

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Meyers Drive, 20' S of the c/l
Norhurst Way North
(606 Meyers Drive)
1st Election District
1st Council District

Doris F. Henning
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-093-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Doris F. Henning. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 feet in lieu of the required 10 feet for a proposed 10'8" x 22' addition. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this case, a letter dated September 12, 2003 was received from the adjacent property owner, Margaret Ward, in opposition to the request and the matter was scheduled for a public hearing before the undersigned Zoning Commissioner on October 14, 2003.

Appearing at the hearing in support of the request were Doris Henning, property owner, William Schreiner, and Joseph Woolman, Esquire, attorney for the Petitioner. Margaret Ward appeared in opposition to the request.

2
RECEIVED
Date 10/31/03
By [Signature]

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the southwest corner of Meyers Drive and Norhurst Way North in Catonsville. The property contains a gross area of 9,128 sq.ft., more or less, zoned D.R.5.5 and is improved with a single family dwelling, which features an attached screened porch, and a detached garage. The Petitioner is desirous of constructing a two-story addition, 10'8" x 22' in dimension, on the south side of her home. As shown on the site plan, the proposed addition will abut the screened porch and be located approximately 7' from the common property line adjoining the Ward property. Testimony indicated that the existing house was built in 1948, and is a small structure with a small kitchen and limited closet space. The proposed addition would allow the expansion of the existing kitchen on the first floor and the master bedroom and bath on the second floor.

As shown on the site plan, the house is presently located 18' from the common property line shared with the Wards; however, the screened porch, which was built at an offset to the rear of the house, is actually situated 7' from that side property line. By locating the proposed addition as shown, that area of the property will be "squared off." Moreover, as noted above, the addition will be located the same distance from the side property line as the existing porch.

Floor plans were submitted at the hearing depicting the proposed improvements. Those floor plans show the expanded kitchen/breakfast area on the first floor and the master bedroom and bath on the second. It was indicated that this side of the house is the only practical location for the proposed addition, due to the architectural layout and design of the existing house.

Mrs. Ward objects to the requested relief and cited two primary reasons for her objections. First, she is concerned about a diminution of property values and second, the potential loss of privacy. As to the first objection, no real estate appraiser's report was submitted, nor any other "expert" evidence that the proposed addition would have an adverse impact on the value of property in the area. Clearly, the value of the Petitioner's property will be increased if the addition is constructed. Generally, the increase in the value of one lot will result in the general increase in the value of all lots in the neighborhood. Secondly, Ms. Ward is concerned about a loss of privacy.

RECEIVED
Date 10/31/03
By HRP

This is a legitimate concern; however, it is to be noted that a variance of only 3 feet is requested. That is, the Petitioner could build, by right, an addition that would come within 10 feet of the property line. The variance requests only that the side of the addition be 3 feet closer. When questioned about the need for the variance, the Petitioner indicated that a reduction in the size of the addition was not practical. That is, the width of the proposed addition (10'8") is necessary to accommodate a reasonably sized expansion to the kitchen and master bedroom. Additionally, it is to be noted that the existing house already has windows facing the Ward property. Thus, although that side of the house will be brought closer to the side property line, this is not a case where windows are being added where none presently exist. Finally, as noted above, the existing screened porch is already within 7' of the side property line. Although the screened porch is not occupied year round and is located at the rear of both houses, it is located within 7 feet of the common property line.

Based upon all of the testimony and evidence presented, I believe that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. The unique feature associated with this property is that it is a corner lot, which limits the location of any addition. Moreover, the floor plan of the existing house is a compelling factor. I believe that the Petitioner would suffer a practical difficulty if relief were denied. Although I am appreciative of Ms. Wards' objections, I do not find that the requested relief would detrimentally impact her or other adjacent properties. For all of these reasons, I will grant the variance.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of October 2003 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 feet in lieu of the required 10 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

REC-10
Date 10/31/03
By [Signature]
VG

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

October 30, 2003

Joseph Woolman, Esquire
301 N. Charles Street, Suite 900
Baltimore, Maryland 21212

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/Corner Meyers Drive and Norhurst Way North
(606 Meyers Drive)
1st Election District – 1st Council District
Doris F. Henning - Petitioner
Case No. 04-093-A

Dear Mr. Woolman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Doris Henning
606 Meyers Drive, Catonsville, Md. 21228
Ms. Margaret Ward
604 Meyers Drive, Catonsville, Md. 21228
People's Counsel; Case File

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 606 Meyers Drive
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 BOZ. 3. C. 1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A SIDEYARD OF 7'
IN LIEU OF THE REQUIRED 10'

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

Telephone No.

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. 04-093-A

Reviewed By CTM

Date 8/22/03

REV 10/25/01

Estimated Posting Date 8/31/03

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 606 Meyers Drive
Address
Catonsville Maryland 21228
City State Zip Code

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):

The proposed addition extends 10 feet 8 in. from the existing house. Any less than 10 feet would not provide the space needed for the second floor room.

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.

Doris F. Henning
Signature
Doris F. Henning
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of August, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Doris F. Henning
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

D. Leo Cringer
Notary Public

My Commission Expires 07.01.2007

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

606 Meyers Drive
Address
Catonsville MD 21228
City State Zip Code

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):

The proposed addition extended 10 ft. 8 in. from the existing house. Any less than 10 ft. would not provide the space needed for the second floor room.

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.

Doris F. Henning
Signature
Doris F. Henning
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of August, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Doris F. Henning
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

R. Lee Cough
Notary Public
My Commission Expires 07-01-2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 606 Meyers Drive
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A SIDEYARD SETBACK
OF 7' IN LIEU OF THE REQUIRED 10'

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):

Doris F. Henning

Name - Type or Print

Signature

Name - Type or Print

Signature

606 Meyers Drive 410-455-0357
Address Telephone No.

Catonsville MD 21228
City State Zip Code

Representative to be Contacted:

Same as above

Name

Address Telephone No.

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. 04-093-A

Reviewed By LTW Date 8/22/03

REV 10/25/01

Estimated Posting Date 8/31/03

ZONING DESCRIPTION FOR

**606 MEYERS DRIVE
CATONSVILLE, MARYLAND 21228**

Beginning at a point on the WEST side of MEYERS DRIVE 20 feet wide at a distance 20 feet south of the nearest improved intersecting street NORHURST WAY N. which is 20 feet wide. Being Lot # 4, in Baltimore County Plat Book # J. W. B. # 14, Folio #5, containing 9,198 SF.

Also known as 606 Meyers Drive and also located in the FIRST Election District, #1 Council manic District.

#193

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23598**

DATE 8/22/03 ACCOUNT 1200 1 006 **6150**
AMOUNT \$ 65 00

RECEIVED FROM: D. HEATHING

FOR: 04-093-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/22/2003	8/22/2003	15:08:38	4
REG W306	WALKIN	KMCM KXM	
>> RECEIPT # 100002 8/22/2003 OFLN			
Dept	5	528 ZONING VERIFICATION	
CR NO.	023590		
Receipt Tot	\$65.00		
65.00 CK		.00 CA	
Baltimore County, Maryland			

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #04-093-A

606 Meyers Drive

W/side Meyers Drive 20 feet south of centerline Horhurst Way

1st Election District - 1st Councilmanic District

Legal Owner(s): Doris Henning

Administrative Variance: to permit an existing single-family dwelling with addition to have a side yard setback of 7 feet in lieu of the required 10 feet.

Hearing(s): Tuesday, October 14, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

LT 9/853 Sept 30

C629353

CERTIFICATE OF PUBLICATION

10/11, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/30, 2003.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-093-A

Petitioner/Developer: _____

Doris F. Henning

Date of Hearing/Closing: 9/15/03

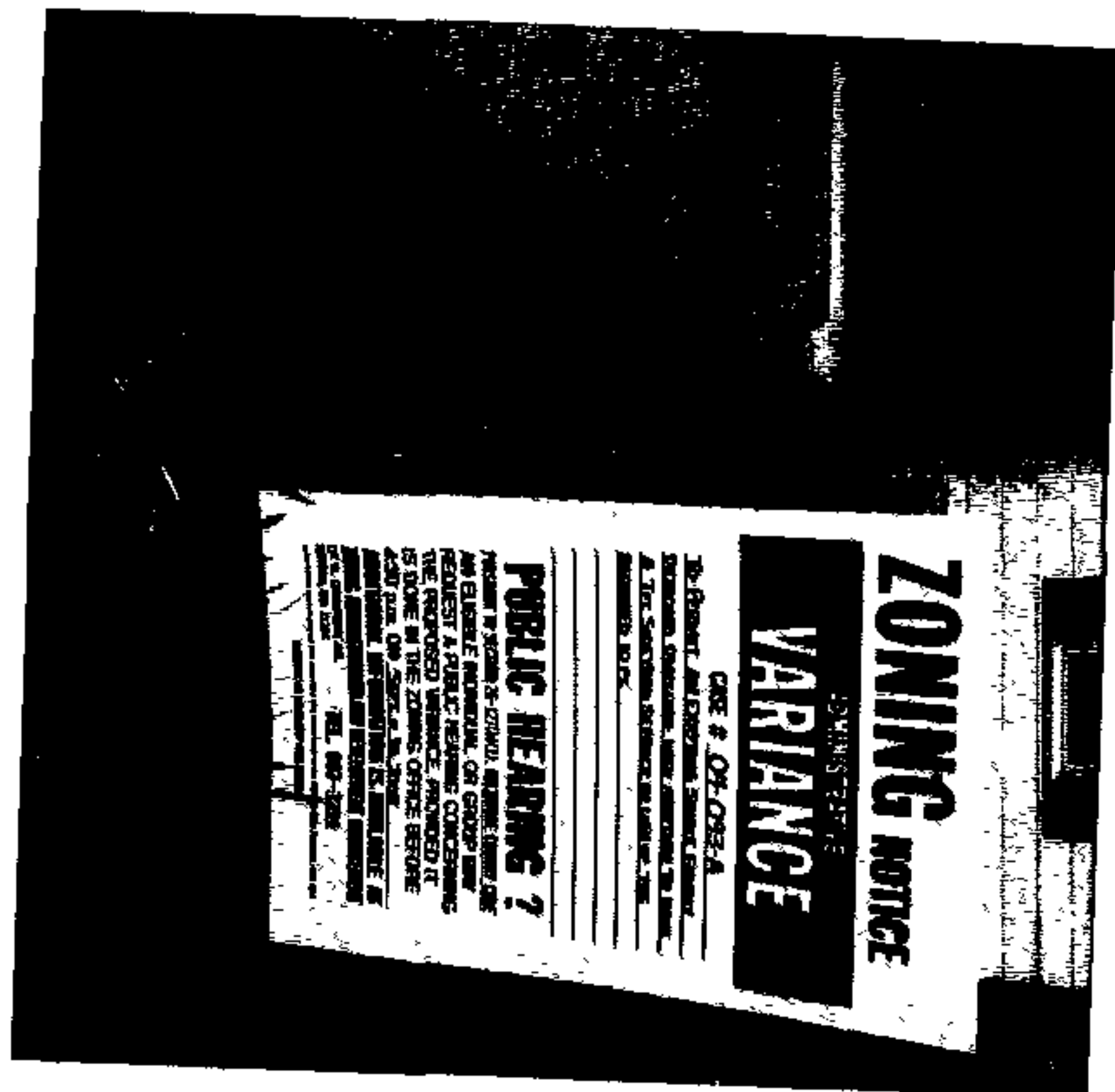
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 6006 Meyers Drive
Catonsville, MD 21228

The sign(s) were posted on August 26, 2003
(Month, Day, Year)



Sincerely,

Stacy Gardner 8/26/03
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)
SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS-DR.
ELDERSBURG, MD. 21784

410-781-4000
(City, State, Zip Code)

CERTIFICATE OF POSTING

Date: 9/29/03

RE: Case Number 04-093-A

Petitioner/Developer: DORIS HENNING

Date of Hearing/Closing: 10/14/03

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 606 MEYERS DR

The sign(s) were posted on 9/29/03 @ 9:56 am
(Month, Day, Year)

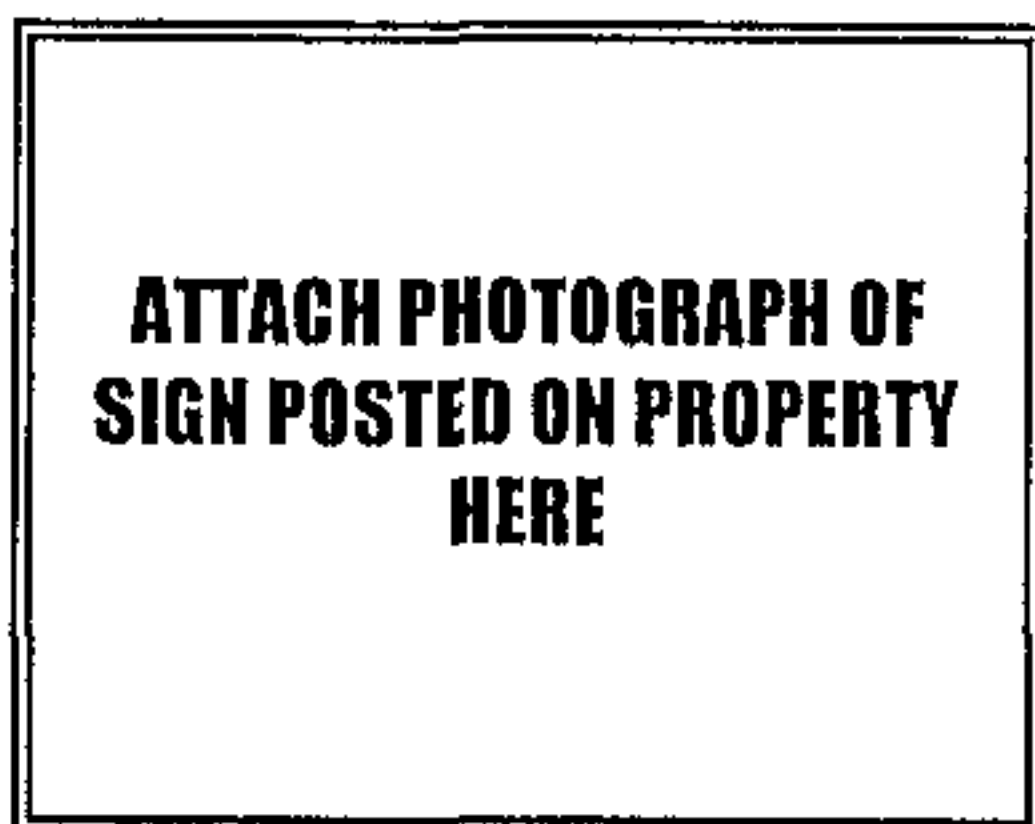
Gary Freund
(Signature of Sign Poster)

GARY FREUND
(Printed Name of Sign Poster)

(Street Address of Sign Poster)

(City, State, Zip Code of Sign Poster)

X 8093
(Telephone Number of Sign Poster)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 30, 2003 Issue - Jeffersonian

Please forward billing to:

Doris Henning
606 Meyers Drive
Catonsville, MD 21228

410-455-0357

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-093-A

606 Meyers Drive

W/side Meyers Drive 20 feet south of centerline Horhurst Way

1st Election District – 1st Councilmanic District

Legal Owner: Doris Henning

Administrative Variance to permit an existing single-family dwelling with addition to have a side yard setback of 7 feet in lieu of the required 10 feet.

Hearings: Tuesday, October 14, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

September 22, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-093-A

606 Meyers Drive

W/side Meyers Drive 20 feet south of centerline Horhurst Way

1st Election District – 1st Councilmanic District

Legal Owner: Doris Henning

Administrative Variance to permit an existing single-family dwelling with addition to have a side yard setback of 7 feet in lieu of the required 10 feet.

Hearings: Tuesday, October 14, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:rlh

C: Doris Henning, 606 Meyers Drive, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 29, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 04-093-A
Petitioner: Doris F. Henning
Address or Location: 606 Meyers Dr., Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Doris Henning
Address: 606 Meyers Dr.
Catonsville MD 21228

Telephone Number: H 410-455-0357 W 301-572-8320

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁴~~03~~ 093 -A Address 606 MEYERS DRIVE
Contact Person: LOYD MOXLEY Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 8/22/03 Posting Date: 8/31/03 Closing Date: 9/15/03

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

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ⁰⁴~~03~~ 093 -A Address 606 MEYERS DRIVE
Petitioner's Name DORIS F. MEHNING Telephone (410) 455-0357
Posting Date: 8/31/03 Closing Date: 9/15/03
Ordering for Sign: To Permit AN EXISTING SINGLE FAMILY DETACHED DWELLING WITH ADDITION TO HAVE A 7' SETBACK IN LIEU OF THE REQUIRED 10'

I HAVE RECEIVED POSTING SIGN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 15, 2003

Doris Henning
606 Meyers Drive
Catonsville, MD 21228

Dear Ms. Henning:

RE: Case Number: 04-093-A, 606 Meyers Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 22, 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



**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 10, 2003

Doris Henning
606 Meyers Drive
Catonsville, MD 21228

Dear Ms. Henning:

RE: Case Number: 04-093-A, 606 Meyers Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 22, 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.", is written over a circular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel





**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

September 2, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: September 2, 2003

Item No.: ⁰⁹³088 - 097

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 8, 2003
Item Nos. 088, 089, 090, 091, 092, 093,
094, 096, and 097

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 11, 2003

RECEIVED

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

SEP 11 2003

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 04-090, and 04-093 .
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:

Mark A. Cunningham

Section Chief:

Lynne Johnson

AFK/LL:MAC

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.29.03

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

RE: Baltimore County
Item No. 093 LTM

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 1.800.201.7165 Statewide Toll Free

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

WCR

File

604 Meyers Drive
Baltimore, Maryland 21228
410-788-5105

4/10-
234-
0072

September 12, 2003

Mr. Timothy Kotroco
Zoning Commissioner
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

RE Case #04093A
606 Meyers Drive, Baltimore, MD

Dear Mr. Kotroco:

This letter is in reference to Case No. 04093A, requesting a variance for an addition to 606 Meyers Drive, Baltimore, Maryland, which proposed addition will be within 7 feet of our property line. If granted, this proposed addition will affect the resale value of our home, not to mention the invasion of our privacy.

We strongly oppose the granting of this variance and ask that you notify us of your decision. Should you decide to grant the request for a variance, please let us know if there is an appeal process. If you have any questions, we can be reached at the above telephone number.

Very truly yours,

Margaret Ward
Margaret Ward

MW:eml

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

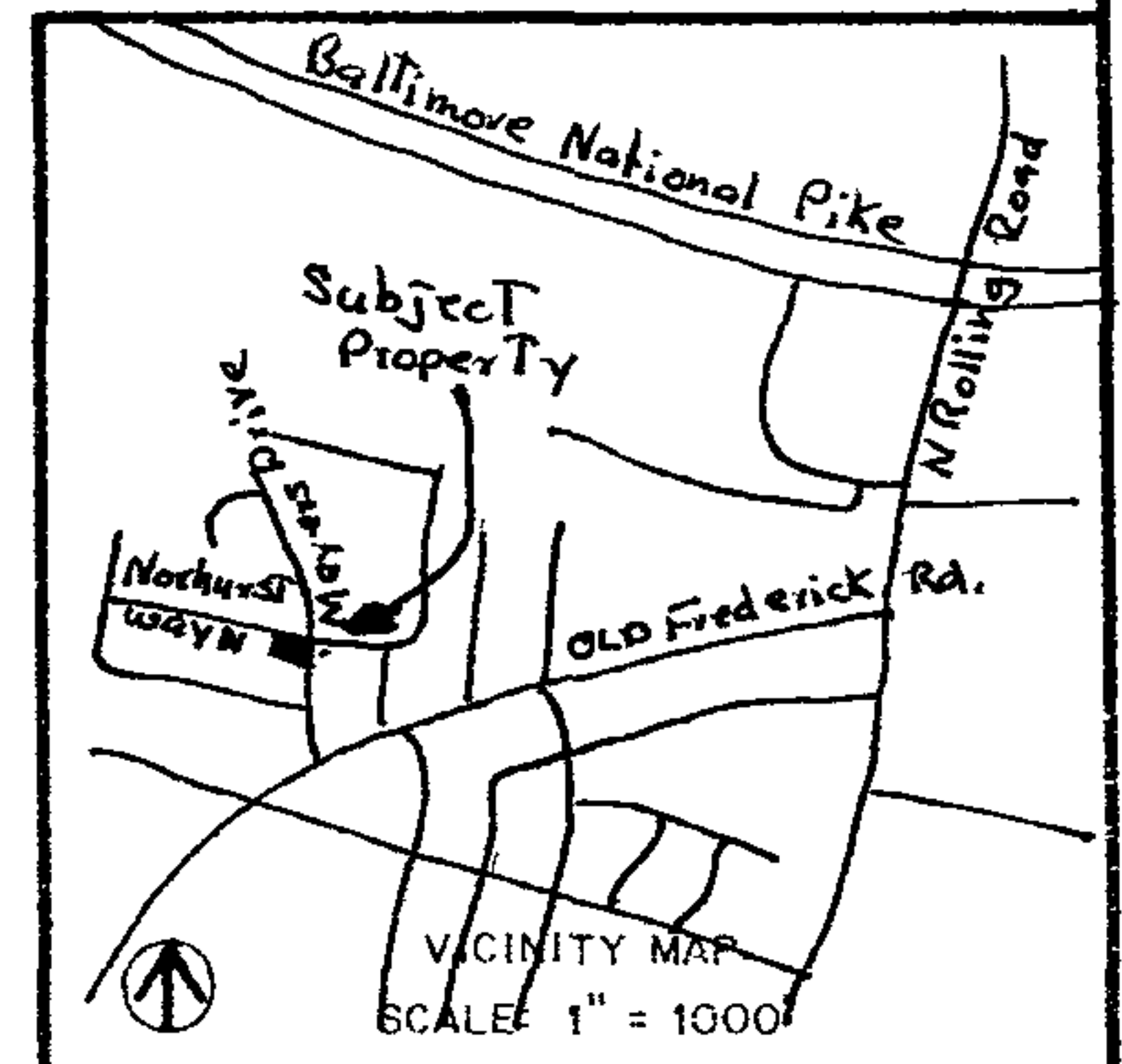
PROPERTY ADDRESS 606 Meyers Drive

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME NORHURST

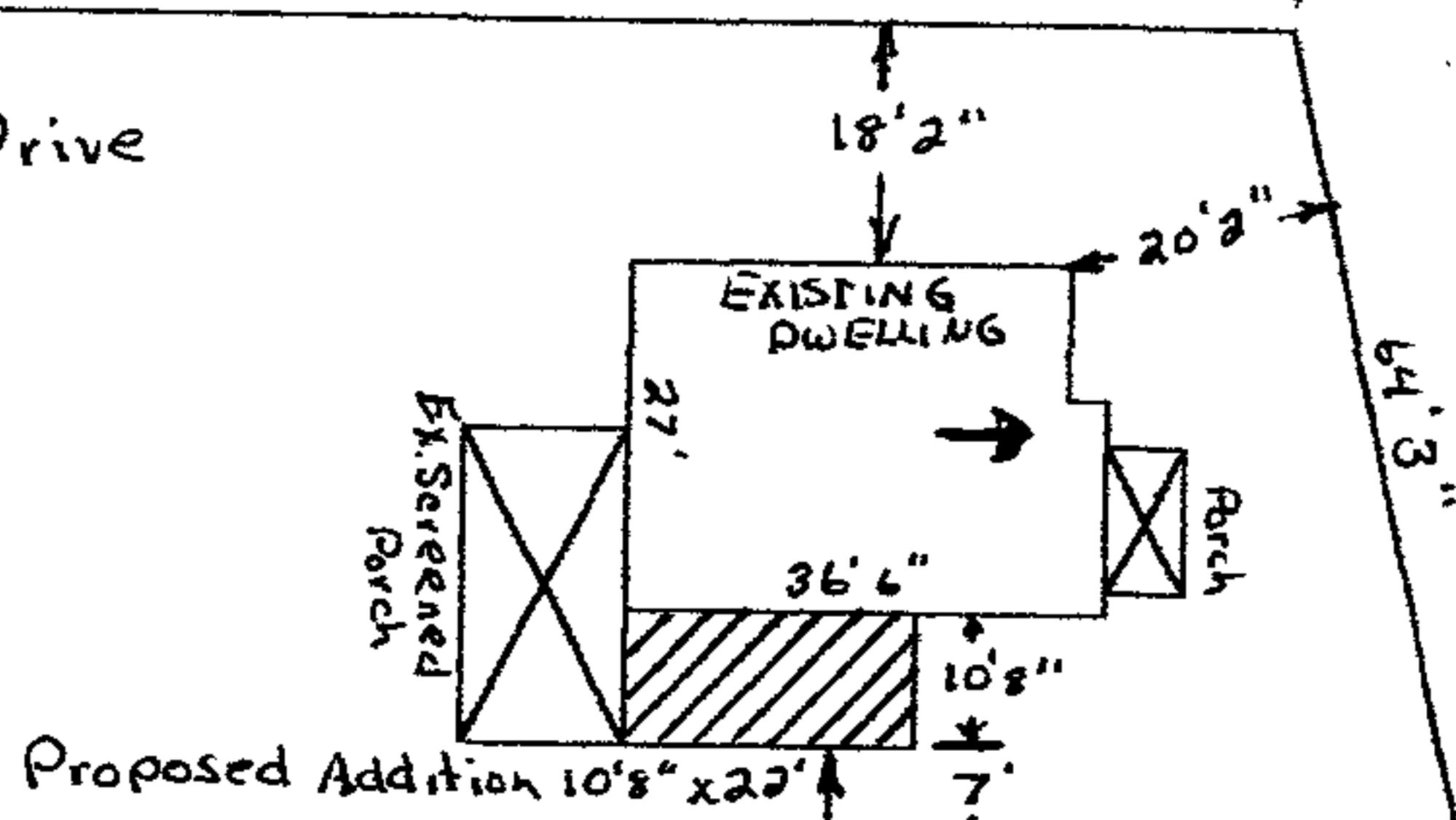
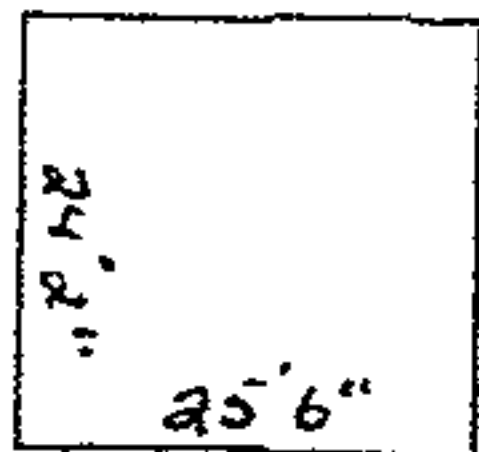
PLAT BOOK # 14 FOLIO # 5 LOT # 4 SECTION #

OWNER DORIS F. HENNING

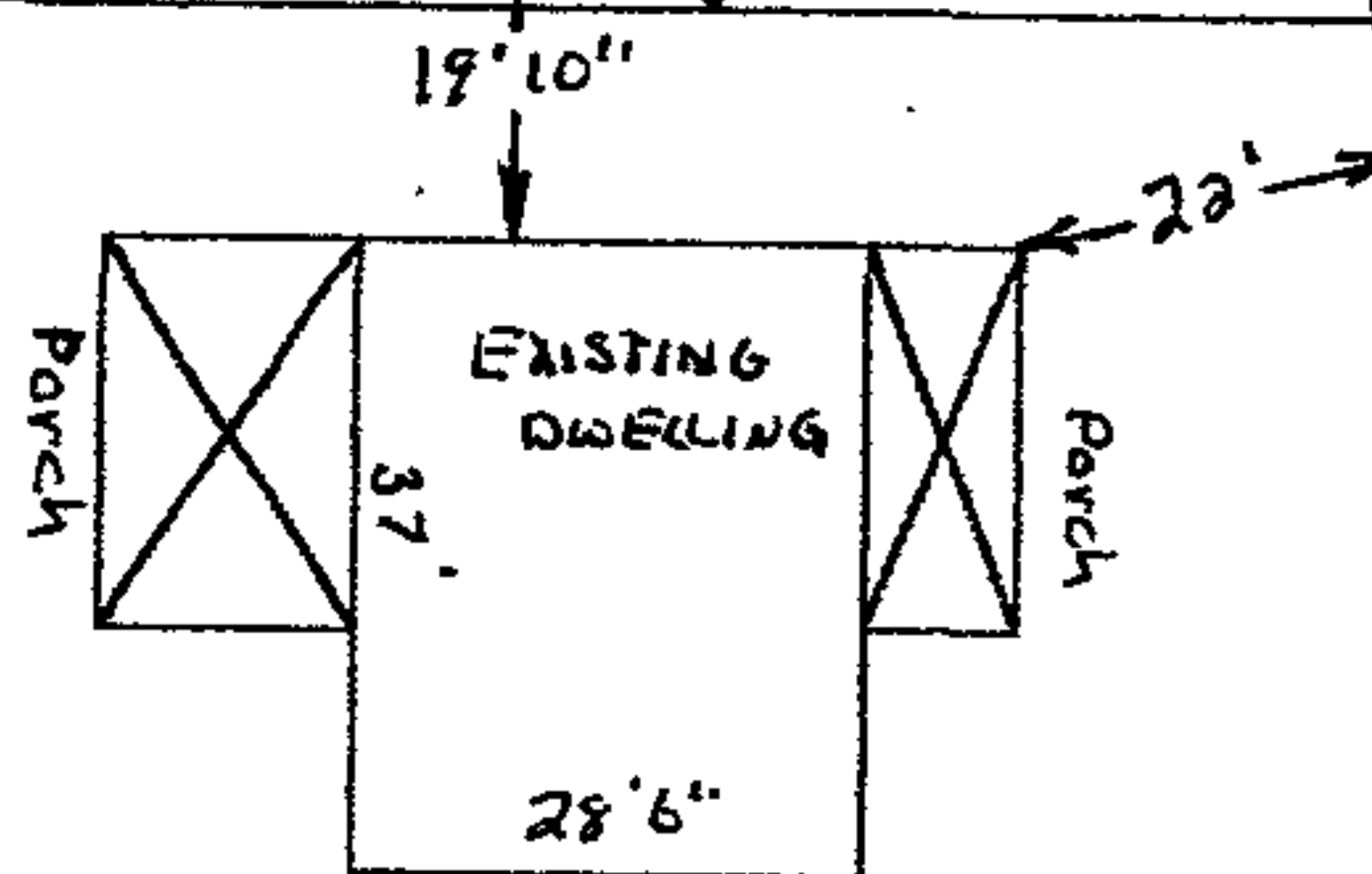


Norhurst Way N.

LOT #4
606 Meyers Drive



LOT #3
George Edward +
Margaret M. WARD
604 Meyers Drive



MEYERS DRIVE



NORTH

PREPARED BY WJS

SCALE OF DRAWING: 1" = 30'

LOCATION INFORMATION

ELECTION DISTRICT #1

COUNCILMANIC DISTRICT #1

1" = 200' SCALE MAP # SW 2 G

ZONING OR 5.5

LOT SIZE 9,128
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐

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

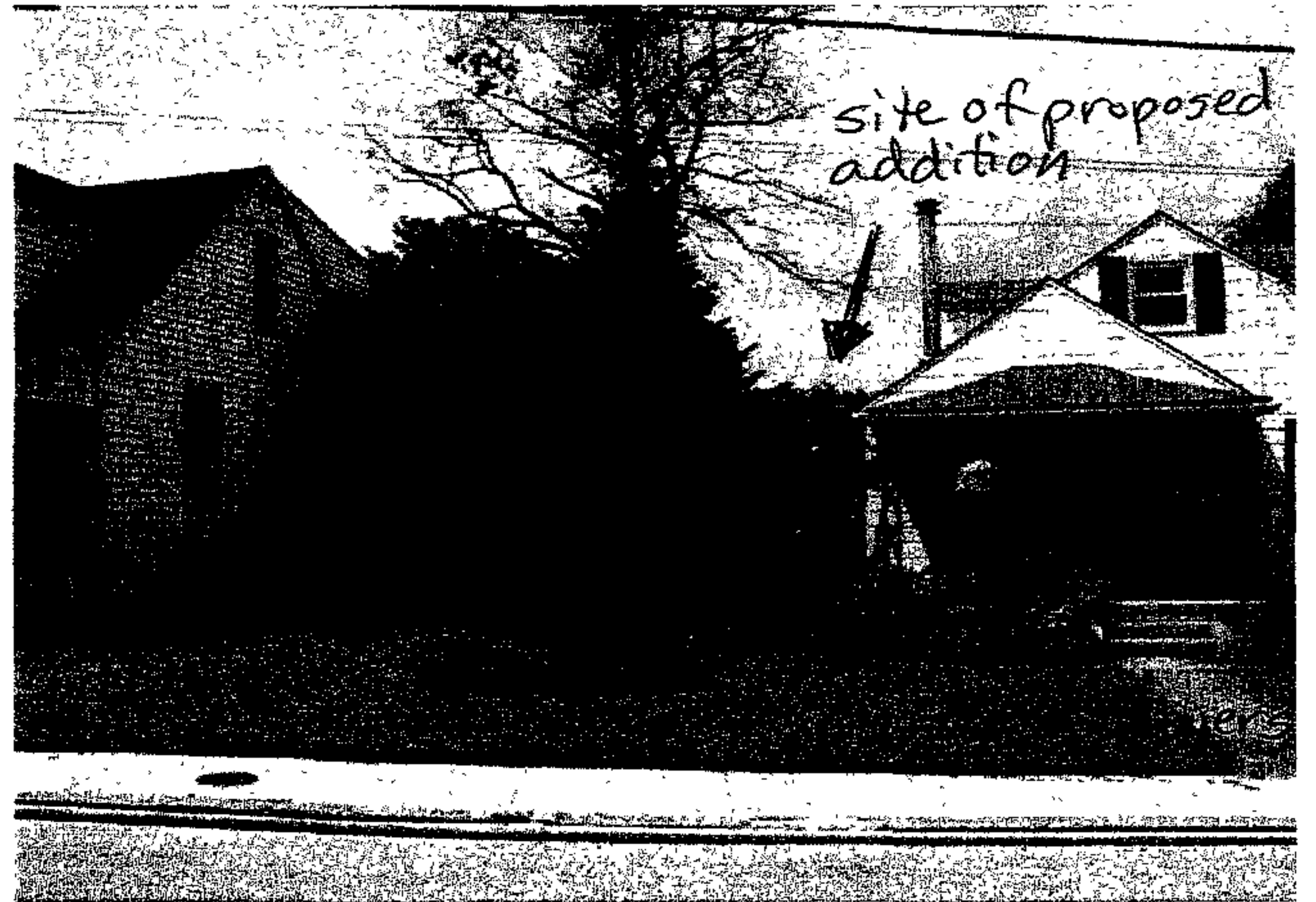
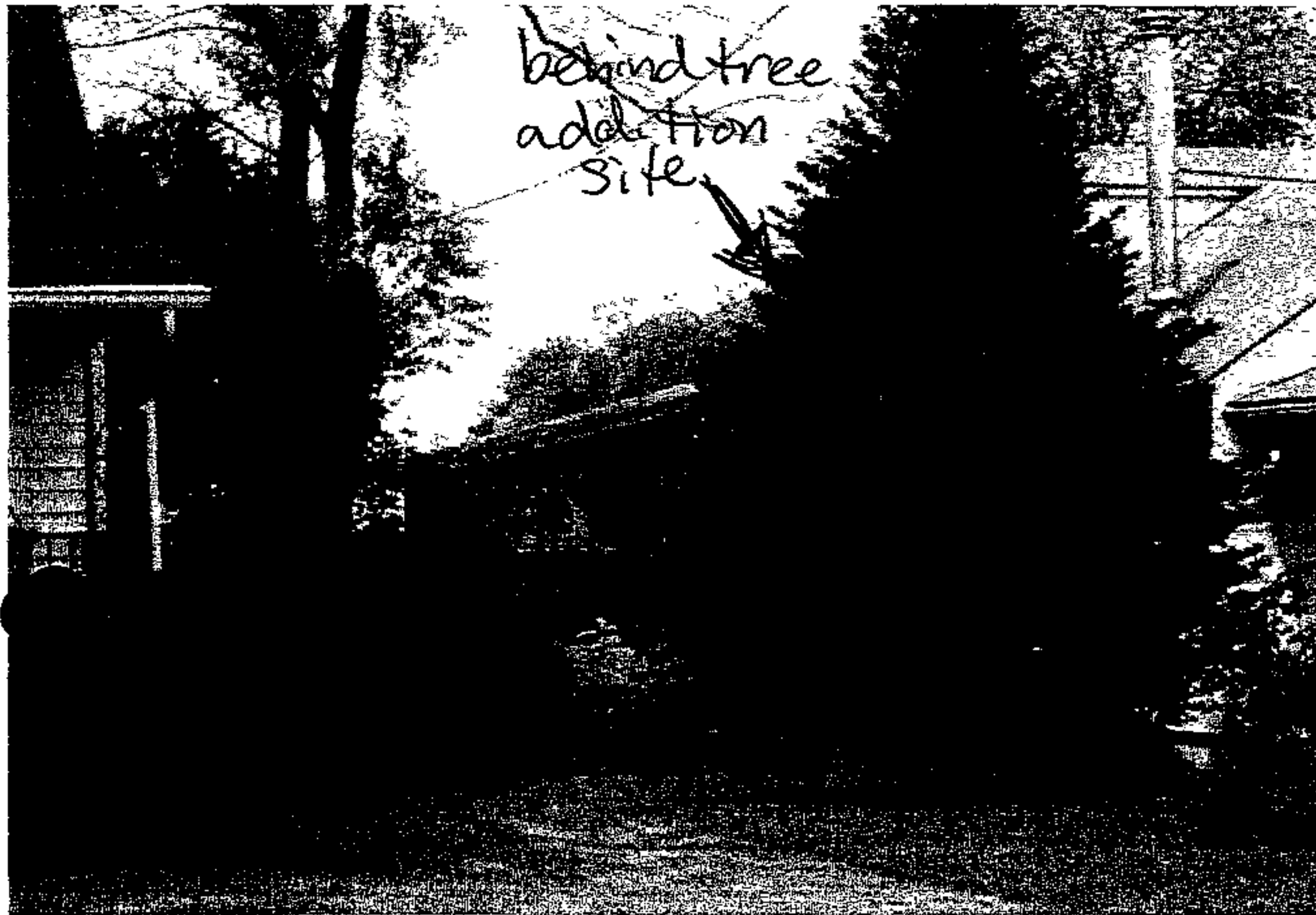
PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY LTm ITEM # 93 CASE #

John A. #1



Red 2A



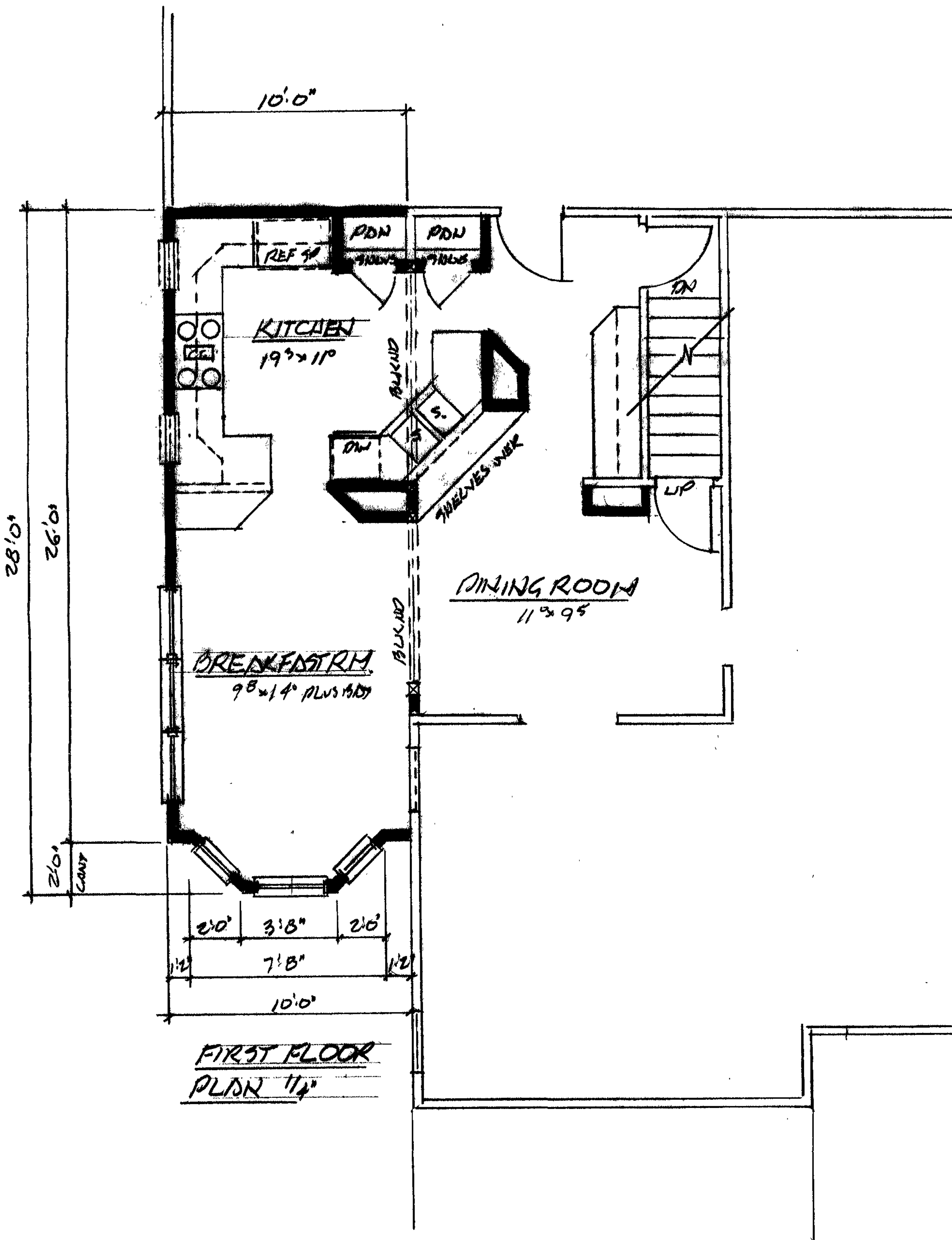
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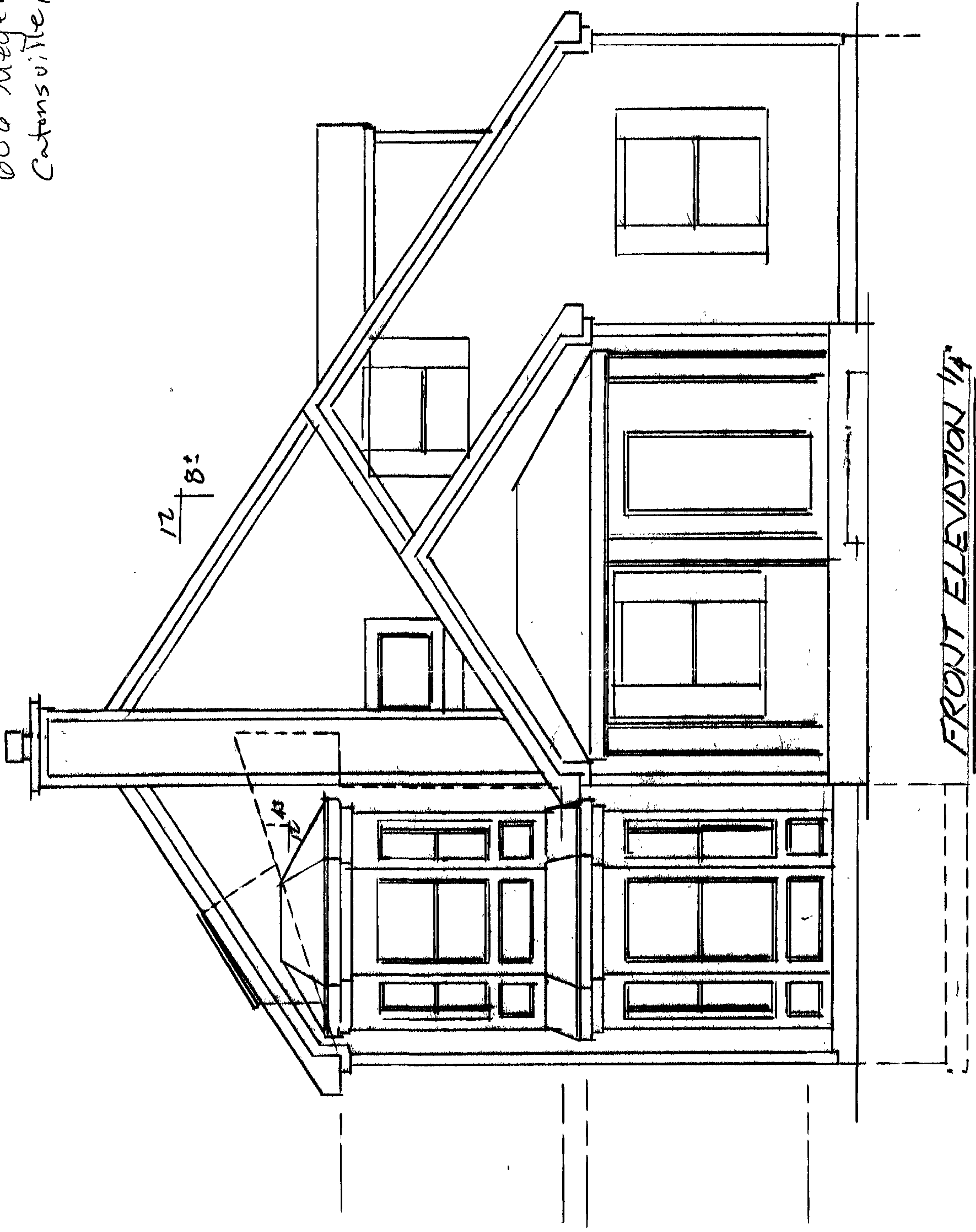
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CASE NAME _____
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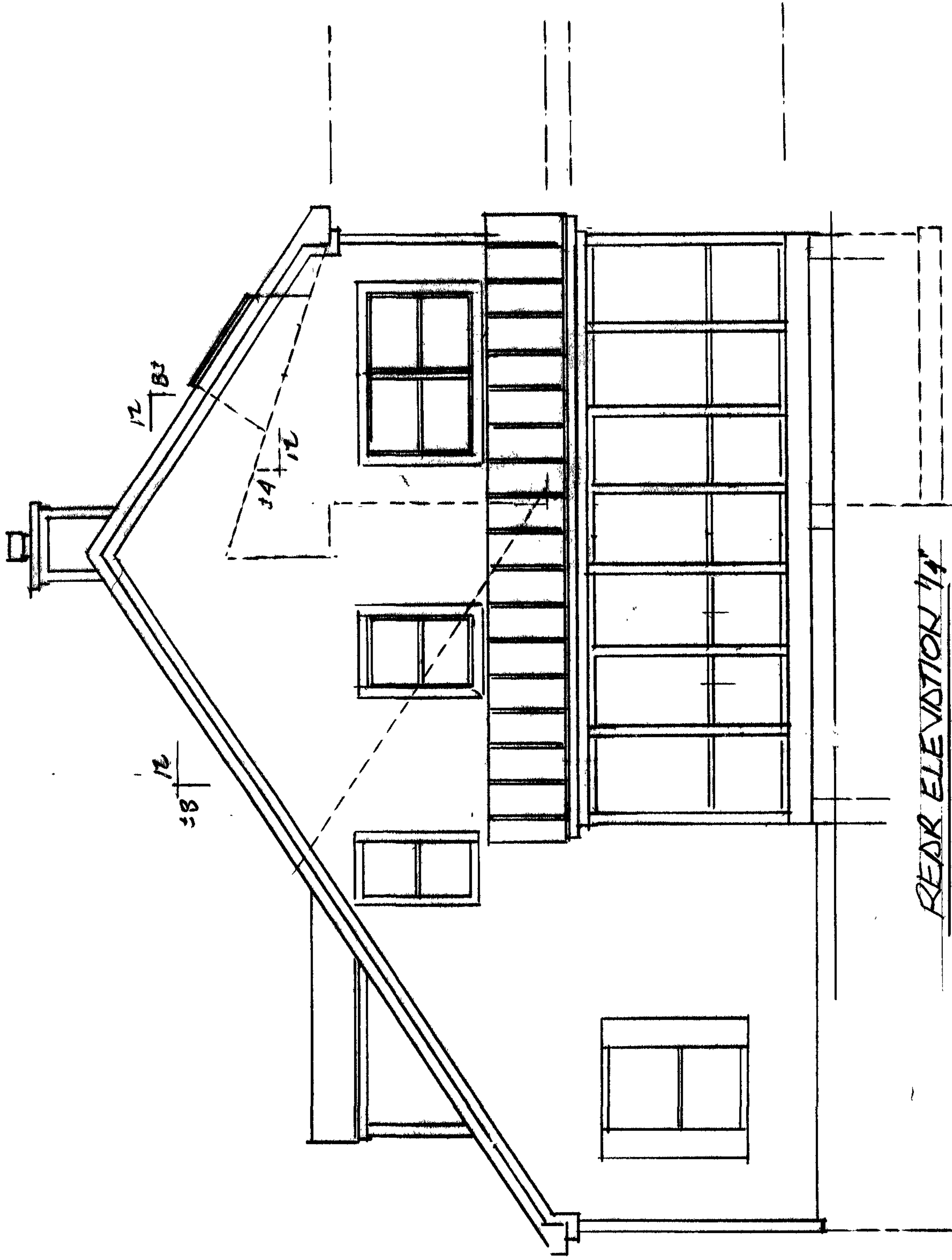
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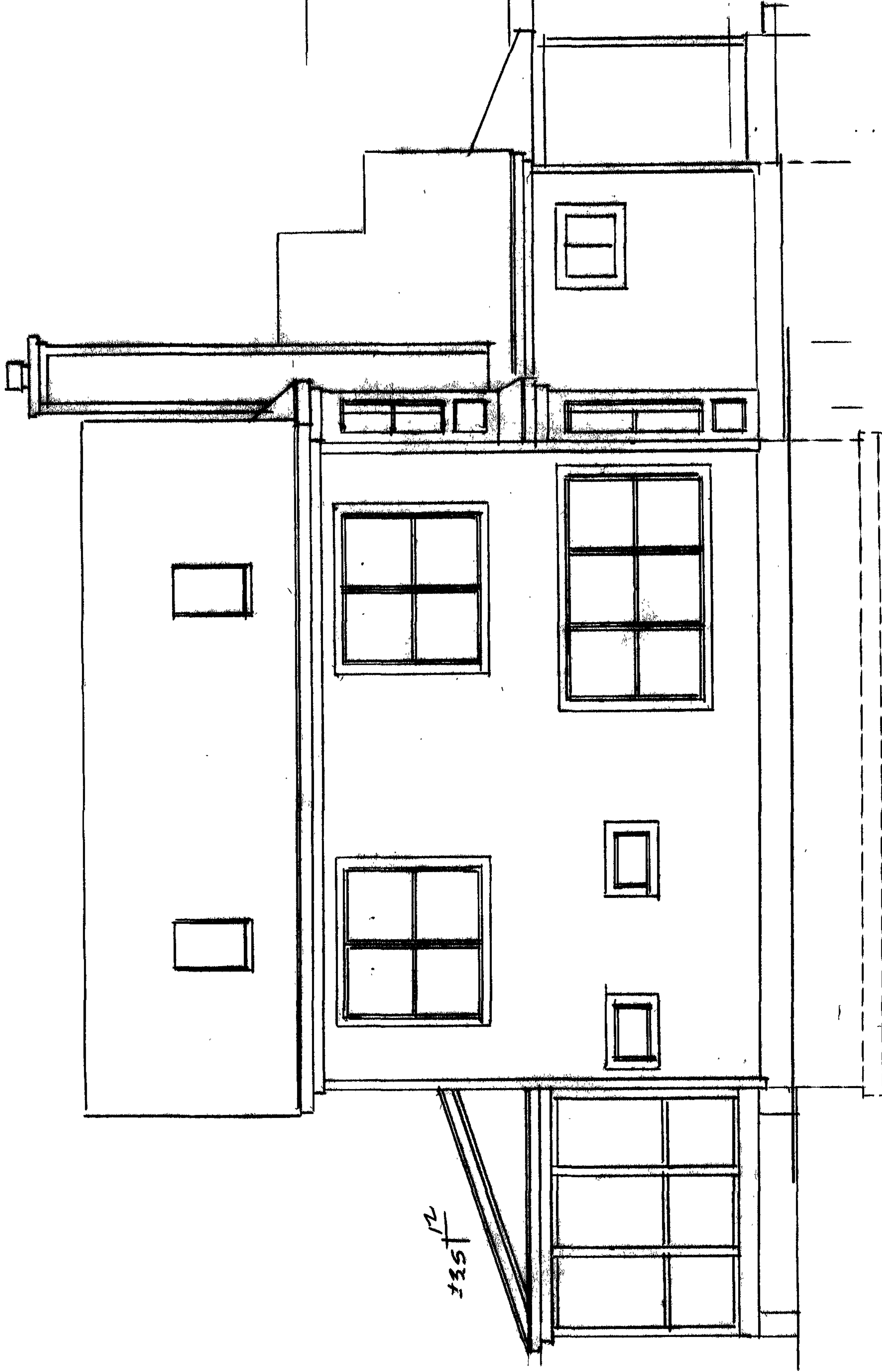
#93
View of proposed addition
606 Meyers Drive
Catonsville, MD



FRONT ELEVATION 14'

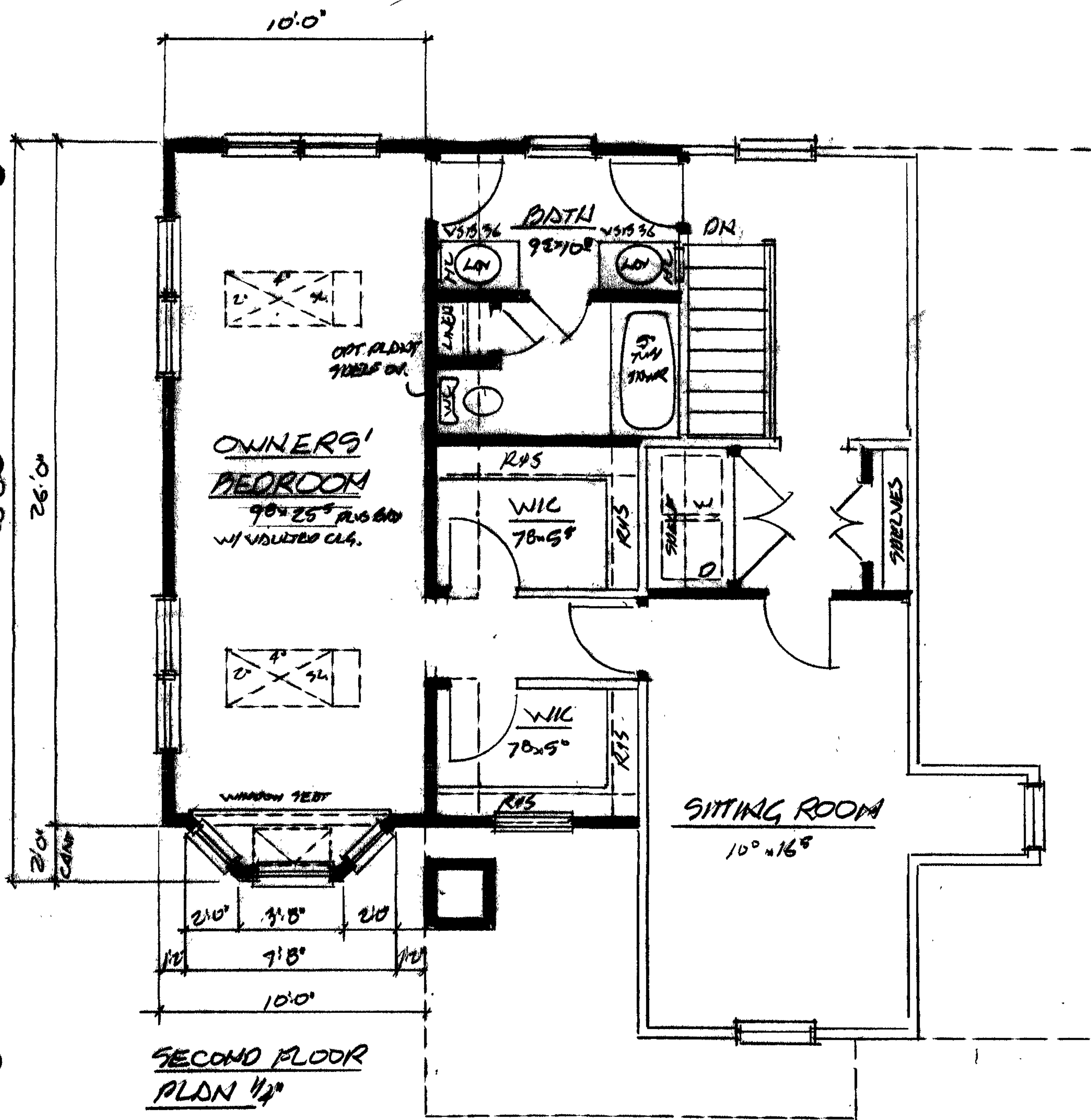


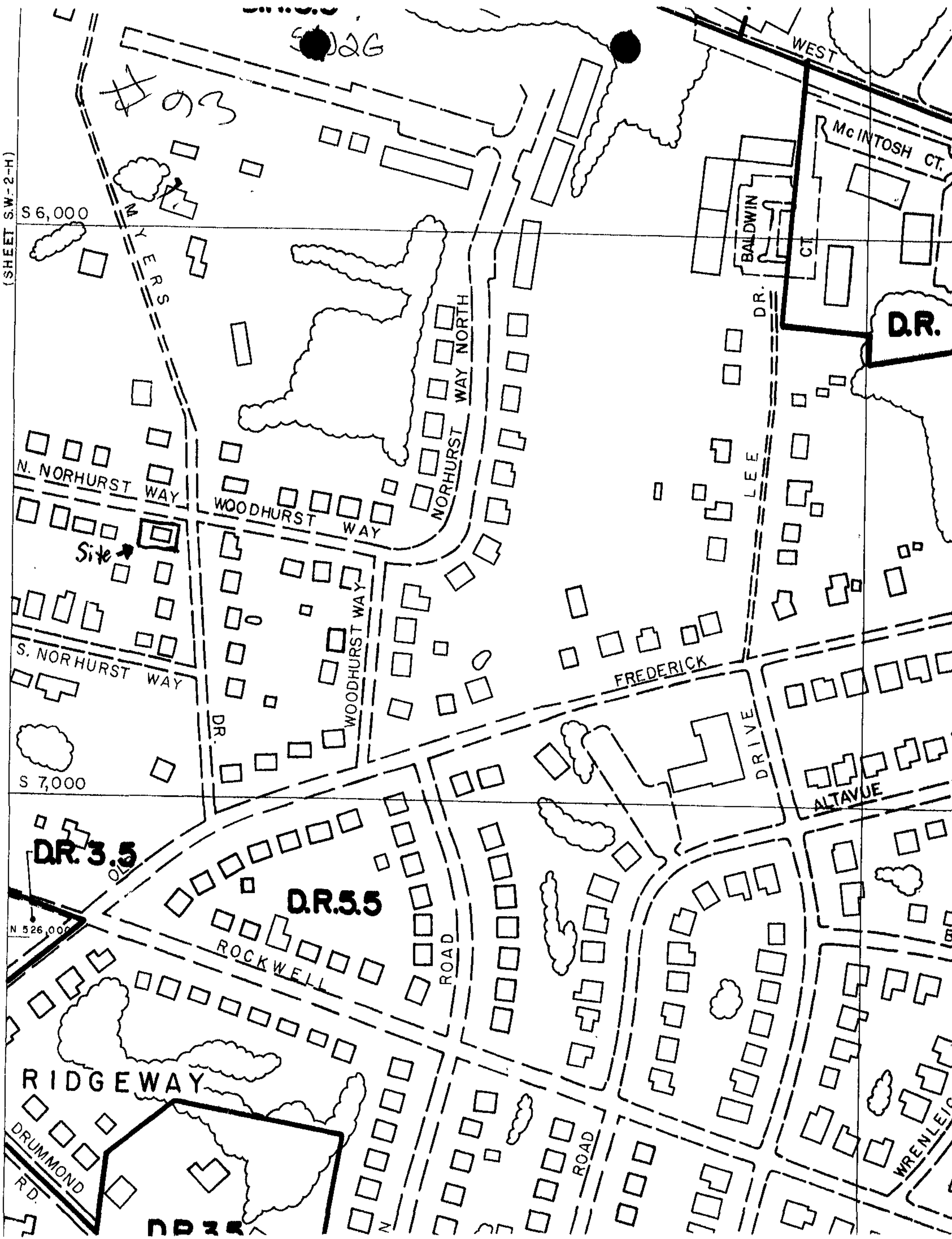
REAR ELEVATION 14



LEFT SIDE ELEVATION 1/2"

1/2" 1/2"





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S 6,000

N. NORHURST WAY

S. NORHURST WAY

D.R. 3.5

N 526,000

RIDGEWAY

DRUMMOND RD.

WOODHURST WAY

WOODHURST WAY

NORHURST WAY NORTH

D.R. 5.5

ROCKWELL

ROAD

ROAD

FREDERICK

BALDWIN

DR.

LEE

DRIVE

WEST

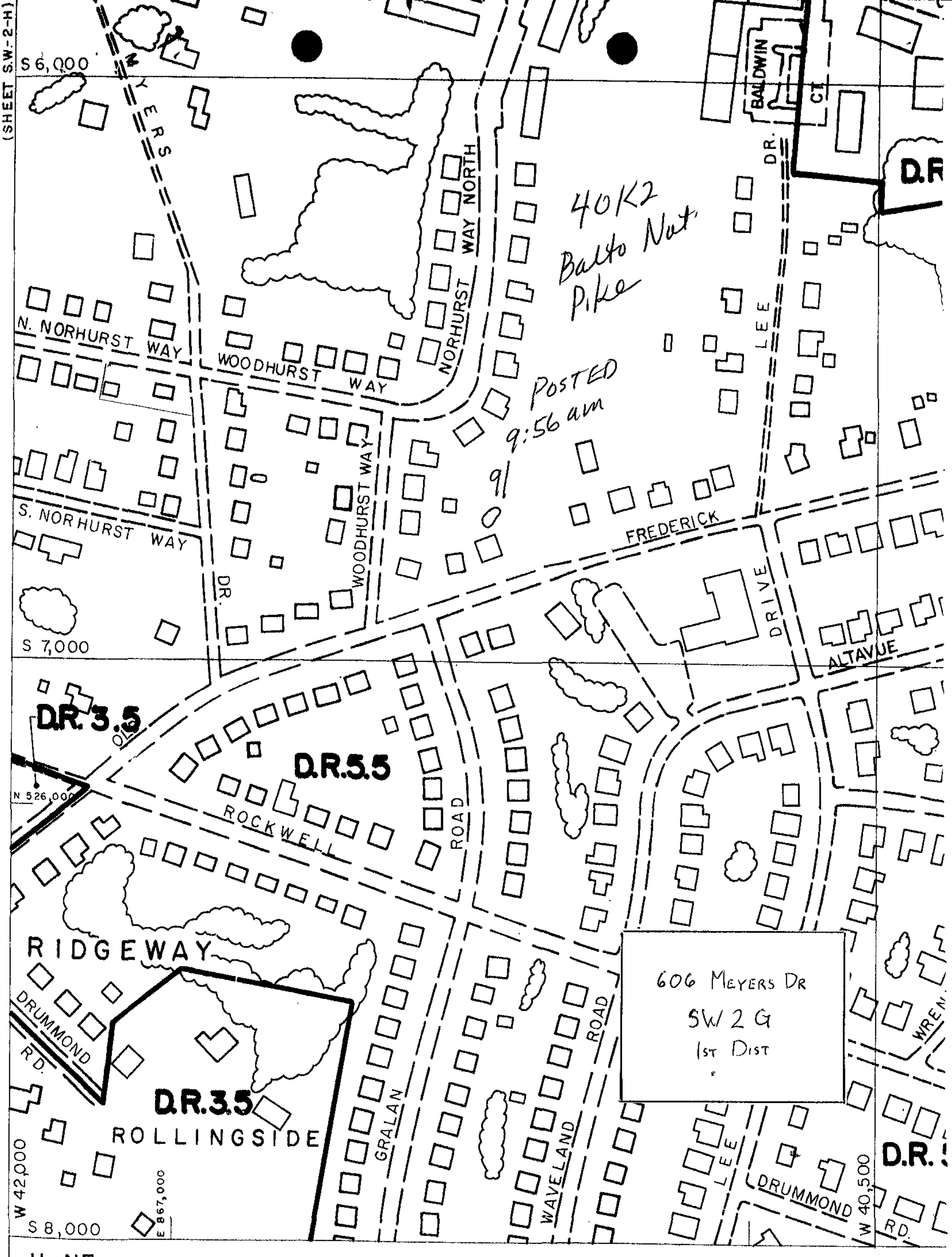
McINTOSH CT.

D.R.

ALTAVUE

WRENLEIGH

S 6,000



40K2
Balto Nat
Pike

POSTED
9:56 am

FREDERICK

LEE DR.

ALTAVUE

D.R. 5.5

ROCKWELL

D.R. 3.5

RIDGEWAY

D.R. 3.5

ROLLINGSIDE

606 MEYERS DR
SW 2 G
1st DIST

D.R.

W 42,000

S 8,000

E 867,000

W 40,500

DRUMMOND

RD.

606 MEYER DR
SW 2 G
1st DIST

D.R. 3.5

WEST

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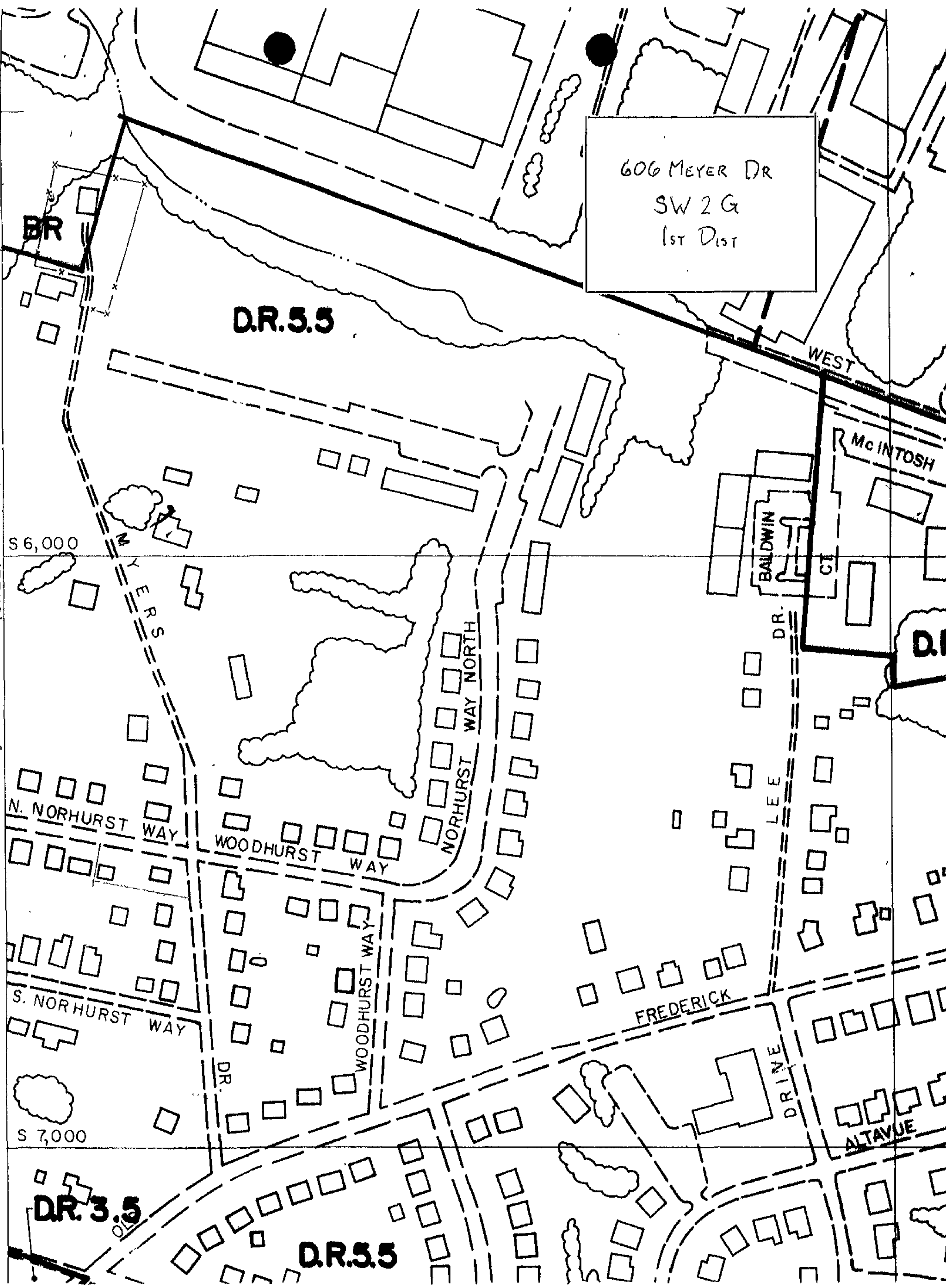
D.R. 3.5

D.R. 3.5

(SHEET SW-2-H)

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S 7,000





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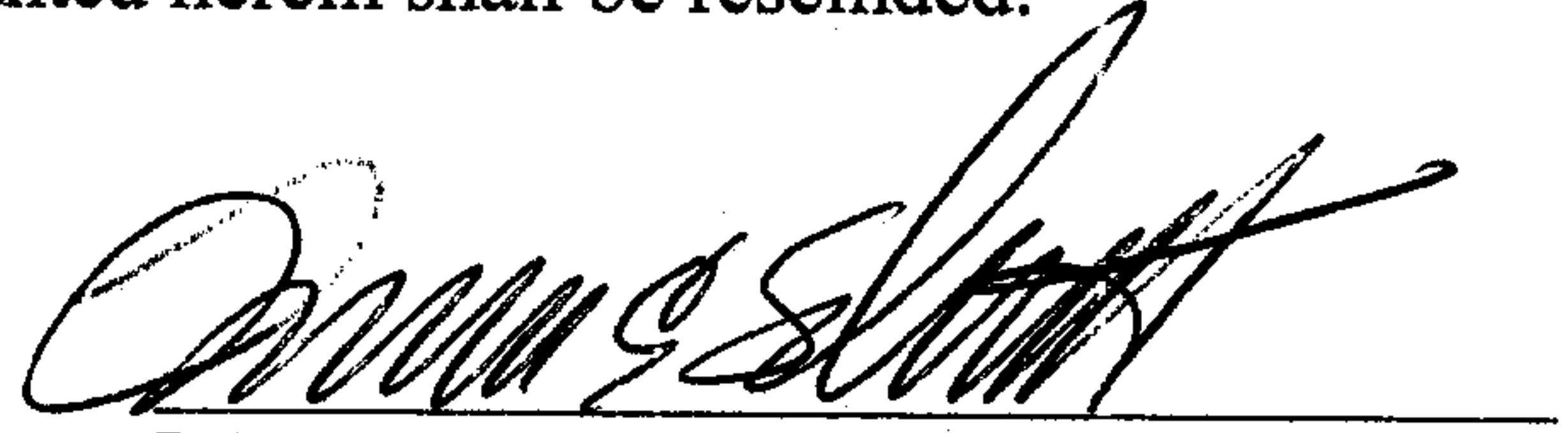
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- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

DATE REC'D
10/31/03
By 