

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Seven Courts Drive, 69.94 ft.
S centerline of Pinedale Drive
11th Election District
5th Councilmanic District
(9227 Seven Courts Drive)

Jennie C. & Regis J. Kegel
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-415-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jennie C. and Regis J. Kegel. The variance request is for property located at 9227 Seven Courts Drive in Baltimore County. The variance request is from Section 504 of the Baltimore County Zoning Regulations and Section V.B.6.6 (1971-92 Regs.), to permit a window to property line setback of 10 ft. in lieu of 15 ft. and to amend the Final Development Plan for "Pinedale Woods", Lot #5, Section 2 for a new addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 26, 2005, 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: A ZAC comment was received from the Office of Planning dated March 3, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

FILED
3/15/05
Regis

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 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.

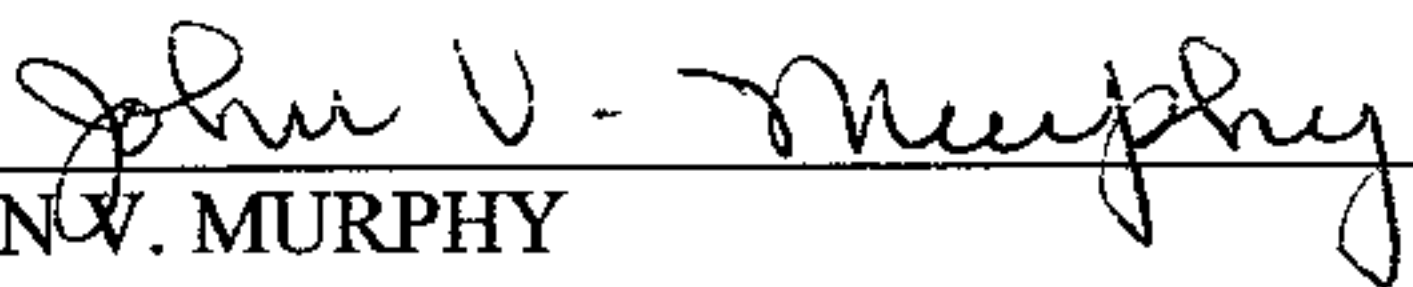
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18 day of March, 2005, that a variance from Section 504 of the Baltimore County Zoning Regulations and Section V.B.6.6 (1971-92 Regs.), to permit a window to property line setback of 10 ft. in lieu of 15 ft. and to amend the Final Development Plan for "Pinedale

3/18/05
Ray

Woods", Lot #5, Section 2 for a new addition., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning said property to its original condition;
2. Compliance with the ZAC comments submitted by the Office of Planning dated March 3, 2005, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan field 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

RECEIVED FOR FILING
Mar 18 2005
raj

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

March 18, 2005

Mr. & Mrs. Regis J. Kegel
9227 Seven Courts Drive
Baltimore, Maryland 21236

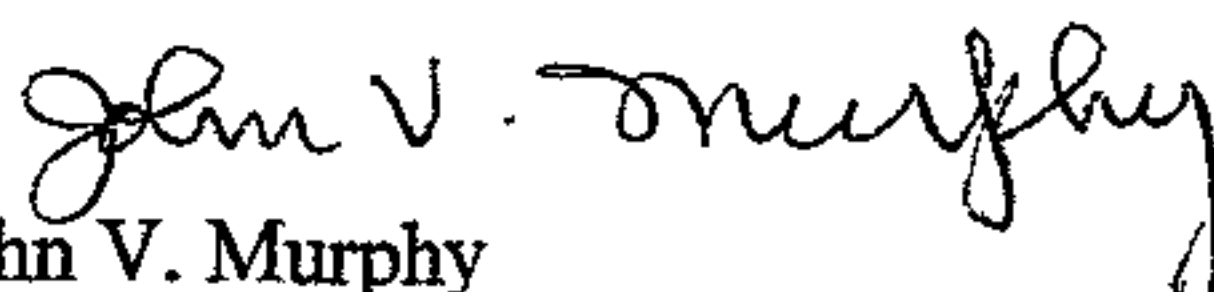
Re: Petition for Administrative Variance
Case No. 05-415-A
Property: 9227 Seven Courts Drive

Dear Mr. & Mrs. Kegel:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Jeremy Clancy, 7051 Macbeth Way, Eldersburg, MD 21784





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9227 Seven Courts Dr
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504 BCZR AND V.B. 6.6 (1971-92 REGS)

TO PERMIT A WINDOW TO PROPERTY LINE SETBACK OF 10 FT. IN LIEU OF 15 FT AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR PINEDALE WOODS, LOT #5, SECTION 2. (FOR NEW ADDITION)

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

City

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):

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. 05 915 A

Reviewed By JL

Date 2/17/05

Estimated Posting Date 2/26/05

ORDER RECEIVED FOR FILING

3/1/05

100

50

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 9227 Seven Courts Dr
Address
Baltimore md 21236
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):

SEE ATTACHED

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.

✓ Regis John Kegel
Signature
Regis John Kegel
Name - Type or Print

✓ Jennie Cocoros Kegel
Signature
Jennie Cocoros Kegel
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of February, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Regis John Kegel & Jennie Cocoros Kegel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

2/3/05
Date

[Signature]
Notary Public

My Commission Expires JON TREVOR ELLIOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 17, 2007

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 9227 Severn Courts Dr
Address
Baltimore md 21236
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):

SEE ATTACHED

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.

✓ Regis John Kegel ✓ Jennie Cocoras Kegel
Signature Signature
Regis John Kegel Jennie Cocoras Kegel
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of February, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Regis John Kegel - Jennie Cocoras Kegel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

2/3/05
Date

[Signature]
Notary Public
My Commission Expires JON TREVOR ELLIOTT



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9227 Seven Courts Dr.
which is presently zoned DR. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504 BCZR AND V.B. 6.6. (1971-92 Ret.S., 1971-92 Ret.S.)

TO PERMIT A WINDOW TO PROPERTY LINE SETBACK OF 10 FT.
IN LIEU OF 15 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR
PINEDALE WOODS, LOT #5, SECTION 2. (FOR A NEW Addition)

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

Baltimore md. 21236

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. 05 415 A

Reviewed By JL

Date 2/17/05

RLV 9/15/98

Estimated Posting Date 2/26/05

Justification

Mr. And Mrs. Kegel wish to build a 10' by 26' addition along the left side of their house to accommodate Mrs. Kegel's aging mother. Currently Mrs. Kegel's mother is in a nursing home and the Kegel's simply can no longer afford to keep her there. They wish to build this addition so she can move in with them and minimize their financial strain.

The zoning of this property, DR 3.5, calls for a minimum side setback of 10' with a total combined side setback of both sides to equal 25'. The Kegel's have a 10' easement on the left side of their house, which is the side they propose the addition. But they have 20' total on that side so they can build a 10' and still stay out of the 10' easement thus meeting the 10' minimum side setback requirement. However, the other side of the house has 14' making the total side yards 24' falling 1' short of the requirement. Therefore the variance they are asking for is for 1' for a side yard setback.

The practical difficulty and undue hardship if such a request were not granted would be that the addition could only be 9'. The Kegel's do not have the option to not move Mrs. Kegel's mother in so the addition would still have to be built. But they would like her mother to be as comfortable as possible in her final years and one foot could make a big difference once they put her bed, dresser etc... in that room. We are hoping that when you consider this request you take into account that we are only asking for one foot, that the side we are proposing the addition has no house over there, it is an empty county lot with power lines, and the side that only has the 14' to the neighbor we are not improving upon (the existing house is 14'). Moreover, there is nobody across the street either, it is a large piece of land currently undeveloped.

Zoning Description

Zoning Description for 9227 Seven Courts Dr., Baltimore Md. 21236

Beginning at a point on the East side of Seven Courts Dr. which is 70' wide at the distance of 69.94' south of the centerline of the nearest improved intersecting street Pinedale Dr. which is 60' wide. Being Lot # 5, Block F, Section 2 in the subdivision of Pinedale Woods as recorded in Baltimore County Plat Book # 41, Folio # 33, containing 7,350 square feet. Also known as 9227 Seven Courts Dr., and located in the 11th Election District, 5th Councilmanic District.

A15

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441398

DATE 2/17/05 ACCOUNT 001 006 6150

AMOUNT \$ 130.00

RECEIVED FROM

Chancy

FOR

9227 Security Courts Dr
\$65.00
Variance & Remand FDP

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 2/17/05 TIME 1:13 PM OF 35:17
TO 001 006 6150
RECEIPT # 20275
DEPT 3 53 (HHS) EXT 1000
T. NO. 4635
Recpt Tot 4131.00
BAL. IN CL 1.50 C
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. : 05-415-A

Petitioner/Developer: REGIS

JENNIE KEGEL

Date of Hearing/Closing: 3/13/05

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

Attention:

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
at 9227 SEVEN COURTS DRIVE

This sign(s) were posted on February 26, 2005
(Month, Day Year)

Sincerely,

Martin Ogle 2/26/05
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)

im000219 (1152x864x24b jpeg)



Injection Dgl 2/26/05

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 05- 415 -AAddress 9227 SEVEN COURTS DR.Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: ~~2/26/05~~ 2/17/05 Posting Date: 2/26/05 Closing Date: 3/13/05

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- 415 -AAddress 9227 SEVEN COURTS DRPetitioner's Name REGIS & VENNIE KEGELTelephone 410 795 8754Posting Date: 2/26/05Closing Date: 3/13/05Wording for Sign: To Permit A WINDOW TO PROPERTY LINE SETBACK OF 10 FT. IN LIEU
OF 15 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR PINE DALE
WOODS, LOT #5, SECTION 2 (FOR A NEW ADDITION)

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: 05 415 A

Petitioner: REGIS - JENNIE KEGEL

Address or Location: 9227 Seven Courts Dr., Baltimore md 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: REGIS KEGEL

Address: 9227 Seven Courts Dr.
Baltimore md 21236

Telephone Number: 410-256-2143

**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

March 14, 2005

Regis John Kegel
Jennie Cocoros Kegel
9227 Seven Courts Drive
Baltimore, Maryland 21236

Dear Mr. and Mrs. Kegel:

RE: Case Number: 05-415-A, 9227 Seven Courts Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 17, 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,

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
Jeremy Clancy 7051 Macbeth Way Eldersburg 21784

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

February 24, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 28, 2005

Item No.: 405-407, 410-415

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
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



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



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

Maryland Department of Transportation

Date: 2.25.05

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

RE: Baltimore County
Item No. 415 JLL

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

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

DATE: March 15, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 28, 2005

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

05-407

05-409

05-413

05-414

05-415

Reviewers: Sue Farinetti, Dave Lykens

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 3, 2005

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

RECEIVED

MAR - 7 2005

SUBJECT: 9227 Seven Courts Drive

INFORMATION:

Item Number: 5-415

Petitioner: Regis John Kegel

Zoning: DR 3.5

Requested Action: Administrative Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the exterior building materials and color are similar to that of the existing dwelling.

For further information concerning the matters stated herein, please contact Kevin Gambrell at 410-887-3480.

Prepared by:

Mark A. Kimmel

Division Chief:

W. Maugh

AFK/LL:MAC:

ORDER RECEIVED FOR FILING

3/18/05

Ray

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 8, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For March 7, 2005
Item Nos. 407, 413, 414, and 415

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

RWB:CEN:jrb

cc: File

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

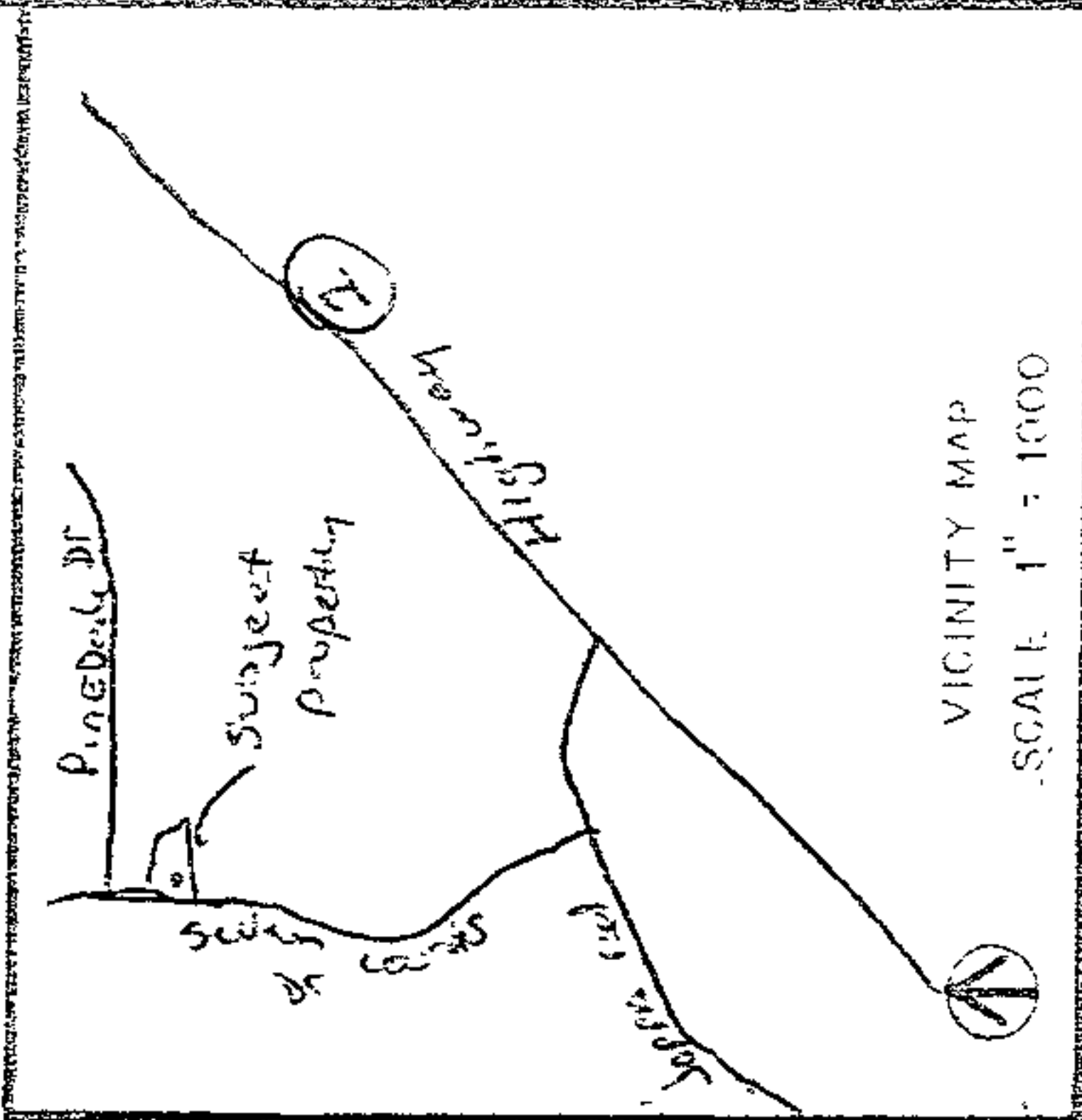
PROPERTY ADDRESS 9227 Sever Courts Dr

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Pinedale Woods

PLAT BOOK # 41 FOLIO # 33 LOT # 5 SECTION # 2

OWNER Regis John - Jenne Coates Kegel

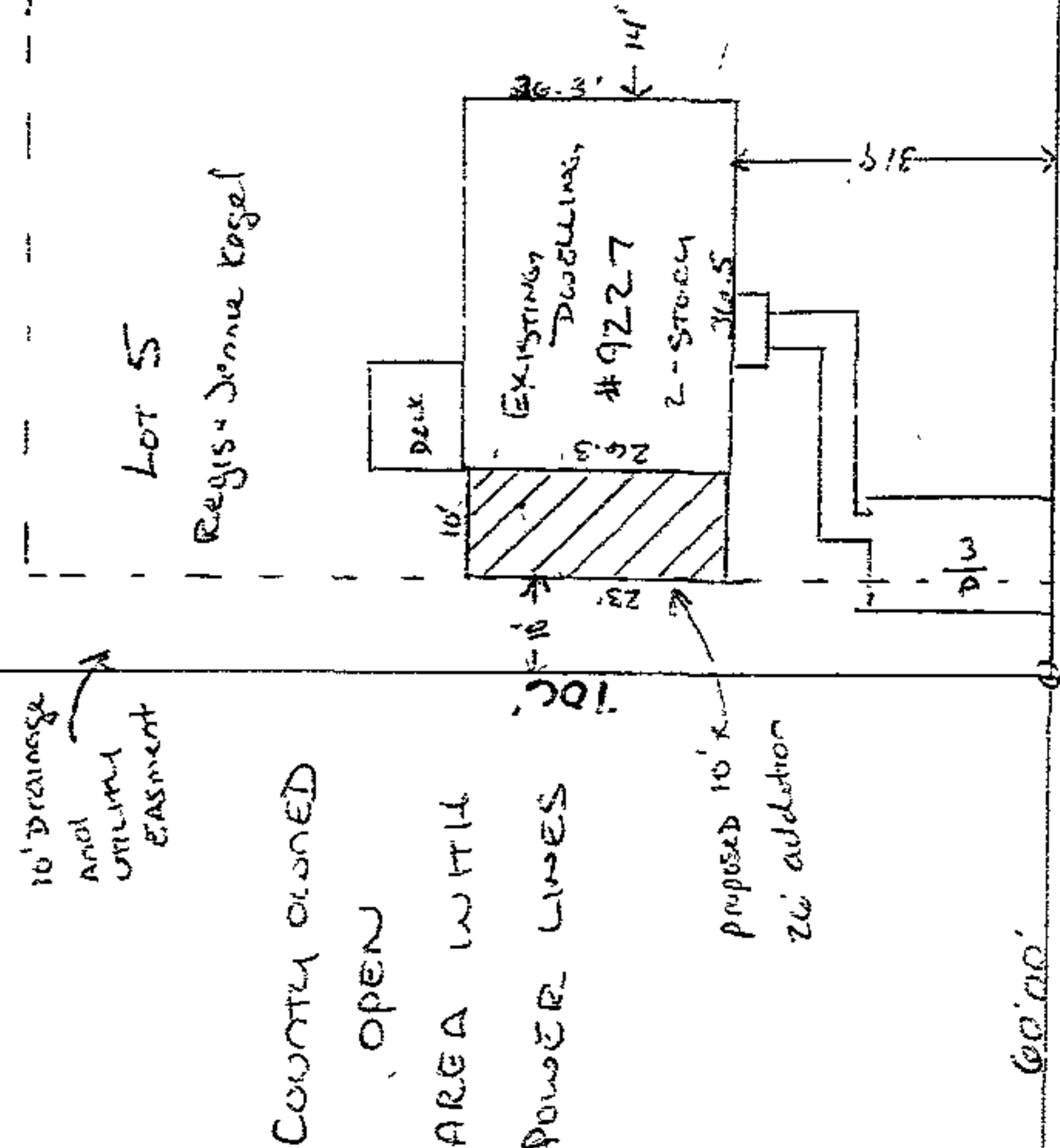
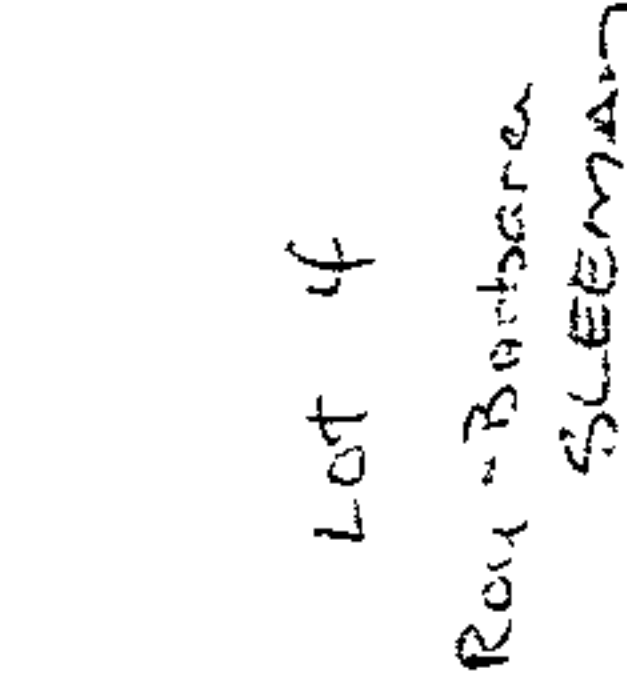
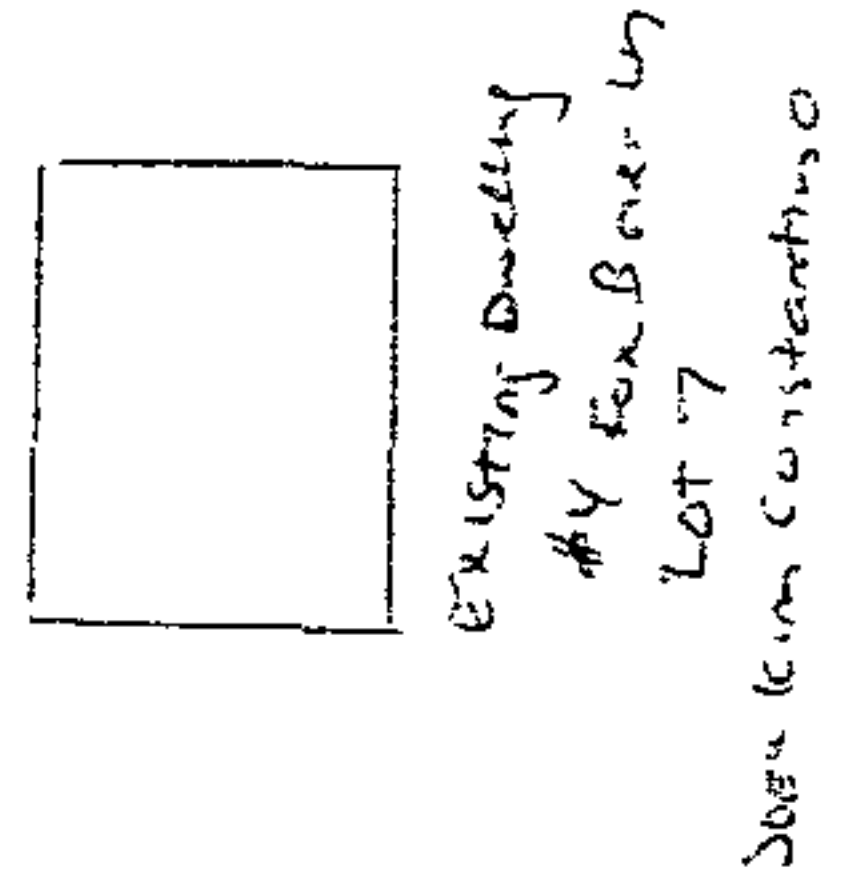


LOCATION INFORMATION

ELECTION DISTRICT 11
COUNCILMANIC DISTRICT 5
1" = 200' SCALE MAP #
ZONING DR 3 S
LOT SIZE .116 ACRES 7,350 SQUARE FEET
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 YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

1415



Sever Courts Drive (70' R/W, 50' Paving)

Parcel 174 7.16 Acres open land

SCALE OF DRAWING: 1" = 30'

PREPARED BY Jeremy Clancy





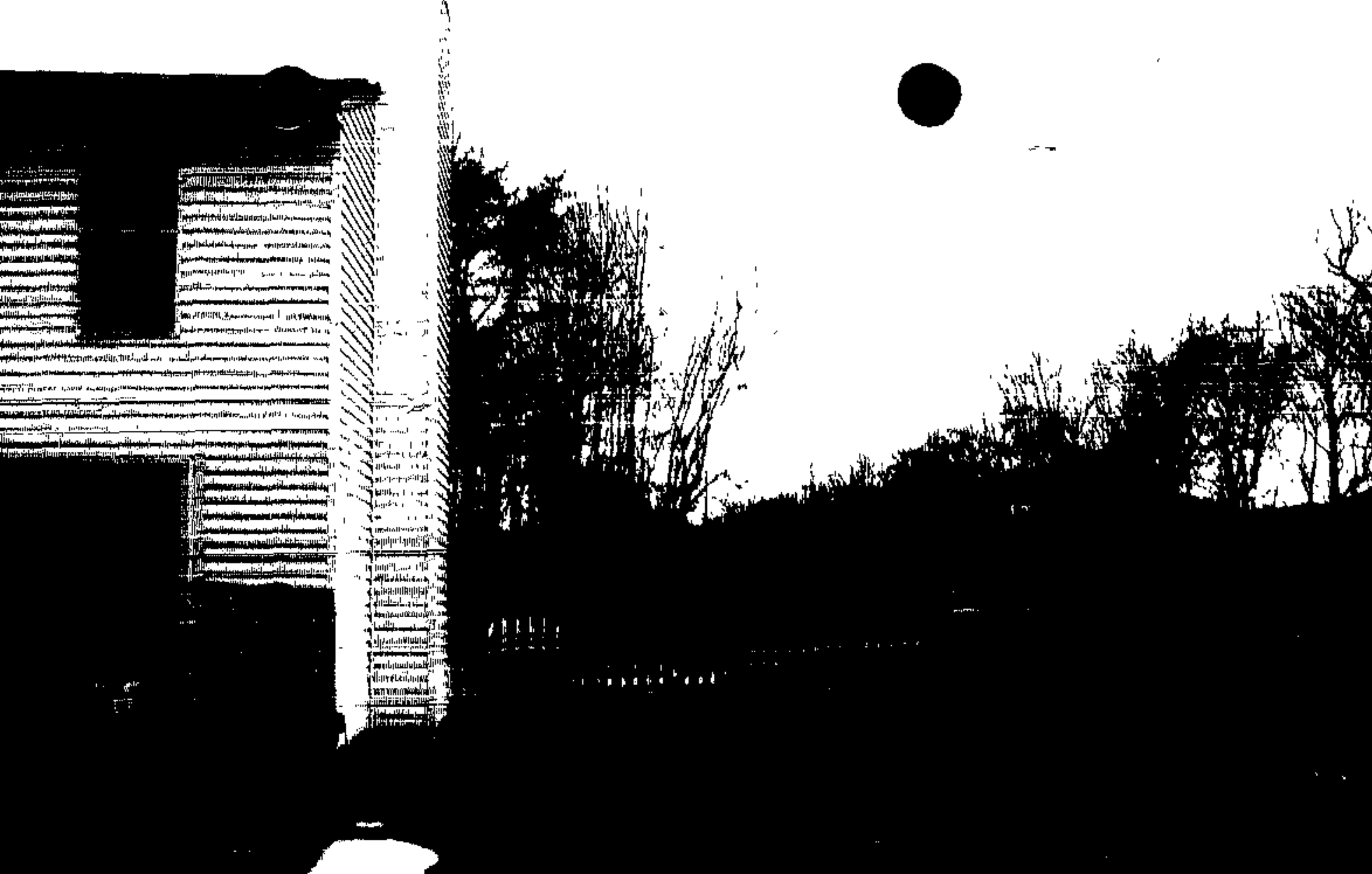
415



Pic #1

Showing Subject property left property line
where addition will be. 20' From house to prop
line. Then shows large country owned open area.
to left of prop. line.

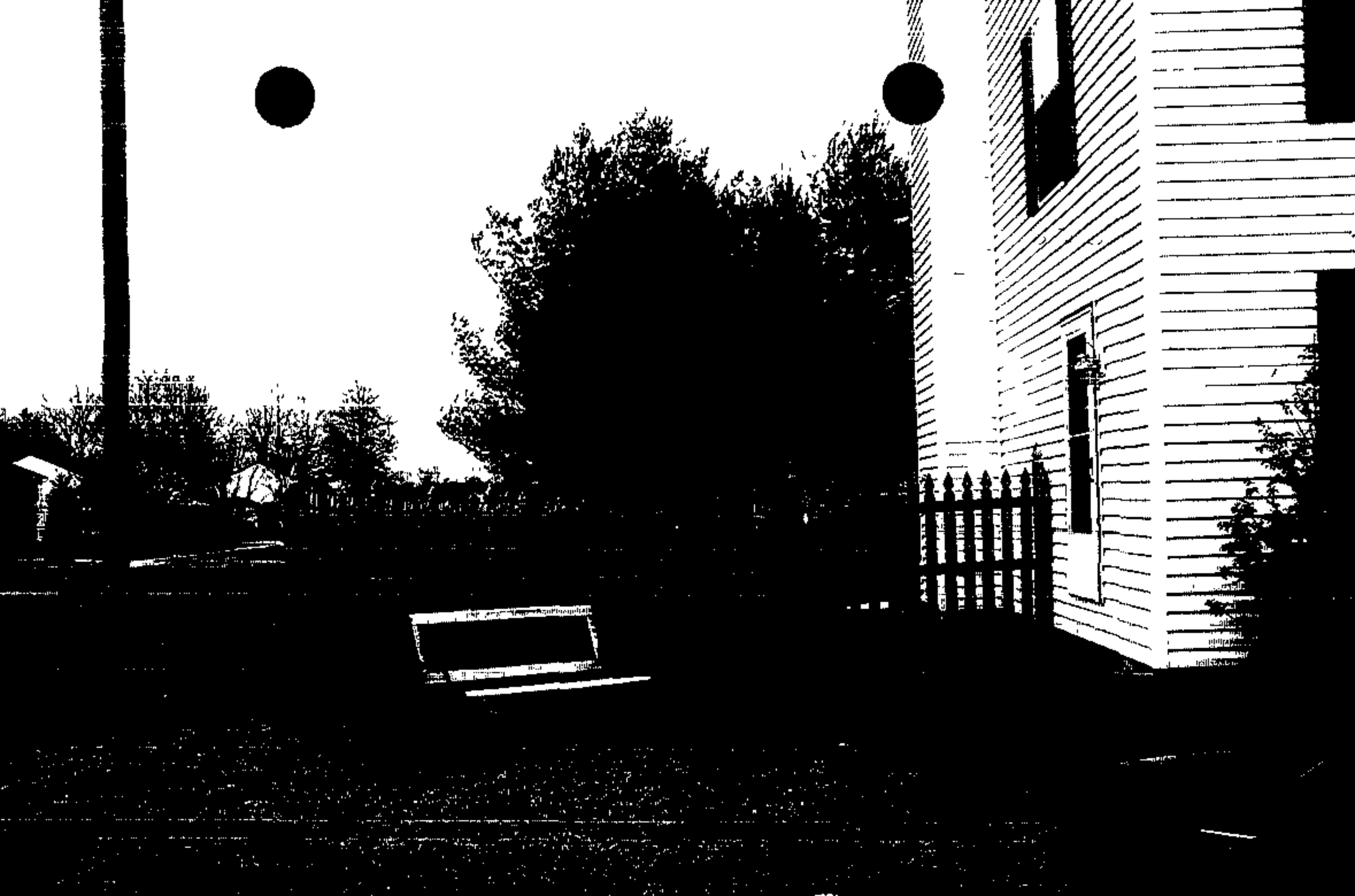
415



Pic 2

from Back yard of subject property looking
Towards road. Shows area where addition going.

A15



Pic 3

Showing back side of property From front yard
closer to where addition is going

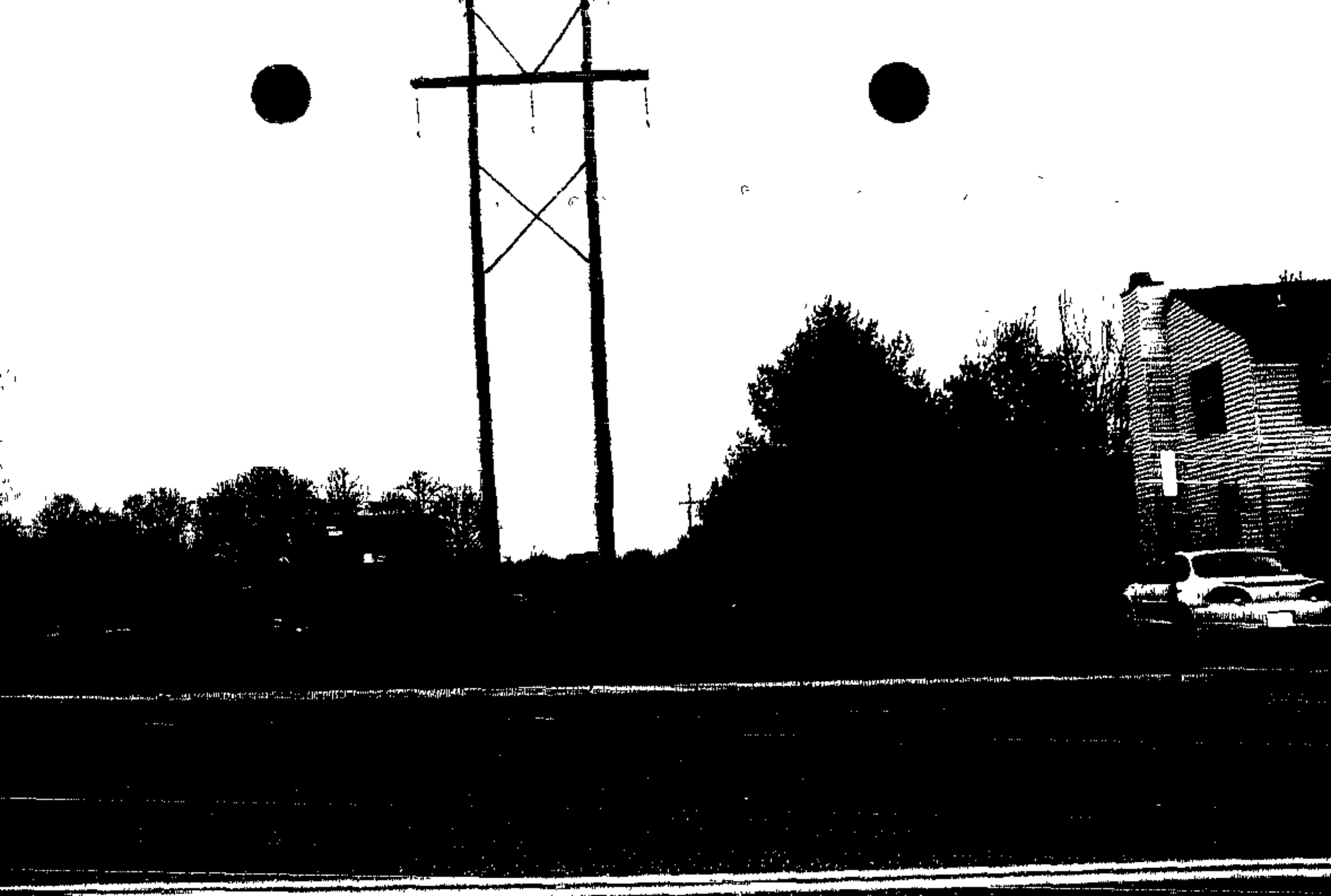
A/b



Pict

Showing entire subject prop. including both
left + right sides.

A15



pic 5

Shows how much open area is next to the side
the addition is proposed.

A15



PIC 6

Shows another view of Both sides Since the
Total side setbacks is what is in question

A16