

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Hilton Avenue, 220 ft. S
centerline of McCurley Road
1st Election District
1st Councilmanic District
(511 Hilton Avenue)

Janet G. & J. Timothy Van Sant
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-601-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 owners of the subject property, Janet G. and J. Timothy Van Sant. The variance request is for property located at 511 Hilton Avenue in the Catonsville 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 side yard setback of 11 ft. and a side yard combination of 26 ft. in lieu of the required 15 ft. and 40 ft. respectively. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide

ORDERED
Date 7/18/03
By R. J. [Signature]

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 Petitioners.

This property is located within a floodplain and as such, the proposed addition is subject to all appropriate County floodplain regulations, environmental standards and compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM). As of the date of this Order, DEPRM has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM.

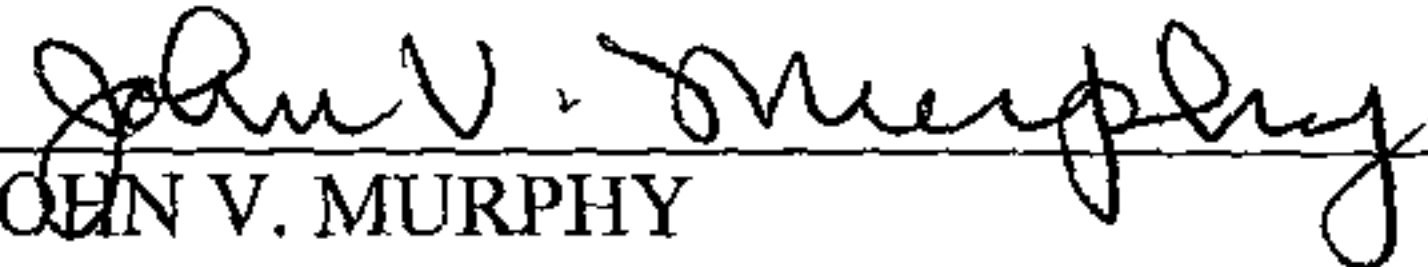
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18 day of July, 2003, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit a side yard setback of 11 ft. and a side yard combination of 40 ft. in lieu of the required 15 ft. and 26 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
2. Compliance with any recommendations, if any, made by DEPRM.

2118/03
By R. Jensen

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

7/18/03
R. G. G. G. G.

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Hilton Avenue, 220 ft. S
centerline of McCurley Road
1st Election District
1st Councilmanic District
(511 Hilton Avenue)

Janet G. & J. Timothy Van Sant
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-601-A

* * * * *

AMENDED ORDER

WHEREAS, this matter came before this Deputy Zoning Commissioner as an administrative variance request. An Order was issued the 18th day of July, 2003 granting the Petitioners' relief.

WHEREAS, a typographical error was found on page 2 of the Order in paragraph 3, lines 15 and 16, wherein the numbers "40 ft. and 26 ft." were transposed.

THEREFORE, IT IS ORDERED this 11 day of August, 2003, by this Deputy Zoning Commissioner, that my previous decision dated the 18th day of July, 2003 shall be amended to read as follows:

"THEREFORE IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of July, 2003, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit a side yard setback of 11 ft. and a side yard combination of 26 ft. in lieu of the required 15 ft. and 40 ft. respectively, be and is hereby GRANTED, subject however, to the following restrictions which are conditions precedent to the relief granted herein:"

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

ORDER 03-601-A
Date 8/11/03
By R. Johnson



Baltimore County
Zoning Commissioner

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

July 17, 2003

Mr. & Mrs. J. Timothy Van Sant
511 Hilton Avenue
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 03-601-A
Property: 511 Hilton Avenue

Dear Mr. & Mrs. Van Sant:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 511 Hilton Ave.
which is presently zoned D.R.-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.C.1 to permit a side yard setback of 11 ft. and a side yard combination of 40 ft. in lieu of the required 15 ft. and 40 ft. respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No

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, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 03-601-A

Reviewed By BR Date 6/20/03

Estimated Posting Date 6/29/03

ORDER RECEIVED
2/18/03
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 511 Hilton Ave.
City Baltimore State MD Zip Code 21228

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See attached sheet.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature J. Timothy Van Sant

Name - Type or Print J. Timothy Van Sant
Tel. Nbrs. = 410-744-3902 (Home)
301-286-6024 (Work)

Signature Janet G. Van Sant

Name - Type or Print Janet G. Van Sant
410-744-3902 (Home)
301-236-2962 (Work)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

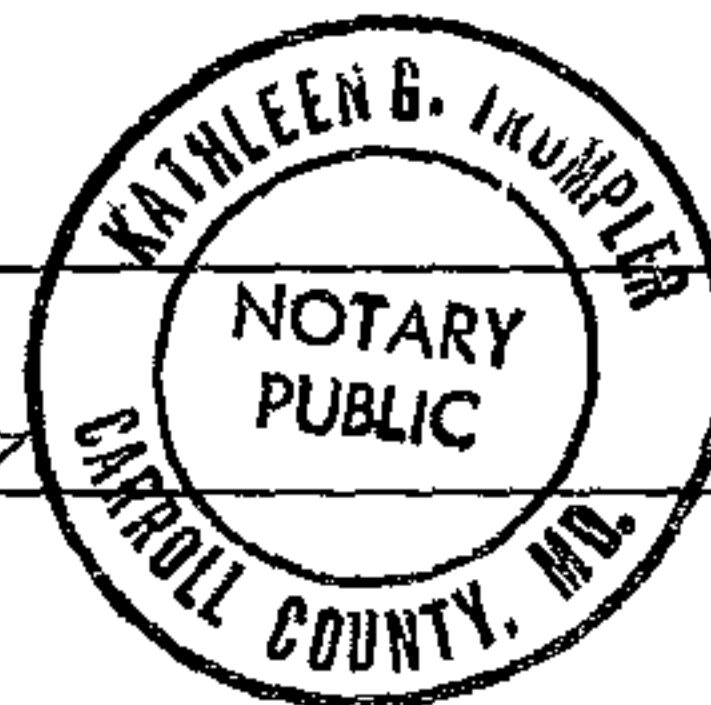
I HEREBY CERTIFY, this 30 day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Timothy Van Sant & Janet G. Van Sant
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 3-1-07



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 511 Hilton Ave.
City Baltimore State MD Zip Code 21228

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See attached sheet.

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Signature J. Timothy Van Sant

Name - Type or Print J. Timothy Van Sant

Tel. Nbrs.: 410-744-3902 (Home)
301-286-6024 (Work)

Signature Janet G. Van Sant

Name - Type or Print Janet G. Van Sant

410-744-3902 (Home)
301-236-2962 (Work)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

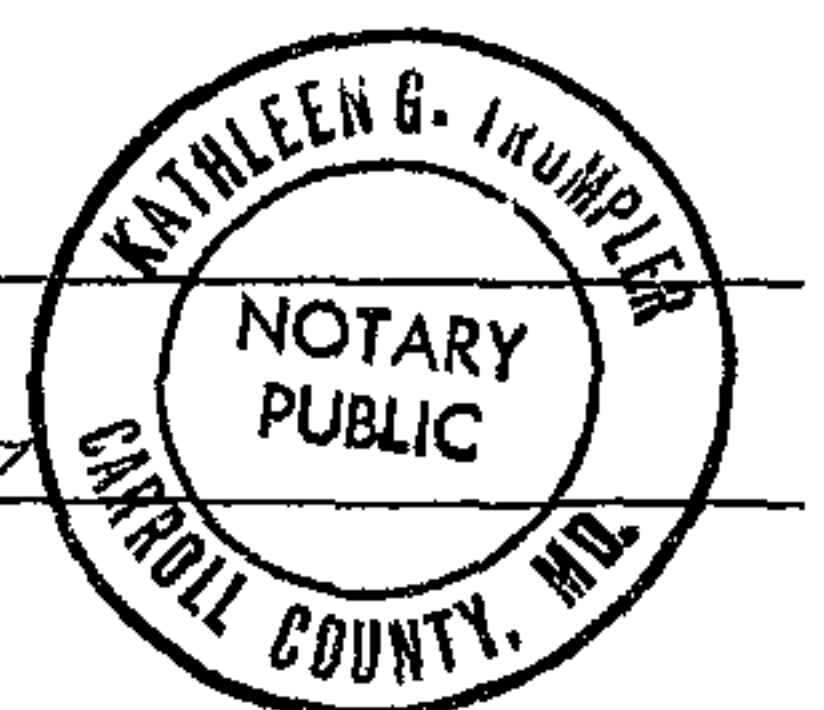
I HEREBY CERTIFY, this 30 day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Timothy Van Sant & Janet G. Van Sant
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Signature Kathleen G. Trumpler
Notary Public

My Commission Expires 3-1-07





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 511 Hilton Ave

which is presently zoned D.R.-2

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) 1302.3.C.1 to permit a side

yard setback of 11 ft. and a side yard combination of 26 ft. in lieu of the required 15 ft. and 40 ft. respectively,

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-601-A

Reviewed By BK Date 6/20/03

Estimated Posting Date 6/27/03

We request an administrative zoning variance for the construction of a modest 4' x 15' addition to our house on the grounds of practical difficulty.

The existing structure is within 11 ft of the southern property line. That side of the house has a porch and exterior door. Inside the house, facing the exterior door, is a door to the basement stairwell. These doors frequently collide and when one door is fully open, it prevents the opening of the door opposite. Both doors are in frequent use by our growing and active family. We seek the variance to create a small mudroom that will relocate the exterior door thus relieving the present door conflict. The mudroom will extend only 4 additional feet out from our house.

(i) Other approaches that could ease the door conflict while conforming with zoning requirements involve the utter relocation of the stairwell, and thus would be unnecessarily burdensome.

(ii) The requested variance from the zoning requirement would permit a modest 4' x 15' addition. The existing driveway, between the new addition and the property line, will remain unchanged. Thus the requested variance should have negligible impact on our neighbors at 515 Hilton Ave. The addition will alleviate our present practical difficulty (exterior/interior door collision) and provide a much-needed mudroom for our family.

(iii) The dimensions of the driveway on our property would not change. The requested relief is fairly small in size. The dimensions of the new addition are already near the minimum necessary to fix the problem we face.

(iii) The granting of the relief is not in conflict with the spirit of the zoning ordinance. The 4' extension will result in only a 10% decrease in the minimum distance from the closest house (515 Hilton Ave). There are no public safety or welfare implications of the requested relief.

May 31, 2003

Zoning Description for 511 Hilton Avenue, Baltimore, MD 21228

Beginning on the southeast side of Hilton Avenue, at the distance of six hundred feet and eighty-six one-hundredths of a foot northeasterly along the southeast side of Hilton Avenue from the northeast corner of Hilton Avenue and Dairy Road; and then running and binding along the southeast side of Hilton Avenue. As recorded in Deed Liber SM No. 11293, folio 500, N16 degrees 36' E 100 ft to the northern outline of the whole tract of land; then, running and binding on part of said outline as follows: south sixty-five degrees forty-five minutes east four hundred ninety-nine and fifty one-hundredths feet; and then south twenty-six degrees thirty-one minutes west one hundred feet; and then running north sixty-five degrees forty-five minutes west four hundred eighty-one and seventy one-hundredths feet to the place of beginning. containing 1.11 acres of land, more or less. Also known as 511 Hilton Avenue and located in the First Election District, first Councilmanic District.

#601

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25517

DATE 6/20/03 ACCOUNT 15001 306 6/30

AMOUNT \$ 65.00

RECEIVED FROM: Von Sert

FOR: Administrative Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 601

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/25/2003	6/20/2003	11:00:29	2
REC 4502	MAIL	JEVA JEE	
X RECEIPT #	276470	6/20/2003	UFLN
Doc #	5	528 ZONING VERIFICATION	
CR NO.	025517		
Receipt Tot	\$65.00		
65.00	CK	.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 03-601-A

TO PERMIT A SIDE YARD SETBACK OF 11 FT.
AND A SIDE YARD COMBINATION OF 26 FT.
IN LIEU OF THE REQUIRED 15 FT. AND 40 FT.
RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON JULY 14, 2003

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
110 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 887-3381

PLEASE RETURN THIS SIGN AND POST CARD HERE WITHIN 10 DAYS OF THE HEARING DATE TO THE ZONING OFFICE.
HEARING IS AVAILABLE ACCESSIBLY



CERTIFICATE OF POSTING

RE: Case No.: 03-601-A

Petitioner/Developer: TIM & JANET VANSAINT

Date of Hearing/ Closing: JULY 14, 2003

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mr. George Zahner

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #511 NILTON AVE.

The sign(s) were posted on JUNE 27, 2003
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 03- 601 -A Address 511 Hilton Ave.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 6/20/03 Posting Date: 6/24/03 Closing Date: 7/14/03

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 (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 601 -A Address 511 Hilton Ave.Petitioner's Name Tim & Janet Van Sant Telephone 410-744-3902Posting Date: 6/24/03 Closing Date: 7/14/03Ordering for Sign: To Permit a side yard setback of 11 ft. and a side yard combination of 26 ft. in lieu of the required 15 ft. and 40 ft. respectively.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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 03-601-A
Petitioner Janet & Timothy Van Sant
Address or Location 511 Hilton Ave.
Baltimore, MD 21228

PLEASE FORWARD ADVERTISING BILL TO

Name Janet & Timothy Van Sant
Address 511 Hilton Ave.
Catonsville, MD 21228
Telephone Number: 410-744-3902

Revised 2/20/98 - SCJ



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

July 14, 2003

J. Timothy Van Sant
Janet G. Van Sant
511 Hilton Avenue
Baltimore, MD 21228

Dear Mr. and Mrs. Van Sant:

RE: Case Number: 03-601-A, 511 Hilton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 20, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

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

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: 7.1.03

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

RE: Baltimore County
Item No. 601 BR

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,

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 1, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case 03-581 and 03-601**
Administrative Variance

RECEIVED

JUL - 1 2003

ZONING COMMISSIONER

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:

Mark A. Cunningham

Section Chief:

Arnold F. Keller, III

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 5, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2003
Item No. 601

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

In conformance 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

Administrative Variances Check List

Case Number

03-601-A

Location

511 Hilton Ave

Zoning

DR 2

Request

Side Yard SB 011 → 15 ft - ok
combination 40 - 40 ft - X

Zoning Regs

100X400 1B02.3.C.1

15 feet - SYSB

40 feet combo 15 + 11 = 26

Verify sign posting

July 14 close - posted June 27
(ok)

ZAC comments

No objections

Reason for request

Site Plan

ok

Pictures

ok

Opinion

Grant

Side yard min sum of side yard width
- should be 40 feet - ask 11 feet +
15 feet
26 feet

1 acre
2 dwelling
units
ok

Why small
lot?
(ok)
C A3

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

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

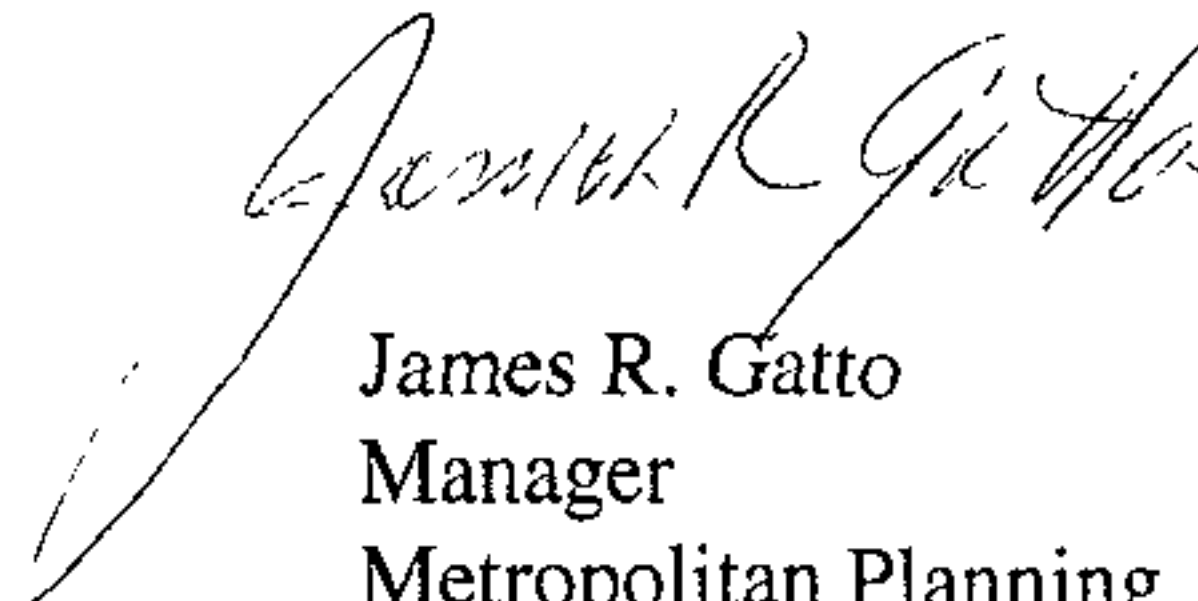
Re: Zoning Advisory Committee Agenda, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS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

D.R. 2

D.R.
3.5

ROAD

BROOK RD.
S 13,000

THACKERAY

AVE.

AVE.

GAR

AVE.

AVE.

MCURLEY RD.

MCURLEY

OAK

RD.

S 14,000

S 14,000

ROAD

D.R. 2

D.R. 2

D.R.

2 2

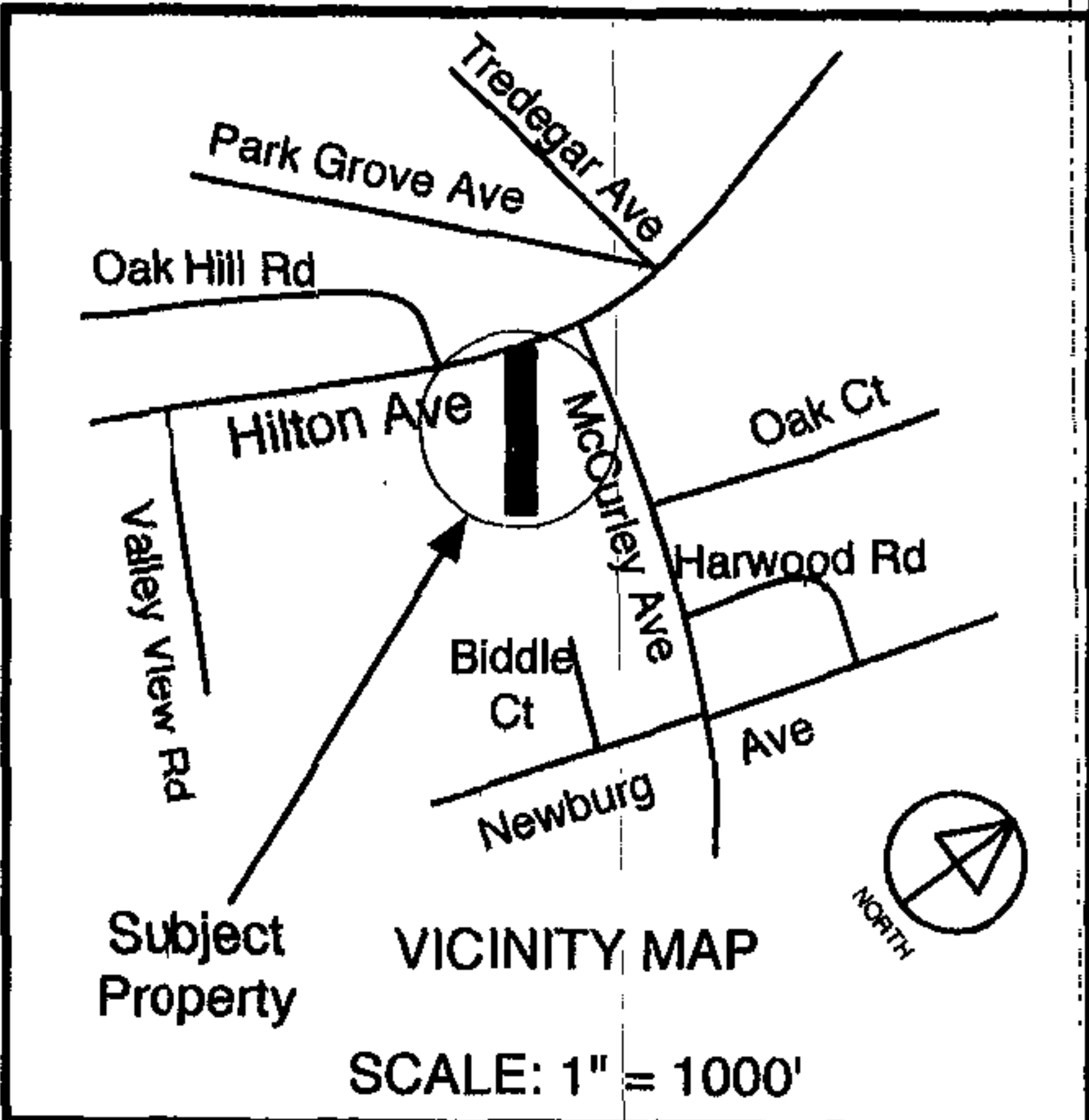
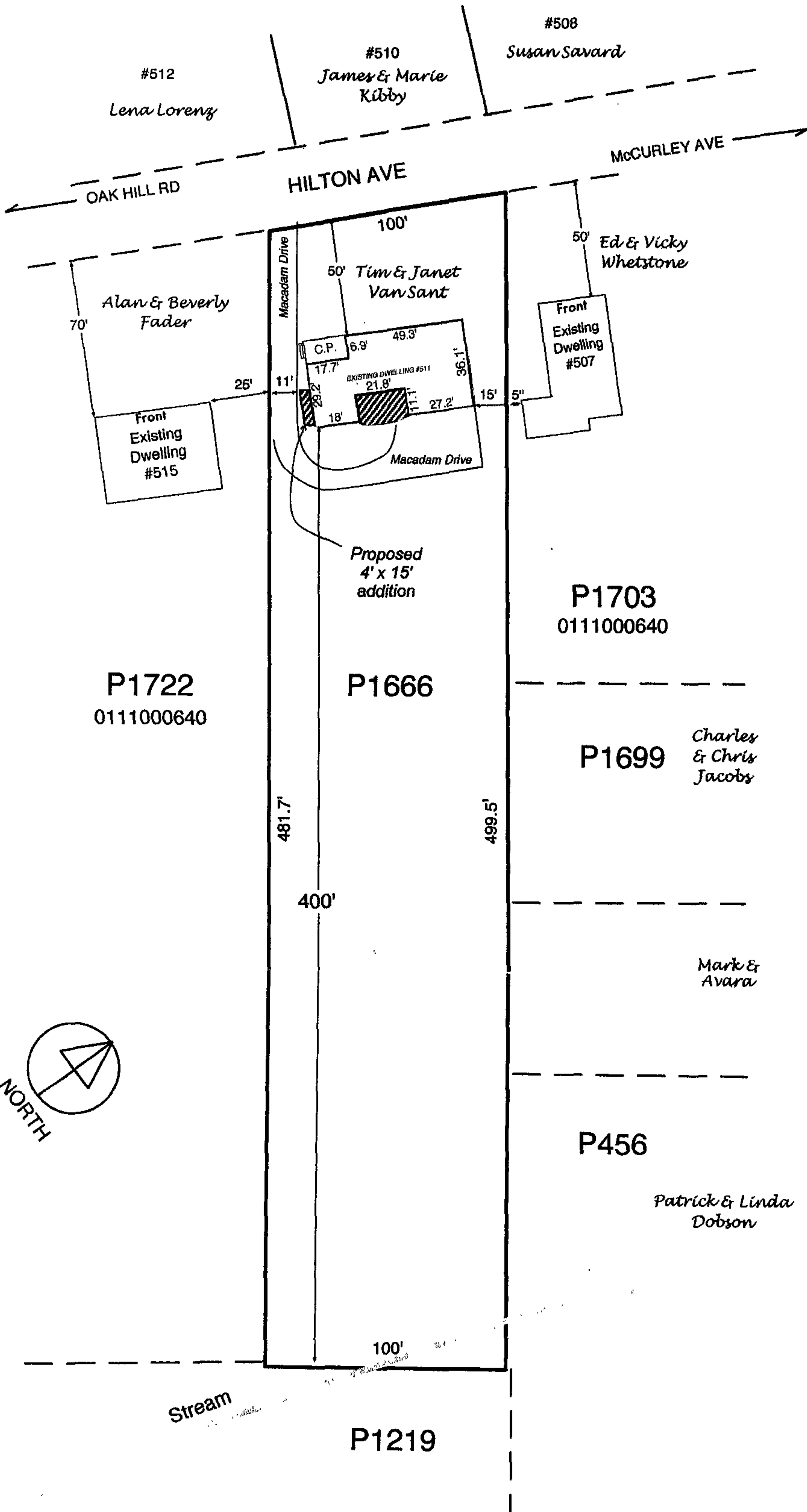
SW 4-G

SW 4-F

#601

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 511 Hilton Ave
SUBDIVISION NAME _____
PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____
OWNER Timothy & Janet Van Sant



LOCATION INFORMATION

ELECTION DISTRICT 1
COUNCILMANIC DISTRICT 1
1"=200' SCALE MAP # SW4G
ZONING D.R.-2
LOT SIZE 1.11 ACREAGE 43,400 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
BR	601	03-601-A



View of 511 Hilton Ave from southern neighbor
(515 Hilton Ave)



View of 511 Hilton Ave from southern neighbor
with proposed new addition in blue (515 Hilton Ave)



View of 511 Hilton Ave from the front driveway



Location of proposed new addition from the front

Present "Practical Difficulty" at 511 Hilton Ave



View from laundry room into kitchen
(looking from front to back)



View from kitchen into laundry room
(looking from back to front)



Typical door collision. When one door is
open slightly more completely, entry
from the other is impossible
(looking from back to front)

Gap between doors is 33.5"
Exterior door is 32" wide;
Basement stair door is 30" wide.