IN RE: PETITION FOR ADMIN. VARIANCE
S/S Beach Road, 330 ft. E
centerline of Stevens Road
11th Election District
5th Councilmanic District
(11207 Beach Road)

Scott Griswold

Petitioner

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-599-A

AMENDED ORDER

WHEREAS, this matter came before this Deputy Zoning Commissioner as an administrative variance request. An Order was issued the 31st day of July, 2003 granting the Petitioner's relief.

WHEREAS, a typographical error was found on page 3 of the Order in paragraph 2, line 6 wherein it should read "5.8" ft. instead of "16 ft.".

THEREFORE, IT IS ORDERED this ____ day of August, 2003, by this Deputy Zoning Commissioner, that my previous decision dated the 31st day of July, 2003 shall be amended to read as follows:

"THEREFORE IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 31st day of July, 2003, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. 8 in. for a proposed addition and 8 ft. for an existing dwelling in lieu of the required 35 ft., and to permit a setback to the centerline of the road of 59 ft. 3 in. (for a proposed garage and breezeway addition) in lieu of the required 75 ft., be and is hereby GRANTED."

IT IS FURTHER ORDERED that all other terms and conditions of my previous decision shall remain in full force and effect.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

IN RE: PETITION FOR ADMIN. VARIANCE S/S Beach Road, 330 ft. E centerline of Stevens Road 11th Election District 5th Councilmanic District (11207 Beach Road)

Scott Griswold

Petitioner

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-599-A

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, Scott Griswold. The variance request is for property located at 11207 Beach Road in the White Marsh area of Baltimore County. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. 8 in. for a proposed addition and 8 ft. for an existing dwelling in lieu of the require 35 ft., and to permit a setback to the centerline of the road of 59 ft. 3 in. (for a proposed garage and breezeway addition) in lieu of the required 75 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, including letters received from adjoining property owners supporting the petition as originally filed.

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, the owner proposes to double the size of the dwelling on this narrow 70 ft. lot. The existing home is 8 ft. from the

Soll Survey College Survey

western property line and the proposed garage would remain 8 ft. from the line keeping the distance between the building on this lot and the western neighbor the same. The adjoining property owner, Mr. Yaskovic, submitted a letter agreeing to this setback. On the eastern side, the owner proposes to replace an existing shed with a large addition to the existing home and deck and this addition will come within 5 ft. 8 in. of the property line which is 18 ft. from the eastern neighbor. The adjoining property owner, Mr. Augustyniak also sent a letter agreeing with this requested setback.

While the lot is only 70 ft. wide, clearly there is no practical way for the owner to meet a .

35 ft. setback. The setback would consume the lot.

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

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM). Therefore, the relief granted herein is subject to the Petitioner's compliance with any recommendations made by DEPRM. Additionally, a Zoning Advisory Committee (ZAC) comment was received from the Office of Planning dated July 7, 2003, a copy of which is attached hereto and made a part hereof. Compliance with these comments shall also be required.

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 31 day of July, 2003, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 16 ft. for a proposed addition and 8 ft. for an existing dwelling in lieu of the require 35 ft., and to permit a setback to the centerline of the road of 59 ft. 3 in. (for a proposed garage and breezeway addition) in lieu of the required 75 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

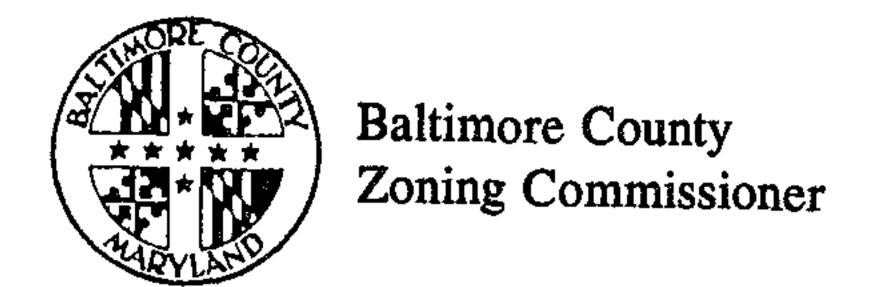
- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. Compliance with any recommendations, if any, made by DEPRM.
- 3. Compliance with the ZAC comments made by the Office of Planning dated July 7, 2003, a copy of which is attached hereto and made a part hereof.
- 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.

DHN 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

July 31, 2003

Mr. Scott Griswold 11207 Beach Road White Marsh, Maryland 21162

Re: Petition for Administrative Variance

Case No. 03-599-A

Property: 11207 Beach Road

Dear Mr. Griswold:

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



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

Estimated Posting Date 6/09/03

| for the property | located at 11200 Beach Road |
|---|--|
| | which is presently zoned $RC2$ |
| This Petition shall be filed with the Department of Pernowner(s) of the property situate in Baltimore County and who made a part hereof, hereby petition for a Variance from Sec | nits and Development Management. The undersigned, legation is described in the description and plat attached hereto artition(s) 1401.3, B.3 to permit a side year |
| setback of 5ft. 8 inches for a propose | ed addition and & ft. for an existing |
| dwelling in lien of the required | 35 ft, and to permit a setback to the |
| centerline of the road of 69 ft. | 35-ft, and to permit a setback to the 3 inches (for a proposed garage and bread of the law of Baltimore County, for the reasons indicated on the back |
| of the zoning regulations of Baltimore County, to the zoning of this petition form. | law of Baltimore County, for the reasons indicated on the bac |
| Property is to be posted and advertised as prescribed by the l, or we, agree to pay expenses of above Variance, advertising, percentagors and restrictions of Baltimore County adopted pursuant | osting, etc. and further agree to and are to be bounded by the zonin |
| | 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: | <u>Legal Owner(s):</u> |
| | Scott Griswold |
| Name - Type or Print Signature | Name - Type or Print - Lott House Signature |
| Address Telephone No. | Name - Type or Print |
| City State Zip Code | Signature w (410) 891-1950 |
| Attorney For Petitioner: | 11201 Beach Road H (410) 335-96. Address Telephone No. |
| | White Marsh, Ma 21162 |
| Name - Type or Print | City State Zip Code |
| Signature | Representative to be Contacted: |
| Genpany . | Name |
| Telephone No. | Address Telephone No |
| City State Zip Code | City State Zip Code |
| regulations of Baltimore County and that the property be reposted. | 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 |
| | • |
| | Zoning Commissioner of Baltimore County |
| CASE NO. 03-599-A Rev | viewed By <u> </u> |

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.

| competent to testify thereto in the event that a p | public hearing is scheduled in the future with regard thereto. |
|---|--|
| That the Affiant(s) does/do presently reside at | 11200 Beach Road Address White Marsh Maryladd 21162 |
| | City Marsh Maryland 21162 Zip Code |
| Variance at the above address (indicate hardshi | wing are the facts upon which I/we base the request for an Administrative ip or practical difficulty): |
| 1) side setback is 35. | lot is so't wide, no room to Thack limits |
| example of | thank lumite |
| CAPAIRS COLL SE | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| That the Affiantiel acknowledge(e) that if a fo | ormal demand is filed, Affiant(s) will be required to pay a reposting and |
| advertising fee and may be required to provide a | additional information. |
| | |
| bount that | |
| Signature | Signature |
| Catt Grisial Has | |
| Scott Griswold Name - Type or Print | Name - Type or Print |
| | |
| | · · · · · · · · · · · · · · · · · · · |
| STATE OF MARYLAND, COUNTY OF BALTIN | NORE, to wit: |
| I HEREBY CERTIFY, this 19 day of Virus of Maryland, in and for the County aforesaid, pe | <u>と</u> , <u>200</u> 5_, before me, a Notary Public of the State |
| | |
| Scott GRISI | WOLD |
| the Affiant(s) herein, personally known or satisfa | actonly identified to me as such Affiant(s). |
| AS WITNESS my hand and Notarial Seal | |
| AS THE ITEOS HIS HAIR ARD NOTAHAI SEAL | Linda & Tolon |
| | LAATOUTANIA |

My Commission Expires

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.

| | , | | | , |
|--|---------------------|-----------------------------|--|------------------------------|
| That the Affiant(s) does/do presently reside at | Address | Reach | Road | |
| | White | Marsh | Md | 21162 |
| , | City | · · · • | State | Zip Code |
| That based upon personal knowledge, the foll Variance at the above address (indicate hards) | owing are the fa | icts upon which ifficulty): | I/we base the n | equest for an Administrative |
| D side settack is 35' | • • | * * | ma + | NA CANON TO |
| | • | | /3 - / | No tool to |
| expand within se | etback 1 | imits | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| That the Affiant(s) acknowledge(s) that if a | | | s) will be requi | red to pay a reposting and |
| advertising fee and may be required to provide | auditional inform | nauon. | | |
| \sim \sim 1 | | | | |
| Scatt thought | | | <u>. </u> | |
| Signature | | Signature | | |
| Scott Griswold | | | | |
| Name - Type or Print | | Name - Type or I | Print | |
| | | | | |
| <u> </u> | | | | |
| STATE OF MARYLAND, COUNTY OF BALTI | MORE, to wit: | | | |
| I HEREBY CERTIFY, this/ day of of Maryland, in and for the County aforesaid, pe | une | , 2003 | before me, | a Notary Public of the State |
| and the second s | ersonally appear | ed | | |
| SCOTT GRISWOLD | | | | |
| the Affiant(s) herein, personally known or satisf | factorily identifie | d to me as such | Affiant(s). | |
| | | _ | | |
| AS WITNESS my hand and Notarial Seal | , | | 1 | |
| | 7 | 1,1 | <i>'</i> | |
| | | ndat. Du | nry | NOT THEN |
| | Notar | y Public | () , | JUNARULA V |
| | My Co | ommission Expir | es | 2000 |

REV 10/25/01

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

| RYLAIS | for the property lo | cated at 1200 E | seach Road |
|--|---|--|---|
| | | which is presently zo | ned_RC-a |
| This Petition shall be filed windowner(s) of the property situate made a part hereof, hereby petition. | th the Department of Permits in Baltimore County and which tion for a Variance from Section | s and Development Manager is described in the description n(s) | ment. The undersigned, legan and plat attached hereto and |
| setback of 5 ft. 8 | inches for a prope | osed addition and | permit a side yar |
| awelling in lieu o | The required 35 | Ft., and to permit | to cother to the |
| conterline of the | ord of 64 ft, 3 inc | hes (for aproposed | garage and breezen |
| of the zoning regulations of Balt of this petition form. | h of the required | 12 +1. | |
| Property is to be posted and adv , or we, agree to pay expenses of egulations and restrictions of Baltin | above Variance, advertising post | ing, etc. and further agree to and | are to be bounded by the zoning |
| | | I/We do solemnly declare and perjury, that I/we are the legal is the subject of this Petition. | l affirm, under the penalties of owner(s) of the property which |
| Contract Purchaser/Lessee | <u>5:</u> | <u>Legal Owner(s):</u> | |
| Name - Type or Print | ··· | Name - Type or Print Signature Signature | <u>, volg</u> |
| Signature | | Signature | 3.25°C |
| Address | Telephone No. | Name - Type or Print | |
| City | State Zip Code | Signature | P2(1-178(014) (m) |
| Attorney For Petitioner: | | Address Address | Telephone No. |
| larne - Type or Print | <u></u> | White Marsh City | State Zip Code |
| ignature | ······································ | Representative to be C | ontacted: |
| ompany | | Name | |
| ddress | Telephone No. | Address | Telephone No |
| ity | State Zip Code | City | State Zip Code |
| Public Hearing, having been formal ris day of day of day and that gulations of Baltimore County and that | ly demanded and/or found to be retained that the subject matter of this the property be reposted. | equired, it is ordered by the Zoning petition be set for a public hearing, | Commissioner of Baltimore County, advertised, as required by the zoning |
| - | | Zoning Commissioner o | f Baltimore County |
| CASE NO. <u>03-59</u> | 9-A Revie | ewed By SN D | ate 6/19/03 |

Estimated Posting Date

ZONING DESCRIPTION

Zoning Description For 11207 Beach Road

Beginning at a point on the South side of Beach Road which is 40 feet wide at the distance of 330 feet east of the centerline of the nearest improved intersecting street Stevens Road which is 40 feet wide. Being Lot # 6, in the subdivision of Bird River Beach as recorded in Baltimore County Plat Book # 7, Folio 187, containing 15,540 square feet. Also known as 11207 Beach Road and located in the 11th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

No. 25018

| DATE | 19/07 | ACCOUNT 1006.6150 |
|---------------------------------|--------------|-------------------------------|
| | | AMOUNT \$ 65.00 |
| RECEIVED FROM: | 50017 | C1.5 () |
| FOR: | | |
| | 7 , | ¢* |
| DISTRIBUTION WHITE - CASHIER | PINK - AGENC | Y YELLOW - CUSTOMER 7 20 1 59 |

PAID DECEMBER ACTUAL TIME 6/23/2005 6/19/2003 15:55:18
6/23/2006 6/19/2003 15:55:18

EL MGG5 WALKIN MEL MAN

DEPT 5 528 ZONING VERIFICATION GR. NO. 025018

Recort Tot \$65.00

65.00 CK .00 CA

Baltimore County Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

| | ME. Case 140.: 03-377-1 |
|--|---|
| | Petitioner/Developer: |
| | - varionon por onopon. |
| | SCOTT GRISWOLD |
| | Date of Hearing/Closing: 7/14/03 |
| 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: | • |
| This letter is to certific under the populties of a | |
| | erjury that the necessary sign(s) required by law |
| were posted conspicuously on the property loc | |
| 11207 (| BEACH RD |
| - | |
| The sign(s) were posted on | 6/29/03 |
| | (Month, Day, Year) |
| | (AVADILLI, Day, I Cally |
| CASE # 03-599-A | Sincerely, |
| | |
| | /1/160/11. i |
| The state of the s | Spoker 6 1/29/03 |
| ZONING NOTICE | (Signature of Sign Poster and Date) |
| ADMINISTRATIVE VACE | RICHARD E. HOFFMAN |
| TO PEGNA A UNE PARA STANCE OF 28" PARA PROPERTY | (Printed Name) |
| PARTIES AND BY FOR AN ALLEND DISCUSSES IN LAND AN THE MODERN DAY OF THE MODERN DAY FOR A PROPERTY PROPERTY OF THE PROPERTY (AND ALLENDED AS THE PROPERTY OF TH | 904 DELLWOOD DR. |
| PUBLIC HEARING? | (Address) |
| AN ELIGIBLE MONIOUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONEG OFFICE BEFORE | FALLSTON, MO 21047 |
| ABOUTIONAL INFORMATION IS AVAILABLE AT | (City, State, Zip Code) |
| TEL, \$87-33\$1 TOTAL SECTION OF THE PROPERTY AND ADDRESS OF THE PARTY A | (410) 879-31ZZ |
| | (Telephone Number) |
| 11207 BEACH RD. | • |
| POSTED 6/29/03 | |
| Frobal & 3/24/03 | |

ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

| Jase Number | 03- 599 | -A | Address | 11207 | Beach | / d. | |
|---|--|--|--|---|--|--|---|
| Contact Perso | n: | o Rinda; er, Please Print You | | | Phone Nur | nber: 410-8 | 387-3391 |
| -iling Date: | 6/19/03 | Pos | ting Date: | 6/29/03 | Closir | g Date: 7 | 114/03 |
| Any contact in hrough the co | made with this contact person (pla | office regardir Inner) using th | ng the statu ne case nun | us of the ad nber. | ministrative | variance s | hould be |
| reverse repostir is agair | NG/COST: The position of this form the second of the secon | and the pe only by one of all associate | titioner is re of the sign p d costs. Th | esponsible fo losters on the ne zoning no | r all printing approved l tice sign mi | /posting co ist and the part of the part of the visible of the part of the visible of the part of the | sts. Any petitioner le on the |
| a forma | INE: The closing all request for a to for a public hear | public hearin | g. Please | understand | that even i | f there is n | eet to file o formal |
| commis order t (typical | R: After the clossioner. He may hat the matter by within 7 to 10 coors or will go to publication. | : (a) grant the set in for days of the class | ne requeste a public he osing date) | ed relief; (b) caring. You as to whether | deny the receive will receive or the petitio | quested reli e written no n has been | ef; or (c) otification granted. |
| (whethe commis change | BLE PUBLIC HE er due to a neign sioner), notificated giving notice of certification of the ce. | hbor's forma ion will be fo the hearing | l request o orwarded to date time a | r by order of you. The and location | of the zonin sign on the As when th | g or deput e property e sian was | y zoning must be originally |
| | | (Deta | ach Along Dotted | Line) | | | |
| etitioner: Tl | his Part of the Fo | orm is for the | Sign Post | er Only | | | |
| | USE THE | ADMINISTR | ATIVE VAR | IANCE SIGN | FORMAT | | |
| etitioner's Na osting Date: Jording for Si and 8 ft to permi | ame | Griswold 19/03 a side sting dw h breezewa | Clelling in | osing Date: hack of 5 lien of hes fire | elephone _ 1 7/14/ 1 8" for f 4/2 1 | o3 a propise equired princip red 75 | Daddition 35 ft, july 21 At, J. H. |
| CENTE CIN | 01 | - · •• • | | | | WCR - Revis | ea 5/28/00 |

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

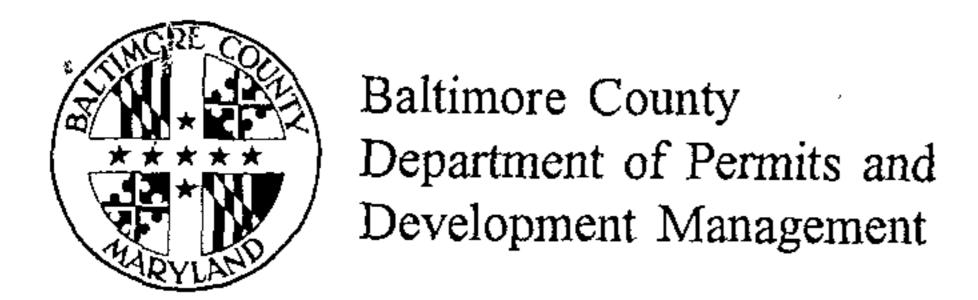
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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.

| Item Number or Case N | Number | 599-A | |
|---------------------------------------|--------------------|----------------|----------|
| Petitioner | cott Griswold | | |
| Address or Location _ | 11207 Beach Roc | ad white Marsh | Md 21162 |
| PLEASE FORWARD A Name Scott | DVERTISING BILL TO | | |
| Address 11 20 | 1) Beach R | 2002 | |
| · · · · · · · · · · · · · · · · · · · | ite Marsh | Maryland | _ , , , |



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

July 14, 2003

Scott Griswold 11207 Beach Road White Marsh, MD 21162

Dear Mr. Griswold:

RE: Case Number: 03-599-A, 11027 Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 19, 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

U. Calliball

WCR:klm

Enclosures

c: People's Counsel



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

January 30, 2004

Scott Griswold 11207 Beach Road White Marsh, MD 21162

RE: Spirit and Intent-case # 03-599-A; 11th Election District

Dear Mr. Griswold:

Your recent letter to Timothy Kotroco, Director – PDM, was forwarded to me for reply. Based upon the information you provided, it has been determined that your request to construct an addition in lieu of the 3' wide breezeway as initially proposed in your variance petition meets the Spirit and Intent of the above referenced case.

If you need additional information or have any questions, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis

Sums Production

Planner II

Zoning Review

BR



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, 583-588, 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. *1.0*3

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

RE:

Baltimore County

Item No. 559

乃尺

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 (Igredlein@sha.state.md.us).

Very truly yours,

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

1. 1. Holl

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

| TO: | Tim Kotroco |
|---------------|--|
| FROM: | R. Bruce Seeley RES/TGT |
| DATE: | August 7, 2003 |
| SUBJECT: | Zoning Item 599 Address 11207 Beach Rd (Scott Griswold Property) |
| Zoning | g Advisory Committee Meeting of June 30, 2003 |
| The De | epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item. |
| an exte | epartment of Environmental Protection and Resource Management request ension for the review of the above-referenced zoning item to determine the to which environmental regulations apply to the site. |
| X The Details | epartment of Environmental Protection and Resource Management offers owing comments on the above-referenced zoning item: |
| | Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code). |
| | Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code). |
| | Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code). |
| | |

Reviewer: Keith Kelley Date: July 28, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: July 7, 2003

KE CEIVED

NG COMMISSIONER

TO: Timothy M. Kotroco, Director

> Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

JUL 1 7 2003 **SUBJECT:** 11207 Beach Road

INFORMATION:

Item Number: 03-599

Petitioner: Scott Griswold

RC 2 Zoning:

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a side yard setback of 5 feet 8 inches and to permit a setback to the centerline of the road of 69 feet and 3 inches in lieu of the minimum required 35 feet and 75 feet respectively provided building elevations are submitted to this office for review and approval prior to the issuance of any building permits.

Section Chief: Kally Schlabach
AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: September 5, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits &

Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 7, 2003

Item Nos. 577, 578, 580, 581, 587, 589, 590, 593, 594, 595, 596, 597, 598, 599, and 600

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

RWB:CEN:jrb

cc: File



TO WANSMISSION

| Engineers | Date: $\frac{5}{3}$ |
|---|------------------------------------|
| Planners | |
| Scientists | 1501/11/2000 County Johnson |
| Construction Managers | Fax: 410 887-3468 |
| wa idgera | From: <u>Scott Griswald</u> |
| | Phone: |
| | Job Number: |
| | Number of Pages (Including Cover); |
| | Comments: Zaning Variance Letters |
| | |
| | |
| | |
| KCl Technologies, Inc., is | |
| ranked among the top | |
| consulting engineering firms in the country. Our | |
| employee-owners serve | |
| public- and private-sector | |
| clients throughout the mid- | |
| Atlantic and southern | |
| United States. | |
| Vişit us at www.kçi.com. | |

7/30/03

John V. Murphy
Deputy Zoning Commissioner
Baltimore County Zoning Office
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Scott Griswold 11207 Beach Road White Marsh, Maryland 21162

Mr. Murphy,

I received your letter explaining the zoning option for a 16' setback on the side. I would like to explain the reason for the 5' 8" side setback request, as I did not include it on the zoning application. At the present, the original house has approximately 700 square feet of useable living space. It is divided up into four rooms consisting of a living room, a single bedroom, a kitchen, and a bathroom. The structure is 40 to 50 years old and needed a great deal of cleaning up when I originally moved in. While this was fine for my wife and I, it has become too small with the recent addition to our family of a baby boy. We would like to add enough space to have a room for our son, a second bathroom, and have enough bedroom space available if we decide to have a second child. We enjoy the neighborhood, the people we have met there, and would like to stay there for a long time. The addition will allow us to do that while not negatively impacting my adjacent neighbors or the neighborhood.

The proposed addition (with the setbacks I have requested) will approximately double the square footage of the house. Doubling the existing space may seem excessive but when you are starting with a small house, the overall finished size will still be modest (1400-1500 square feet), compared to new home sizes (2000-2500 square feet) in the general area where we live. The planned addition will also improve the appearance of the existing house as I plan to re-side the house entirely when it is finished so that it looks uniform and not cobbled together. The benefit received from the addition will be twofold. It will allow my family to live in more reasonably sized house for our needs, and also be beneficial the community by making the existing property more visually appealing and thus adding to the overall value of the neighborhood.

Thank you for your time.

Sincerely,

Sincerely,

Scott Griswold

7/28/03

John V. Murphy Deputy Zoning Commissioner Baltimore County Zoning Office Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204

John Augustyniak 11209 Beach Road White Marsh, Maryland 21162

Mr. Murphy,

I have reviewed Mr. Griswold's zoning variance application and proposed plat plan and do not object to any of the setbacks (side, front) that he has requested. I have spoken with Mr. Griswold and do not feel that the proposed addition will negatively impact my property. Thank you for your time.

Sincerely,

John Augustyniak

PAGE 04/04

John Augustyriak. 7/30/03

7/28/03

John V. Murphy
Deputy Zoning Commissioner
Baltimore County Zoning Office
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Joe Yaskovic 11207 Beach Road White Marsh, Maryland 21162

Mr. Murphy,

I have reviewed Mr. Griswold's zoning variance application and proposed plat plan and do not object to any of the setbacks (side, front) that he has requested. I have spoken with Mr. Griswold and do not feel that the proposed addition will negatively impact my property. Thank you for your time.

Sincerely,

Joe Yaskovic

1/23/04

Spirit of Intent Letter Case # 03-599-A

Mr. Timothy Kotroco
Director PDM
Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

70:BPR 2128/09

Mr. Kotroco,

I would like to request a modification to my recently granted zoning variances due to a change in my design plans. I am not requesting any changes in setbacks but rather a change in the use of the space within the setbacks. I applied for a side setback of 8' on the west side of the property to build a garage. My original plan was to connect the garage to the house with a 3' wide breezeway. After my wife and I thought about it, we wanted to change the plan so as to better utilize the space between the existing porch and the new garage. Instead of a 3' breezeway, we would like to enclose the space and use it for two bedrooms. I have enclosed two copies of the plat, the first being a copy of the original, and the second, with the requested change marked in red. Please let me know if there is any other information you need for this request.

Scott Griswold 11207 Beach Road White marsh, Maryland 21162

blowned two S.

JAN 2 8 2004
O4-195

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Case Number 03-599 Location 11 207 Beach Rd Zoning RC2 1) SVSB 5 ft 8 in \$ 8 feet west chiell 2) CLR -69.3 meher instead of 35 feet Zoning Regs 1A01,3,B.3-Verify sign posting 6/29 close EAC comments Keason for request X Doubles sinje of brouse - 35 setbock To best lot existing shed 5'8" from prof love Garage to be exected on front yard? - no waterfront Dinion Develling 24.58.732 Gerege oh but

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

Audrey E. Scott Secretary

Plorence E. Burian
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

Re: 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

70: BPR 11/29/07 November 23, 2007

Mr. Timothy Kotroco Director - PDM Room 111 111 W. Chesapeake Avenue Towson, Md. 21204

Case 03-599-A

Mr. Kotroco,

I am requesting a letter of approval for a revision to the approved variances granted to me some time ago. I am trying to build an attached garage on my house. At the time of my variance request, I thought we would have a breezeway between the house and garage. Due to financial constraints, we are eliminating the breezeway and building a 24' X 28" attached garage instead. It will be further from the road than previously outlined on the 8 1/2 x 11 print submitted with the original variance request. Please find the attached redline which shows the new limits of the garage as it relates to Beach Road. The distance between the road and the house have increased and fit within the original approved variances.

Thank you,

Scott Griswold

11207 Beach Road

White Marsh, Maryland 21162

De once Miss

PECEIVED

NOV 30 2007

NOV 30 2007

DEVELOPMENT MANAGEMENT

DEVELOPMENT MANAGEMENT

SEND \$10 CHECK + REDUNE

MR. TIMOTHX KOTROCO

DIR. - PDM

Room III

III. W. Chesapeake Ave

Towson, MD 21204



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

December 5, 2007

Mr. Scott Griswold 11207 Beach Road White Marsh, MD 21162

Re: Spirit & Intent request; 11207 Beach Road; case # 03-599-A; 11th Election District

Dear Mr. Griswold:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the redlined site plan provided and my review of the subject zoning case, the following has been determined.

In case #03-599-A, the Zoning Commissioner granted relief from area regulations to construct a breezeway and garage addition on the front of the existing dwelling. Your current request to eliminate the breezeway and attach the proposed garage to the existing dwelling thereby increasing the front yard setback to 70 ft. meets the Spirit & Intent of the subject case and is **approved**. In addition, any restrictions imposed by the Deputy Zoning Commissioner as part of his order still apply.

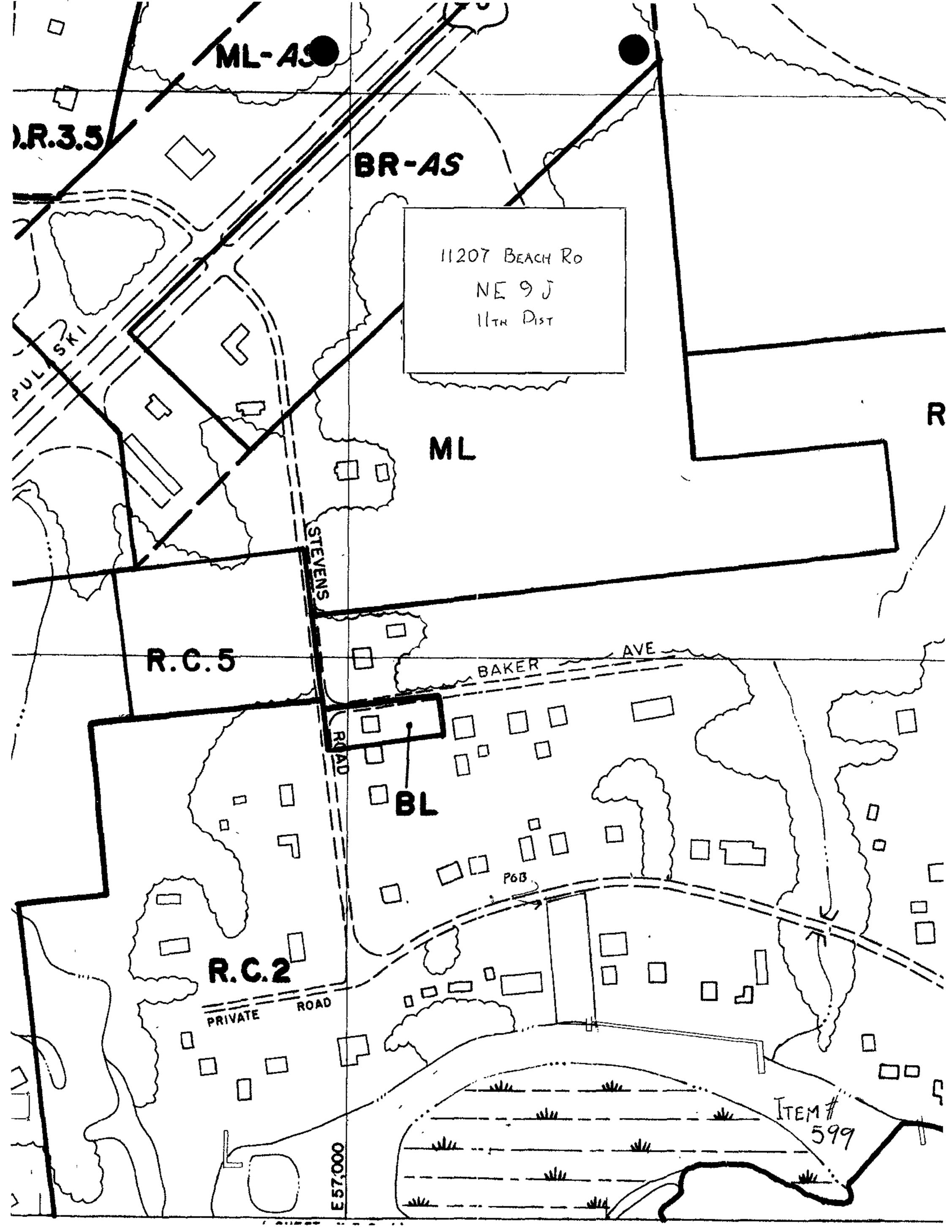
I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis

Planner II, Zoning Review

Duno Rudati



| PLAT TO ACCOMPANY PETITION FOR ZO PROPERTY ADDRESS 11200 Beach Road SEE F | | Territories and the second sec |
|---|----------------------------|--|
| SUBDIVISION NAME BILD RIVER BEACH | | |
| PLAT BOOK # 7 FOLIO # 187 LOT # 6 SECTION # | | 40 Days Gove |
| OWNER Scott Griswold | | Park |
| BEACH ROAD (20 WIDI | E 10' EASEMENT | BAKER AVE |
| |] | SUBJECT |
| 90. 29.2 | John Augustyniak | White Marsh RIVER GROVE RD Property |
| Joe Yaskovic | 016190 10 11 | |
| 11 02 06 775 | EXISTING | VICINITY MAP SCALE: 1" = \$000' |
| 11 02 06))51 81 PROPOSED 86 24'x25' | SHED TO BE | SCACE. 1 - 4000 |
| GARAGE | AT COMPLETION OF GARAGE | LOCATION INFORMATION |
| 5'8 1 | 11209 | ELECTION DISTRICT |
| | 18' | COUNCILMANIC DISTRICT 5 |
| 8' 24' 27 PROPOSED | EXISTING OWELLING | 1"=200' SCALE MAP # NE \$J |
| EXISTING PROPOSED JANUTION ADDITION | FRONT | ZONING R.C. 2 |
| 11205 FRONT | 5'8" | LOT SIZE .356 15,540.00 |
| EXISTING DWELLING 26 | | ACREAGE SQUARE FEET |
| PROPOSED | | PUBLIC PRIVATE SEWER |
| FRONT DECK 40'x9'8" | EXISTING GARAGE | WATER 🖾 |
| EXISTING CONCRETE | | YES NO |
| 9° | | CHESAPEAKE BAY CRITICAL AREA |
| | | 100 YEAR FLOOD PLAIN |
| LOTS 42 | | HISTORIC PROPERTY/ |
| | | PRIOR ZONING HEARING NONE |
| L076 | | ZONING OFFICE USE ONLY |
| NORTH BIRD RIVERWATER EDGE | Lot ') | REVIEWED BY ITEM # CASE # |
| | F DRAWING: 1" = 40- | BN-599 03-599-A |







