

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Holly Road, 1,040 ft. S
centerline of Sue Creek Drive
15th Election District
6th Councilmanic District
(730 Holly Road)

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 06-086-A

Anita J. Janssen & Albert C. Lang
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, Anita J. Janssen and Albert C. Lang. The administrative variance is requested for property located at 730 Holly Road in the eastern area of Baltimore County. The administrative variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (garage) to be located in the side/front yard in lieu of the required rear yard. 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 August 31, 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 August 31, 2005, a copy of which is attached hereto and made a part hereof. In addition, a ZAC comment was received from the Bureau of Development Plans Review dated August 24, 2005 stating that the Petitioners must conform with the Federal Flood insurance requirements, etc., a copy of which is attached hereto and made a part hereof

RECEIVED FOR PLANNING

9/8/05

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 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.

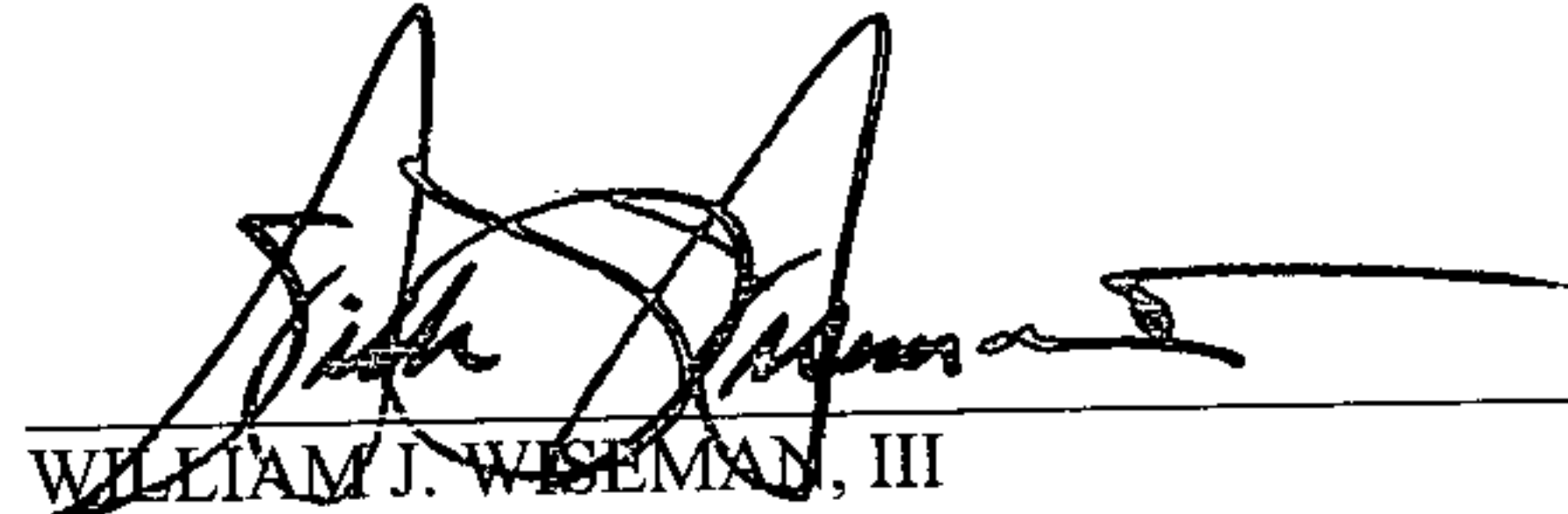
THEREFORE, IT IS ORDERED, this 7th day of September, 2005, by this Zoning Commissioner, that the Petitioners' request for administrative variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (garage) to be located in the side/front yard in lieu of the required rear yard, be and is hereby

RECEIVED FOR FILE
9/8/05
[Signature]

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 August 31, 2005, a copy of which is attached hereto and made a part hereof;
3. Compliance with the applicable ZAC comments submitted by the Bureau of Development Plans Review dated August 24, 2005, a copy of which is attached hereto and made a part hereof;
4. Compliance with recommendations, if any, made by the Department of Environmental Protection & Resource Management (DEPRM) prior to the issuance of permits.
5. When applying for a building permit, the site plan filed 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. WESEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

RECEIVED MUN PLANNING
9/8/05
raj

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

September 7, 2005

Mr. & Mrs. Albert C. Lang
730 Holly Road
Essex, Maryland 21221

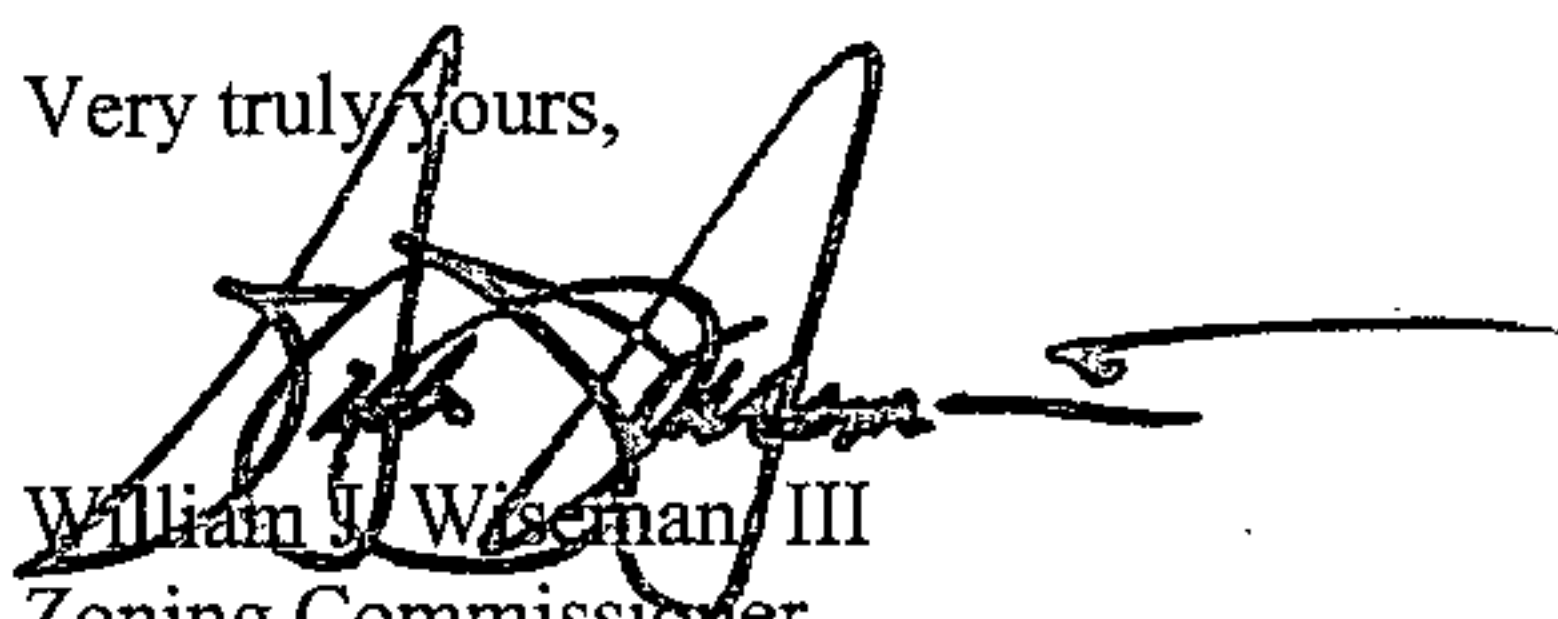
Re: Petition for Administrative Variance
Case No. 06-086-A
Property: 730 Holly Road

Dear Mr. & Mrs. Lang:

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 730 Holly Rd
which is presently zoned D-R-3.5

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)

400.1 to permit an accessory structure (garage) be located in the side/front yards in lieu of the required rear yard.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Representative to be Contacted:

Name

Address

City

State

Telephone No.

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9/13/05 day of September, 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. 06-086-A

Reviewed By BH Date 8/9/05

Estimated Posting Date 8/21/05

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

730 Holly Rd
Address
Essex, Md
City State Zip Code 21227

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):

House front, Rear And North side face water of Sue's Creek

Request to Build shed over existing foundation following Rules &

Regulations of Chesapeake Flood Plain And Critical Bay Area. 

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

ALBERT C. LANG
Name - Type or Print

Signature

ANITA JOYCE JANSEN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ALBERT C. LANG AND ANITA J. JANSEN
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 02-01-06

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

730 Holly Rd.
Address
Essey md. 21227
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):

House front, Rear And North End FACE Waters of Sue's Creek

Request shed to be constructed over existing foundation, following Rules And Regulations of Chesapeake Flood Plain And CRITICAL AREA. *[Signature]*

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
ALBERT C. LANG
Name - Type or Print

Anita Joyce Janssen
Signature
ANITA JOYCE JANSSEN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

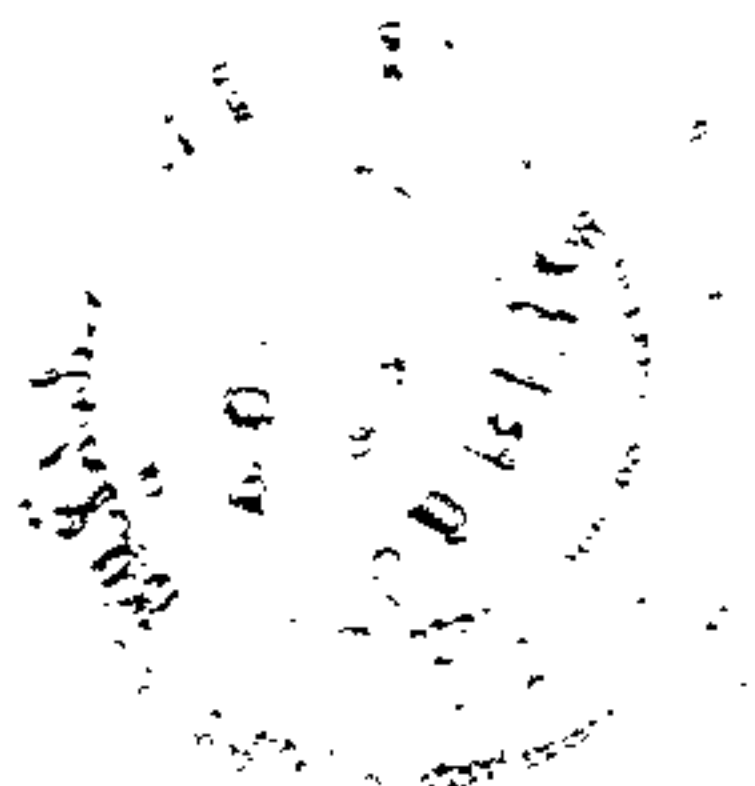
I HEREBY CERTIFY, this 1 day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ALBERT C. LANG AND ANITA J. JANSSEN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 02-01-06





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 730 Holly Rd.
which is presently zoned DR-3.5

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)

400.1 to permit an accessory structure (garage) be located in the side/front yards in lieu of the required rear yard.

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 N/A _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature N/A _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

ALBERT C. LANG
Name - Type or Print _____
Signature [Signature] _____
ANITA JOYCE JANSSEN
Name - Type or Print _____
Signature Anita Joyce Janssen _____
730 Holly Rd. W410 482-8122
Address _____ H. 410-682-5149 Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

ALBERT C. LANG
Name _____
730 Holly Rd
Address _____ Telephone No. _____
ESSEX 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. 06-086-A

Reviewed By BN Date 8/9/05

REV 10/25/01

Estimated Posting Date 8/21/05

ZONING DESCRIPTION

Zoning Description For 730 Holly Road

BEGINNING or the same on the south side of Sue's Creek at the end of the 4th line of that parcel of land heretofore conveyed by Brownley to Zinck and running thence binding on the waters of Sue's Creek as follows: north 42 degrees 52 minutes east 48.66 feet north 55 degrees 14 minutes east 43.40 feet, south 75 degrees 1 minute east 25.80 feet south 3 degrees 40 minutes east 114.80 feet and south 23 degrees 42 minutes west 53.13 feet to a 16 inch White Oak Tree a corner of the land heretofore conveyed by Brownley to Kunnecke, thence running and binding on the northern outline of said land south 64 degrees 58 minutes west 164.42 feet to the end of the 5th line of the land Brownley to Zinck above referred to, and thence running and binding reversely on said line north 21 degrees 10 minutes east 192 feet to the place of beginning.

SUBJECT, however, to a 15 foot right of way along the last line in this description and continuing the same as now traveled to Sue Avenue as a means of ingress and egress.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443684

DATE 6/9/05 ACCOUNT 12001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Al-Lang

FOR: Admin's Franchise - Vantage

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

12001-006-6150

PAID RECEIPT

BUSINESS ACTIVITY TIME DATE

01/02/05 01/02/05 10:33:01

RECEIPT # 53208 01/02/05

DATE 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

RECEIPT # 53208 01/02/05

CERTIFICATE OF POSTING

RE: Case No: 06-086-A

Petitioner/Developer: AL LANG

Date Of Hearing/Closing: 9/5/05

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

Attention:

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
at 730 HOLLY ROAD

This sign(s) were posted on August 19, 2005
(Month, Day, Year)

Sincerely,

Martin Ogle 8/19/05
(Signature of sign Poster and Date)

Martin Ogle

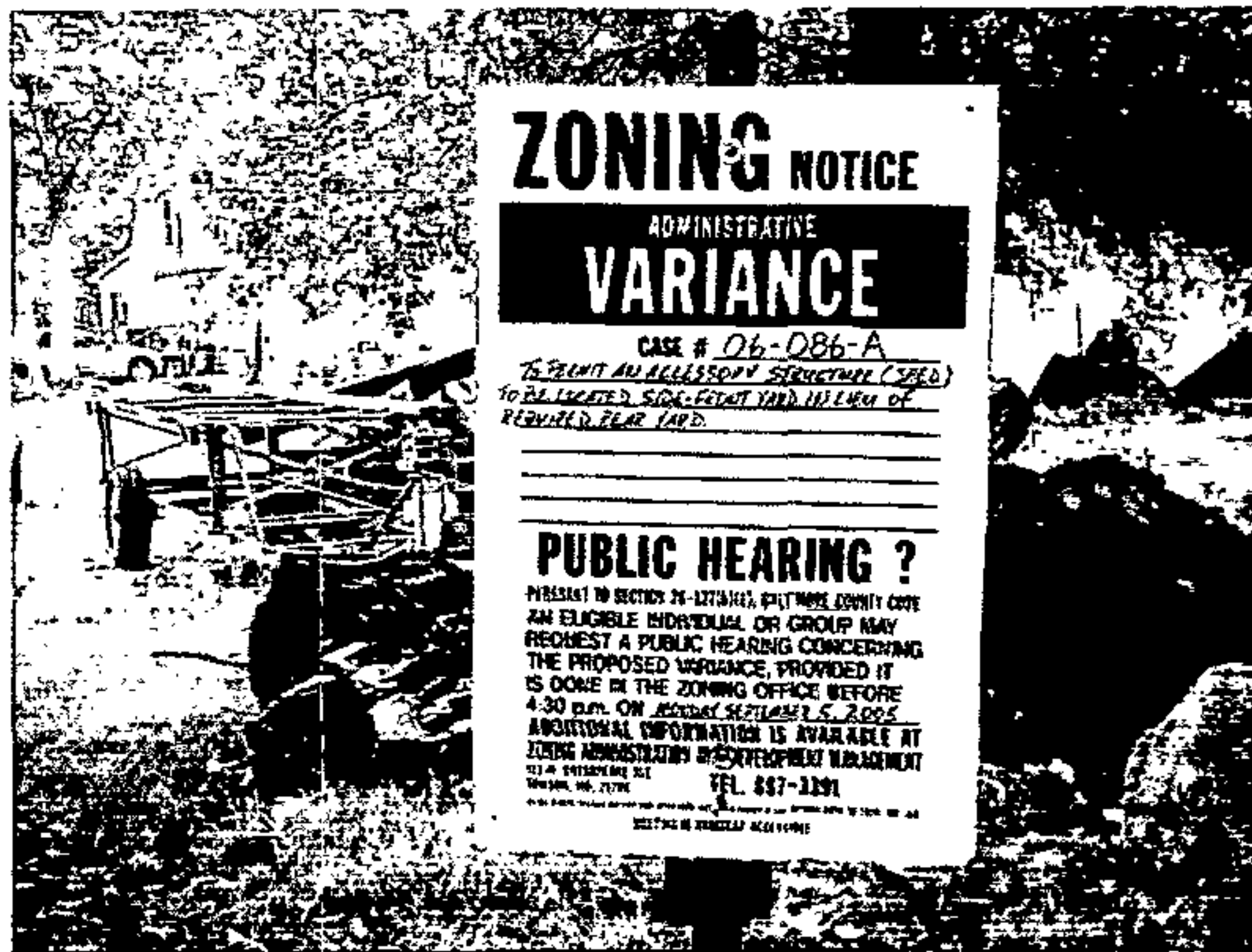
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 06-086-A
TO PERMIT AN ACCESSORY STRUCTURE (SHEED)
TO BE LOCATED SIDE-REAR YARD IN LUNA OF
REQUIRE D. REAR YARD.

PUBLIC HEARING ?

PURSUANT TO SECTION 24-127(3)(a), EAST TOWN COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MONDAY, SEPTEMBER 15, 2005
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION DEPARTMENT MANAGEMENT
121 W. DUTCHMAN ST.
TOWSON, MD. 21204
TEL 867-1291
IN AN AREA WHERE THE PROPOSED VARIANCE IS
BEING CONSIDERED FOR APPROVAL BY THE BOARD OF ZONING
OFFICIALS IN REGARDS TO THE VARIANCE

myauton@ 8/19/05

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/neighborhood 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: 06-086-A

Petitioner: ALBERT C. LANG

Address or Location: 730 HOLLY ROAD, ESSEX MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALBERT C. LANG

Address: 730 HOLLY ROAD
ESSEX, MD 21221

Telephone Number: 410-682-5149

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 086 -A Address 730 Holly Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/9/05 Posting Date: 8/31/05 Closing Date: 9/5/05

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- 086 -A Address 730 Holly Rd.

Petitioner's Name Albert Lang / Anita Jansen Telephone 410-402-8152

Posting Date: 8/21/05 Closing Date: 9/5/05

Wording for Sign: To Permit an accessory structure (garage) be located
in the side/front yards in lieu of the required rear yard.

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

September 5, 2005

Albert C. Lang
Anita Joyce Janssen
730 Holly Road
Essex, Maryland 21221

Dear Mr. Lang and Anita Janssen:

RE: Case Number: 06-086-A, 730 Holly Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 9, 2005.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 24, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For August 29, 2005
Item No. 086

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The flood protection elevation for this site is 10.4.

In conformance with *Federal Flood insurance* Requirements, the first floor or basement floor must be at least 1-foot above the flood plain elevation in all construction.

The property to be developed is located to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (including *basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse or lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 086-08242005.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: R. Bruce Seeley *AMS*
DATE: September 7, 2005
SUBJECT: Zoning Item # 06-086-A
Address 730 Holly Road
Lang Property

Zoning Advisory Committee Meeting of August 22, 2005

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

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

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-100 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

No structures may be permitted within one hundred feet (100') of tidal waters unless a Chesapeake Bay Critical Area Administrative Variance is requested and is granted by the Director of this Department. There is no guarantee that a variance will be granted. All other applicable Critical Area Regulations must be met.

Reviewer: Glenn Shaffer

Date: September 1, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 31, 2005

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

SUBJECT: 6-086 – Administrative Variance

RECEIVED
SEP 7 2005
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure to be located in the side yard lieu of the required rear yard provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by: Curtis Pinning

Section Chief: John A. Pinning

AFK/LL: CM

MAILED
9/8/05
JL



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

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

Maryland Department of Transportation

Date: 8.16.05

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

RE: Baltimore County
Item No. 086 BPR

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

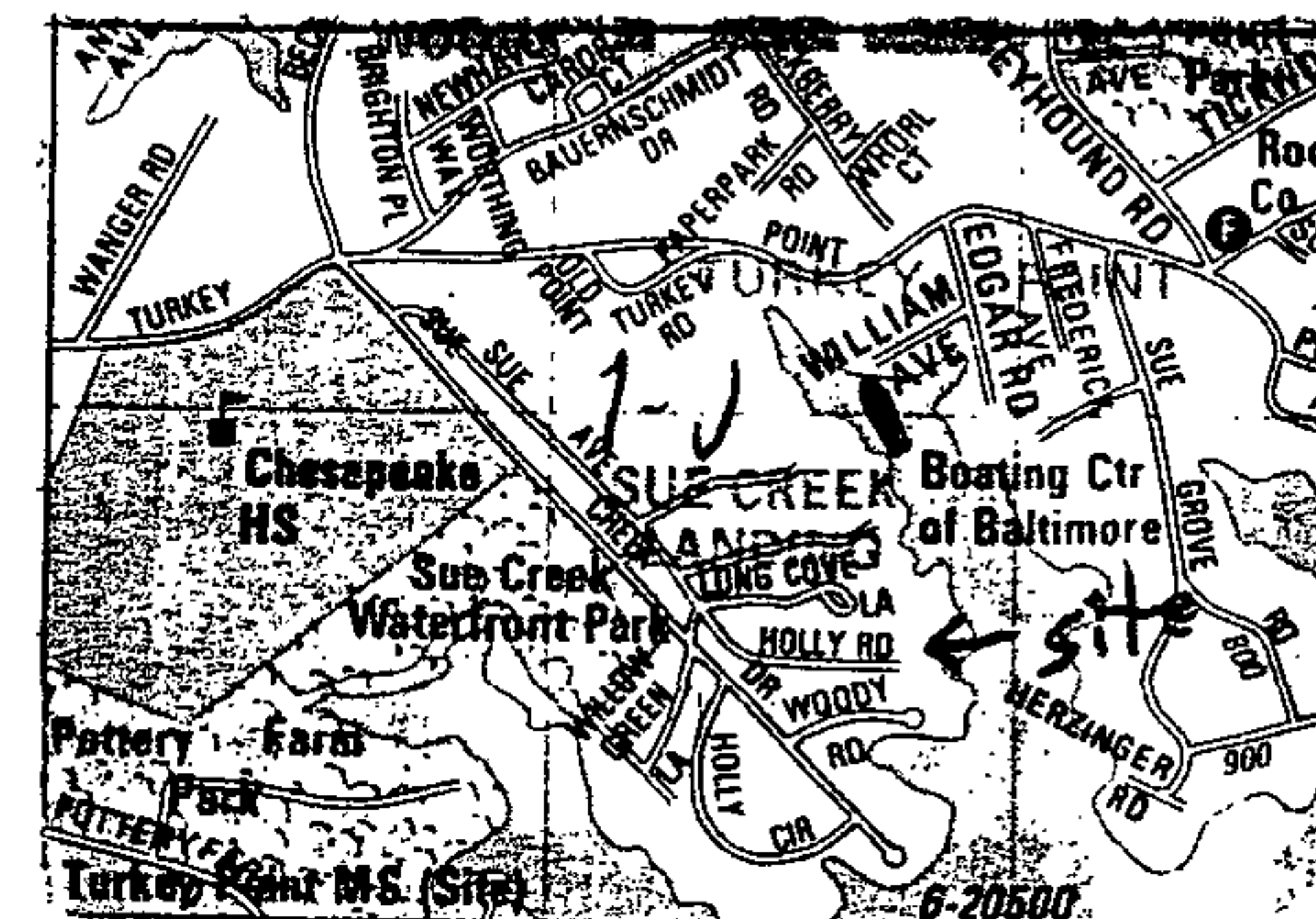
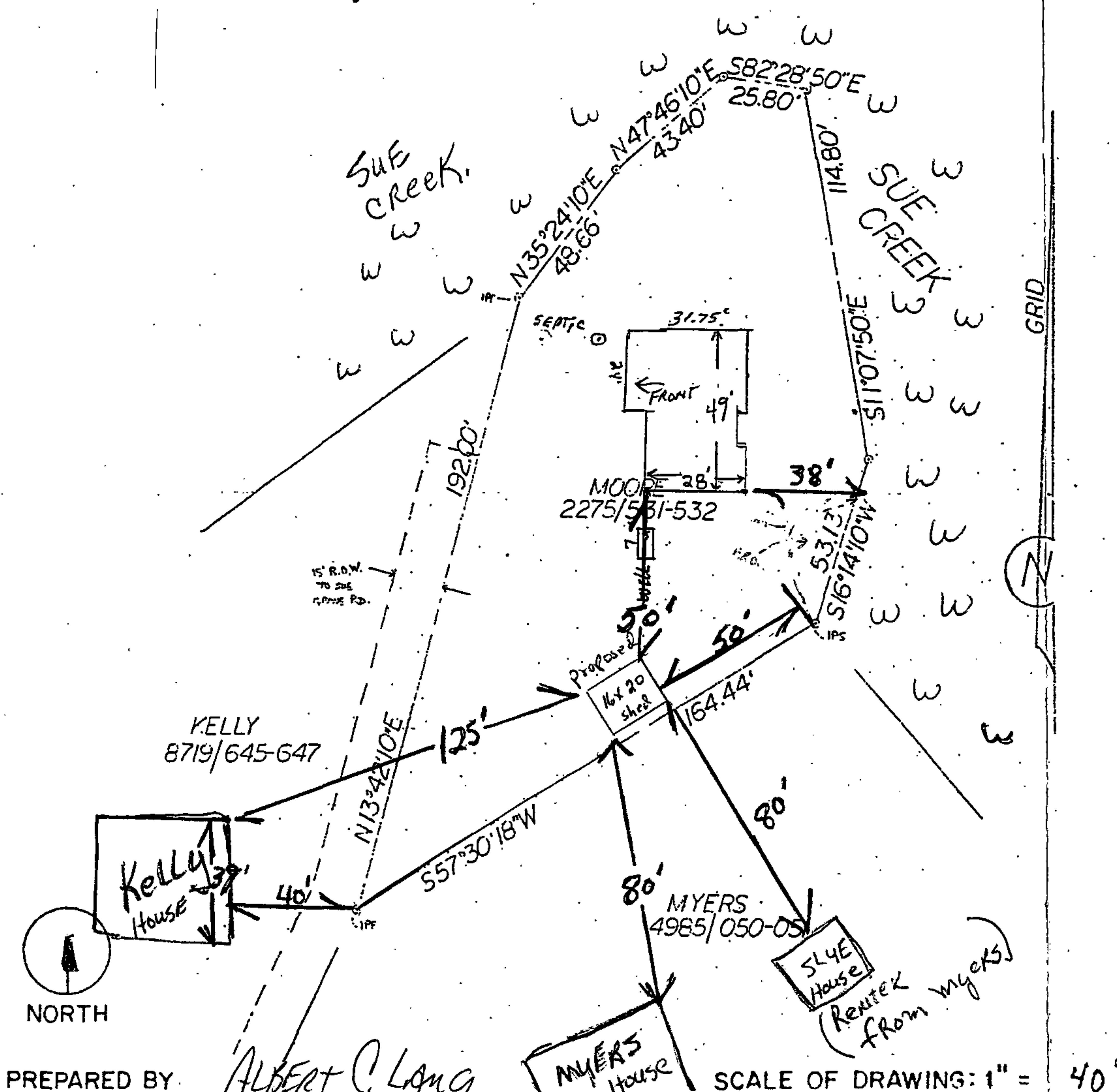
PROPERTY ADDRESS 730 Holly Rd.

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

SUBDIVISION NAME N/A

PLAT BOOK # NA FOLIO # NA LOT # NA SECTION # NA

OWNER Albert Lang & Anita Joyce Jahssen



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP # 098A3

ZONING DR-3.5

LOT SIZE 27,225
ACREAGE 0.625 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

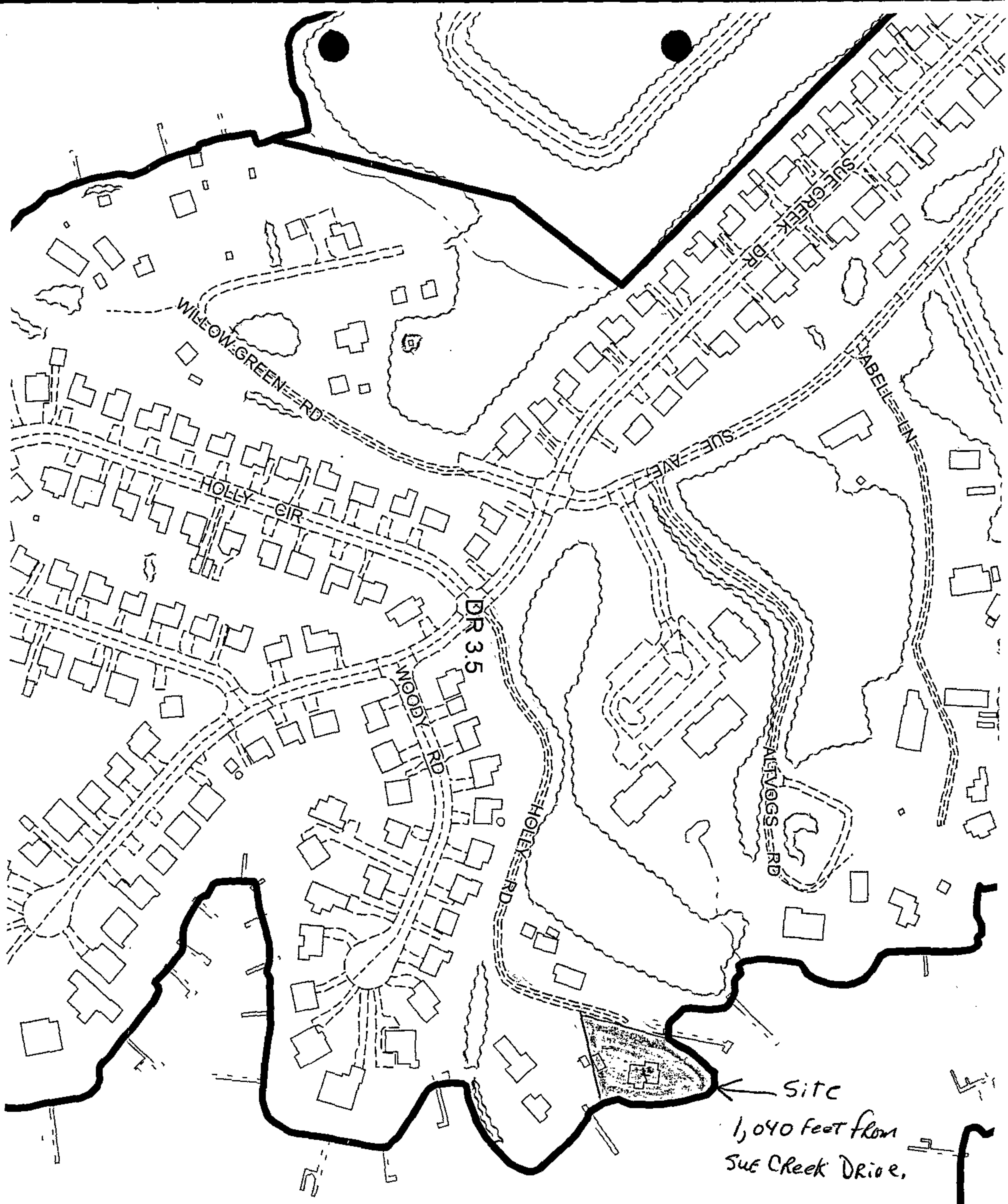
100 YEAR FLOOD PLAIN ☒ YES ☐ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY BH ITEM # 086 CASE # 06-686-A

Ret Ex #1



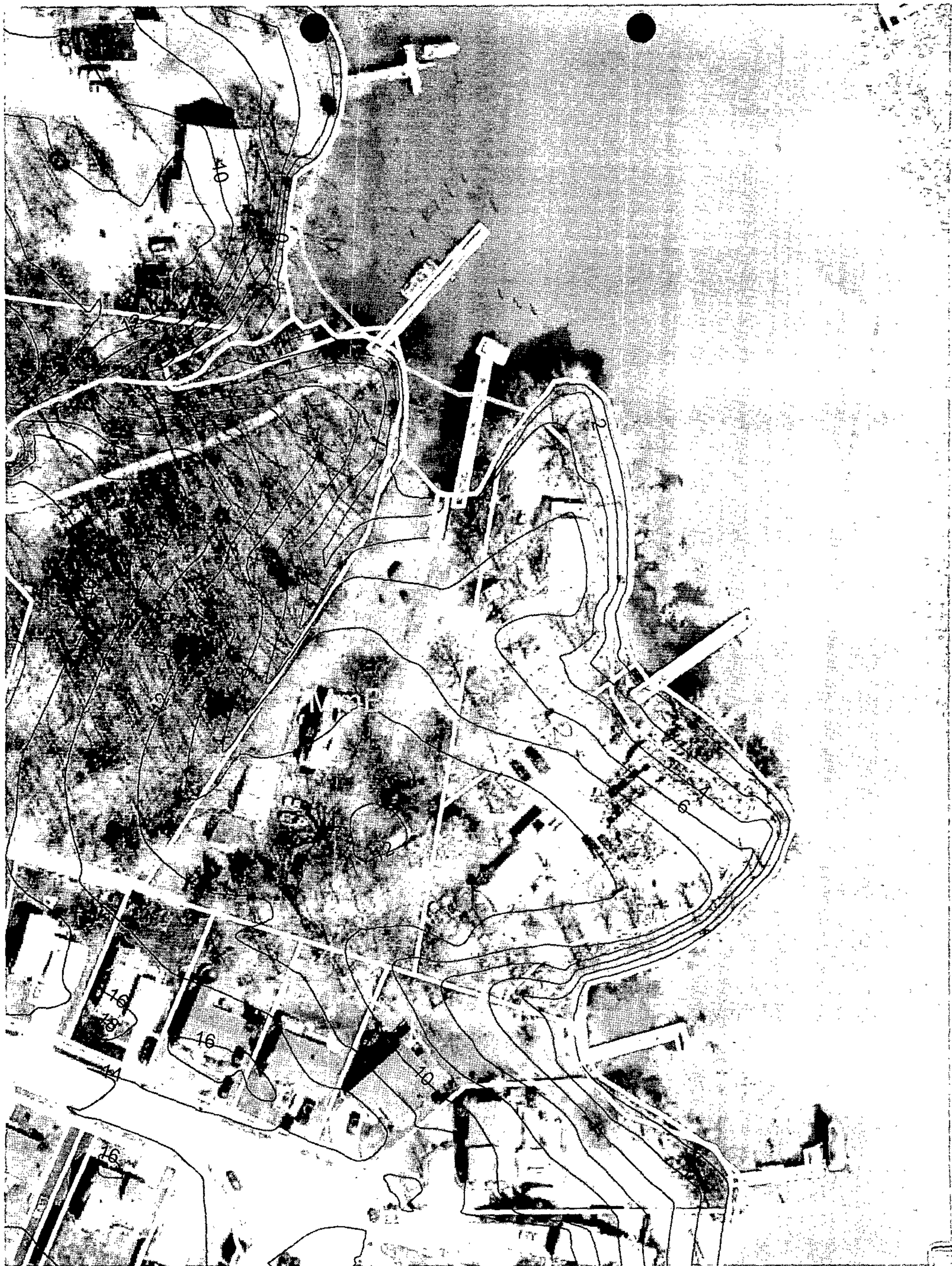
Scale 1" = 200'

730 Holly Rd
Essex, Md 21221

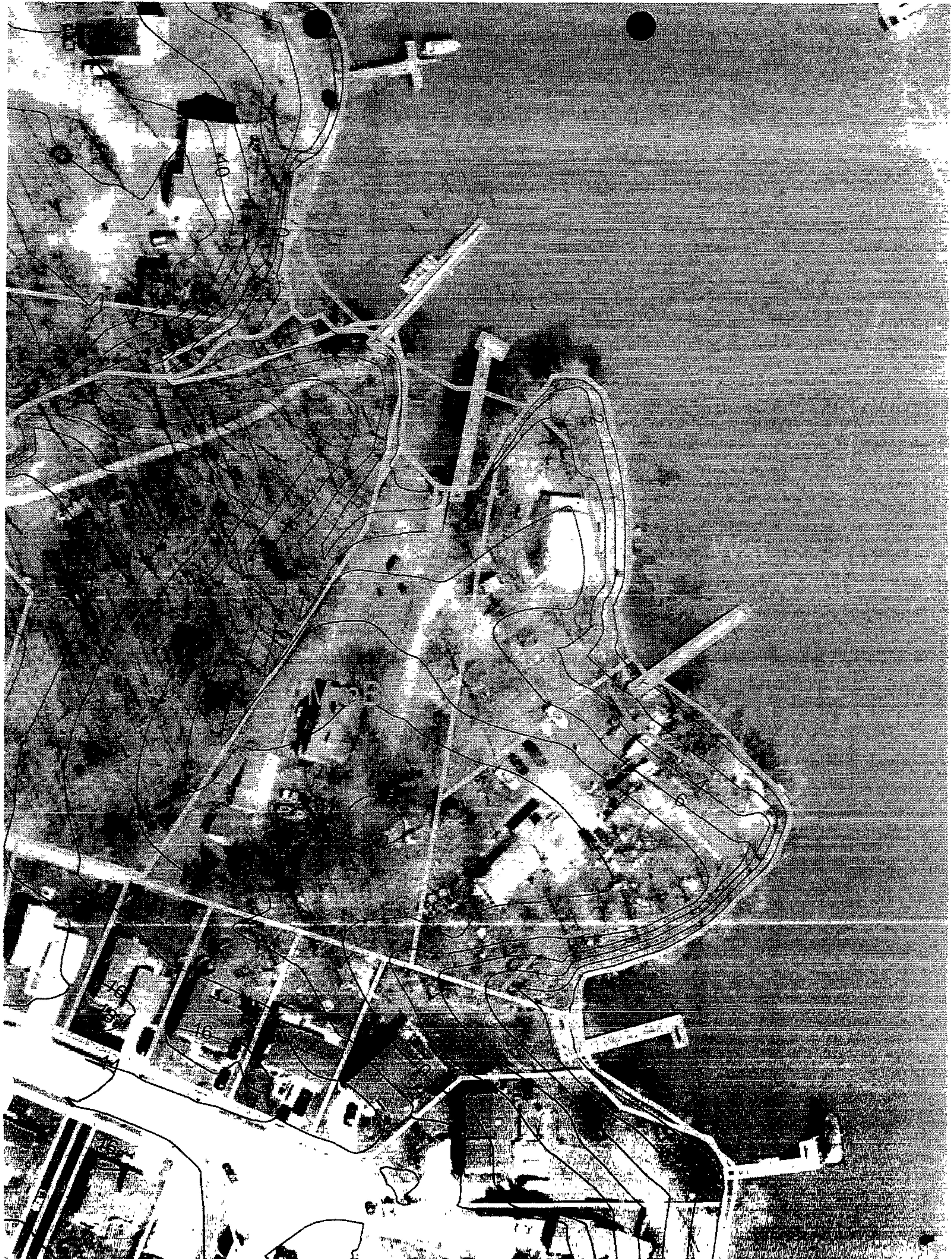
Handwritten signature

Site
1,040 Feet from
Sue Creek Drive.

#086



#086



#086

H
086



#086



086

