

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Dutton Avenue at corner of
S/S of Dutton Avenue
1st Election District
1st Councilmanic District
(20 Dutton Avenue)

Judith A. Munn & Mark A. Beckstrom
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-458-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, Judith A. Munn and Mark A. Beckstrom. The variance request is for property located at 20 Dutton Avenue in the Catonsville area of Baltimore County. The variance request is from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1B02.3.C.1.a (ZCPM), to permit a proposed addition with a rear yard setback of 8 ft. in lieu of the minimum required 40 ft., a side street setback of 34 ft. in lieu of the minimum required 40 ft., and to permit an existing detached accessory building (garage) to be located in the side yard in lieu of the required third of the rear yard furthest removed from any side street. 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 March 25, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Office of Planning submitted a comment indicating that the Petitioners should demonstrate that the property is unique in a zoning sense. The undersigned also asked the Petitioners certain questions regarding their request by letter dated April 20, 2005, which they answered in their April 20, 2005 letter, a copy of which is incorporated into the file. In regard to

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4/20/05
J. Gray

the request for variance, it is now clear that the Petitioners own two parcels the first of which is all of lot 12 and the second of which is a 10-foot wide strip that is part of lot 11. The neighbor to the south owns the remaining portion of lot 11. Consequently, the request for variance should be from the property lot line and not the parcel line which would change the request to allow a rear yard setback of 18 feet in lieu of the required 40 feet rather than the original request to allow an 8 foot rear yard setback. In addition, I find the structure is unique in a zoning sense. Moreover, I find that 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 20 day of April, 2005, that a variance from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1B02.3.C.1.a (ZCPM), to permit a proposed addition with a rear yard setback of 18 ft. in lieu of the minimum required 40 ft., a side street setback of 34 ft. in lieu of the minimum required 40 ft., and to permit an existing detached accessory building (garage) to be located in the side yard in lieu of the required third of

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4/20/05

Ray

the rear yard furthest removed from any side street, 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. The Petitioners shall submit such elevations and architectural drawings of the addition for review and approval by the Office of Planning to insure that the addition will be architecturally compatible with the existing home and immediate neighborhood;
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

4/20/05

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

April 20, 2005

Mr. Mark A. Beckstrom
Ms. Judith A. Munn
20 Dutton Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-458-A
Property: 20 Dutton Avenue

Dear Mr. Beckstrom & Ms. Munn:

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

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

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20 DUTTON AVE, CATONSVILLE
which is presently zoned DR-2

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) 1B02.3.C.1, 400.1(BC2R) and

Section 1B02.3.C.1.a (ZCPM) to permit a proposed addition with a rear yard setback of 8 feet in lieu of the minimum required 40 feet, a side street setback of 34 feet in lieu of the minimum required 40 feet, and to permit an existing detached accessory building (garage) to be located in the side yard in lieu of the required third of the rear yard farthest removed from any side street, 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 14 day of March, 2005, 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):

X MARK A. BECKSTROM
Name - Type or Print

X Mark A Beckstrom
Signature

X Judith A. Munn
Name - Type or Print

X Judith A. Munn
Signature

X 20 Dutton Avenue 910-455-0421
Address Telephone No.

X CATONSVILLE MD 21228
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JNP Date 3/14/05

Estimated Posting Date 3/27/05

CASE NO. 05-458-A

REV 10/25/01

UNDER REVIEW FOR PLANS

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

20 DUTON AVE
Address
CATHONSVILLE, MD 21228
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):

Reason for zoning regulation can not be met on our property:

Proposed addition does not meet 40 foot set back.
We need more space because we plan to have our
Mother/in-law come to stay with us. She would
like to have her things with her to make it seem like
home.

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.

Mark A Beckstrom
Signature
Mark A. Beckstrom
Name - Type or Print

Judith A. Munn
Signature
Judith A. Munn
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of FEBRUARY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARK A. BECKSTROM AND JUDITH A. MUNN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Mary Blair Dipe
Notary Public
My Commission Expires 8/1/2006

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 20 DUTON AVE.
Address
CATONSVILLE, MD. 21228
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):

Reason for zoning regulation can not be met on our property:
Proposed addition does not meet 40 foot set back
We need more space because we plan to have our
Mother /in-law come to stay with us. She would
like to have her things with her to make it
seem like home.

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.

Mark A Beckstrom
Signature
Mark A Beckstrom
Name - Type or Print

Judith A. Munn
Signature
Judith A. Munn
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of FEBRUARY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARK A. BECKSTROM AND JUDITH A. MUNN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Mary Blair Dyer
Notary Public
My Commission Expires 8/1/2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20 DUTTON AVE, CATONSVILLE
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1, 400.1 (BCZR) AND SECTION 1802.3.C.1A(2CPM) TO PERMIT A PROPOSED ADDITION WITH A REAR YARD SETBACK OF 8 FEET IN LIEU OF THE MINIMUM REQUIRED 40 FEET, A SIDE STREET SETBACK OF 34 FEET IN LIEU OF THE MINIMUM REQUIRED 40 FEET AND TO PERMIT AN EXISTING DETACHED ACCESSORY BUILDING (GARAGE) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED THIRD OF THE REAR YARD FARTHEST REMOVED FROM ANY SIDE STREET.

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):

Mark A. Beckstrom
Name - Type or Print

Mark A. Beckstrom
Signature

Judith A. Munn
Name - Type or Print

Judith A. Munn
Signature

20 DUTTON AVENUE 410 455-0421
Address Telephone No.

CATONSVILLE MD 21228
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 05 day of March, 2005, 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. 05-458-A

Reviewed By JNP Date 3/14/05

REV 10/25/01

Estimated Posting Date 3/27/05

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **442780**

DATE

2/14/05

ACCOUNT

R-001-001-6150

AMOUNT

\$ 652.00

RECEIVED
FROM

Bachstrom/Mum

FOR

Alma Washington 3000 Dutton Ave

05-458-A (Bachstrom/Mum)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADDRESS

DATE

BY

3/15/2005 3:14 PM 1042780

05-001 WASHINGTON, D.C. 200

QUANTITY 1 PRICE 652.00 TOTAL

Sub 5 228 000000 1042780

05-001 000000

Receipt for

652.00

652.00

1.00

Baltimore County, Maryland

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 05-458-A

TO PERMIT A PROPOSED ADDITION WITH A REAR YARD
DETACH OF REAR ALLIANCE THE MINIMUM REQUIRED TO PERMIT
A SIDE STREET DETACH OF REAR IN LIEU OF THE MINIMUM
REQUIRED APPLICANT TO PERMIT ALLIANCE DETACHED ALLIANCE
SHOULD (CASE) TO BE GRANTED IN THE YARD IN LIEU OF THE
REQUIRED THIRTY TWO FEET REAR YARD MINIMUM REQUIRED FROM
ALL SIDE STREET

PUBLIC HEARING ?

PURSUANT TO SECTION 24-122 (1) OF THE BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:00 PM ON
ADDITIONAL INFORMATION AVAILABLE AT
ZONING ADMINISTRATION AND PLANNING MANAGEMENT
DEPARTMENT
BALTIMORE COUNTY
11000 LEE ROAD
GREENBELT, MD 20740
TEL: 410-386-7381

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 05-458-A

TO PERMIT A PROPOSED ADDITION WITH A REAR YARD
DETACH OF REAR ALLIANCE THE MINIMUM REQUIRED TO PERMIT
A SIDE STREET DETACH OF REAR IN LIEU OF THE MINIMUM
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DEPARTMENT
BALTIMORE COUNTY
11000 LEE ROAD
GREENBELT, MD 20740
TEL: 410-386-7381

Mark Bextrom & Jesse Munn
20 Dutton Avenue
Catonsville
Baltimore, MD 21228
410-554-0421

Zoning description for 20 Dutton Avenue.

Beginning at the corner of the West side of Dutton Avenue, which is 30 feet of right of way wide and the south side of Dutton Court, which is 30 feet wide.

Being Lot #12 and part of Lot # 11 in the subdivision of Dutton Court as recorded in Baltimore County Plat Book 8 Folio #68 containing 8500 square feet.

Also known as 20 Dutton Court and located in the 1st Election District, and 1st Councilmanic District.

05-458-A

CERTIFICATE OF POSTING

RE: Case No.: 05-458-A

Petitioner/Developer: PECKSTROM/MUNIN

Date of Hearing/ Closing: APRIL 11, 2005

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

Attention: Becky Hart

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 20 DUTTON AVE.

The sign(s) were posted on

MARCH 25, 2005

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

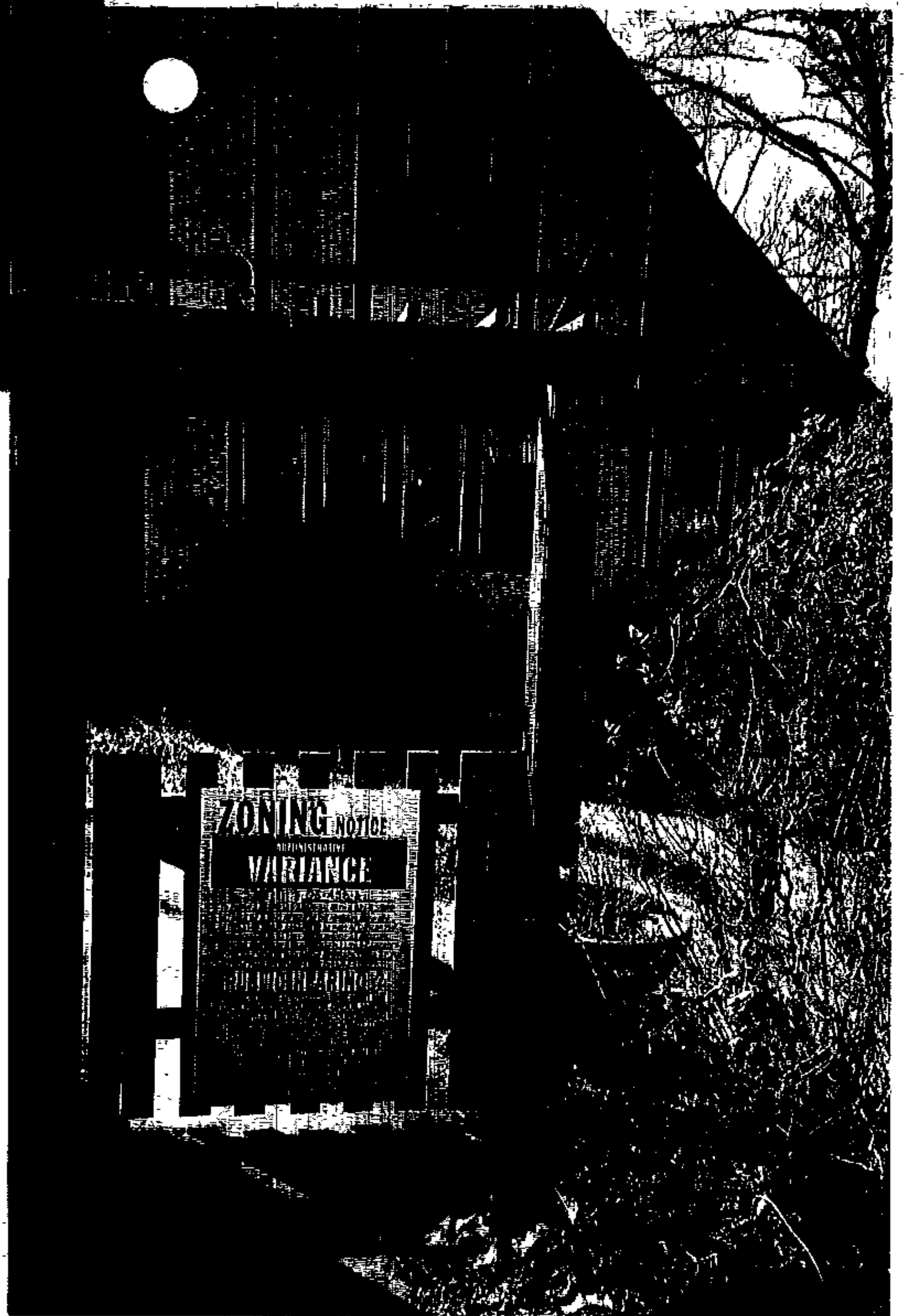
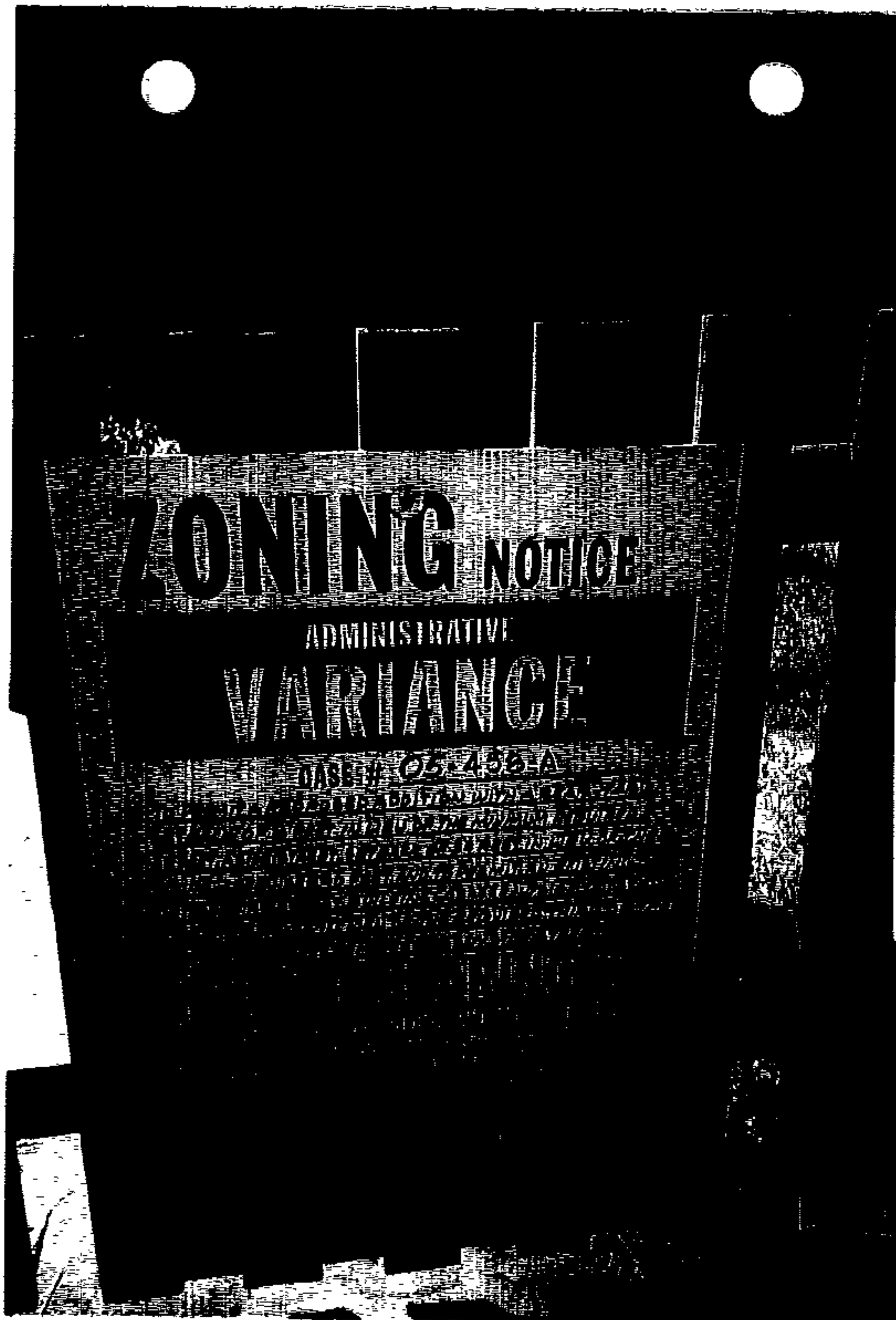
(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



CERTIFICATE OF POSTING

2ND POSTING

RE: Case No.: 05-458-A

Petitioner/Developer: PECKSTROM/MUNIN

Date of Hearing/ Closing: APRIL 11, 2005

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

Attention: Becky Hart

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #20 DUTTON AVE.

The sign(s) were posted on APRIL 6, 2005 (2ND POSTING)
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

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/neighbor 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: 05-458-A
Petitioner: BECKSTROM/MUNN
Address or Location: 20 DUTTON AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK Beckstrom / Jesse MUNN
Address: 20 Dutton Avenue
CATTONSVILLE, MD 21228
Home Telephone Number: 1-410-455-0421

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 458 -A

Address 20 Dutton Ave.

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/14/05

Posting Date: 3/27/05

Closing Date: 4/11/05

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- 458 -A

Address 20 Dutton Ave.

Petitioner's Name Beckstrom/Munn

Telephone 410-455-0421

Posting Date: 3/27/05

Closing Date: 4/11/05

Wording for Sign: To Permit a proposed addition with a rear yard setback of 8 feet in lieu of the minimum required 40 feet, a side street setback of 34 feet in lieu of the minimum required 40 feet, and to permit an existing detached accessory building (garage) to be located in the side yard in lieu of the required third of the rear yard farthest removed from any side street.

WCR - Revised 6/25/04

**Department of Permits and
Development Management**

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



Baltimore County

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

April 11, 2005

Mark A. Beckstrom
Judith A. Munn
20 Dutton Avenue
Catonsville, Maryland 21228

Dear Mr. Beckstrom and Ms. Munn:

RE: Case Number: 05-458-A, 20 Dutton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 14, 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

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

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 458, 459, 460, 464, 465, 466, 467, 468, 469, 470, 471, 472,

Pursuant to your request, the above 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.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 19, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, ^{DM}Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 4, 2005
Item No. 458

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right of way for all roads in Baltimore County is 40-foot. Setback shall be modified accordingly

DAK:CEN:clw
Cc: file
ZAC-ITEM NO 458-04192005

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

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

DATE: April 13, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 28, 2005

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

05-458

05-459

05-460

05-464

05-465

05-471

05-472

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: April 4, 2005

RECEIVED

APR - 6 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-458

It is incumbent upon the petitioner to demonstrate to the Zoning Commissioner that there are no special circumstances or conditions existing on the subject site that are peculiar to the subject land or structure where strict compliance of the BCZR would result in practical difficulty and unreasonable hardship.

Prepared By: Mae G. Campbell

Division Chief: Arnold F. Keller

MAC/LL

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



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

Maryland Department of Transportation

Date: 3.25.05

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

RE: Baltimore County
Item No. 458 JHP

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

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

April 20, 2005

Ms. Judith A. Munn
Mr. Mark A. Beckstrom
20 Dutton Court
Catonsville, Maryland 21228

Re: Petition for Administrative Variance.
Case No. 05-458-A
Property: 20 Dutton Avenue

Dear Mr. Beckstrom & Ms. Munn:

I have been given your request for administrative variance to review. I received the attached comment from the Office of Planning that asks you to show some special circumstance or condition on your property that is peculiar to the subject land or structure where strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship. Please call Mark Cunningham from that office if you want to discuss this matter in greater detail.

I am not quite sure that I understand your sketch plan. There seem to be two parcels associated with your property. Do you own parcel 2 or does your neighbor at 1 Dutton Court own this property?

Finally, it would be appreciated if you would briefly explain whether the addition will be architecturally compatible with your home. Once I receive your reasons supporting your request, I can then make my decision and prepare an Order.

Thank you for your attention and cooperation in this matter. Should you have any questions regarding this matter, please feel free to contact my office at 410-887-3868.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Lynn Lanham, Office of Planning

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



To the Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

April, 20 2005

ZONING COMMISSIONER

APR 20 2005

RECEIVED

RE: Ms. Judith Munn
Mr. Mark a. Beckstrom
20 Dutton Av.
Catonsville, Maryland 21228

This letter is in response to your questions about the Petition for Administrative Variance. I hope the following will answer all your questions.

1. We have the original 1920 house plans showing this addition [as we are building it] as part of the structure, but not included at the time of construction. So the home with the new addition would look as it was originally intended to.
2. If the house lot faced Dutton Court instead of Dutton Avenue we were told that we wouldn't need a variance. It would meet zoning regulations.
3. Lot 12 and Part of Lot 11 are owned by Judith Munn and Mark Beckstrom as 1 lot.
4. The addition will be finished with James Hardey Board in a stucco finish compatible with the Tudor style of the original structure.

Signed




Date

4-20-05

Ross Brechner 1 Dutton Ct

Name (printed) Address

Ross Brechner 2/15/2005

Signature Date

05-458-A

My neighbors, Mark Beckstrom and Judith Munn, at 20 Dutton Avenue in Catonsville, MD have explained their intention to add a one story addition to their house extending 16 feet toward #1 Dutton Court and I have no objection to their doing so.

MARSHALL K. HANDY
Name (printed) Address
18 DUTTON AVE
Marshall K. Handy 2/15/05
Signature Date

Name (printed) Address

Signature Date

05-458-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 20 Dutton Avenue

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

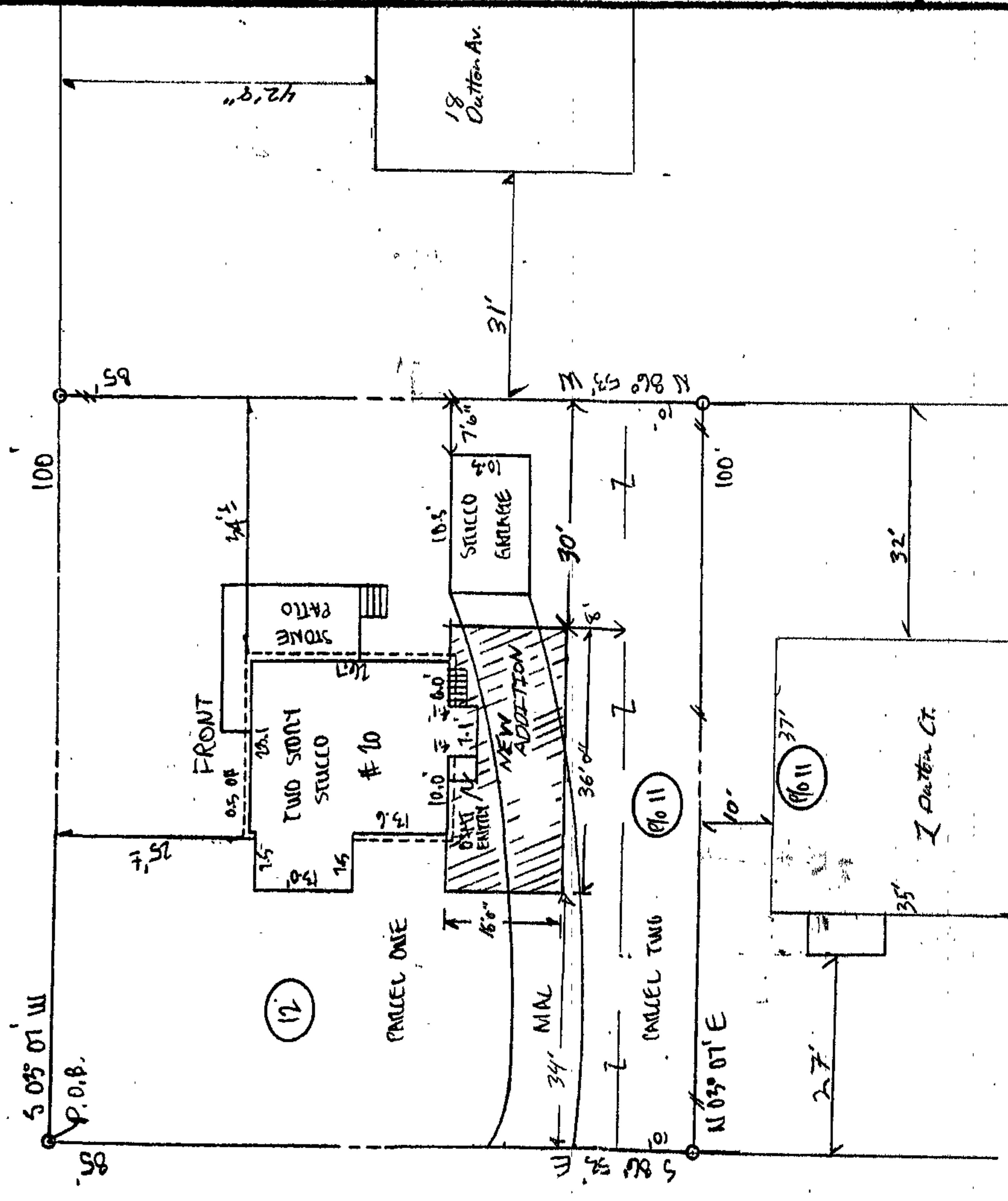
SUBDIVISION NAME Dutton Court

PLAT BOOK # 8 FOLIO # 68 LOT # 10 II SECTION # 132

OWNER Mark Beckstrom & Judith Munn

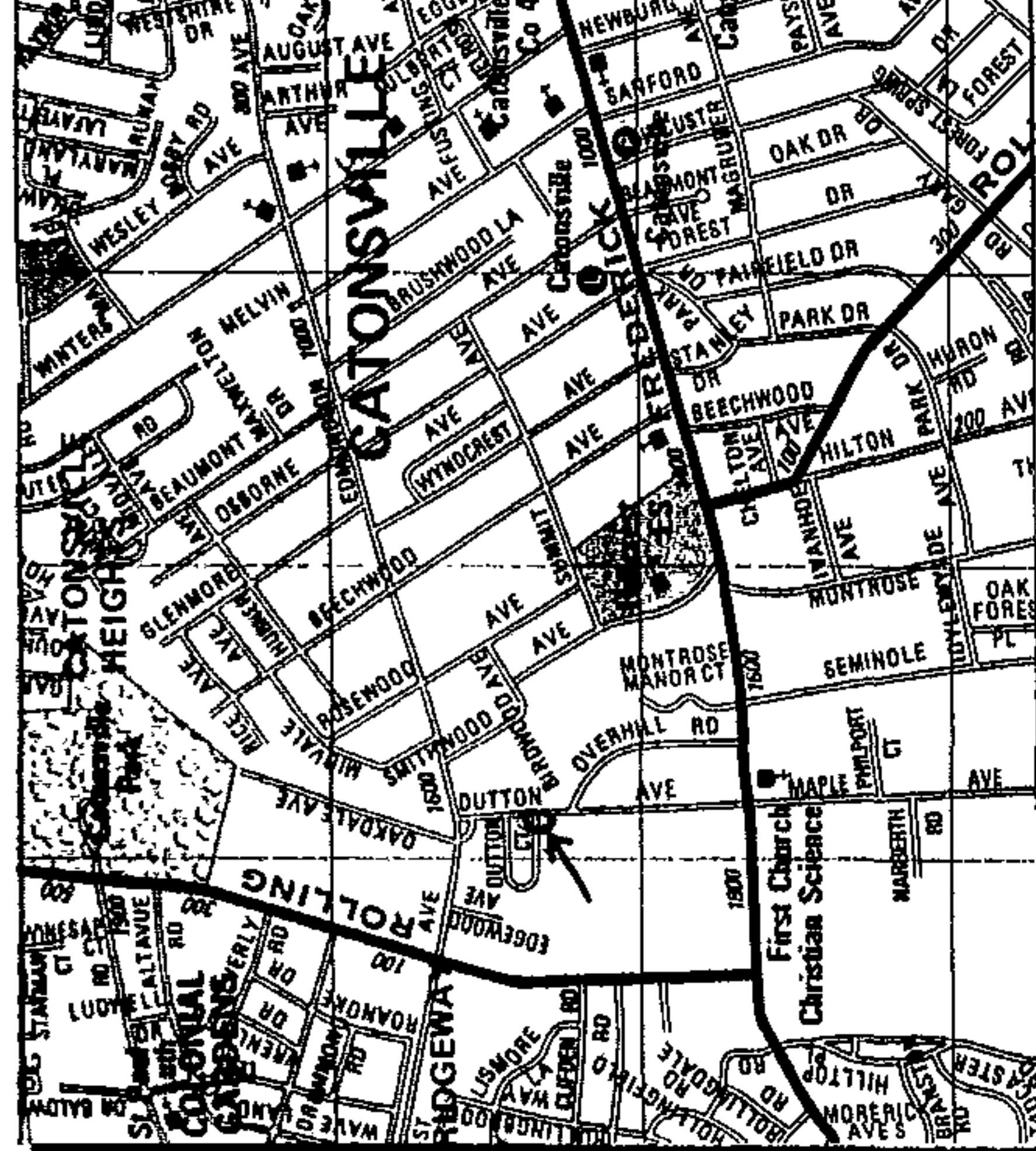
DUTTON AVENUE (30' R/W, 30' PAVING)

DUTTON COURT (30' R/W, 30' PAVING)



PREPARED BY Richard Wilson

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT /

COUNCILMANIC DISTRICT /

1" = 200' SCALE MAP # SW 3-G

ZONING DR2

LOT SIZE .195 ACRES 8500 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

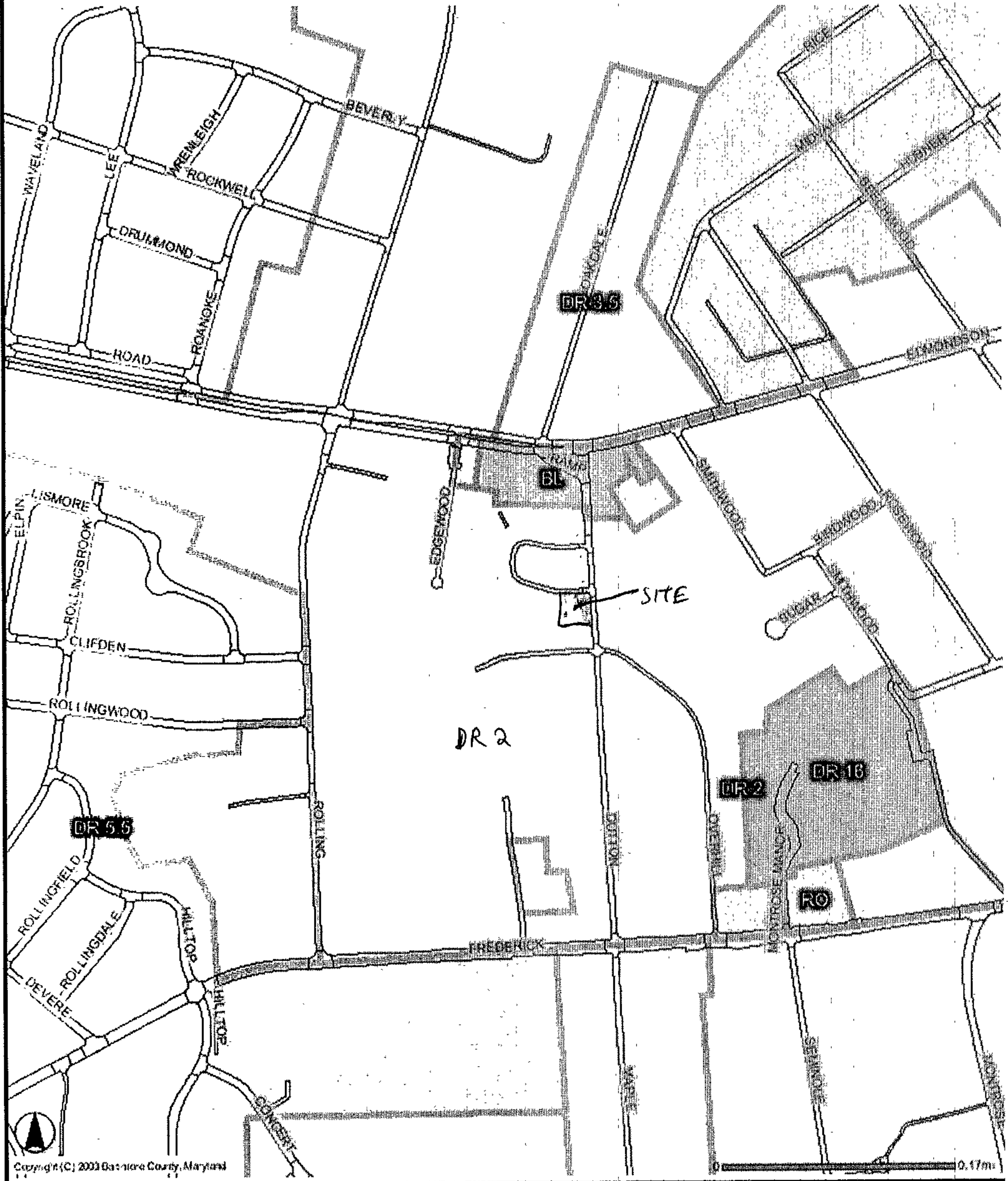
HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY JUP ITEM # 458 CASE # PS-458-A

Baltimore County - My Neighborhood



05-458-A



View From North Side

05-458-A



● NEIG HBORS ● Property

05-458-A





N.E. View
SIDE



05-458-A



North-South View

05-458-A