

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Corbett Village Lane,
N of Corbett Road
(16209 Corbett Village Lane)
8th Election District
3rd Councilmanic District

Marta C. Riemer
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-252-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, Marta C. Riemer. The variance request is for property located at 16209 Corbett Village Lane in northern Baltimore County. The original variance requested was from Section 1A08.6.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 14 ft. to a street right-of-way for a proposed addition, 12 ft. to a principal building (existing condition), and 4 ft. to the rear property line (existing condition) in lieu of the required 35 ft., 80 ft. and 50 ft. respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

However, upon review by the Zoning Advisory Committee, changes to Exhibit 1 became necessary as was pointed out by the Bureau of Development Plans Review rights-of-way for streets in the County are 40 ft. As a result of changing this dimension, the requested relief for side yard setback changed from 14 ft. to 4 ft. Finally, there were several clarifications to the exhibit. The revised plat to accompany is marked Exhibit 2.

ORDER RECEIVED FOR FILING

2/8/05
By: [Signature]

Amended Petition

The Petitioner amended her request for variance from Section 1A08.6.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 4 ft. to a street right-of-way for a proposed addition, 12 ft. to a principal building (existing condition), and 4 ft. to the rear property line (existing condition) in lieu of the required 35 ft., 80 ft. and 50 ft. respectively.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 19, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioner must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the following County agencies: A ZAC comment was submitted by the Office of Planning dated December 27, 2004, a copy of which is attached hereto and made a part hereof. A ZAC comment was also submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated January 19, 2005. In addition, a ZAC comment was submitted by the Bureau of Development Plans Review dated January 21, 2005, a copy of which is attached hereto and made a part hereof.

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 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 8 day of February, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A08.6.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 4 ft. to a street right-of-way for a proposed addition, 12 ft. to a principal building (existing condition), and 4 ft. to the rear property line (existing condition) in lieu of the required 35 ft., 80 ft. and 50 ft. respectively as shown on Petitioner's exhibit 2, be and it is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 December 27, 2004, a copy of which is attached hereto and made a part hereof.
3. Compliance with the ZAC comments submitted by DEPRM dated January 19, 2005, a copy of which is attached hereto and made a part hereof.
4. 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

2/8/05
By 

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

February 8, 2005

Ms. Marta C. Riemer
16209 Corbett Village Lane
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 05-252-A
Property: 16209 Corbett Village Lane

Dear Ms. Riemer:

Enclosed please find the decision rendered in the above-captioned case. The amended 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, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16209 CORBETT VILLAGE LN.
which is presently zoned RC-7

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)

see attached

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 2/8/05 day of February, 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):

MARTA C RIEMER

Name - Type or Print

Signature

MARTA C RIEMER

Name - Type or Print

Signature

16209 CORBETT VILLAGE LANE

Address

MONKTON MD

City

State

Telephone No.

2111

Zip Code

Representative to be Contacted:

SEE ABOVE

Name

Address

City

State

Telephone No.

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BN Date 12/8/04

Estimated Posting Date 12/19/04

CASE NO. 05-252-A

REV 10/25/01

ORDER RECEIVED FOR FILING
2/8/05
By

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

16209 CORBETT VILLAGE LN
Address

MONKTON
City

MD
State

21111
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):

LIKE MOST OF THE HOMES IN HISTORIC CORBETT VILLAGE, OUR 1898 HOUSE DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS FOR FRONT & SIDE YARD SET BACKS. A VARIANCE, THEREFORE, IS REQUIRED IN ORDER TO ADD-ON TO THE HOUSE. WE CONSULTED WITH OUR CLOSEST NEIGHBORS (16207) IN PLANNING OUR ADDITION. THEY INDICATED A PREFERENCE THAT WE BUILD TO THE SIDE, RATHER THAN THE REAR OF THE HOUSE. WE ESTABLISHED A BUILDING PLAN IN ACCORDANCE WITH THEIR WISHES. PLEASE NOTE THAT THE PLANNED ADDITION MAINTAINS CURRENT SETBACKS.

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.

Marta C. Riemer
Signature

MARTA C RIEMER
Name - Type or Print

Signature

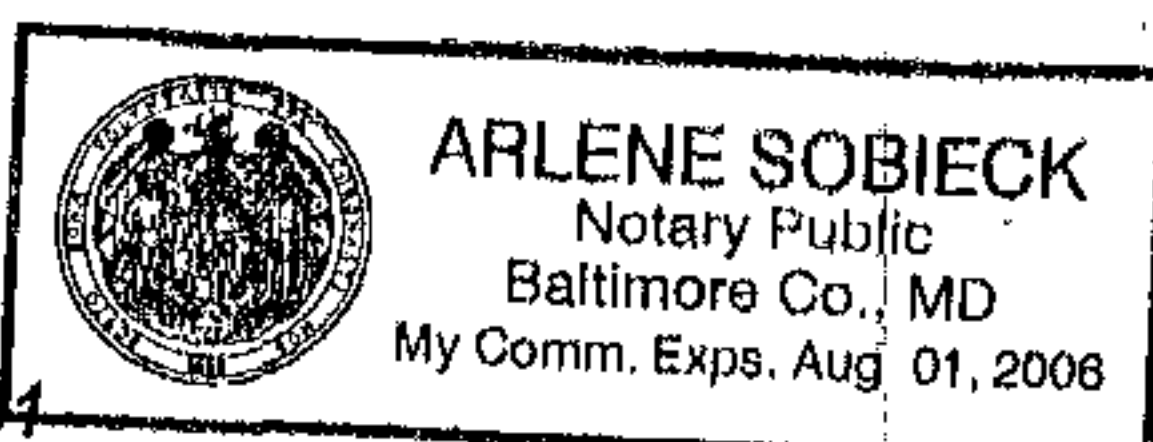
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of NOVEMBER, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



REV 10/25/04

Notary Public

My Commission Expires

8/1/06

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 16209 CORBETT VILLAGE LN.
Address
MONKTON MD 21111
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):

LIKE MOST OF THE HOMES IN HISTORIC CORBETT VILLAGE, OUR 1898 HOUSE DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS FOR FRONT & SIDE YARD SET BACKS. A VARIANCE, THEREFORE, IS REQUIRED IN ORDER TO ADD-ON TO THE HOUSE. WE CONSULTED WITH OUR CLOSEST NEIGHBORS (16207) IN PLANNING OUR ADDITION. THEY INDICATED A PREFERENCE THAT WE BUILD TO THE SIDE, RATHER THAN THE BACK OF THE HOUSE. WE ESTABLISHED A BUILDING PLAN IN ACCORDANCE W/ THEIR WISHER.

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.

Marta C. Riener
Signature
MARTA C Riener
Name - Type or Print

Signature

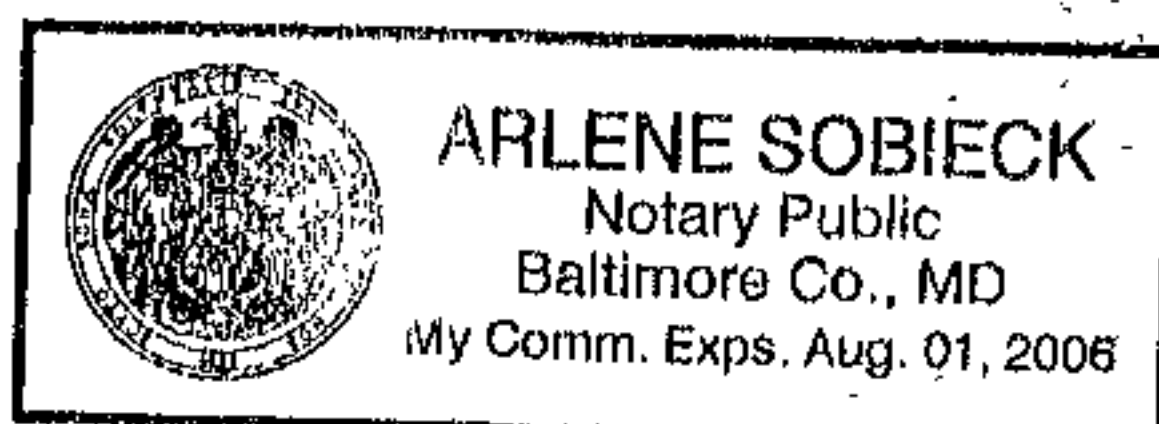
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of November, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Cale Son
Notary Public
My Commission Expires 8/1/06



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 16209 CORBETT VILLAGE LN.
which is presently zoned RC-7

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)

see attached

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):

MARTA C RIEMER

Name - Type or Print

Signature

Name - Type or Print

Signature

16209 CORBETT VILLAGE LN.

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

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. 05-252-A

Reviewed By 13h Date 12/8/04

REV 10/25/01

Estimated Posting Date 12/19/04

1A08.6.B.5 to permit a side yard setback of 14 ft. to a street right-of-way for a proposed addition, 12 ft. to a principal building (existing condition), and 4 ft. to the rear property line (existing condition) in lieu of the required 35 ft., 80 ft., and 50 ft. respectively.

ZONING DESCRIPTION

Zoning Description For 16209 Corbett Village Lane

BEGINNING for the outlines to include the same at a point in or near the center of a thirty foot avenue 49¹/₂ feet from the end of the north 29 degrees east 9-1/2 perch line of the land which by Deed dated August 1, 1919, and recorded among the Land Records of Baltimore County in Liber WPC No. 532, Folio 291, was conveyed from W.J. Nelson Hilcock and wife to George C. Schriver and wife, said place of beginning being the beginning of the lot conveyed by the said George C. Schriver and wife to Mary C. Lehmann by Deed dated April 16, 1923 and recorded as aforesaid in Liber WPC No. 567, Folio 583; thence running and binding on the first, second, third and fourth lines of said last mentioned Deed as follows: South 59 degrees East 64 feet 3 inches to a stake on the east side of the pump house in a perpendicular line with the center of the glass window on the Eastern side of said house, said line cutting through it and dividing it into equal or nearly equal parts; thence South 82-1/2 degrees East 40 feet to stake standing on the West side of a toilet house 4 feet 7-1/2 inches from the northwest corner thereof; thence South 85-1/2 degrees East 8 feet 2 inches to a stake standing 4 feet 4 inches from the northeast corner of said house; thence South 83-1/2 degrees East 115 feet 4 inches to a planted stone; thence North 11 degrees 23 minutes West 90 feet 3 inches to a stone marked "F" in or near the center of a twenty foot avenue; thence binding on or near the center thereof Westerly 176 feet 6 inches to a stone (this line is approximately South 86 degrees West); thence South 31-1/2 degrees West 49 feet 6 inches to the place to beginning.

The improvements thereon being known as 16209 Corbett Village Road.

Tax ID Number: 08-03-025980

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42884

DATE 11/16/04 ACCOUNT 11001-000-650

AMOUNT \$ 165.00

RECEIVED FROM Marta R. R. R.

FOR Administrative Services

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Item # 253

PAID RECEIPT

RECEIVED BY THE NEW

DATE 11/16/04 TIME 11:30 AM

PAID BY JEVA JEE

RECEIPT # 11/16/04 NEW

FOR 5 TEN DOLLAR VERIFICATION

TO MR. BROWN

Receipt Tot \$45.00

\$65.00 11/16/04

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date December 22, 2004

RE: Case Number 05-252-A

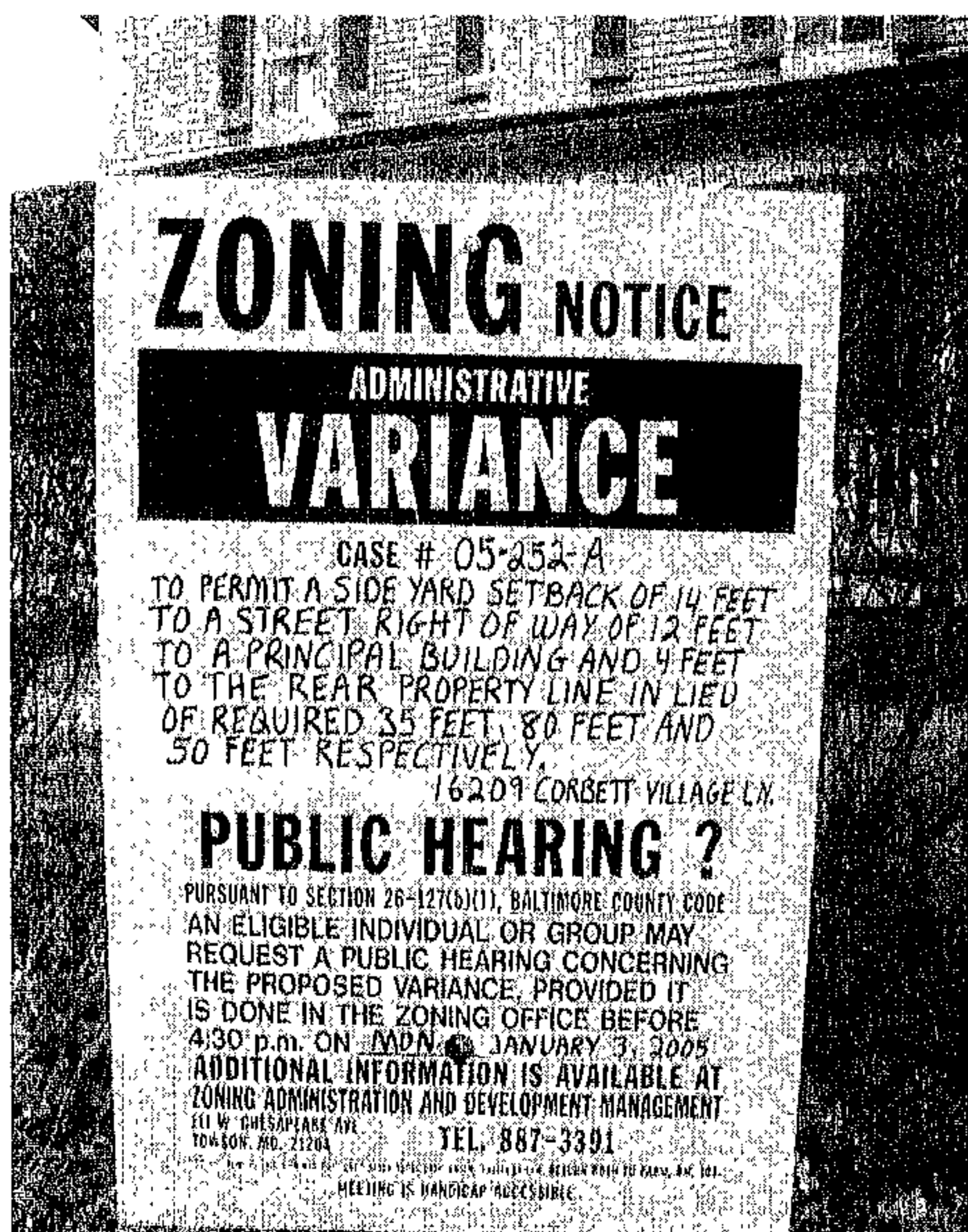
Petitioner/Developer MARTA RIEMER

Date of Hearing (Closing) JANUARY 3, 2005

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

16209 CORBETT VILLAGE LANE

The sign(s) were posted on December 19, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 252 -A Address 16209 Corbett Village Ln.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/8/04 Posting Date: 12/19/04 Closing Date: 1/3/05

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- 252 -A Address 16209 Corbett Village Ln.

Petitioner's Name Marta Riemer Telephone 410-472-9059

Posting Date: 12/19/04 Closing Date: 1/3/05

Wording for Sign: To Permit a side yard setback of 14 ft. to a street right-of-way, 12 ft. to a principal building, and 4 ft. to the rear property line in lieu of the required 35 ft., 80 ft. and 50 ft. respectively.

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: 05-252-A
Petitioner: MARTA C. RIEMER
Address or Location: 16209 CORBETT VILLAGE LN, MONKTON MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARTA C. RIEMER
Address: 16209 CORBETT VILLAGE LN.
MONKTON MD 21111
Telephone Number: 410-472-9059

**Department of Permits
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*

January 24, 2005

Marta C. Riemer
16209 Corbett Village Lane
Monkton, Maryland 21111

Dear Ms. Riemer:

RE: Case Number: 05-252-A, 16209 Corbett Village Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 8, 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." in a cursive style.

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

December 23, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 20, 2004

Item No.: (252) 291-296, 298-300, 302-304

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

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



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

Maryland Department of Transportation

Date: 12.21.04

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

RE: Baltimore County
Item No. 252 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, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. *JO*
DEPRM

DATE: January 19, 2005

SUBJECT: Zoning Item # 05-252
Address 16209 Corbett Village Lane

Zoning Advisory Committee Meeting of December 20, 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).

_____ 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:

Well and septic issues must be addressed prior to building permit approval. Contact the Groundwater Management section of this Department for additional information.

Reviewer: Sue Farrinetti

Date: December 29, 2004

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

ORDER RECEIVED FOR FILING

Usr

By

2/8/05

[Signature]

AV
1/3 (?)

Date: 2/8/05
By: Ray

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 21, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For December 27, 2005
Item No (252)

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

The minimum right-of-way for all public roads is 40-feet. The requested variances shall be modified accordingly.

RWB:CEN:jrb

cc: File

ORDER RECEIVED FOR FILING
2/8/05
By [Signature]

ZAC-12-27-2004-ITEM NO 252-01212005

Baltimore County, Maryland
OFFICE OF PLANNING

Memorandum

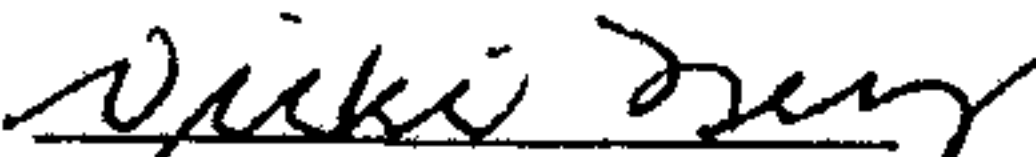
TO: John Reisinger
Buildings Engineer

DATE: October 18, 2004

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: Reimer property (Corbett County Historic District)

At its October 14, 2004 meeting, the Baltimore County Landmarks Preservation Commission approved construction, on the side of the house at 16209 Corbett Village Lane in Corbett, of a two-story addition with a metal roof but without stone trim. This memo constitutes a certificate of appropriateness, in accordance with *Baltimore County Code* Section 32-7-405.


Vicki Nevy

VN:TD:td

c: Marta Reimer

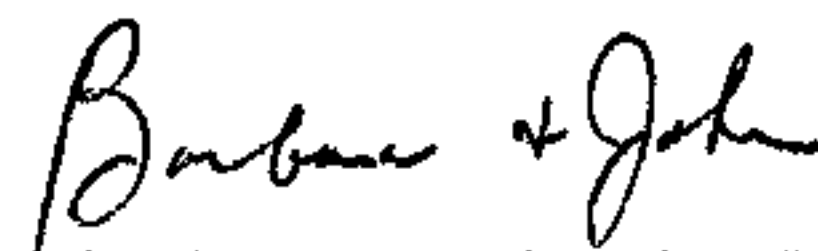
16220 Corbett Village Lane
Monkton, MD 21111
November 7, 2003

Dear Marta,

Congratulations on your upcoming wedding. We look forward to having Chris join the neighborhood as a member of your family.

Thank you for sharing with us your plans for an addition to your home. They look wonderful. Your new addition is very much in keeping with the tone and spirit of Corbett Village, and will, we are sure, prove to be an asset. Best wishes for a happy construction adventure.

Sincerely,



Barbara and John Macfarlane

November 7, 2004

Dear Zoning Commissioner,

My family is excited to welcome Chris Maddix into our very special Corbett Village community. He is not only a dear friend but a wonderful role model for our three sons. With this impending marriage between Chris and Marta come changes that must be made to the Riemer home to accommodate not only an additional adult but three growing teenagers.

Andy and I took on a similar project when we bought our historic home in Corbett Village two years ago and added on to allow for living space for a family of five. Our addition was approved by the Baltimore County Landmark's Commission and construction was completed a year later. The addition has not changed the historicity of our home but rather enhanced and completed it in many ways.

We welcome the plans for the Riemer-Maddix addition and know that the finished product will be beautifully rendered. I am a strong supporter of historic preservation and feel that every step has been taken to assure that the addition of the Riemer home is suitable and compatible with the historic nature of the neighborhood. We look forward to this future union and the positive changes it will bring to Corbett Village.

Sincerely,



Page Crosby
1628 Corbett Road
Monkton, Maryland 21111

November 10, 2004

Marta Riemer
16290 Corbett Village La.
Monkton, MD 21111

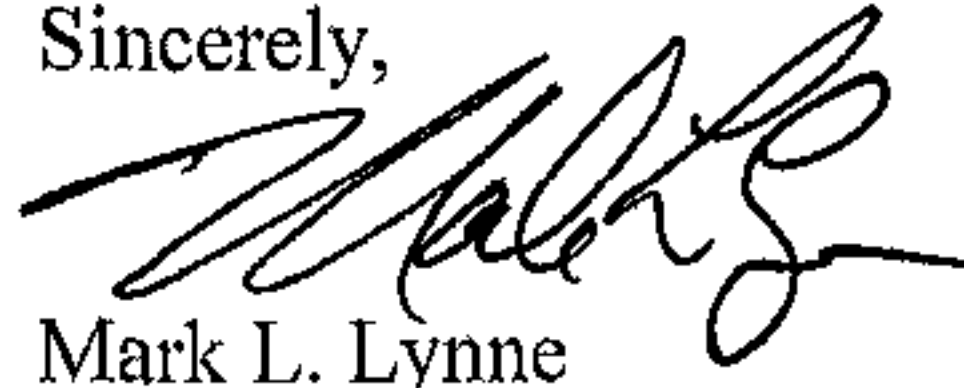
Re: Zoning Variance

Dear Marta:

Kari-Ann and I fully support the plans you shared for the expansion of your house. Knowing both you and Leslie Heitz, we feel sure that the addition will accomplish what you need while keeping consistent with the charm and historical status of the community.

We wish you the best of luck.

Sincerely,



Mark L. Lynne



Kari-Ann F. Lynne
2097 Corbett Rd.
Monkton MD 21111

11/10/2004

To members of the Baltimore County Zoning Board:

We are writing in support of the request by Marta Reimer and Chris Maddux for a zoning variance to expand their residence. We support this request because we believe that it is in the community's best interest to enable families the flexibility to alter their property as children grow and circumstances change. This promotes stability in our community, and will also promote better stewardship of the historic houses of Corbett Village by encouraging long-term ownership.

We are very familiar with the dilemma that families who live in the small frame houses of Corbett Village inevitably face. We are not only neighbors of the Marta and Chris, but our family lived for 16 years in the residence they now own. We in turn bought the house from a family whose children were approaching their teenage years, and had decided that the house would soon become too small for them. We appreciate that the Reimer-Maddux family wants to remain in the village, and are glad that they are willing to make a substantial investment in their property.

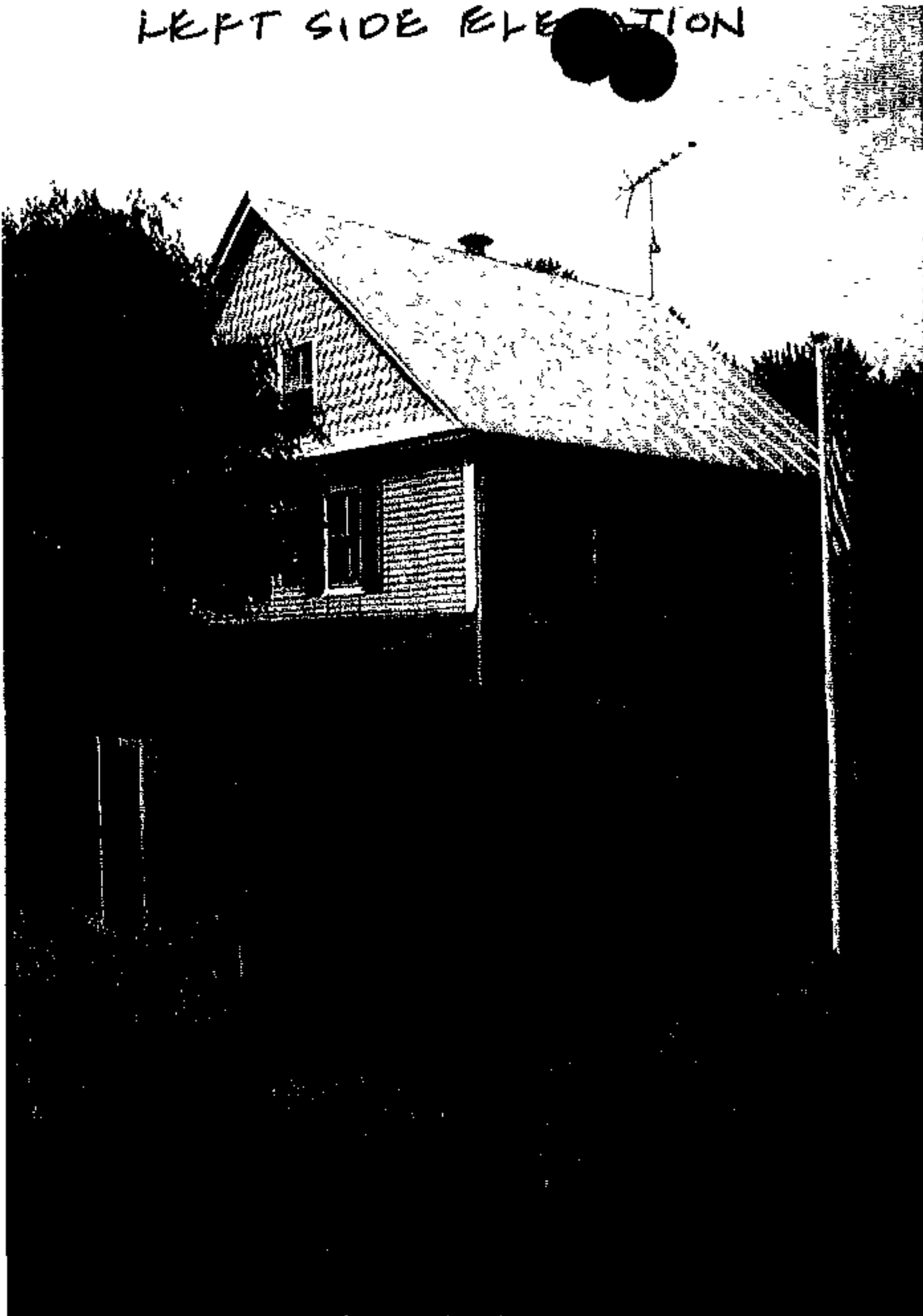
We have reviewed their plans for expansion and believe that they are architecturally consistent with the historic character of Corbett Village. Zoning standards for setbacks, and proximity to public roads and to neighboring houses may not be appropriate or relevant in the village context, and we urge the Board to be flexible in reviewing this request.

Please feel free to contact us if we can be of assistance to the Zoning Board in this matter.

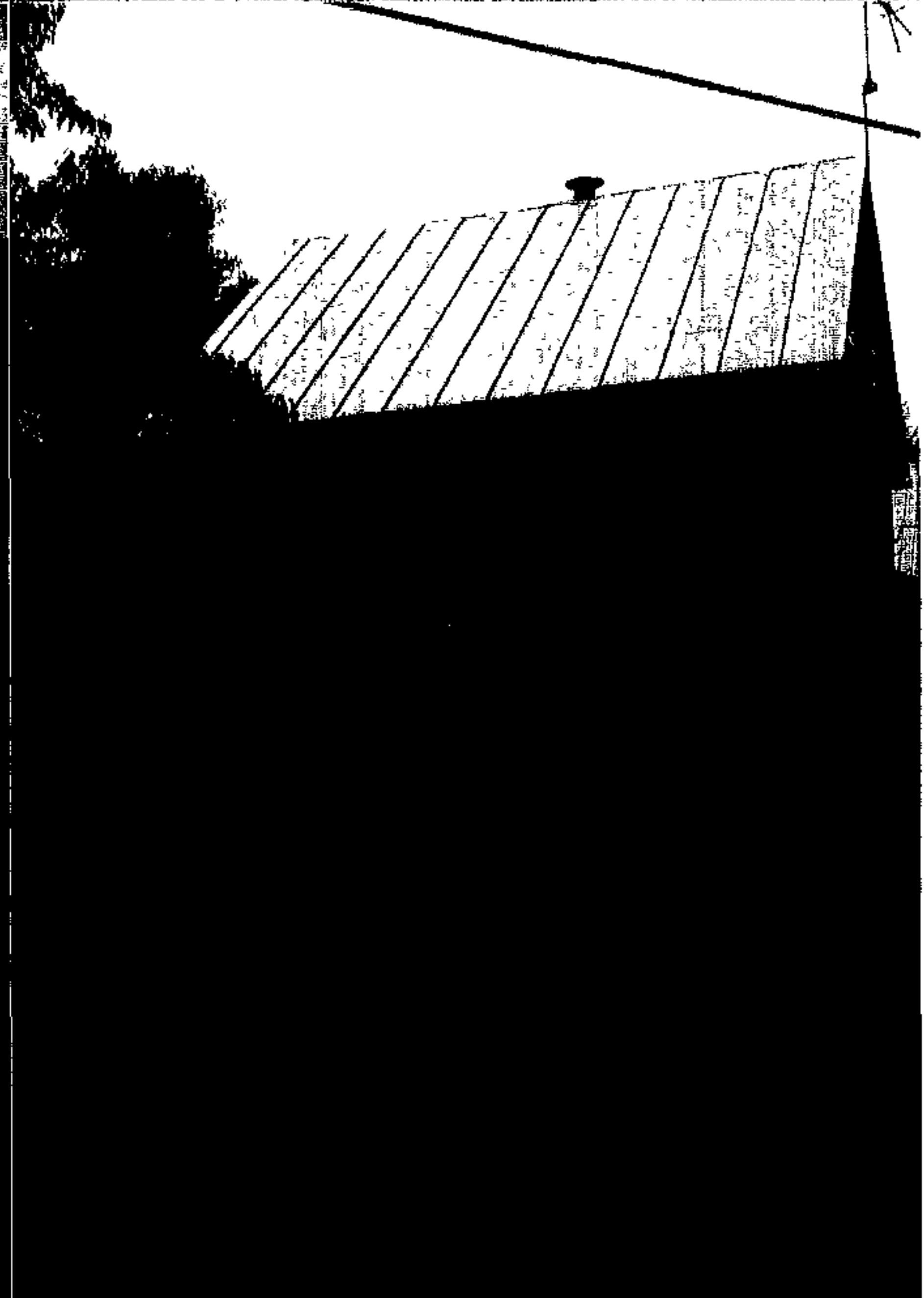
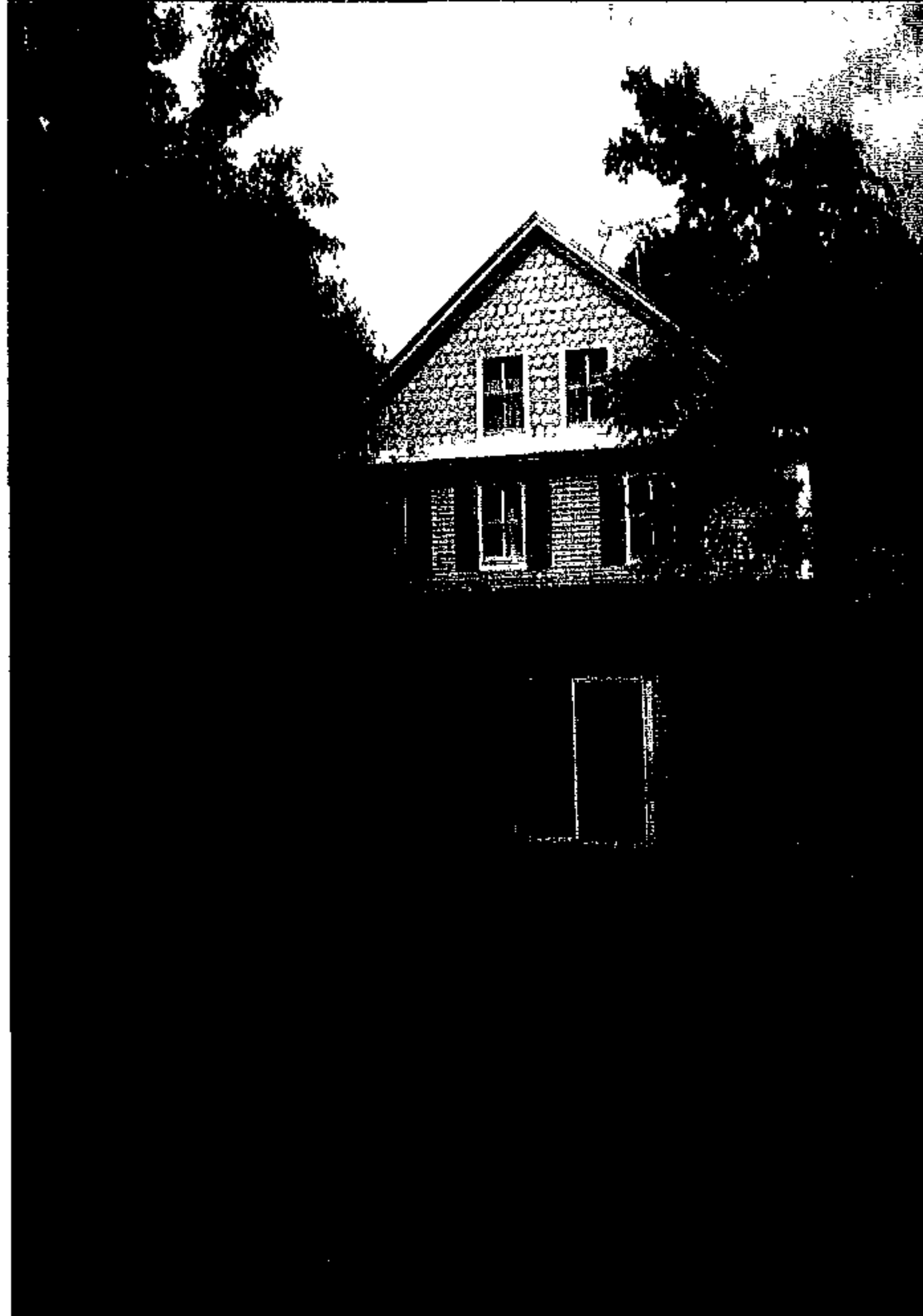
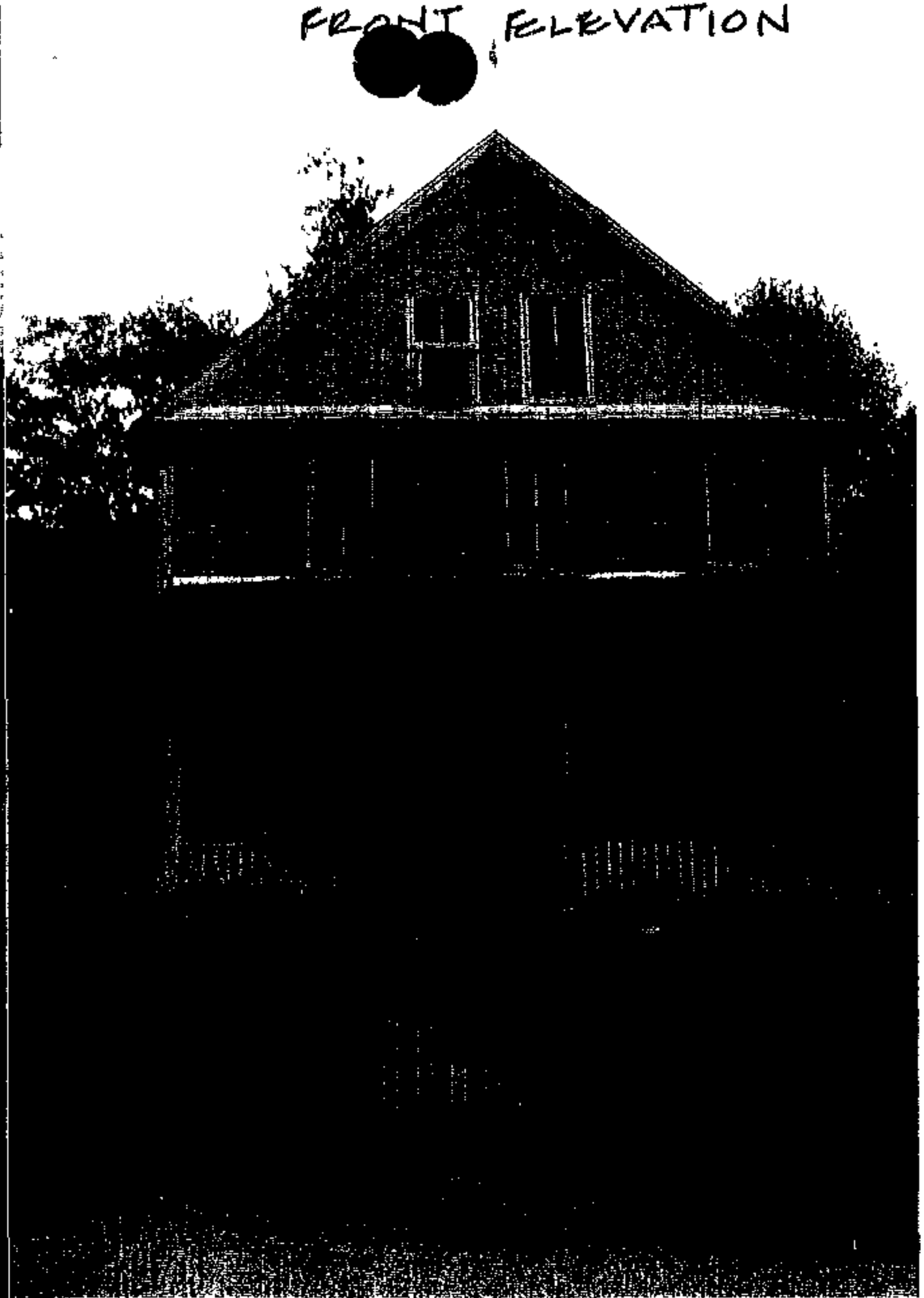
Sincerely,

Rob & Julie Deford

LEFT SIDE ELEVATION



FRONT ELEVATION

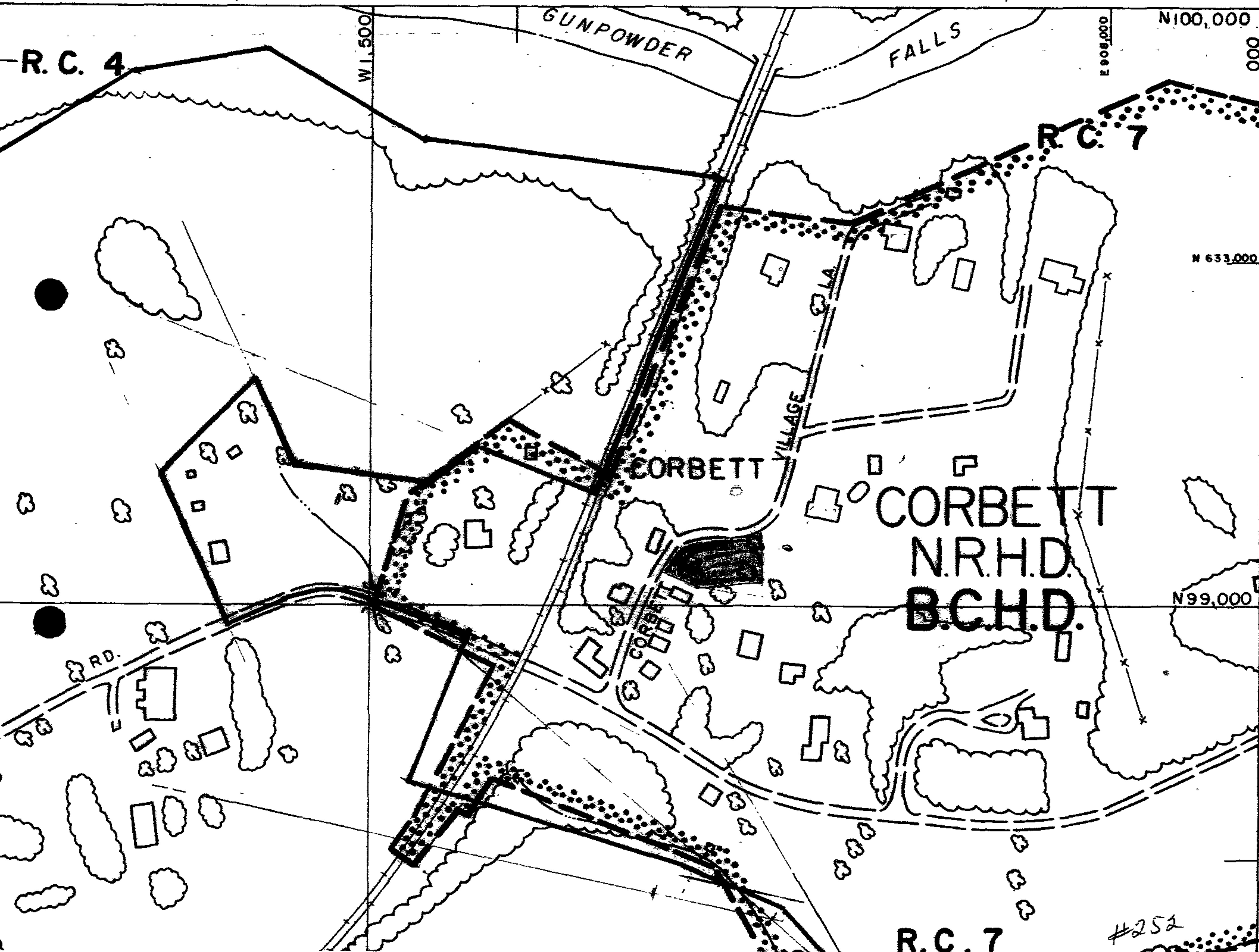


REAR ELEVATION

LEFT SIDE ELEVATION

RIEMER/MADDIX RESIDENCE
16209 CORBETT VILLAGE LANE
MONKTON • MD • 21111

NW 25-A



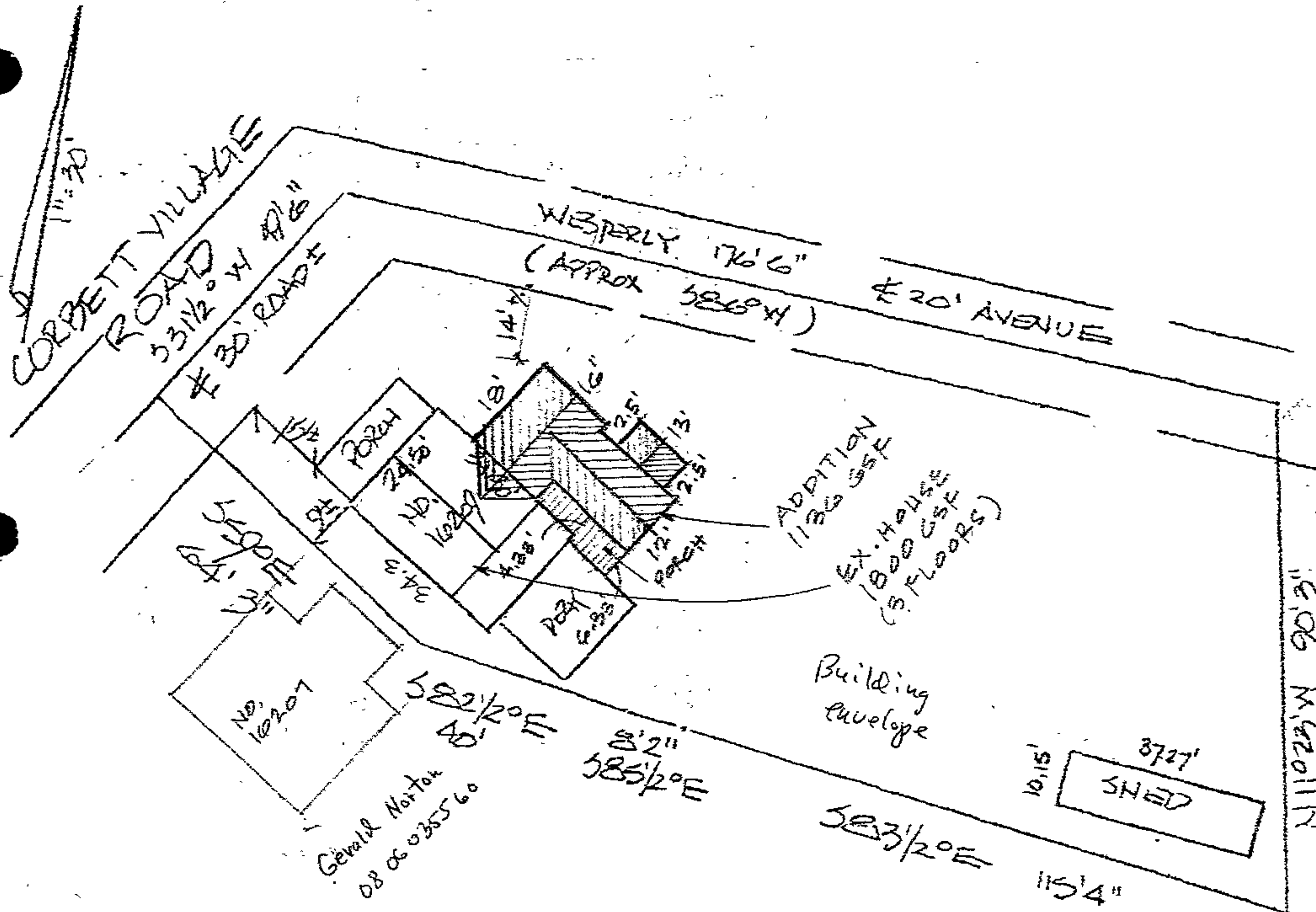
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 16209 Corbett Village Ln SEE PAGES 5 & 6 OF THE CHECKLIST FOR

SUBDIVISION NAME N/A

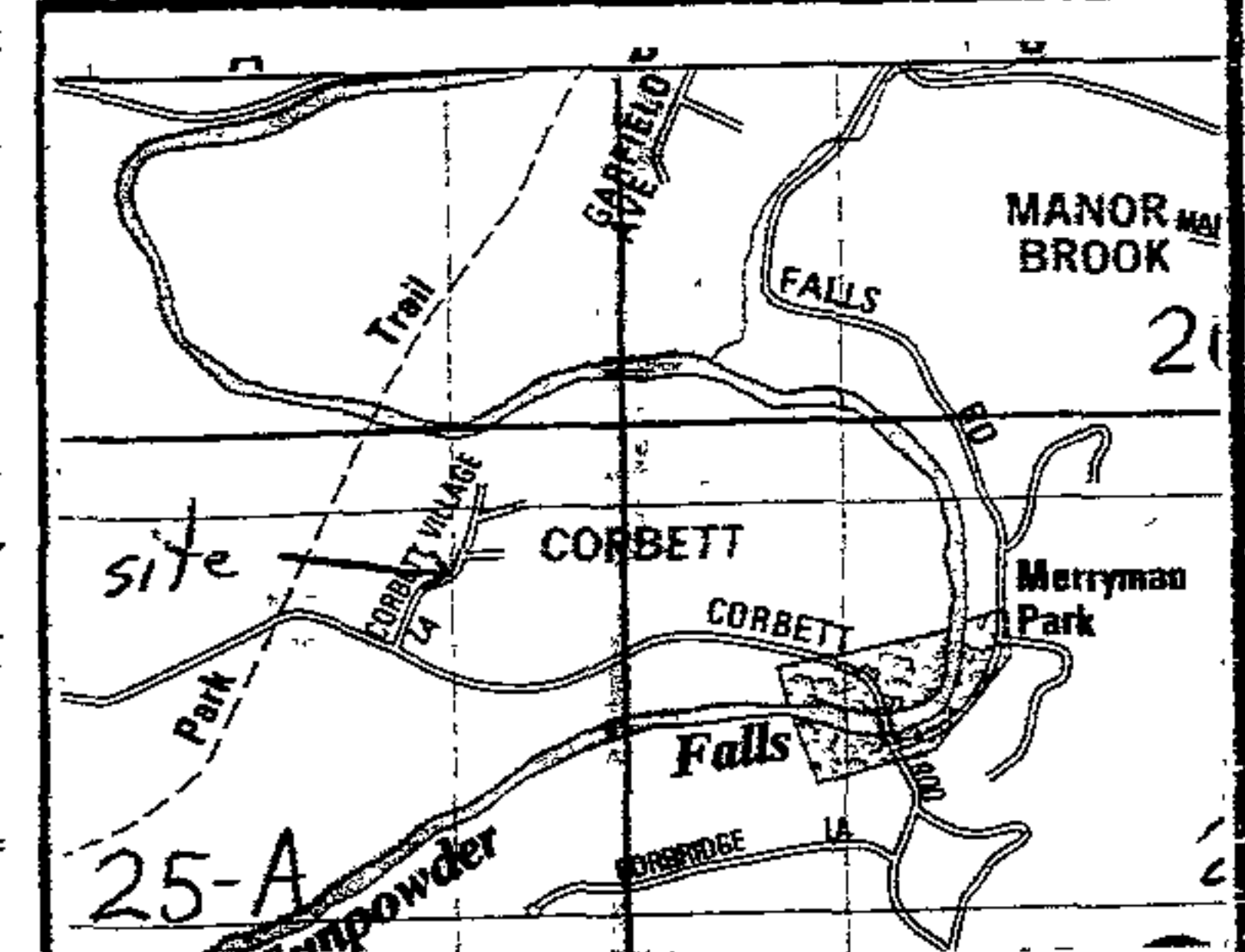
PLAT BOOK # FOLIO # LOT # SECTION #

OWNER MARTA RIEMER



Prepared by mcr

OR ADDITIONAL REQUIRED INFORMATION



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 8
COUNCILMANIC DISTRICT 3rd
1" = 200' SCALE MAP # NW 25-A
ZONING RC-7

LOT SIZE 16,330
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☒	☐
PRIOR ZONING HEARING	☐	☐

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

3/1 252 05-252-A

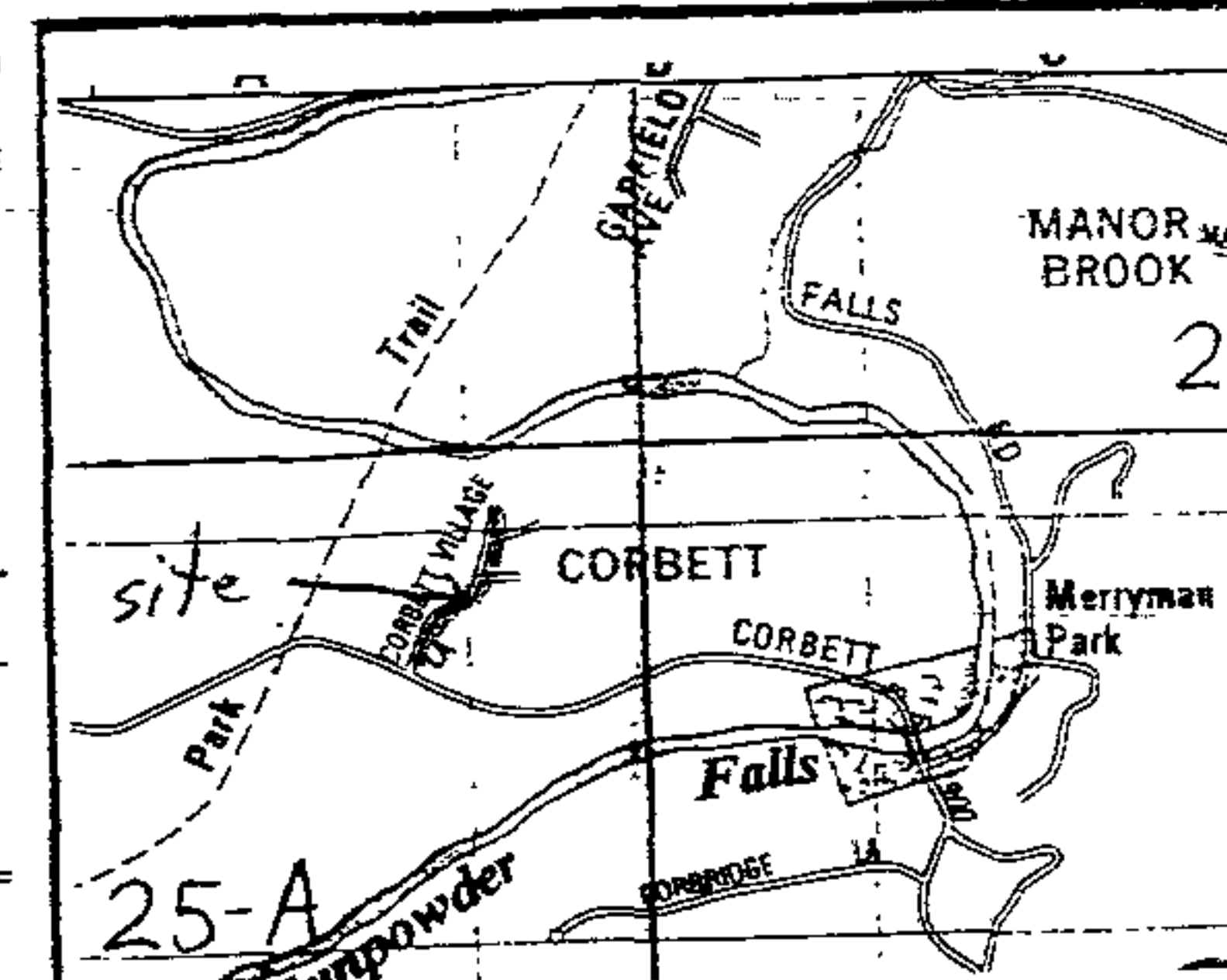
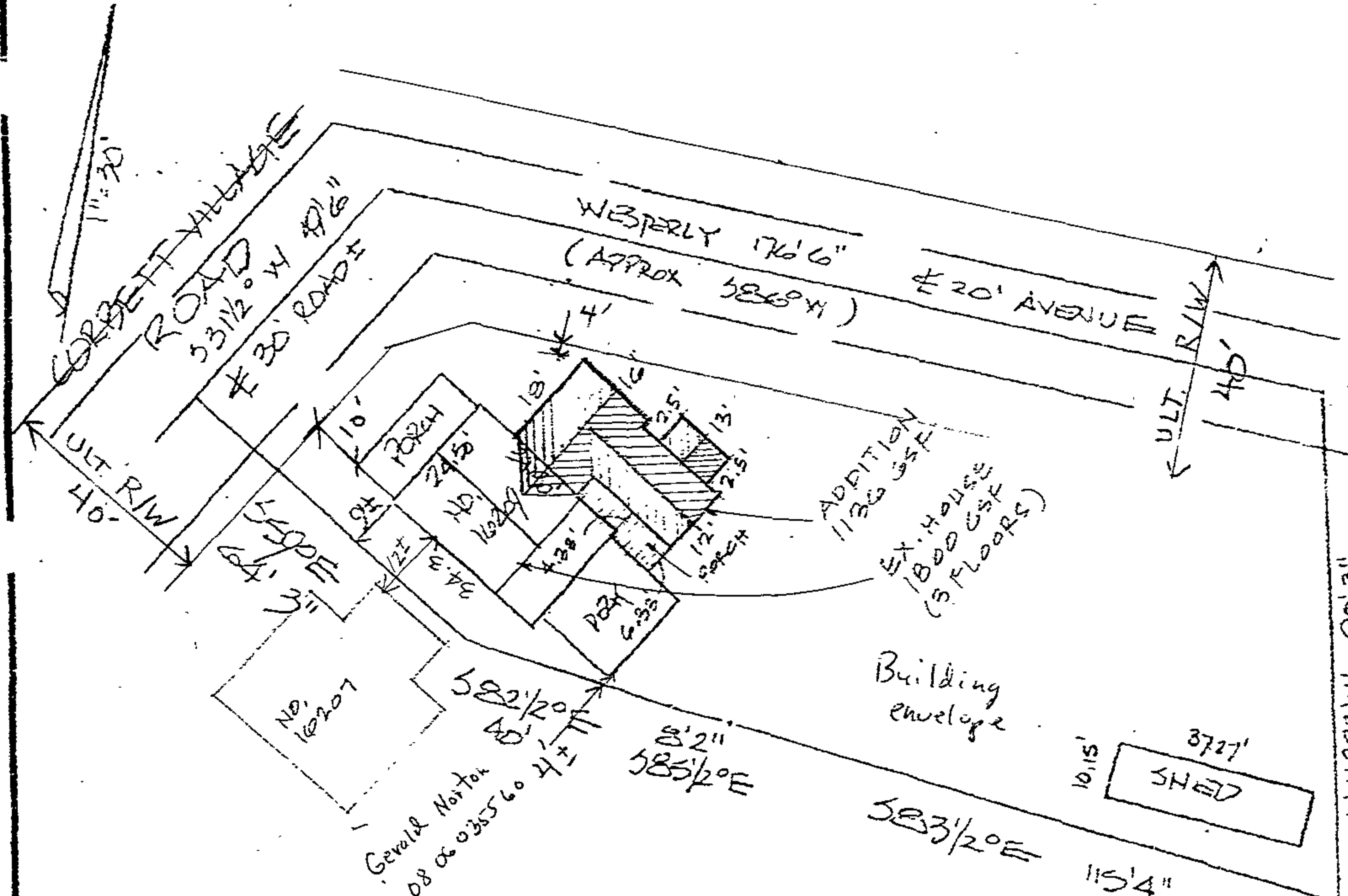
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL PERMIT

PROPERTY ADDRESS 16209 Corbett Village Ln SEE PAGES 5 & 6 OF THE CHECKLIST FOR OR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER MARTA RIEMER



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION			
ELECTION DISTRICT	8		
COUNCILMANIC DISTRICT	1		
1"=200' SCALE MAP #	NW 25-A		
ZONING	RC-7		
LOT SIDE	ACREAGE	SQUARE FEET	
		PUBLIC	PRIVATE
SEWER		☐	☒
WATER		☐	☒
CHESAPEAKE BAY CRITICAL AREA		YES ☐	NO ☒
100 YEAR FLOOD PLAIN		☐	☒
HISTORIC PROPERTY/ BUILDING		☒	☐
PRIOR ZONING HEARING		☐	☐

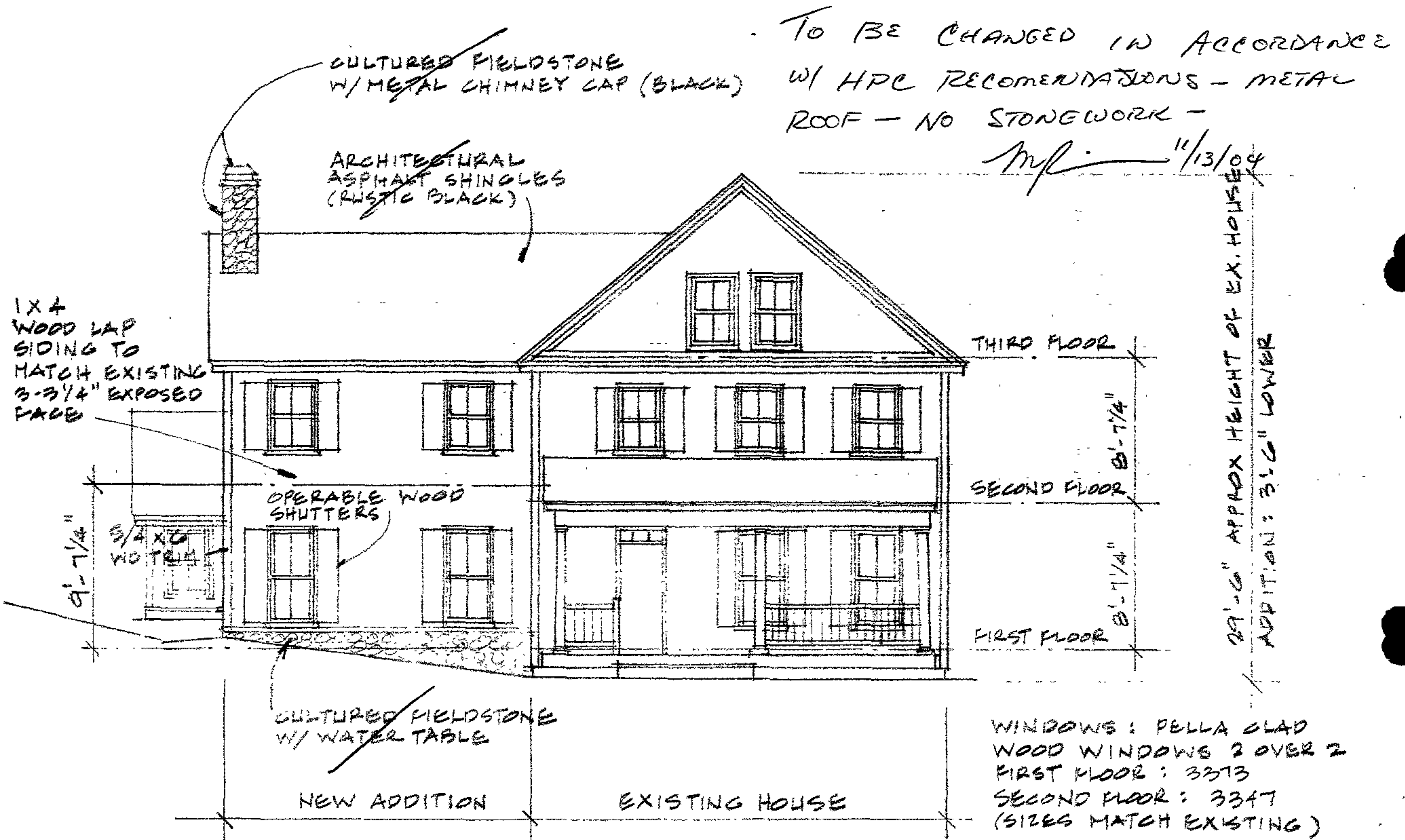
ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
AK	252	05-252-A

REV. 2/18/05

PREPARED BY MCA

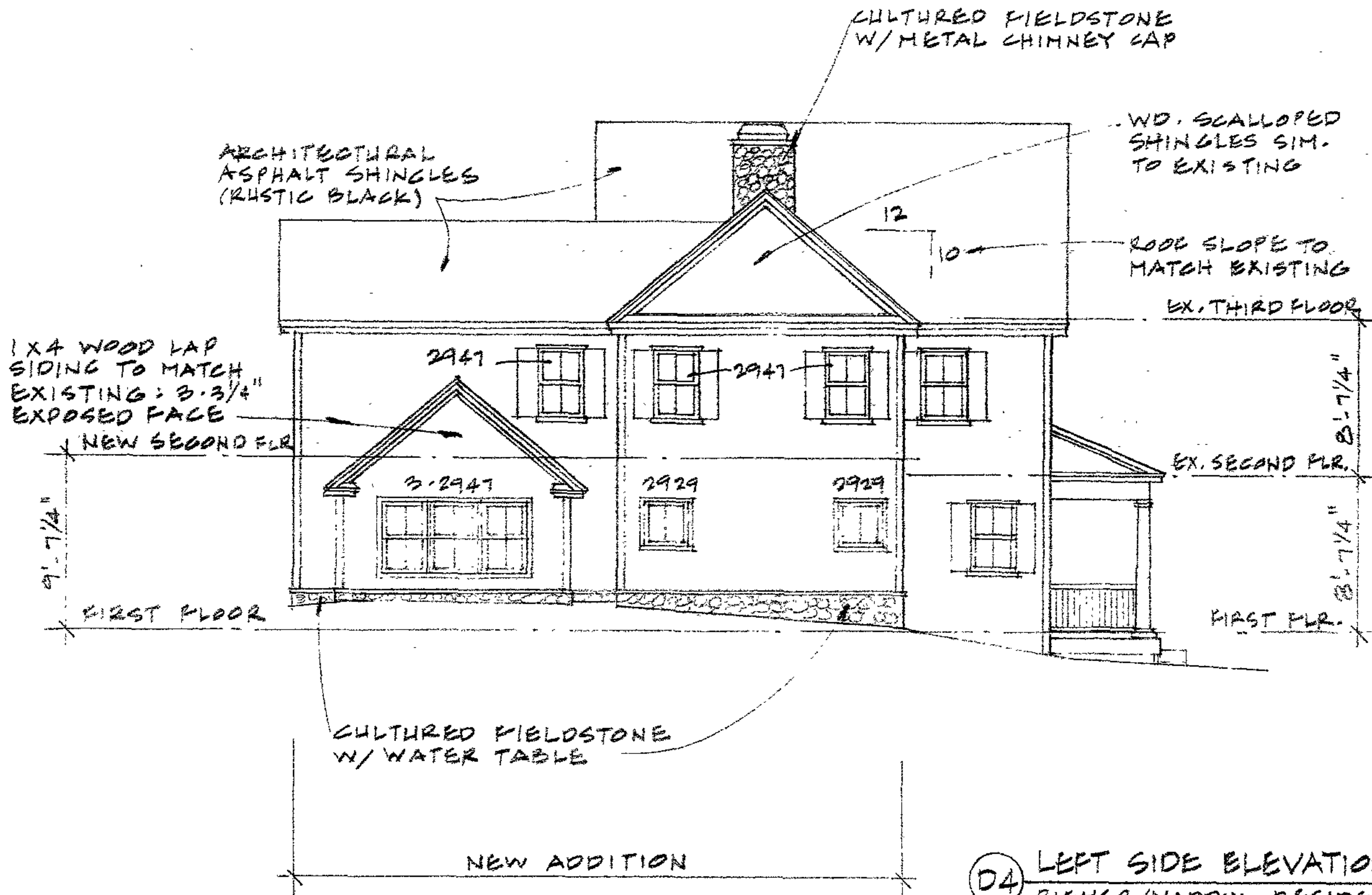
OK RJF 2/18/05

2/2

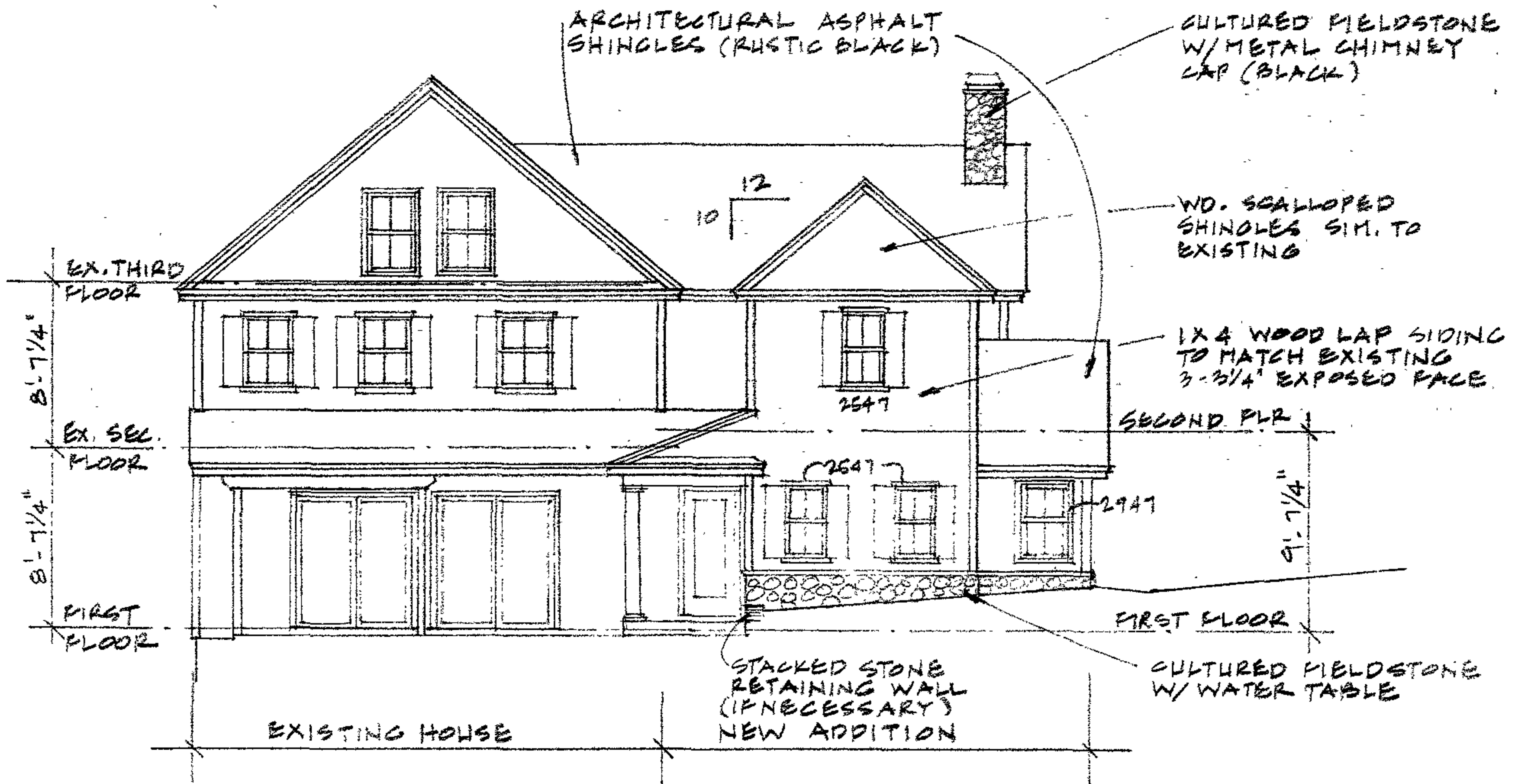


03 FRONT ELEVATION

RIEMER/MADDIX RESIDENCE
10209 CORBETT VILLAGE LANE
MONKTON - MD - 21111
1/8" = 1'-0" 9/30/04



(D4) LEFT SIDE ELEVATION
 RIEMER/MADDIX RESIDENCE
 16209 CORBETT VILLAGE LANE
 MONKTON, MD. 21111
 1/8" = 1'-0" 9/30/04



(D5) REAR ELEVATION
 RIEMER/MADDIX RESIDENCE
 16209 CORBETT VILLAGE LANE
 MONKTON - MD - 21111
 1/8" = 1'-0" 9/30/04