IN RE: PETITION FOR ADMIN. VARIANCE
S/S Belfast Road, 1,000 ft. E
centerline of Duncan Mill Road
8th Election District
3rd Councilmanic District
(1805 Belfast Road)

Catherine R. Jackson Petitioner * BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-588-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by Catherine R. Jackson, the legal owner of the subject property. The variance request is for property located at 1805 Belfast Road in the Sparks area of Baltimore County. The Petitioner herein seeks a variance from Sections 400.1 and 400.3 Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, and to permit a height of 20 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative 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.

There were no Zoning Advisory Committee (ZAC) comments received from any County agency opposing this petition. However, Mr. Walter D. Ramberg, Ms. Jackson's neighbor, wrote to this office expressing concerns about the visual impact of the proposed garage on his property. Mr. Ramberg and the Petitioner, through her representative, Mr. John T. Westerlund, Jr., have agreed that Petitioner will move the proposed building closer to her dwelling (no more than 46 ft. from the northeast corner) thereby placing it on lower ground so that the proposed building will

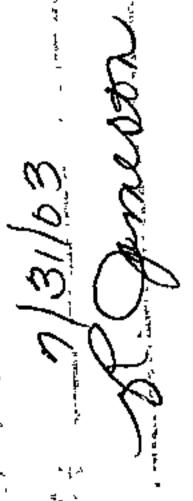
not exceed the height of the stone foundation wall. See the attached modified site plan (Petitioner's Exhibit No. 2) which outlines the agreed to changes.

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 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 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 Zoning Commissioner for Baltimore County, this day of July, 2003, that a variance from Sections 400.1 and 400.3 Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.
- 2. The Petitioner shall construct the proposed accessory structure in accordance with the changes made on the attached modified site plan (Petitioner's Exhibit No. 2) as prepared by Mr. John T. Westerlund, Jr., and agreed to by Mr. Walter D. Ramberg.



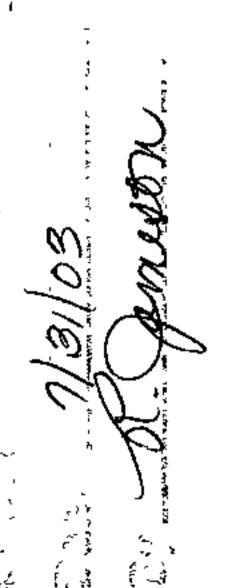
- 3. The Petitioner shall construct the proposed accessory structure so that the northeast corner of the proposed building will not be more than 46 ft. from the existing house. In so doing, the first floor elevation of the proposed dwelling will not exceed the height of the stone foundation of the existing dwelling.
- 4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

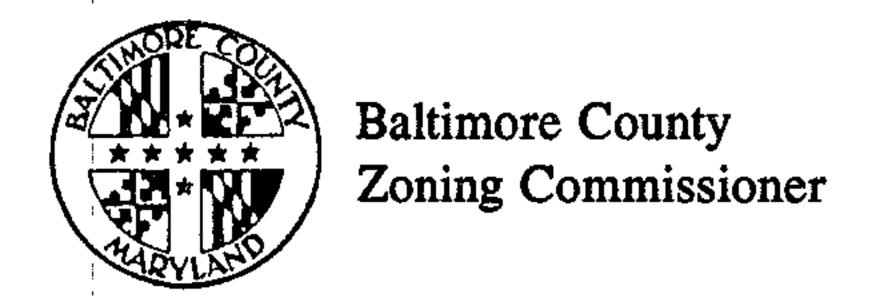
OHN D. MURPHY

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

July 31, 2003

Ms. Catharine E. Jackson 1805 Belfast Road Sparks, Maryland 21152

Re: Petition for Administrative Variance

Case No. 03-588-A

Property: 1805 Belfast Road

Dear Ms. Jackson:

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.

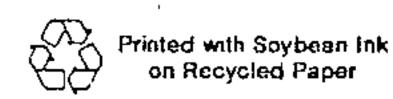
Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: John Westerlund 15132 Wheeler Lane Sparks, MD 21152





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

ior die brobe	Stry located at 1902 1200 AA US
-	which is presently zoned <u>RC-2</u>
his Petition shall be filed with the Department of wher(s) of the property situate in Baltimore County ande a part hereof, hereby petition for a Variance from	Permits and Development Management. The undersigned, legal and which is described in the description and plat attached hereto and a Section(s)
accessory structure (garage)	to be located in the front yard in 1
of the required vear yard	, and to permit a height of 20 ft.
in lieu of the required	15 Ft.
f the zoning regulations of Baltimore County, to the zon this petition form.	oning law of Baltimore County, for the reasons indicated on the back
roperty is to be posted and advertised as prescribed in or we, agree to pay expenses of above Variance, advertise egulations and restrictions of Baltimore County adopted pure	sing, posting, etc. and further agree to and are to be hounded by the zoning.
	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.
ontract Purchaser/Lessee:	<u>Legal Owner(s)</u> :
ame - Type or Print	Name - Type or Print
dress Telephone N	Signature Name Turns or Drive
	No. Name - Type or Print
ty State Zip Co	
ttorney For Petitioner:	Address Telephone No.
!	Address Telephone No Sparks MD. ZIV2
rne - Type or Print	City State Zip Code
	Representative to be Contacted:
nature	JOHN WESTERLUND
mpany	Name
dress Telephone No	15132 WHEELER LN 410.382.10
relephone M	Totophone ito:
State Zip Coo	
Public Hearing having been formally demanded and/or found that the subject manual of Baltimore County and that the property be reposted	d to be required, it is ordered by the Zoning Commissioner of Baltimore County, atter of this petition be set for a public hearing, advertised, as required by the zoning
	Zoning Commissioner of Baltimore County
ASE NO. 03-588-A	Reviewed By BR Date 6/16/03

Estimated 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	1805	BELFAST	RD.	SPARKS
	Address SPARK	. ~	10	21152
	City	St	ate	Zip Code
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	See	attached		
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	ormal demand is	filed, Affiant(s) wi	Il be required	to pay a reposting and
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Signature		Signature		
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Name - Type of Print		Name - Type or Print		
STATE OF MARYLAND, COUNTY OF BALTING I HEREBY CERTIFY, this day of day of of Maryland, in and for the County aforesaid, per the Affiant(s) herein, personally known or satisfation.	rsonally appeare			Notary Public of the State
AS WITNESS my hand and Notarial Seal				
		Ut A MA	lan)	
	Notáry My Cor	Public nmission Expires	My Commiss	ion Expires 12-1-2004

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

1805 BELEAST RD.

That the Affiant(s) does/do presently reside at		1805	13 ELE	AST R	<u> </u>	
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STATE OF MARYLAND, COUNTY OF BALTIF I HEREBY CERTIFY, this 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	actorily ide	ppeared Intified to me	as such Af	fiant(s).	a Notary Public of the	
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REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the proper	ty located at _	1805	BRUKAS	4- RD.	[PARV
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6) The regulated rear yard,	and to per	mit	a heigh	t of a	o 64,
in lieu of the required	15 ft.				
of the zoning regulations of Baltimore County, to the zon of this petition form.		County, fo	r the reasons i	indicated on	the back
Property is to be posted and advertised as prescribed by it, or we, agree to pay expenses of above Variance, advertising regulations and restrictions of Baltimore County adopted pursu	a, posting, etc. and ful	rther agree t	o and are to be e County.	bounded by	the zoning
	I/We do sole perjury, that is the subject	: I/we are the	e and affirm, un legal owner(s) ition.	ider the pena of the proper	ities of ty which
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Public Hearing having been formally demanded and/or found to the subject matter of the subject matter of Baltimore County and that the property be reposted.	to be required, it is order of this petition be set for	l ered by the 2 or a public he	Zoning Commissio aring, advertised,	oner of Baltimo as required by	re County, the zoning
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CASE NO. 03-588- A	Reviewed By 131/	•	Date	6/16/0	7

Estimated Posting Date __

To: Zoning Review
Dept. of Permits and Development Management
111 West Chesapeake Ave.
Room 111
Towson, MD 21204
From: John Westerlund 410-382-1057
6-9-03

Reasons for requesting an Administrative Variance

We are requesting a 26' x 16' accessory building with a 20' high ridge. The building will be located behind the rear line of the existing residence. The 100 + year old existing house has a basement with a dirt floor and a head height of about only six feet. The basement is very small, being under only 1/3 of the house, and it is filled with the houses mechanical and plumbing systems. There is no storage space. The property does not have any existing outbuildings for general storage or storage of vehicles, lawn and garden, mowers, tractors or tools. Because of the rural nature of the property, there will be the need for storage of miscellaneous items required for maintenance of the house and grounds. In addition, to avoid damage from weather, trees and birds, a vehicle must be parked in a protected area. The property needs an outbuilding for these basic needs.

The building will be located at the rear edge of the property, out of view of the road and all but one neighbor who is enthusiastic about the construction. There is very little rear yard area and the area is very boggy during any rain event. In fact, the septic system had to be moved from this area because of the topography. The proposed site enables the use of the existing driveway. There will be no need for additional installation of impervious road surface that would exacerbate the water problem in the rear yard.

The proposed building will be in keeping with the architectural period of the existing farmhouse and will be an asset to the value and charm of the existing property. Viewed from an historical perspective, the proposed building will interface not only with the existing house on the property, but with many of the other houses nearby.

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BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

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BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

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ROUGH ROUTE COUNTY, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE:	ATTENTION: BECKY HART Date: 6/24/03 AD MIN ISTRATIVE VARI ANCE Case Number 03-588-A Petitioner/Developer: CATHERINE JACKSON / JOHN WESTERLAND ETAL Date of Hearing/Closing: JULY 14, 2003	
were	This is to certify under the penalties of perjury that the necessary sign(s) required by law posted conspicuously on the property located at 1805 BELFAST RD	
	The sign(s) were posted on <u>JUNE 23, 2003</u> (Month, Day, Year)	
PERMITS AND DESCRIPTION AND MAKE MAKE MAKE MAKE MAKE MAKE MAKE MAKE	Colly, State, Zip Code of Sign Poster) Aundu O Keefe (Signature of Sign Poster) LINDA O Keefe (Printed Name of Sign Poster) 523 Penny Lane (Street Address of Sign Poster) Hunt Valley MD 21030 (City, State, Zip Code of Sign Poster)	う

1805 BELFAST RD.

410-666-5366

(Telephone Number of Sign Poster)

DEPARTMENT OF POMITS AND DEVELOPMEN 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.

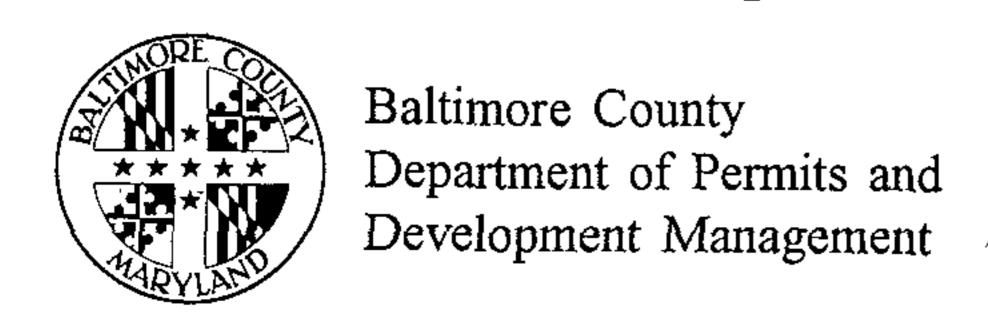
For Newspaper Advertising:
Item Number or Case Number: 03-588-A
Petitioner: CATHARINE JACKSON
Address or Location: 1805 BELFAST RN, SPARKS Z115Z
PLEASE FORWARD ADVERTISING BILL TO.
Name. JOHN MESTERWOD
Address 15132 WHEELER LA
SPARKS, MD ZN5Z
Telephone Number: 410.382.1057

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Num	ber 03	3-	588		-A		Addre	ess _	1805	,	Bel-	fost	Rd.	
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Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

July 14, 2003

Catharine Jackson 1805 Belfast Road Sparks, MD 21152

Dear Ms. Jackson:

RE: Case Number: 03-588-A, 1805 Belfast Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 16, 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.

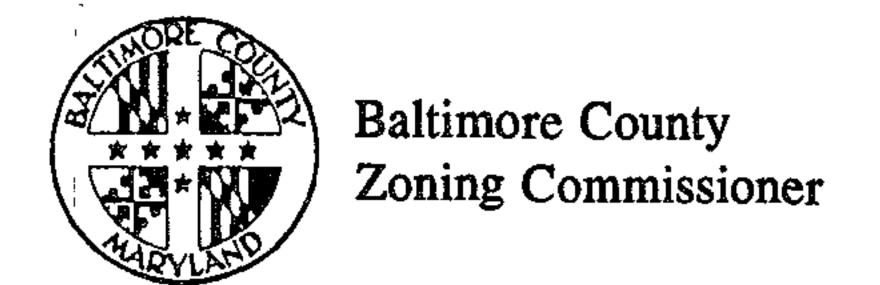
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel John Westerlund, 15132 Wheeler Lane, Sparks MD 21152



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

Fax: 410-887-3468

July 21, 2003

Ms. Catharine Jackson 1805 Belfast Road Sparks, Maryland 21152

Re: Petition for Administrative Variance

Case No. 03-588-A

Property: 1805 Belfast Road

Dear Ms. Jackson:

I have reviewed your request for administrative variance to locate your new garage in your front yard according to your site plan drawing. I have also received the attached letter from your neighbor, Walter Ramberg, indicating you had agreed to a new location for the proposed garage. However, I was unable to locate the garage based on his letter as I explained to him.

It would be appreciated if you would kindly send me a modified plan showing the new location of the garage which is acceptable to you and your neighbor. Traditionally, any changes are done with red pen shown on the original site plan drawing.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure



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

July 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 577-580, 583<u>(588</u>, 590-601

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: 7.1.03

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

RE: Baltimore County

Item No. 588 137

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,

f. f. thell

1-

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley Pts / Tbi

DATE:

August 7, 2003

SUBJECT:

Zoning Item

<u>588</u>

Address

1805 Belfast Road

Zoning Advisory Committee Meeting of: June 30, 2003

The proposed garage must be a minimum of 30 feet from the well and 20 feet from the septic reserve area.

Reviewer: Sue Farinetti

Date: August 7, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDE TO COMMISSIONER

DATE: July 2, 2003

TO: Arnold Jablon, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 03-588 – 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: September 5, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 7, 2003 Item No. 588

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

In compliance with Federal Flood Insurance requirements, the first floor (or basement floor) must be at least 1 foot above floodplain elevation in all construction.

RWB:CEN:jrb

cc: File

To: John Murphy, Zoning Commissioner County Courthouse 401 Bosley Ave.

2 4 2003

Towson, MD 21204

From: John Westerlund 15132 Wheeler Lane Sparks MD 21152

410-382-1057

Re: Administrative Variance for 1805 Belfast Rd. Sparks, MD 21152

Case #: 03-588-A.

Petitioner: Catherine Jackson

Date: 7-21-03

Dear Mr. Murphy,

Please see the enclosed information that I have assembled at your request. I have modified the original plat in red to show that the building will be moved closer to the existing house. The northwest corner of the proposed building will not be more than 46 feet from the existing house. Also, please note that the first floor elevation of the proposed building will not exceed the height of the stone foundation of the existing dwelling. The alignment and the setback of the building will remain the same.

These changes were made by agreement between the petitioner, Catherine Jackson, and neighbor, Walter D. Ramburg. Please reference Mr. Ramburg's fax to Robin @ Balto. County Zoning Review, dated 7/15/03. I am confident you have received Mr. Ramburg's formal letter via mail by this time as well. I am including a copy of this letter for your convenience.

Please feel free to contact me if you require any additional information.

John T. Westerlund Jr.

Sincerely,

FROM: WALTEN 1). RAMBERG FAX 410.472.2165

TO: ROBIN @ BALTIMONE COUNTY ZONING REVIEW FAX 410.887.3468

RE: ADMINISTRATIVE VANANCE CASE # 03.588.7

15 NCY 2003

From: Walter D. Ramberg

1711 Belfast Road, Sparks, Maryland 21152

To: Baltimore County Zoning Commissioner
401 Bosley Avenue, Towson, Maryland 21204

Re: Administrative Variance Case # 03-588-A

This letter is written at the suggestion of the director of the zoning review office of the Department of Permits and Development Management, Rm.111, 111 W. Chesapeake Ave.

It is written to advise you that, in the interest of sparing my new neighbor, the petitioner, C. Jackson, the county, and myself the time, trouble and expense which might come of a formal Demand for Hearing, I have accepted the assurance of C. Jackson that she will modify her proposal in such a way that its visual impact on my adjacent property will be minimized. She has verbally agreed to move the proposed accessory building closer to her dwelling (no more than 46 ft. from the northeast corner) so as to place it on lower ground, and to set the floor level of the garage no higher than the top of the stone foundation wall at the northeast corner of the dwelling.

These undertakings address my principal concern about the height of the proposed accessory building, which at 20 ft. above the higher ground on which it is shown in the petition for variance, would be as high as the dwelling itself, and much closer to my property line.

From my vantage point, a lower building would be preferable, but I appreciate the petitioner's apparent willingness to modify her proposal as much as she assures me she will do.

Walter D. Ramberg

410-771-4555

Administrative Variances Check List

Addiningliative variations ofform
Case Number
03-588-A
Location 1805 Belfast Rd
Zoning RCース
Request access garage located in front yord height 20 bt instead of to
Zoning Regs 400.1 — Near Mora 400.3 — 15 feat Verify sign posting
Verify sign posting Closury 7/14 Pasted 6/23
AC comments M
Reason for request Old browse - needs storage noon - new garage rear earge of property
Site Plan only in front yard because front of hour not face street.
Pictures To heller
ST NA VIDAUN

Opinion

FROM: WALTER 1). RAMBERG FAX 410.472.2165

TO: ROBIN @ BALTIMONE COUNTY ZONING REVIEW FAX 410.887.3468

RE: ADMINISTANDE VANALE CASE # 03.588.7

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Walter D. Ramberg

410-771-4555

RECEIVED

JUL 1 5 2003

ZONING COMMISSIONER

Robert L. Ehrlich, Jr. Governor



Audrey E. Scott Secrebury

Florence E Burlan
Deputy Secretary

Michael S. Steele Lt. Governor

July 1, 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

Zoning Advisory Committee Agenda, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS & 03-601-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/01/03. 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

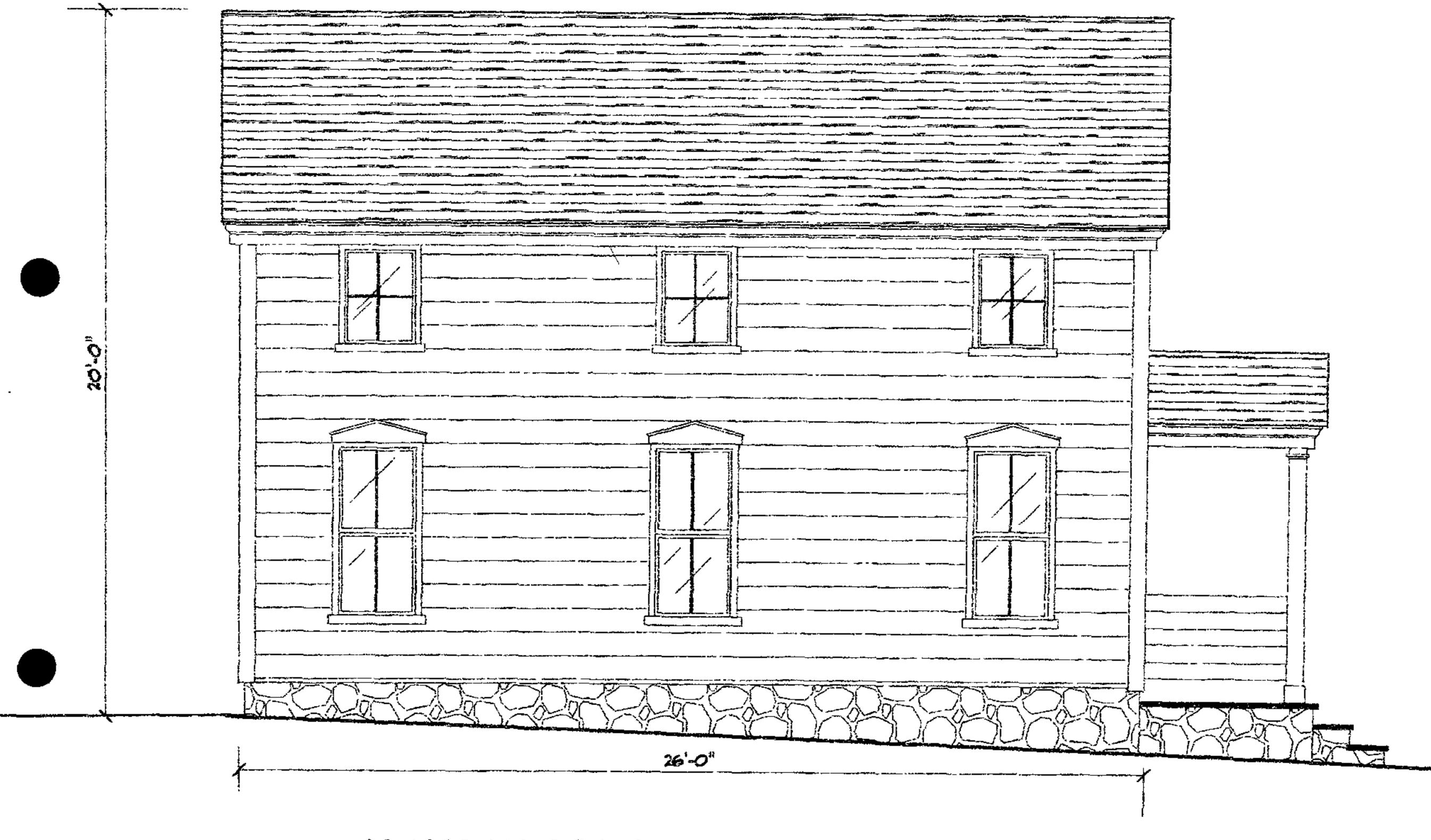
Planning Services

cc: Mike Nortrup

RECEIVED

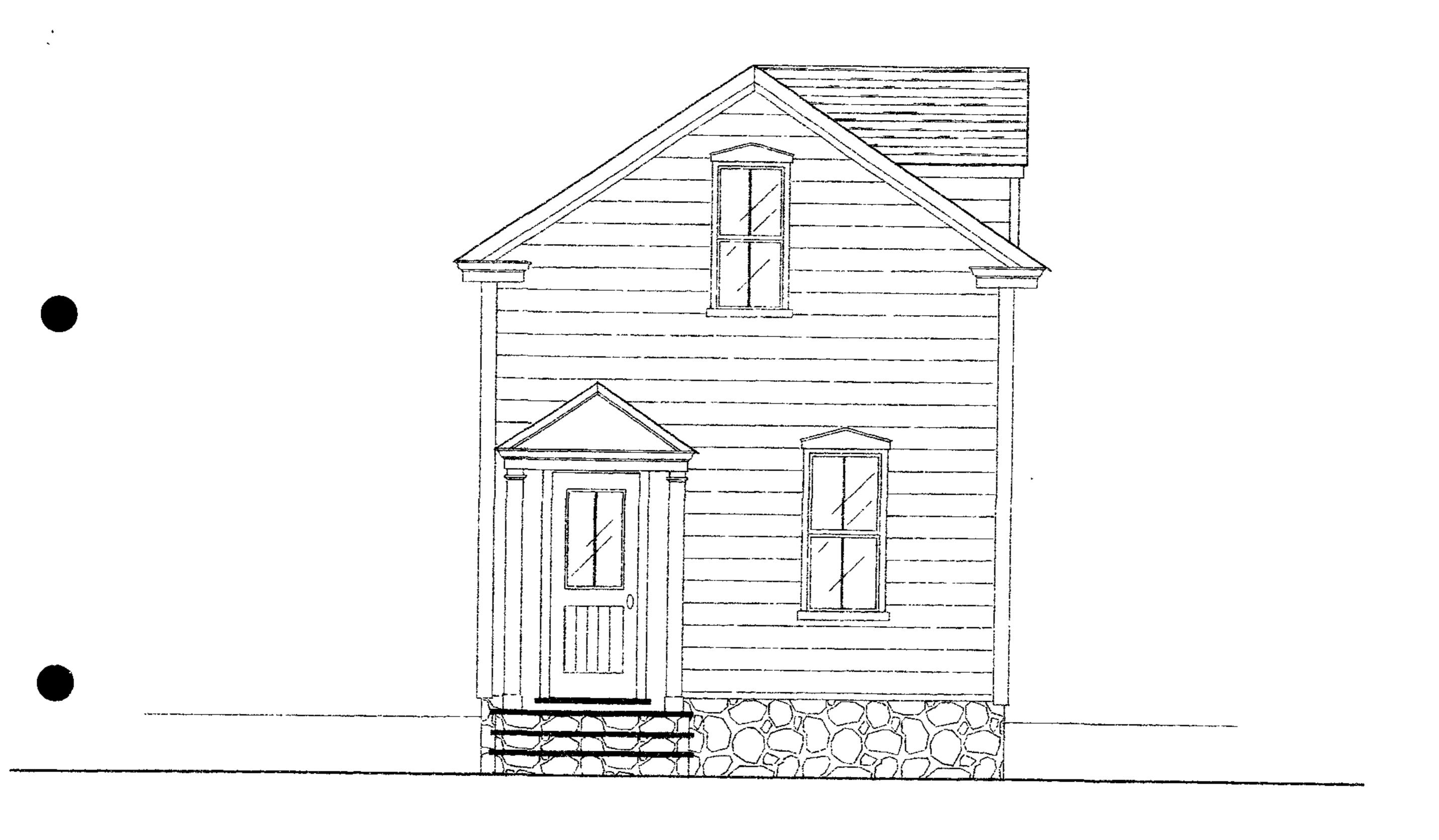
JUL 1 0 2003

ZONING COMMISSIONER

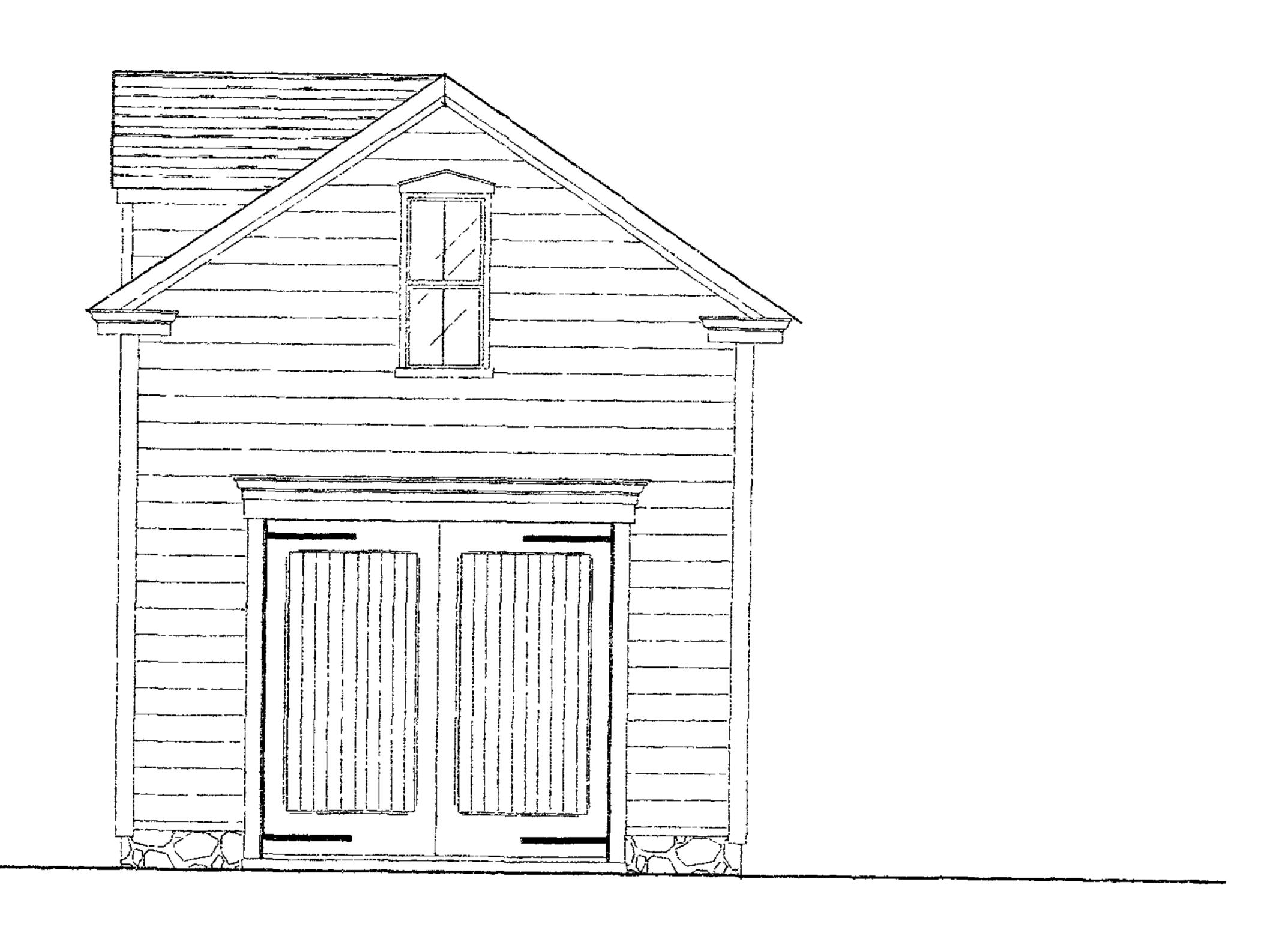


JACKSON STUDIO - FRONT ELEVATION

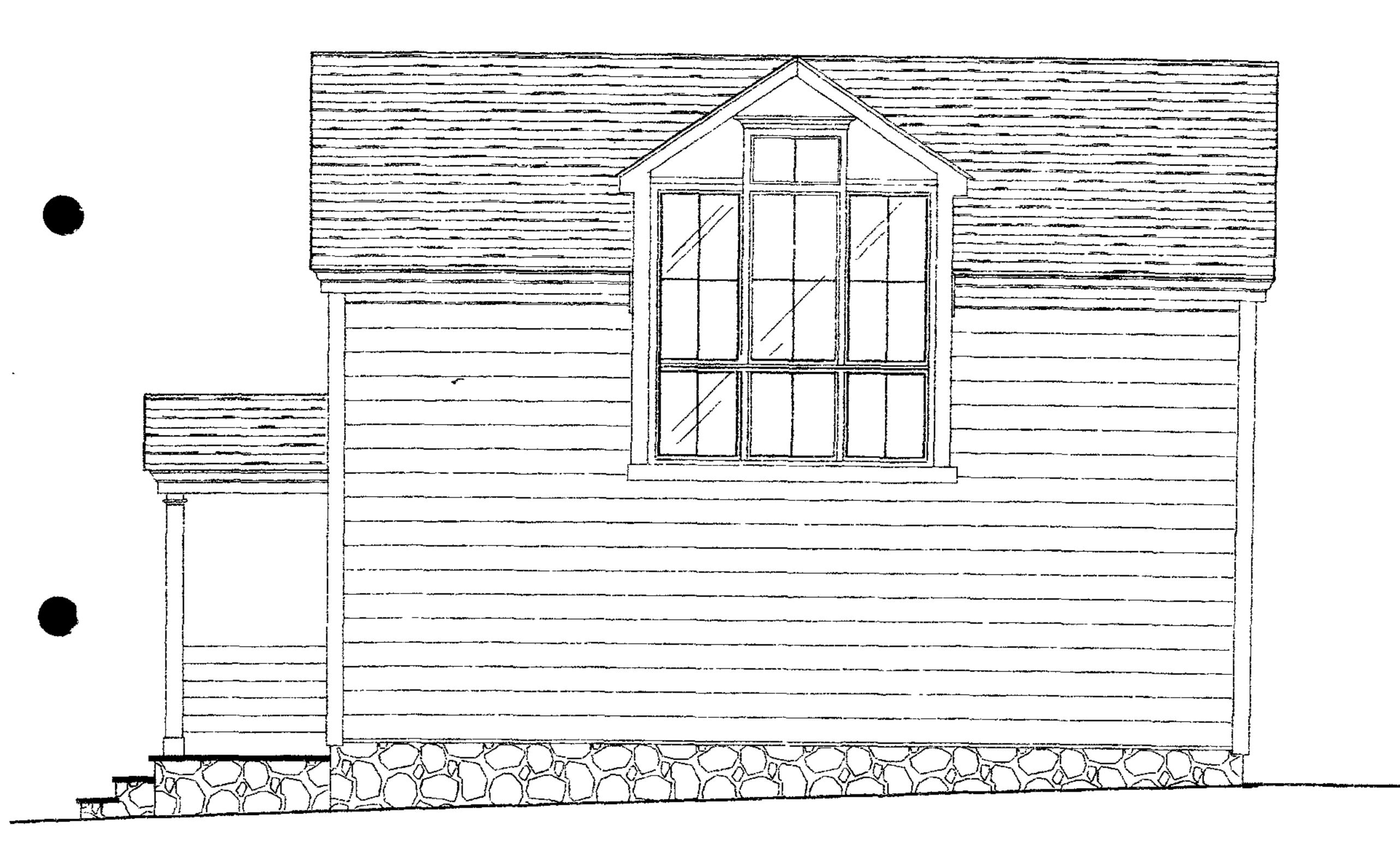
- HARDIE PLANK CEMENT CLAPBOARD SIDING
- 2 OVER 2 WINDOWS
- ASPHALT ROOF TO MATCH HOUSE
- COLOR TO MATCH HOUSE



JACKSON STUDIO - RIGHT ELEVATION



JACKSON STUDIO - LEFT ELEVATION



JACKSON STUDIO - REAR ELEVATION

#288

PLAT TO ACCOMPANY PETITION FOR ZON	ING VARIANCE SPECIAL HEARING
PROPERTY ADDRESS 805 BELFAST BOAD SEE PAG	ES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION
SUBDIVISION NAME 54 S FARMS PLAT BOOK #39 FOLIO #13 LOT #5 SECTION #	MI THE SCHOOL TO
OWNER CATHABINE JACKSON PONT	CAOAS TO THE TOTAL
d'and a series de la contraction de la contracti	SIN AST R
	SUBJECT
	VICINITY MAP
	SCALE: 1" = 1000"
	ELECTION DISTRICT: 8TH DIST.
A Z	COUNCIL MANIC DISTRICT
	1"=200' SCALE MAP # NW 23 E
	ZONING RC-2 LOT. SIZE 2.852
Carried De la Ca	ACREAGE SQUARE FEET PUBLIC PRIVATE
EXISTING DWELLING IN	EXISTING DWELLIS
EXISTING DWELLING TO	WATER YES NO
THE RESERVE TO THE RE	CHESAPEAKE BAY CRITICAL AREA
PROPOSED	100 YEAR FLOOD PLAIN HISTORIC PROPERTY/
	TING DHELLING PRIOR ZONING HEARING NONE
NORTH 3 5	来(803 ZONING OFFICE USE ONLY REVIEWED BY ITEM# CASE#
PREPARED BY JT. WESTERLUND JR SCALE OF	DRAWING: 1" = 100' SR 588 03-588-A

Set Ch #1

Pet #2









