reposting and
Signature Signature SHAWA C-BELTON Name - Type or Print	Signature MARSHALE G Name - Type or Print	EDRGE - BELTON
STATE OF MARYLAND, COUNTY OF BALTIN	_	Notary Public of the State
	DNID MONSBYNE GEONGE-S	
the Affiant(s) herein, personally known or satisfa AS WITNESS my hand and Notarial Seal	Notary Public Notary Public	
- • •	My Commission Expires	

REV 10/25/01



CASE NO.

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9882 B(RD RIVER ROAD which is presently zoned DR 3.5

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) | BO2.3.C.I, BCZR, to permit a proposed addition with a rear yard setback of 22 feet in lieu of the minimum required set back of 30 feet.

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/L	.essee:		<u>Legal Owner(s):</u>
			SHAWN C. BELTON
lame - Type or Print			Name - Type or Print
ignature		· · · · · · · · · · · · · · · · · · ·	Signature MARSHALEE GEORGE-BELTON
ddress		Telephone No.	Name Type of Print
ity	State	Zip Code	Signature
Attorney For Petition	<u>er:</u>		9882 BIRD HIVER KD, 410-574-4564 Address Telephone No
arne - Type or Print	· · · · · · · · · · · · · · · · · · ·	·	MINDLE MILER MD 21220 City State Zip Code
ignature	·		Representative to be Contacted:
			DHADNIC. BECTON
ompany :			Name 9882 BIRD RIVER RD. 410-574-4564
ddress		Telephone No.	Address MINDLE RIVER, MD 21220
ity	State	Zip Code	City State Zip Code
Public Hearing having been is day of	n formally deman	ded and/or found to be	required, it is ordered by the Zoning Commissioner of Baltimore County,
gulations of Baltimore County	and that the prope	erty be reposted	his petition be set for a public hearing, advertised, as required by the zoning

Reviewed By

Estimated Posting Date

Zoning Commissioner of Baltimore County

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 9882 Bird Road

That the Affiant(s) does/do presently reside at	9882 BIRA	RIVER KOAD	<u></u>
	Address R	ER, MD	71770
	City KIND LE KIN'S	State	<i>ユノンユ O</i> Zip Code
That based upon personal knowledge, the follow Variance at the above address (indicate hardship The REAR OF OUR HOME MEAN SEET. OUR HOUSE IS THE OWL SUBDIVISION WHOSE FRONT I SIDE OF THE DOELLING) WHILE SOUTH (HAVING THEIR REARS FA WE HAVE LESS PROPERTY IN ADMINION WOULD EXCEED OF WELL WITHIN IT. THE ALBEING ON THE WAY AND BEING ON THE WAY AND	OF PRACTICAL DIFFER THE CING NORTH. SORTION G 12'X SURING 15 SURING	WE WANT TO ADD AND AND 20' EXCEEDING THE PASSER! THREE ON THE MESSER! ST (GIVING MORE ROOM) O HOUSES HAVE FRONT! AN OUR NEIGHBORS ETBACK BY 5 FEET TRUCTURES, THEN THE NEIGHBORS TRUCTURES, THEN THE	ADDITION OFF REAR SETERCK BY COLA AND GIZZL M TO THE NORTH S FACING THE SO THE PROPOSED WHERE AS IF YEY WOOLD BE
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	rmal demand is filed, dditional information.	Affiant(s) will be required to pa	y a reposting and
Signature	Signa	ture	· · · · · · · · · · · · · · · · · · ·
MARSHALEE GEORGE-BELT Name - Type or Print	ON St	HADN C. BEJON Type or Print	
STATE OF MARYLAND, COUNTY OF BALTIM I HEREBY CERTIFY, this day of day of of Maryland, in and for the County aforesaid, per the Affiant(s) herein, personally known or satisfactors. AS WITNESS my hand and Notarial Seal	ORE, to wit: Sonally appeared Ctorily Identified to me	, <u>Dous</u> , before me, a Notary Manage of the state o	Public of the State
	My Commiss	ion Expires	

REV 10/25/01



CASE NO.

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	9882	BIRD	RIVER	ROAD
which is	present	ly zone	$\mathbf{d} = \mathbf{D} \mathcal{R}$	3,5

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)

made a part hereof, hereby petition for a Variance from Section(s)

1802.3.C.1, BCZR, to permit a proposed

addition with a rear yard setback of 22 feet in lieu of the minimum required

setback of 30 feet.

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: Legal Owner(s): Name - Type or Print Name Type or Print Signature JEORGE -Address Telephone No. City State Zip Code Signature **Attorney For Petitioner:** Address Telephone No. Name - Type or Print State Zip Code Representative to be Contacted: Signature Company Address Telephone No Address City State Zip Code 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, day of this 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.

Reviewed By __

Estimated Posting Date

Zoning Commissioner of Baltimore County

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 9882 BIRD RIVER ROAD

	MIDDLE PIVER	State	2/220 Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardship of the Rear Of Our in Rear Setrack By 5 in Three on the Messercon faces the West (Giving Duelling) while the The Difficulty is that our Neighbors So the Setrack By 5 feet when Structures, then they was needed by advertising fee and may be required to provide	OWING ARE THE FACTS UPON WHICH I'M HIP OF PRACTICAL DIFFICULTY): WE WE HOME MEASURING LET. OUR HOUSE LA AND GIZZI SU MORE ROOM TO THE OTHER TWO HOUSE REARS FACING N WE HAVE LESS FR PROPOSED ADDITION EAS IF IT WERE TO DOUGN BE WELL WITH LA REING ON THE ID	Ve base the request for DANT TO ADI 12'X20' EXCE 13 THE ONLY BDIVISION W HE NORTH SILL SES HAVE VORTH), THE ROPERTY IN THE COBERTY IN THE BE ADDED HIN IT. THE A	TAN ADDITION EDING THE HOUSE OF HOSE FRONT SEONTS FACING PRACTICAL HE REAR THAN EED OUR REAR ONTO THEIR
Signature MARSHALEE GEORGE - V. Name - Type or Print	Signature	C. Berron	
STATE OF MARYLAND, COUNTY OF BALTH I HEREBY CERTIFY, this		_, before me, a Notary	Public of the State
the Affiant(s) herein, personally known or satisf	on or SHAWN	C, SHOW	
AS WITNESS my hand and Notarial Seal	Notary-Public	M Ose	3
	My Commission Expires	10/00	

REV 10/25/01

ZONING DESCRIPTION FOR 9882 BIRD RIVER ROAD

Beginning at a point on a 20-foot wide gravel cul-de-sac on the north side of Bird River Road at a distance of about 50 feet west of the centerline of the nearest improved intersecting street Wampler Road which is about 45 feet wide. Being Lot #2 in the Messercola and Gizzi subdivision as recorded in Liber 51, Folio 08. The measurements in metes and bounds are: N.10 18'53" W.219; S.73 55'51" W.79 22'; S.08 53'00" E.107 50'; N.73 55'51" E.93 99'. Containing 11,473 square feet and located in the 15th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	
DATE $\frac{6/4/03}{ACCOUNT} = \frac{R \cdot C \cdot 01 - 006 - 6/50}{AMOUNT} $ AMOUNT \$ $6.5,00$	BISTHESS ACTUAL TIME STANTSONS WEST TOWN THE STANTAGE STANTAGE WEST TOWN THE STANTAGE STANTAG
RECEIVED EFLTON FROM: EFLTON	Kecet fot \$65.00
FOR: ADM. UNK. (985) BIRD RIVER ROAD)	Bill invite Charty, Maryland
(3-574-A	
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	

YELLOW - CUSTOMER

CASHIER'S VALIDATION

.00 M

CERTIFICATE OF POSTING

-	Date of Hearing/Closing: 6-30-03
Saltimore County Department of crmits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Cowson, MD 21204	
ttention: BECKY HART.	•
adies and Gentlemen: This letter is to certify	under the penalties of perjury that the necessary sign(s) required by
w were posted conspicuously on the property	y located at *49882 Bird Piven Ruad
· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
	······································
he sign(5) were posted on	14, 2003 (Month, Day, Year)
	Sincerely,
	Signature of Sign Poster and Date)
-	GARLANDE, WOORS (Printed Name)
	3225 RYERSON CIRCLES (Address)
•	PAUTINIARE, MD. 21227 (City, State, Zip Code)
	(Telephone Number)

RE: Case No.: 03-574-A

Petitioner/Developer: SHAWA C. BELTON

ADMINISTRATIVE

CASE # 03-574-A

TO PERMIT A PROPOSED ADDITION WITH

A REAR YARD SETBACK OF 22 FEET IN LIEU OF THE MINIMUM REQUIRED

SETBACK OF BOFEET.

PRISONT TO SECTION 26-12T(b)(1), BALTIMORE COUNTY CODE

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

RECRUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE PROVIDED IT

IS DONE IN THE ZONING OFFICE BEFORE

AND DAY OF THE CONTROL OF THE RECRUEST OF THE PROPOSED OF THE PROVIDED IT

TO SECTION 26-12T(b)(1), BALTIMORE COUNTY CODE

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

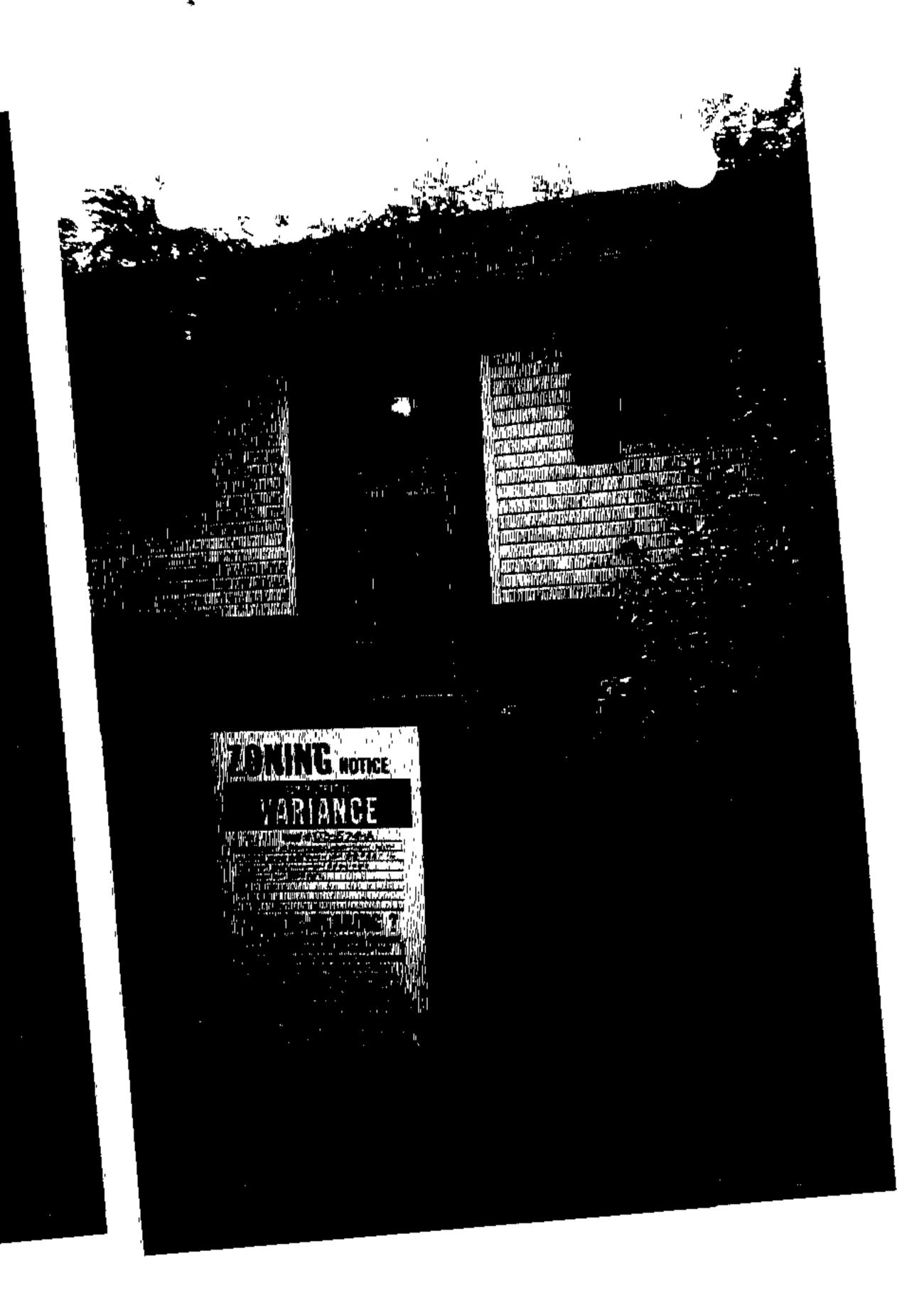
RECRUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE PROVIDED IT

SOME IN THE ZONING OFFICE BEFORE

AND DAY OF THE PROVIDED IT

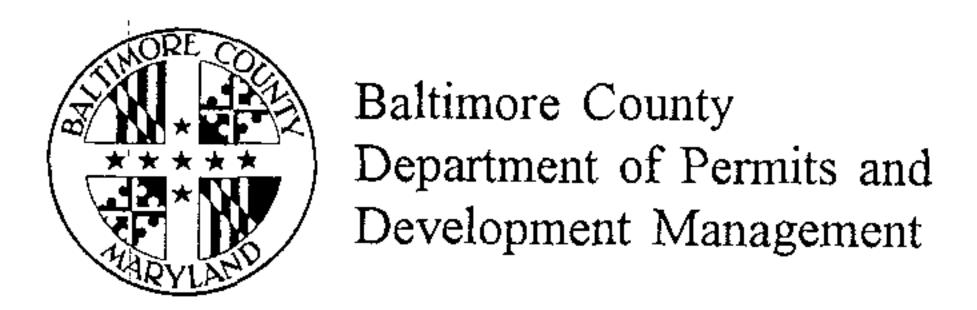
THE PROPOSED OF THE PROPOSED I



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

· ————————————————————————————————————
Case Number 03- 574 -A Address 9882 Bird River Road
Contact Person. Jettrey Person Planner Please Print Your Name Phone Number: 410-887-3391
Filing Date: $6/6/03$ Posting Date: $6/36/03$ Closing Date: $6/36/03$
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
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
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.
POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing twhether 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.
$\mathcal{Z}_{i} = \{A_{i}, A_{i}, A_$
Petitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 13- 574 - Aurress 9882 Bird River Road
Petitioner's Name By 1 tous Telephone 411-574-4564
Posting Date: $6/3c/c$ Closing Date: $6/3c/c$
Wording for Sign To Permit a proposed addition with a rear yard set back of 22 feet in lieu of the minimum required setback of 30 feet.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

June 30, 2003

Shawn Belton Marshalee George-Belton 9882 Bird River Road Middle River, MD 21220

Dear Mr. and Mrs. Belton:

RE: Case Number: 03-574-A, 9882 Bird River Road

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



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

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

· AND DEPARTMENT OF TRANSPORTATION

Date: 6.13.273

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

RE:

Baltimore County

Item No.

JHP

Dear. Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A. McDonald Jr., Chief Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management DATE: June 25, 2003

JUN 2 6 2003

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 03-574 – Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 23, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 23, 2003

Item Nos. 570, 572, 573, 574, and 576

The Bureau of Development Plans Review has reviewed the subject-zoning item.

RWB:CEN:jrb

cc: File

Administrative Variances Check List

07-574 A

Location

9882 Berd Rever Pd

Zoning

DR 3.5

Request

addition - 22 feat rear setboch

Zoning Regs

1802.3.C.1 - small lot < 1/2

Verify sign posting

6/H bor 6/30 clasing 01

ZAC comments

. or

Reason for request

- this lot has less area in roan than need added space

Site Plan

95 × 110 10 K sq Beet < 1/2 A

Pictures

9880 Front faces addition 50t best Opinion

6 nent

Robert L. Ehrlich, Jr. Governor Maryland Department of Planning

Andrey E. Scott Secretary

Florence E Burlan
Deputy Secretary

Michael S. Steele Lt. Governor

June 17, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 06/23/03 re: case numbers 03-570-A, 03-571-A, 03-572-A, 03-573-SPHA, 03-574-A, 03-575-SPH, 03-576-SPHA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 06/16/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

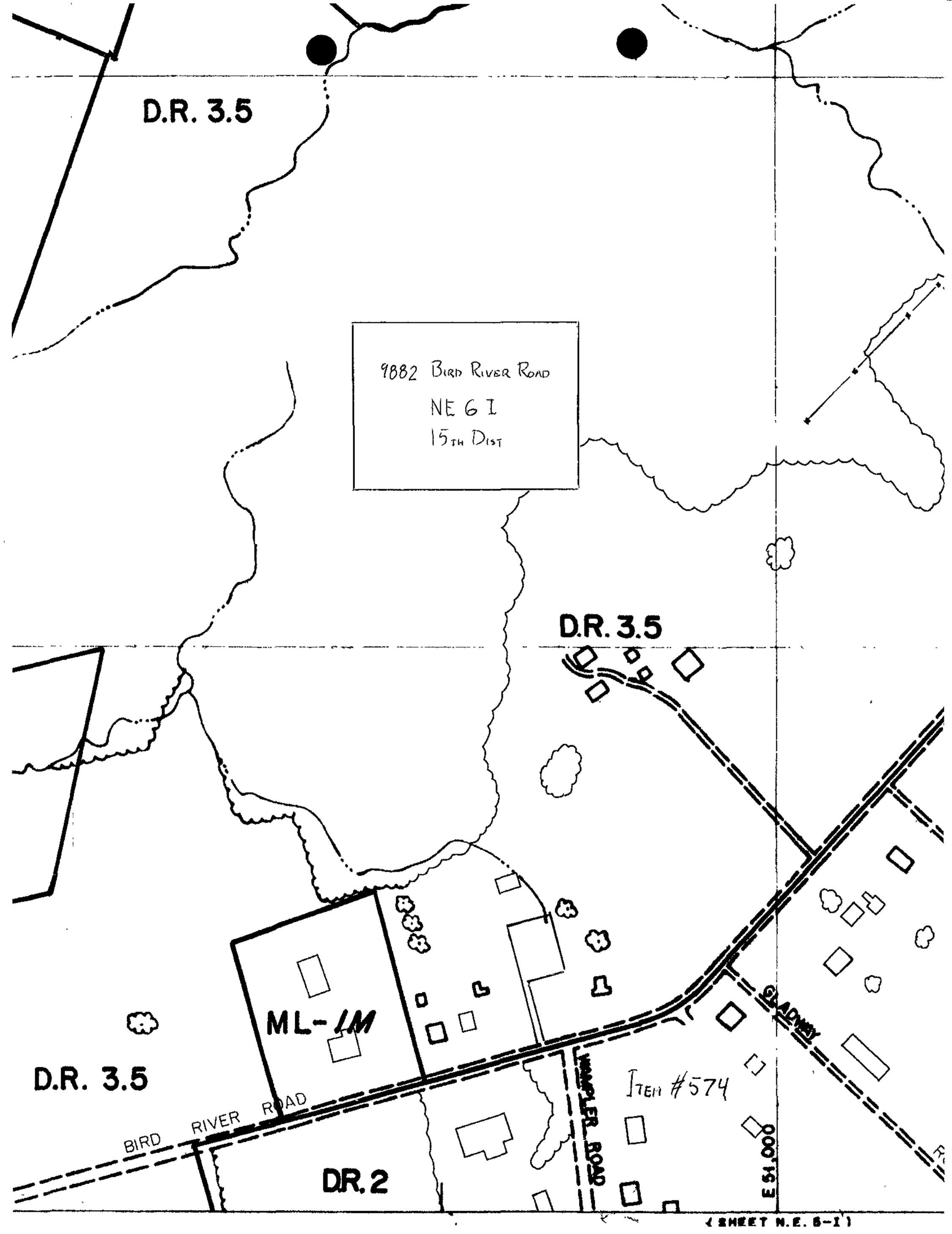
James R. Gatto

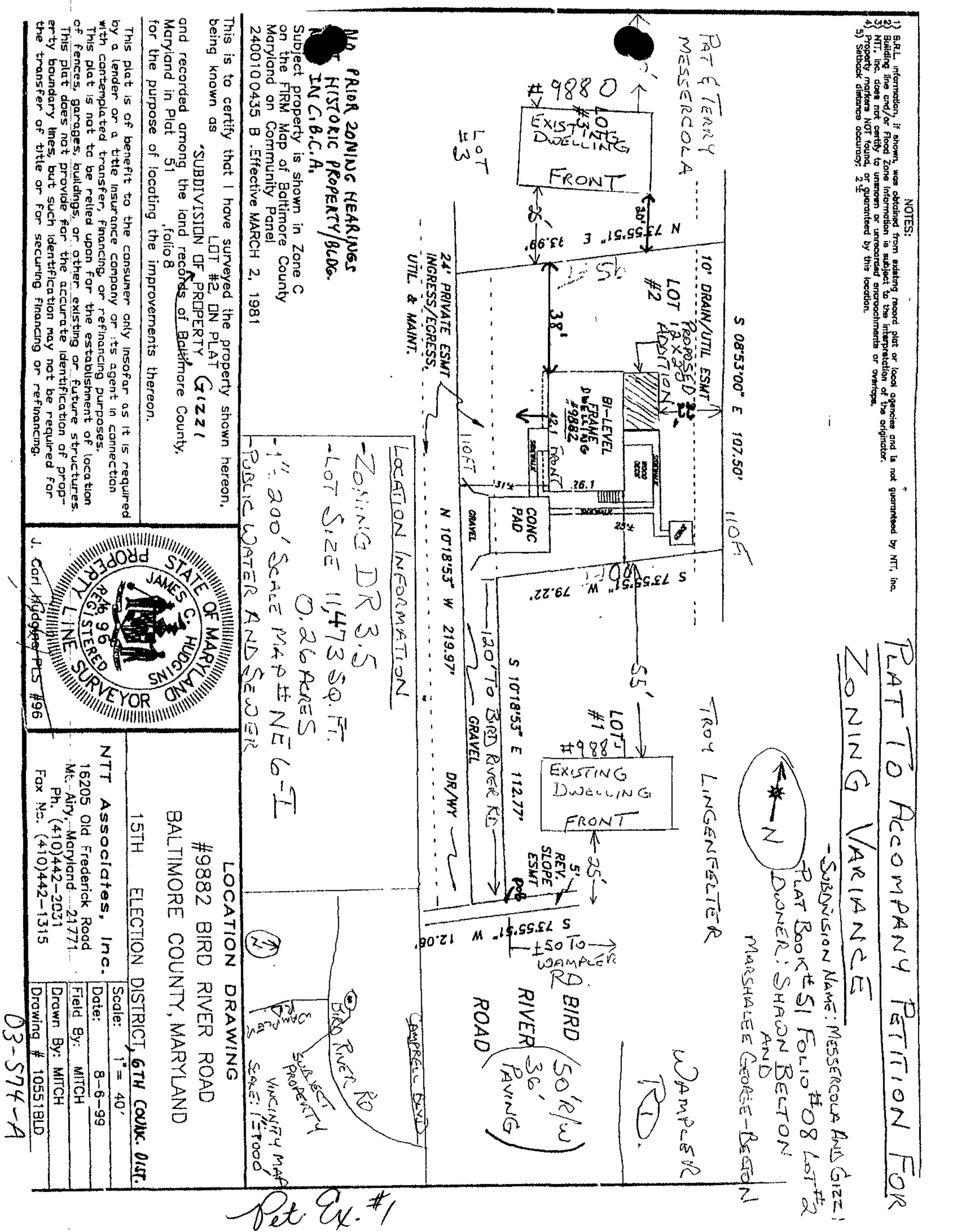
Manager

Metropolitan Planning

Planning Services

cc: Mike Nortrup





















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