

IN RE: PETITION FOR ADMIN. VARIANCE

SW/Corner of Prospect Avenue
and Arbutus Avenue
13th Election District
1st Councilmanic District
(1800 Arbutus Avenue)

Alan Taylor Felter
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 05-160-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 owner of the subject property, Alan Taylor Felter. The variance request is for property located at 1800 Arbutus Avenue in the Arbutus area of Baltimore County. The variance request is from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a front yard setback of 14 ft. in lieu of the required 25 ft. and to permit an open projection addition (open porch) with a front yard setback of 14 ft. in lieu of the required 18.75 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 7, 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 Office of Planning dated October 28, 2004, a copy of which is attached hereto and made a part hereto.

ADDER RECEIVED FOR FILING

2004

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 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 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 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 3 day of November, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for administrative variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a

ORDER RECORDED ON FILE
Date 11/3/04
By [Signature]

front yard setback of 14 ft. in lieu of the required 25 ft. and to permit an open projection addition (open porch) with a front yard setback of 14 ft. in lieu of the required 18.75 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 the Office of Planning dated October 28, 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 RECEIVED FOR FILING
DATE 11/3/04
BY [Signature]

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. Alan Taylor Felter
1800 Arbutus Avenue
Baltimore, Maryland 21227

Re: Petition for Administrative Variance
Case No. 05-160-A
Property: 1800 Arbutus Avenue

Dear Mr. Felter:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM: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 1800 ARBUTUS AVE

which is presently zoned DR 5B

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) 1802.3.C.1 & 301.1 BC2R.

To permit an addition with a front yard setback of 14' in lieu of the required 25'. And to permit an open projection addition (open porch) with a front yard setback of 14' in lieu of the required 18.75'.

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

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

Legal Owner(s):

ALAN TAYLOR FELTER

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-160-A

Reviewed By JF Date 9/27/04

Estimated Posting Date 10/10/04

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

Address 1800 ARBUTUS AVE
City BALTIMORE State MD Zip Code 21227

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):

We currently are cramped for space in our master bedroom and living room. By extending our master bedroom out 5' beyond the existing front porch, it would give us room to build a walk-in closet in the bedroom and provide much needed space.

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.

Alan Taylor Felter

Signature

ALAN TAYLOR FELTER

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of Sept, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Marion Bruce George

Alan Taylor Felter

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

AS WITNESS my hand and Notarial Seal

Wm. J. [Signature]
Notary Public

My Commission Expires

03/01/05

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

Address 1800 ARGUTUS AVE
City BALTIMORE State MD Zip Code 21227

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):

we currently are cramped for space in our master bedroom and living room. By extending our master bedroom out 5' beyond the existing front porch, it would give us room to build a walk in closet in the bedroom and provide much needed space.

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.

Alan Taylor Felter
Signature

ALAN TAYLOR FELTER
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of Sept, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wayland Bruce George / Alan Taylor Felter
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Mary Haglin
Notary Public

My Commission Expires 03/01/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1800 ARBUTUS AVE
which is presently zoned DR 55

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.c.1 & 301.1 BCZR

To permit an addition with a front yard setback of 14' in lieu of the required 25'. And to permit an open projection addition (open porch) with a front yard setback of 14' in lieu of the required 18.75'.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

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

Legal Owner(s):

ALAN TAYLOR FELTER

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-160-A

Reviewed By JF

Date 9/27/04

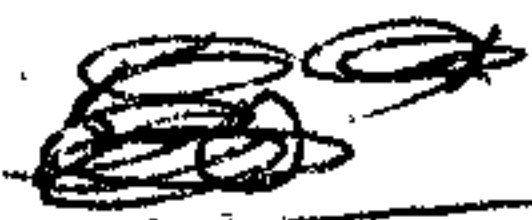
Estimated Posting Date 10/10/04

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1800 ARBUTUS AVE

BEGINNING AT A POINT ON THE WEST

SIDE OF ARBUTUS AVE WHICH IS
STREET WHERE PROPERTY FRONTS



50

WIDE AT THE

NUMBER OF FEET OF RIGHT OF WAY WIDTH

DISTANCE OF 25' ~~SW~~ ^{NORTH} ~~CORNER~~

NUMBER OF FEET N S E W OF

THE CENTERLINE OF THE NEAREST

IMPROVED INTERSECTING STREET PROSPECT AVE.

WHICH IS 50' WIDE, BEING
NUMBER OF FEET OF R/W WIDTH

LOT # 409, BLOCK _____, SECTION # _____

IN THE SUBDIVISION OF HALETHORPE

AS RECORDED IN BALTIMORE COUNTY

PLAT BOOK # 1, FOLI # 60,

CONTAINING ~~5250~~ 6250 SQ FT OR ACRES. ALSO KNOWN

AS 1800 ARBUTUS AVE AND LOCATED

IN THE 13th ELECTION DISTRICT 1
COUNCILMAN OF

#160

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 41861

DATE 9-27-04

ACCOUNT 001-000-6150

AMOUNT \$ 65.00

RECEIVED FROM ALAN REITER

1800 ARDRETT AVE. ITEM # 160
FOR Adm. Hqs. Vehicle

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
9/28/2004 9/27/2004 15:11:10 2

9/28/2004 9/27/2004 15:11:10 2

5 100 ZIMMERS VERIFICATION
D.M. WALSH

Rec'd for 100.00
100.00 1.00 00
BALTIMORE COUNTY, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-160-A

Petitioner/Developer: ALAN FELTEIR

Date of Hearing/ Closing: OCT. 25, 2004

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

Attention: Becky Hart

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 #1800 ARBUTUS AVENUE

The sign(s) were posted on OCT. 7, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BAUTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 05-160-A

TO PERMIT AN ADDITION WITH A FRONT YARD SETBACK
OF 14' IN LIEU OF THE REQUIRED 25' AND PERMIT AN
OPEN PROTECTION ADDITION (OPEN PORCH) WITH A
FRONT YARD SETBACK OF 14' IN LIEU OF THE
REQUIRED 16.75'

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
A HEARING ON THE VARIANCE IS HELD.
ADDITIONAL INFORMATION IS AVAILABLE AT
THE ZONING OFFICE AND DEVELOPMENT MANAGEMENT
DEPARTMENT.

RECEIVED

OCT - 8 2004

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 160 -A

Address 1800 ARBUTUS AVE.

Contact Person: J. Fernando
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9-27-04

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- 160 -A

Address 1800 ARBUTUS AVE.

Petitioner's Name ALAN FELTER

Telephone 410-247-4604

Posting Date: 10-10-04

Closing Date: 10-25-04

Wording for Sign: To Permit an addition with a front yard setback of
14' in lieu of the required 25' And permit an open projection
addition (open porch) with a front yard setback of 14'
in lieu of the required 18.75'.

WCR - Revised 6/25/04

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

05-160-A

Petitioner:

ALAN T FELTER

Address or Location:

1800 ARBUTUS AVE

BALTIMORE MD 21227

PLEASE FORWARD ADVERTISING BILL TO

Name:

ALAN T FELTER

Address

1800 ARBUTUS AVE

BALTIMORE MD 21227

Telephone Number:

(410) 247-4604













**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

Alan Taylor Felter
1800 Arbutus Avenue
Baltimore, Maryland 21227

Dear Mr. Felter:

RE: Case Number:05-160-A, 1800 Arbutus Avenue

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 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 11, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 11, 2004

Item No.: 156, ~~158~~¹⁶⁰, 166, 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



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 No. 160

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

The County's minimum road right-of-way is 40 feet. Front setbacks should be measured from the future right-of-way line.

RWB:CEN:jrb

cc: File

10/25/04

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr JDO
DATE: October 27, 2004
SUBJECT: Zoning Items # See List Below

RECEIVED

OCT 27 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of October 11, 2004.

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

- 05-158
- ~~05~~-160
- ~~05~~-161
- ~~05~~-162
- ~~05~~-163
- ~~05~~-165
- ~~05~~-166
- ~~05~~-168
- ~~05~~-169

Reviewers: Sue Farinetti, Dave Lykens

RECEIVED

BALTIMORE COUNTY, MARYLAND

NOV 3 2004

ZONING COMMISSIONER

INTER-OFFICE CORRESPONDENCE

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

DATE: October 28, 2004

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

SUBJECT: 1800 Arbutus Avenue

INFORMATION:

Item Number: 5-160

Petitioner: Alan Taylor Felter

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the exterior façade of the proposed addition is architecturally compatible with existing dwelling.

Prepared by: Mark A. Cunningham

Division Chief: Lynn Ferber

AFK/LL:MAC:

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. 160 JRF

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

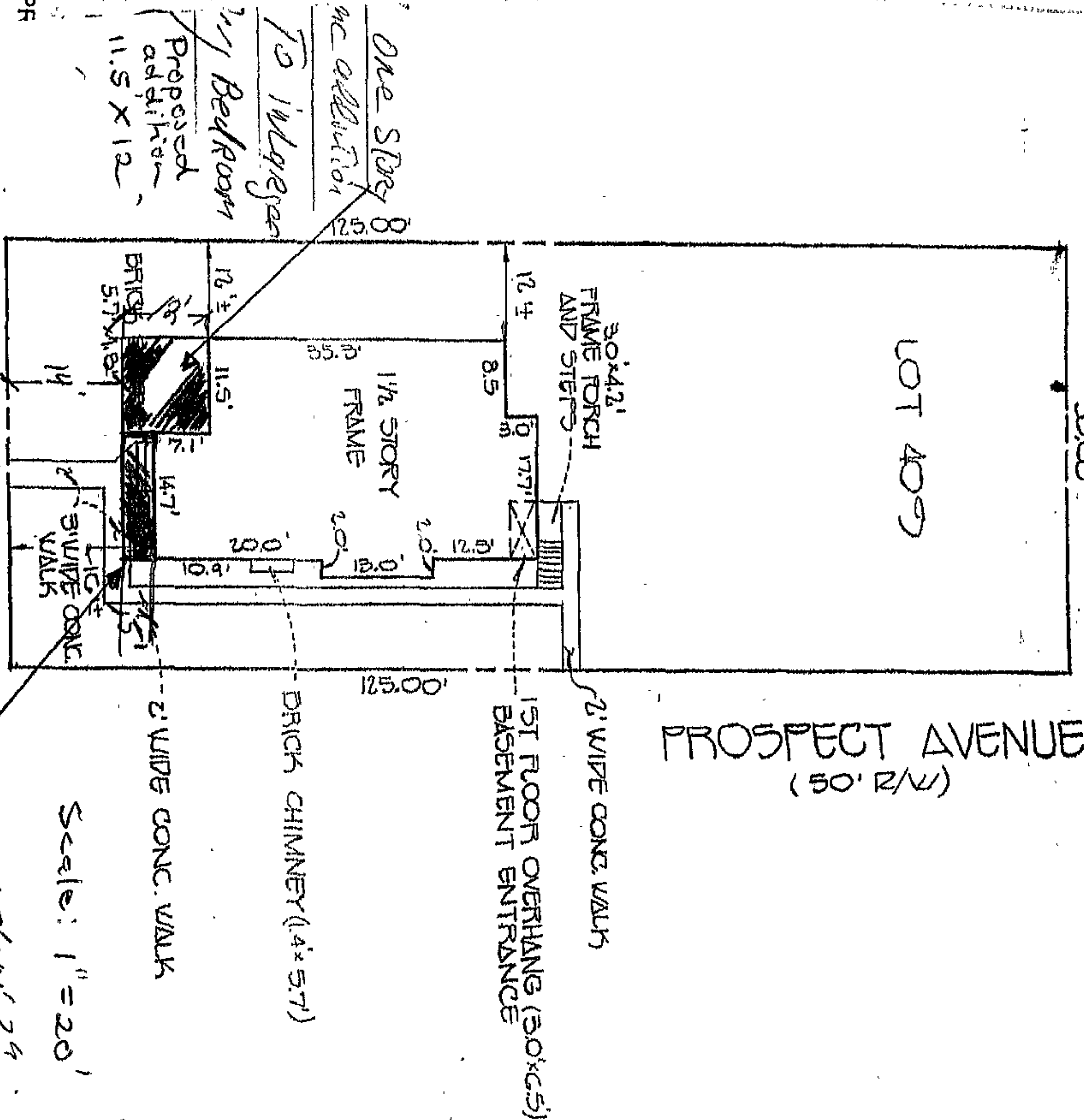
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1500 ARBUTUS AVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HALE THORPE

PLAT BOOK # 160 FOLIO # 1 LOT # 409 SECTION #

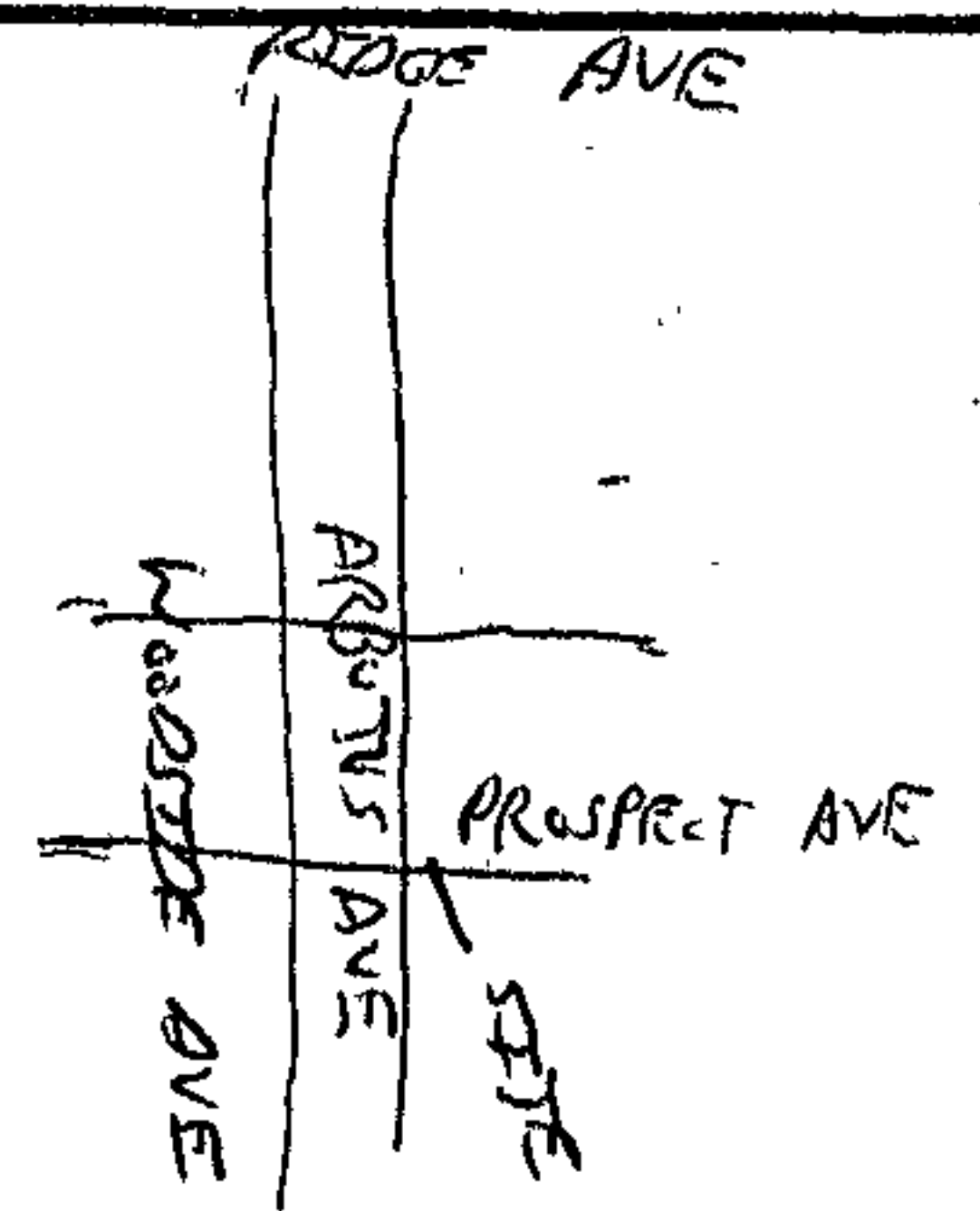
OWNER ALAN TEELETER



PROSPECT AVENUE
(50' R/W)

Scale: 1" = 20'

Proposed 5' x 14' porch



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # SW 60

ZONING OR 55

LOT SIZE 6250

ACREAGE 0.14 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

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 # JF CASE # 160

Ret #1

