

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Edwin Court, 110 ft. E
centerline of Smiloff Road
11th Election District
5th Councilmanic District
(5522 Edwin Court)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-688-A

Pamela & Herbert Thompson
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Pamela and Herbert Thompson. The administrative variance is requested for property located at in the 5522 Edwin Court in the White Marsh area of Baltimore County. The administrative variance request is from Section 1B01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.a of the Comprehensive Manual of Development Policies (CMDP), to permit an addition with a rear yard setback of 26 ft. from window to tract boundary in lieu of the required 35 ft. and to amend the previously approved Case No. 97-72-A and to amend the Final Development Plan of "Apperson Property", Lot 24 only. 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 July 3, 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 July 8, 2005, a copy of which is attached hereto and made a part hereof.

COPIES RECEIVED FOR FILING

7/21/05

Ray

Applicable Law

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

“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 (a)(2) 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 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, I find that the requested variance should be GRANTED.

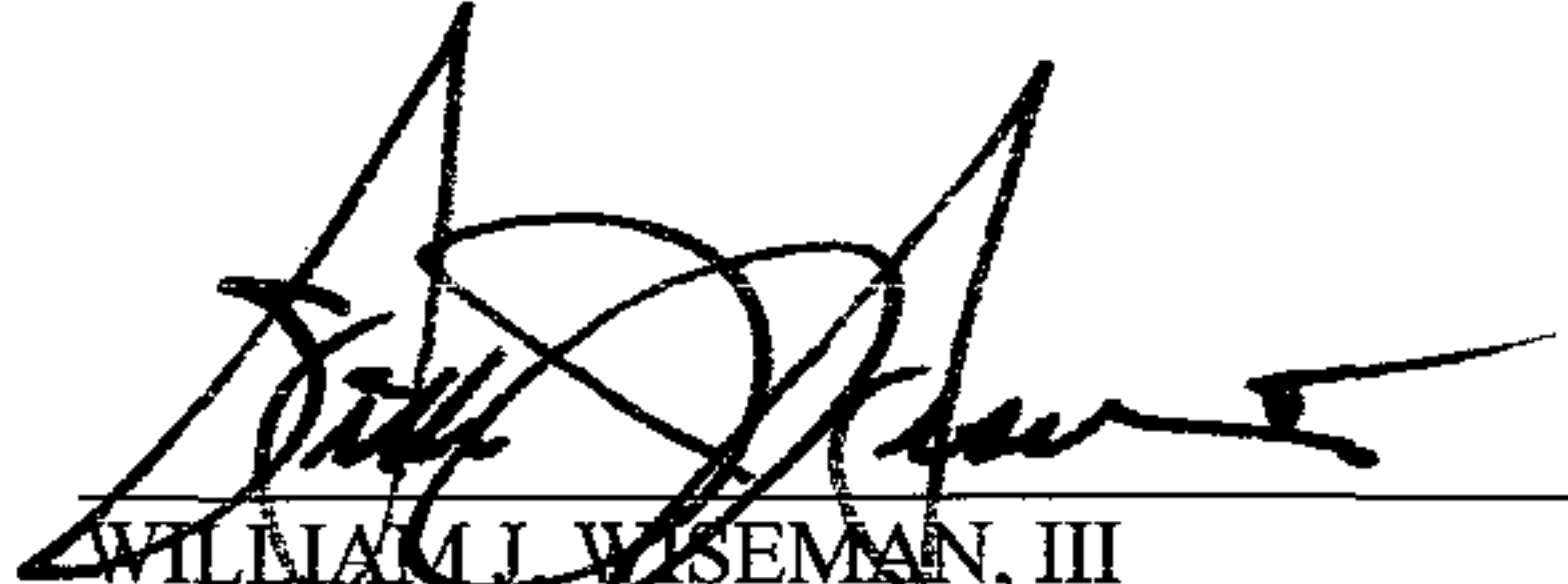
THEREFORE, IT IS ORDERED, this 21st day of July, 2005, by this Zoning Commissioner, that the Petitioners' request for variance from Section 1B01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.a of the Comprehensive

ORDER RECEIVED FOR FILING
7/21/05
[Signature]

Manual of Development Policies (CMDP), to permit an addition with a rear yard setback of 26 ft. from window to tract boundary in lieu of the required 35 ft. and to amend the previously approved Case No. 97-72-A and to amend the Final Development Plan of "Apperson Property", Lot 24 only, 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 July 8, 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.


WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

WJW,III:raj

MAILED
JUL 21 2005
RECEIVED FOR FILING
7/21/05
Ray



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5522 Edwin Court
which is presently zoned DR 3.5H

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) 1001.2, C.2 BCZR & V.B.S.2 CMDP

To permit an addition with a rear yard setback of 26' from window to tract boundary in lieu of the required 35' and to amend the previously approved case number 97-72-A and to amend the PDP of Apperson Property, Lot 24 only.

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, 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):

Herbert Thompson
Name - Type or Print

Signature

Pamela Thompson
Name - Type or Print

Signature

5522 Edwin Court 410-256-4343
Address Telephone No.

White Marsh MD 21162
City State Zip Code

Representative to be Contacted:

Dan Dutton
Name

7110 Golden Ring Road 410-780-0062
Address Telephone No.

Baltimore MD 21221
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-688-A

Reviewed By JF Date 6-23-05

Estimated Posting Date 7-3-05

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 5522 Edwin Court
Address
White Marsh MD 21162
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 fact is our lot is only 100ft. deep this with a 25ft front set-back. and with a 35ft. deep house we don't have a large enough rear yard.
The rear of the house is the only place we can build the room. The rear of the house has a 2ft. bump out 16.5 ft. long, This is off of the kitchen and has an existing sliding door at this location. with a 12'x16.5' patio room we will only have 26ft. to the rear property line and we need 30ft.(per case # 97-72-A)

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.

Herbert Thompson
Signature
Herbert Thompson
Name - Type or Print

Pamela Thompson
Signature
Pamela Thompson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Herbert & Pamela Thompson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Scott
Notary Public
DELORES A. SCOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2005

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 5522 Edwin Court
Address
White Marsh MD 21162
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 fact is our lot is only 100ft. deep this with a 25ft front set-back. and with a 35ft. deep house we don't have a large enough rear yard.
The rear of the house is the only place we can build the room. The rear of the house has a 2ft. bump out 16.5 ft. long, This is off of the kitchen and has an existing sliding door at this location. with a 12'x16.5' patio room we will only have 26ft. to the rear property line and we need 30ft. (per Case # 97-72-A)

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.

Herbert W. Thompson
Signature
Herbert Thompson
Name - Type or Print

Pamela Thompson
Signature
Pamela Thompson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Herbert + Pamela Thompson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Scott
Notary Public
My Commission Expires DELORES A. SCOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2005



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5522 Edwin Court
which is presently zoned DR 3.5H

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) 1B01.2.C.2 BCZR & V.B.5.2 CMOP

To permit an addition with a rear yard setback of 26' from window to tract boundary in lieu of the required 35' and to amend the previously approved case number 97-72-A and to amend the FDP of Apperson Property, Lot 24 only.

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):

Herbert Thompson
Name - Type or Print

Signature

Pamela Thompson
Name - Type or Print

Signature

5522 Edwin Court 410-256-4343
Address Telephone No.

White Marsh MD 21162
City State Zip Code

Representative to be Contacted:

Dan Dutton
Name

7110 Golden Ring Road 410-780-0062
Address Telephone No.

Baltimore MD 21221
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. 05-688-A

Reviewed By JF Date 6-23-05

REV 10/25/01

Estimated Posting Date 7-3-05

Zoning Description for 5522 Edwin Court

Beginning at a point on the north side of Edwin court which is 50 ft. wide at the distance of 110 ft. east of the centerline of the nearest improved intersecting street Smiloff Road which is 50 ft. wide. *Being lot #24 in the subdivision of Apperson Property as recorded in the Baltimore county Plat Book #67, Folio # 89, containing 7,405 sq. ft.. Also known as 5522 Edwin Court and located in the 11th election district, 5th Councilmanic District.

688

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 445088

DATE 6-23-05 ACCOUNT 001-0006-0150

AMOUNT \$ 115.00

RECEIVED FROM: Champion Pottery Room Co.
5522 Edwin St., Towson, Md. 21204
FOR: Admin. Services & Administration

DISTRIBUTION

WHITE: CASHIER

PINK: AGENCY

YELLOW: CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME

6/23/2005 6/23/2005 13:30:41

WEB DESK MARKIN JOHN 1800

RECEIPT # 017006 6/23/2005

DATE 6/23/2005

AMOUNT \$ 115.00

RECEIPT FOR

6/23/2005

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CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-688-A

Petitioner/Developer: HERBERT

+ PAMELA THOMPSON

Date of Hearing/Closing: 7-18-05

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

5522 EDWIN CT

The sign(s) were posted on _____

7-3-05

(Month, Day, Year)

Sincerely,

Robert Black 7-6-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

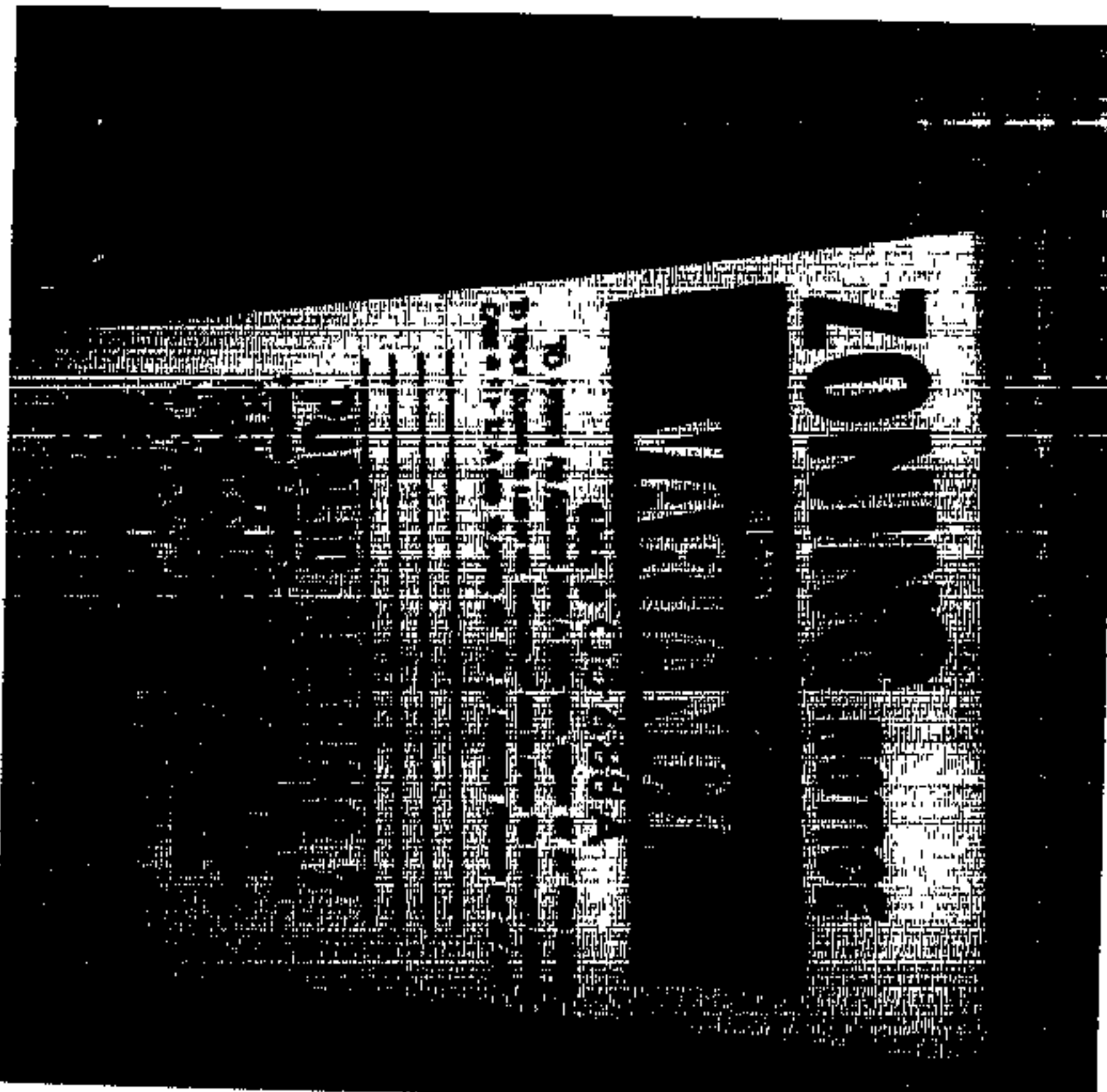
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



5522 EDWIN CT

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: 05-688-A

Petitioner: Herb Thompson

Address or Location: 5522 Edwin Ct

PLEASE FORWARD ADVERTISING BILL TO

Name: Champion

Address: 7110 Golden Ring Rd

Balto Md 21221

Telephone Number: 410 780-0062

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 688 -A

Address 5522 EDWIN CT.

Contact Person: JUN FERNANDO

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6-23-05

Posting Date: 7-3-05

Closing Date: 7-18-05

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- 688 -A

Address 5522 EDWIN CT.

Petitioner's Name Herbert & Pamela Thompson

Telephone 410-256-4343

Posting Date: 7-3-05

Closing Date: 7-18-05

Wording for Sign: To Permit an addition with a rear yard setback of 26'
from window to tract boundary in lieu of the required 35' and
to amend the previously approved case number 97-72-A and
to amend the FDP of Appersen Property, Lot 24 only.

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

July 18, 2005

Herbert Thompson
Pamela Thompson
5522 Edwin Court
White Marsh, Maryland 21162

Dear Mr. and Mrs. Thompson:

RE: Case Number: 05-688-A, 5522 Edwin Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Dan Dutton 7110 Golden Ring Road Baltimore 21221

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2005

RECEIVED

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

JUL 13 2005

SUBJECT: 5522 Edwin Court

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-688

Petitioner: Herbert Thompson

Zoning: DR 3.5H

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an addition with a rear yard setback of 26 feet in lieu of the minimum required 35 feet provided the petitioner installs a vegetative buffer between the side yards of the subject property and those residing at 5524 Edwin Court. The said buffer shall utilize evergreen plantings similar to those located immediately to the west of the subject property at 5520 Edwin Court. The Office of Planning is also not opposed to the amendment of ZAC case 97-72A and the FDP for Apperson property lot 24 only.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:

Curtis Murray

Division Chief:

Lynne L. Lohman

AFK/LL: CM

RECEIVED FOR PLANNING
7/21/05
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

July 21, 2005

Mr. & Mrs. Herbert Thompson
5522 Edwin Court
White Marsh, Maryland 21162

Re: Petition for Administrative Variance
Case No. 05-688-A
Property: 5522 Edwin Court

Dear Mr. & Mrs. Thompson:

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, appearing to read "William J. Wiseman, III", is written over the typed name.

William J. Wiseman, III
Zoning Commissioner

WJW,III:raj
Enclosure

c: Dan Dutton
7110 Golden Ring Road
Baltimore, MD 21221

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: 7.11.05

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

RE: Baltimore County
Item No. 688 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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

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

July 5, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 11, 2005

Item No.: 680-693

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.

Comments:

1. The fire marshal's office has no comments at this time

Insp. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 15, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
for *July 18, 2005*
Items Nos. 684, 686, 687, 688 & 689

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

DAK:CE[✓]N:cab

cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: R. Bruce Seeley *RBS*
DATE: September 7, 2005
SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of July 11, 2005

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

05-680
05-681
05-682
05-684
05-687
05-688
05-689
05-692

Reviewer: Sue Farinetti, Dave Lykens

Date: July 6, 2005



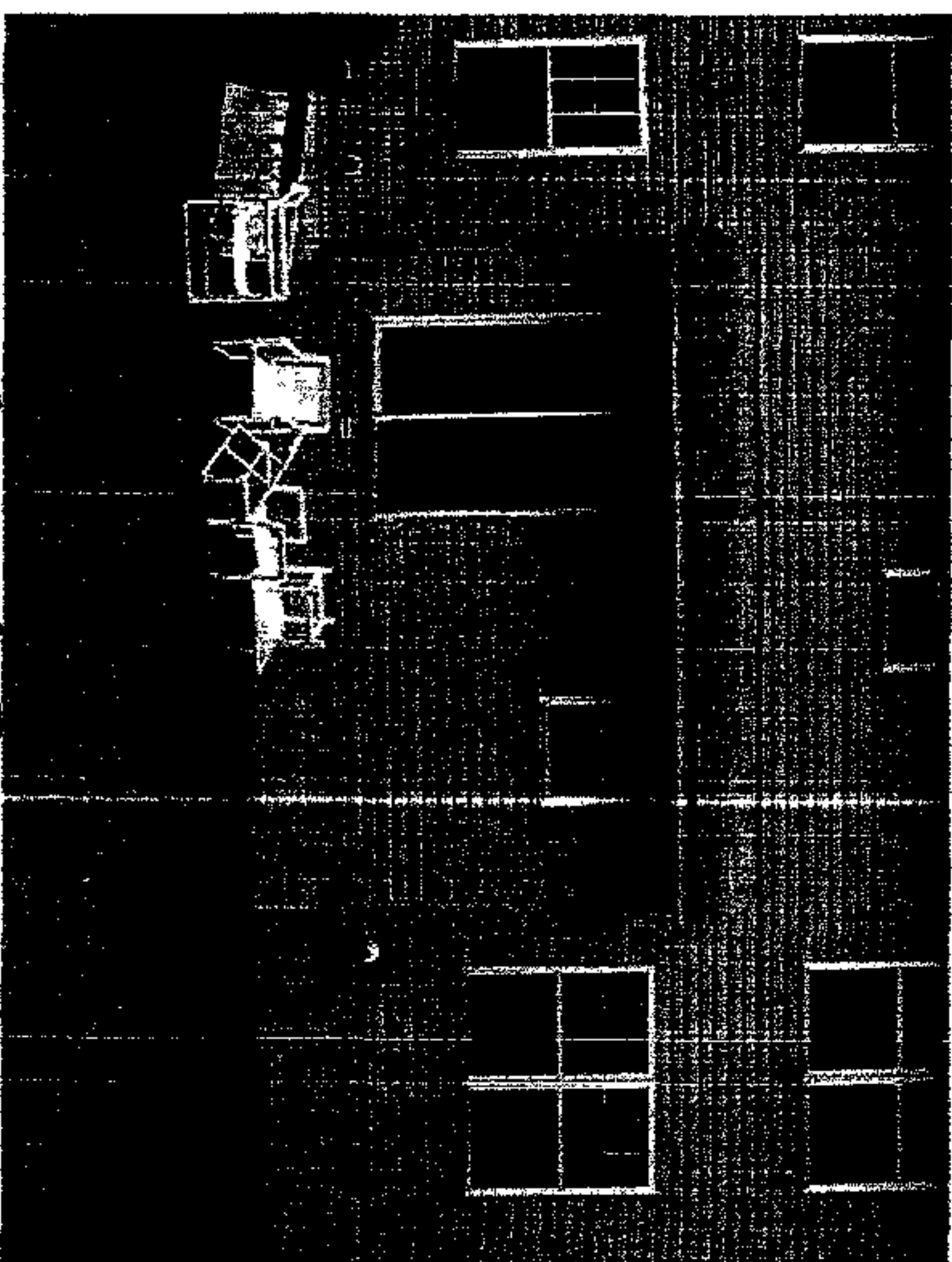
5522 Edwin ct.

688

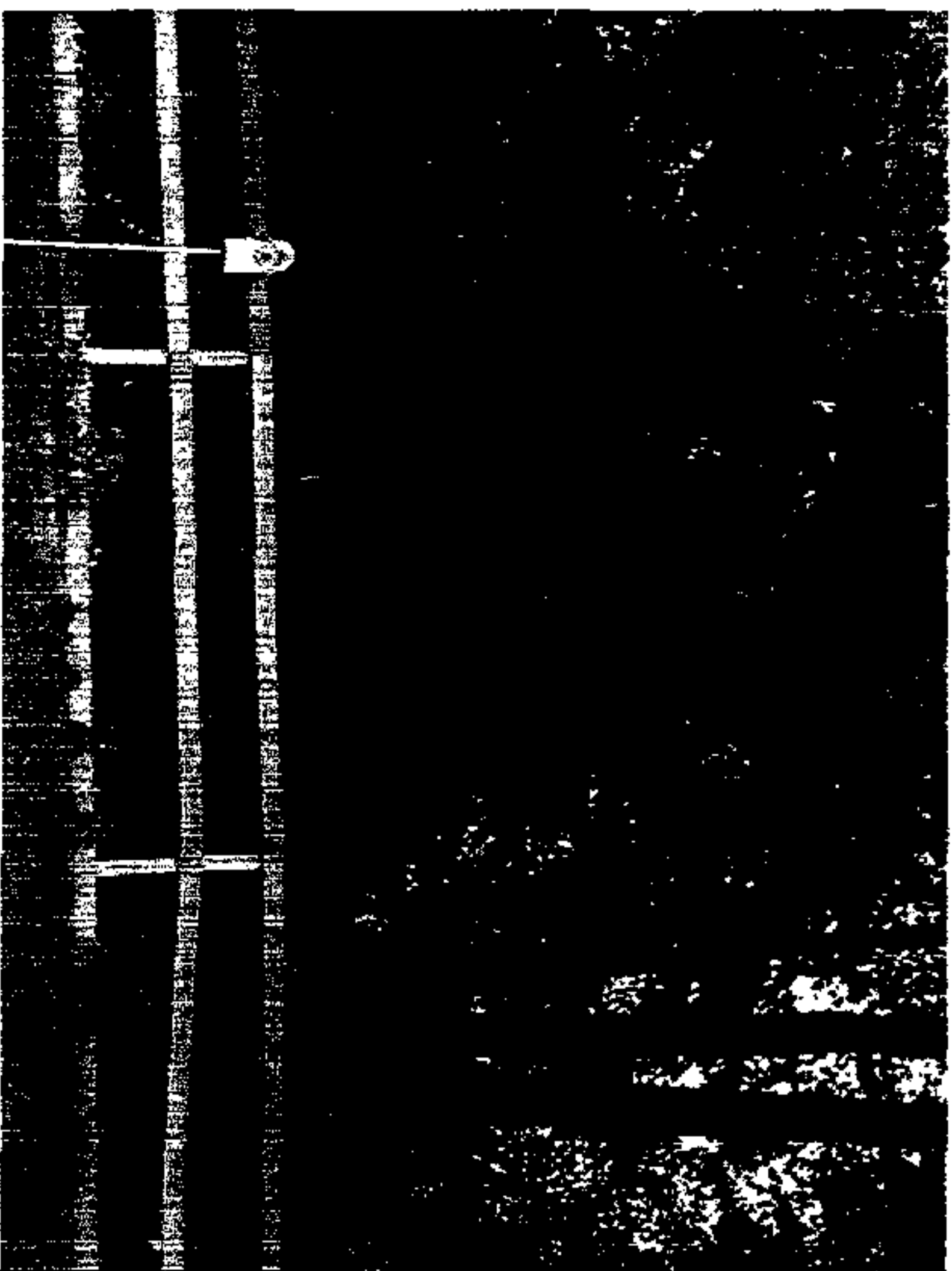
5522 Edwin Ct.



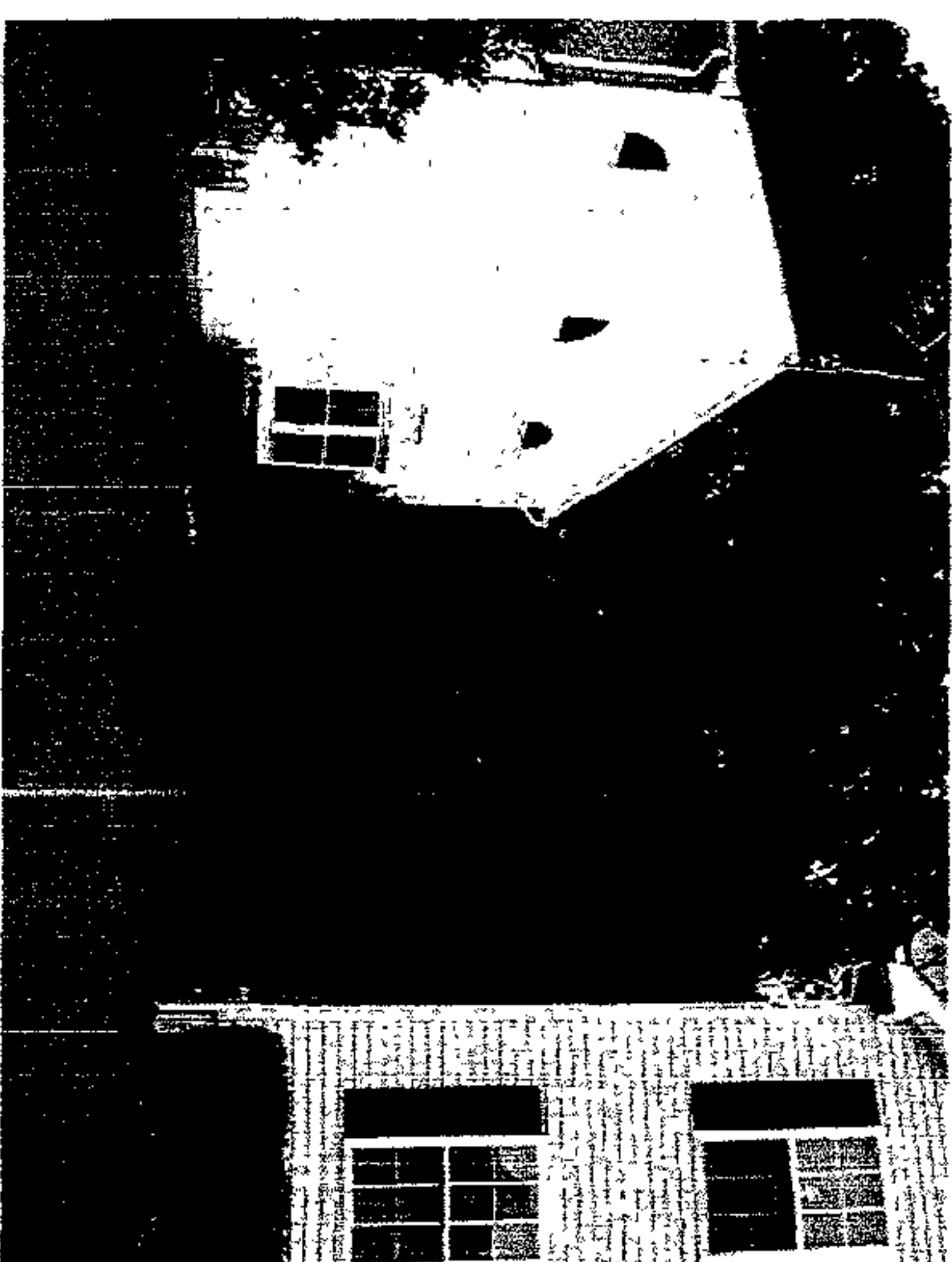
Right side of house



Location of Proposed
Patio Room on Bump out



Looking out of Back
Yard No homes

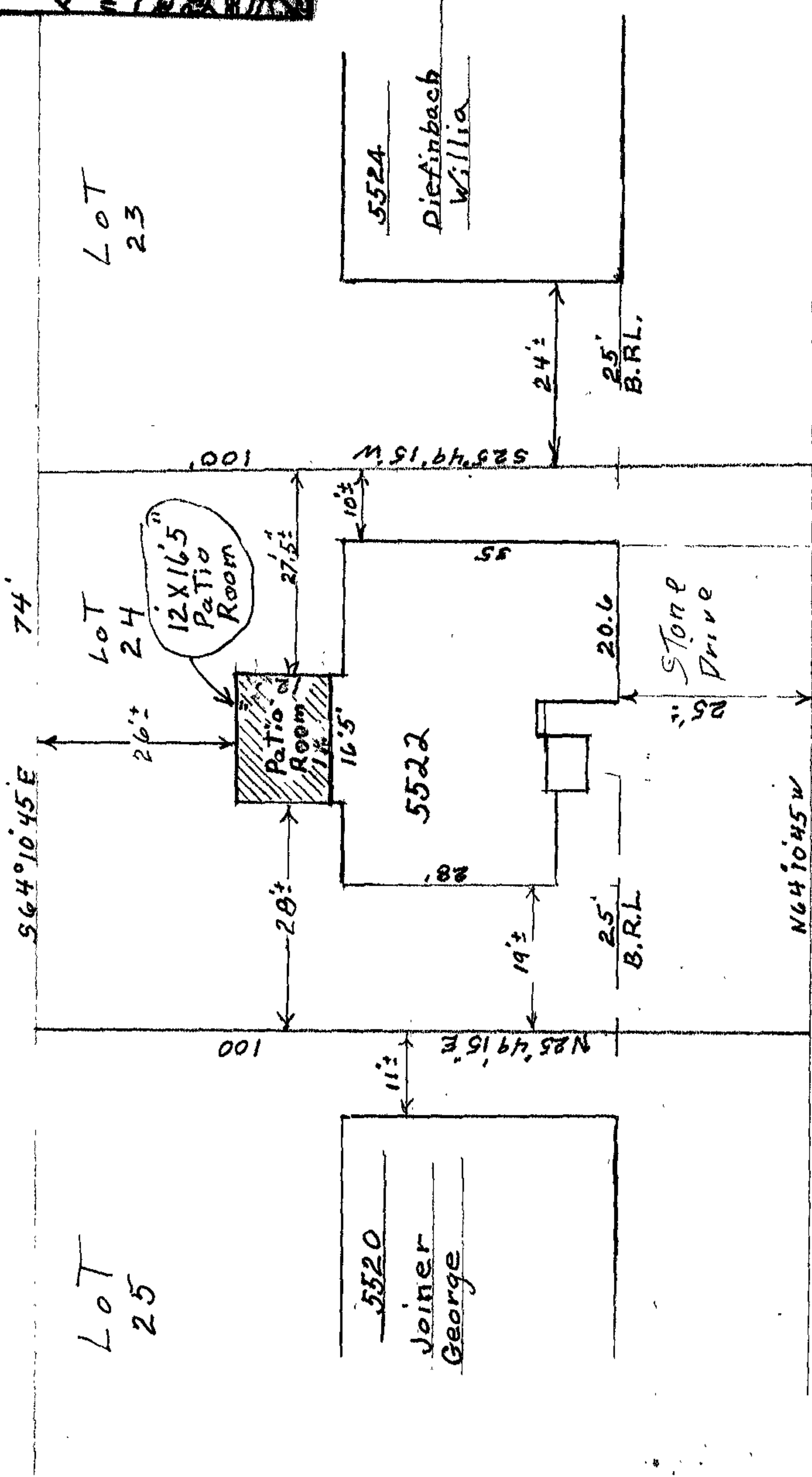


Left side of house

#488

SUBDIVISION NAME Apperson Property

OWNER Thompson, Herbert + Pamela



110 To & Smiloff rd

Edwin Court

Ref #1

NORTH

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 20'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 073A1

ZONING D.R. 3.5 H

LOT SIZE 7,405 SF 7,405 SF
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

YES ☐ NO ☒

YES ☐ NO ☒

YES ☐ NO ☒

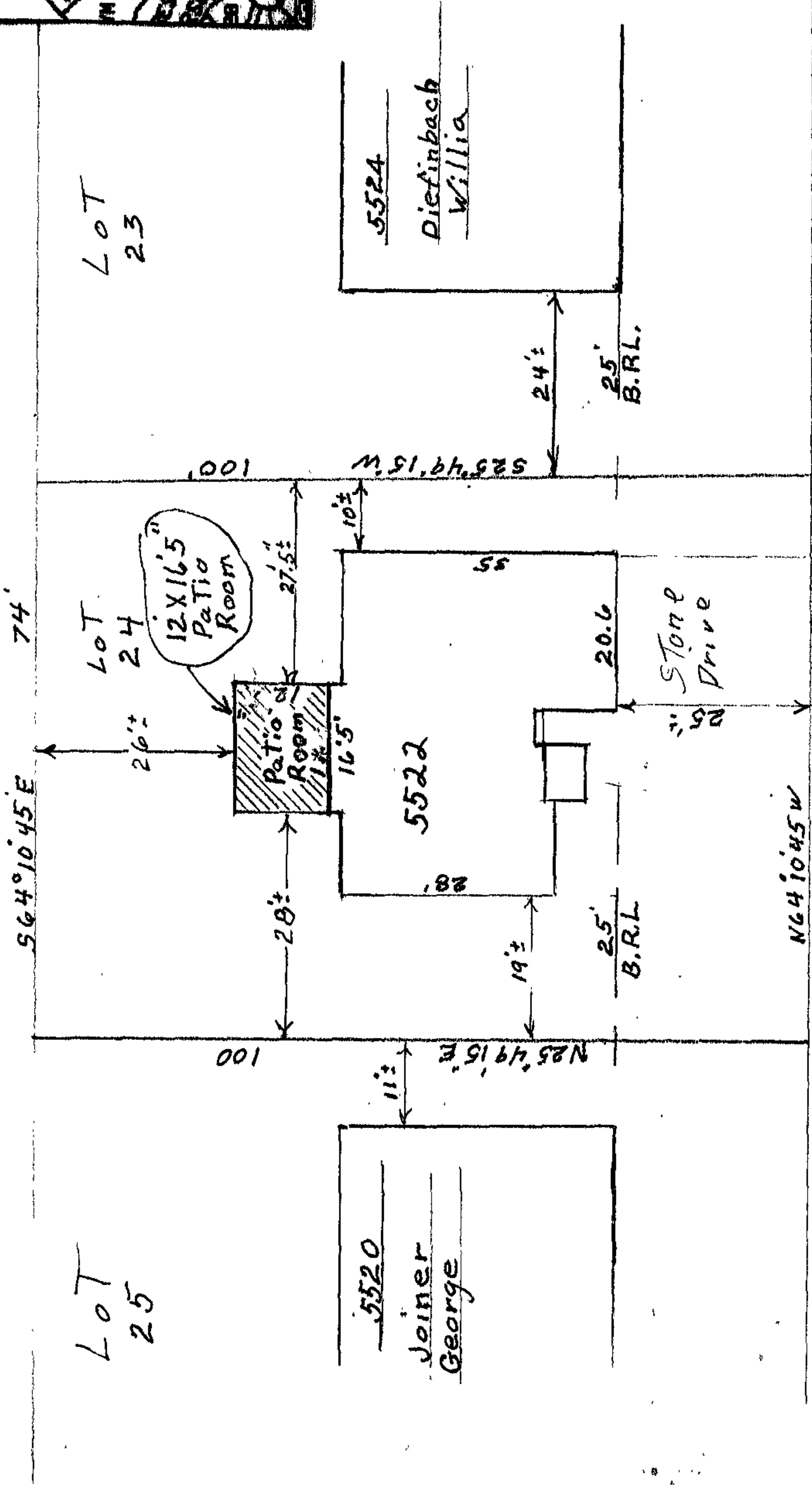
97-72-A

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

1-688-15

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 5522 Edwin CT
SUBDIVISION NAME Apperson Property
PLAT BOOK # 67 FOLIO # 89 LOT # 24 SECTION # ---
OWNER Thompson, Herbert + Pamela



NORTH

← 110' To & Smiloff rd

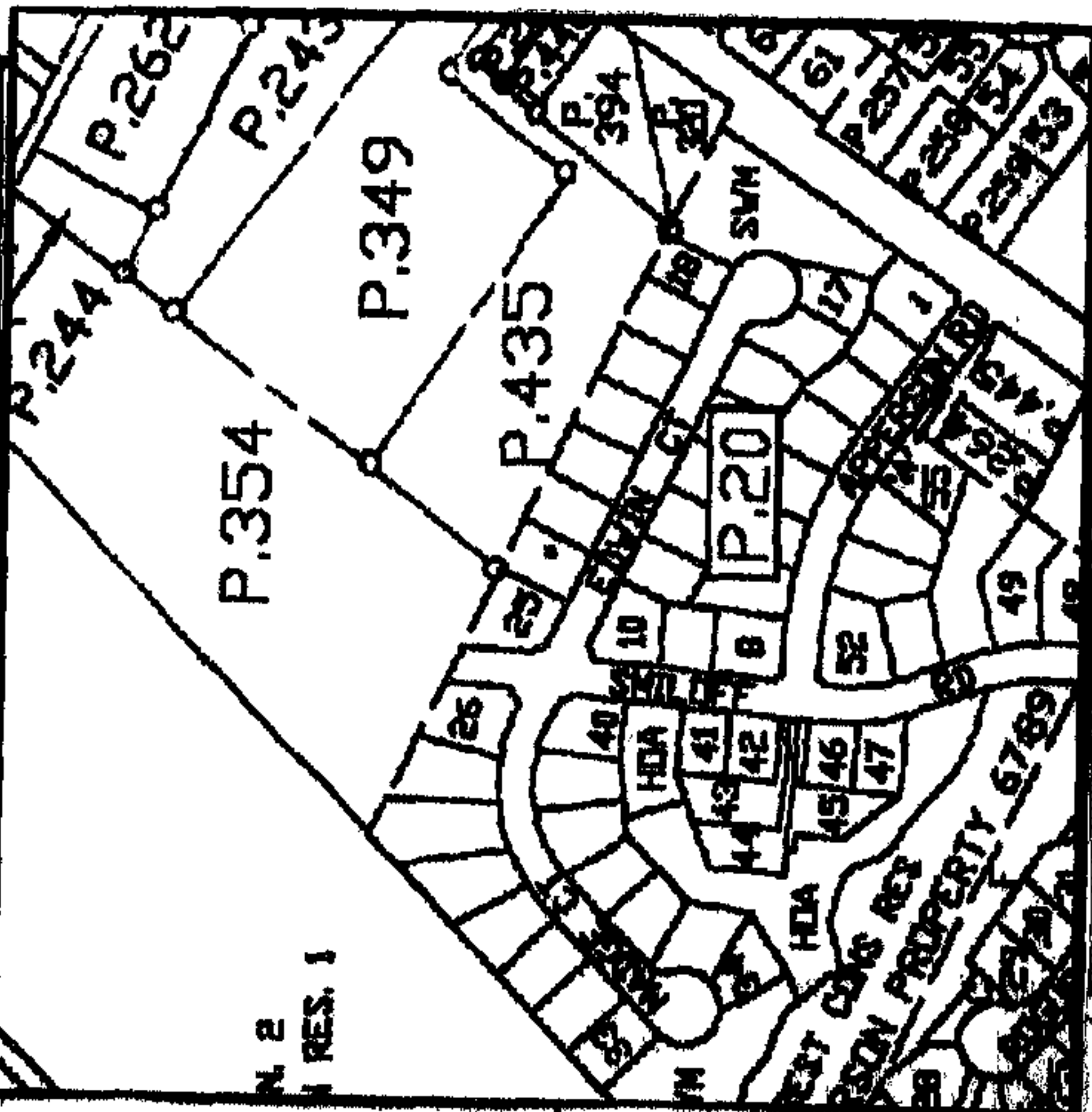
Edwin Court

50 R/W

Det. Ex #1

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 20'



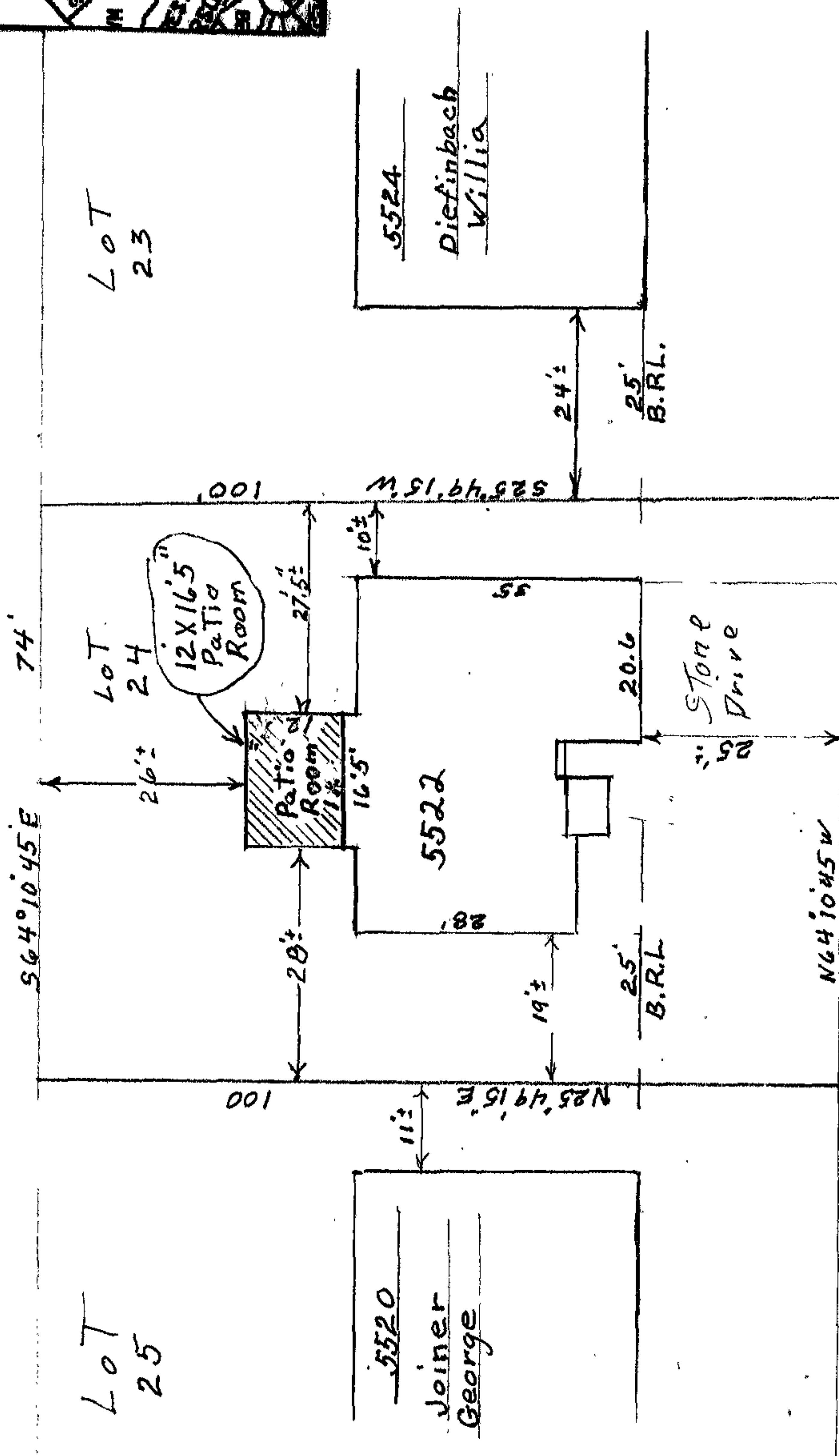
LOCATION INFORMATION

ELECTION DISTRICT 17
COUNCILMANIC DISTRICT 5
1"=200' SCALE MAP # 073A1
ZONING D.R.3.5 H
LOT SIZE 7,405 SF ACREAGE 7,405 SF 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 97-72-A

ZONING OFFICE USE ONLY
REVIEWED BY IF ITEM # 1 CASE # 688

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 5522 Edwin Ct
SUBDIVISION NAME Apperson Property
PLAT BOOK # 6Z FOLIO # 89 LOT # 24 SECTION # 1
OWNER Thompson, Herbert + Pamela



5520
Joiner
George

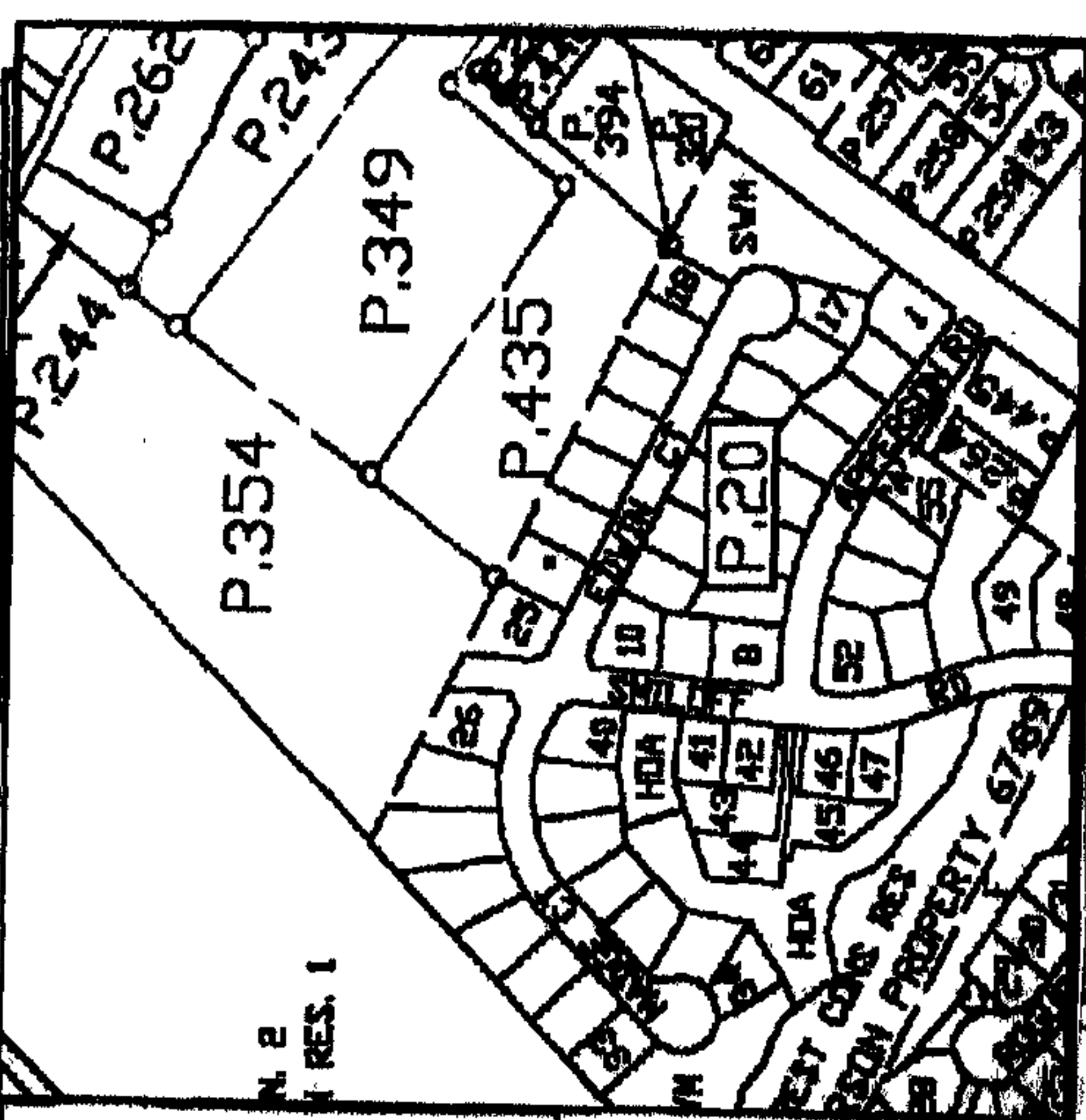
5522
Diefinbach
Willia

5524
Diefinbach
Willia

110' To & Smiloff Rd
Edwin Court
50 R/W

5522
Diefinbach
Willia

5524
Diefinbach
Willia



LOCATION INFORMATION

ELECTION DISTRICT 11
COUNCILMANIC DISTRICT 5
1"=200' SCALE MAP # 073A1
ZONING D.R.3.5 H
LOT SIZE 7,405 SF ACREAGE 7,405 SF SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY / BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING 07-72-A

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