IN RE: PETITION FOR ADMIN. VARIANCE

S/S New Section Road, 1000' E of the c/l

Seneca Road

(3941 New Section Road)

15<sup>th</sup> Election District 6<sup>th</sup> Council District

James N. Hock, Jr., et ux Petitioners \* BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 05-412-A

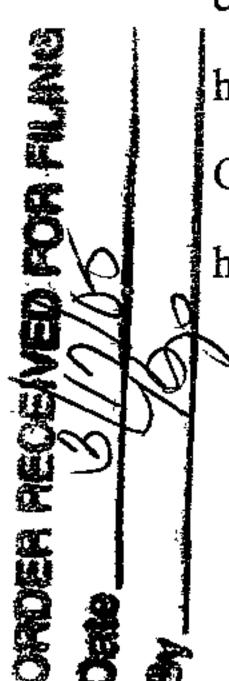
\*

\* \* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, James Nicholas Hock, Jr., and his wife, Joanne T. Hock. The Petitioners request variance relief from Section 1A04.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling height of 44 feet in lieu of the maximum allowed 35 feet for a replacement dwelling (Hurricane Isabel). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.



Based upon the evidence contained within the case file, I am persuaded to grant the requested relief. It was indicated that the existing dwelling suffered significant damage during Hurricane Isabel and that the proposed dwelling height is necessary to meet Federal Flood Insurance elevation requirements as well as provide for parking underneath and attic storage space. In addition, the proposed dwelling will be designed with an elevator, which equipment will be housed above.

There were no adverse comments submitted by any County reviewing agency, and there was no opposition expressed by any of the neighbors. Thus, it appears that relief can be granted without detrimental impact to the health, safety or general welfare of the surrounding locale. However, due to the property's waterfront location and its location within a floodplain, the Petitioners shall comply with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Bureau of Development Plans Review Division of the Department of Permits and Development Management (DPDM) relative to Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this \_\_\_\_\_\_\_ day of March 2005 that the Petition for Administrative Variance seeking relief from Sections 1A04.3 A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling height of 44 feet in lieu of the maximum allowed 35 feet for a replacement dwelling (Hurricane Isabel), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ENGINE WAS

ORDER PROMINE

2) Compliance with Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements, pursuant to the ZAC comments submitted by DEPRM, dated March 17, 2005, and the Bureau of Development Plans Review, dated March 8, 2005, and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs

Zoning Commissioner for Baltimore County

#### 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

March 17, 2005

Mr. & Mrs. James N. Hock, Jr. 3941 New Section Road Baltimore, Maryland 21220

PETITION FOR ADMINISTRATIVE VARIANCE RE: S/S New Section Road, 1000' E of the c/l Seneca Road (3941 New Section Road) 15<sup>th</sup> Election District – 6<sup>th</sup> Council District James N. Hock, Jr., et ux - Petitioners Case No. 05-412-A

Dear Mr. & Mrs. Hock:

WJW:bis

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours.

Zoning Commissioner

I. WISEMAN, III

for Baltimore County

Chesapeake Bay Critical Areas Commission 1804 West Street, Suite 100, Annapolis, Md. 21401 Development Plans Review, DPDM; DEPRM; People's Counsel; Case File





# \* ISABELLE CBCA Blown Petition for Administrative Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 3941 New Section Rd 

I/We do solemnly declare and affirm, under the penalties of

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) I AOA, 3, A TO ALLOW A SABELLE REPORTEMENT) DWELLING HEIGHT OF 4A FT.

IN LIEU OF 35 FT.

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

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

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

ee: State	Telephone No.  Zip Code	Signature  Signature  Signature	CHILL HOCK J CLIC DANG CINCOLD  State	-TFP 0112
State	<u> </u>	Name - Type or Print  Signature  Address  City	Le Dection State	Telephone No
State	<u> </u>	Name - Type or Print Signature Address City	OHOND E	Telephone No.
State	<u> </u>	Signature  Address  City	OHOND E	Telephone No.
State	Zip Code	Signature  Address  City	seis Section  State	Telephone No.
		Address	State	1 elephone No.
		_	State	· · · · ·
<u> </u>	······································	Representative t	la ha Cantastad	
			o pe comacted:	
		• 	<del>, , , , , , , , , , , , , , , , , , , </del>	
		Name		
	Telephone No.	Address	<u> </u>	Telephone No
State	Zip Code	City	State	Zip Code
. เกลเ	be reposted.	Zoning Committee Set for a public Zoning Committee Set 10 Por 1	hearing, advertised, as requ	uired by the zoning
	aily demande	State Zip Code    State   Zip Code     State   Zip	State Zip Code City    State Zip Code   City	State Zip Code City State  State Zip Code City State  Pally demanded and/or found to be required, it is ordered by the Zoning Commissioner of that the subject matter of this petition be set for a public hearing, advertised, as required to the property be reposted.  Zoning Commissioner of Baltimore County  Reviewed By JL FORTK Date 216

# 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	3941	New	Section	Road
	Address	<del>\</del> 0	ctate CVID	Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardship)	wing are the facts u	pon which I/we	base the reques	t for an Administrative ハシン っキャトモ
1) 10 inchese one no	ne-40 ~ 5 C	STEEN	. We 153111 )	
a) Height increase à	could allow	r=+0 wo	et Loundati	on-elevation
3) Foundation here	roccone or Ut-allone	ne Stora	nt our o	erickeingerr Stickeingster
for adequate st			0 " 0	
4) Elovator install access all levels housed at the top	ation will al	consus.	as we a t-(habraah	c fumpata)
Laurbunt at y	001 conted, n	solossof	space,	Hire Hooding
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	rmal demand is file	ed, Affiant(s) w	vill be required to	pay a reposting and
Signature School Jaly	Sign	nature	mes >>	78cC
Trmes WicHowar Hock In Name - Type or Print		ne - Type or Print	anne T	· Hock
STATE OF MARYLAND, COUNTY OF BALTING HEREBY CERTIFY, this day of	FB.	200	before me, a No	tary Public of the State
of Maryland, in and for the County aforesaid, per James 17 cholos floor	/ J/		- T. Hoe	<u> </u>
the Affiant(s) herein, personally known or satisfa	ctorily identified to m	ne as such Affia	ant(s).	
AS WITNESS my hand and Notarial Seal	- ' · · · ·	TPL		
	Notary Pub My Commi	ssion Expires _	7 / 4	26

# 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	X 2941 Address	New Section	~ R-000
	X Balto	X COD	Y97990
That based upon personal knowledge, the follo	wing are the fac	cts upon which I/we base	Zip Code the request for an Administrative
Variance at the above address (indicate hardshi	• •	• •	•
i) To increase a	n pone +	0 43' (3 feetin	Lheight) in lieu ofthe
d) Height increas	e could	tsom ot an well	foundation elevation
ce aurements (	nouse los	tto Harricane I	cabel 963)
3) Foundation h	eichtalle	sws us to park	our cehicles underveaths
this is a gain.	Lessens	our storage sy	pace. attic heightallows
for adequate	Storage =	> force.	
4) Elevator inst	allation w	وزار طالوس سيمع	sue grow older
to access all 1	revels. Ela	Evanguisas Tolus	(hodraulic Pump, Etc)
			Luture 4100dins
That the Affiant(s) acknowledge(s) that if a fo	y wested,	e filed Affiant(s) will be	required to pay a reposting and
advertising fee and may be required to provide a	additional inform	ation.	required to pay a reposting and
X Frank Thelal John	20	x Soans	Doctor
Signature		Signature	
X JAMES WICHOCAS HOCK J	2	X Same	2004.7
Name - Type or Print		Name - Type or Print	
STATE OF MARYLAND, COUNTY OF BALTIN			
I HEREBY CERTIFY, this $\frac{\chi}{2} \frac{\mu}{2}$ day of $\frac{\chi}{2}$ of Maryland, in and for the County aforesaid, per	FEB,	before, before	me, a Notary Public of the State
· _	rsonally appeare	, Toquie	- 110. W
Tomas いんらの Ho the Affiant(s) herein, personally known or satisfa	ctorily identified		1, pro 12,
AS WITNESS my hand and Notarial Seal			
	X	TAKN	
SEAL	_	/ Public	7
520	My Co	mmission Expires X	1/106

REV 10/25/01



# Petition for Administrative Variance

# to the Zoning Commissioner of Baltimore County

for the property located at  $\frac{X3991}{New}$  Section Rd which is presently zoned  $\frac{X}{R}$  RC5

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)

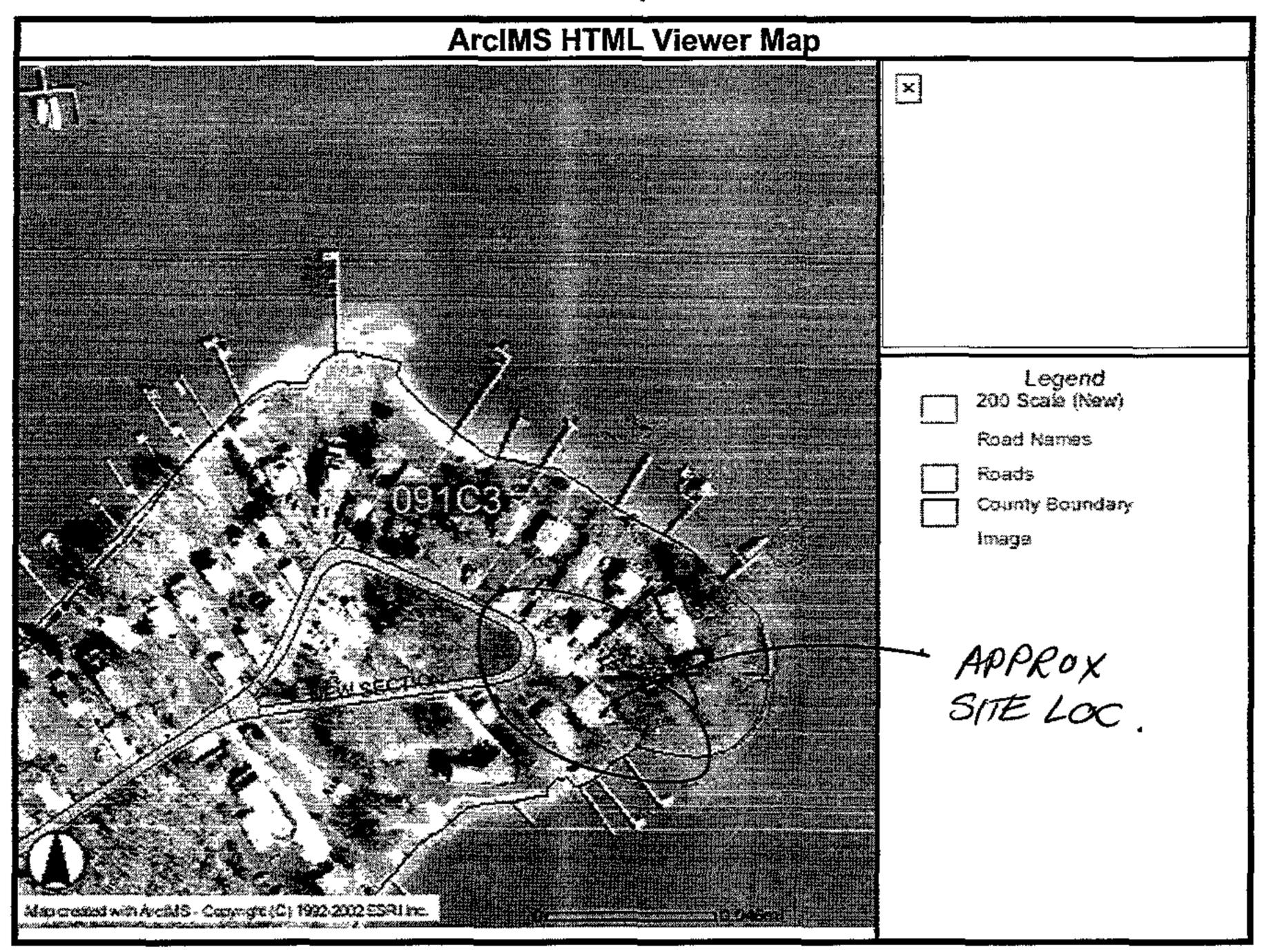
1A04,3, A to ALLOW A (ISABELLE REPLACEMENT) DWELLING HEIGHT OF 44 FT. IN LIEU OF 35 FT

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

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

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

			I/We do solemnly de perjury, that I/we are is the subject of this	eclare and affirm, under the the legal owner(s) of the Petition.	ne penalties of e property which
Contract Purchaser	<u>/Lessee:</u>		Legal Owner(s)	<u>:</u>	
Nome Type or Driet	<del></del>	\u00e44 - TiF	X Jamas N.	CHOLAS GLOCK -	<u> </u>
Name - Type or Print			Name - Type or Print	1 10 740	
Signature			Signature	while Hell	<del>/</del>
	. <u> </u>		* Stann	Joett-7-9	
Address		Telephone No.	Name - Type or Print		·····
City	State	Zip Code	X Signature	<del> </del>	2410-977-8970
Attorney For Petitio	ner	•	•	es Section R	<b>-</b> ·
			Address	SO SOUNT PA	Telephone No
<del></del>		······································	X Polyo	XMD	X51350
Name - Type or Print			City	State	Zip Code
Signature	······································		<u>Representative</u>	to be Contacted:	
Company			Name	<del>- ··</del>	
Address		Telephone No.	Address	······································	Telephone No
City	State	Zip Code	City	State	Zıp Code
A Public Hearing having be	een formally demand	ed and/or found to be	required, it is ordered by	the Zoning Commissioner o	f Baltimore County.
A Public Hearing having be this day of regulations of Baltimore Cour	nty and that the proper	at the subject matter of the subject in the subject	this petition be set for a public	c hearing, advertised, as rec	quired by the zoning
	* • *				
			Zoning Comp	nissioner of Baltimore Count	
71.	C-111-	1			
CASE NO.	) ///	Rev	riewed By VEFOR	/ <u>//</u> Date//6	105
REV 10/25/01		Fet	imated Postina Date	2/2//12	



ZONING DESCRIPTION: 3941 NEW SECTION RD.

EAST STEE OF NEW SECTION RD. APPROXIMATELY

1,000 SEFT. EAST OF SENECA RD. THEN SOUTHERLY

150 FT., TO SENECA CREEK THEN EASTERLY

60 FT + THEN WORTHERLY 133, 3 FT. THEN

WESTERLY ALONG NEW SECTION ROADS SOUTHERN

RIGHT OF WAY 60 FT. BACK TO THE POINT OF

BEGINNING BEING 8,400 SQ.FT. ± IN THE

15TH E.D. 6TH C.D.

Complete at X

9199C

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

## <u>ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS</u>

The <u>Baltimore County Zoning Regulations</u> (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 - 4/2 - A
Petitioner: X
Address or Location: 13941 New Section Rd Baltom
PLEASE FORWARD ADVERTISING BILL TO:
Name: X Soone Hock
Address: X 10039 Crane Leves
X Balto
0-661-6 m
Telephone Number: X 410 574-6464
Revised 2/20/98 - SCJ
FEB 15 2005

05-229

deal de gestrue y 125.291

# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 4/h -A Address 394/ NEW SECTION RD
Contact Person: John Lewis Phone Number: 410-887-3391
Filing Date: 2/06/06 Posting Date: 2/26/06 Closing Date: 3/13/
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
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.
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.
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.
(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)
etitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
ase Number 05- 4/2 -A Address 394/ 1/20/ SECTIM PI
etitioner's Name JAMES & JANNE HOCK Telephone 410 877 8970
ording for Sign: To Permit A ICA RELIE PERM OF THE PERMIT AND TO PERMIT A SIGN OF THE PERMIT AND
osting Date: 2/26/05 Closing Date: 3/13/05  /ording for Sign: To Permit A (ISA BELLE REPLACEMENT DWELLING)  WITH A 44 FT. IN LIEU OF 35 FT. HEIGHT

## Department of Permits Development Management

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





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

March 14, 2005

James Hock, Jr. Joanne Hock 3941 New Section Road Baltimore, Maryland 21220

Dear Mr. and Mrs. Hock:

RE: Case Number: 05-412-A, 3941 New Section Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 16, 2005.

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,
U. Call Rill D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel C:



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

#### Fire Department



700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500





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

February 24, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 28, 2005

Item No.: 405-407, 410-416

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File





Robert L Flanagan, Secretary Neil J Pedersen, Administrator

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

Maryland Department of Transportation

RE:

Date: 2.25.05

**Baltimore County** 

Item No. 412

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

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

1.1. Hedle

Engineering Access Permits Division

### BALTIMORE COUNTY MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENTS

TO:

Tim Kotroco

PDM

FROM:

John D. Oltman, Jr 3

**DEPRM** 

MAR 1 7 2005

DATE:

March 17, 2005

SUBJECT:

Zoning Item # 05-412

Address

3941 New Section Road

Zoning Advisory Committee Meeting of February 28, 2005

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

#### Additional Comments:

1.) The Environmental Impact Review section of this Department offers no specific comments concerning the height of the home.

Reviewer:

Paul Dennis

Date: March 17, 2005



**DATE:** March 15, 2005

# BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

3941 New Section Road

INFORMATION:

Item Number:

5-412

**Petitioner:** 

James and Joannett Hoack

Zoning:

RC 5

Requested Action: Administrative Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

- 1. Photographs of the existing dwelling.
- 2. Submit building elevations to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
- 3. Orient the front of the proposed dwelling towards New Section Road and incorporate prominent entries and porches or stoops in the front building façade.
- 4. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

- 5. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
- 6. Ensure that exterior of all buildings use the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
- 7. Provide landscaping along the public road.

For further questions or additional information concerning the matters stated herein, please contact Davis Pinning with the Office of Planning at 410-887-3480.

Prepared By:

**Division Chief:** 

MAC/LL

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** March 8, 2005

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 7, 2005 Item No. 412

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

The minimum right-of-way for all public roads in Baltimore County is 40 feet. Setbacks shall be modified accordingly.

The flood protection elevation for this site is 11.2 feet.

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

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

The building engineer shall require a permit for this project.

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

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

RWB:CEN:jrb

cc: File

ZAC-03-07-2005-ITEM NO 412-03082005

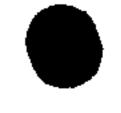


## Department of Permits a Development Management

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



February 16, 2005



### Baltimore County

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

FILE #1/6/65

Mr. & Mrs. James Hock 3941 New Section Road Baltimore, Maryland 21220

Re:

Per ADMINISTRATIVE VARIANCE

Case # 05-412-A

Dear Ms Hock:

You will find a copy of your site plan and basic information as filed for your variance enclosed. Please be aware that your filing fee (as for all Isabelle hearings) has been waived. Mr. Kotroco at his own discretion has agreed to post your sign for no charge. Regretfully if a hearing demand is made by anyone within 1,000 feet of your property or if required by the Zoning Commissioner and you desire to proceed to the public hearing, you will be responsible for newspaper advertising fees.

If you have any further questions, please call (410) 887-3391.

Yours truly

John L. Lewis for Timothy Kotroco

Planner II

Director

Zoning Review PDM

JJL/rjc enc



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

10/ 64

34



Maryland Department of Assessments and Taxation **BALTIMORE COUNTY Real Property Data Search** 

**Account Identifier:** 

District - 15 Account Number - 1523503590

**Owner Information** 

Owner Name:

**Mailing Address:** 

HOCK JAMES N,JR

**HOCK JOANNE TERESA** 

Use:

RESIDENTIAL

YES

3941 NEW SECTION RD **BALTIMORE MD 21220-4029**  Deed Reference:

Principal Residence:

1) / 8778/ 636

#### **Location & Structure Information**

**Premises Address** 

Grid

24

Map

91

3941 NEW SECTION RD

**Legal Description** 

3941 NEW SECTION RD

WATERFRONT **BOWLEYS QUARTERS Sub District Subdivision** Section Block Lot Group Plat No: 326 Plat Ref:

Town **Special Tax Areas Ad Valorem** 

Parcel

99

Tax Class Primary Structure Built

**Enclosed Area** 1956 **2,322 SF** Stories **Basement** NO

**Property Land Area County Use** 8,344.00 SF Type **Exterior** STANDARD UNIT **SIDING** 

#### **Value Information**

	Base	Value	Phase-in Assessments		
	<b>Value</b> As (		As Of	As Of	
		01/01/2003	07/01/2004	07/01/2005	
Land:	109,500	134,500			
Improvements:	10	10			
Total:	109,510	134,510	126,176	134,510	
Preferential Land:	0	0	0	0	

#### **Transfer Information**

Seller:	HOCK JAMES N,JR	Date:	03/18/1999	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 8778/ 636	Deed2:	•
Seller:	HOCK JAMES N,JR	Date:	05/06/1991	· Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 6604/ 544	Deed2:	•
Seller:	SINNOTT THOMAS P	Date:	10/07/1983	Price:	\$95,000
Type:	IMPROVED ARMS-LENGTH	Dood 1	-	Dood3	, <del>-</del>

Deeg2: THE KOVED AKIND-FENGTU neegr:

**Exemption Information** 

Partial Exempt Assessments	Class	07/01/2004	07/01/2005	
County	000	O .	0	
State	000	0	0	
Municipal	000	0	0	

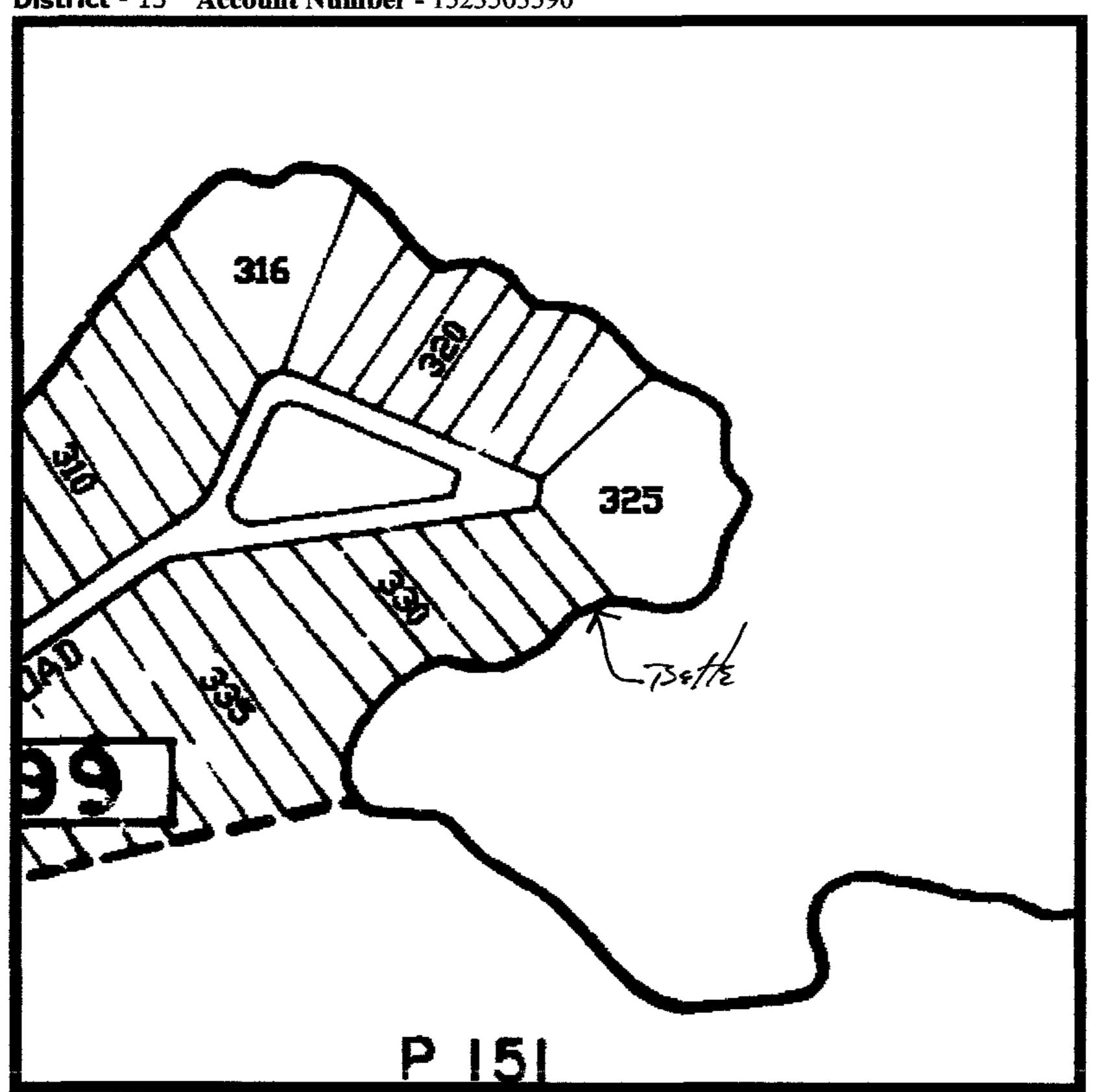
Tax Exempt: **Exempt Class:**  NO

**Special Tax Recapture:** 

\* NONE \*

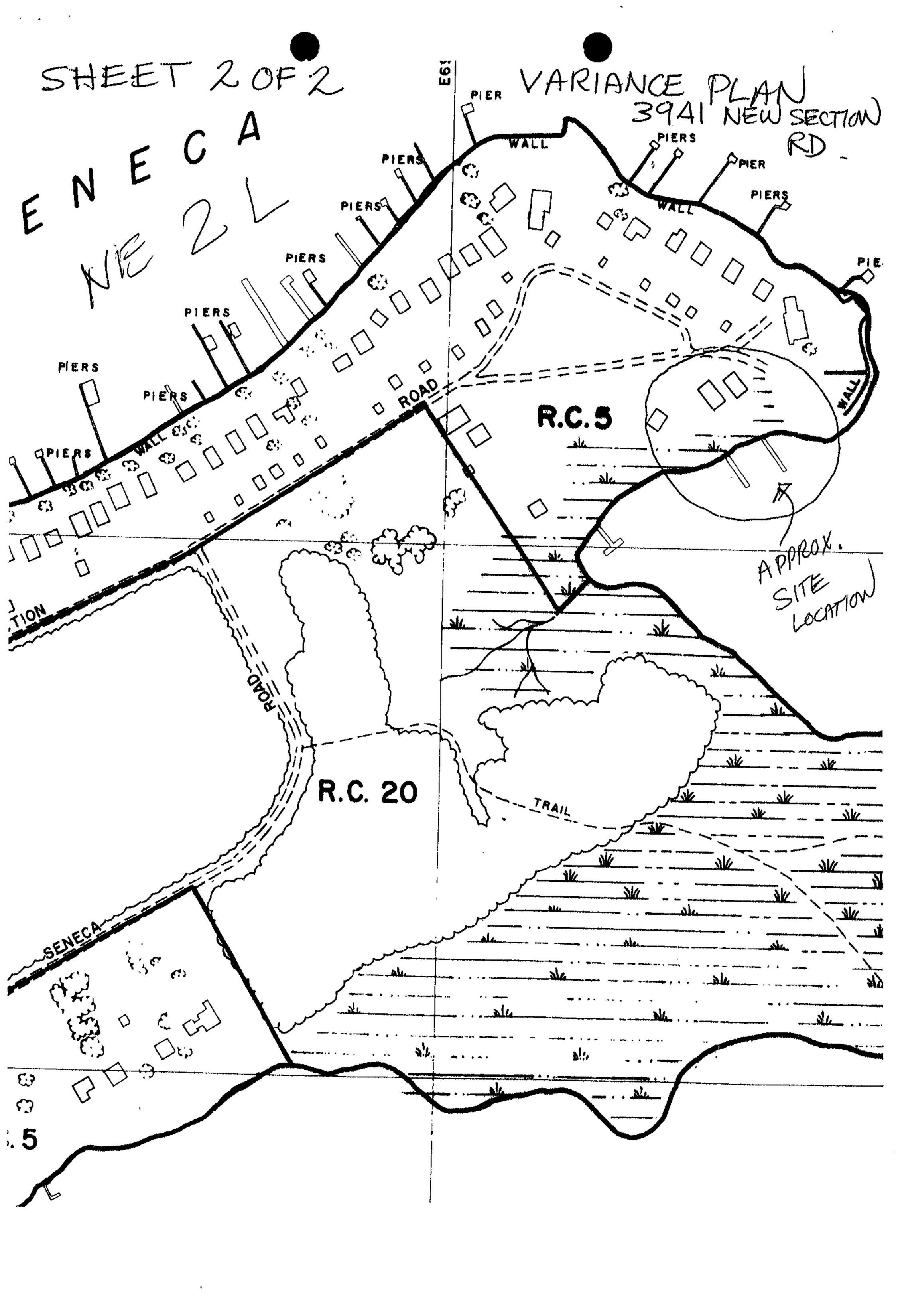
**View Map** 





Property maps provided courtesy of the Maryland Department of Planning ©2004. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at

ZONING VARIANCE PLAN 3941 NEWSECTION RD ZINE ! RC 5 THIS IS A HURRICANE ISABELLE IN 100 YR. FLOOD PLAIN. REPLACEMENT DUSTINED NO ENLARGEMENT OR ELEV 6-7 APPLICANT HAS CONFIRMED NO ENLARGEMENT OR CHANGES IN BUILDING SIZE OTHER THAN TO HEIGH CHANGES IN BUILDING SIZE OTHER THAN TO HEIGHT. THE VARIANCE IS BEING REQUESTED IN CBCA. FOR A 44 FT. HT. IN CIEU OF 35 FT. THE REPLACEMENT DUELLING-15 BEING Cancel DIST 6 ELEVATED TO COMPLY WITH FLOOD CODE. ELEC: DIST. 15 WITH NO DECREPOSE IN SETBACKS SHEET 1 OF 2 BALTIMORE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROMIDED FOR THIS HEARING APPLICATION. CRITICAUN BY BALTO . 20 ·Block Bulkhaod 7 Lot 326 15-23-503570 Lot 327 タ w Ex. Dwalling A A A VARIANCE \* PROP. DWLG, HT. MAXIMUM= 44FT. 27.84 6000 THEW SECTION RESPONDED N 398 50' 56 Gy Harris AN WEALTHAN WED XIII WEW THEST POM PLAT SOMEY PEPMED BY ENGINEER 1000 4 TO SENECH RD 9/20/24 RESIDENCE EMAND OUNERS 20125 1/24 05 MA & MAS LAMES HOCK 100 m - 10 0 11 3941 HEW GEOTON PO Oscaro androco





and all rows one structuce )



Examples of new Construction Construction 8668 Chesnut Rd.

05-185-A



New Construction)
(New Construction)
8668 Chesnut Rd

05-185-A



3941 New Section Id. (Empty lot) looking northeast Southwest

05-185-A



12 My 3 Mew Seaton Rd DIEW 3945 d men house, roothire

3950



- ald - pring 06610 La algora on carrection

<del>-</del>-



3945 New Section Rd.

water



3945 New Section Rd. Street



8945 New Section Pd. 5ide view



2941 New Section Pd. (Empty lot) looking Northwest to Southeast



3943 New Season Rd. West



Danase Offithe Stown 1/03 Hurrican Isabel



Else Belne the Storn



Hurricare Deabel 9/03 Trujac to wake repairs Belge Fana W Balto. Court Sculding orde us sacate.