

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Riverside Road, 240 ft. W
centerline of Dover Road
15th Election District
7th Councilmanic District
(147 ½ Riverside Road)

Timothy C. Hawks
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-001-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Timothy C. Hawks. The administrative variance is requested for property located at 147 ½ Riverside Road in the eastern area of Baltimore County. The administrative variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a dwelling addition with 5 ft. side and 5 ft. rear yard setbacks in lieu of the required 10 ft. and 30 ft. respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Upon review by this Commissioner, a letter was sent to the Petitioner requesting he reexamine his request, which seemed to be excessively large. In response the Petitioner scale down his request and amended his variance petition to request 9 ft on the side in lieu of the 10 feet required and 27 feet in the rear in lieu of the 30 feet required by the DR 5.5 regulations. See Petitioner's exhibit 2. I find this much more reasonable and now amounts to a rather minor variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 11, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date

9/1/04

By

Ray

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated July 23, 2004 stating that the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORIGINAL RECEIVED FOR FILING

Date

By

9/1/04
Ray

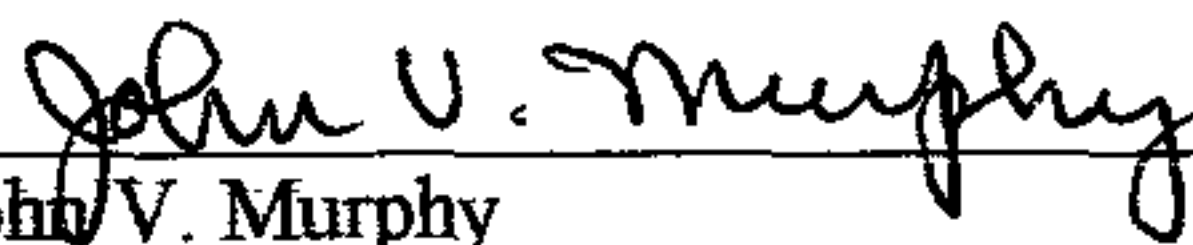
requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 1 day of September, 2004, by this Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a dwelling addition with 9 ft. side and 27 ft. rear yard setbacks in lieu of the required 10 ft. and 30 ft. respectively, 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 the ZAC comments made by DEPRM dated July 23, 2004, a copy of which is attached hereto and made a part hereof.
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.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



John V. Murphy
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

NOT RECEIVED FOR FILING
Date 9/1/04
By [Signature]
LES:raj

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

September 2, 2004

Mr. Timothy C. Hawks
147 ½ Riverside Road
Baltimore, Maryland 21221

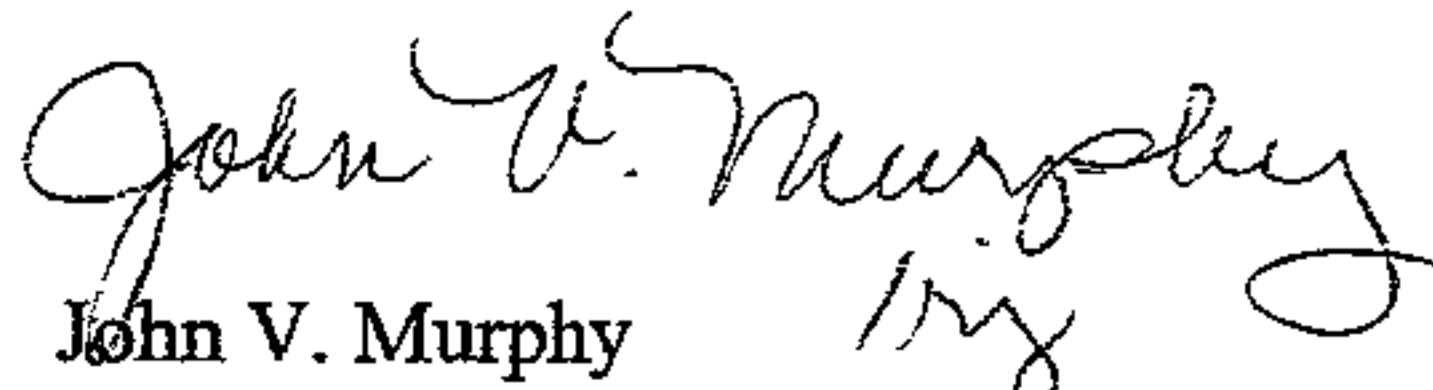
Re: Petition for Administrative Variance
Case No. 05-001-A
Property: 147 ½ Riverside Road

Dear Mr. Hawks:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

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

Very truly yours,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Hurbert Hawks
8 Parkwood Road
Baltimore, MD 21222

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



C B C A



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 147 1/2 RIVERSIDE RD.

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) 1B02.3, C.1 BLZR TO PERMIT A DWELLING ADDITION WITH 5 FT. SIDE AND 5 FT REAR YARD SETBACKS IN LIEU OF THE REQUIRED 10 FT AND 30 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

A Public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9/1/04 day of SEPTEMBER, 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.

Legal Owner(s):

Timothy C Hawks

Name - Type or Print

Timothy C Hawks

Signature

Name - Type or Print

Signature

147 1/2 Riverside Rd. (410) 686-6943

Address

Telephone No.

Baltimore, md 21221

City

State

Zip Code

Representative to be Contacted:

HURBERT HAWKS - DAD

Name

8 PARKWOOD RD. 410-285-2757

Address

Telephone No.

BALTO. MD. 21222

City

State

Zip Code

CELL - 443-255-3113

Zoning Commissioner of Baltimore County

CASE NO. 05-001-A

Reviewed By JL

Date 7/01/04

Estimated Posting Date 7/11/04

REV 10/25/01

ORDER RECEIVED FOR FILING

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 147 1/2 Riverside Rd.
Address
Baltimore md 21221
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):

My mother has moved in with myself, my fiancé, and her two children. Therefore, we need to build an addition with consisting of more bedrooms.

CAN NOT BUILT ON EAST SIDE OF HOME
BECAUSE OF GAS, WATER, SEWER & ELEC.
IS LOCATED ON THAT SIDE. IT WOULD BE
DIFFICULT AND IMPRACTICAL. NWK

CAN'T ADD 2ND FLOOR, MUST LIVE IN HOUSE
DURING CONSTRUCTION, THAT'S NOT POSSIBLE.

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.

Timothy C. Hawks
Signature
Timothy C. Hawks
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of JUNE, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TIMOTHY CLARENCE HAWKS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Herbert Feilenkirchen
Notary Public

My Commission Expires 10-1-2004

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 147 1/2 Riverside Rd.
Address
Baltimore md 21221
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):

My mother has moved in with myself, my fiance, and her two children. Therefore, we need to build an addition with consisting of more bedrooms.

CAN NOT BUILD ON EAST SIDE OF HOME
BECAUSE OF GAS, WATER, SEWER & ELEC.

IS LOCATED ON THAT SIDE. IT WOULD BE
DIFFICULT AND IMPRACTICAL. NWK

CAN'T ADD 2ND FLOOR, MUST LIVE IN HOUSE
DURING CONSTRUCTION. THAT'S NOT POSSIBLE.

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.

Timothy C. Hawks
Signature
Timothy C. Hawks
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of JUNE, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TIMOTHY CLARENCE HAWKS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Herbert Feilenkirchen
Notary Public

My Commission Expires 10-1-2004

C B C A



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 147 1/2 RIVERSIDE RD.

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) 1B02.3, C.1 BCZR TO PERMIT A DWELLING ADDITION WITH 5 FT. SIDE AND 5 FT REAR YARD SETBACKS IN LIEU OF THE REQUIRED 10 FT AND 30 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 _____

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.

Legal Owner(s):

Timothy C Hawks
Name - Type or Print _____

Timothy C Hawks
Signature _____

Name - Type or Print _____

Signature _____

147 1/2 Riverside Rd. (410) 686-6943
Address _____ Telephone No. _____

Baltimore, Md 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

HURBERT HAWKS - DAD
Name _____

8 PARKWOOD RD. 410-285-275
Address _____ Telephone No. _____

BALTO. MD. 21222
City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 05-001-A

REV 10/25/01

Reviewed By JL Date 7/01/04

Estimated Posting Date 7/11/04

ZONING DESCRIPTION FOR 147 1/2 RIVERSIDE RD.
(address)

Beginning at a point on the SOUTH side of
(north, south, east or west)

RIVERSIDE RD. which is 50 FT.
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 240 FEET EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WHILTSHIRE RD
(name of street)

which is 50 FT. wide. *Being Lot # B
(number of feet of right-of-way width) (KNOWN AS 147 RIVERSIDE RD.)

Block H, Section # in the subdivision of MINOR SUB #94-087-M
(name of subdivision)

as recorded in Baltimore County Plat Book # 1, Folio # 111,

containing 0.5540 AC. Also known as 147 1/2 RIVERSIDE RD.
(square feet or acres) (property address)

and located in the 13TH Election District, 5TH Councilmanic District.

REV. HARBERT HAWKS 7-1-04

001

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32683

DATE

7/01/04

ACCOUNT

001 0066150

AMOUNT

\$ 65.00

RECEIVED

FROM

HANKS

FOR

RES VAR. ADMAJ

147 1/2 RIVERSIDE RD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

7/02/2004 7/01/2004 09:54:20

REG NO. 06 HALEY KEN KEN

RECEIPT # 28942 7/01/2004 DFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 032683

Receipt Tot \$65.00

\$65.00 CR \$6.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-001-A

Petitioner/Developer: TIMOTHY
HAWKS

Date of Hearing/Closing: 7/26/04

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

147 1/2 RIVERSIDE RD

The sign(s) were posted on

7/11/04

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

7/11/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

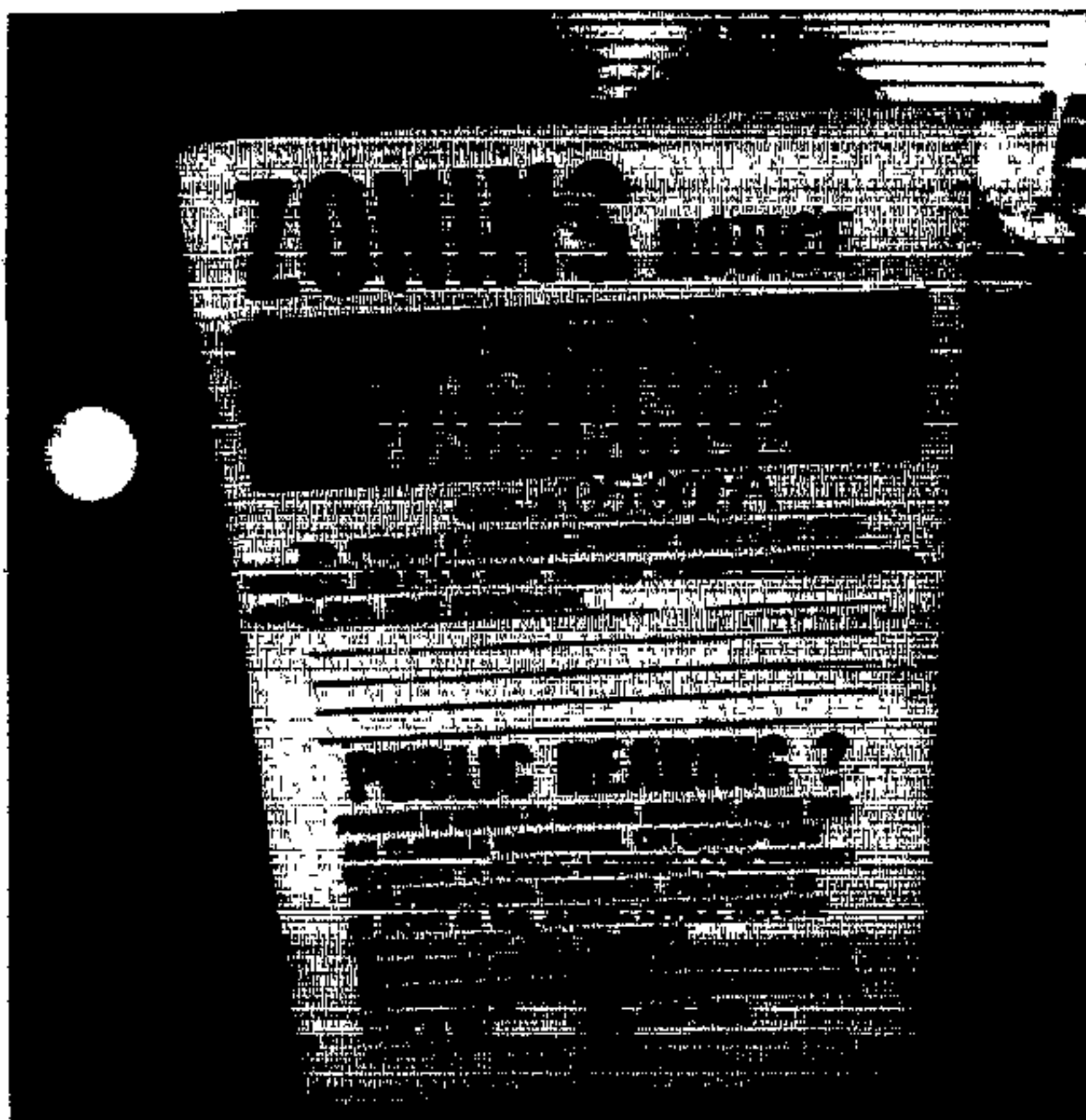
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 001 -A

Address 147 1/2 RIVERSIDE RD.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/01/04

Posting Date: 7/11/04

Closing Date: 7/26/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **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.
2. **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.
3. **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.
4. **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 05- 001 -A

Address 147 1/2 RIVERSIDE RD

Petitioner's Name TIMOTHY HAWKS

Telephone 410 686 6943

Posting Date: 7/11/04

Closing Date: 7/26/04

Wording for Sign: To Permit A DWELLING ADDITION WITH A 5 FT. SIDE ~~AND~~ SETBACK
AND A 5 FT. REAR SETBACK IN LIEU OF THE REQUIRED
10 FT. AND 30 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: 05 001 A

Petitioner: X HAWKS, TIMOTHY

Address or Location: X 147 1/2 RIVERSIDE RD. BALTO. MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: TIMOTHY HAWKS

Address: 147 1/2 RIVERSIDE RD.
BALTO. MD. 21221

Telephone Number: 410-686-6943

001

**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*

July 26, 2004

Timothy Hawks
147 ½ Riverside Road
Baltimore, Maryland 21221

Dear Mr. Hawks:

RE: Case Number: 05-001-A, 147 ½ Riverside Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 1, 2004.

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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Hubert Hawks 8 Parkwood Road Baltimore 21222

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

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

July 19, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 19, 2004

Item No.: 001, 003-016

Dear Ms. Mathews:

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.

5. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

c: File

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



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

Maryland Department of Transportation

Date: 7.16.04

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

RE: Baltimore County
Item No. 001 JLL

Dear Ms. Matthews:

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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

PN
7/26

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

FROM: John D. Oltman, Jr. *JDO*

JUL 30 2004

DATE: July 23, 2004

ZONING COMMISSIONER

SUBJECT: Zoning Item # 05-001
Address 147 1/2 Riverside Road (Hawks Prop.)

Zoning Advisory Committee Meeting of June 19, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following 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).

X 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).

Additional Comments:

Reviewer: Keith Kelley

Date: July 23, 2004

ORDER RECEIVED FOR FILING
Date 9/1/04
Ray

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 27, 2004
RECEIVED

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

JUL 28 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-001 – 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:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 23, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For July 26, 2003
Item Nos. 001, 003, 004, 005, 006,
007, 008, 009, 010, 012, 013, 014,
015, and 016

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

RWB:CEN:jrb

cc: File

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

August 19, 2004

Mr. Timothy C. Hawks
147 ½ Riverside Road
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 05-001-A
Property: 147 ½ Riverside Road

Dear Mr. Hawks:

I have reviewed your application for administrative variance for your proposed addition. I am concerned that the addition nearly doubles the size of the home. This seems excessive if you are only adding a bedroom for your mother.

If the addition were 20 ft. wide you would not need a side yard variance. Most bedrooms I am familiar with can easily be accommodated within 20 ft. I am also concerned that the requested rear yard setback would result in your home being only a few feet from the property line. Again, this seems excessive. I am not saying that some rear yard setback relief would not be justified. It looks like the back of your home is already closer than 30 ft.

Please review this matter and if you can reasonably scale back the addition, please send me an amended plat. If not, let me know and I will set the case in for a hearing.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Wayne Hawks
8 Parkwood Road
Baltimore, MD 21222

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



Amended Petition

RECEIVED

AUG 26 2004

ZONING COMMISSIONER

Dear Mr. Murphy,

8/26/04

I have reviewed my application for administrative Variance.

I have scaled back the addition, as shown on the Amended plat. size being 21' x 32'. leaving a 9' side and a 27' Rear. same as the old house in the rear. (Existing).

Hope this will take care of all concerns.

At this time I have my Mother living in a small bed room (7 x 10) and a teen ager in my dining room I turned into a bed room for her. And a 10 year old sleeping in the living room. So ^{this} addition of 3 bed rooms and a 1/2 bath. will take care of a lot of problems for us.

Case No: 05-001-A

Thank you:

Property: 147 1/2 Riverside Rd. Timothy C Hawks

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

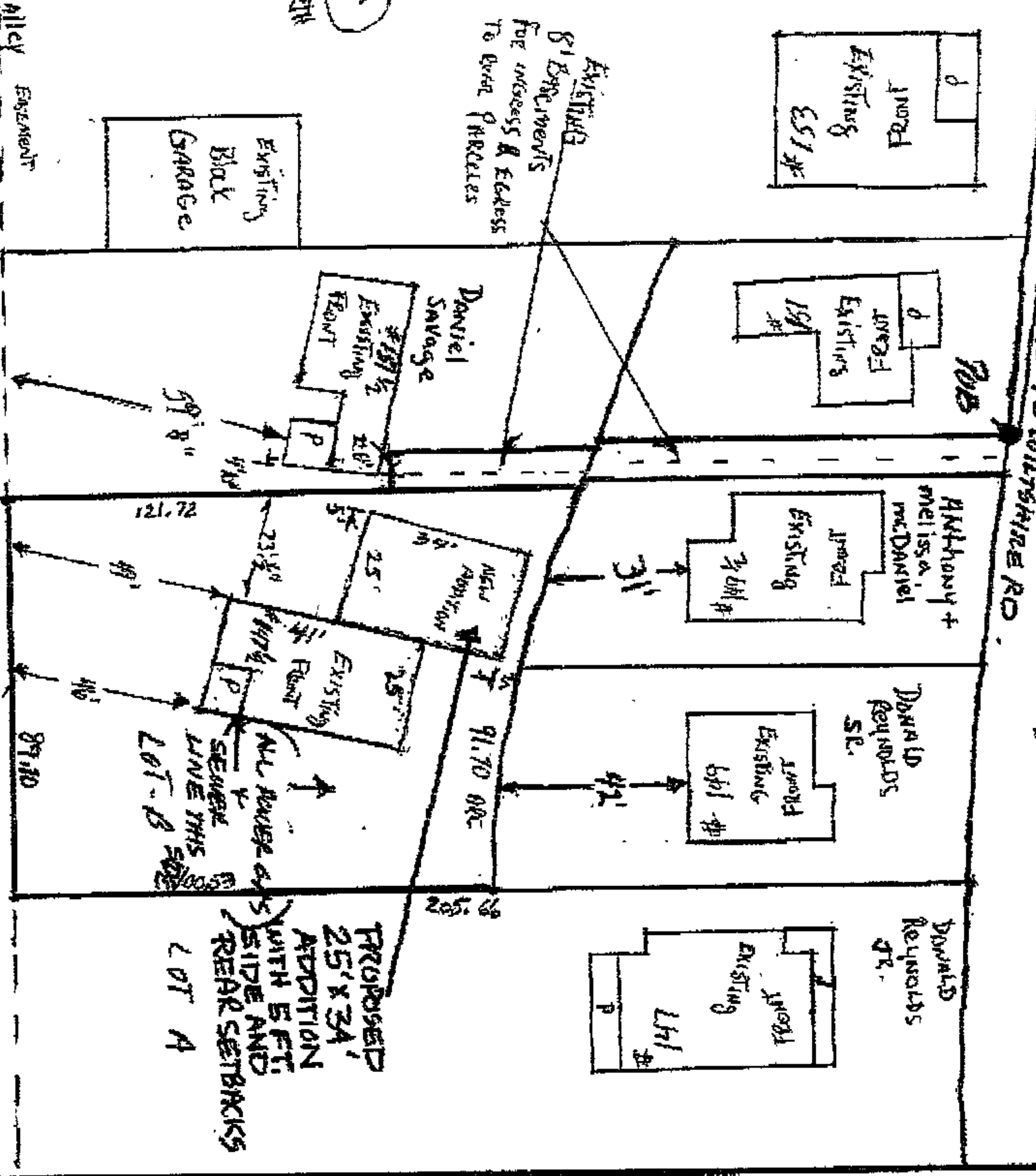
PROPERTY ADDRESS 147 1/2 RIVERSIDE RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME MINOR SUB. #94-087-MICHIGANAS 147 RIVERSIDE RD

PLAT BOOK # 147 FOLIO # 147 LOT # 147 SECTION # 147

OWNER TIMOTHY C. HAWKES

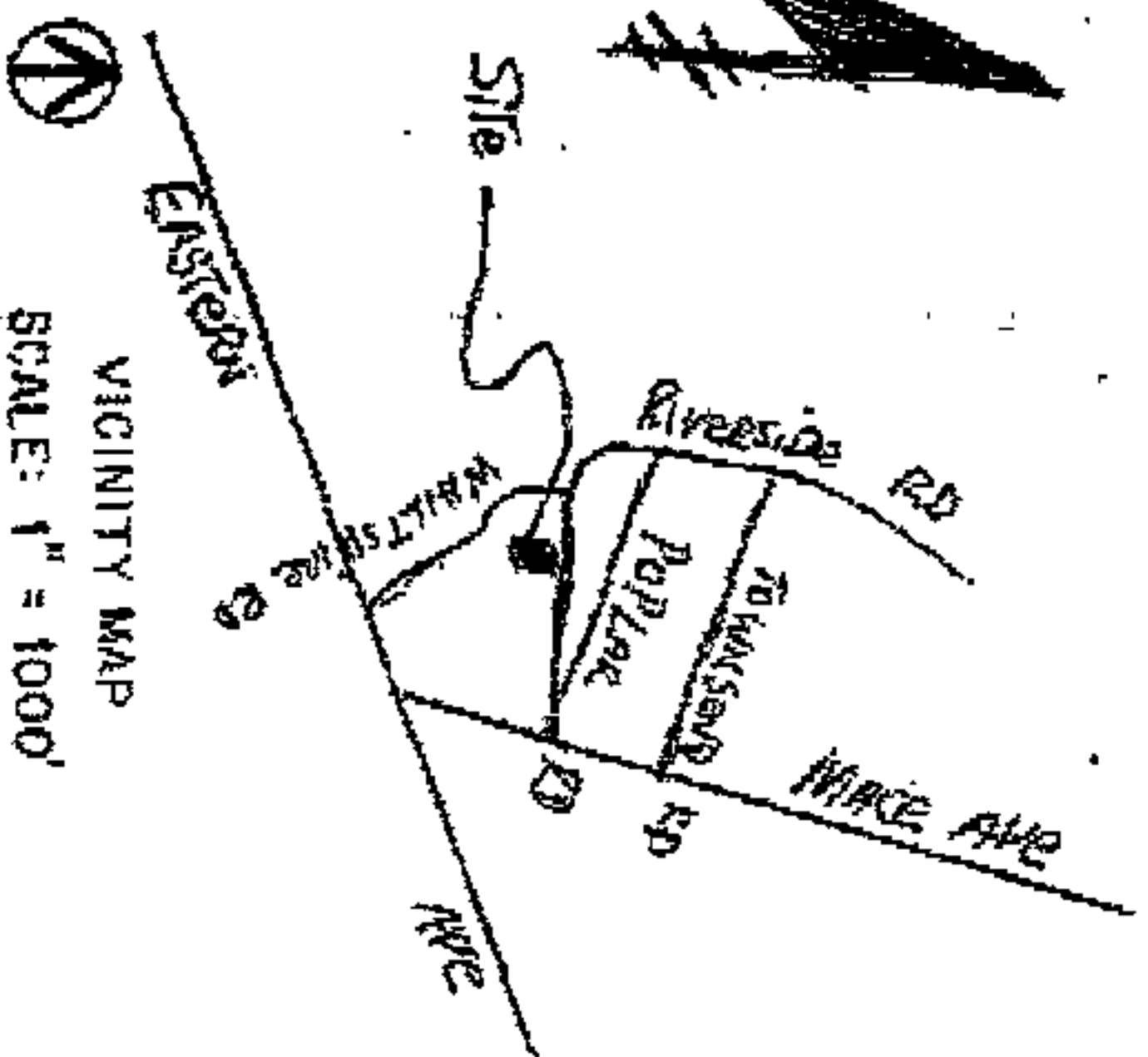
147 1/2 RIVERSIDE ROAD (50' R/W)



PREPARED BY

Craig Sock Revising Draft

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # ME 2.6

ZONING DR 5.5

LOT SIZE 0.2245 ACRES 9782.4727 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐ YES ☒ NO

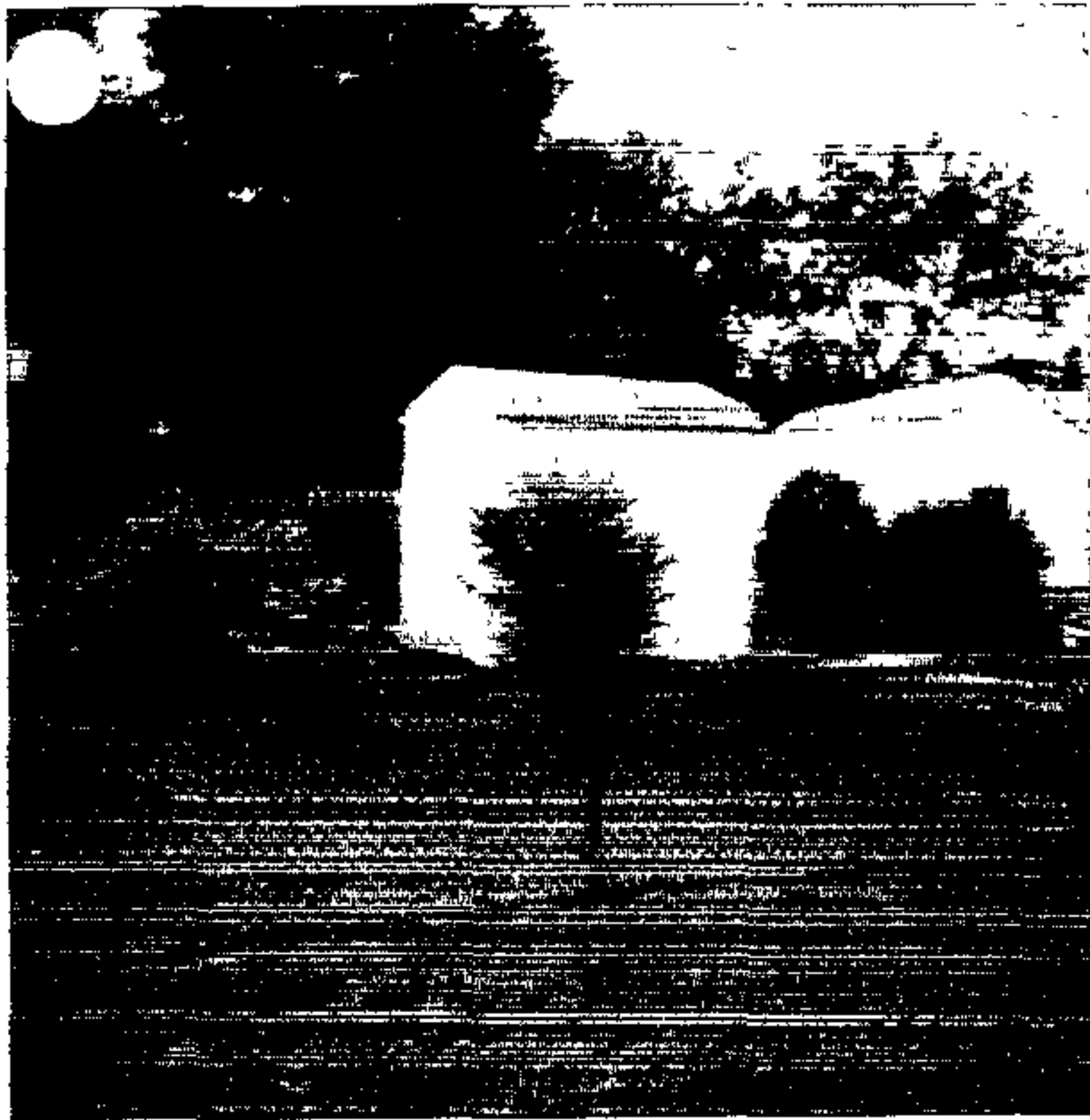
ZONING OFFICE USE ONLY

REVIEWED BY 105-001-A CASE #

ITEM #

105-001-A

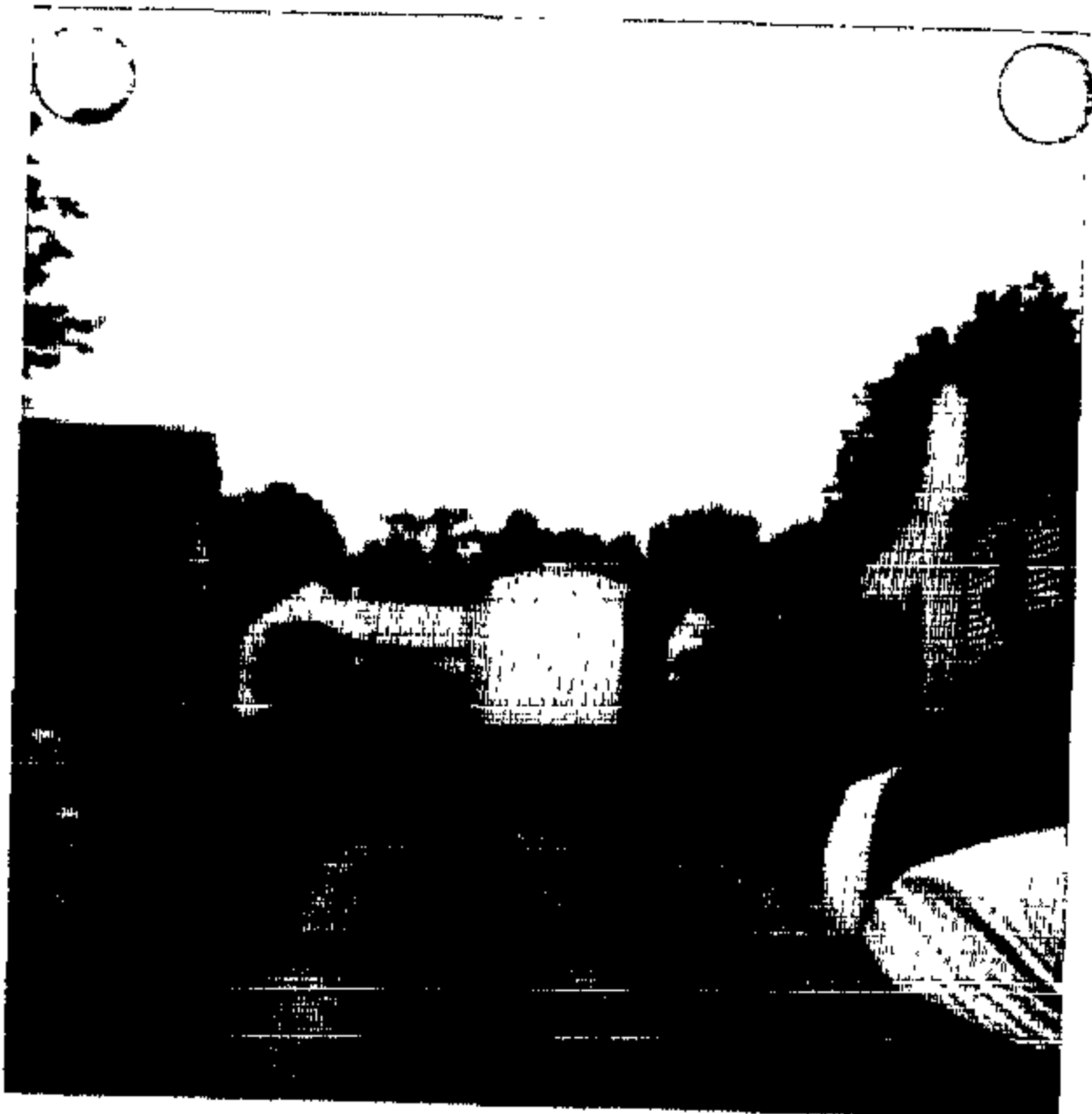
Handwritten signature/initials



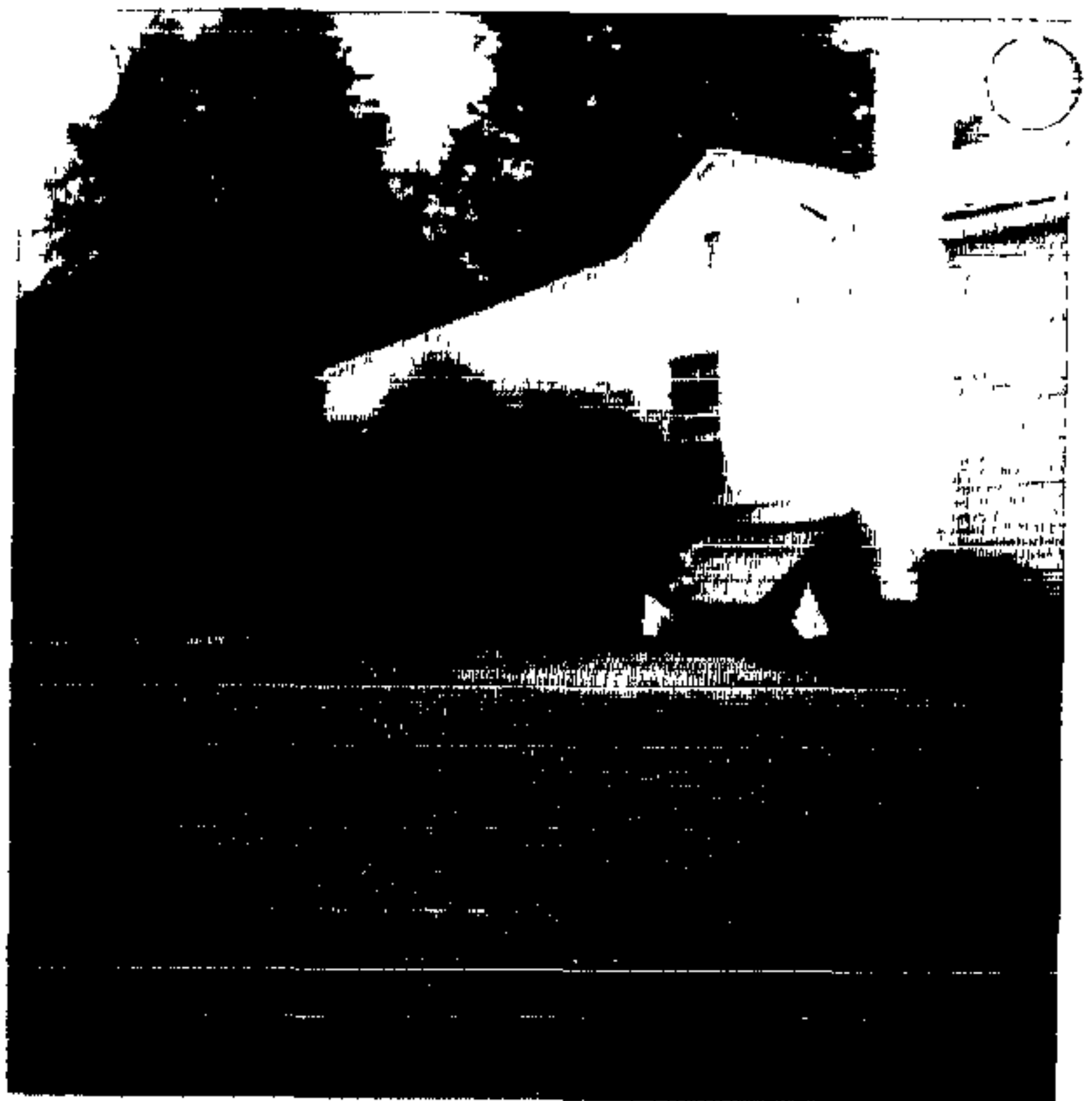
ACROSS BACK 001
WEST TO EAST



FROM EGRESS 001
BACK TO FRONT
NORTH TO SOUTH



001
FRONT TO BACK
SOUTH TO NORTH



SIDE VIEW 001
WEST TO N. EAST



SIDE VIEW 001
WEST TO EAST



SIDE VIEW 001
WEST TO EAST

