



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 908 WEATHERBEE RD.
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) 1 B O 2 - 3, C. 1 BC2R

To permit an addition (attached garage) with a front yard setback of 15' and a rear yard setback of 22' in lieu of the required 25' and 30', 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):

FLORENCE M. DYSON
Name - Type or Print

DECEASED
Signature

JAMES L. DYSON
Name - Type or Print

[Signature]
Signature

908 WEATHERBEE RD. 410-823-6755
Address Telephone No.

TOWSON MD 21286
City State Zip Code

Representative to be Contacted:

JAMES L. DYSON
Name

908 WEATHERBEE RD 410-823-6755
Address Telephone No.

TOWSON MD 21286
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. 06-029-A

Reviewed By JF Date 7-12-05

REV 10/25/01

Estimated Posting Date 7-24-05

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 908 WEATHERBEE RD.
Address
TOWSON MD. 21286
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. HOUSE ORIGINALLY BUILT IN 1952, AT TIME OF CONSTRUCTION SET BACK WAS -15 FT. FROM SIDE 10' PLAT WAS NOT SIGNED BY PLANNING COMMISSION.
2. PROPERTY HAS ODD SHAPE, BORDERED ON 2 STREETS, TOWNSHIP & WEATHERBEE ROADS,
3. HOUSE HAD EXISTING CARPORT & PORCH, HAD TO BE REMOVED DUE TO TERMITE & WOOD ROT DAMAGE, WANT TO REPLACE W/ STRONGER NEW CONSTRUCTION
4. NEW GARAGE NECESSARY FOR SAFE SECURE STORAGE OF CARS & LAWN/GARDEN TOOLS. DO NOT WANT TO PARK CARS ON STREET, NOR BUILD SHED IN BACKYARD FOR STORAGE, WANT TO KEEP ARCHITECTURAL BALANCE OF HOUSE & PRESERVE ORIGINAL APPEARANCE OF HOUSE AS IT WAS DESIGNED BY MY PARENTS IN 1952
5. DESIGN OF REPLACEMENT STRUCTURE UTILIZES AVAILABLE PROPERTY WITHOUT REMOVAL OF BACKYARD SPACE & GARDEN AREAS.

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

JAMES LEE DYSON
Name - Type or Print

Signature

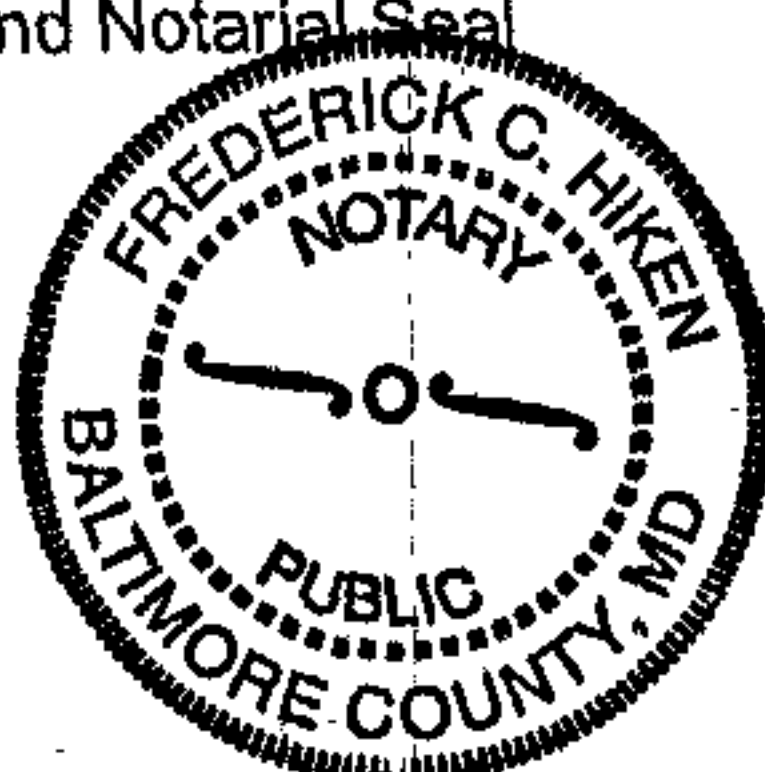
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of July, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires

JUL 1, 2009

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 908 WEATHERBEE RD.
Address
TOWSON MD. 21286
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) HAVE ONLY 11' ONLY BUILT IN 1952. AT TIME OF CONSTRUCTION SET BACK WAS 15 FT. FRONT/SIDE 10' & PLOT WAS NOT SIGNED BY PLANNING COMMISSION

2) PROPERTY HAS ODD SHAPE, BOUNDED BY 2 STREETS ROCKSWOOD & 1ST STREET SOUTH.

3 - HOW HAD EXISTING CARPORT + PORCH, HAD TO BE REMOVED DUE TO
LIMITED & WOULD NOT DAMAGE, WANT TO REPLACE W/ STRONGER NEW CONSTRUCTION

4) NO GARAGE NECESSARY FOR SAFE SECURE STORAGE OF CARS & LAWN/GARDEN TOOLS, DO NOT WANT TO PARK CARS ON STREET, NOR BUILD SHED IN BACKYARD FOR STORAGE, WANT TO KEEP ARCHITECTURAL BALANCE OF HOUSE & PRESERVE ORIGINAL APPEARANCE OF HOUSE AS IT WAS DESIGNED BY MY PARENTS IN 1952

(5) DESIGN OF REINFORCED STRUCTURE UTILIZES AVAILABLE PROPERTY WITHOUT REMOVAL OF UNNECESSARY SPACE & COVERED AREAS.

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 _____

JAMES LEE Dyson
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of July, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 908 WEATHERBEE RD.

which is presently zoned DR S.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) 1002.3.C.1 BCZR

To permit an addition (attached garage) with a front yard setback of 15' and a rear yard setback of 22' in lieu of the required 25' and 30', 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):

FLORENCE M. DYSON

Name - Type or Print

DECEASED

Signature

JAMES L. DYSON

Name - Type or Print

Signature

C-410-960-1141

908 WEATHERBEE RD 410-823-6755

Address

Telephone No.

TOWSON

MD.

21286

City

State

Zip Code

Representative to be Contacted:

JAMES L. DYSON

Name

C-410-960-1141

908 WEATHERBEE RD. 410-823-6755

Address

Telephone No.

TOWSON

MD.

21286

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. 06-029-A

Reviewed By JF Date 7-12-05

REV 10/25/01

Estimated Posting Date 7-24-05

Zoning Description for: 908 Weatherbee Rd.

Beginning at a point on the Southwest side of Weatherbee Road and the Southeast

corner of Rocksham Drive which is 15 feet wide at the distance of the centerline

of the nearest improved intersecting street Rocksham Drive which is 50 feet wide.

Being Lot # 72 and part of Lot # 71 Block, _____ Section# _____ in the

Subdivision of Knollwood as recorded in Baltimore County Plat Book#

13 Folio# 125 Containing 1434, 000, ^{50 ft} Also known as 908

Weatherbee Road and located in the Election District 09,

Councilmanic District. 05

#029

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

DATE 7-12-05 ACCOUNT 06-029-01571

AMOUNT \$ 25.00

RECEIVED FROM: James Dyson
904 Weatherbee Rd. ITEM # 06-029-A
FOR: Admin. Expenses

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

DATE 8/4/05 ACCOUNT 001-006-6150

AMOUNT \$ 56.06

RECEIVED FROM: KDIA Kroll-Hong & Associates PC
FOR: FURNITURE DEMAND 06-029-A

908 WEATHERBEE ROAD

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #06-029-A

908 Weatherbee Road

N/West corner of Weatherbee Road and Rocksham Drive

9th Election District — 6th Councilmanic District

Legal Owner(s): Florence M. Dyson (Deceased) & James L. Dyson

Variance: to permit an addition (attached garage) with front yard setback of 15 feet and a rear yard setback of 22 feet in lieu of the required 25 feet and 30 feet respectively
Hearing: Monday, September 19, 2005 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/010 September 1 88031

CERTIFICATE OF PUBLICATION

9/11, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/11, 2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING



FORMAL DEMAND FOR HEARING

CASE NUMBER: 06-029-A

Address: 908 Weatherbee

Petitioner(s): Dyson

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

☒ We KDIA attn Mary Brock, pres
Name - Type or Print Knollwood Dannybrook Assoc

() Legal Owner OR ☒ Resident of

7503 Far Hills Drive
Address

Towson MD 21286-7902
City State Zip Code

410-321-8086
Telephone Number

311 Donegal
which is located approximately 15' feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

P. Beck 8/4/05
Signature Patricia Beck Date

P. A. Sullivan 8/4/05
Signature Patricia Sullivan Date
Revised 9/18/98 - wcr/scj

CERTIFICATE OF POSTING

ATTENTION: Kristen Mathews

DATE: 7/22/05

Case Number: 06-029-A

Petitioner/Developer: James Lee Dyson

Date of Hearing (Closing): 8/08/05

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 908 Weatherbee Road

The sign(s) were posted on: 7/20/05

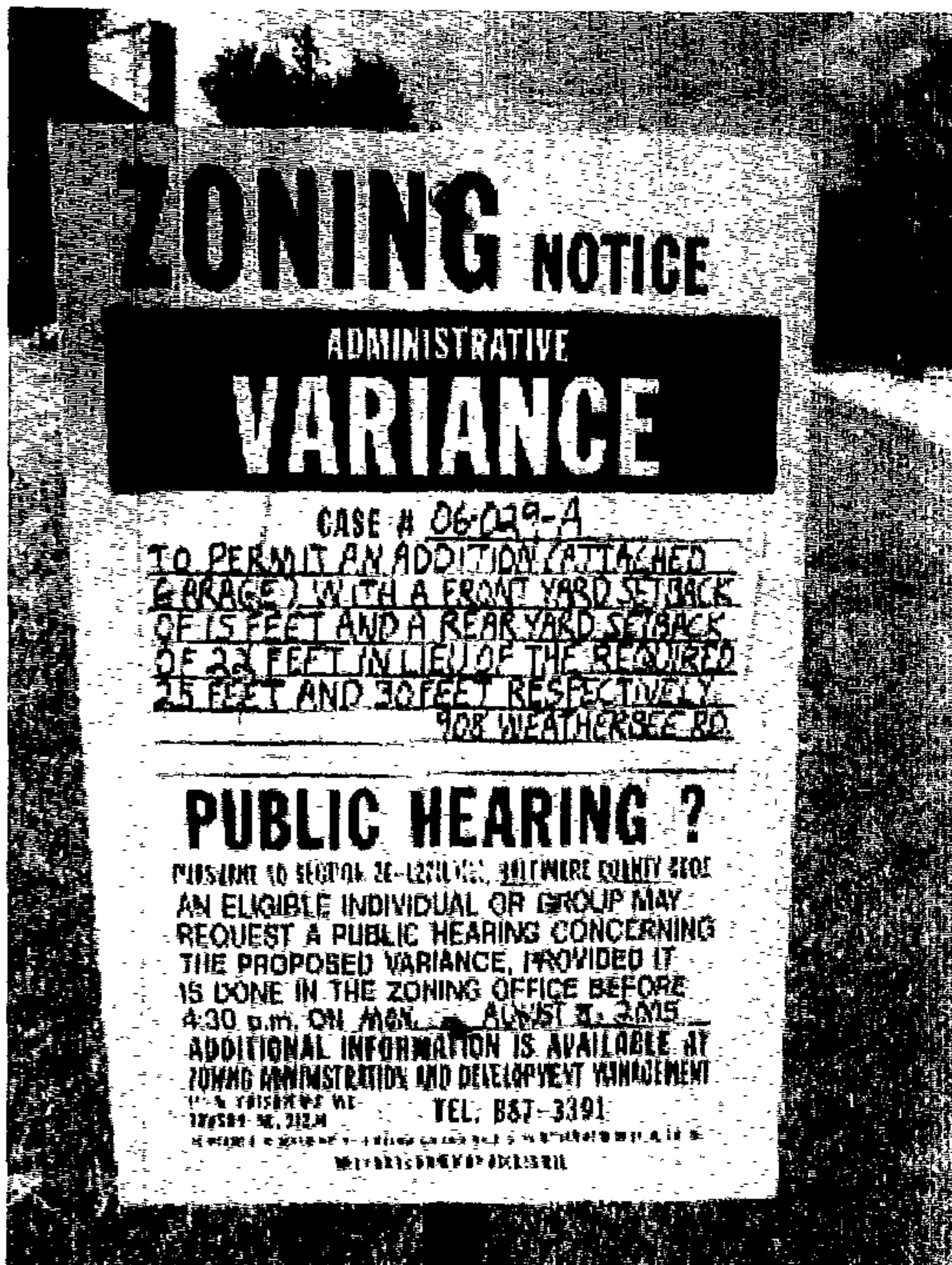
Linda O'Keefe
(Signature of Sign Poster)

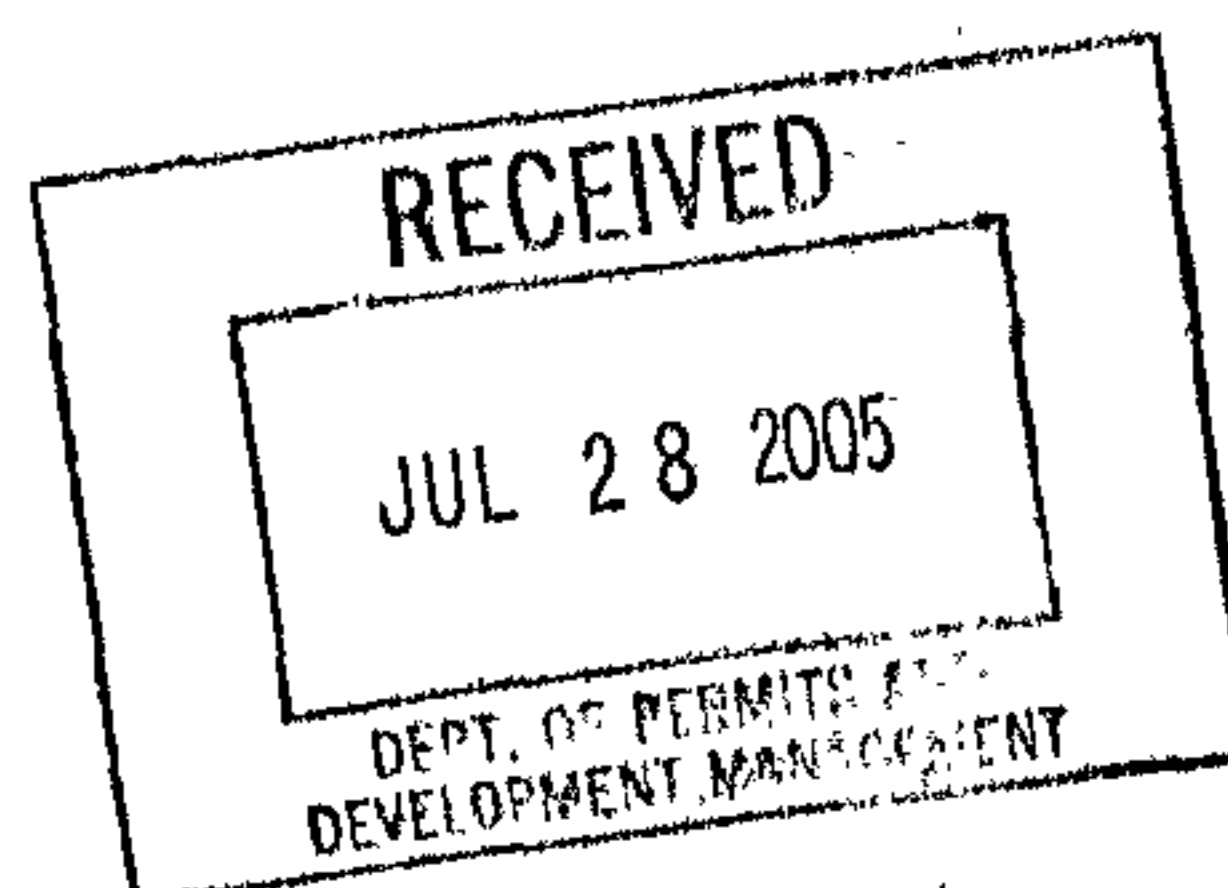
Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)





**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: 06-029-A

Petitioner: James Lee Dyson

Address or Location: 908 Weatherbee Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: James Lee Dyson

Address: 908 Weatherbee Rd.

Towson, MD 21286

Telephone Number: 410-960-1141

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 029 -A

Address 908 Weatherbee Rd.

Contact Person: JUN FERNANDO

Phone Number: 410-887-3391

Planner Please Print Your Name

Filing Date: 7-12-05

Posting Date: 7-24-05

Closing Date: 8-8-05

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 06- 029 -A

Address 908 Weatherbee Rd.

Petitioner's Name James Lee Dyson

Telephone 410-960-1141

Posting Date: 7-24-05

Closing Date: 8-8-05

Wording for Sign: To Permit an addition (attached garage) with a front yard setback of 15' and a rear yard setback of 22' in lieu of the required 25' and 30', respectively.

WCR - Revised 6/25/04

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 1, 2005 Issue - Jeffersonian

Please forward billing to:
James Dyson
908 Weatherbee Road
Towson, MD 21286

410-960-1141

NOTICE OF ZONING HEARING

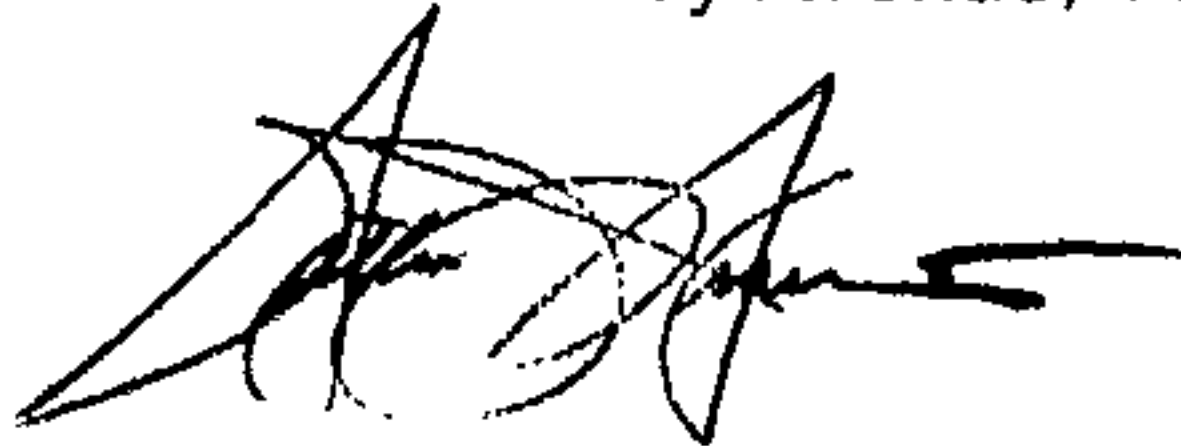
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-029-A

908 Weatherbee Road
N/west corner of Weatherbee Road and Rocksham Drive
9th Election District – 5th Councilmanic District
Legal Owners: Florence M. Dyson (Deceased) & James L. Dyson

Variance to permit an addition (attached garage) with a front yard setback of 15 feet and a rear yard setback of 22 feet in lieu of the required 25 feet and 30 feet respectively.

Hearing: Monday, September 19, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

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

August 4, 2005

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-029-A

908 Weatherbee Road

N/west corner of Weatherbee Road and Rocksham Drive

9th Election District – 5th Councilmanic District

Legal Owners: Florence M. Dyson (Deceased) & James L. Dyson

Variance to permit an addition (attached garage) with a front yard setback of 15 feet and a rear yard setback of 22 feet in lieu of the required 25 feet and 30 feet respectively.

Hearing: Monday, September 19, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: James Dyson, 908 Weatherbee Road, Towson 21286
Patricia Sullivan, 909 Fairway Drive, Towson 21286
Patricia Beck, 311 Donegal Drive, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 3, 2005.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



**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

August 8, 2005

James L. Dyson
908 Weatherbee Road
Towson, Maryland 21286

Dear Mr. Dyson:

RE: Case Number: 06-029-A, 908 Weatherbee Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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: 7.15.05

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

RE: Baltimore County
Item No. 029 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

*Forwarded
Demand 9/19
W/12*

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

DATE: August 5, 2005

RECEIVED

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

AUG 11 2005

SUBJECT: 908 Weatherbee Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 6-029

Petitioner: James Dyson

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request, provided the following conditions are met.

1. Use of proposed garage addition shall be restricted to the storage and maintenance of the occupants' vehicles. Under no circumstances shall this garage addition be used to service and repair vehicles, which are not under the sole ownership of the petitioner.
2. Materials used during construction must be complimentary to that of the existing single-family dwelling. Petitioner should consider the use of stone facades where feasible. If not, then materials such as wood, hearty plank, or the equivalent should be used.
3. Architectural elevation drawings showing all materials to be used on all facades must be submitted to the Office of Planning for review prior to the issuance of any building permit.

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

Prepared by:

Kevin Gambrell

Division Chief:
AFK/LL: CM

Jeff Mayhew

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 123
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18, 2005

ATTENTION: Zoning Plan Reviewers

Dist. Meeting of: July 25, 2005
(OCT)

Item No.: 020-031

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.

Insp. Pack
Fire Marshal's Office
410-887-5178
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 25, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For August 1, 2005
Item Nos. 020, 022, 023, 025, 026, 027,
028, ~~(029)~~ 030, and 031

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-07262005.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*

August 4, 2005

Mr. James L. Dyson
908 Weatherbee Road
Towson, MD 21286

Dear Mr. Dyson:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-029-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand by Ms. Patricia Beck and Patricia Sullivan and other neighbors concerning the above-proposed administrative procedure.

There is a hearing notice attached indicating the date, time and location of this hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Jun Fernando at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Patricia Sullivan, 909 Fairway Drive, Towson 21286
Patricia Beck, 311 Donegal Drive, Towson 21286

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



Patricia A. Sullivan
909 Fairway Drive
Towson, MD 21286-7902
410-339-4617
E-Mail: Sullivan_PatA@hotmail.com

Baltimore County Office of Zoning
Director of Permits & Development
118 West. Chesapeake Ave.
Towson, MD 21204

July 22, 2005

RE: 908 Weatherbee Rd , Towson, 21286-7902
RE: Plat Book 313 Folio #125 Lot #72 & 71
RE: Variance Request # 06-029-A

Dear Zoning Commissioner:

As a homeowner in the Knollwood Donnybrook neighborhood, I wish to express my concern and my objection to the requested lot line adjustment variance being requested for the above referenced property.

Please consider my request for a formal Full Variance hearing to preserve the uniformity in the development of the said tract, and the adjacent properties.

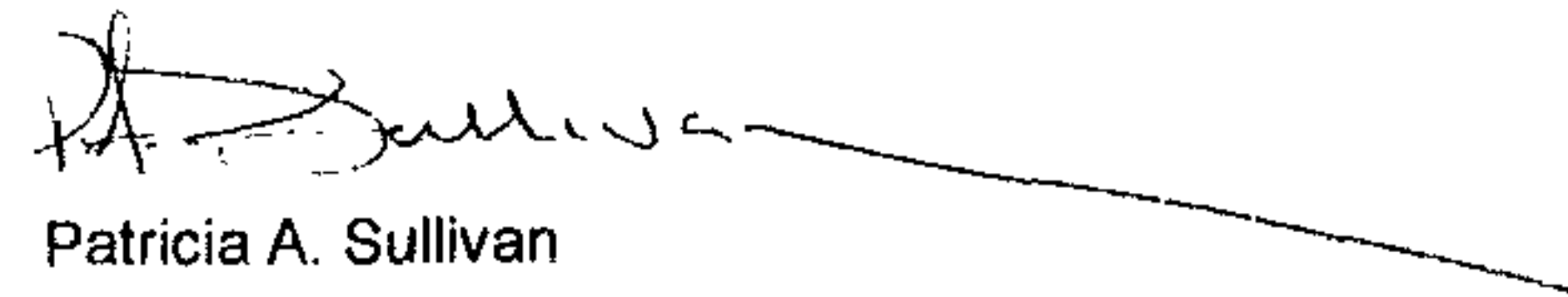
I respectfully request that the Baltimore County Zoning Office of Permits and Development and the County Planning Office review elevations and architectural drawings with an explanation of intended use of the property, in order properly rule on the petition.

The proposed variance is described as a garage, however, the addition is approximately 1,722 Sq ft enclosed space (42'x 41") which is actually larger than the residence at 1,645 Sq Ft.

Please note that the adjacent properties fronting Stevenson Lane have extensive frontage set-back from the road. This proposed variance would not only be detrimental to the neighborhood's existing conformity and harmony of building conditions, it might undermine any future road improvements for sidewalks, curbing, or possibly public works improvements for water and sewer.

Thank you for your considerations and possible support of the Knollwood-Donnybrook Subdivision covenants.

Sincerely,



Patricia A. Sullivan

CC: KDIA Association, Pres. Mary Brock
CC: Kevin Gambrill, Baltimore County Planning Advisor

Patricia A. Sullivan
909 Fairway Drive
Towson, MD 21286-7902
410-339-4617
E-Mail: Sullivan_PatA@hotmail.com

Baltimore County Office of Zoning
Director of Permits & Development
118 West. Chesapeake Ave.
Towson, MD 21204

July 22, 2005

RE: 908 Weatherbee Rd , Towson, 21286-7902
RE: Plat Book 313 Folio #125 Lot #72 & 71
RE: Variance Request # 06-029-A

Dear Zoning Commissioner:

As a homeowner in the Knollwood Donnybrook neighborhood, I wish to express my concern and my objection to the requested lot line adjustment variance being requested for the above referenced property.

Please consider my request for a formal Full Variance hearing to preserve the uniformity in the development of the said tract, and the adjacent properties.

I respectfully request that the Baltimore County Zoning Office of Permits and Development and the County Planning Office review elevations and architectural drawings with an explanation of intended use of the property, in order properly rule on the petition.

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Please note that the adjacent properties fronting Stevenson Lane have extensive frontage set-back from the road. This proposed variance would not only be detrimental to the neighborhood's existing conformity and harmony of building conditions, it might undermine any future road improvements for sidewalks, curbing, or possibly public works improvements for water and sewer.

Thank you for your considerations and possible support of the Knollwood-Donnybrook Subdivision covenants.

Sincerely,



Patricia A. Sullivan

CC: KDIA Association, Pres. Mary Brock
CC: Kevin Gambrill, Baltimore County Planning Advisor

RECEIVED

JUL 25 2005

05-2385

DEPT. OF DEFENSE
DEVELOPMENT PROGRAMS

7312 Knollwood Road
Towson, Maryland 21286
August 4, 2005

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

Dear Sir:

I am writing in opposition to the Petition for Administrative Variance,
Case Number 06-0290-A.

I have never opposed a variance before and I went to the zoning office for help. I was astounded at the ease with which variances seem to be granted. Naively, I assumed that setbacks were established for a reason when communities were built and that the zoning office would uphold them. This does not seem to be the case. Instead of having to provide an absolute need for the variance all one has to do is submit a vaguely drawn footprint of a proposed addition and it seems as though it will be stamped for approval.

In this case, I believe that the actual size of the proposed structure places it within 14 feet of the back of the lot and within 12 feet of the front of the lot. Although it was explained to me (quite patiently, I might add) that builders are allowed to make their measurements the way they are drawn, if this addition is built the visual effect will be that the addition is very close to the road. If granted, this addition would visually impact on the front yard set backs of all the other homes on Rocksham Drive. It would be out of proportion to all the other homes on Rocksham Drive and would be out of character with the rest of the neighborhood.

I was also told that if this variance were granted, the addition could be built up as high as 50 feet. If this were the case, this would not only add to the disproportionate nature of the addition but might also impact on driver visibility.

This corner is used by Baltimore County as an elementary school bus stop and in this neighborhood the safety of our children is a primary concern. If a car should jump a curb on a corner lot such as this one, it could present a major safety issue if a building was only 12 feet from the road. The speed limit for Rocksham Drive is 25 mph and a car moving at that speed can travel 12 feet in 1/3 of a second.

Although this corner lot has an irregular shape, the original carport met the set back requirements. There is obviously room on the lot to build an addition if it was configured differently and I do not believe that a variance would be needed.

I am asking that the county uphold the current setback regulations.

Sincerely,



Ruth Cullison

RECEIVED

AUG 04 2005

Per *t/m*.....

PLAT 10 ACCURATELY REPRODUCED FOR LUNING ☒ VARIANCE ☐ SPECIAL PLATING

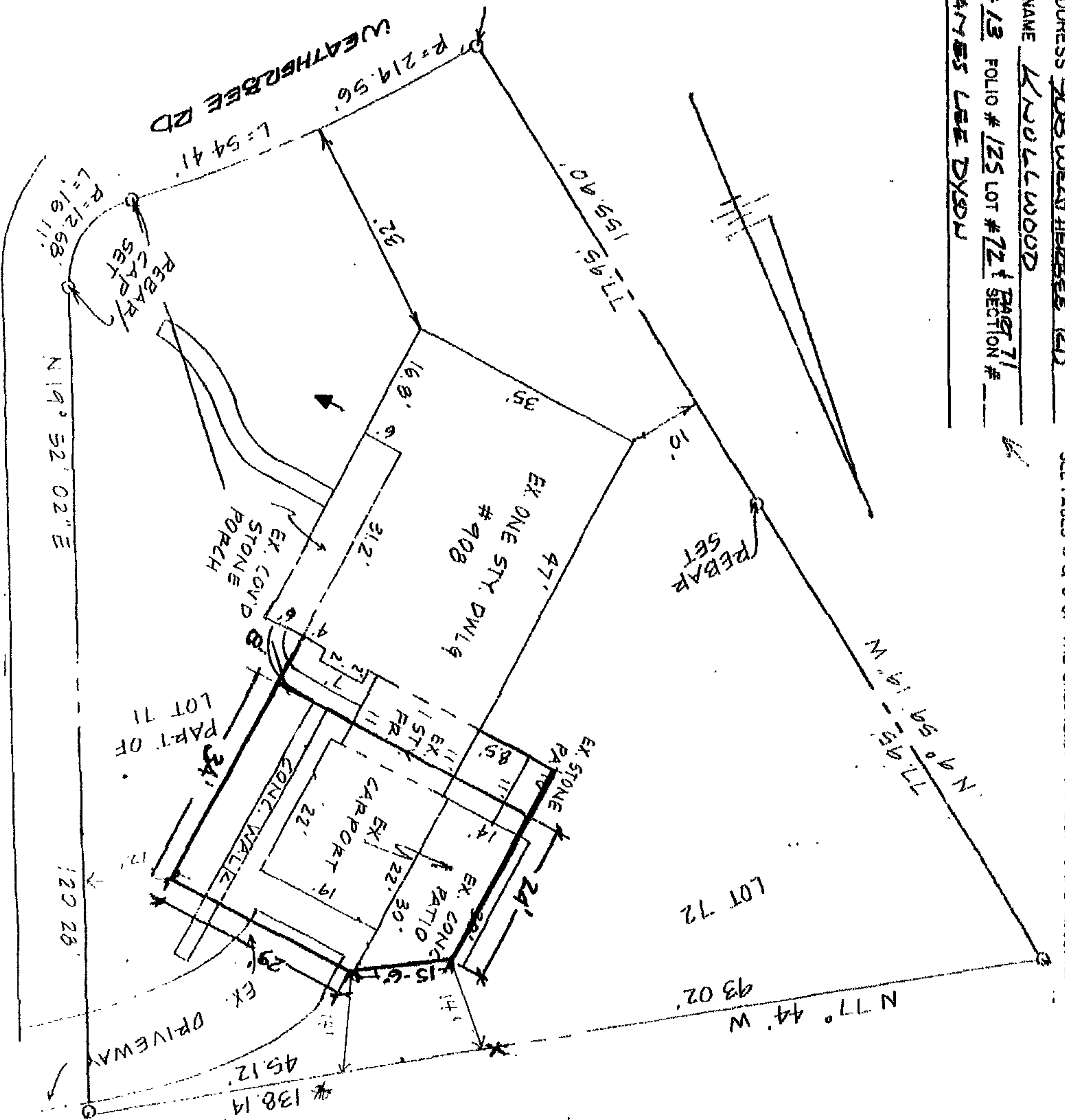
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 208 WEATHERBEE RD

SUBDIVISION NAME WILLWOOD

PLAT BOOK # 13 FOLIO # 125 LOT # 72 SECTION # 71

OWNER JAMES LEE DYER



Patricia Beck
311 Donegal Drive
Towson, MD 21286-7902
410-823-3989

July 30, 2005

Baltimore County Office of Zoning
Director of Permits & Development
118 West. Chesapeake Ave.
Towson, MD 21204

RE: 908 Weatherbee Rd , Towson, 21286-7902
RE: Plat Book 313 Folio #125 Lot #72 & 71
RE: Variance Request # 06-029-A

Dear Zoning Commissioner:

Please rescind my previous letter of July 11, 2005 regarding the variance request at 908 Weatherbee. My original letter states "I do not contest" the renovation of existing porch and garage referenced above. I have since obtained more information regarding the proposed plan, and **now strongly oppose the variance request #06-029-A** that is being set-forth.

Having obtained the proposed plot plan it is apparent the construction is not a renovation of the existing, but an entirely new building that is much larger than the previous building. It is now my opinion; the proposed variance set-backs of the new addition are much too close to my property line.

In addition, attached are signatures from adjacent neighbors who also oppose the variance request. We request a formal hearing with the Baltimore County Zoning Office of Permits and Development and the County Planning Office to review elevations and architectural drawings with an explanation of intended use of the property, in order to properly rule on the variance.

It is our joint consensus that this proposed variance would be detrimental to the neighborhood's existing set-back covenants.

Sincerely,



Patricia Beck

CC: KDIA Association, President Mary Brock

RECEIVED

AUG 14 2005

Per 

**The following homeowners Oppose
Baltimore County Variance Request # 06-029-A**

REF: 908 Weatherbee Rd , Towson, 21286-7902
REF: Plat Book 313 Folio #125 Lot #72 & 71

July 30, 2005

**We the undersigned homeowners oppose variance # 06-029-A as
detrimental to the neighborhood's existing set-back covenants.**

NAME	SIGNATURE	ADDRESS	PHONE
Margaret Gist	<i>Margaret Gist</i>	7506 Rocksham ^{Bk.}	410-821-5991
Sara Barber	<i>Sara Barber</i>	7503 Rocksham ^{Dr.}	410-823-4782
Jeff Teller	<i>Jeff Teller</i>	7505 Rocksham	410-825-7389
Chloe Greenhouse	<i>Chloe Greenhouse</i>	7407 Rocksham Dr.	410-337-7407
Walter F Wigley Jr	<i>Walter F Wigley Jr</i>	407 Aigburth Rd	410-821-5988
JOHANNA WIGLEY	<i>Johanna Wigley</i>	407 Aigburth Rd.	410-821-5988
Nancy F. Muma	<i>Nancy F. Muma</i>	409 Aigburth Rd.	410-828-5036
Harold Muma	<i>Harold Muma</i>	409 Aigburth Rd	410-828-5036
GRETCHEN Trager	<i>GRETCHEN Trager</i>	411 Aigburth Rd	337-7434
HUTCHER Trager	<i>HUTCHER Trager</i>	411 Aigburth Rd	337-7434
Robert Trager	<i>Robert Trager</i>	411 Aigburth Rd	337-7434
ERIN BETH ELLINGER	<i>Erin Beth Ellinger</i>	420 Aigburth Rd	296-7038

RECEIVED
AUG 14 2005
Per *CLB*

The following homeowners Oppose
Baltimore County Variance Request # 06-029-A

REF: 908 Weatherbee Rd , Towson, 21286-7902
REF: Plat Book 313 Folio #125 Lot #72 & 71

July 30, 2005

We the undersigned homeowners oppose variance # 06-029-A as
detrimental to the neighborhood's existing set-back covenants.

NAME	SIGNATURE	ADDRESS	PHONE
P.A. Sullivan	<i>P.A. Sullivan</i>	909 Fairway Dr	410-339-4617
Walter V.V. Greenhouse FRED	<i>Walter V.V. Greenhouse</i>	7407 Rocksham Dr	410-337-7407
RIVERBANK EDWARD	<i>Edward Ryan</i>	7409 Rocksham Dr	410 823 6386
RYAN Hermínio And	<i>Edward Ryan</i>	7502 Rocksham Dr	410-583-0348
Anne Kennedy	<i>Anne Kennedy</i>	309 Donegal Dr.	410-825-0293
MARY DALE	<i>Mary Dale</i>	905 Weatherbee Rd.	410 889 2525
PATRICIA BECK	<i>Pat Beck</i>	311 DONEGAL DRIVE	410 823-3989
J.A. Granel	<i>Justin Granel</i>	907 Rappaport	410 821 8835

RECEIVED

AUG 14 2005

Per *CW*

**The following homeowners Oppose
Baltimore County Variance Request # 06-029-A**

REF: 908 Weatherbee Rd , Towson, 21286-7902
REF: Plat Book 313 Folio #126 Lot #72 & 71

July 30, 2005

We the undersigned homeowners oppose variance # 06-029-A as detrimental to the neighborhood's existing set-back covenants.

[illegible]

RECEIVED

AUG 24 1965

CLB

Robert J. Reed
President, Fellowship Forest Community Association
721 Hillen Road
Towson, MD 21286

Baltimore County Office of Zoning
Director of Permits and Development
118 West Chesapeake Avenue
Towson, MD 21204

RE: 908 Weatherbee Rd, Towson, MD 21286-7902
RE: Plat Book 313 Folio #125 Lot #72 and 71
RE: Variance request # 06-029-A

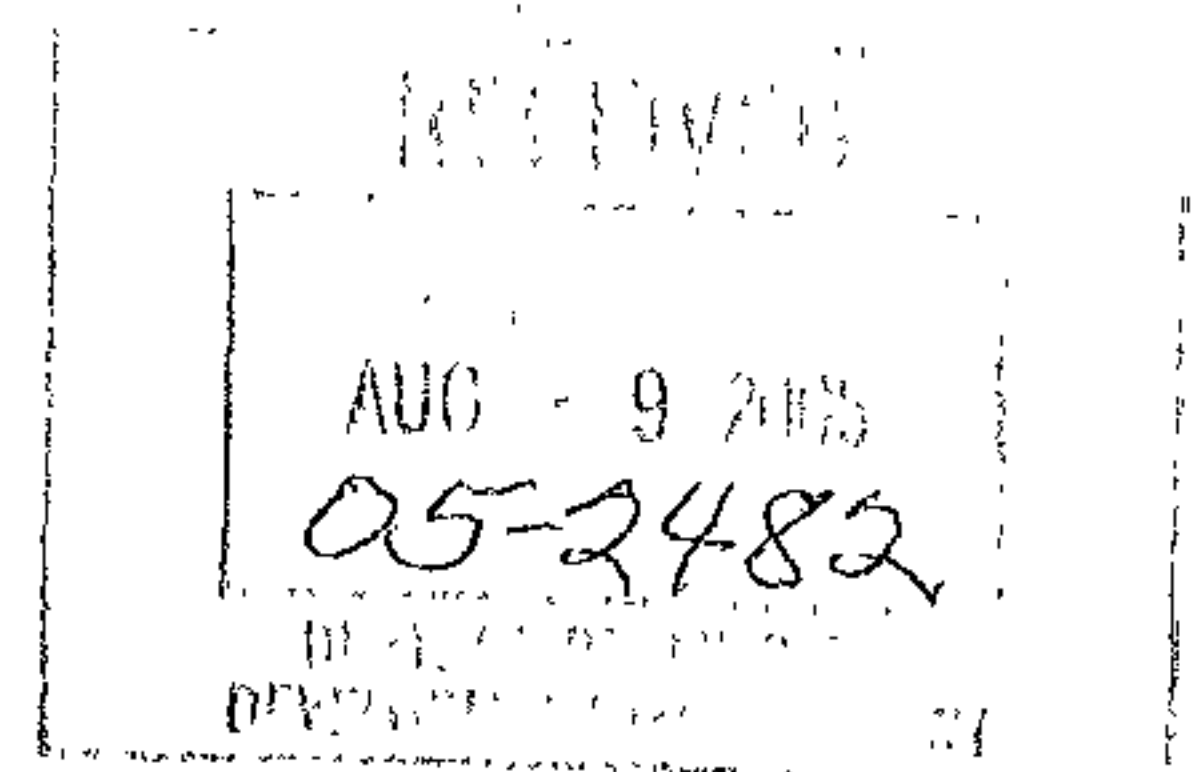
Dear Sir:

On behalf of the Fellowship Forest Community Association, I am writing to oppose Variance Request # 06-029-A for 908 Weatherbee Rd, Towson, MD 21286-7902. We do not want the proposed variance to be permitted based on the size of potential structure and distances to neighboring property lines. We feel that if the request is permitted, it will set a poor precedent for future requests and existing covenants in all communities in the area.

If a hearing is scheduled on this request, please notify me at the address above so that I may attend to express my concerns.

Thank you,


Robert J. Reed



08/10/05

Case: 06-029-A

W. Carl Richards, Jr., Timothy Kotoco, or Whom It May Concern;

I am writing to please have my name stricken from the petition regarding the variance of the attached garage at 908 Weatherbee Rd.

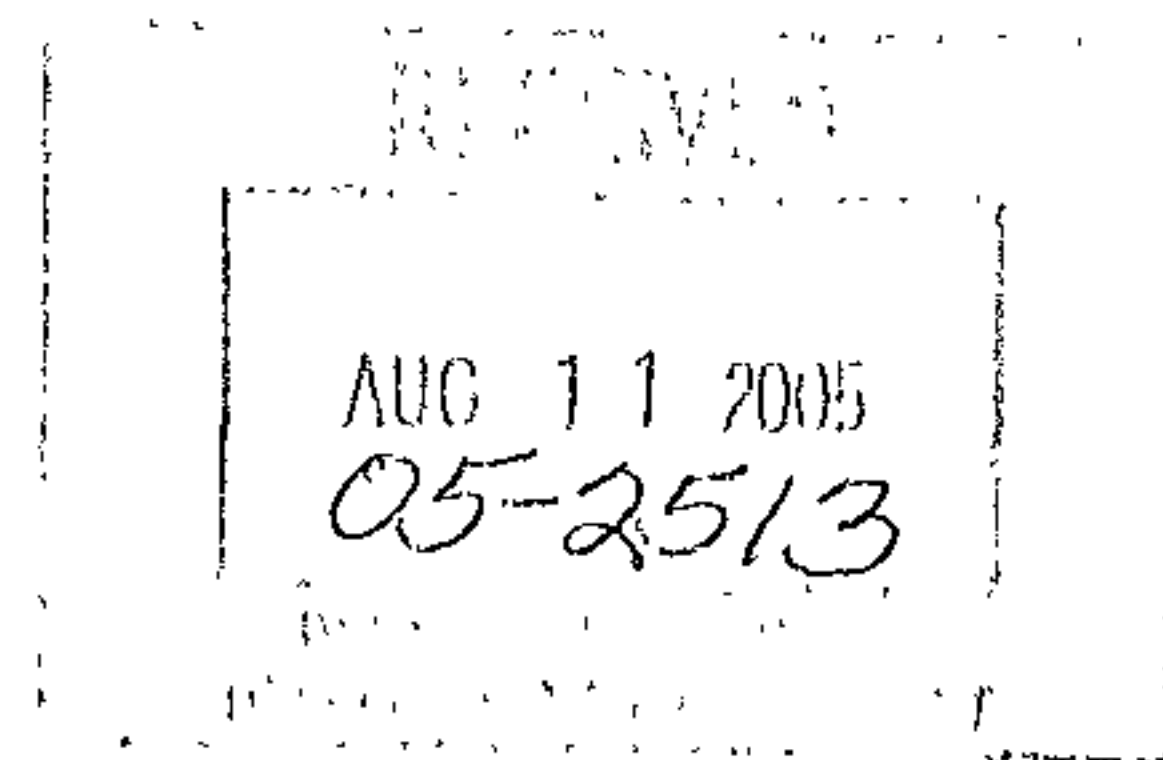
I do wish to hear more information that will come from the hearing, but at this time I cannot say that I am 'opposed' to the variance.

Sincerely,



Sara R. Barber
7503 Rocksham Dr.
Baltimore, MD 21286
410-823-4782

CC: Patricia Beck, Patricia Sullivan, James Dyson



06-029 A

August 11, 2005

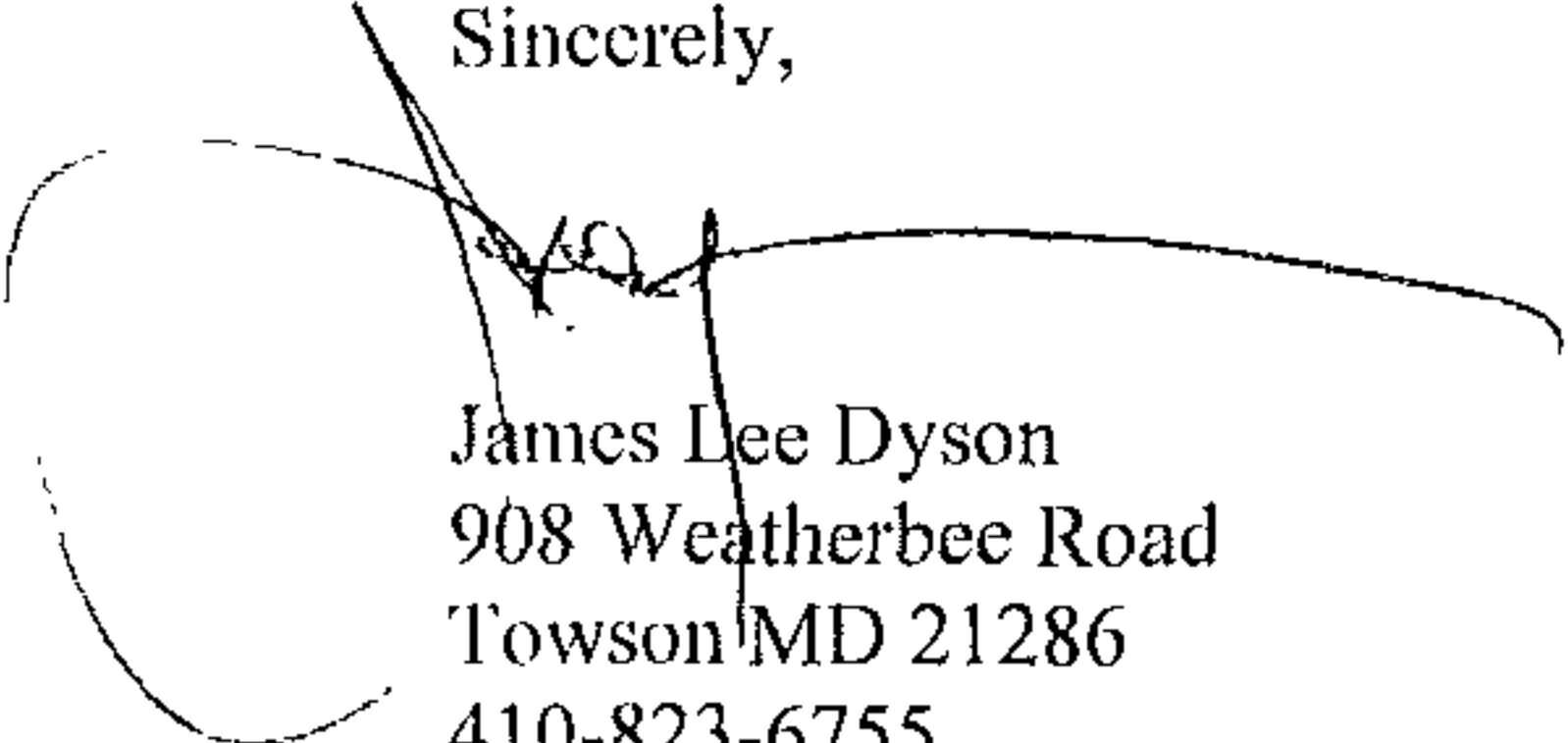
Baltimore County Department of Permits and Development Management
Zoning Review
County Office Building
111 W. Chesapeake Ave.
Towson MD 21204

ATTN: Zoning Commissioner

Please be advised as of this date, August 11, 2005, that I, James Lee Dyson, owner of property address 908 Weatherbee Road; Subdivision name, Knollwood; Plat Book #13; Folio Number 125; Lot #72; and Part 71, am officially withdrawing my application for zoning variance of said property.

Thank you for your time and consideration in this matter.

Sincerely,



James Lee Dyson
908 Weatherbee Road
Towson MD 21286
410-823-6755
410-960-1141 (cell)

JULY 11, 2005

DEAR ZONING COMMISSIONER,

I PATRICIA BECK, RESIDING AT
311 DONEGAL DRIVE NEXT TO JAMES DYSON'S,
RESIDENCE OF 908 WEATHERBEE ROAD DO NOT
CONTEST THE RENOVATION OF EXISTING PORCH
AND GARAGE, ACCORDING TO ZONING SET BACK
DEVELOPED FOR KNOLLWOOD - DONNEYBROOK IN
1952; WHICH IS 15 FT FRONT 10 FT REAR.

I BELIEVE THE REFURBISHED PORCH AND
GARAGE WILL NOT ONLY BLEND NICELY WITH
THE NEIGHBORHOOD, IT WILL ALSO BE KEEPING
WITH THE ORIGINAL DESIGN MR. DYSON, HAD
INTENDED FOR THE HOUSE WHEN IT WAS FIRST
BUILT.

SINCERELY,

CASE # 06-029-A

Patricia Beck

Baltimore County - My Neighborhood



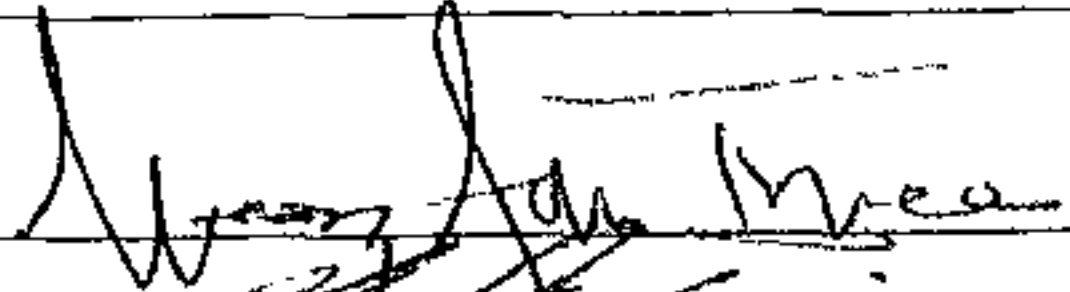
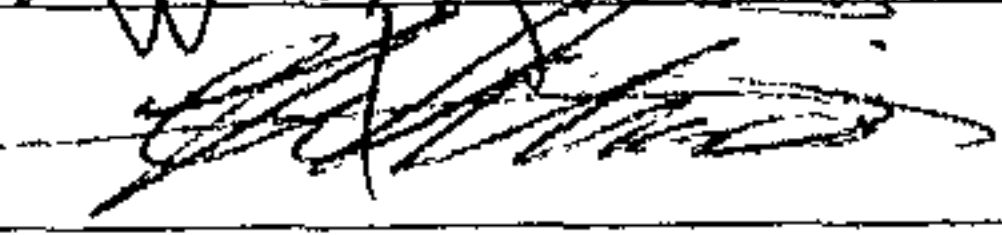
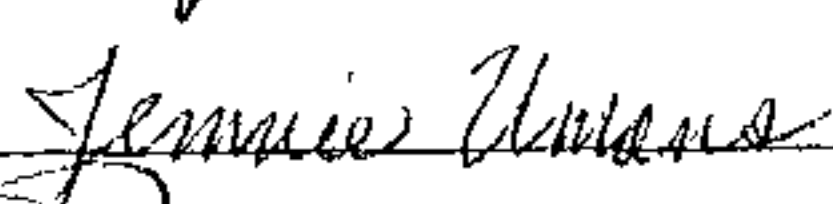
#029

**The following homeowners Oppose
Baltimore County Variance Request # 06-029-A**

REF: 908 Weatherbee Rd , Towson, 21286-7902
REF: Plat Book 313 Folio #125 Lot #72 & 71

July 30, 2005

**We the undersigned homeowners oppose variance # 06-029-A as
detrimental to the neighborhood's existing set-back covenants.**

NAME	SIGNATURE	ADDRESS	PHONE
M.A. Ince		909 WEATHERBEE	410-494-1140
J. INCE		"	"
M.B. FRANCE		908 Weatherbee Rd	(410) 828-4462
Jennie Umans		912 Weatherbee Road	(410) 825-3711
RW Callison		7312 Knollwood Rd	410-821-0265
E Dubois		907 Weatherbee Rd	410-828-1224

RECEIVED

AUG 05 2005

Per...

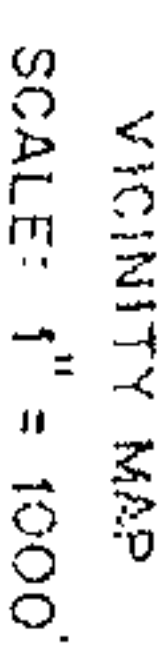
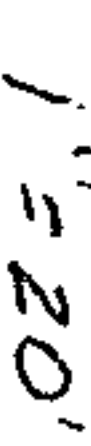
AL HEARING

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

KNOLLWOOD

FOLIO # 125 LOT # 72 ^{PAGE 71} SECTION #

SEE DYSON



670

