IN RE: PETITION FOR ADMIN. VARIANCE S/S of Hesspar Court, 181.56 ft. W centerline of Hessmill Road 10th Election District 3rd Councilmanic District **(1 Hesspar Court)** Karin & Andrew Rak Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-687-A

* * * * * * * * * * * * * * * * *

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, Karin and Andrew Rak. The variance request is for property located at 1 Hesspar Road in the Phoenix area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sec. 202.4 of the 1955 Regs), to permit a rear setback of 36 ft. in lieu of the required 50 ft. for a proposed addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 1, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 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.

ORDER RECEIVED FOR FILING
Date 7/21/05
By

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 Zoning Commissioner for Baltimore County, this 21st day of July, 2005, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sec. 202.4 of the 1955 Regs), to permit a rear setback of 36 ft. in lieu of the required 50 ft. for a proposed addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.

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

PRINTED WITH SOY INK
Date 7/21/05
By

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. Andrew Rak
1 Hesspar Court
Phoenix, Maryland 21131-1605

Re: Petition for Administrative Variance
Case No. 05-687-A
Property: 1 Hesspar Court

Dear Mr. & Mrs. Rak:

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,

William J. Wiseman, III
Zoning Commissioner

WJW,III:raj
Enclosure

c: Sharon Miller, Dick Schaefer
Apollo Design, Inc.
823 E. Baltimore Street
Baltimore, Maryland 21202

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 Hesspar Court

which is presently zoned RC-4

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) (1B02.3B. (1955 Regs. 202.4.) TO PERMIT A REAR SETBACK OF 36 FT. IN LIEU OF 50 FT.

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):

Andrew Rak
Name - Type or Print

Signature

Karin Rak
Name - Type or Print

Signature

1 Hesspar Court 410.628.1919
Address Telephone No.

Phoenix, Maryland 21131-1605
City State Zip Code

Representative to be Contacted:

Sharon Miller or Dick Schaefer
Name

Apollo Design, Inc. 410.752.7438
Address Telephone No.

823 E. Baltimore Street
Baltimore, MD 21202
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. 05-687-A

Reviewed By SDA **Date** 06-23-05

Estimated Posting Date 07-03-05

REV 10/25/01

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 the 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 1 Hesspar Court
Address

Phoenix — Maryland — 21131-1605
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):

We purchased our home in 2004 with the intention of raising our family here, but we find that we do not have quite enough room for a family that is continuing to grow. However, the modest expansion we are proposing should provide us with ample room for both the children and the adults to be comfortable and with space to accommodate our large, extended families. To that end, we are requesting a variance to construct a one-story, informal room for eating and entertaining at the rear of our house, to connect to a future patio. The design and materials will match or be compatible with the existing house. And, it should be noted that there is a natural tree buffer, including evergreens, that screens our house from properties behind it.

In addition, we would like to use the variance process to correct/legalize an existing condition on our lot. The two projections on the rear of our house extend into the rear yard setback. These projections are part of the original construction, not subsequent additions, and have existed for years. At this time, we would like to make certain that our house, and all its parts, is completely legal according to the zoning laws of Baltimore County, as a non-conforming structure or whatever designation the Zoning Official deems appropriate.

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 — Signature

Andrew Rak — Karin Rak
Name - Type or Print — Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew Rak & Karin Rak

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

AS WITNESS my hand and Notarial Seal

Notary Public

FRANK LAY
Notary Public State of Maryland
My Commission Expires ~~My Commission Expires June 1, 2007~~

REV 10/25/01

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 the 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 1 Hesspar Court
Address

Phoenix — Maryland — 21131-1605
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):

We purchased our home in 2004 with the intention of raising our family here, but we find that we do not have quite enough room for a family that is continuing to grow. However, the modest expansion we are proposing should provide us with ample room for both the children and the adults to be comfortable and with space to accommodate our large, extended families. To that end, we are requesting a variance to construct a one-story, informal room for eating and entertaining at the rear of our house, to connect to a future patio. The design and materials will match or be compatible with the existing house. And, it should be noted that there is a natural tree buffer, including evergreens, that screens our house from properties behind it.

In addition, we would like to use the variance process to correct/legalize an existing condition on our lot. The two projections on the rear of our house extend into the rear yard setback. These projections are part of the original construction, not subsequent additions, and have existed for years. At this time, we would like to make certain that our house, and all its parts, is completely legal according to the zoning laws of Baltimore County, as a non-conforming structure or whatever designation the Zoning Official deems appropriate.

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 — Signature

Andrew Rak — Karin Rak
Name - Type or Print — Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew Rak & Karin Rak

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

AS WITNESS my hand and Notarial Seal

Notary Public

FRANK LAY
Notary Public State of Maryland
My Commission Expires June 1, 2007

My Commission Expires

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 Hesspar Court

which is presently zoned RC-4

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) 1B02.3B. (1955 Regs. 202.4)
- To permit a rear setback of 36 ft. in lieu of 50 ft.

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

Legal Owner(s):

Andrew Rak
Name - Type or Print

Signature

Karin Rak
Name - Type or Print

Signature

1 Hesspar Court — 410.628.1919
Address — Telephone No.

Phoenix, — Maryland — 21131-1605
City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Representative to be Contacted:

Sharon Miller or Dick Schaefer
Name

Apollo Design, Inc. — 410.752.7438
Address — Telephone No.

823 E. Baltimore Street
Baltimore, MD 21202
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. 05-687-A

Reviewed By SDM **Date** 06-23-05

Estimated Posting Date 07-03-05

REV 10/25/01

NUMBER RECEIVED FOR FILING

4 June 2005

Zoning Commissioner of Baltimore County
111 West Chesapeake Ave.
Towson, MD 21204

Dear Sir/Madam:

We/I own and reside at a residence adjacent to Mr. and Mrs. Andrew Rak at 1 Hesspar Court in Phoenix, MD.

We/I have seen the plans for the proposed addition of a Sun Room to the back of the house and have no objection to the project.

Sincerely,

Mr. and Mrs. Brian Doyle
2 Hesspar Court

Mr. and Mrs. Greg Bacinski
13721 Manda Mill Rd.

Mr. and Mrs. Gus Theobald
3 Hesspar Court

Mr. and Mrs. Bill Bonta
13723 Manda Mill Rd.

Mrs. Lucy Leung
13804 Hessmill Rd.

Mr. and Mrs. Kurt Schneidereith
13725 Manda Mill Rd

05-687-A

Description of Parcel for Variance Request
Rak Residence
1 Hesspar Court
Phoenix, Maryland 21131
10th Election District
Baltimore County, Maryland
Tax Account #08-02-087260

Beginning at a point on the south side of Hesspar Court, which is 50' wide, at the distance of 181.56' west of the centerline of Hessmill Road, which is 50' wide.

Being known and designated at Lot 7, Block C, as shown on a plat entitled "Amended Plat of Addition to Summer Hill" which is recorded among the land records of Baltimore County in Plat Book OTG No. 34, Folio 114, the improvements thereon being known as 1 Hesspar Court.

Containing 1.25 acres, more or less.

This description is intended for zoning purposes only.

05-687-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446906

DATE 06-23-05 ACCOUNT R-001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: ARDULO DESIGN

FOR: FOR HEARING UNDER #1 HEARING COUNTY

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

05-687-A

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/24/2005	6/23/2005	11:27:42	2

050 MISC MISC. INCOME

RECEIPT # 446906 6/23/2005 OFIN

Dept 5 520 ZONING ENFORCEMENT

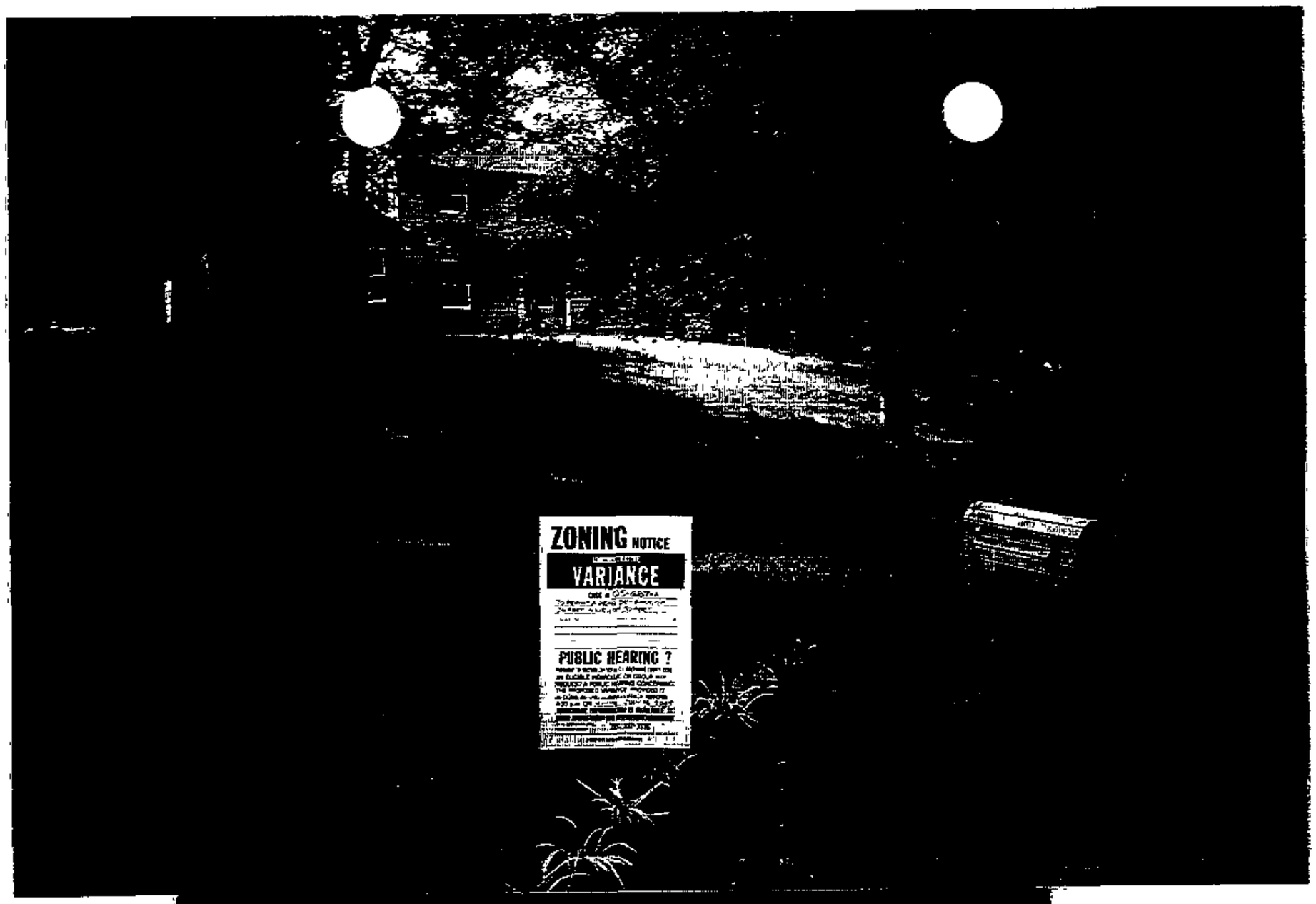
CR NO. 446906

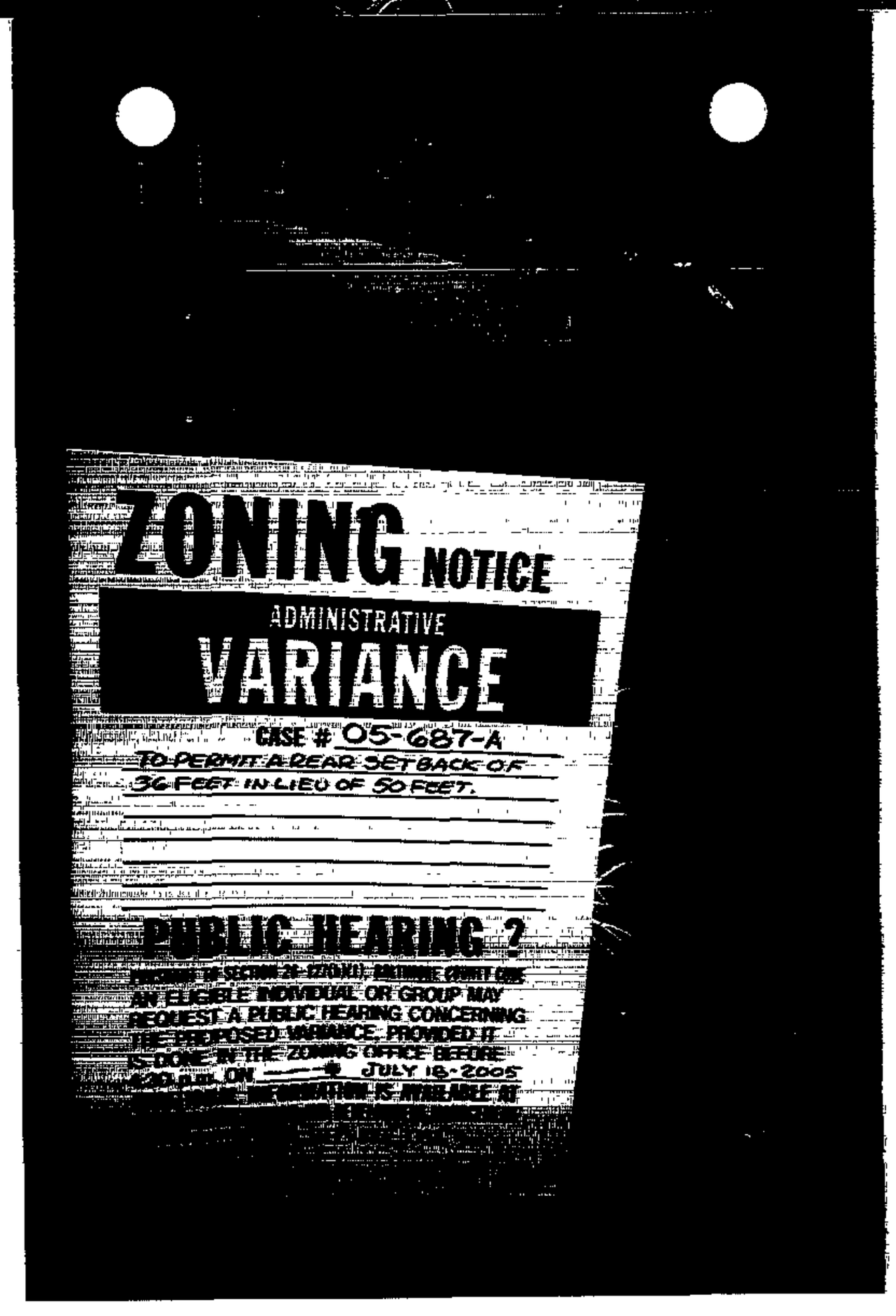
Recpt Tot $65.00

$65.00 CK $.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION


ZONING NOTICE
VARIANCE
PUBLIC HEARING ?


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 05-687-A
TO PERMIT A REAR SET BACK OF
36 FEET IN LIEU OF 50 FEET.
PUBLIC HEARING ?
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
JULY 18, 2005

CERTIFICATE OF POSTING

RE: Case No.: 05-687-A

Petitioner/Developer: RAK

Date of Hearing/ Closing: JULY 18, 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 #1 HESSPAR COURT

The sign(s) were posted on JULY 1, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 05-687-A

Petitioner: ANDREW + KARIN RAK

Address or Location: 1 HESSPAR CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. + Mrs ANDREW RAK

Address: 1 HESSPAR COURT
PHOENIX, MD 21131

Telephone Number: 410. 628-1919

Revised 2/20/98 - SCJ

05-687-A.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-687-A Address #1 HESSPAR COURT

Contact Person: JOHN R ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 06-23-05 **Posting Date:** 07-03-05 **Closing Date:** 07-18-05

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 05-687-A Address #1 HESSPAR COURT

Petitioner's Name RAK Telephone 410-752-7438

Posting Date: 07-03-05 **Closing Date:** 07-18-05

Wording for Sign: To Permit A REAR SETBACK OF 36 FT. IN LIEU OF 50 FT.

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

Andrew Rak
Karin Rak
1 Hesspar Court
Phoenix, Maryland 21131-1605

Dear Mr. and Mrs. Rak:

RE: Case Number: 05-687-A, 1 Hesspar 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Sharon Miller/ Dick Schaefer Apollo Design, Inc. 823 E. Baltimore St. Baltimore 21202

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2005

RECEIVED

JUL 07 2005

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-687- 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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Cindis Murray

Division Chief: Lyn Lanham

CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-687- 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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lyn Lanham

CM/LL

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

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. 687 JRA

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,

L. G. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

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~~ (697)

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

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 15, 2005

FROM: 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:CEN:cab

cc: File

ZAC-NO COMMENTS-ITEMS 684 TO 689-07152005.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: R. Bruce Seeley

DATE: September 7, 2005

SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of July 11, 2005

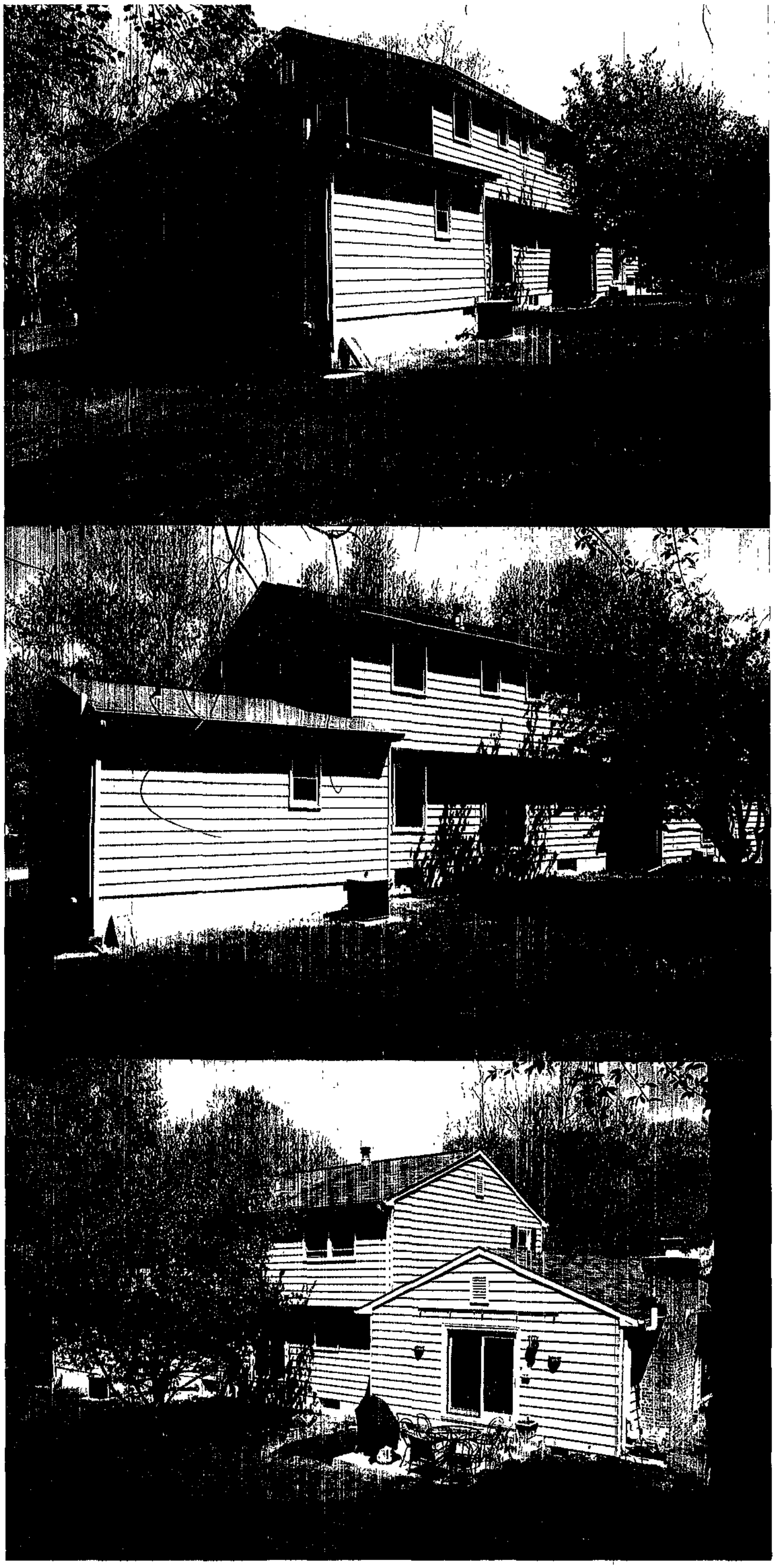
__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-680
05-681
05-682
~~05-684~~
05671
~~05-688~~
05-689
05-692

Reviewer: Sue Farinetti, Dave Lykens Date: July 6, 2005

S:\Devcoord\ZACNOCOMMENT9-05.doc

RAK HOUSE
1 HESSPAR CT.
PHOENIX, MD 21131



REAR LOOKING NE
(SHOWS ORIGINAL CONSTRUCTION IN SETBACK)

REAR LOOKING N
(SHOWS ORIGINAL CONSTRUCTION IN SETBACK)

REAR LOOKING NW
(SHOWS ORIGINAL CONSTRUCTION IN SETBACK)

05-687-A

RAK HOUSE
1 HESSPAR CT.
PHOENIX, MD 21131

VIEW FROM REAR
LOOKING SE
TOWARD 13721
MANDA MILL LANE

VIEW FROM REAR
LOOKING SOUTH
TOWARD 13723
MANDA MILL LANE

VIEW FROM REAR
LOOKING SW
TOWARD 13725
MANDA MILL LANE

05-687-A

RAK HOUSE
1 HESSPAR CT.
PHOENIX, MD 21131

VIEW TO EAST
SHOWING 13804
HESSMILL ROAD

VIEW FROM
REAR TO WEST
SHOWING TREELINE

VIEW FROM REAR
TO EAST
SHOWING TREELINE

05-687-A

RAK HOUSE
1 HESSPAR CT.
PHONIX, MD 21131

FRONT
SEEN FROM NE

FRONT
SEEN FROM N

FRONT
SEEN FROM NW

05.G87.A.

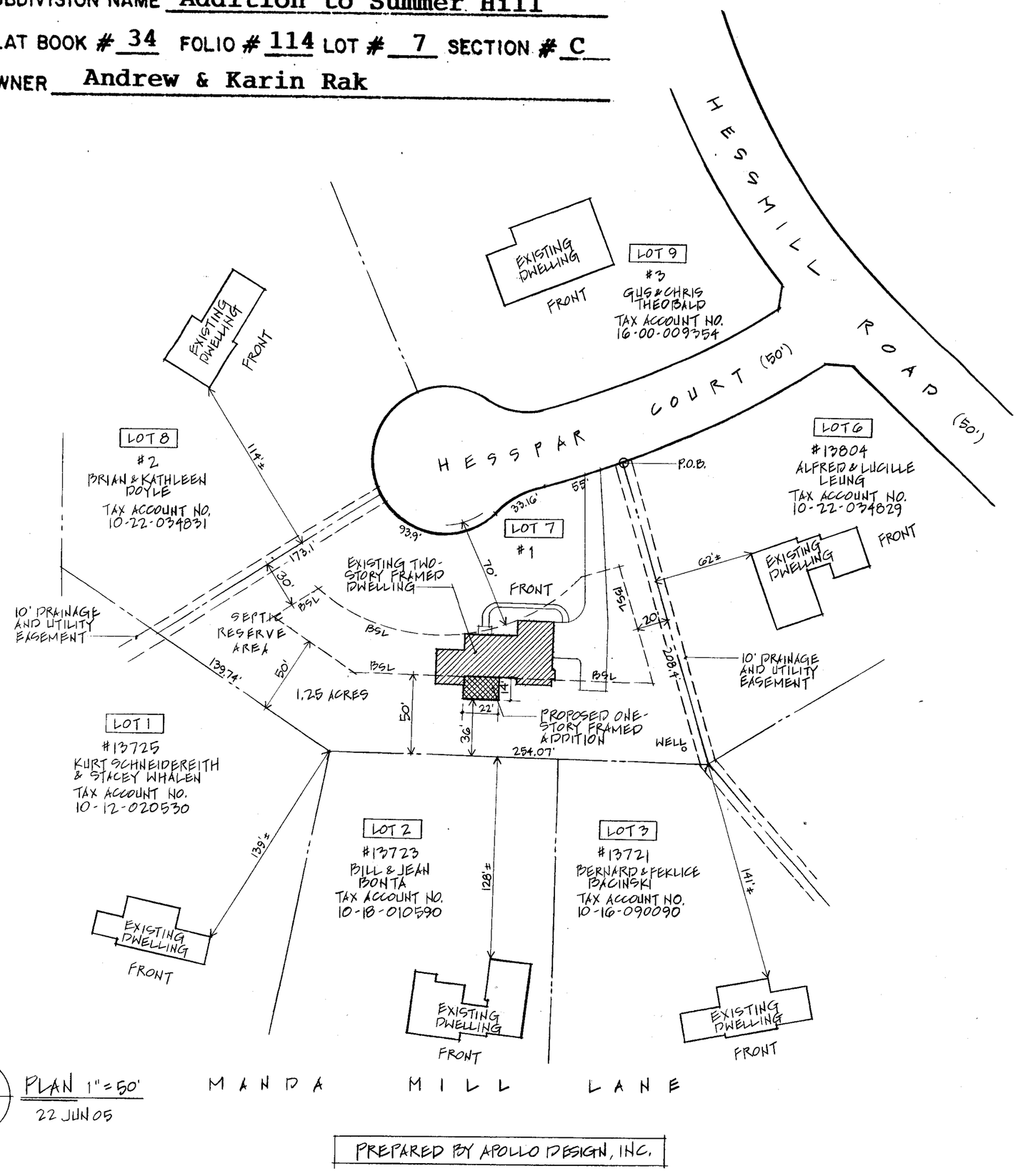
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1 Hesspar Court

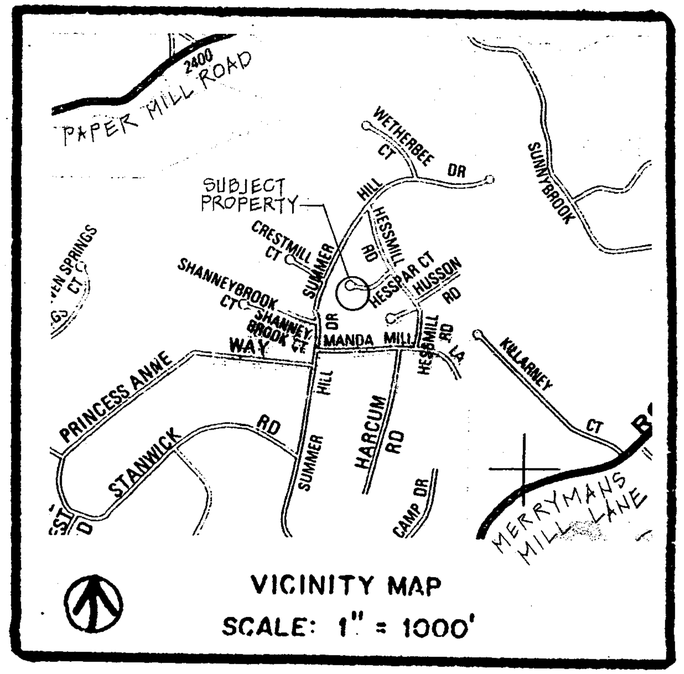
SUBDIVISION NAME Addition to Summer Hill

PLAT BOOK # 34 FOLIO # 114 LOT # 7 SECTION # C

OWNER Andrew & Karin Rak



PREPARED BY APOLLO DESIGN, INC.



LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP #043B1

ZONING old (1966) R-40
new RC-6

LOT SIZE 1.25 ACREAGE 54,450 SQUARE FEET

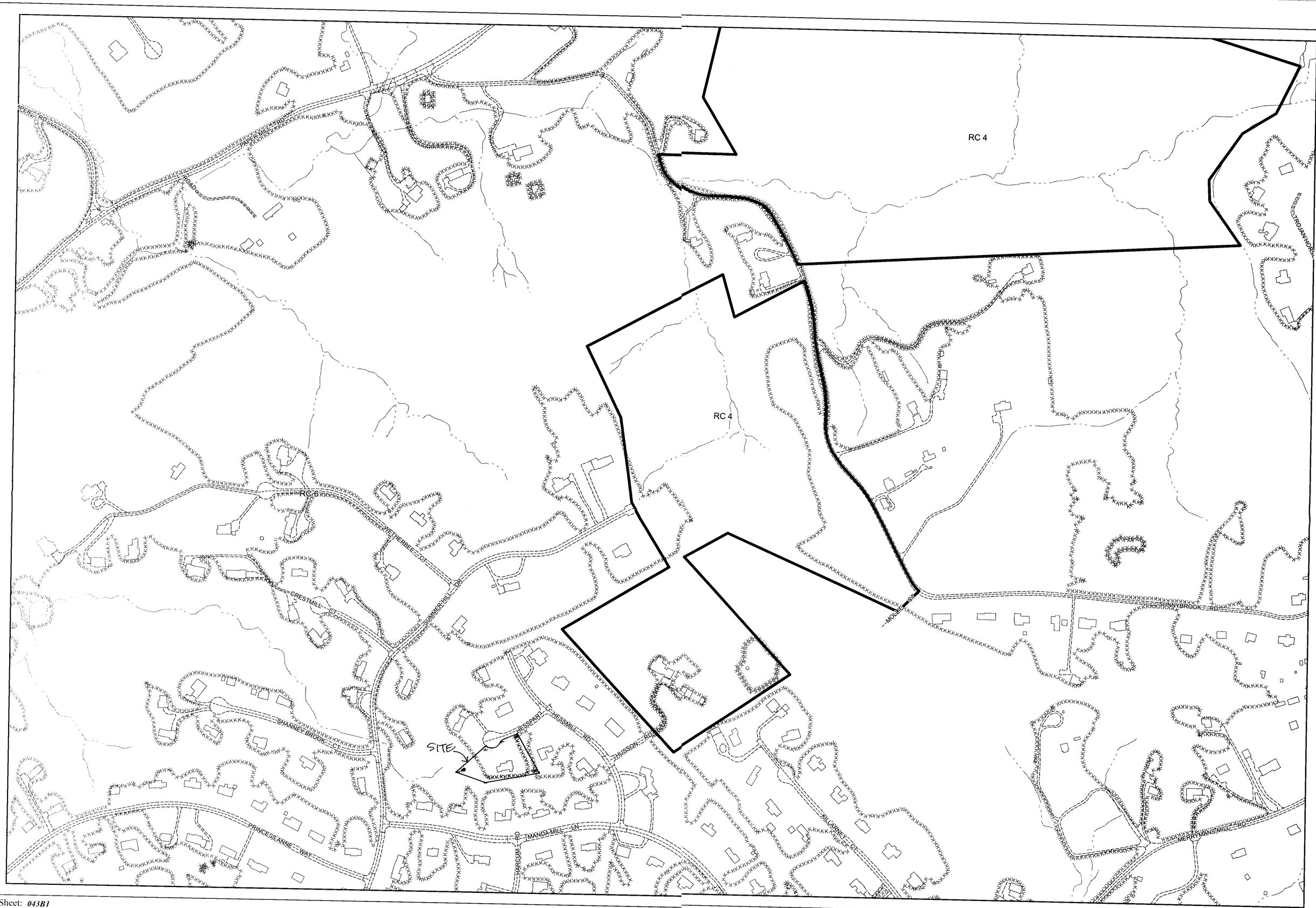
	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
SJJ		05-087-A

Pet Ex #1



Plan Sheet: *043B1*

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

Zoning — Streams — Vegetation
Buildings — Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

034C3	035A3	035B3	035C3	036A3
042C1	043A1	043B1	043C1	044A1
042C2	043A2	043B2	043C2	044A2

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

05-687 A