

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Charles Avenue, 111 ft. W
centerline of Mannington Circle
14th Election District
6th Councilmanic District
(4603 Charles Avenue)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-611-A

Eunice Dawodu
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Eunice Dawodu. The administrative variance is requested for property located at 4603 Charles Avenue in Baltimore County. The administrative variance request is from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit additions (enclosed sunroom and open deck) with a rear yard setback of 19 ft. in lieu of the required 30 ft. and 22.5 ft., respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 4, 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 Bureau of Development Plans Review dated June 6, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

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6/8/05
Ray

“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 Petitioner has 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 Petitioner.

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, I find that the requested variance should be GRANTED.

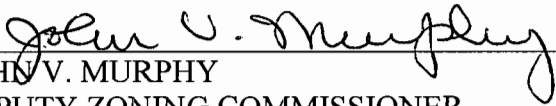
THEREFORE, IT IS ORDERED, this 24 day of June, 2005, by this Deputy Zoning Commissioner, that the Petitioner’s request for administrative variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit additions (enclosed sunroom and open deck) with a rear yard setback of 19 ft. in lieu of the required 30 ft. and 22.5

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6/24/05
Ray

ft., respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
2. The Petitioner shall comply with the ZAC comments submitted by the Bureau of Development Plans Review dated June 6, 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

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BY 6/24/05
raj



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

4603 Charles Ave.

for the property located at Baltimore, MD 21206

which is presently zoned DR 5.5

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) 1B02.3.C.1 AND 301.1 BCZR.

To permit an additions (enclosed sunroom and open deck) with a rear yard setback of 10' in lieu of the required 30' and 22.5', respectively.

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):

Eunice Dawodu

Name - Type or Print

X Dawodu 05-13-05
Signature

Name - Type or Print

Signature

4603 Charles Ave

Address Telephone No.

Baltimore, MD 21206 410-866-9444

State Zip Code

Representative to be Contacted:

Patio Enclosures Inc.. (attn: Greg)

Name

224 8th Ave NW 443-797-0351

Address Telephone No.

Glen Burnie, MD 21061

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. 05-611-A

Reviewed By JF Date 5-23-05

Estimated Posting Date 6-5-05

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 4603 Charles Ave.
Address
Baltimore, MD 21206
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):

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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.

X Eunice Dawodu 05-13-05
Signature Signature

Eunice Dawodu
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eunice Dawodu
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
5/13/05
Date

[Signature]
Notary Public
My Commission Expires 5/11/07

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 - 4603 Charles Ave.
Address
- Baltimore, MD 21206
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):

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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.

X Eunice Dawodu 05-13-05
Signature

Signature

Eunice Dawodu

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

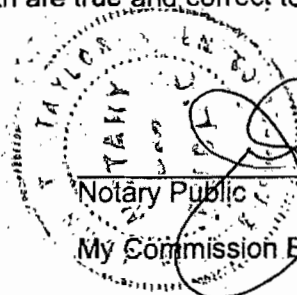
I HEREBY CERTIFY, this 13 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eunice Dawodu

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

Date 5/13/05



Notary Public

My Commission Expires 1/1/07



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

4603 Charles Ave.
for the property located at Baltimore, MD 21206
which is presently zoned DR-5.5

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) 1B02.3.C.1 AND 301.1 BCZR

To permit an additions (enclosed sunroom and open deck) with a rear yard setback of 10' in lieu of the required 30' and 22.5', respectively.

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):

Eunice Dawodu

Name - Type or Print _____
X Dawodu 05-13-05
Signature _____

Name - Type or Print _____
Signature _____
4603 Charles Ave
Address _____ Telephone No. _____
Baltimore, MD 21206 410-866-9444
State _____ Zip Code _____

Representative to be Contacted:

Patio Enclosures Inc.. (attn: Greg)
Name _____
224 8th Ave NW 443-797-0351
Address _____ Telephone No. _____
Glen Burnie, MD 21061
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. 05-611-A Reviewed By JF Date 5-23-05

**ZONING DESCRIPTION FOR:
4603 Charles Ave
Baltimore, MD 21206**

*BEGINNING AT A POINT ON THE South SIDE OF Charles Ave.
WHICH IS 30' WIDE AT THE DISTANCE OF 111'± West OF THE
NEAREST IMPROVED INTERSECTING STREET Mannington Cir.
WHICH IS 50' WIDE. BEING LOT # 83 BLOCK __, SECTION ____ IN
THE SUBDIVISION OF County Side AS RECORDED IN COUNTY PLAT
BOOK # 07, FOLIO # 03, CONTAINING 12,640 SQ'. ALSO KNOWN AS
4603 Charles Ave. LOCATED IN THE 14th ELECTION DISTRICT,
6th COUNCILMANIC DISTRICT.*

611

CERTIFICATE OF POSTING

RE: Case No.: 05-611-A

Petitioner/Developer: PATIO ENCLOSURES

Date of Hearing/ Closing: JUNE 20, 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 #4603 CHARLES AVE.

The sign(s) were posted on

JUNE 4, 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)



ZONING NOTICE
VARIANCE
PUBLIC HEARING ?

4603



ZONING NOTICE
ADMINISTRATIVE VARIANCE

CASE # 05-611-A
TO PERMIT AN ADDITIONS (ENCLOSED
SUNROOM AND OPEN DECK) WITH A
REAR YARD SETBACK OF 19 FEET IN LIEU
OF THE REQUIRED 30 FEET AND 22.5 FEET
RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1)(3), 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 JUNE 20, 2005
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 887-3391
BOWING GREEN, MD 21294
MEETING IS HANDICAP ACCESSIBLE

**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: OS-611-A

Petitioner: Eunice Dawodu

Address or Location: 4603 Charles Ave. Baltimore, MD 21206

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc...

Address: 224 8th Ave NW

Glen Burnie, MD 21061

Telephone Number: 443-797-0351

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 611 -A Address 4603 CHARLES AVE.

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-23-05 Posting Date: 6-5-05 Closing Date: 6-20-05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- 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- 611 -A Address 4603 CHARLES AVE

Petitioner's Name EUNICE DAWODU Telephone 410-866-9444

Posting Date: 6-5-05 Closing Date: 6-20-05

Wording for Sign: To Permit an additions Enclosed sunroom and open deck) with a rear yard setback of 19' in lieu of the required 30' and 22.5', respectively.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 445393

DATE 5/23/05 ACCOUNT 091-206-6150

AMOUNT \$ 65.00

RECEIVED FROM RIG-LEG-CORP

11603 CHARLES AVE ITEM # 611

FOR Admin. VOIP

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
5/24/2005 5/23/2005 09:37:49
REQ. NO. NALKIN, RPOK REP
> RECEIPT # 202204 5/23/2005 OFLN
DEPT. 05 539 ZINING VERIFICATION
R. NO. 445393
Rec'd. Tot 65.00
65.00 - CF 4.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**Department of Permits and
Development Management**



Baltimore County

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

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

June 20, 2005

Eunice Dawodu
4603 Charles Avenue
Baltimore, Maryland 21206

Dear Ms. Dawodu:

RE: Case Number: 05-611-A, 4603 Charles Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 23, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Patio Enclosures, Inc. Attn: Greg 224 8th Avenue NW Glen Burnie 21061

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 6, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2005
Item No. 611

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 public roads in Baltimore County is 40-foot. Setback shall be modified accordingly.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 611-06062005.doc

RECEIVED FOR FILING
6/24/05
Ray

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

24
June 23, 2005

Ms. Eunice Dawodu
4603 Charles Avenue
Baltimore, Maryland 21206

Re: Petition for Administrative Variance
Case No. 05-611-A
Property: 4603 Charles Avenue

Dear Ms. Dawodu:

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: Patio Enclosures, Inc., Attn: Greg, 224 8th Avenue, NW, Glen Burnie, MD 21061

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

June 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **June 6, 2005**

Item No.: 595, ~~608-632~~

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 J.D. Mezick
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: 6.3.05

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

RE: Baltimore County
Item No. 611 JRF

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

INTER-OFFICE CORRESPONDENCE

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

DATE: June 7, 2005
RECEIVED

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

JUN - 7 2005

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-611 – Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By: Mark A. Cunningham

Division Chief: Laura L. Lash

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 7, 2005

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

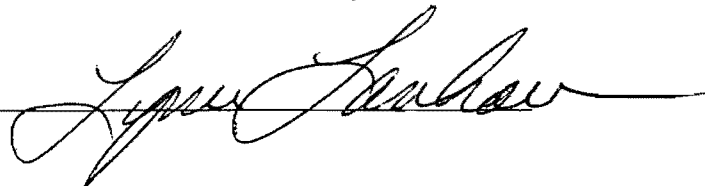
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-611 Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr *ja*

DATE: June 28, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 6, 2005

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

05-611

05-613

05-615

05-617

05-618

05-619

05-620

05-621

05-622

05-624

05-628

05-629

05-631

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

JUN 28 2005

FROM: John D. Oltman, Jr *JDO*

ZONING COMMISSIONER

DATE: June 28, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 6, 2005

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

05-611 *Granted 6/24/05*
05-613 *7/20 (BW)*
05-615 *LS - 6/23/05*
05-617 *M - 6/30/05*
05-618 *M - 6/27/05*
05-619 *7/20 (BW)*
05-620 *7/21 (BW)*
05-621 *7/21 (BW)*
05-622 *M - 6/27/05*
05-624 *M - 6/27/05*
05-628 *7/27 (gm)*
05-629 *8/4 (BW)*
05-631 *7/27 (gm)*

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 6, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2005
Item No. 611

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 public roads in Baltimore County is 40-foot. Setback shall be modified accordingly.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 611-06062005.doc

**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*

January 3, 2006

Gregory Falter
Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, MD 21061

Re: Spirit & Intent - Case # 05-611-A; 4603 Charles Avenue; 14th Election District

Dear Mr. Falter:

Your recent letter to the Zoning Office was forwarded to me for reply. You are requesting to enlarge an existing sunroom (15'x12') to a 23'x12' sunroom by enclosing an adjacent deck.

Based upon the revised site plan (10/28/05) you submitted with your letter, it has been determined that your current request meets the Spirit and Intent of the subject zoning case because the proposed enlargement will not change the rear yard setback of 19 ft. and will not encroach on the side yard.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Bruno Rudaitis".

Bruno Rudaitis
Planner II
Zoning Review

br:BR

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



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

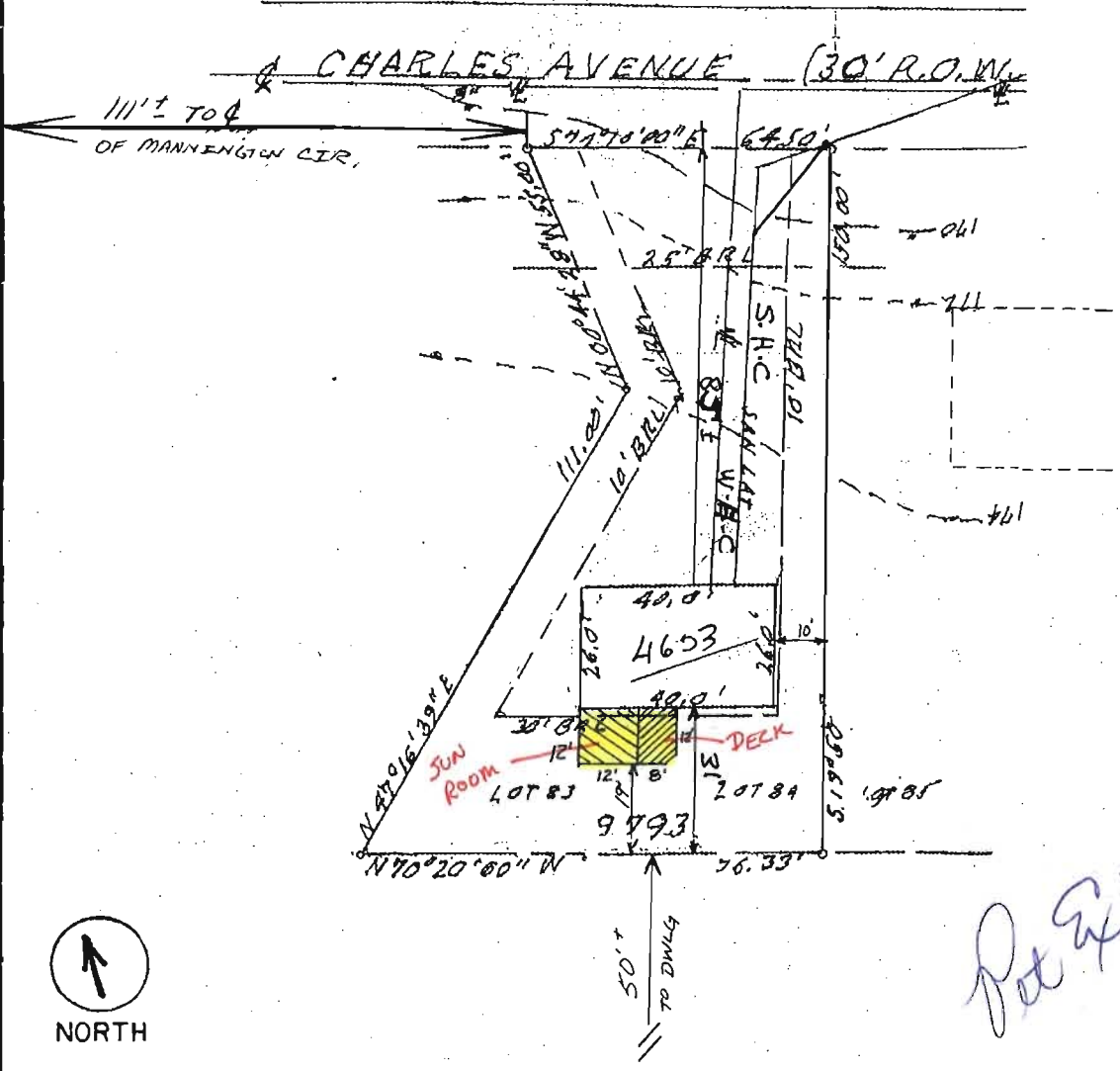
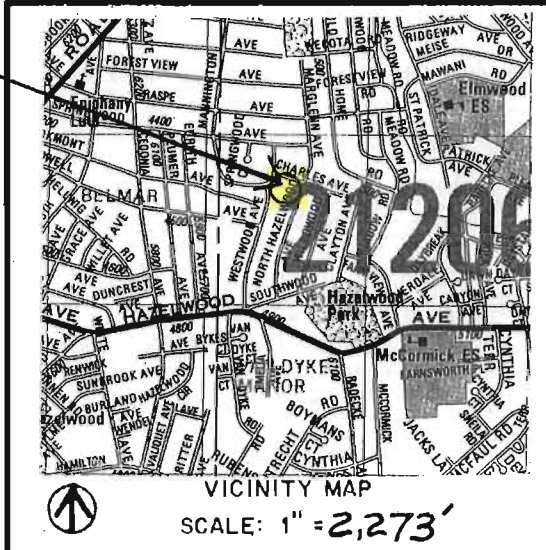
PROPERTY ADDRESS 4603 CHARLES AVE BALT. 21206 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME COUNTY SIDE.

PLAT BOOK # 07 FOLIO # 03 LOT # 83 SECTION # _____

OWNER EUNICE DAWODU

SITE



LOCATION INFORMATION

ELECTION DISTRICT 14TH.

COUNCILMANIC DISTRICT 06TH.

1" = 200' SCALE MAP # NE 5-E

ZONING DR 5.5

LOT SIZE	<u>129</u>	<u>12,640</u>
	ACREAGE	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input type="checkbox"/> YES <input checked="" type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/>	<input type="checkbox"/> YES <input checked="" type="checkbox"/>
PRIOR ZONING HEARING ?		

Plot # 1

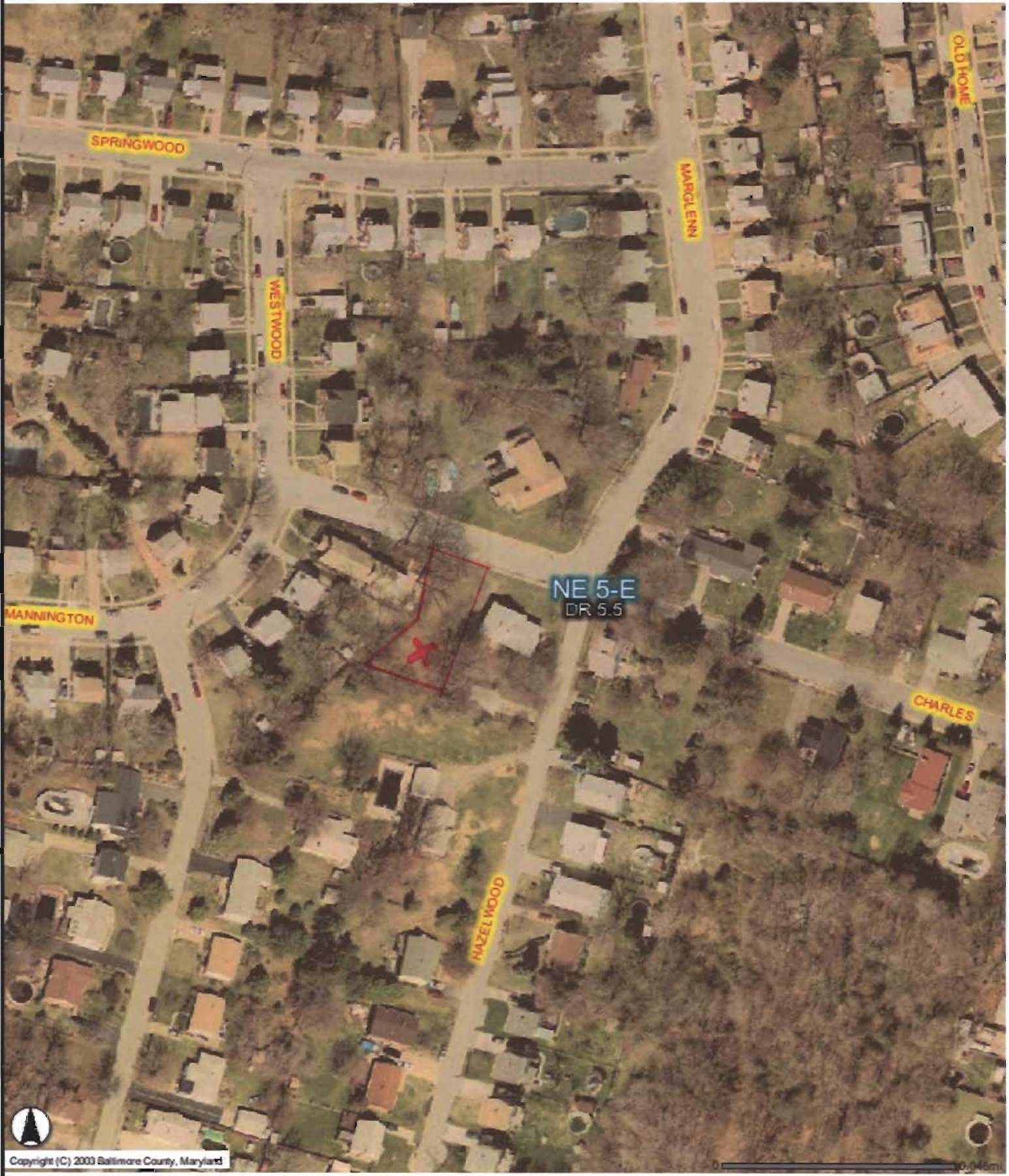
PREPARED BY GREGORY A. FALTER.

SCALE OF DRAWING: 1" = 40'

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<u>JP</u>	<u>611</u>	

Baltimore County - My Neighborhood



Call

***Variance Photo's For:
4603 Charles Ave.
Baltimore, MD 21206***



View of rear yard as seen from left side yard.



View of rear yard as seen from right side yard.

#611