

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Kingston Park Lane West, 280 ft.
W of intersecting street "Right Way"
15th Election District
5th Councilmanic District
(70 Kingston Park Lane West)

Robert A. Churchman
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-151-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, Robert A. Churchman. The variance request is for property located at 70 Kingston Park Lane West in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections 400.2.A and 1B02.3.C.2.C of the Zoning Office Policy Manual, to permit a proposed detached garage and carport with a 12 ft. setback to a road in lieu of 25 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 3, 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: ZAC comments submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated October 26, 2004, a copy of which is attached hereto and made a part hereto.

ORDER RECEIVED FOR FILING

Date

By

11/4/04

Raj

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 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 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.

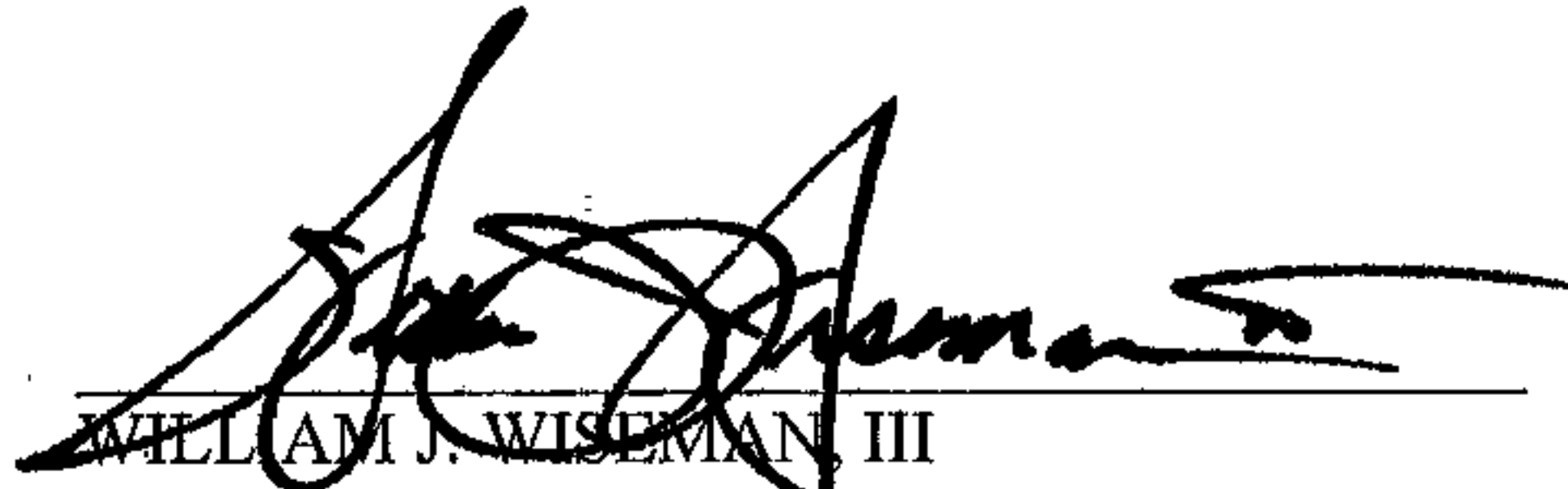
THEREFORE, IT IS ORDERED, this 4th day of November, 2004, by this Zoning Commissioner, that the Petitioner's request for administrative variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections 400.2.A and 1B02.3.C.2.C of the

ORDER RECEIVED FOR FILING
11/14/04
Rai

Zoning Office Policy Manual, to permit a proposed detached garage and carport with a 12 ft. setback to a road in lieu of 25 ft., be and it 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 submitted by DEPRM dated October 26, 2004, a copy of which is attached hereto and made a part hereof; and
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.


WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

WJW,III:raj

ORDER RECEIVED FOR FILING

Date

11/2/04

By

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
William J. Wiseman III, Zoning Commissioner

November ^{4th} 3, 2004

Mr. Robert A. Churchman
70 Kingston Park Lane West
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 05-151-A
Property: 70 Kingston Park Lane West

Dear Mr. Churchman:

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 "William J. Wiseman, III", is written over a horizontal line.

William J. Wiseman, III
Zoning Commissioner

WJW,III:raj
Enclosure

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 70 Kingston Park Lane West
which is presently zoned DR 5.5

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

1 B02.3.C.2.C of The Zoning-Office Policy Manual To Permit A Proposed Detached Garage And Carport with A 12 Ft. Setback To A Road in Lieu of 25 FT

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 11/4/04 day of Ray 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 A. Churchman

Name - Type or Print

Signature

Name - Type or Print

Signature

410-341-5436

70 Kingston Park Lane West

Address

Telephone No.

Baltimore MD. 21220

City

State

Zip Code

Representative to be Contacted:

Robert A. Churchman

Name

Work 410-488-8200 / Home

410-341-5436

Address

Telephone No.

None

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05 151 A

Reviewed By JL

Date 9/23/04

Estimated Posting Date 10/03/04

REV 10/25/01

A-200 61157

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 70 Kingston Park Lane West
Address Baltimore MD. 21220
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):

- * - ~~Garage~~
REPLACE ~~existing~~ Existing Block Building into a GARAGE, with
Added storage space (minimum storage per under house)
with street set back
same
- * - Car Port
WEATHER COVER OVER CARS

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
Robert A. Churchman
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30TH day of AUGUST, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT A. CHURCHMAN

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public MARLENE PAUL

My Commission Expires SEPTEMBER 1, 2005

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

70 Kingston Park Lane West
Address
Baltimore MD. 21220
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):

* - GARAGE

REPLACE MAKE EXISTING BLOCK BUILDING INTO A GARAGE WITH
ADDED STORAGE SPACE (MINIMUM STORAGE NOW UNDER HOUSE)
WITH SAME STREET SET BACK

* - CAR PORT

WEATHER COVER OVER CARS

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

Robert A. Churchman
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30TH day of AUGUST, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT A. CHURCHMAN

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public MARLENE PAUL

My Commission Expires SEPTEMBER 1, 2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 70 Kingston Park Lane West
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 BCZR AND 400.2.A. AND 1 B02.3.C.1 of the Zoning Office Policy Manual To Permit A proposed Detached Garage and Carport with a 12 ft. setback to a road in lieu of 25 ft.

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 A. Churchman

Name - Type or Print

Signature

Name - Type or Print

Signature

70 Kingston Park Lane West

Address

Baltimore MD. 21220

City

State

410-391-5436

Telephone No.

Zip Code

Representative to be Contacted:

Robert A. Churchman

Name

W. 410-488-8200 / Home

Address

Same

City

State

410-391-5436

Telephone No.

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 05 day of 151 A 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.

CASE NO. 05 151 A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JL

Date 9/23/04

Estimated Posting Date 10/03/04

Zoning Description for — 70 Kingston Park Lane West

Beginning at a point on the — South side of Kingston Pk. Ln. W.
which is 46'-0" wide at a distance of 280 Ft.
west of intersecting street — "Right Way", which is
12 Ft. Paving wide (~~XXXXXXXXXX~~)

Then westerly 45.70 Ft, southerly 198 Ft,
easterly 75 Ft, northerly 185 Ft. Back to the point
of Beginning.

151

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 40933

DATE 9/23/04 ACCOUNT 001 006 650
AMOUNT \$ 65.00

RECEIVED FROM: CHURCHMAN

FOR: Real Insurance

For Insurance / Park Lt

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME BEN
9/23/2004 9/23/2004 14:56:38 2

RED 0004 00000000000000000000
RECEIPT # 22289 9/23/2004 0014

Dept 5 576 JOURNAL VERIFICATION
LN NO 000000

Receipt Tot \$65.00
1.00 CR \$70.00 DA
\$5.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-151-A

Petitioner/Developer: ROBERT

CHURCHMAN

Date of Hearing/Closing OCT 18/04

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:

70 KINGSTON PARK LA. WEST

The sign(s) were posted on

10/03/04
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

10/3/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

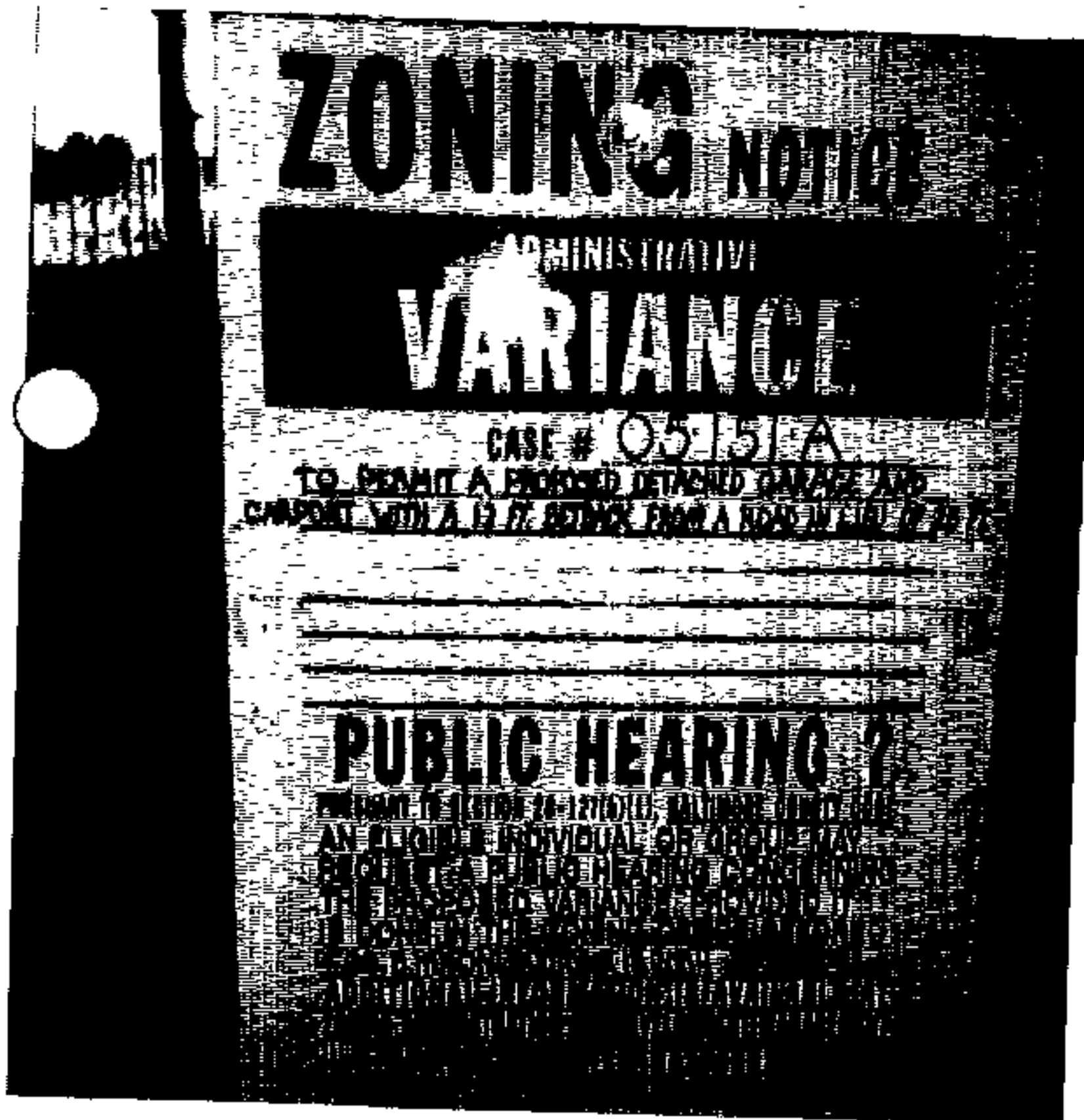
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RECEIVED

OCT - 5 2004

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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: 05-151-A

Petitioner: Robert A. Churchman

Address or Location: 70 Kingston Park Lane West

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert A. Churchman

Address: 70 Kingston Park Lane West
Baltimore, MD. 21220

Telephone Number: 410-391-5436

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 151 -A

Address 70 KINGSTON PARK LA. WEST

Contact Person: JOHN LEVINS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/23/04

Posting Date: 10/03/04

Closing Date: 10/18/04

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- 151 -A

Address 70 KINGSTON PARK LA. WEST

Petitioner's Name ROBERT CHURCHMAN

Telephone 410 391 5436

Posting Date: 10/03/04

Closing Date: 10/18/04

Wording for Sign: To Permit A PROPOSED DETACHED GARAGE AND CARPORT WITH A 12 FT.
SETBACK FROM A ROAD IN LIEU OF 25 FT.

**Department of Permits and
Development Management**

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



Baltimore County

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

October 18, 2004

Robert A. Churchman
70 Kingston Park Lane West
Baltimore, Maryland 21220

Dear Mr. Churchman:

RE: Case Number:05-151-A, 70 Kingston Park Lane West

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 23, 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

October 7, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 7, 2004

Item No.: 093, 131, 144-155, 157

(151)

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 13, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2004
Item No. 151

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

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

A 40-foot minimum right-of-way for Kingston Park Lane West shall be shown, and the requested variances be modified accordingly.

RWB:CEN:jrb

cc: File

ZAC-10-12-2004-ITEM NO 151-10132004

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr ^{JDO}

DATE: October 26, 2004

SUBJECT: Zoning Item # 05-151
Address 70 Kingston Park Lane West (Churchman Property)

Zoning Advisory Committee Meeting of October 4, 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:

The proposed development must comply with the Limited Development Area and Buffer Management Area criteria for the CBCA

Reviewer: Martha Mickey, Sue Farinetti

Date: October 26, 2004

BALTIMORE COUNTY, MARYLAND

RECEIVED

OCT 13 2004

INTER-OFFICE CORRESPONDENCE

ZONING COMMISSIONER

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

DATE: October 12, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-151 – Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

John J. Latham

MAC/LL

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



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

Maryland Department of Transportation

Date: 10.4.09

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

RE: Baltimore County
Item No. 151 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, Chief
Engineering Access Permits Division

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 70 Kingston Park Lane West SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Libert 13924
PLAT BOOK # 244 LOT # 70 SECTION # 1
OWNER Robert A. Churchman

MIDDLE RIVER

Proposed
24' x 20' Garage
21' x 20' open car port
300 sq. ft. Total

FRONT
Douglas F. Suass
Stephen R. Suass
Koran E. Moore
8688 / 403

FRONT
#70
EXIST. SFD.

FRONT
Mithrad C. & Wynne
Brown
8059 / 061

Block Garage
20' x 21' CARPORT
20' x 21' AREA
2,600 sq. ft. REAR YD AREA
34% REAR YD COVERAGE
20' x 21' AREA
20' x 21' AREA
20' x 21' AREA

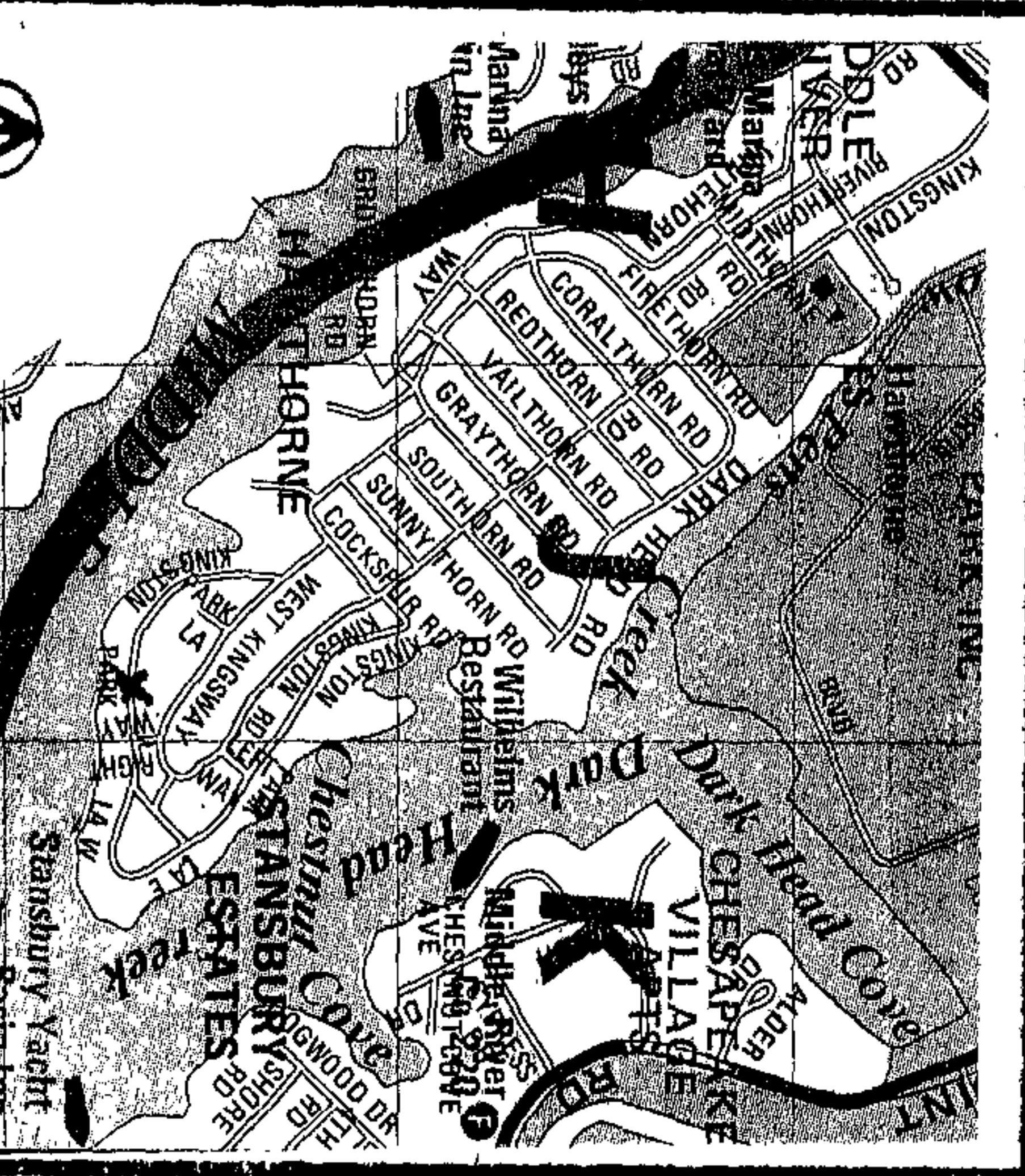
Right of Way

280' TO C/L RIGHT WAY

KINGSTON PARK LANE WEST



SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE 21

ZONING DR 5.5

LOT SIZE .25

8722

ACREAGE .25 SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☒ YES ☐ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # 05151-A CASE #

PREPARED BY R. Churchman

SCALE OF DRAWING: 1" = 20'

APPLICANT IS RESPONSIBLE FOR ALL INFORMATION PROVIDED BY EARTH CO. AND WILL COMPLY WITH FLOOD PLAIN CONSTRUCTION REQUIREMENTS.

D.R. 5.5

PIERS

PIER

PIERS

PIER

W. KINGSTON

D.R. 10.5

KINGSTON PARK

PARK

PIERS

WALL

D.R. 5.5

LAN

PIERS

PIERS

CLARK P

D.R. 5.5

WALL

PIERS

DARK

HEAD

CREEK

PIERS

WALL

PIERS

WALL

E 52 500

000 500

NE 21

RIVER

1900 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000



Looking To Middle River From Back
of House - south

151



Back up and looking west To #62

151



Looking EAST along Ringston Pk. Ln. West

151



Looking West Along Kingston Pk LN. West

15