ORDER RECEIVED FOR FILING

IN RE: PETITION FOR ADMIN. VARIANCE

SE/Corner Bristol Road and

Chumleigh Road
(7003 Bristol Road)
9th Election District
3rd Council District

Scott Garvey, et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 05-037-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 owners of the subject property, Scott Garvey and his wife, Rebecca Garvey. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks 2.5' and 24'8" in lieu of the required 25 feet each and a rear yard setback of 7.5' in lieu of the required 30' for a proposed two-story addition. The subject property and requested relief are more particularly described on the site plan submitted with the Petition 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, the Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon all of the evidence presented therein, I am persuaded to grant the requested relief. It was indicated that the location of existing improvements on this corner lot necessitated the

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 23, 2004

Mr. & Mrs. Scott Garvey 7003 Bristol Road Baltimore, Maryland 21212

RE: PETITION FOR ADMINISTRATIVE VARIANCE SE/Corner Bristol Road and Chumleigh Road (7003 Bristol Road)

9th Election District — 3rd Council District Scott Garvey, et ux - Petitioners Case No. 05-037-A

Dear Mr. & Mrs. Garvey:

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,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

c: Mr. Steven Hill

1921 York Road, Suite 2, Timonium, Md. 21093 Office of Planning; People's Counsel; Case File



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



ORDER

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1003 BRISTOL ROAD 21212 which is presently zoned DIZ 5.5

| | | _ | <u> </u> |
|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| made a part hereof, hereby setbacks of 2.5 25 ft. respect | petition for a Variance from Section C+. end 24 (+), 8 in | ts and Development Management. The undersigned is described in the description and plat attached hereon(s) BOD. 3. C. 1 to permit side in lieu of the required 10 ft. it a rear yard setback of 7.5 | le yars |
| of the zoning regulations of of this petition form. | Baltimore County, to the zoning la | aw of Baltimore County, for the reasons indicated on t | he back |
| i, or we, agree to pay expense | l advertised as prescribed by the a es of above Variance, advertising, pos Baltimore County adopted pursuant to | zoning regulations. sting, etc. and further agree to and are to be bounded by the the zoning law for Baltimore County. | ie zoning |
| | | I/We do solemnly declare and affirm, under the penalti perjury, that I/we are the legal owner(s) of the property is the subject of this Petition. | |
| Contract Purchaser/Les | see: | Legal Owner(s): | |
| Name - Type or Print | | Name - Type or Print | |
| Signature | | Signature Rebecch Garry | |
| Address | Telephone No. | Name - Type or Print | |
| City | State Zip Code | Signature | |
| Attorney For Petitioner: Name - Type or Print | | Address Telep Bultiman MD 212 | 23.8956 phone No. 212 |
| Type of I flitt | | _ | Zip Code |
| Signature | | Representative to be Contacted: | |
| oignature | | STEPHEN HILL | |
| Compary | | Name / L | |

Ad ress Telephone No. Address TIMONIUM Ci State Zip Code City Zip Code State

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

| | Zoning Commissioner of Baltimore County | | |
|------------------|-----------------------------------------|--|--|
| 1SE NO. 05-037-A | Reviewed By Date7/19/0 4 | | |
| 10/25/01 | Estimated Posting Date 8/1/04 | | |

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 | 7003 Brist | ol Rd | |
|-------------------------------------------------|---------------------|-------|----------|
| | Address Bathruse | MO | 21212 |
| | 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):

SEE ANTACHED ETHIBIT A

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

Signature

Rebecce

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this day of June
of Maryland, in and for the County aforesaid, personally appeared

South of Representation of the County aforesaid, personally appeared

The Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

My Commission Expires

REV 10/25/01

LAUREN E. TYLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 3, 2006

Affidavit in Support of Administrative Variance

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

| competent to testify thereto in the event that a p | ublic nearing is scriedul | ed in the future with re | garo inereio. |
|----------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------|--------------------------------------------|
| That the Affiant(s) does/do presently reside at | 7003 Bin | stol Rd. | · · · · · · · · · · · · · · · · · · · |
| | Address | MD | 21212 |
| | City | State | Zip Code |
| That based upon personal knowledge, the followard Variance at the above address (indicate hardship | ip or practical difficulty): | n which I/we base the | request for an Administrative |
| SEE ANT CHED EX | imber A | | |
| | | | · |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a | ormal demand is filed, additional information. | Affiant(s) will be requ | ired to pay a reposting and |
| 704 | | | |
| Signature | Signate | | ouver |
| Name - Type or Print | Name . | Rebecce B. Garve Type or Print | 'ey |
| reactive - Type of Finite | · | Type of Frank | (|
| STATE OF MARYLAND, COUNTY OF BALTIN | NORE, to wit: | | |
| I HEREBY CERTIFY, this 25 day of July of Maryland, in and for the County aforesaid, pe | rsonally appeared | _,)004 _, before me | , a Notary Public of the State |
| the Affiant(s) herein, personally known of satisfa | actorily identified to me a | as such Affiant(s). | ······································ |
| | | | |
| AS WITNESS my hand and Notarial Seal | \mathcal{L} |) // NOTARY P | LAUREN E. TYLER UBLIC STATE OF MARYLAND |

NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires December 3, 2006

My Commission Expires Decembr 3 200 6



CASE NO.

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at]003 BasouRoto 21212 which is presently zoned PE 5.5

| This Petition shall be filed with the Do owner(s) of the property situate in Baltim made a part hereof, bereby petition for a | epartment of Permits ore County and which | s and Development Management. The undersigned, legal is described in the description and plat attached hereto and |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| riduc a part ricicol, ricicoly pelillott for a | Validitie Hotti decilo | n(s) 1 Bod. 3, c. 1 to germ; t side yord |
| setbacks of 2.5 ft. ans | 2 24 ft. 8 in | ches in lieu of the required 10 ft, and |
| 25 G. respectively, and | to permit a | a rear yard setback of 7.5 ft. in |
| lieu of the require | el 30 ft. | |
| of the zoning regulations of Baltimore Co of this petition form. | ounty, to the zoning lav | w of Baltimore County, for the reasons indicated on the back |
| Property is to be posted and advertised a i, or we, agree to pay expenses of above Var regulations and restrictions of Baltimore Cour | riance, advertising, post | ing, etc. and further agree to and are to be bounded by the zoning |
| | | I/We do solemnly declare and affirm, under the penaities of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. |
| Contract Purchaser/Lessee: | | <u>Legal Owner(s):</u> |
| Name - Type or Print | · · · · · · · · · · · · · · · · · · · | Name Type or Print |
| Signature | | Signature Rebecci Garrey |
| Address | Telephone No. | Name - Type or Print |
| City | Zip Code | Signature Charles Control Construction of the State of th |
| Attorney For Petitioner: | | Address Address Address Telephone No |
| Name - Type or Print | | City State Zip Code |
| | · | Representative to be Contacted: |
| Signature | | Some I Lille |
| Company | | STEPHEN HILL Name 1921 YORK ROSO #72 410-252-445 |
| Address | Telephone No. | Address Telephone No |
| | rolophone rec. | TIMONIUM MD 21093 |
| City | Zip Code | City State Zip Code |
| A Public Hearing having been formally demand this day of the regulations of Baltimore County and that the proper | at the subject matter of this | equired, it is ordered by the Zoning Commissioner of Baltimore County, s petition be set for a public hearing, advertised, as required by the zoning |
| | | Zoning Commissioner of Baltimore County |

Reviewed By

Estimated Posting Date ____ &/(/oy

July 19, 2004

Garvey Residence 7003 Bristol Road Baltimore, MD 21212 Stoneleigh

Affidavit Summary, Exhibit A

Current Zoning – DR-5.5

Due to the constricted site, the issues of having a corner lot, an expanding family and the small size of the existing house, we request the following building set back changes to allow a residential addition that projects into the required set-backs.

Also, we request that the new structure be allowed to match the height of the existing structure and that the height restrictions for the garage be allowed to project above the required 15' to approximately 27' to tie the new roofs together. In addition the current dwelling appears to sit slightly over the existing front yard set backs.

Requested Variances

Front Yard - Bristol Road- Variance Not Required

Side Yard - Chumleigh Road -

• To Allow the existing house to project +/- 8" into Side Yard.

Side Yard

• To Allow a portion of the new addition to project 24" into the side yard.

Rear Yard

- To allow a second floor addition over the existing garage and above the new carport requiring the roof to be 27'-0" high at the peak. This second floor addition would be 17'-0" from the rear yard, but with-in the side yard setback.
- To allow the new carport to project into the Rear Yard to align with the existing garage,
 approximately a 7'-5" set-back from the rear property line.
- To allow the existing Garage Roof to be re-built to 18'-0" high to tie into the new addition.
- To allow the free standing Garage to be attached to the new addition.

ZONING DESCRIPTION 7003 BRISTOL ROAD

Beginning at a point on the east side of Bristol Road which is 40 feet wide at the distance of 25 feet south of the centerline of Chumleigh Road which is 50 feet wide. Being Lot #1, 2, 3, and part of lot 4, Block 7 in the subdivision of Stoneleigh as recorded in Baltimore County Plat Book #7 Folio 87, containing 0.22 acres. Also known as 7003 Bristol Road and located in the 9th Election District, 3rd Councilmanic District.



| BALTIMORE COUNTY, MARYLAND | |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------|
| OFFICE OF BUDGET & FINANCE No. 3.91 | |
| DATE 7/14/64 ACCOUNT 15 DUI 206-6/5 | 7/19/2004 7/19/2004 (7):47:46 1 REG WOLL WELKIN INIC IM >XELEIPT # 196279 7/19/2004 GFLH |
| AMOUNT AMOUNT | Det 5 528 Ziming Grifflen in 1991 13 |
| RECENED AND AND AND AND AND AND AND AND AND AN | Sold IX Siting County, Rayland |
| | |
| | |
| DISTRIBUTION WHITE - CASHER PINK - AGENCY YELLOW - CUSTOMER | CASHER'S VALIDATION |
| | |

•

CERTICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date August 1, 2004

RE: Case Number 05-037-A

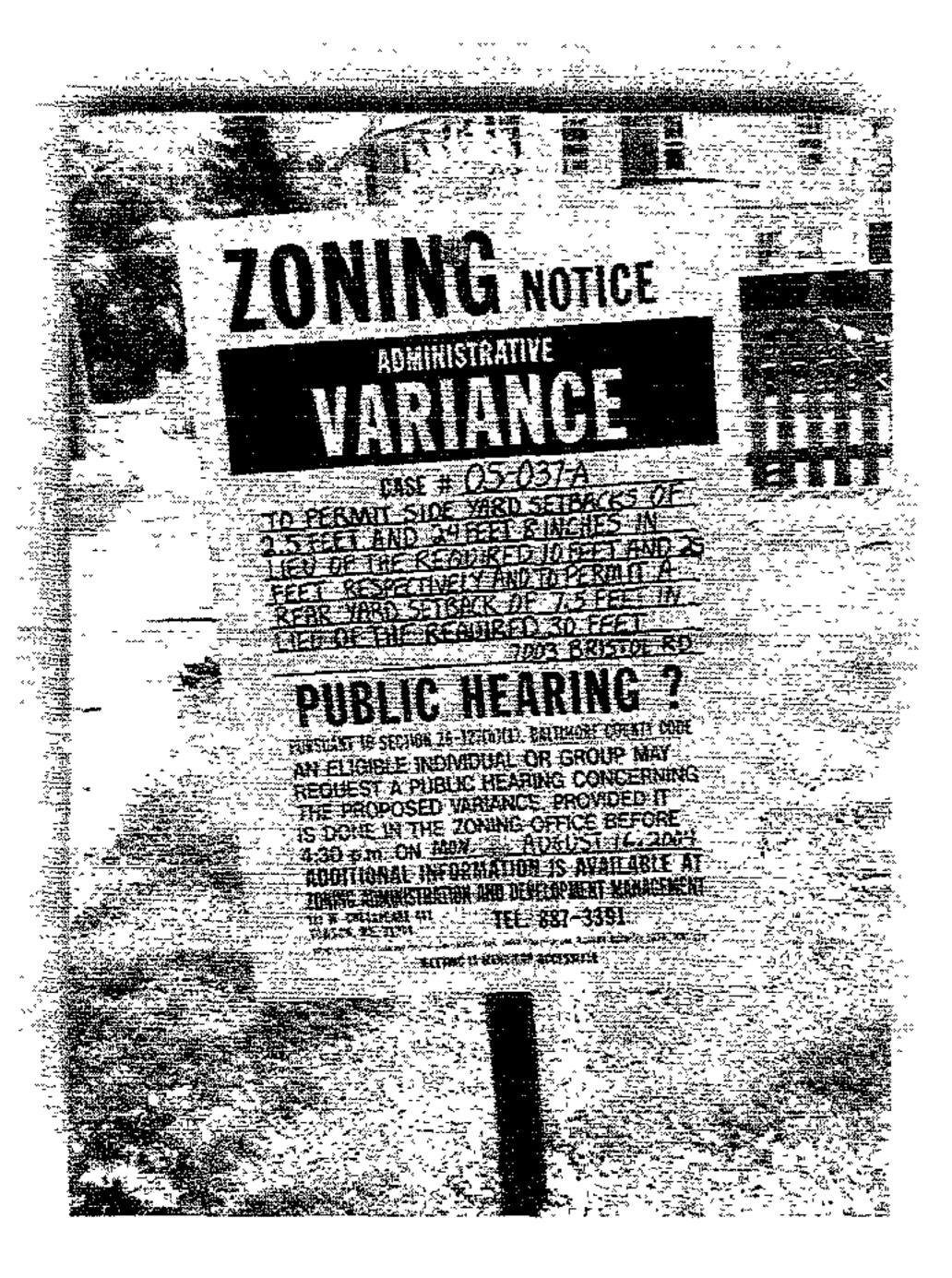
Petitioner/Developer Scott and Rebuca Garvey

Date of Hearing/Closing AUGUST 16, 2004

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 7003 BRISTOL ROAD

The sign(s) were posted on

uly 28, 2004



(Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

Hunt Valley Maryland 21030 (City. State. Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

| For Newspaper Advertising: | |
|----------------------------------------|-------|
| Item Number or Case Number:05 - 037-A | |
| Petitioner: STEPHEN HILL | |
| Address or Location: 7003 BAISTOL ROAD | 21212 |
| | |
| PLEASE FORWARD ADVERTISING BILL TO: | |
| Name: STEPHEN HILL, ARGUITECT | |
| Address: 1921 YORK ROAD #Z | |
| TIMONIUM MO 21093 | |
| Telephone Number: 40-561-9161 | |
| | |

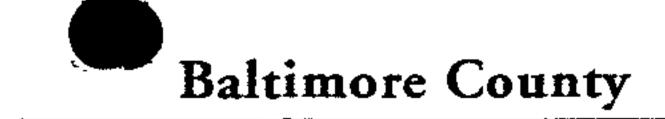
ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

| Case Number 05- 637 -A Address 7003 Brists/ Rd. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contact Person: Bruho Rudaitis Phone Number: 410-887-3391 |
| Filing Date: $\frac{7/19/04}{19/04}$ Posting Date: $\frac{8/1/04}{19/04}$ Closing Date: $\frac{8/16/04}{19/04}$ |
| 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 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. |
| 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 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- 037 -A Address 7003 Bristol R.D. |
| Petitioner's Name Scott & Rebecca Garvey Telephone 40-823-8956 |
| Posting Date: $\frac{g}{\sqrt{\sqrt{64}}}$ Closing Date: $\frac{g}{\sqrt{\sqrt{64}}}$ |
| Wording for Sign: To Permit side yord setbacks of 2.5' and 2418" in |
| lieu of the required 10 ft. and 25 ft respectively, and to permi |
| a rear yard setback of 7.5ft. in lieu of the required 30ft. |
| |

Department of Permits ar Development Management

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





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

August 16, 2004

Scott Garrey Rebecca Garrey 7003 Bristol Road Baltimore, Maryland 21212

Dear Mr. and Mrs. Garrey:

RE: Case Number:05-037-A, 7003 Bristol Road

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

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel C: Stephen Hill, Architect 1921 York Road # 2 Timonium 21093



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



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

August 2, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of August 2, 2004

Item No.:

002, 036-049, 051

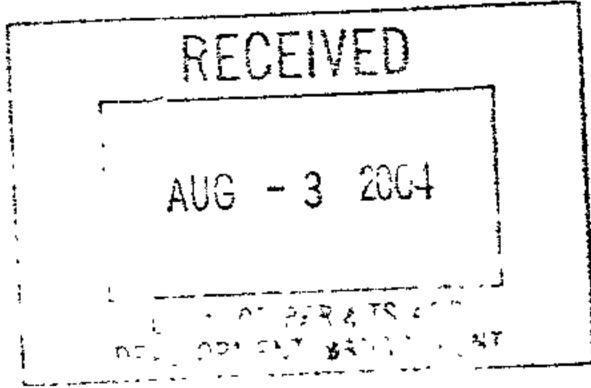
Dear Ms. Mathews:

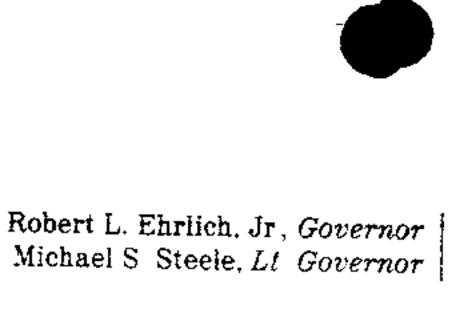
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. 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. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 8.2.64

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

RE: Baltimore County

Item No. 037

BPR

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,

7. J. Doell

Steven D. Foster, Acting Chief Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr 300

DATE:

August 25, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 2, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-037 04-038 04-039 04-040 04-041 04-045 04-045 04-047 04-048 04-049 04-051

Reviewers: Sue Farinetti, Dave Lykens

8/1687

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 12, 2004

CEIVE

AUG 1 3 2004

G COMMISS:

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

7003 Bristol Road

INFORMATION:

Item Number:

5-037

Petitioner:

Scott Garvey

Zoning:

DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, the request should be processed as a "regular" variance request, and not as an "administrative" request so as to bring awareness to the Stoneleigh Community.

Prepared by:

Division Chief

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 26, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor 2008/25F

Review

SUBJECT:

Zoning Advisory Committee Meeting

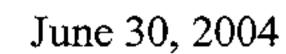
For August 9, 2004 Item Nos. 036, 037, 038, 039, 040, 041,

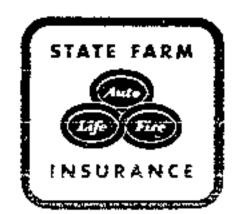
044, 045, 046, 047, 048, and 051

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

RWB:CEN:jrb

cc: File





From: Dave + Robin Schlachmen

To: Stoneleigh Design Board

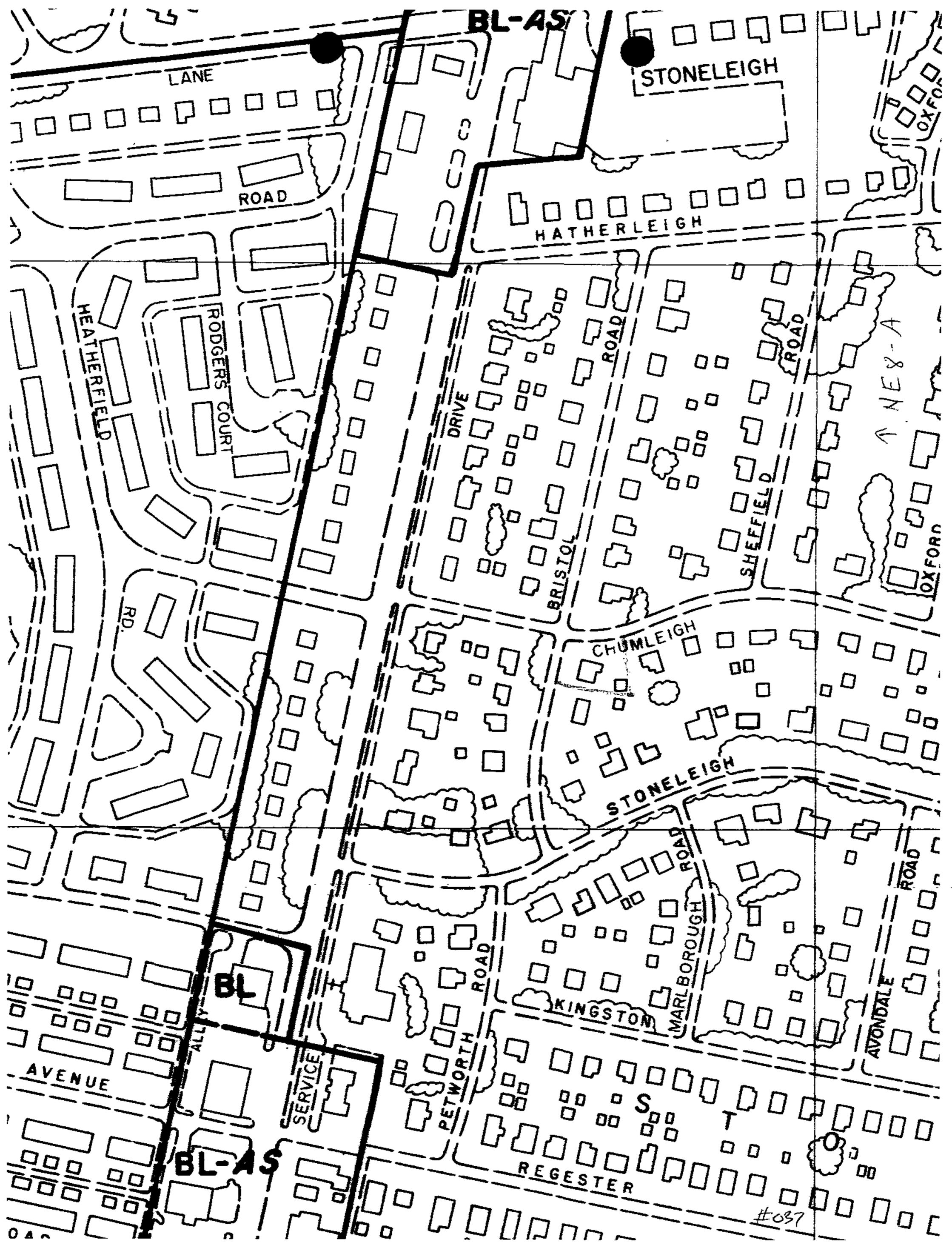
Subj: GARVEY FAMILY ADDITION, 7003 BRISTOL RD.

Sir/Ma'am,

We have had the opportunity to review the plans for renovation and addition on 7003 Bristol Rd, and approve of the proposed change/addition. We believe that the design chosen by the Garvey's is consistent with the architecture of Stoneleigh and in keeping with the "Stoneleigh Way".

Regards,

Additional Comments:





Neighbors to the South

Garvey Residence 7003 Bristol Road Baltimore, Maryland 21212 (Stoneliegh)

sth**DESIGN**Associates
Stephen T. Hill, Architect
1921 York Road
Timonium, Maryland 21093
410-561-9161





Proposed Addition

Stephen T. Hill, Architect 1921 York Road Timonium, Maryland 21093 410-561-9161

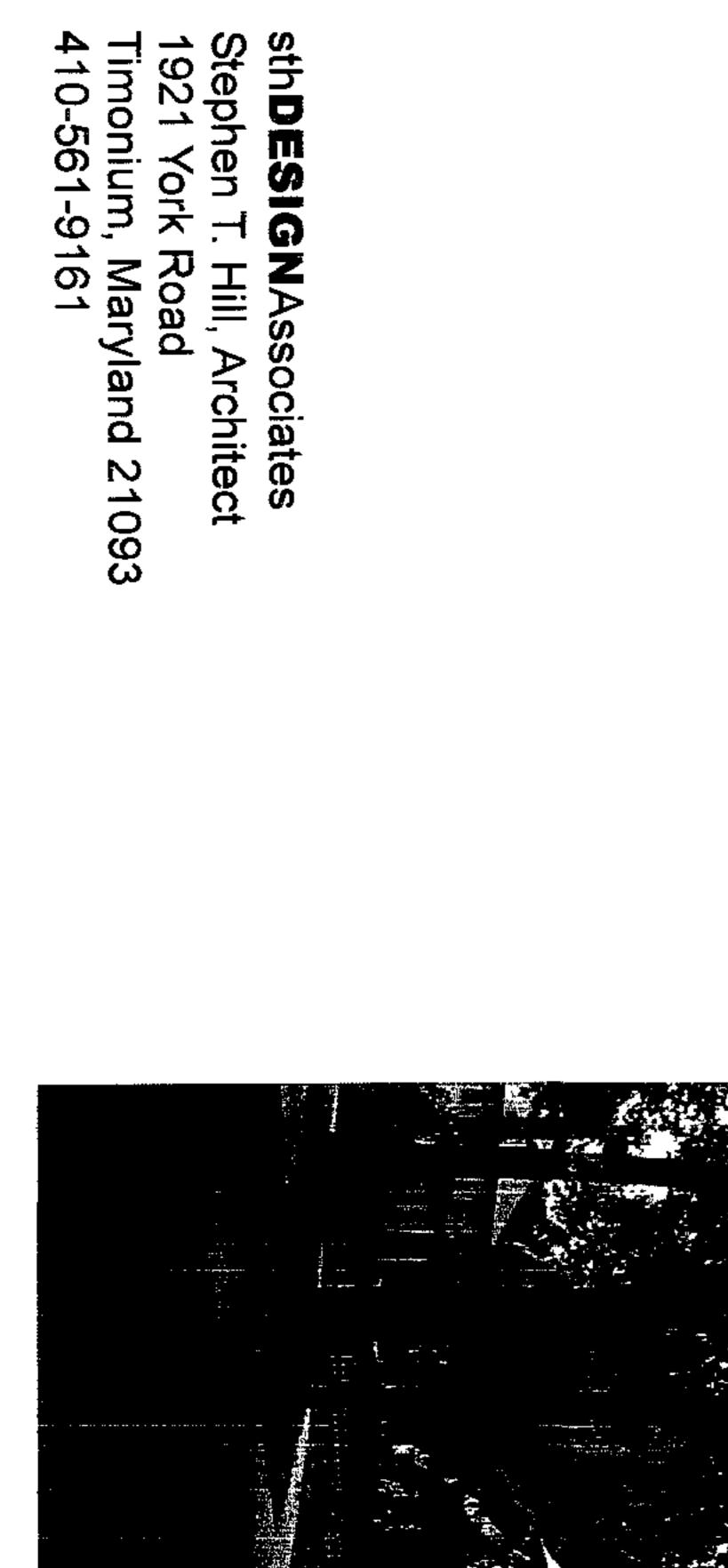
sth**DESIGN**Associates

Garvey Residence 7003 Bristol Road Baltimore, Maryland 21212 (Stoneliegh)



Corner View

Garvey Residence 7003 Bristol Road Baltimore, Maryland 21212 (Stoneliegh)





Neighbor to the South

Garvey Residence 7003 Bristol Road Baltimore, Maryland 21212 (Stoneliegh)

Stephen T. Hill, Architect 1921 York Road Timonium, Maryland 21093



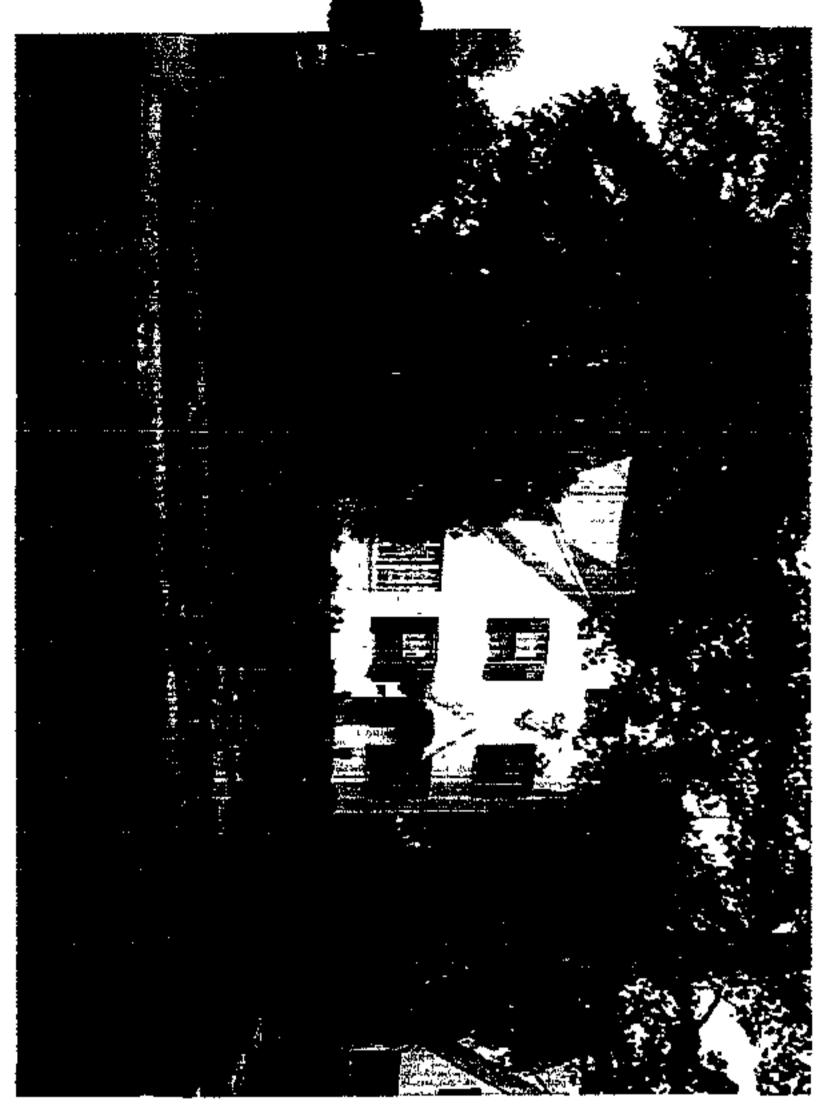


North-East Corner

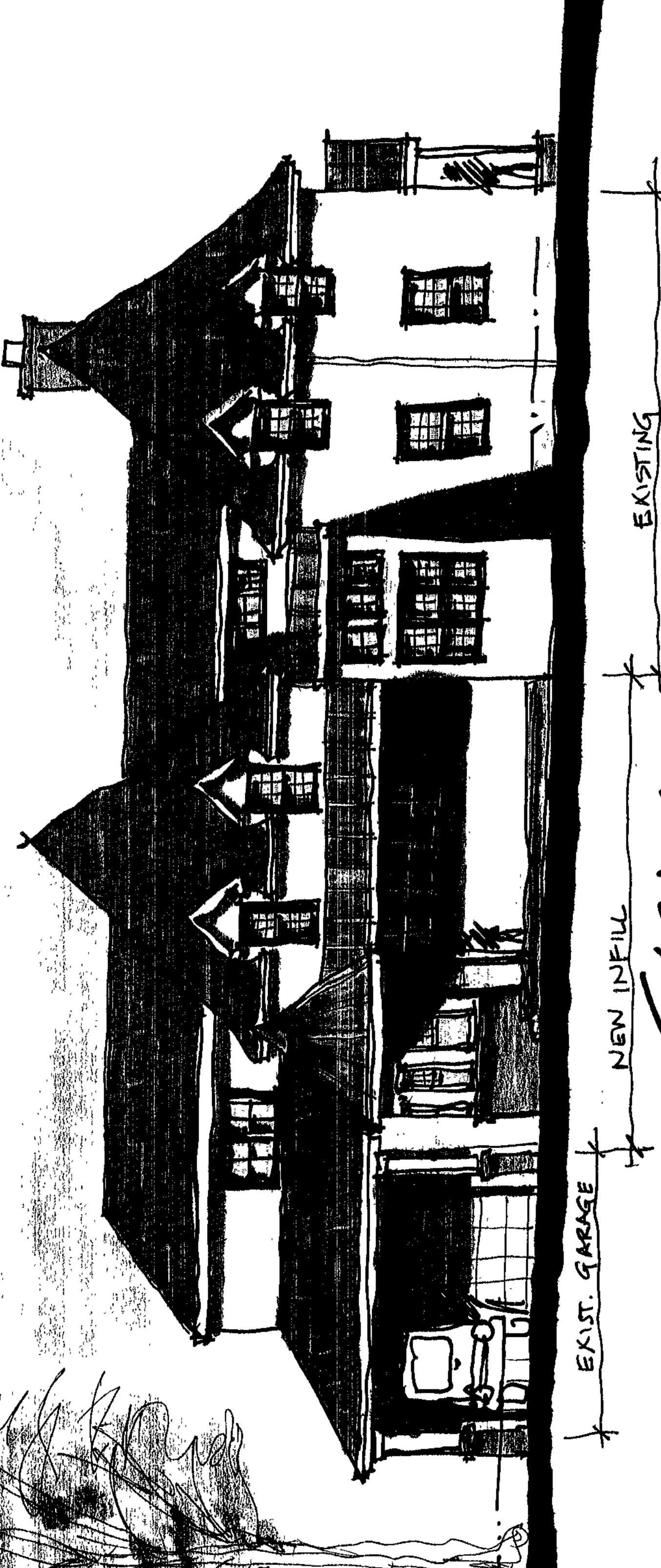
Garvey Residence 7003 Bristol Road Baltimore, Maryland 21212 (Stoneliegh)

North-West Corner

South-West Corner




sth**DESIGN**Associates
Stephen T. Hill, Architect
1921 York Road
Timonium, Maryland 21093
410-561-9161



人とからかん

Sth**DESIGN**Associates
Stephen T. Hill, Architect
1921 York Road, Suite 2
Timonium, MD 21093



TOER RECEIVED FOR FILING

requested variances and that strict compliance with the B.C.Z.R. would result in a practical difficulty and/or unreasonable hardship upon the Petitioners. There were no adverse comments submitted by any County reviewing agency and apparently no opposition from any of the neighbors. Thus, I find that relief can be granted and that there will be no detrimental impact to the surrounding locale.

It is also to be noted that the Zoning Advisory Committee comment submitted by the Office of Planning recommended that this variance request proceed through a full hearing so as to bring awareness of the proposal to the Stoneleigh Community. However, as required by law, the property was duly posted with a sign giving public notice of the requested relief. Moreover, the file contains a letter of support written by Dave and Robin Schlachman, adjacent property owners, dated June 30, 2004 to the Stoneleigh Design Board. Thus, I find that sufficient notice was given to the Stoneleigh Community of the Petitioners' plans and that the variance request was appropriately filed through the "administrative" process

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 Deputy Zoning Commissioner for Baltimore County this day of August 2004 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 side yard setbacks 2.5' and 24'8" in lieu of the required 25 feet each and a rear yard setback of 7.5' in lieu of the required 30' for a proposed two-story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their 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