

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Felton Court, 100 ft. N
centerline of Felton Road
9th Election District
3rd Councilmanic District
(1302 Felton Court)

Elizabeth & Robert Baird

Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-095-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 owners of the subject property, Elizabeth & Robert Baird. The administrative variance is requested for property located at 1302 Felton Court in the Lutherville area of Baltimore County. The administrative variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 28 ft. to the property line and 50 ft. to the centerline of the road in lieu of the required 30 ft. and 55 ft. respectively for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 28, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

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

ORDER RECEIVED FOR FILING
9/15/04
By [Signature]

"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 Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

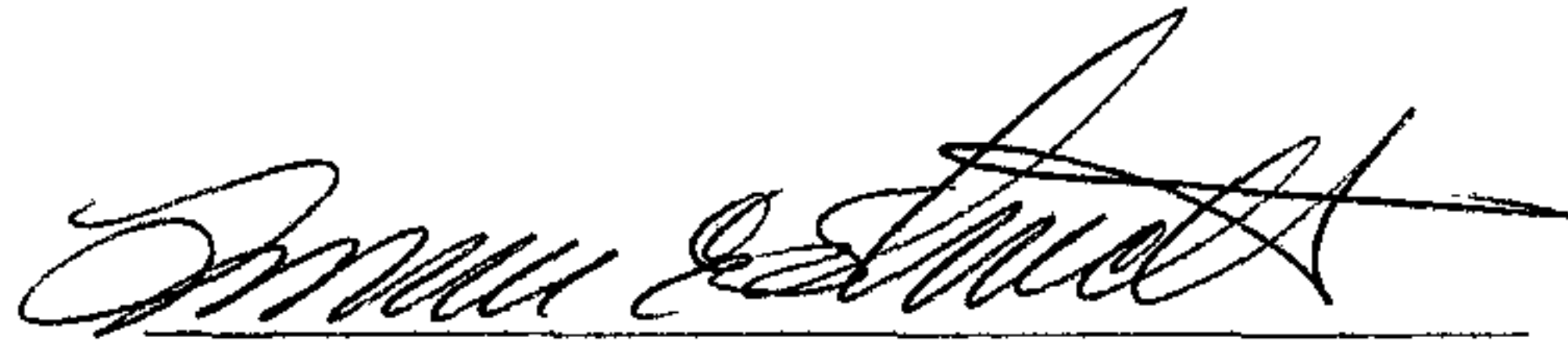
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of September, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 28 ft. to the property line and 50 ft. to the centerline of the road in lieu of the required 30 ft. and 55 ft. respectively for an

addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

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



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
Date 9/15/04
Ray

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 15, 2004

Mr. & Mrs. Robert Baird
1302 Felton Court
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 05-095-A
Property: 1302 Felton Court

Dear Mr. & Mrs. Baird:

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

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

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1302 FELTON COURT

which is presently zoned RESIDENTIAL
DR3.5

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)

1302.3.B to permit a front
yard setback of 28 ft. to the property line and 50 ft. to the
center line of the road in lieu of the required 30 ft. and 55 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, 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):

ROBERT BAIRD

Name - Type or Print

Signature

ELIZABETH BAIRD

Name - Type or Print

Elizabeth Baird

Signature

1302 FELTON COURT

410-825-1147

Address

Telephone No.

LUTHERVILLE

MD

21093

City

State

Zip Code

Representative to be Contacted:

Same As Above

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO.

05-095-A

Reviewed By

AK

Date

8/19/04

Estimated Posting Date

8/29/04

REV 10/25/01

Affidavit in Support of Administrative Variance

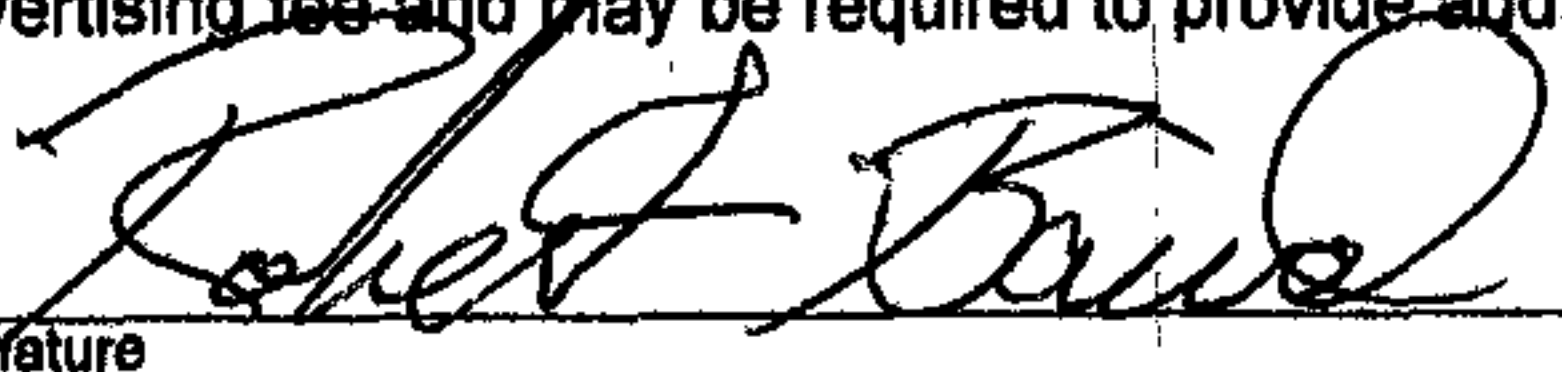
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 1302 FELTON COURT
Address
LUTHERVILLE MD 21093
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):

1. Because of an increase in auto thefts and break-ins in the neighborhood, a garage is part of the addition plans to provide security. Due to the slope of the property and the incorporation of a garage in the design, the addition needs to be positioned as far forward as possible. This will allow for proper water drainage while minimizing the amount of earth needed to build up the transition from the driveway into the garage. Without which, a garage is not possible.
2. In order to maintain the aesthetics of the existing structure, the addition has been designed to match up with the existing porch. In doing so, the added structure will not only blend seamlessly with the house, but also maintain the look of the adjacent homes and the neighborhood as a whole.

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
ROBERT BAIRD
Name - Type or Print


Signature
ELIZABETH BAIRD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of AUGUST, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT BAIRD & ELIZABETH BAIRD
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 11/01/05

Affidavit in Support of Administrative Variance

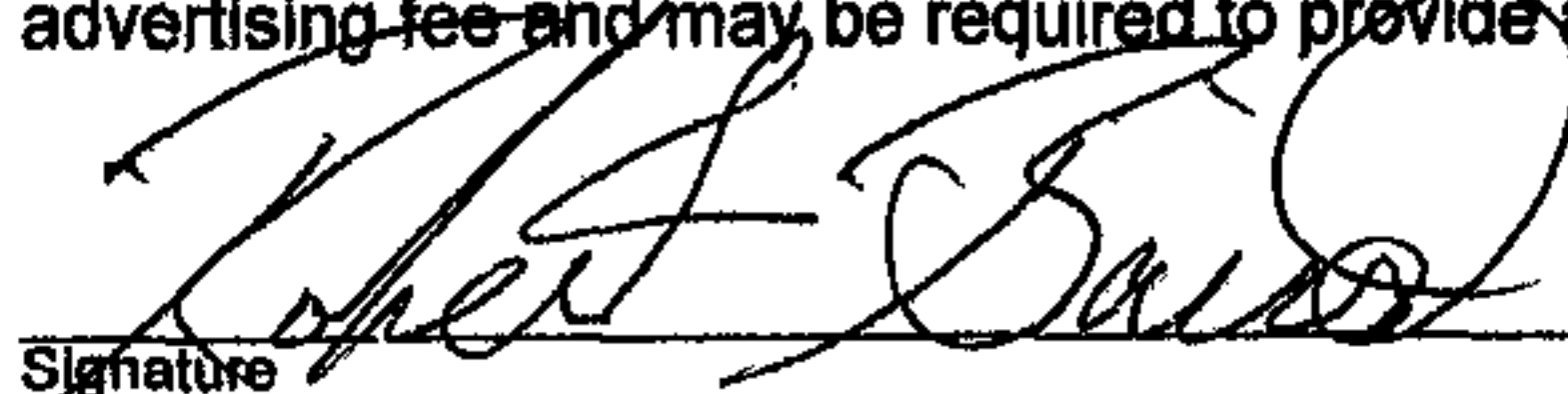
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 1302 FELTON COURT
Address
LUTHERVILLE MD 21093
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):

1. Because of an increase in auto thefts and break-ins in the neighborhood, a garage is part of the addition plans to provide security. Due to the slope of the property and the incorporation of a garage in the design, the addition needs to be positioned as far forward as possible. This will allow for proper water drainage while minimizing the amount of earth needed to build up the transition from the driveway into the garage. Without which, a garage is not possible.
2. In order to maintain the aesthetics of the existing structure, the addition has been designed to match up with the existing porch. In doing so, the added structure will not only blend seamlessly with the house, but also maintain the look of the adjacent homes and the neighborhood as a whole.

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
ROBERT BAIRD
Name - Type or Print


Signature
ELIZABETH BAIRD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of August, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT BAIRD + ELIZABETH BAIRD
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 11/01/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1302 FELTON COURT

which is presently zoned RESIDENTIAL
DR3.5

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) 11302.3.B to permit a front

yard setback of 28 ft. to the property line and 50 ft. to the centerline of the road in lieu of the required 30 ft. and 55 ft. respectively.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

ROBERT BAIRD

Name - Type or Print

Signature

ELIZABETH BAIRD

Name - Type or Print

Signature

1302 FELTON COURT

410-825-1147

Address

Telephone No.

LUTHERVILLE

MD

21093

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. 05-095-A

Reviewed By BR Date 8/19/04

REV 10/25/01

Estimated Posting Date 8/29/04

ZONING DESCRIPTION FOR 1302 FELTON COURT, LUTHERVILLE, MD 21093

Beginning at a point on the south west side of Felton Court which is 50 feet wide at the distance of 100 feet north west of the centerline of the nearest improved intersecting street Felton Road which is 50 feet wide. *Being Lot # 13, Block E, Plat # 2 in the subdivision of Waterford as recorded in Baltimore County Plat Book # 26, Folio # 76, containing 9,563 sf. Also known as 1302 Felton Court and located in the 9th Election District, 3rd councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **39790**

DATE 8/19/04

ACCOUNT Row 006-6150

AMOUNT \$ 65.00

RECEIVED FROM

Robert David

FOR

Administrative Vanfare

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 005

PAID RECEIPT

BUSINESS 07/04 TIME 100

07/20/2004 04/27/2004 15:14:16 1

000 0000 000000 1001 100

> RECEIPT # 270703 07/20/2004 1000

000 000 000000 000000

TR. NO. 100790

Receipt for 000000

\$65.00 12 000 00

Baltimore County, Maryland

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 05-095-A

Petitioner/Developer: _____

BOBBY BAIRD

Date of Hearing/Closing: 9/13/04

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

Attention:

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
at 1302 FELTON COURT

This sign(s) were posted on August 28, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 8/28/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)



ZONING NOTICE
ADMINISTRATIVE VARIANCE

CASE # 05-095-A

TO PERMIT A FRONT YARD SETBACK OF 20 FT
TO THE PROPERTY LINE AND 50 FT TO THE
CENTERLINE OF THE ROAD IN LIEU OF
THE REQUIRED 30 FT / 11 / 55 FT
RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON Monday, September 13, 2005

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL 887 3391
TOWSON MD 21204

MEETING VIA

Met with 8/28/04

**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 - 095 - A

Petitioner: ROBERT BAIRD

Address or Location: 1302 FELTON COURT, BALTIMORE, MD 21093
LUTHERVILLE

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT BAIRD

Address: 1302 FELTON COURT
LUTHERVILLE MD 21093

Telephone Number: 410-825-1147

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 095 -A Address 1302 Felton Ct.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/19/04 Posting Date: 8/29/04 Closing Date: 9/13/04

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- 095 -A Address 1302 Felton Ct.
Petitioner's Name Robert & Elizabeth Baird Telephone 410-825-1147
Posting Date: 8/29/04 Closing Date: 9/13/04
Wording for Sign: To Permit a front yard setback of 28 ft. to the property
line and 50 ft. to the centerline of the road in lieu of the
required 30 ft. and 55 ft. respectively.

WCR - Revised 6/25/04

**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*

September 13, 2004

Robert Baird
Elizabeth Baird
1302 Felton Court
Lutherville, Maryland 21093

Dear Mr. and Mrs. Baird:

RE: Case Number: 05-095-A, 1302 Felton Court

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

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

August 27, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 30, 2004

Item No.: 091, 092, 094-100

Pursuant to your request, the referenced plan(s) have been reviewed 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

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

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



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

Maryland Department of Transportation

Date: 8.27.04

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

RE: Baltimore County
Item No. 095 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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

AV
9/13

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

SEP 14 2004

ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr (JO0)

DATE: September 14, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 30, 2004

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

05-092
04-094
04-095
04-096
04-097
04-098
04-099
04-100

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 8, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-089, 5-095 and 5-098**
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

RECEIVED

SEP - 9 2004

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 14, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For September 7, 2004
Item Nos. 091, 092, 094, 095, 096,
097, 098, 099, and 100

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

RWB:CEN:jrb

cc: File

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

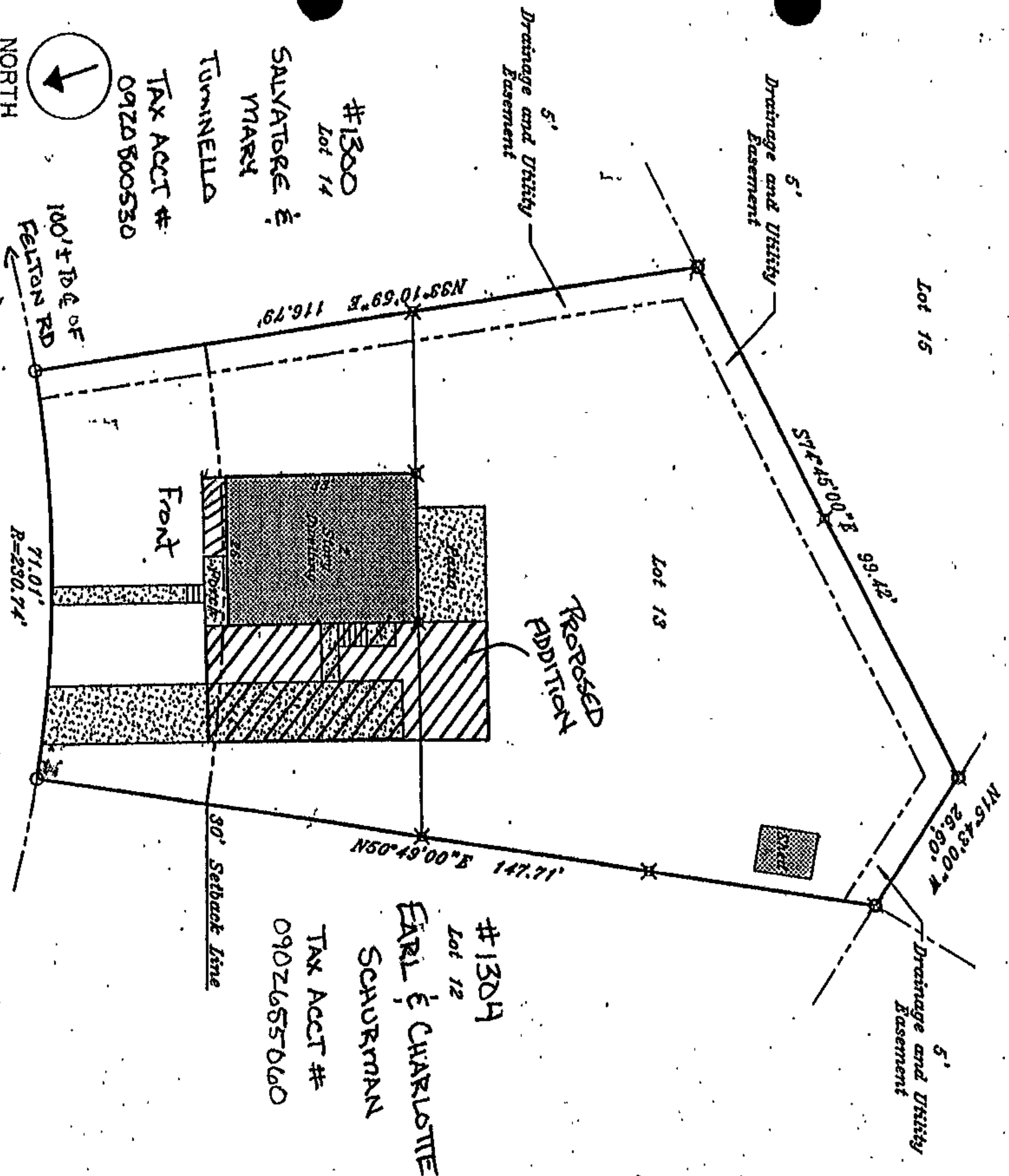
PROPERTY ADDRESS 1302 FELTON COURT

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

SUBDIVISION NAME WATERFORD

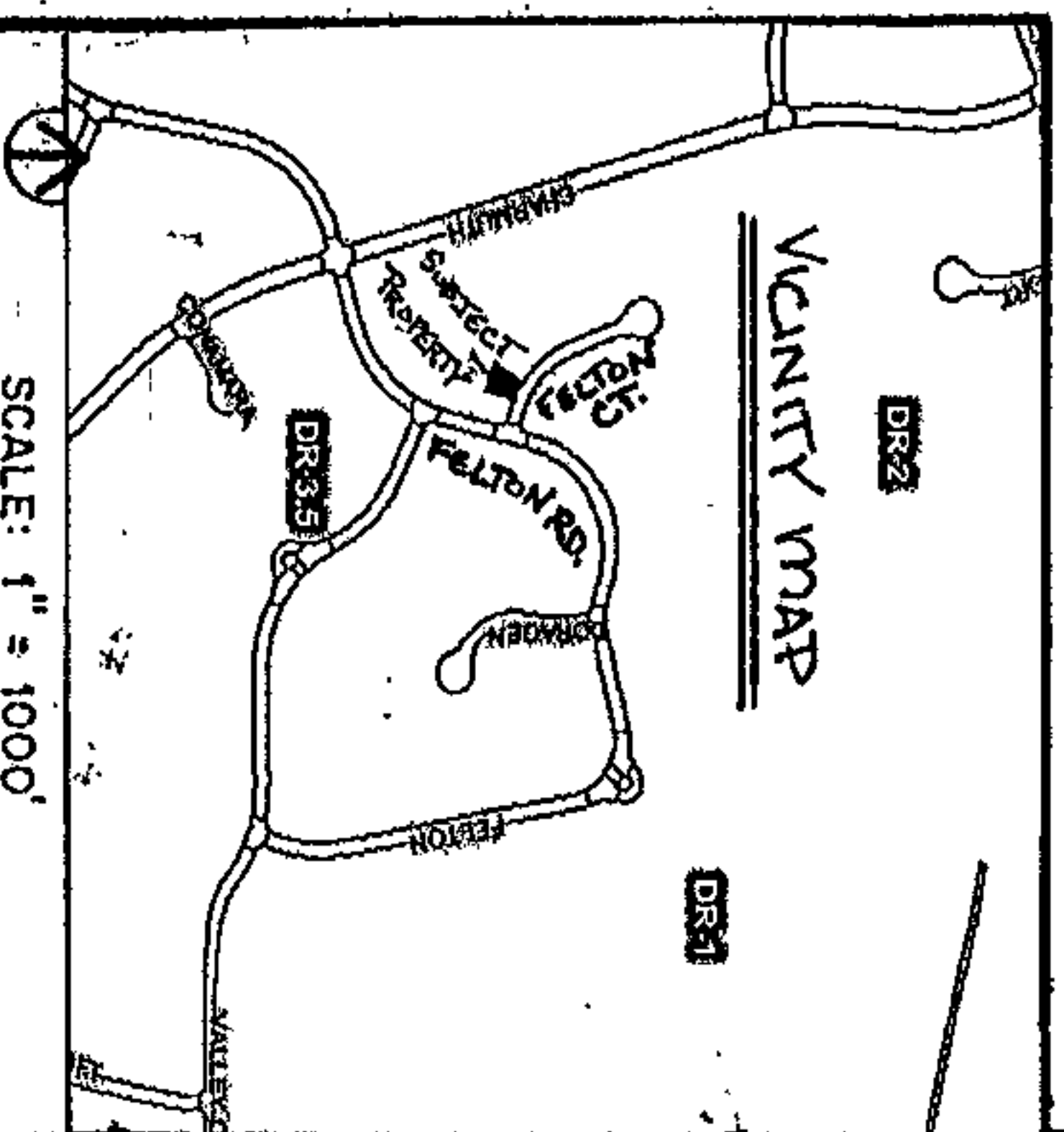
PLAT BOOK # 26 FOLIO # 76 LOT # 13 SECTION # 2

OWNER ROBERT and ELIZABETH BAIRD



PREPARED BY ROBERT BAIRD

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 3rd

1" = 200' SCALE MAP # NE 12-4

ZONING DR 3.5

LOT SIZE 22 9563

ACREAGE 22 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

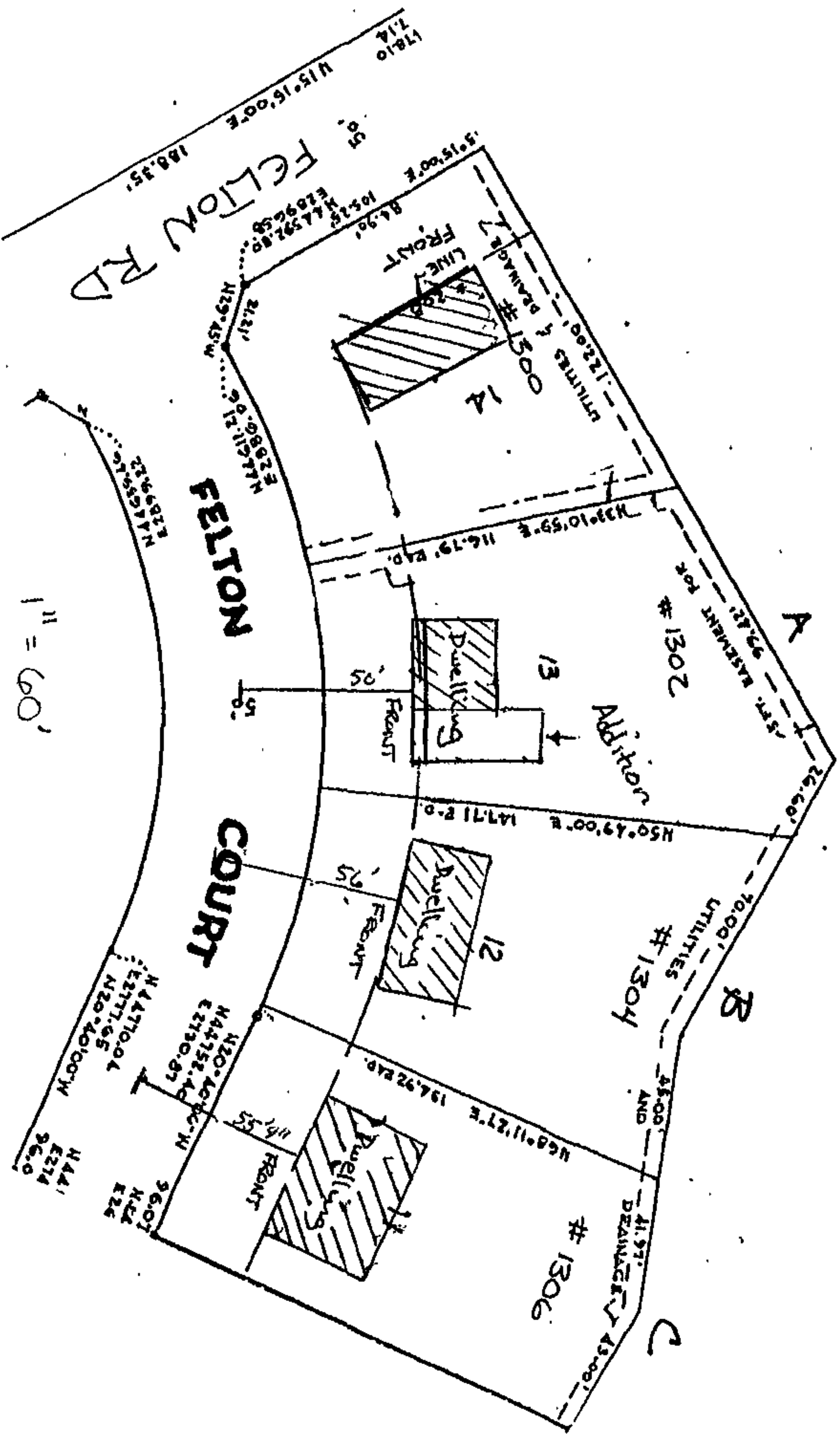
HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY AN ITEM # 095 CASE # 05-095-A

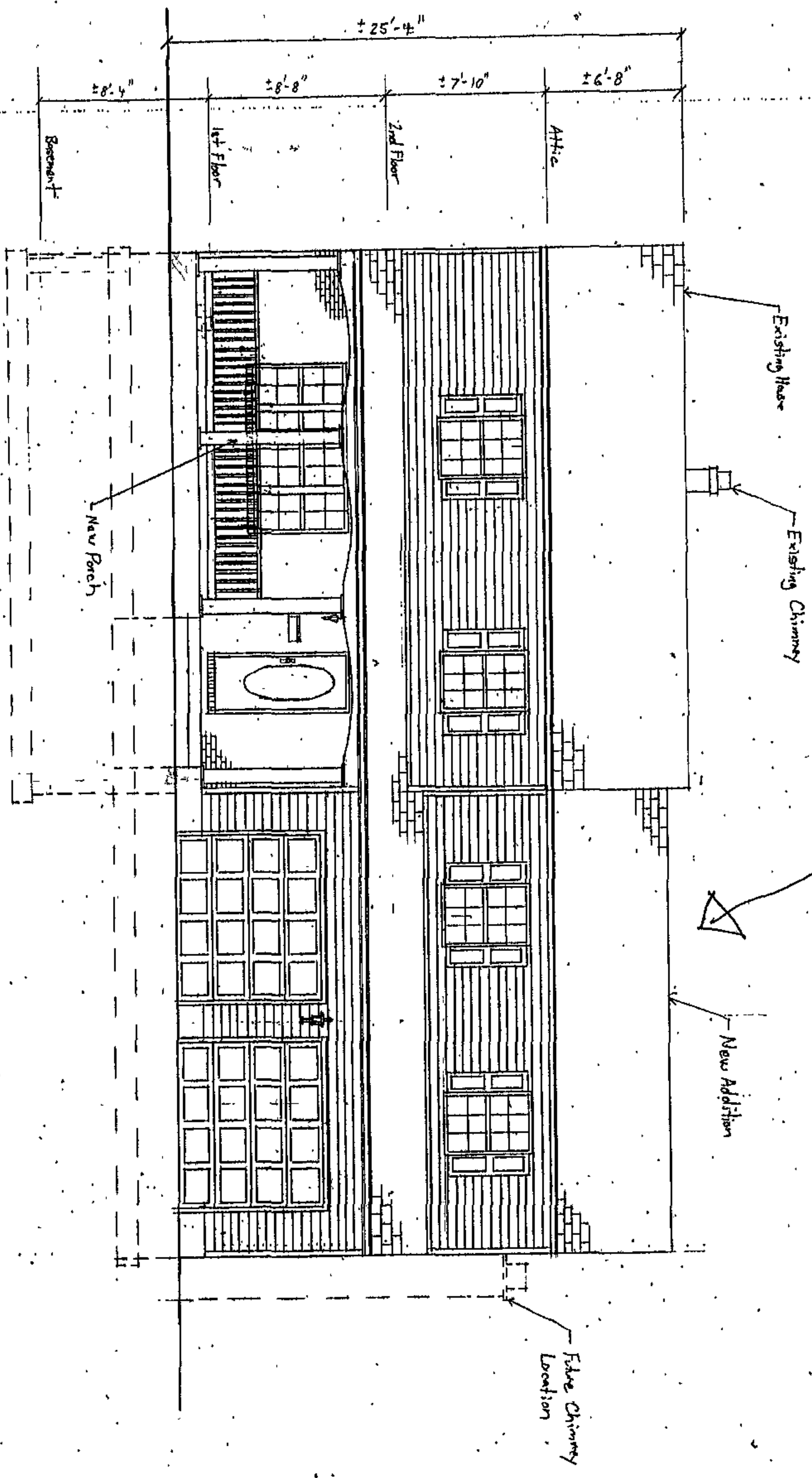
Plat 24#1



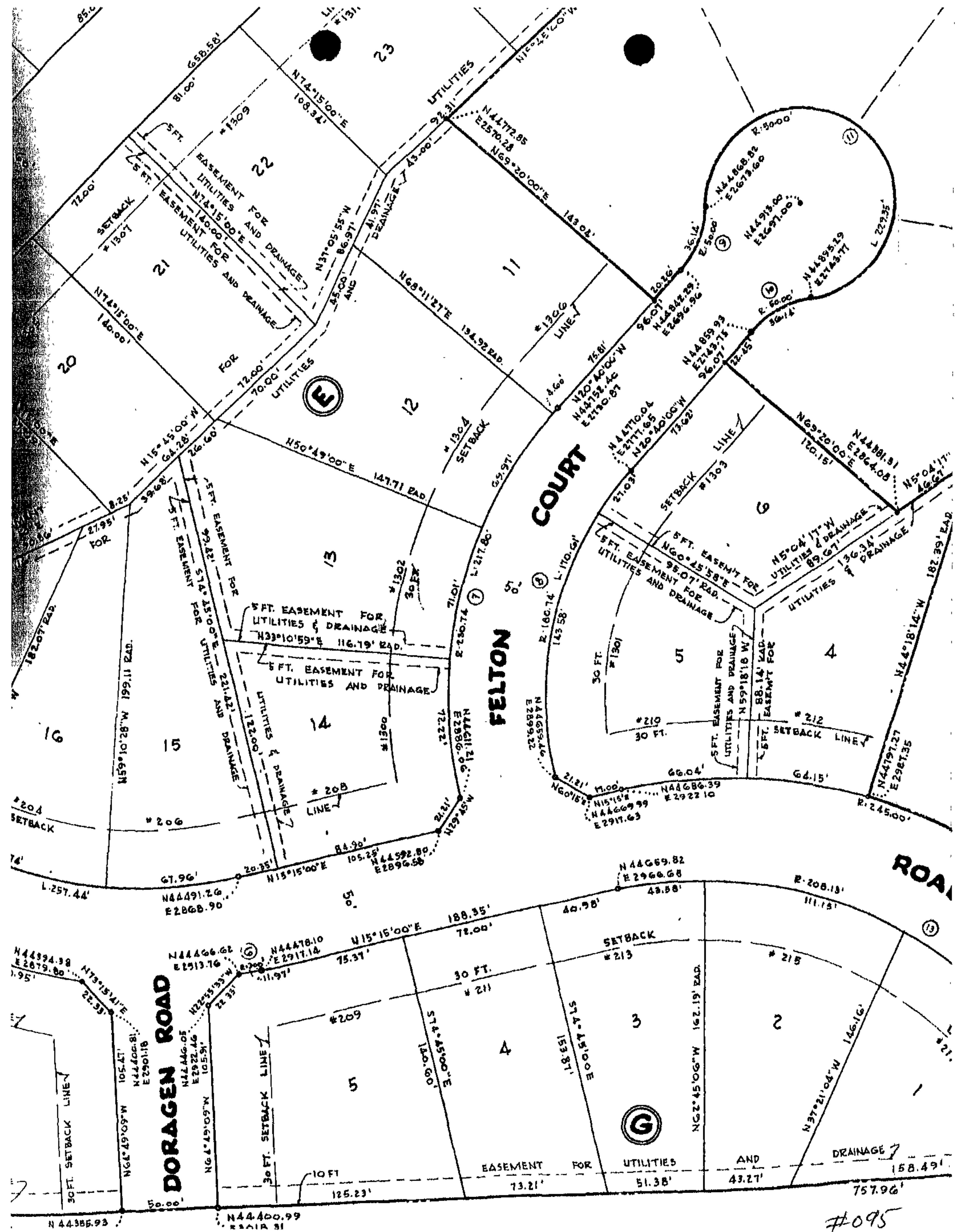
Sheet

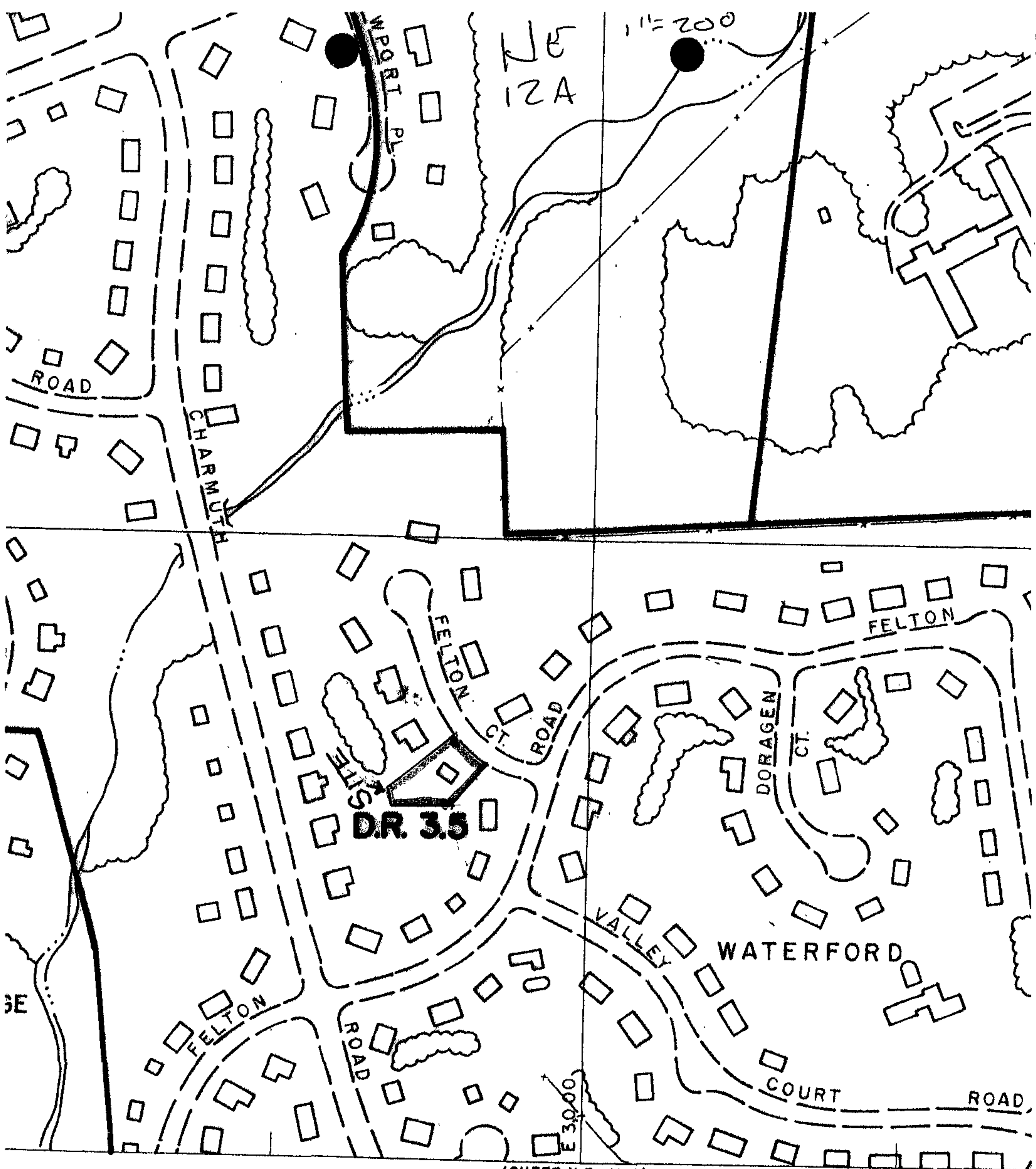
EXHIBIT B

PROPOSED ADDITION



FRONT ELEVATION





BALTIMORE COUNTY #095
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

EXHIBIT A

Photo 1: Shows planned addition will sit on the existing driveway.

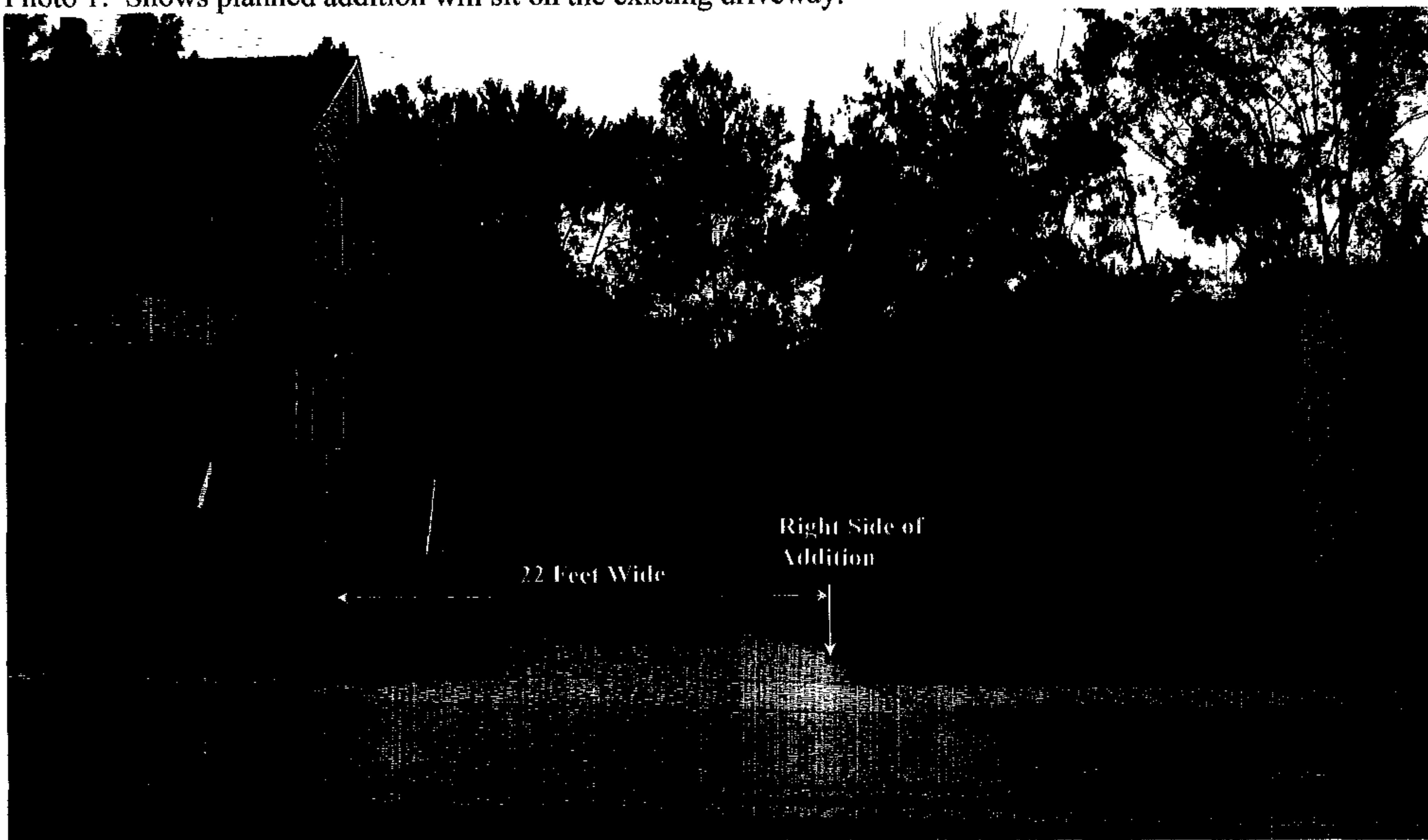


Photo 2: Shows that planned addition will sit 2 feet 10 inches beyond 30' setback line.

Also Note: Slope of driveway requires garage to be positioned as far forward as possible for proper drainage

