

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Falls Road, 237.22 ft. S
centerline of Ivy Hill Road
8th Election District
2nd Councilmanic District
(12515 Falls Road)

Patricia L. & Scott E. Harman
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-159-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Patricia L. and Scott E. Harman. The variance request is for property located at 12515 Falls Road in the Cockeysville area of Baltimore County. The variance request is from Section 1A00.4 (103.3, 1A003.B.3, 1970 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition with a side yard setback of 47 ft. and a proposed attached garage with a side yard setback of 13 ft. in lieu of the minimum required 50 ft each. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 9, 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 FILES

Date

by

11/3/04

Ray

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 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 Deputy 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.

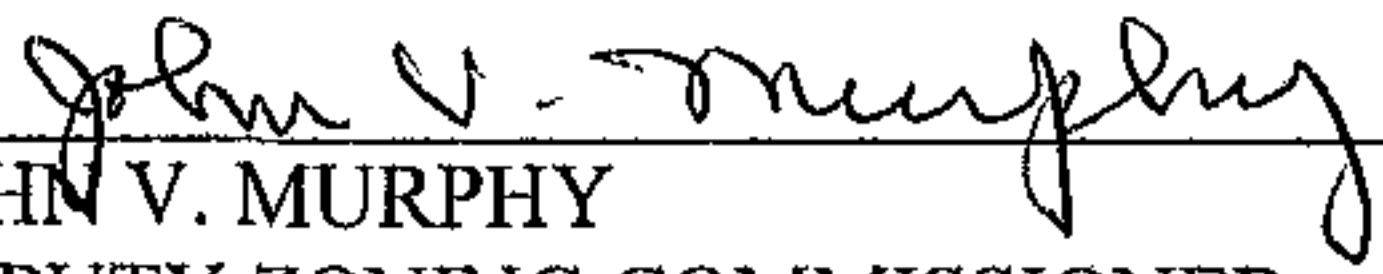
THEREFORE, IT IS ORDERED, this 3 day of November, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for administrative variance from Section 1A00.4 (103.3, 1A003.B.3, 1970 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a

ORDERED
Date 11/3/04
By [Signature]

proposed addition with a side yard setback of 47 ft. and a proposed attached garage with a side yard setback of 13 ft. in lieu of the minimum required 50 ft each, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions 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;
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.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER REVIEWED FOR FILING
Date 11/3/04
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 3, 2004

Mr. & Mrs. Scott E. Harman
12515 Falls Road
Cockeysville, Maryland 21030

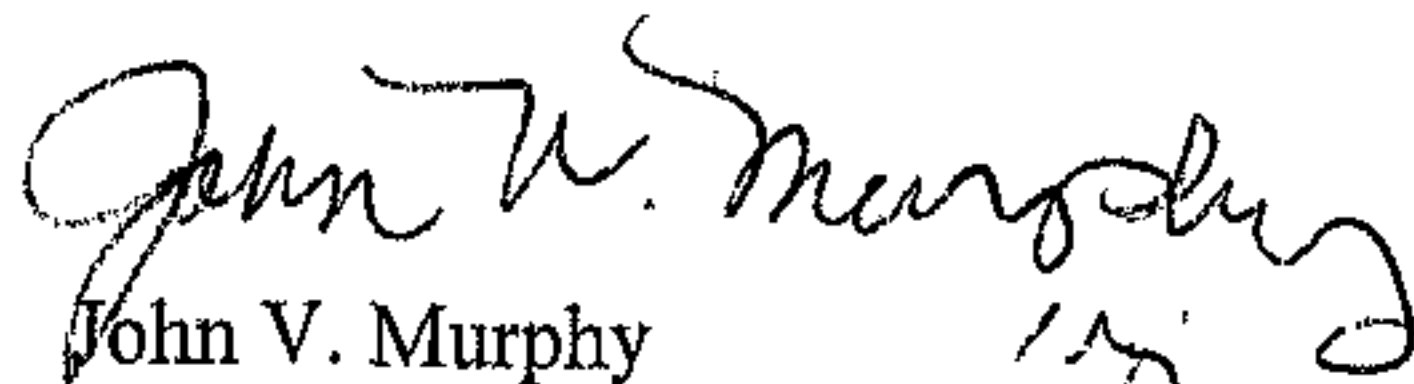
Re: Petition for Administrative Variance
Case No. 05-159-A
Property: 12515 Falls Road

Dear Mr. & Mrs. Harman:

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

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



Printed on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12515 FAUS RD
which is presently zoned RC 5 (Old RDP)

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) 1900.4, (103.3, 1900.3, 1970 Regs)

To allow a proposed addition with a side yard setback of 47 ft. & a proposed attached garage with a side yard setback of 13 ft. in lieu of the minimum required 50 ft. each.

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

Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this 11/30/04 day of Nov 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

12515 FAUS RD 410 560 3224
Address Telephone No.

COCKEYSVILLE MD 21030
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 9-29-04

Estimated Posting Date 10-10-04

CASE NO. 05-159A

EV 10/25/01

FILED 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

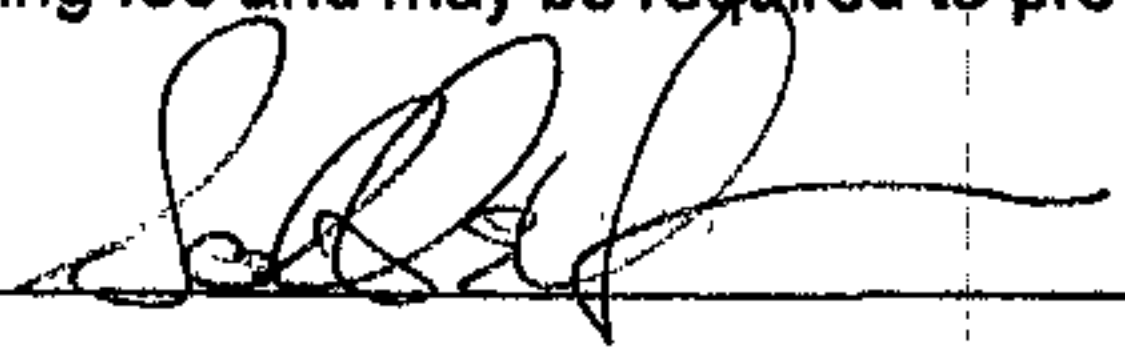
12515 FAUS RD
Address
COCKEYSVILLE MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

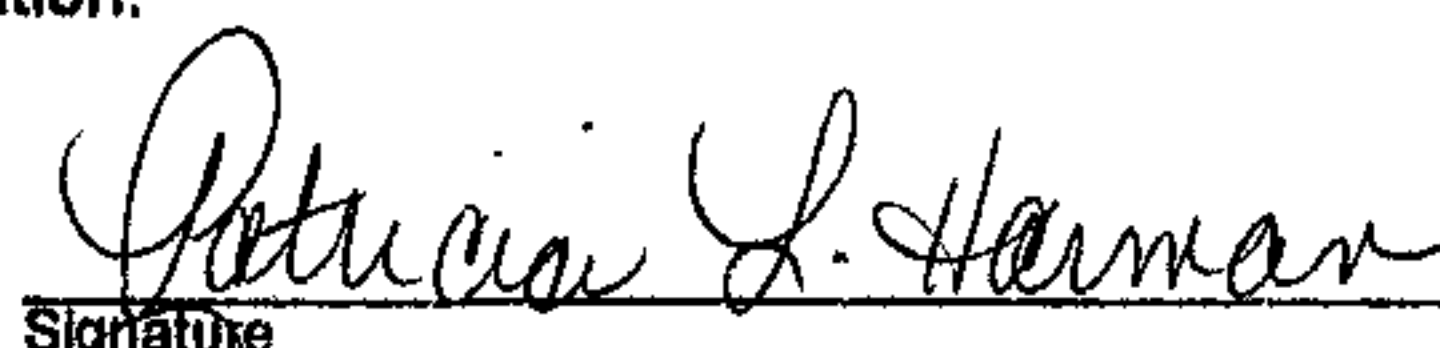
The existing dwelling was constructed at a distance of 47' from the property line. Code requires that the addition be set back to a conforming 50'. The construction costs would be higher and finished improvements would have less utility if constructed to be conforming. It is requested that the sidewall of the house be allowed to be extended at its current position.

It is also requested that a variance be granted to place a foundation and slab for a future garage adjacent to the addition. Because of the narrow nature of the lot the only other location for the garage would place it much closer to the neighboring house in the rear yard.

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

SCOTT E. HARMAN
Name - Type or Print


Signature

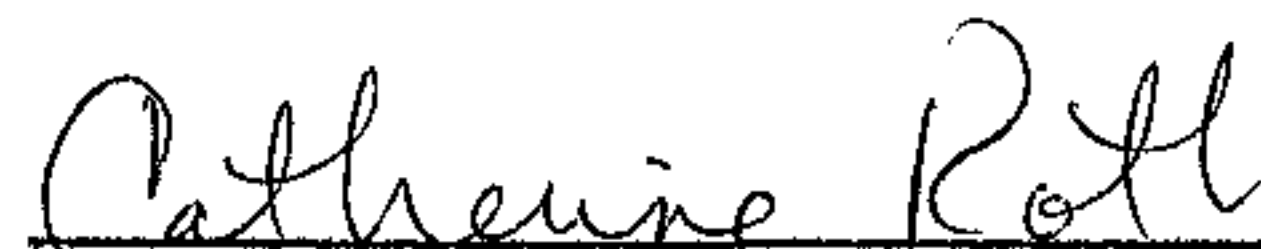
PATRICIA L. HARMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

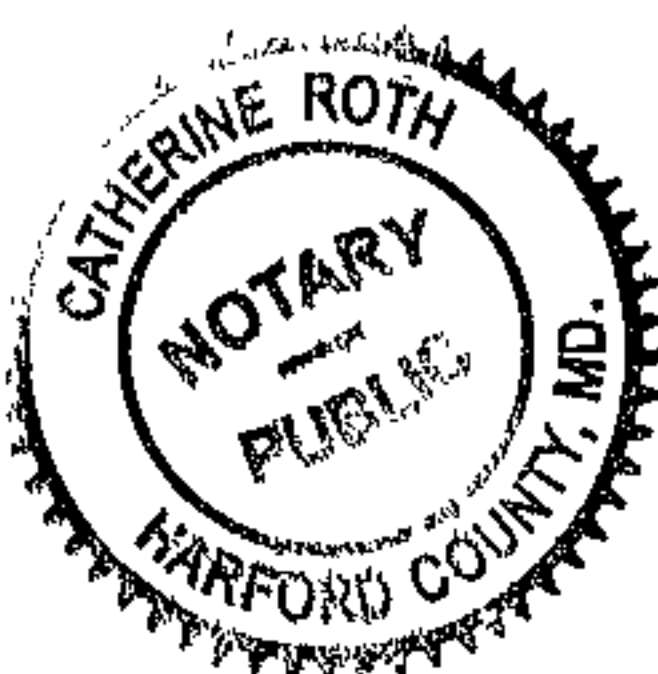
I HEREBY CERTIFY, this 22 day of SEPT., 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARYLAND
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 3/12/05



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

12515 FAUS RD
Address
COCKEYSVILLE MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The existing dwelling was constructed at a distance of 47' from the property line. Code requires that the addition be set back to a conforming 50'. The construction costs would be higher and finished improvements would have less utility if constructed to be conforming. It is requested that the sidewall of the house be allowed to be extended at its current position.

It is also requested that a variance be granted to place a foundation and slab for a future garage adjacent to the addition. Because of the narrow nature of the lot the only other location for the garage would place it much closer to the neighboring house in the rear yard.

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

SCOTT E. HARMAN
Name - Type or Print


Signature

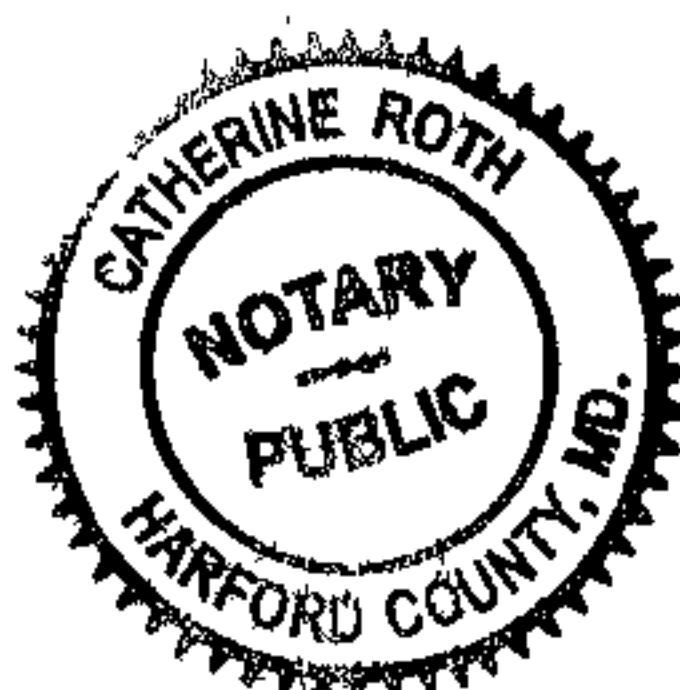
PATRICIA L. HARMAN
Name - Type or Print

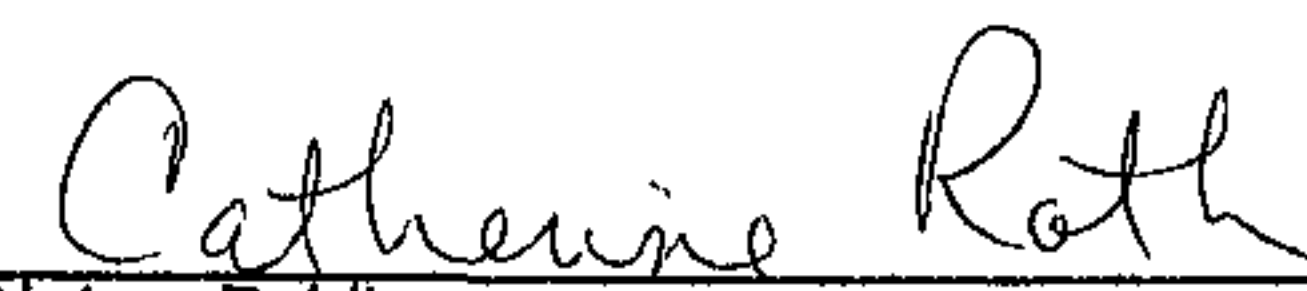
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of SEPT., 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARYLAND
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 3/12/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12515 FAUS RD
which is presently zoned RC 5 (old RPP)

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) 1900.4 (103.3, 1900.3, B. 3 (9.70 Regs))

To allow a proposed addition
with a side yard setback of 47 ft. and a proposed attached garage
with a side yard setback of 13 ft. in lieu of the minimum
required 50 ft. each.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

12515 FAUS RD 410 560 3224

COCKEYSVILLE MD 21030

Representative to be Contacted:

Name

Address

City

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 05-159 A day of May 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. 05-159 A

REV 10/25/01

Reviewed By [Signature]

Date

Estimated Posting Date

9-29-04
10-10-04

ZONING DESCRIPTION for 12515 Falls Road

Beginning at a point on the East side of Falls Road which is 40' wide at the distance of 237.22' South of the centerline of the nearest improved intersecting street Ivy Hill Road which is 30 ' wide. *Being Lot #3, In the sub division of Frank as recorded in Baltimore County Plat Book 35, Folio #41, containing 1.45 acres. Also known as 12515 Falls Road and located in the 8th Election District, 2nd Councilmanic District.

159

BAITMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Code No. **40307**
Code 05-1599

DATE 9-29-04

ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM:

Mr. Harman

FOR:

Residential Services Billing Fee
for 13515 Falls Rd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED: ACTUAL TIME

9/29/2004 9/29/2004 10:30:00 AM

RECEIVED: PAID BY THE

9/29/2004 9/29/2004

RECEIVED: 3 228 (MINDS) VERIFICATION

OR NO. 000000

Receipt for

\$65.00

\$65.00

BAITMORE COUNTY, MD 21202

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date *October 11, 2004*

RE: Case Number *05-159-A*

Petitioner/Developer *Scott & Patricia Harman*

Date of Hearing(Closing) *October 25, 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 *12515 FALLS ROAD*

The sign(s) were posted on

October 9, 2004



Linda O'Keefe
(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 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 05-159-A

Petitioner: Mr. + Mrs. Scott Harman

Address or Location: 12515 Falls Rd, Cockeysville, Md, 21030

PLEASE FORWARD ADVERTISING BILL TO

Name: _____

Address SAME

Telephone Number: 410-560-3224

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 159 -A, Address 12515 Falls Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-29-04 Posting Date: 10-10-04 Closing Date: 10-25-04

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- 159 -A Address 12515 Falls Rd
Petitioner's Name Scott E & Patricia L. Harman Telephone 410-510-3224

Posting Date: 10-10-04 Closing Date: 10-25-04

Wording for Sign: To Permit a proposed addition with a side yard
setback of 47 ft. & a proposed attached garage with a side-
yard setback of 13 ft. in lieu of the minimum required
50 ft. each.

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*

October 25, 2004

Scott Edward Harman
Patricia L. Harman
12515 Falls Road
Cockeysville, Maryland 21030

Dear Mr. and Mrs. Harman:

RE: Case Number:05-159-A, 12515 Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 10, 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 the typed name.

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 11, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 11, 2004

Item No.: 156, 158-¹⁵⁹166, 168&169

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 3, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For October 18, 2004
Item Nos. 156, 158, 159, 161, 164,
165, 166, 168, and 169

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

RWB:CEN:jrb

cc: File

AN
10/26

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 # 05-159
Address 12515 Falls Road

RECEIVED

OCT 27 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of October 11, 2004.

The Department of Environmental Protection and Resource Management has the following comments on the above-referenced zoning item:

The existing well and septic system must be shown on the plan. A new evaluation of the septic system may be required prior to building permit approval. Contact the Groundwater Management section of DEPRM for additional information.

Reviewer: Martha Mickey, Sue Farinetti

Date: October 26, 2004

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 21, 2004

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

RECEIVED

OCT 21 2004

ZONING COMMISSIONER

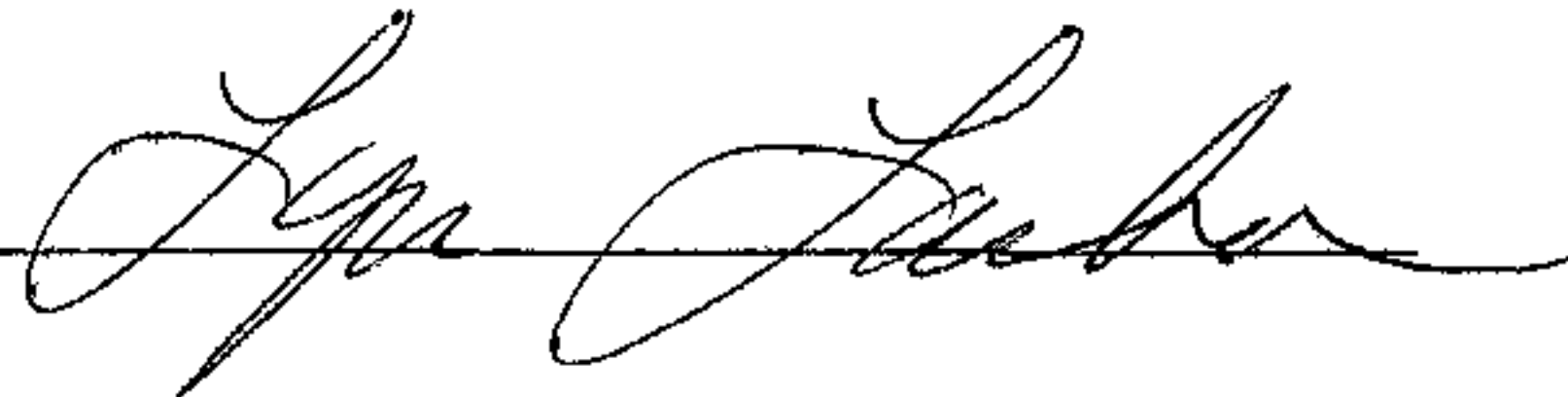
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-159 - Administrative Variance

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

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



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

Maryland Department of Transportation

Date: 10.13.04

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

RE: Baltimore County
Item No. 159 JJS

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 25, are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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

05-159 A for
ZC's File

September 22, 2004

Anita Rybcznski
12519 Falls Road
Cockeysville, MD 21030

RE: Proposed Improvements to 12515 Falls Road

To Whom It May Concern,

I have reviewed Mr. Harman's plans for an addition to his house and have no objections to his plan. My only request is that my white pine trees, which divide our properties, will not be disturbed. Mr. Harman has assured me that the white pine trees are to the rear of the area where the addition will be built and will not be touched.

Sincerely,

Anita Rybcznski

Anita Rybcznski

159

TO: ZC, Deputy Z.C.

9-29-04

From: J. J. L. R.
Planna II

MEMO TO THE FILE

Case # 05-159 A.

12515 Falls Rd.

Mr. Harman filed all of the paperwork this morning for his petition for a zoning (setback variance). The paperwork was very detailed (color coded & even showing trees & arbor-vitae for existing screening). However the scale of the site plan was 1 in = 3 ft. I informed Mr. Harman that the required scale was an engineer's scale, i.e. 1 in = 20, 30, 40 or 50 ft. Mr. Harman ^{politely} stated that he wished to submit the plans as shown as all of the basics of his request were shown.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

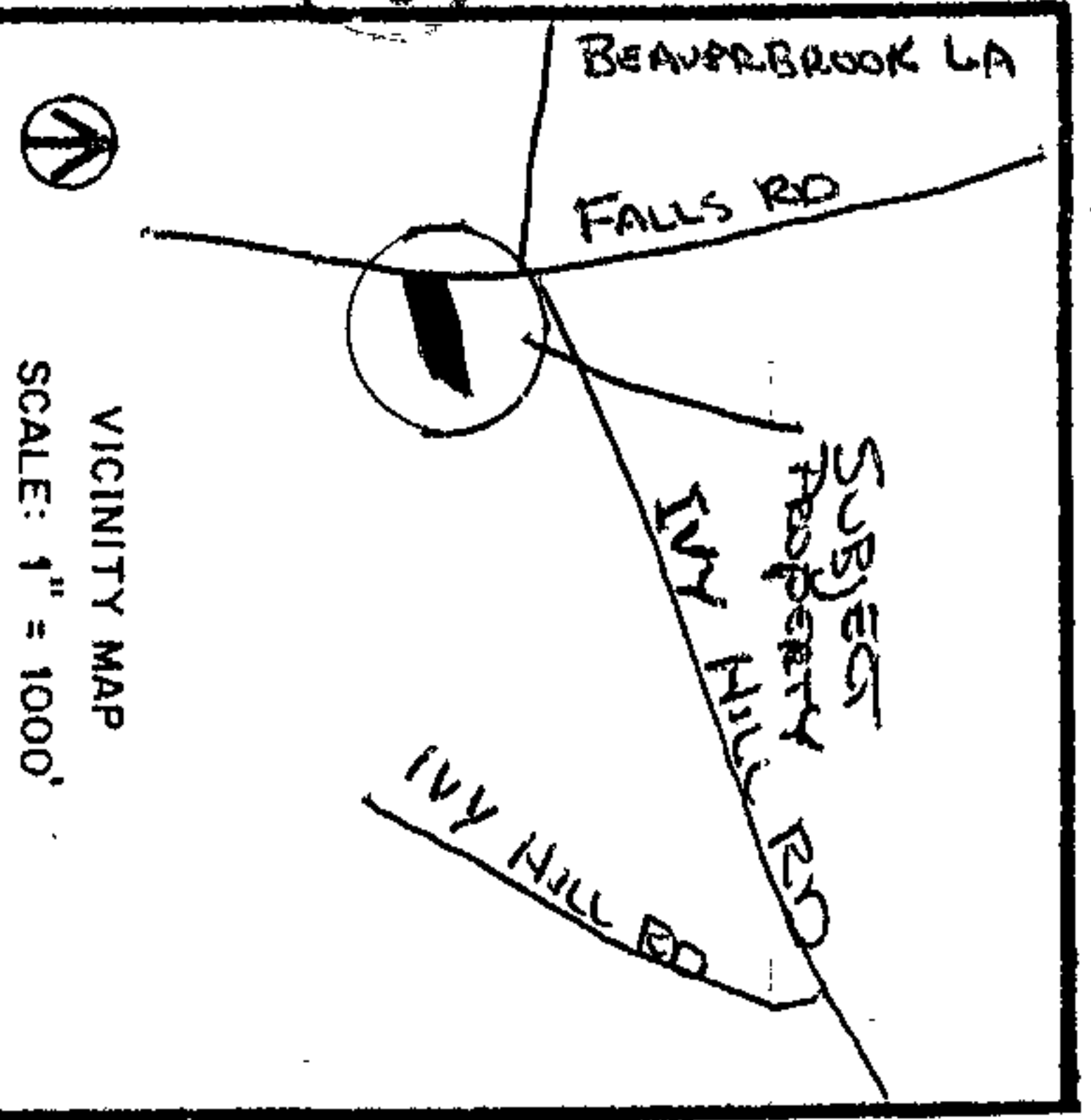
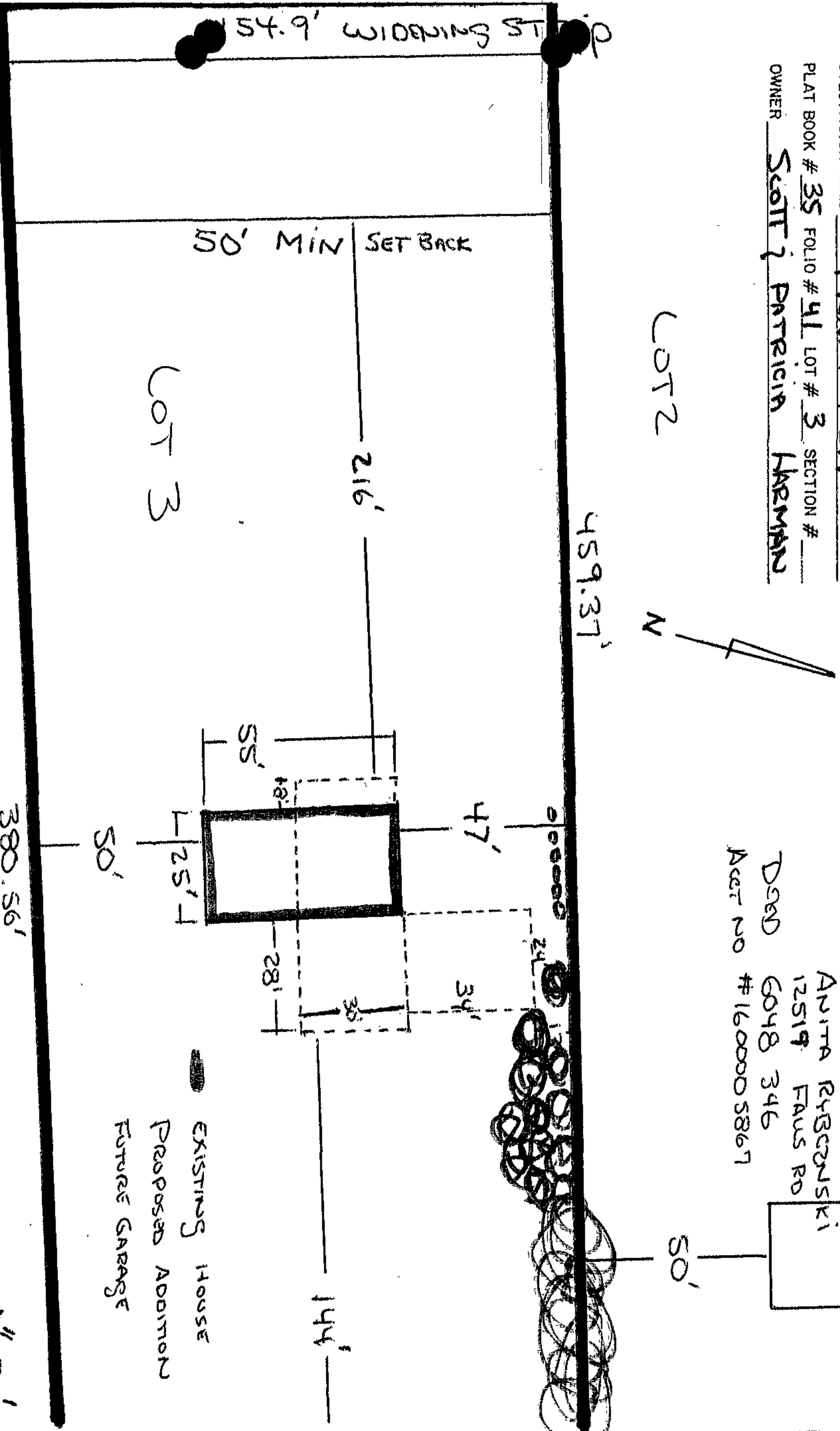
PROPERTY ADDRESS 12515 FAUS RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME FRANK'S PLAT

PLAT BOOK # 35 FOLIO # 41 LOT # 3 SECTION #

OWNER SCOTT & PATRICIA HAMMAN

ANITA RYBICKSKI
12519 FAUS RD
DENN 6048 346
Acct NO #1600005867



LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 2

1"=200' SCALE MAP # NW, 16-D

ZONING RC-5 (OLD R20)

LOT SIZE 1.45 ACRES 63162 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # 159 CASE #

Set 4#1

R.C. 5

NW 16-D

N-63,000

HILL

PRIVATE

ROAD

IVY

R.C. 4

N-62,000

ROAD

R.C. 4

PRIVATE

25

FALLS

R.C. 5

N-61,000

PRIVATE

ROAD

#159

SHEET NW 16-D

Existing BuAer

#12519



#12519



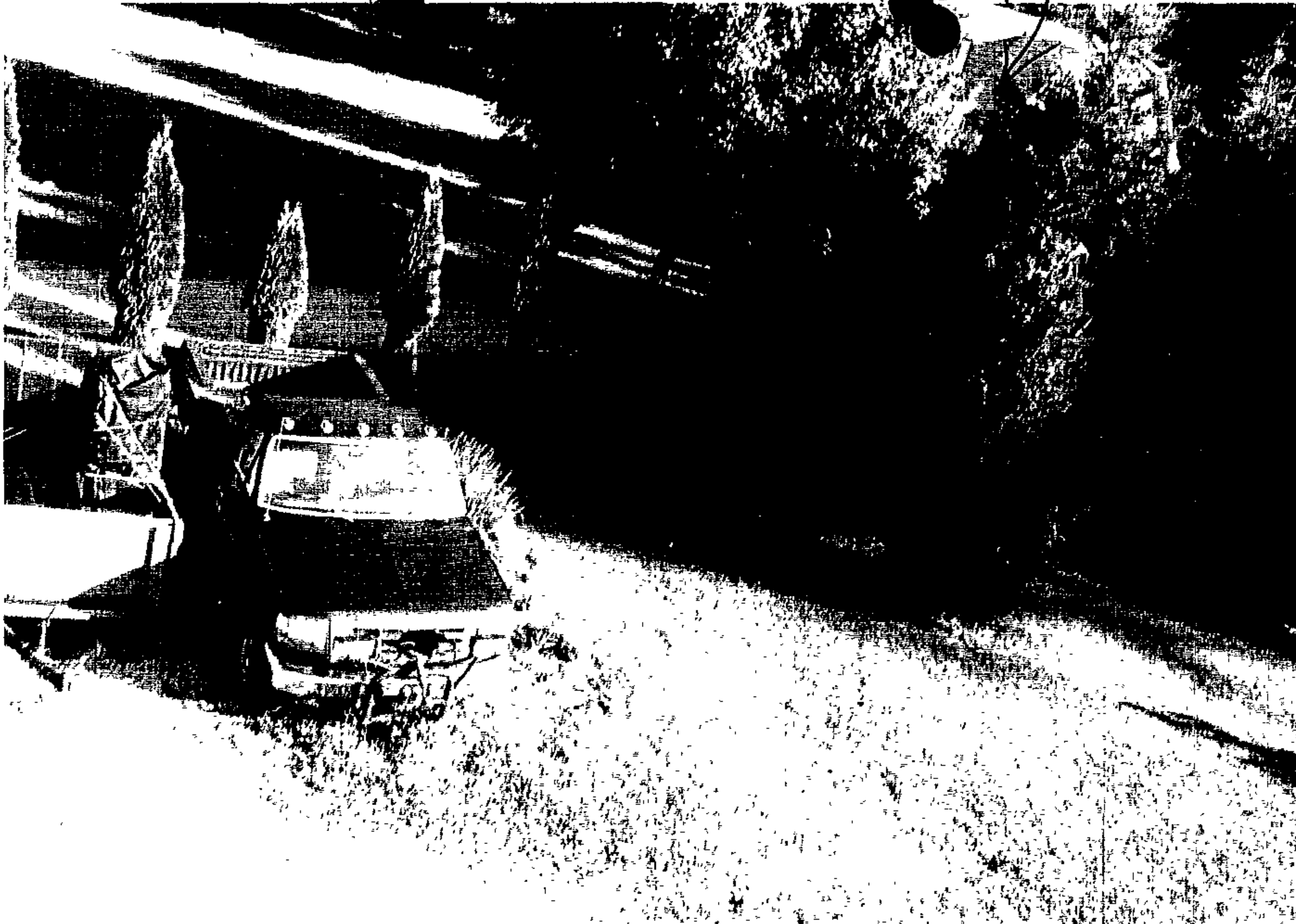


12515

FALLS Rd

Allen

12519



#12519



12515

