

IN RE: PETITION FOR ADMIN. VARIANCE
NW/Corner of Terrace Way
and Range Road
9th Election District
5th Councilmanic District
(400 Terrace Way)

Lynne W. & Paul W. Grimm
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-515-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, Lynne W. and Paul W. Grimm. The variance request is for property located at 400 Terrace Way in the Towson area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(Sections III, C2 and III C4, 1945 Zoning Regs.), to permit a front yard setback of 22 ft. and a rear yard average of 15 ft. for an addition in lieu of the required 25 ft. and 20 ft., respectively. 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 April 8, 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 April 18, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

ORDER RECEIVED FOR FILING
5/4/05
[Signature]

"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.

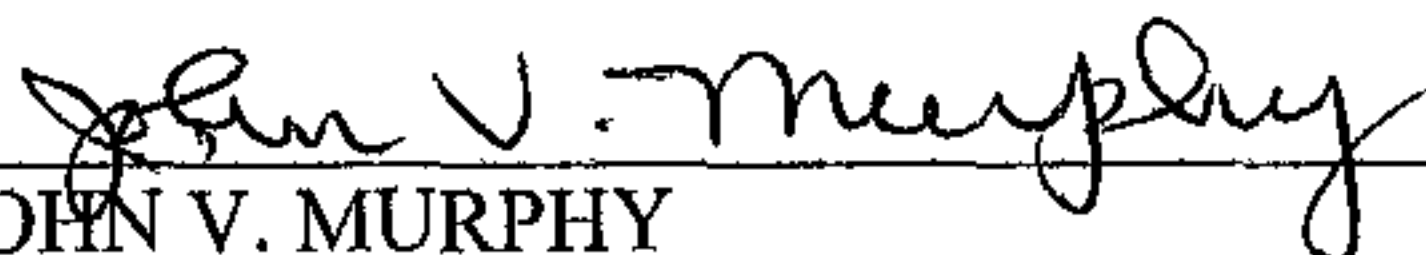
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 4 day of May, 2005, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(Sections III, C2 and III C4, 1945 Zoning Regs.), to permit a front yard setback of 22 ft. and a rear yard average of 15 ft. for an addition in lieu of the

ORDER RECEIVED FOR FILING
5/4/05
Ray

required 25 ft. and 20 ft., respectively, 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 April 18, 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

5/4/05
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

May 4, 2005

Mr. & Mrs. Paul W. Grimm
400 Terrace Way
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 05-515-A
Property: 400 Terrace Way

Dear Mr. & Mrs. Grimm:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Paul W. Grimm
Chambers 8B, U. S. Courthouse
101 W. Lombard Street
Baltimore, MD 21201

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 400 TERRACE WAY TOWSON MD
which is presently zoned DR 3.5 (formerly "A" residential)

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

see attached

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ 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):

PAUL W. GRIMM
Name - Type or Print

[Signature]
Signature

LYNNE W. GRIMM
Name - Type or Print

[Signature]
Signature

400 TERRACE WAY
Address

TOWSON MARYLAND
City

410 825 1831
Telephone No.

21204
Zip Code

Representative to be Contacted:

PAUL W. GRIMM
Name

Chambers 8B US Courthouse
Address

101 W. Lombard St
City

Baltimore MD
State

410 962 4860
Telephone No.

21201
Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-515-A

Reviewed By BR Date 4/7/05

Estimated Posting Date 4/17/05

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

400 TERRACE WAY

Address

TOWSON MARYLAND

21204

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):

The medical condition of the owners requires them to avoid walking up/down stairs, bending + stooping. This requires them to move a master bedroom and bathroom from upstairs, and a laundry room-utility room from basement to the first floor level. An Addition is to be built to allow this relocation. Because of the irregular shape of the lot and manner in which the existing house is sited on it, the addition must be placed on the FRONT - RIGHT SIDE OF the house. To fit the bedroom, bathroom, laundry and utility rooms in the addition requires a design and size that will cause the right-front corner of the addition to extend a small distance over the 25 foot setback requirement governing the lot.

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.

Signature

PAUL W. GRIMM

Name - Type or Print

Signature

LYNNE W. GRIMM

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of APRIL, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PAUL W. GRIMM and LYNNE W. GRIMM

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

AS WITNESS my hand and Notarial Seal

Amy E. Kilian
Notary Public

Amy E. Kilian

My Commission Expires

10-22-08

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

400 TERRACE WAY

Address

TOWSON MARYLAND

21204

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):

The medical condition of the owners requires them to avoid walking up/down stairs, bending + stooping. This requires them to move a master bedroom and bathroom from upstairs, and a laundry room-utility room from basement to the first floor level. An addition is to be built to allow this relocation. Because of the irregular shape of the lot and manner in which the existing house is sited on it, the addition must be placed on the FRONT-RIGHT SIDE OF the house. To fit the bedroom, bathroom, laundry and utility rooms in the addition requires a design and size that will cause the right-front corner of the addition to extend a small distance over the 25 foot setback requirement governing the lot.

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.

Signature

PAUL W. GRIMM

Name - Type or Print

Signature

LYNNE W. GRIMM

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of APRIL, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PAUL W. GRIMM and LYNNE W. GRIMM

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

AS WITNESS my hand and Notarial Seal

Amy E. Kilian Amy E. Kilian
Notary Public

My Commission Expires

10-22-2008



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 400 TERRACE WAY TOWSON MD
which is presently zoned DR 3.5 (formerly "A" residential)

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

see attached

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ 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):

PAUL W. GRIMM
Name - Type or Print

Signature [Signature]

LYNNE W. GRIMM
Name - Type or Print

Signature [Signature]

400 TERRACE WAY 410 825 1831
Address Telephone No.

TOWSON MARYLAND 21204
City State Zip Code

Representative to be Contacted:

PAUL W. GRIMM
Name

CHAMBERS 8B US COURTHOUSE
101 W LOMBARD ST 410 962 4560
Address Telephone No.

BALTIMORE MD 21201
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-515-A

REV 10/25/01

Reviewed By [Signature] Date 4/7/05

Estimated Posting Date 4/17/05

1B02.3.B, BCZR (Section III C2 and III C4, 1945 zoning regulations) to permit a front yard setback of 22 ft. and a rear yard average of 15 ft. for an addition in lieu of the required 25 ft. and 20 ft., respectively.

ZONING DESCRIPTION

Zoning Description For 400 terrace Way

Beginning at a point on the Northwest corner of Terrace Way which is 50 feet wide and Range Road which is 50 feet wide. Being Lot #2, in the subdivision known as Charles Terrace as recorded in Baltimore County Plat Book #17, Folio# 28, containing 13,612 square feet. Also known as 400 Terrace Way and located in the 9th Election District, 5th Councilmanic District.

BAITIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 663428

DATE

9/7/05

ACCOUNT

Revol. 006-615-0

RECEIVED

221

General

AMOUNT

\$ 65.00

FOR

Administrative Expenses

PAY RECEIPT

NAME: ACME INC

ADDRESS: 400 E. BALTIMORE

STREET: BALTIMORE, MD 21201

DATE: 9/7/05

AMOUNT: \$ 65.00

PAID TO: ACME INC

DATE: 9/7/05

PAID BY: BALTIMORE COUNTY, MARYLAND

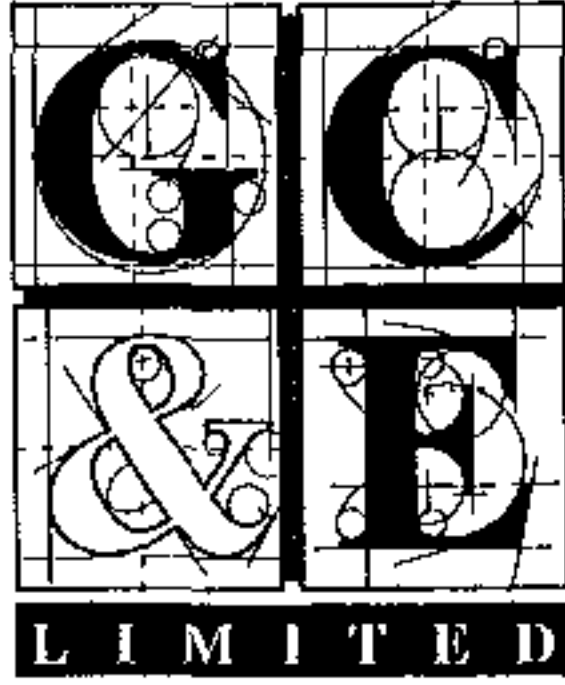
DISTRIBUTION

WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE #05-515-A
PETITIONER/DEVELOPER:
Paul & Laura Grimm
DATE OF CLOSING: 5/2/05

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

(see page 2 for full size print)

LOCATION:
400 Terrace Way

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 4/8/05

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE NO. 04/08/05-A

To permit a front yard setback of 22 feet for an addition in lieu of the required 28 feet and a 13 foot rear average in lieu of the required 20 feet.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING A PROPOSED VARIANCE. PROVIDED THAT DONE IN THE ZONING OFFICE BEFORE THE ZONING COMMISSION MEETING. THE ZONING COMMISSION MAY, AT ITS DISCRETION, HOLD A PUBLIC HEARING CONCERNING A VARIANCE. THE ZONING COMMISSION MAY, AT ITS DISCRETION, HOLD A PUBLIC HEARING CONCERNING A VARIANCE. THE ZONING COMMISSION MAY, AT ITS DISCRETION, HOLD A PUBLIC HEARING CONCERNING A VARIANCE.

04/08/2005

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 05-515-A

To permit a front yard setback of 22 feet
for an addition in lieu of the required 25
feet and a 15 foot rear average in lieu of
the required 20 feet

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(c)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MAY 2, 2005

ADDITIONAL INFORMATION IS AVAILABLE AT
THE ZONING ADMINISTRATION AND DEVELOPMENT
DIVISION, 100 WEST BALTIMORE AVE
TOWSON, MD 21204

HEARINGS ARE AVAILABLE AT

TEL. 410-827-1331
A

147
A
ACCESSIBLE



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 05-515-A

To permit a front yard setback of 22 feet
for an addition in lieu of the required 25
feet and a 15 foot rear average in lieu of
the required 20 feet

PUBLIC HEARING?

PURSUANT TO SECTION 23-127 OF THE BUILDING CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON May 2, 2005.
ADDITIONAL INFORMATION MAY BE OBTAINED AT
THE ZONING ADMINISTRATION OFFICE, 100 WEST
W. CEDAR ST. TEL: 410-857-3391
HEARINGS ARE HANDICAPPED ACCESSIBLE

2005

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 515 -A

Address 400 Terrace Way

Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/17/05

Posting Date: 4/17/05

Closing Date: 5/2/05

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.
- 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- 515 -A

Address 400 Terrace Way

Petitioner's Name Paul & Louise Grimm

Telephone 410-962-4562

Posting Date: 4/17/05

Closing Date: 5/2/05

Reasoning for Sign: To Permit a ~~front~~ yard setback of 22 ft. for an addition in lieu of the required 25 ft, and a 15 ft rear average in lieu of the required 20 ft.

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: 05-515-A
Petitioner: PAUL W. GRIMM
Address or Location: 400 TERRACE WAY TOWSON MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: PAUL W. GRIMM
Address: 400 TERRACE WAY
TOWSON MD 21204
Telephone Number: 410 962 4560 / 410 225-1831

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 515 -A Address 400 Terrace Way
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/7/05 Posting Date: 4/17/05 Closing Date: 5/2/05

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.
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(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- 515 -A Address 400 Terrace Way
Petitioner's Name Paul & Lynne Grimm Telephone 410-962-4560
Posting Date: 4/17/05 Closing Date: 5/2/05
Reasoning for Sign: To Permit a ~~street~~ front yard setback of 22 ft. for an
addition in lieu of the required 25 ft. and a 15 ft. rear
average in lieu of the required 20 ft.

WCR - Revised 6/25/04

**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*

May 2, 2005

Pat W. Grimm
Lynne W. Grimm
400 Terrace Way
Towson, Maryland 21204

Dear Mr. and Mrs. Grimm:

RE: Case Number: 05-515-A, 400 Terrace Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 7, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: April 18, 2005

Item No.: 506, 507, 508, 509, 510, 513, 514, 515, 516.

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.

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

Acting Lieutenant Don W. Muddiman
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



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

Maryland Department of Transportation

Date: 4.12.05

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

RE: Baltimore County
Item No. 515 BPR

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr ³⁰⁰
DEPRM

DATE: May 24, 2005

SUBJECT: Zoning Item # 05-515
Address 400 Terrace Way

Zoning Advisory Committee Meeting of April 18, 2005

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

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

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

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

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

Additional Comments:

Reviewer: Dave Lykens

Date: May 24, 2005

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr ^{JDB}
DATE: May 24, 2005, 2005
SUBJECT: Zoning Items # See List Below

RECEIVED

MAY 25 2005

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of April 18, 2005

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

05-506 *Granted 5/4/05*
05-507 *Granted 5/4/05*
05-508 *ad. cond.*
05-511 *Granted 5/23/05*
05-512 *Granted 5/19/05*
05-513 *Granted 5/4/05*
05-515 *Granted 5/4/05*
05-516 *Granted 5/4/05*

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 18, 2005

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

SUBJECT: 400 Terrace Way

INFORMATION:

Item Number: 5-515

Petitioner: Paul W. Grimm

Zoning: DR 3.5

Requested Action: Administrative Variance

RECEIVED
APR 25 2005
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

1. Subject property shall not be converted into a multi family dwelling.
2. Submit building elevations and architectural drawings (all sides) to this office for review and approval prior to the issuance of any building permits. The front and side facades of the proposed addition shall be finished in brick and shall included windows and design details similar to that of the existing dwelling.
3. The existing landscaping and vegetation shall must be preserved during the time of construction of the proposed addition.

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

Prepared by: Mark Kempf

Division Chief: Lynn Lanza

AFK/LL:MAC:

5/4/05
RECEIVED FOR FILE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 21, 2005
Department of Permits & Development
Management

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

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2005
Item No. 506, 507, 509, 510, 511,
512, 513, 515, 516,

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04212005.doc

Kathy Schlachach
#3521

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 5-31-05

OEA/CAA
HISTORIC DISTRICT/BLDG.

PERMIT #: B
RECEIPT #: A
CONTROL #: MR.
XREF #:

PROPERTY ADDRESS: 400 TERRACE WAY
SUITE/SPACE/FLOOR
SUBDIV: CHARLES TERRACE
DISTRICT/PRECINCT: 9

FEE: 60.00 + 5.00
PAID: 65.00
PAID BY: App.
INSPECTOR:

OWNER'S INFORMATION (LAST, FIRST)
GRIMM, PAUL & LYNNE
400 TERRACE WAY
21204

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO X

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

APPLICANT INFORMATION

APPLICANT: Ronald M. Brocato
SUMMERWOOD CUSTOM HOMES & RENOVATION
6910 Beech AVE
BETHESDA, MD. 21206
PHONE: 410-661-1140 FAX: 37628

APPLICANT

PLANS: CONST 2 PLOT 4 PLAT DATA EL 1 PL 1
TENANT: SUMMERWOOD
ENGR: SELLR:

- TYPE OF IMPROVEMENT
- NEW BLDG CONST
 - ADDITION
 - ALTERATION
 - REPAIR
 - WRECKING
 - MOVING
 - OTHER

DESCRIBE PROPOSED WORK: Construct Addition on
Side of Ex SFD. To Be Used As:

TYPE OF USE

RESIDENTIAL

- ONE FAMILY
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY
(ENTER NO UNITS)
- SWIMMING POOL
- GARAGE
- OTHER

NON-RESIDENTIAL

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH HEIGHT) 25'x40'x23'10"
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE MERCANTILE RESTAURANT
- SPECIFY TYPE
- SWIMMING POOL
- SPECIFY TYPE
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS)
- OTHER

TYPE FOUNDATION

- SLAB
- BLOCK
- CONCRETE

BASEMENT

- FULL
- PARTIAL
- NONE

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- PUBLIC SEWER EXISTS PROPOSED
- PRIVATE SYSTEM EXISTS PROPOSED
- SEPTIC EXISTS PROPOSED
- PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2. 1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: SEP + Addition
EXISTING USE: SEP

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

GARBAGE DISPOSAL 1. Y 2. N BATHROOMS CLASS 04
POWDER ROOMS KITCHENS LIBER 17 FOLIO 28

BUILDING SIZE 1775
FLOOR 2
WIDTH 25'
DEPTH 40'
HEIGHT 23'10"
STORIES 4
LOT #'S
CORNER LOT
1. Y 2. N ZONING

LOT SIZE AND SETBACKS
SIZE 96.47X
FRONT STREET
SIDE STREET
FRONT SETBK 22'
SIDE SETBK 10/59'
SIDE STR SETBK
REAR SETBK 21'

APPROVAL SIGNATURES

DATE

BLD INSP: BLD PLAN: 12/2 Buckleman Final 5/31/05
FIRE: SEDI CTL: ZONING: 11/4 Final DT 5/31/05
PUB SERV: ENVRMNT: HSE: 12-3 Final 5/31/05
PERMITS: PLANNING 406 Final FINAL 5/31/05

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

D.R. 2

SCHOOL

ATHLETIC
FIELD

TENNIS
COURTS

TENNIS
COURTS

PARKING
AREA

CHESTNUT

STREET

D.R. 3.5

LOYOLA

TERRACE

SITE

RANGE

PICARILLY

CHESTNUT

GARTH

GLEN

RANGE

DRIVE

ROAD

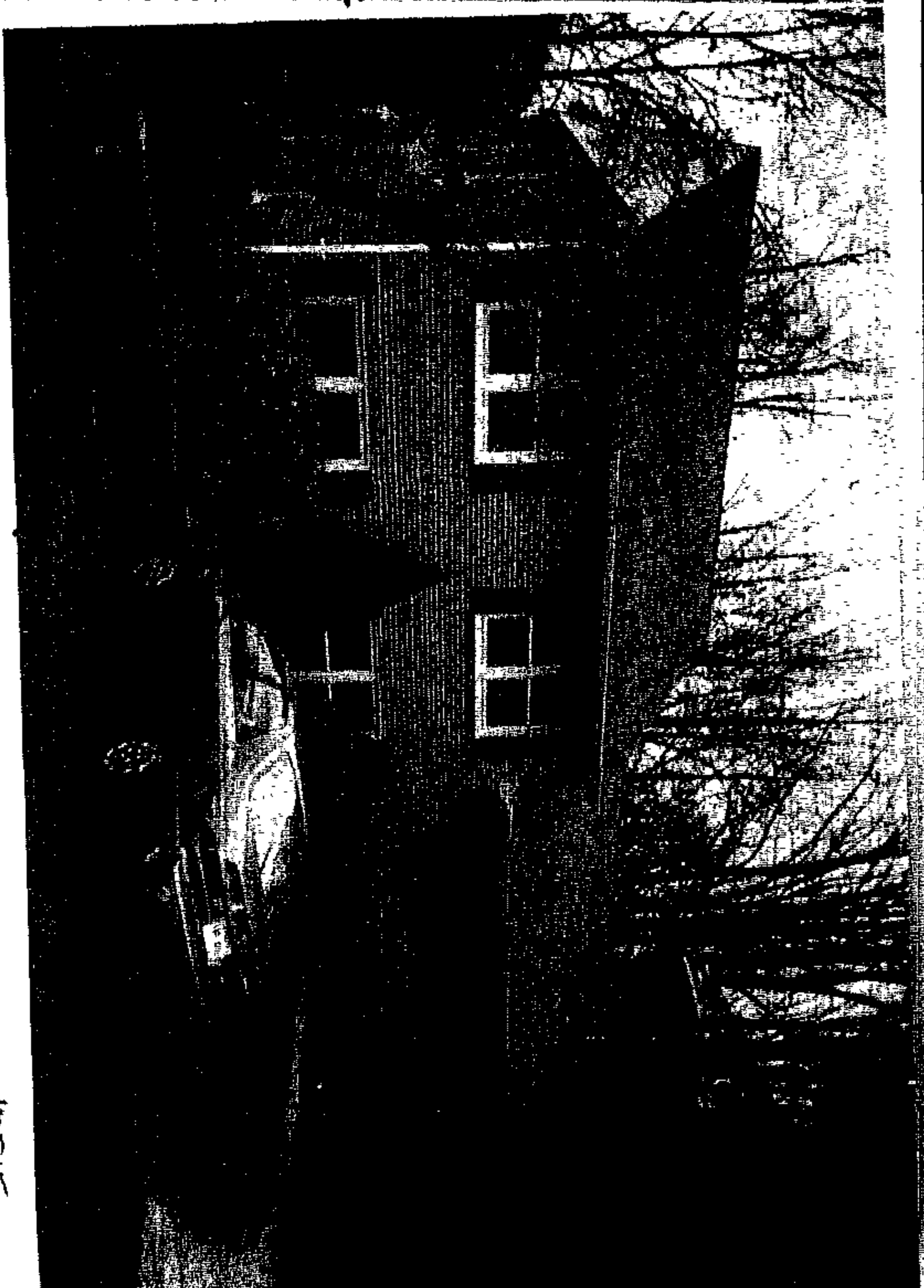
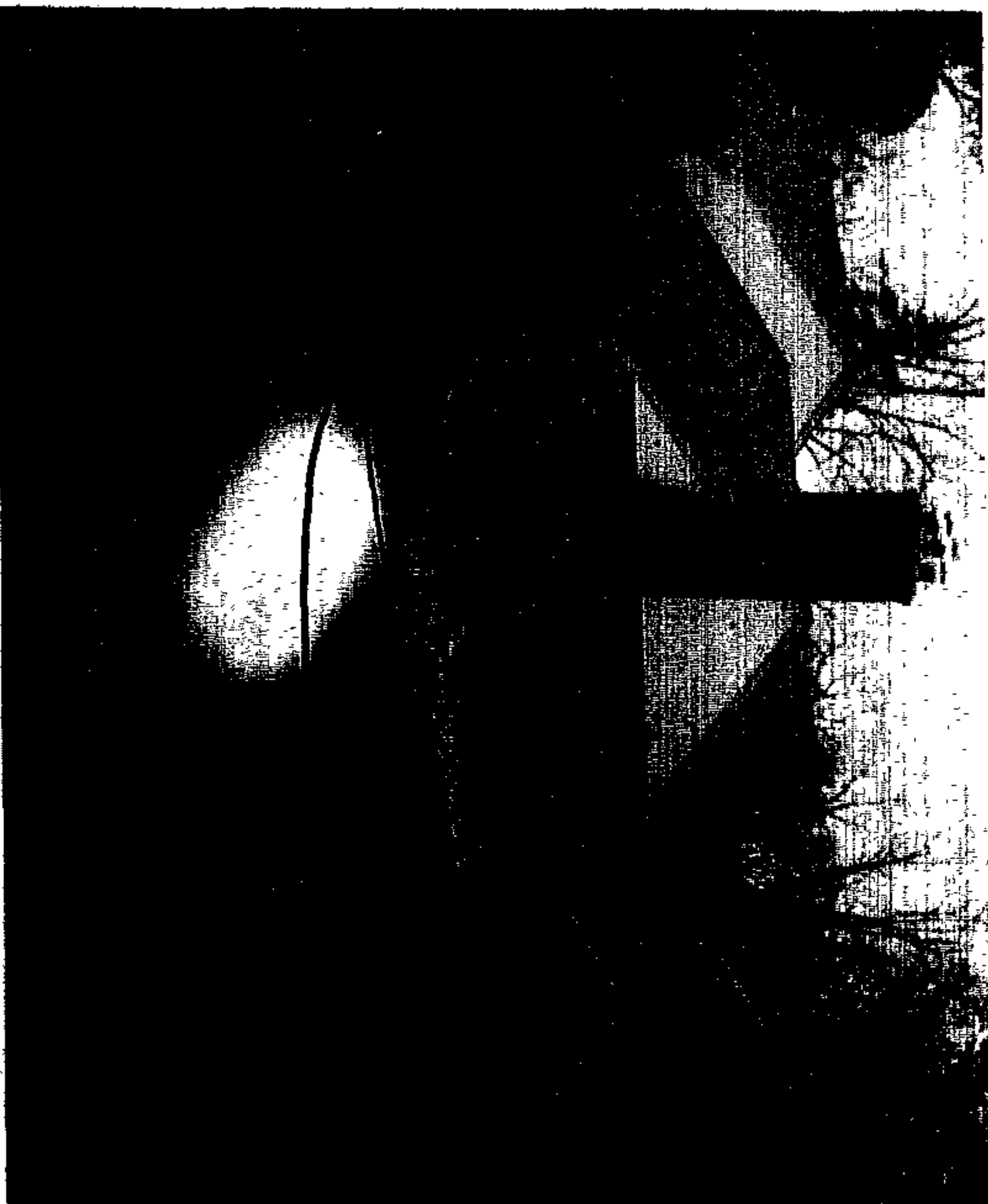
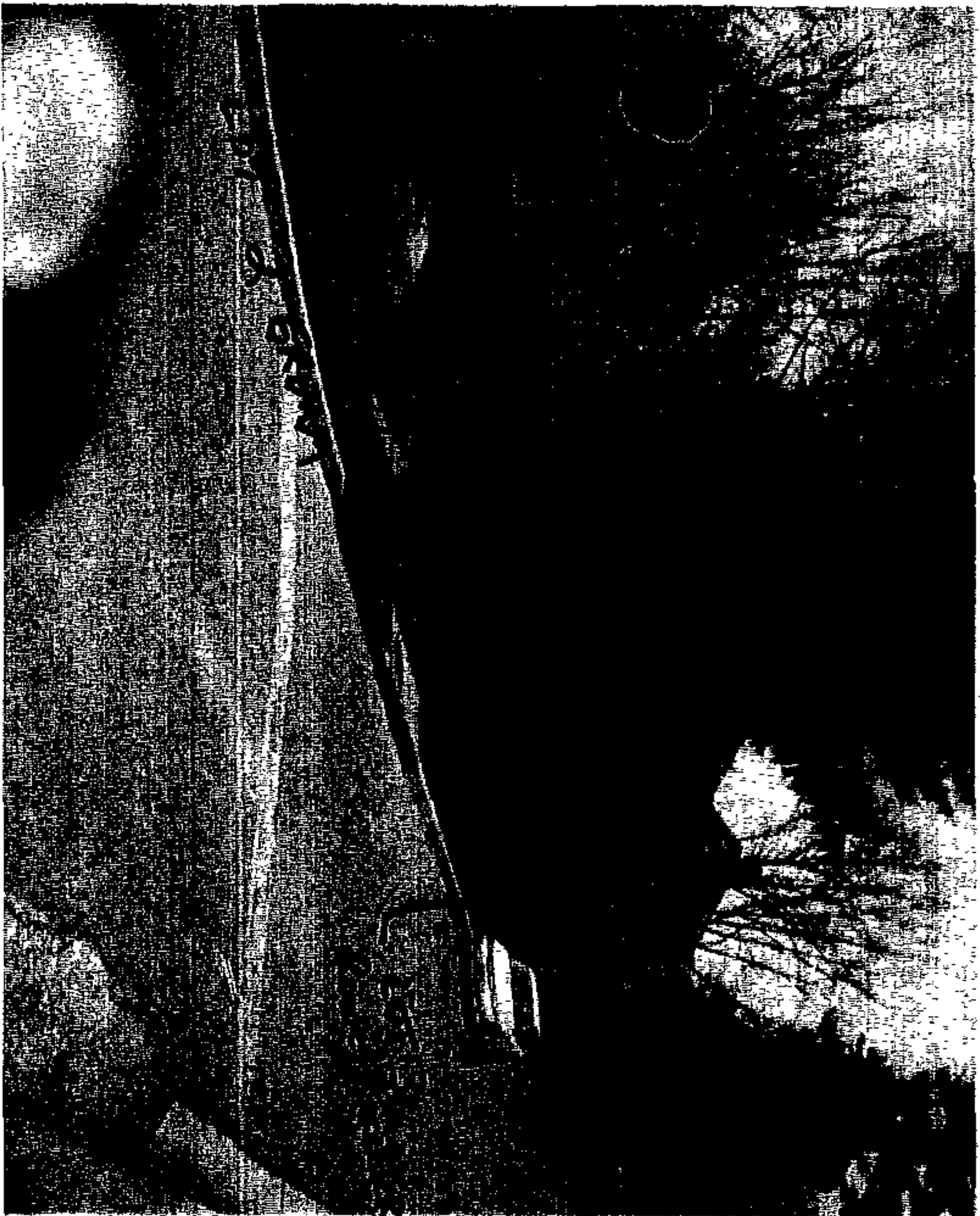
NW
10-A

NW 10-A

NW 10-A

BOYCE

#515



#515



