

IN RE: **PETITION FOR ADMIN. VARIANCE**
E/S Holly Beach Road, 1700' SE of the c/l
Henrietta Avenue
(2726 Holly Beach Road)
15th Election District
6th Council District

Albert F. Becker, Jr. and Ronald L. Becker
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-222-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Albert F. Becker, Jr., and his son, Ronald L. Becker. The Petitioners request variance relief from Sections 1A04.3.B.1.a, 1A04.3.B.2.b, 1A04.3.b.3 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 0.230 acres in lieu of the required 1.5 acres, side yard setbacks of 10 feet each in lieu of the required 50 feet, building coverage of 21.2% in lieu of the maximum allowed 15%, and a side yard setback for an open deck projection of 6 feet in lieu of the required 37.5 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this regard, the Deputy Zoning Commissioner initially reviewed this case and determined that a public hearing should be held, given the scale of variances requested, construction of a new home, and the need for a finding from the Office of

ORDER RECEIVED FOR FILING

Date 11/26/16

By [Signature]

Planning that the proposal meets the R.C.5 compatibility requirements. Thus, the matter was schedule for a public hearing before the undersigned on December 29, 2005.

Appearing at that hearing in support of the request were Albert F. Becker, Jr., and his son, Ronald Becker. Also appearing were David Billingsley, who prepared the site plan of this property, and Robert Infussi, a zoning consultant. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped, waterfront lot, located on the east side of Holly Beach Road near its terminus at Booby Point on the Chesapeake Bay. The property contains a gross area of 10,040 sq.ft. (0.230 acres), more or less, zoned R.C.5 and is improved with a small dwelling and detached garage. Albert Becker, Jr. has owned the subject property for the past 70 years and recently added his son's name (Ronald Becker) to the deed for the property. Ronald Becker is desirous of redeveloping the property with a new single family dwelling; however, given the small area and width of the lot, the requested variances are necessary in order to proceed. In this regard, testimony disclosed that the property is also known as Lot 17 of Boring Point, which is an older subdivision that was recorded in the Land Records well prior to the adoption of the R.C.5 zoning regulations in Baltimore County. Thus, many of the lots in this community are undersized and cannot meet current lot width and area requirements for development purposes.

As shown on the site plan, the Petitioners propose razing the existing dwelling and constructing a new house in essentially the same location. The new house will be a two-story structure, 30' x 50' in dimension with an attached deck on the waterfront portion of the dwelling. The deck will wrap around the south side of the dwelling so as to be accessible from the side of the home and the rear/side yards. Thus, side yard setbacks of 10 feet each will be provided, but for that area where the walkway to the proposed deck will be located. The existing garage will be retained. In that the proposed improvements will feature reduced setbacks, and the new building coverage will be in excess of the maximum 15% allowed, the requested relief is necessary.

Although no one appeared at the hearing in opposition to the request, a letter was received from Robert L. Hacker, an adjacent neighbor, expressing concern over the requested side yard setback

variance of 6 feet on the south side for the proposed open deck. Mr. Hacker resides on that side of the property and indicated that his line of sight from the eating and living area of his home would be adversely affected, if this were to become an "active" area of the deck. While he understands the Petitioners' need to provide access to the deck and waterfront, he would prefer that a minimum setback of 8 feet be maintained on that side.

At the hearing, Mr. Becker agreed to reduce the width of the deck on that side of his home to 3 feet. However, subsequent to the hearing, Mr. Becker requested an amendment of that reduction to 4 feet. In this regard, he noted that this was essentially what Mr. Hacker had requested, and that the additional foot would allow his family greater ease of movement when loading and unloading items into the house.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioners and prevent use of the property for a permitted purpose. The fact that this subdivision was recorded many years ago is persuasive. Moreover, there were no adverse comments submitted by any County reviewing agency and the proposal is consistent with the pattern of development in the neighborhood. Thus, I find that the relief requested is appropriate and that there will be no detrimental impact to adjacent properties or surrounding locale. However, as a condition of approval, the Office of Planning has requested that building elevation drawings of the proposed dwelling be submitted for their review and approval prior to the issuance of any permits to assure compatibility with existing houses in the neighborhood. Moreover, due to the property's waterfront location and its location within a floodplain, the proposed construction shall comply with Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements, as set forth in the attached comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division.

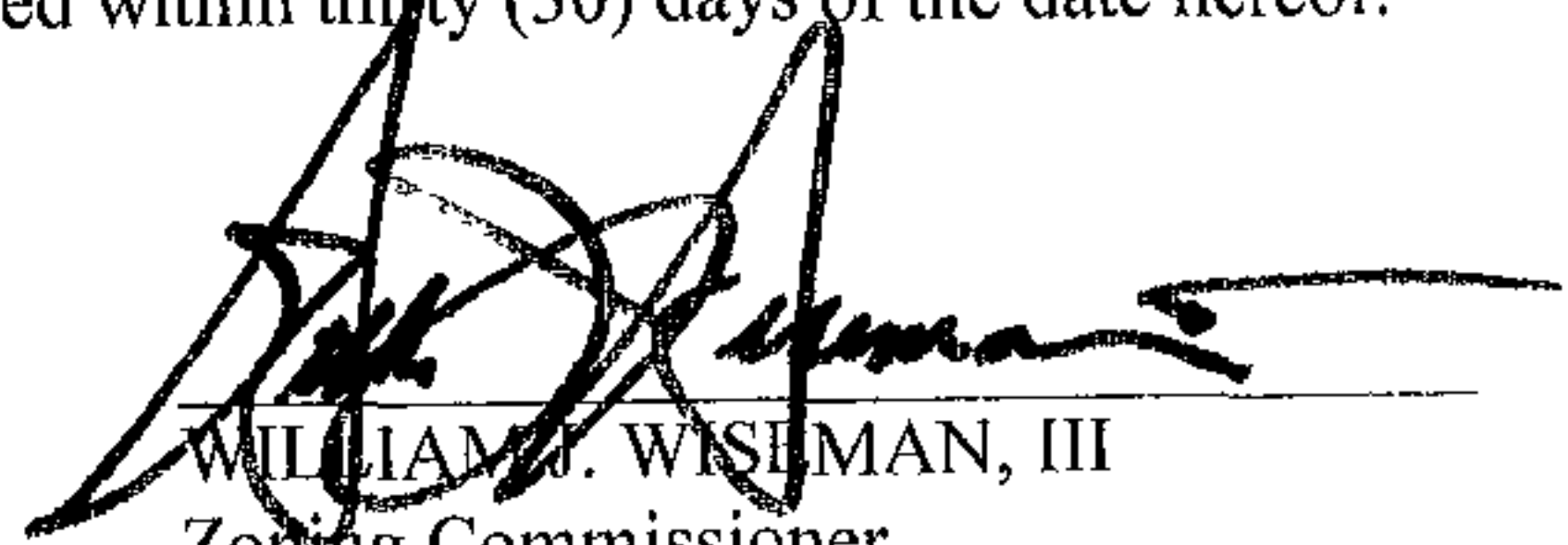
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

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JAN 11 2016
[Signature]

25th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of January 2006 that the Petition for Administrative Variance seeking relief from Sections 1A04.3.B.1.a, 1A04.3.B.2.b, 1A04.3.b.3 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 0.230 acres in lieu of the required 1.5 acres, side yard setbacks of 10 feet each in lieu of the required 50 feet, building coverage of 21.2% in lieu of the maximum allowed 15%, and a side yard setback for an open deck projection of 6 feet in lieu of the required 37.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed dwelling, including proposed building materials, color scheme, and architectural details, to the Office of Planning for review and approval to insure compatibility with existing houses in the area.
- 3) Compliance with Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. See attached comments from the Department of Environmental Protection and Resource Management and the Development Plans Review division of DPDM.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 25, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Albert F. Becker, Jr.
Mr. Ronald L. Becker
2726 Holly Beach Road
Baltimore, Maryland 21221

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
E/S Holly Beach Road, 1700' SE of the c/l Henrietta Avenue
(2726 Holly Beach Road)
15th Election District – 6th Council District
Albert F. Becker, Jr. and Ronald L. Becker - Petitioners
Case No. 06-222-A

Dear Messrs. Becker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Robert L. Hacker, 2728 Holly Beach Road, Baltimore, Md. 21221
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Mr. David Billingsley, 601 Charwood Court, Edgewood, Md. 21040
Development Plans Review, DPDM; Office of Planning; DEPRM
People's Counsel; Case File



Petition for Administrative Variance to the Zoning Commission of Baltimore County

for the property located at 2726 HOLLY BEACH ROAD
which is presently zoned RC.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) 1A04.3.B.2.b & 1A04.3.B.3 (BCZR)

~~TO ALLOW SIDE YARDS OF 10 FEET IN LIEU OF THE
REQUIRED 50 FEET AND BUILDING COVERAGE OF 21.2% IN
LIEU OF THE PERMITTED 15% RESPECTIVELY.~~

SEE ATTACHED

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. _____
State _____ Zip Code _____

Legal Owner(s):

ALBERT F. BECKER, JR
Name - Type or Print _____
Albert F. Becker Jr
Signature _____
RONALD L. BECKER
Name - Type or Print _____
Ronald L. Becker
Signature _____
2726 HOLLY BEACH RD. 410-
Address _____ 426-3611
Telephone No. _____
BALTIMORE MD. 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING AND DESIGN, INC.
Name _____
601 CHARWOOD CT. (410) 679-8713
Address _____ Telephone No. _____
EDGEWOOD MD. 21040
City _____ State _____ Zip Code _____

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By SDM Date 10-28-05

Estimated Posting Date 11-6-05

ORDER RECEIVED FOR FILING

DATE NO. 06-222-9
REV 10/25/01

Date
By

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 2726 HOLLY BEACH ROAD
Address
BALTO MD. 21221
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):

SEE ATTACHED

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.

Albert F. Becker Jr
Signature

ALBERT F. BECKER, JR.
Name - Type or Print

Ronald L. Becker
Signature

RONALD L. BECKER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Albert F. Becker and Ronald L. Becker
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 06/09

1A04.3.B.1.a, 1A04.3.B.2.b, 1A04.3.B.3 AND 301.1.A TO PERMIT A LOT AREA OF 0.230 ACRE, SIDE YARDS OF 10 FEET, BUILDING COVERAGE OF 21.2 % AND A SIDE YARD FOR AN OPEN DECK OF 6 FEET IN LIEU OF THE REQUIRED 1 ½ ACRES, 50 FEET, 15 % AND 37.5 FEET RESPECTIVELY.

060-122-17

REASON FOR VARIANCE REQUEST

2726 HOLLY BEACH ROAD

THE OWNER WISHES TO RAZE THE EXISTING DWELLING AND CONSTRUCT A NEW DWELLING WITH SIDE YARDS AND BUILDING AREA COMPATIBLE WITH THE EXISTING DWELLINGS IN THE NEIGHBORHOOD. IT SHOULD BE NOTED THAT THE EXISTING DWELLING HAS SIDE YARDS OF 6 FEET AND 13 FEET RESPECTIVELY.

ZONING DESCRIPTION

2726 HOLLY BEACH ROAD

Beginning for the same at a point on the east side of Holly Beach Road (40 feet wide) said point being distant 1,700 feet southeasterly from it's intersection with the center of Henrietta Avenue, thence being all of Lot 17 as shown on the plat entitled Broring Point recorded among the Baltimore County plat records in plat book 6 folio 101. Containing 10,040 square feet or 0.230 acre of land, more or less.

Being known as 2726 Holly Beach Road and located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Maryland.

06-222-A

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: #06-222-A

2726 Holly Beach Road

E/side of Holly Beach Road, 1,700 feet s/east of centerline of Henrietta Avenue

15th Election District - 6th Councilmanic District

Legal Owner(s): Albert F. Becker, Jr., & Ronald L. Becker

Variance: to permit a lot area of 0.230 acres, side yards of 10 feet, building coverage of 21.2% and a side yard for an open deck of 6 feet in lieu of the required 1 1/2 acres, 50 feet, 15% and 37.5 feet respectively.

Hearing: Thursday, December 29, 2005 at 11:00 a.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) 887-4386.

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

JT/12/634 Dec. 13

78012

CERTIFICATE OF PUBLICATION

12/16/2005

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 12/13/2005.

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

S. W. P. Kinsler

13072 ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0348

06777 A

DATE

10-24-05

ACCOUNT

RECEIVED

AMOUNT \$

65.00

RECEIVED FROM:

CASH ON HAND

FOR:

Office: JAN 15, 2006

2776 HICUTENET

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

10/23/2005 10/24/2005 15:22:05

RECEIVED BY: JIM JIE

RECEIVED # 40253 10/24/2005

Dept. 5 528 JOURNAL RECEPTION

EX NO. 000000

Receipt Tot 165.00

165.00 00 1.00 00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: OL-222-A

Petitioner/Developer: ALBERT F. BECKER / RONALD L. BECKER

Date Of Hearing/Closing: 12/29/05

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 2726 HOLLY BEACH ROAD

This sign(s) were posted on December 14, 2005
(Month, Day, Year)

Sincerely,
Martin Ogle 12/14/05
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

myatt08 12/14/05

CERTIFICATE OF POSTING

RE: Case No: 06-222-A

Petitioner/Developer: ALBERT BECKER

Date Of Hearing/Closing: 11/21/05

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 2726 HOLLY BEACH RD

This sign(s) were posted on November 5, 2005

(Month, Day, Year)

Sincerely,

Martin Ogle 11/5/05
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

VARIANCE

CASE # 06-272-A

IS FROM LOT 8, MAP 1, 230 PL. BLDG. 10
OF WEST SIDE COASTAL ST. AND S.W.
10th St. East Ave.

PUBLIC HEARING ?

FURTHER TO SECTION 26 (2)(b)(i), ANYONE CAN ASK
ANY RESIDENT OR INDIVIDUAL WHO CANNOT READ
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
A 90 DAY ON CASE VARIANCE IS DUE.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING DEPARTMENT AND CITY ENGINEER'S OFFICE.
CALL 337-3301
3301 W. CENTRAL ST.
TODAY WE TALK
PLANNING, DESIGN, BUILD & REPAIR

Martin Ogle 11/5/05

**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/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: 06 222-A

Petitioner: ALBERT BECKER

Address or Location: 2726 HOLLY BEACH RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALBERT BECKER

Address: 2726 HOLLY BEACH RD.
BALTO MD. 21221

Telephone Number: (410) 679-6719

Revised 7/11/05 - SCJ

06-222-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 222 -A Address 2726 Howard Beach Rd.

Contact Person: JOHN P. ALONSO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-24-05 Posting Date: 11-06-05 Closing Date: 11-21-05

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- 222 -A Address 2726 Howard Beach Rd.

Petitioner's Name ALBERT BECKEL Telephone _____

Posting Date: 11-06-05 Closing Date: 11-21-05

Wording for Sign: To Permit LOT AREA OF 1230 AC. SIDE YD. OF 10 FT.

BUDG. COVERAGE OF 21.2% & OPEN DECK 6 FT. FROM SIDE

WCR - Revised 6/25/04



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

November 23, 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: 06-222-A

2726 Holly Beach Road
E/side of Holly Beach Road, 1,700 feet s/east of centerline of Henrietta Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Albert F. Becker, Jr., & Ronald L. Becker

Variance to permit a lot area of 0.230 acres, side yards of 10 feet, building coverage of 21.2% and a side yard for an open deck of 6 feet in lieu of the required 1 ½ acres, 50 feet, 15% and 37.5 feet respectively.

Hearing: Thursday, December 29, 2005 at 11:00 a.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: Albert Becker, Jr., & Ronald Becker, 2726 Holly Beach Road, Baltimore 21221
David Billingsley, 601 Charwood Ct., Edgewood 21040

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, DECEMBER 14, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 13, 2005 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

410-887-3353

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: 06-222-A

2726 Holly Beach Road

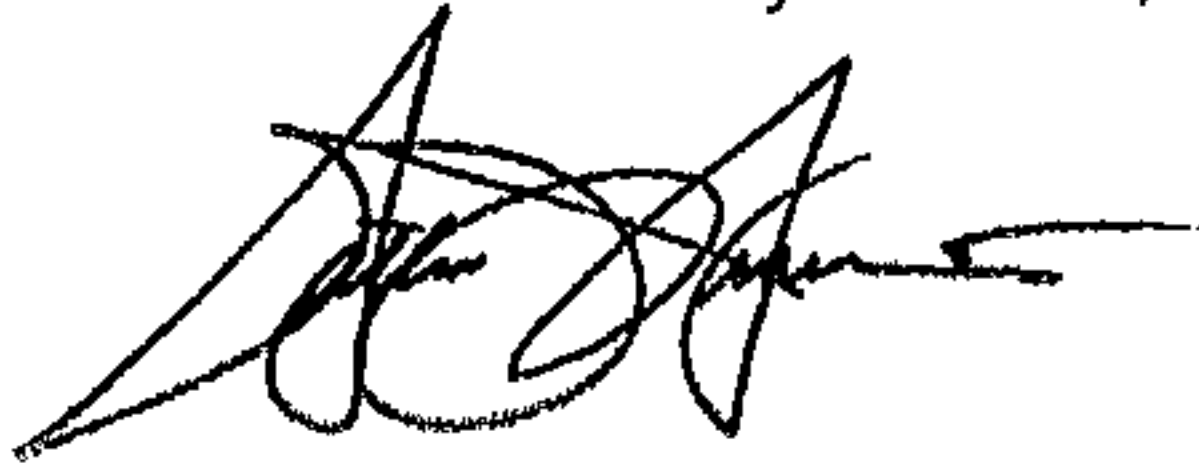
E/side of Holly Beach Road, 1,700 feet s/east of centerline of Henrietta Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Albert F. Becker, Jr., & Ronald L. Becker

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Hearing: Thursday, December 29, 2005 at 11:00 a.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.

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 2726 HOLLY BEACH ROAD
Address
BALTO MD. 21221
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):

SEE ATTACHED

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.

Albert F. Becker Jr
Signature

ALBERT F. BECKER, JR.
Name - Type or Print

Ronald L. Becker
Signature

RONALD L. BECKER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Albert F. Becker and Ronald L. Becker
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 06/09

**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*

December 26, 2005

Albert F. Becker, Jr.
Ronald L. Becker
2726 Holly Beach Road
Baltimore, Maryland 21221

Dear Mr. Becker:

RE: Case Number: 06-222-A 2726 Holly Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 24, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
David Billingsley Central Drafting & Design 601 Charwood Court Edgewood 21040

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



**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*

November 21, 2005

Albert F. Becker, Jr.
Ronald L. Becker
2776 Holly Beach Road
Baltimore, Maryland 21221

Dear Mr. Becker:

RE: Case Number: 06-222-A, 2776 Holly Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 24, 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,

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W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
David Billingsley Central Drafting & Design 601 Charwood Court Edgewood 21040

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



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: R. Bruce Seeley
DATE: December 9, 2005
SUBJECT: Zoning Item # 06-222-A
Address 2726 Holly Beach Road
(Becker Property)

Zoning Advisory Committee Meeting of October 31, 2005

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 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

- 1) The property is located in the Limited Development Area (LDA) and Buffer Management Area in the Chesapeake Bay Critical Area (CBCA). LDA regulations state that impervious surfaces are limited to 25% of the lot size and that a 15% minimum tree cover be established and maintained.
- 2) Buffer Management Area regulations require mitigation for any disturbance to the 100 foot shoreline buffer. Also new structures can not be placed closer to the water than existing structures (i.e. – existing dwelling to be razed)

Reviewer: K. Brittingham

Date: November 18, 2005

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 16, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For November 7, 2005
Item No. 222

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

The base flood elevation for this site is 10.2 Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

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 adjacent 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 the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 222-11162005.doc

ORDER RECEIVED FOR FILING
Date 11/25/05
BY [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 14, 2005

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

SUBJECT: 2726 Holly Beach Road

INFORMATION:

Item Number: 6-222

Petitioner: Albert F. Becker, Jr.

Zoning: RC 5

Requested Action: Administrative Variance

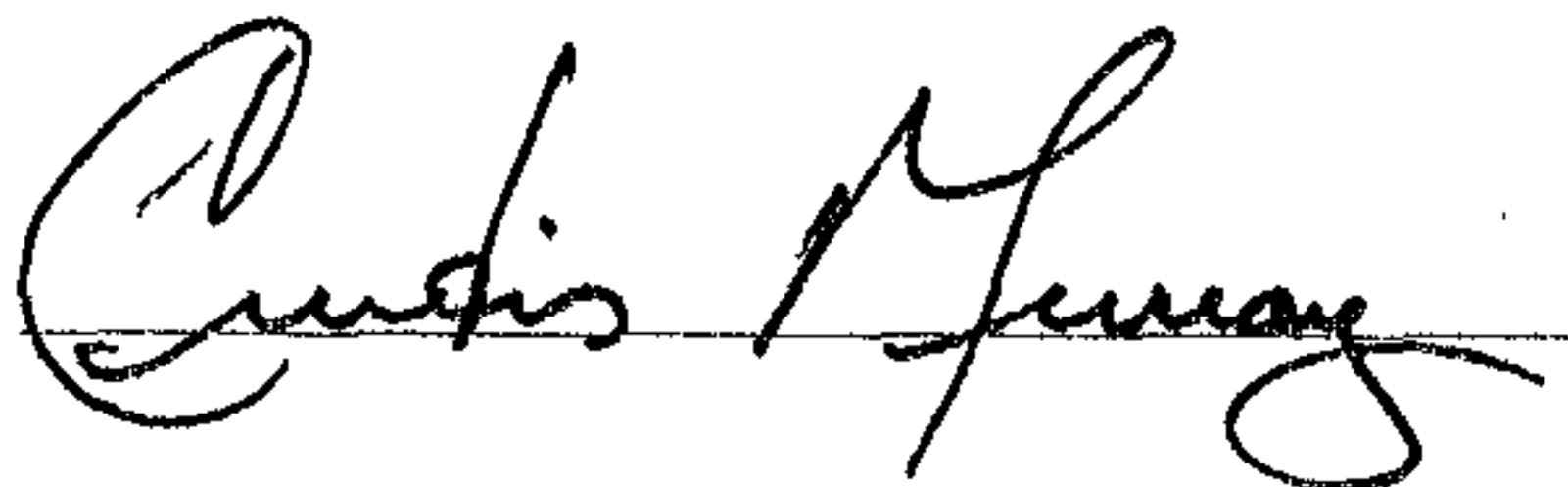
SUMMARY OF RECOMMENDATIONS:

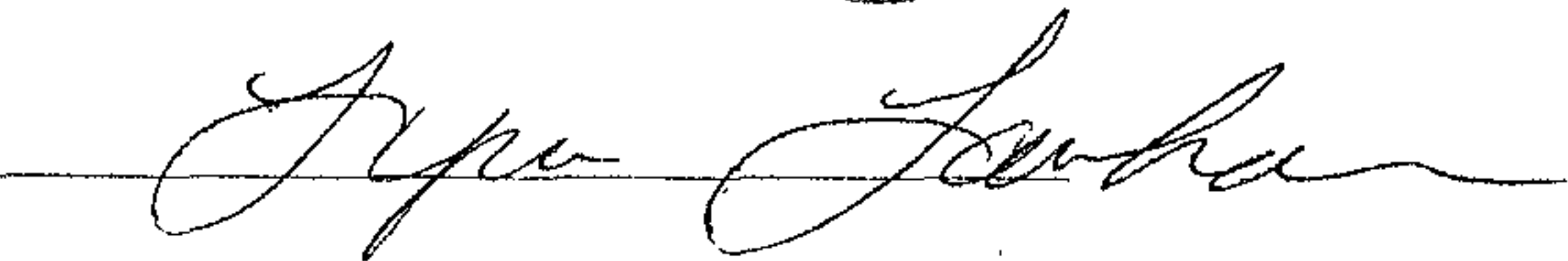
The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing officer's order or issuance of any building permits. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations (including any raised foundations). Use of quality material such as brick, stone, or cedar is encouraged.
2. If proposed, design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
3. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.

For further questions or additional information concerning the matters stated herein, please contact Jeff Mayhew with the Office of Planning at 410-887-3480.

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

Prepared by: 

Division Chief: 

AFK/LL: CM

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

November 9, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: October 31, 2005

Item No.: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 233, 234,
235, 236, 237, 238, 239, 241 and 242

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.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

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





State Highway
Administration

Driven to Excel

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

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

Maryland Department of Transportation

Date: 11.15.05

RE: Baltimore County
Item No. 222

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

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,

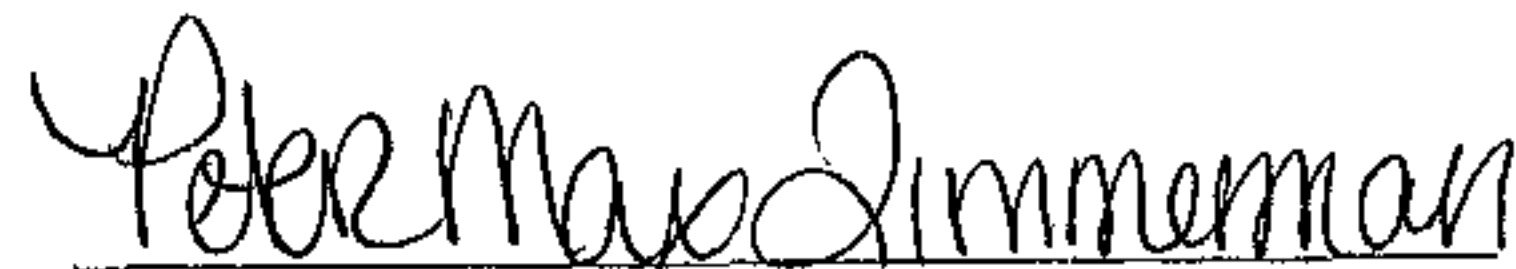
Steven D. Foster, Chief
Engineering Access Permits Division

RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
VARIANCE
2726 Holly Beach Road; E/side Holly Beach * ZONING COMMISSIONER
Rd, 1,700' SW c/line Henrietta Avenue
15th Election & 6th Councilmanic Districts * FOR
Legal Owner(s): Albert & Ronald Becker
Petitioner(s) * BALTIMORE COUNTY
* 06-222-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

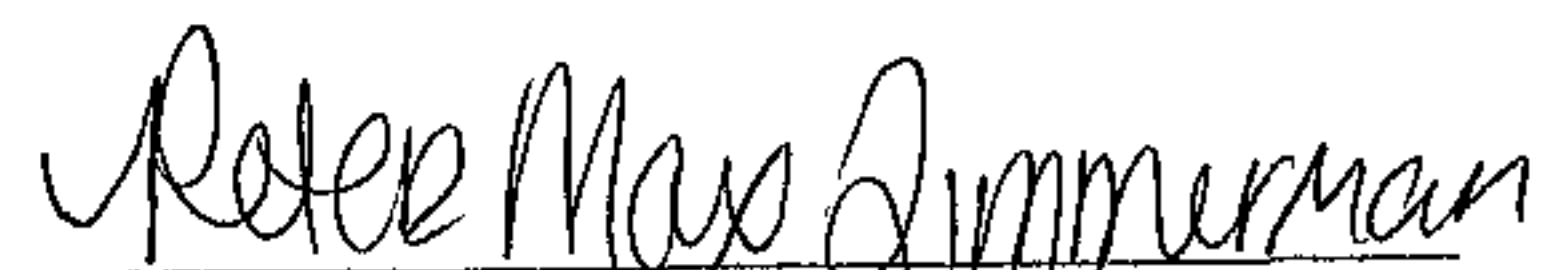
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of November, 2005, a copy of the foregoing Entry of Appearance was mailed to, David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

RECEIVED

NOV 09 2005

Per 



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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

November 23, 2005

Mr. Albert Becker, Jr.
Mr. Ronald Becker
2726 Holly Beach Road
Baltimore, MD 21221

Dear Messrs. Becker:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-222-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded at the request of the deputy zoning commissioner requiring a public hearing concerning the above proposed administrative procedure.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information, which will be done by *this office* at no charge to you.

The property will also be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and *this office* will also be billed directly by Patuxent Publishing for this also at no charge to you.

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: David Billingsley, 601 Charwood Court, Edgewood 21040

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



From: Debra Wiley
To: Matthews, Kristen
Date: 11/22/2005 11:56:18 AM
Subject: 06-222-A (Admin. Variance) Closing Date: 11/21/05

Hi Kristen,

Jack would like to set in for a public hearing the above Administrative Variance. He would like to have re-posted and advertised at county's expense. I will be returning the file to you hopefully via Bette some time today.

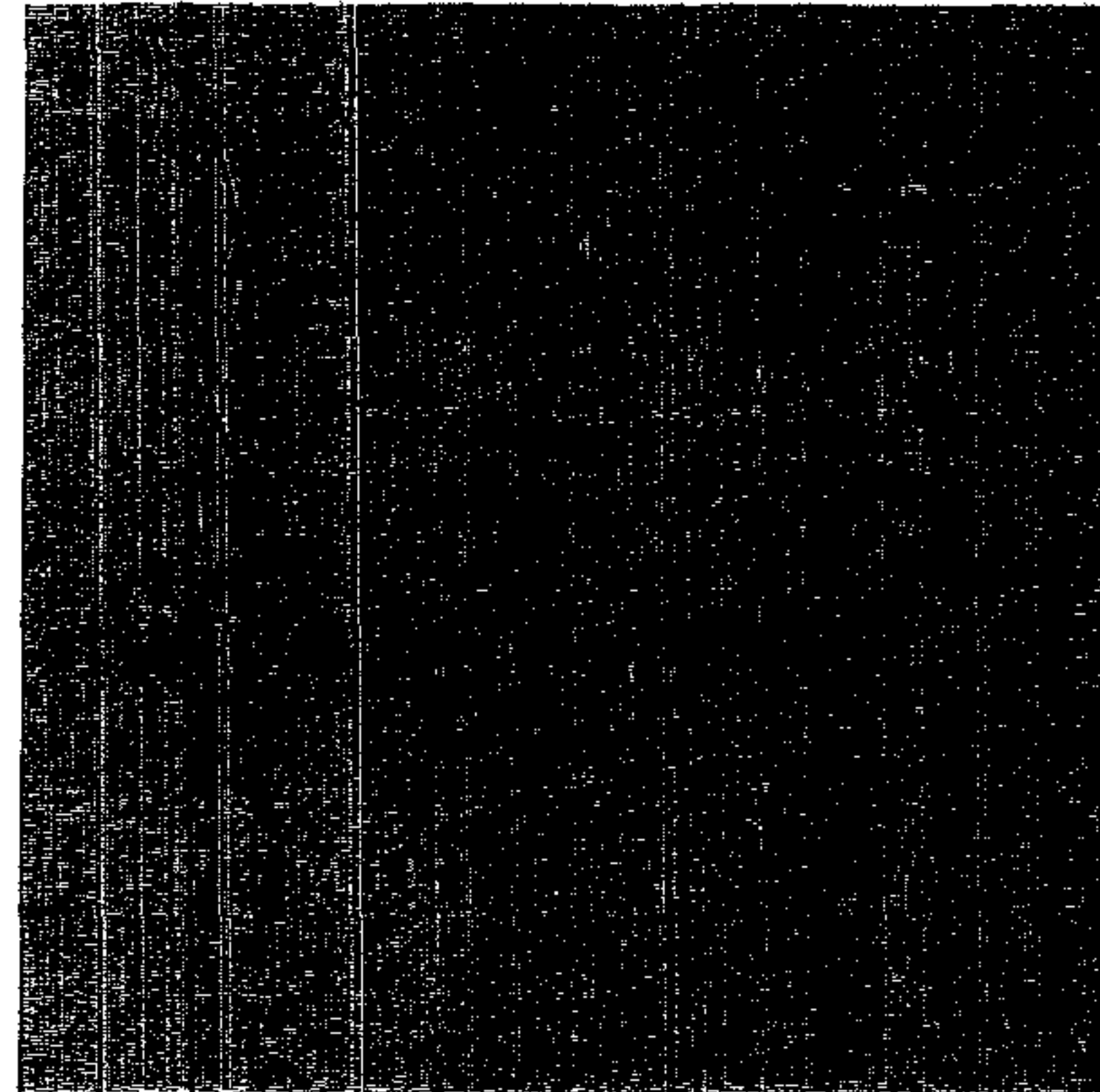
Thanking you in advance for your usual cooperation.

Bell

I set this case in for
public hearing because of the
scale of variances, constructing
new home and need RC-5
funding from Planning

Set in for public hearing

Repost at County expense
Advertise



ROBERT L. HACKER
2728 HOLLY BEACH ROAD
BALTIMORE, MARYLAND 21221
410+391-3995

DECEMBER 27, 2005

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY
401 BOSLEY AVENUE, ROOM 405
TOWSON, MARYLAND 21204

For David Billingsley

RE: CASE 06-222-A

DEAR MR. MURPHY,

I AM THE OWNER AND YEAR ROUND RESIDENT OF THE PROPERTY KNOWN AS 2728 HOLLY BEACH ROAD, BALTIMORE COUNTY MARYLAND 21221. DUE TO MEDICAL REASONS, I AM UNABLE TO ATTEND THE HEARING OF CASE 06-222-A, AND WOULD LIKE THIS LETTER TO SERVE AS MY TESTIMONY.

MR. RON BECKER VISITED ME SUNDAY, 18 DECEMBER 2005, AND ASKED ME TO SIGN A "LETTER OF CONSTRUCTION APPROVAL" (ATTACHED) FOR HIS PROPOSED "OPEN DECK SIDE ENTRANCE". AFTER SOME DISCUSSION HE ADVISED THAT HE DID NOT HAVE A PLAN OR DRAWING FOR ME TO REVIEW. AT THIS POINT I REFUSED TO SIGN THE LETTER BUT ADVISED HIM THAT I WOULD RESPOND TO THE COUNTY PRIOR TO THE HEARING. THE MORE I THOUGHT ABOUT THE WORD "DECK" WITH NO DIMENSIONS THE MORE CONCERNED I BECAME AND WAS NOT CLEAR AS TO THE DISTANCE FROM THE PROPERTY LINE BASED ON THE "HEARING NOTICE" WHICH WAS POSTED.

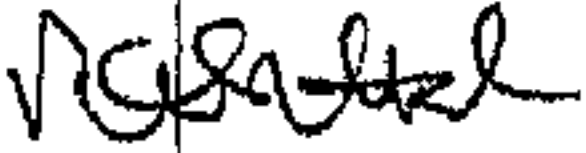
SINCE I AM THE ONLY NEIGHBOR DIRECTLY AFFECTED BY THIS CONSTRUCTION, I HAVE ENCLOSED A SKETCH SHOWING THE PROXIMITY OF THE "OPEN DECK" TO THE MAIN ENTRANCE TO MY HOUSE. IF THIS WERE TO BECOME AN "ACTIVE DECK" REGARDLESS OF WHAT IT IS LABELED, IT WOULD PROVIDE A DIRECT LINE OF SIGHT INTO MY "ALL OPEN" EATING AND LIVING AREA. I FEEL THAT MY PRIVACY WOULD BE SERIOUSLY JEOPARDIZED. FURTHER, I FEEL IT WOULD DIMINISH THE VALUE OF MY PROPERTY.

(1)

NOT WANTING TO DENY ANYONE ANOTHER POINT OF ACCESS TO THE WATERFRONT, I WOULD BE AGREEABLE TO A 4' WIDE LANDING (OUT FROM THE 8' SLIDER) WITH STEPS GOING TOWARD THE WATER OR STREET, OR EVEN PROVIDING ACCESS TO A LARGER DECK COMING OUT FROM THE HOUSE TOWARDS THE WATERFRONT.

I THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,



ROBERT L. HACKER

Attachments (2)

Cc: Albert F. Becker

Cc: Dr. Terry Henderson ✓

Letter of Construction Approval

2726 Holly Beach Road
Baltimore County, Maryland

18 December 2005

To Whom It May Concern:

I **Robert L. Hacker**, owner and resident of the premise known as **2728 Holly Beach Road**, located in **Baltimore County Maryland**, do not protest to, and or object to any construction(s) of an *"Open Deck Side Entrance"* for the property known as **2726 Holly Beach Road**, located in **Baltimore County Maryland** and owned by **Albert F. Becker** and **Ronald L. Becker**.

I understand that the purpose of this *"Open Deck Side Entrance"* is to allow ingress and egress to the front side of the premises known as **2726 Holly Beach Road, Baltimore County, Maryland**.

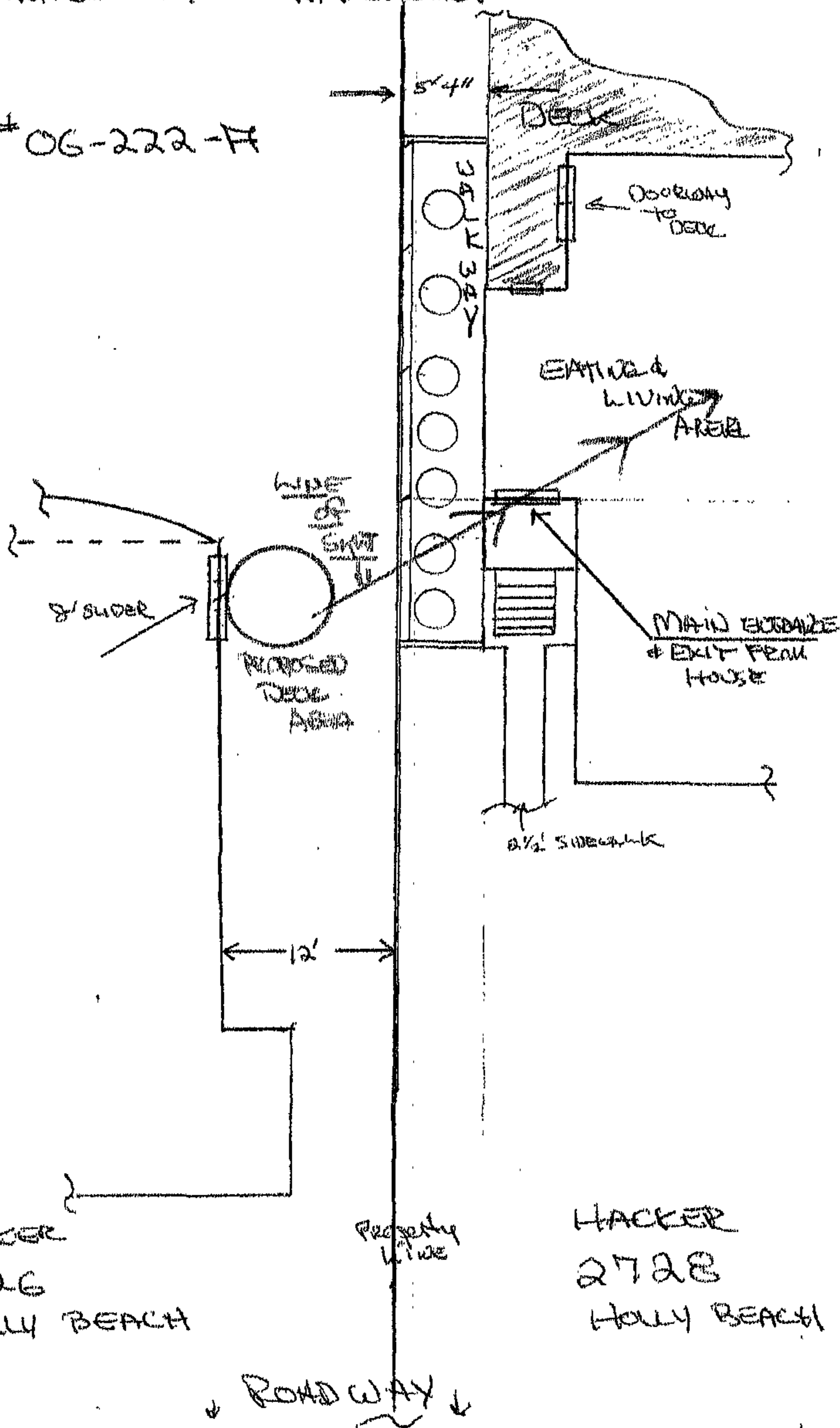
Robert L. Hacker

Signed this _____ day of _____ 2005.

CHESTERAKE BAY WATERFRONT

CASE # 06-222-H

21 232 150 SHEETS 2 SQUARE
21 232 200 SHEETS 2 SQUARE
NATIONAL



From: David Billingsley <dwb0209@yahoo.com>
To: BILL WISEMAN <wwiseman@co.ba.md.us>
Date: 1/4/2006 6:21:22 PM
Subject: BECKER-2726 HOLLY BEACH ROAD-CASE # 06-222-A

BILL

THE FOOTPRINT OF THE EXISTING DWELLING IS 30 FEET WIDE AT THE MAXIMUM WIDTH AND 48 FEET DEEP AT THE MAXIMUM DEPTH WITH A SQUARE FOOTAGE OF APPROXIMATELY 1275 SQUARE FEET. MR. BECKER AGREED TO REDUCE THE WIDTH OF THE PROPOSED WALKWAY / STAIRWAY ALONG THE SOUTH SIDE OF THE PROPOSED DWELLING TO 3 FEET WHICH WILL CHANGE THE SIDE YARD FOR AN OPEN DECK TO 7 FEET IN LIEU OF THE REQUIRED 37.5 FEET.

CALL OR EMAIL IF YOU HAVE ANY OTHER QUESTIONS.

AS A SIDE NOTE, I INTEND TO CALL JOE BAIRD (WITHOUT THE KNOWLEDGE OF HOWARD OR BOB) IN AN ATTEMPT TO LET HIM KNOW MY OPINION OF HIS PURSUIT OF THE VARIANCE REQUEST AT 1009 BOWLEYS QUARTERS ROAD

HOPE YOU HAD A GOOD HOLIDAY AND I WISH YOU AND YOUR FAMILY A HAPPY NEW YEAR.

DAVE BILLINGSLEY

Yahoo! DSL - Something to write home about.
Just \$16.99/mo. or less.
dsl.yahoo.com

4' - Per Petitioner's
letter attached - was 6'
on Petition

Bill Wiseman - Fw: ZONNING COMMISSIONER

From: "expedite.lcrinfussi" <expedite.lcrinfussi@comcast.net>
To: "William J Wiseman" <wwiseman@co.ba.md.us>
Date: 1/2/2006 10:39:37 AM
Subject: Fw: ZONNING COMMISSIONER

Bill I hope you and your family had a great New Years and I hope for only good things in 2006. Please find attached e-mail from Mr. Becker that we had the hearing for please read the information.

Questions please call me.

Thanks

B

----- Original Message -----

From: USSTorskEM2@aol.com
To: expedite.lcrinfussi@comcast.net
Cc: usstorskem2@aol.com.
Sent: Sunday, January 01, 2006 12:34 PM
Subject: ZONNING COMMISSIONER

Bob,

As per the request of Commissioner Wiseman the following property will be going up for sale. The address is 2702 Holly Beach Road and is owned by Mr. Neil C. Schmidt. The telephone number for Mr. Schmidt is 410-435-3546. This property is next to the property of Mr. Ted D'Anna who according to Mr. Schmidt is very interested in purchasing this property.

The other question I have is about our hearing. We changed the deck/entrance from six feet, to four feet, and then to three feet after the letter from Mr. Hacker was read. Is there any way that could be changed from three feet back to four feet or even to three and a half feet. It would definitely help as for loading items into the house to eliminate a tight fit.

The reason why I ask this question is that we, at the hearing did not look at the last page of Mr. Hackers letter, which contradicts his first page. I quote from this last page

"Not wanting to deny anyone another point of access to the water front, I would be agreeable to a 4' wide landing (out from the 8' slider) with steps going toward the water or street, or even providing access to a larger deck coming out from the house towards the water front."

This is all I wanted all along. When you give Commissioner Wiseman the info on the property for sale is it possible to get him to change to three foot to four foot?

Al Becker

PLEASE PRINT CLEARLY

CASE NAME 2726 HOLLY BEACH RD.

PLEASE PRINT CLEARLY

PLEASE PRINT CLEARLY

DATE 12/29/05

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 06-222 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	HACKER LETTER
No. 2	BORING POINT	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ROBERT L. HACKER
2728 HOLLY BEACH ROAD
BALTIMORE, MARYLAND 21221
410+391-3995

RECEIVED

DEC 29 2005

DECEMBER 27, 2005

ZONING COMMISSIONER

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY
401 BOSLEY AVENUE, ROOM 405
TOWSON, MARYLAND 21204

RE: CASE 06-222-A

DEAR MR. MURPHY,

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(1)

PROTESTANT'S

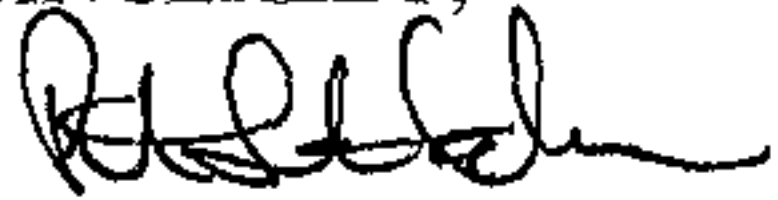
EXHIBIT NO.

1

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I THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,



ROBERT L. HACKER

Attachments (2)

Cc: Albert F. Becker

Cc: Dr. Terry Henderson

Letter of Construction Approval

2726 Holly Beach Road
Baltimore County, Maryland

18 December 2005

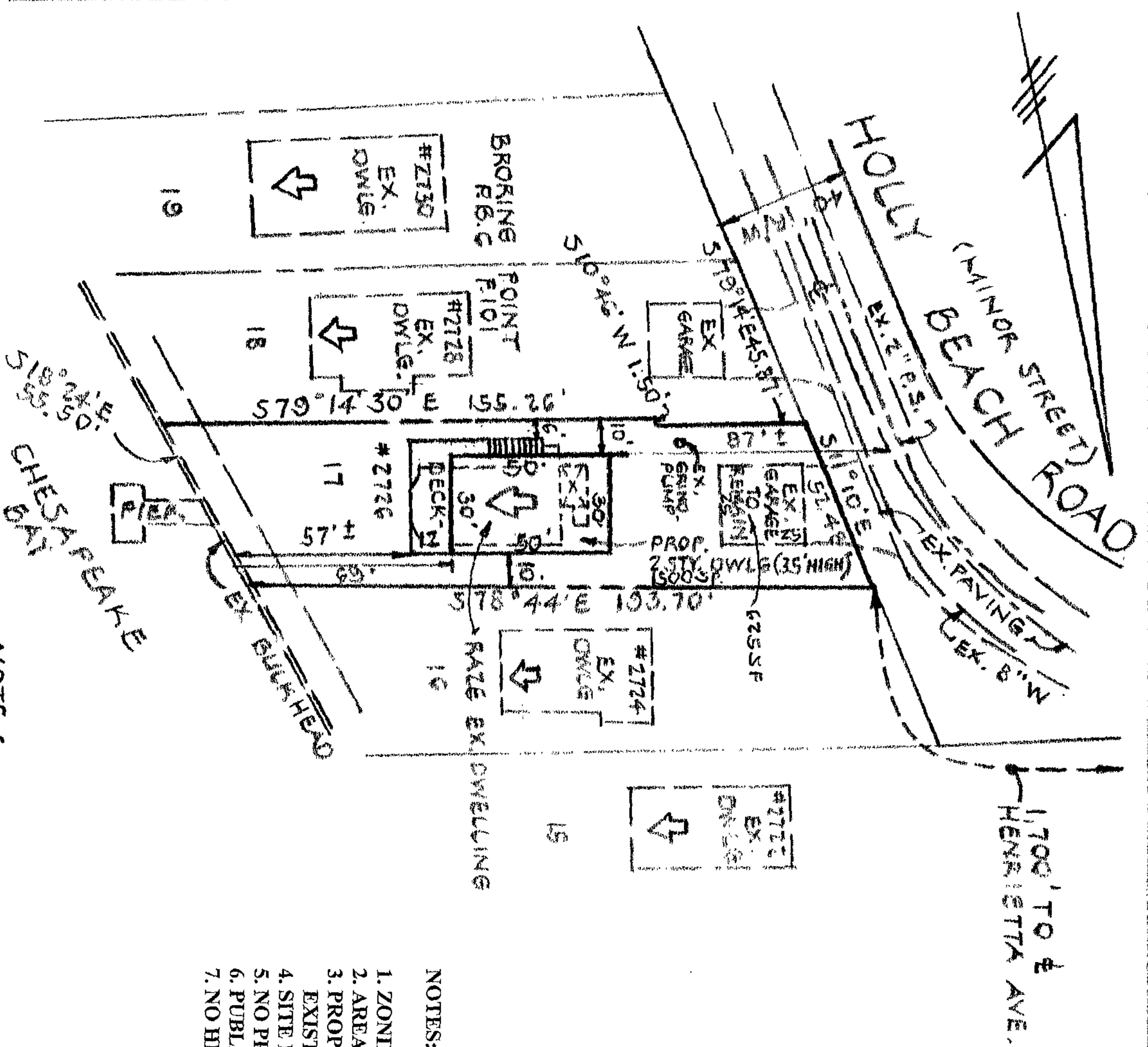
To Whom It May Concern:

I, **Robert L. Hacker**, owner and resident of the premise known as **2728 Holly Beach Road**, located in **Baltimore County Maryland**, do not protest to, and or object to any construction(s) of an *"Open Deck Side Entrance"* for the property known as **2726 Holly Beach Road**, located in **Baltimore County Maryland** and owned by **Albert F. Becker** and **Ronald L. Becker**.

I understand that the purpose of this *"Open Deck Side Entrance"* is to allow ingress and egress to the front side of the premises known as **2726 Holly Beach Road, Baltimore County, Maryland**.

Robert L. Hacker

Signed this _____ day of _____ 2005.



NOTE :

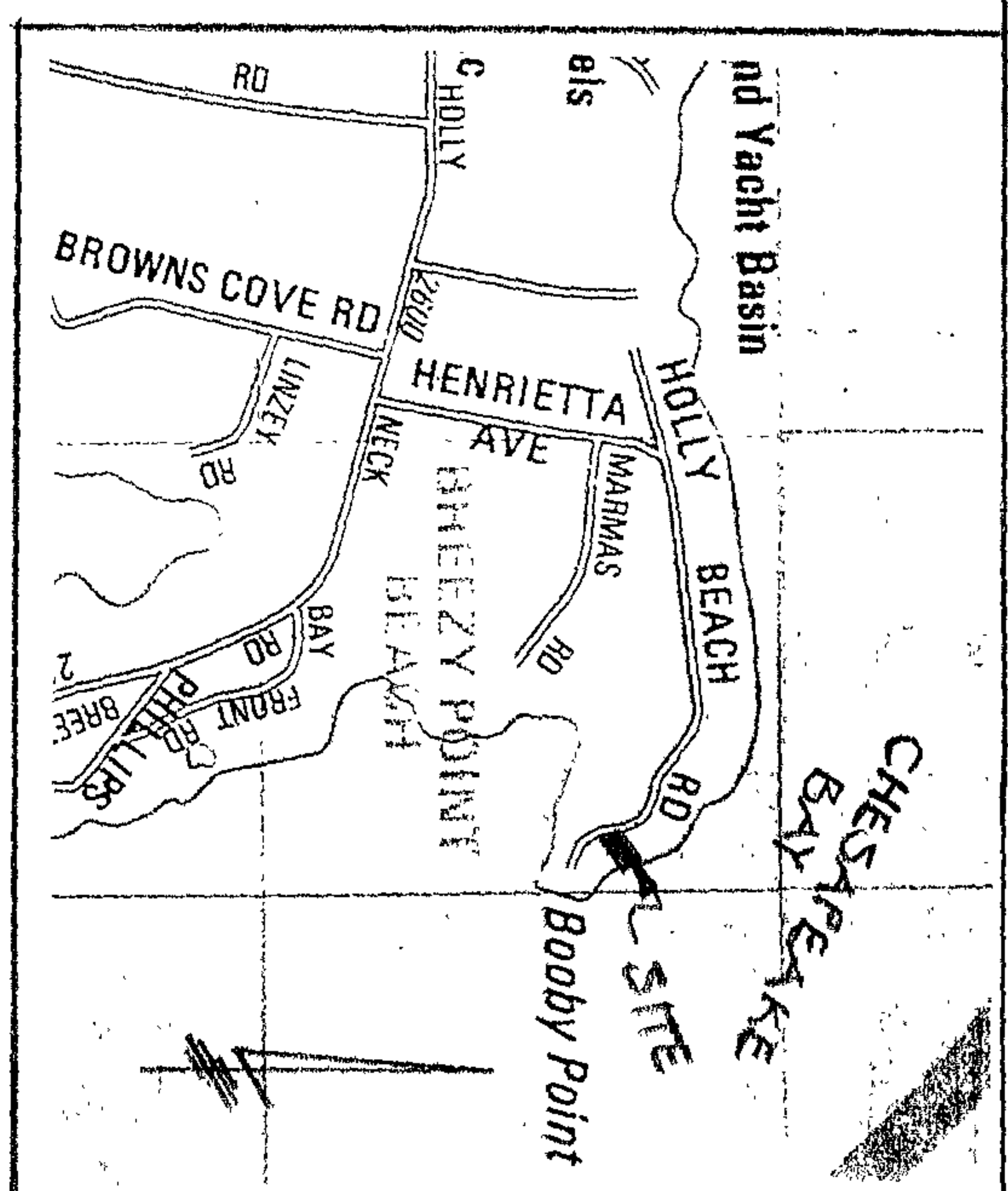
THE REQUIRED INFORMATION WILL BE FORWARDED TO THE OFFICE OF PLANNING FOR THE PREPARATION OF A FINDINGS.

NOTES:

1. ZONING.....RC.5 (MAP 098C3)
2. AREA.....10,040 SF = 0.230 ACRE
3. PROPOSED BUILDING COVERAGE.....2125 SF = 21.2 % } INCLUDES EXISTING BUILDING COVERAGE.....1900SF = 18.9% } GARAGE
4. SITE IS LOCATED IN CBCA AND FLOOD ZONE A10
5. NO PREVIOUS ZONING HISTORY
6. PUBLIC WATER AND SEWER EXIST
7. NO HISTORIC STRUCTURES OR ARCHEOLOGICAL SITES EXIST

Albert F. Becker, Jr.

OWNER
ALBERT F. BECKER, JR.
RONALD L. BECKER
2726 HOLLY BEACH ROAD
BALTIMORE, MD. 21221
ACCT. NO. 1502200030
DEED REF. 110710 F593



VICINITY MAP
SCALE: 1"=1000'

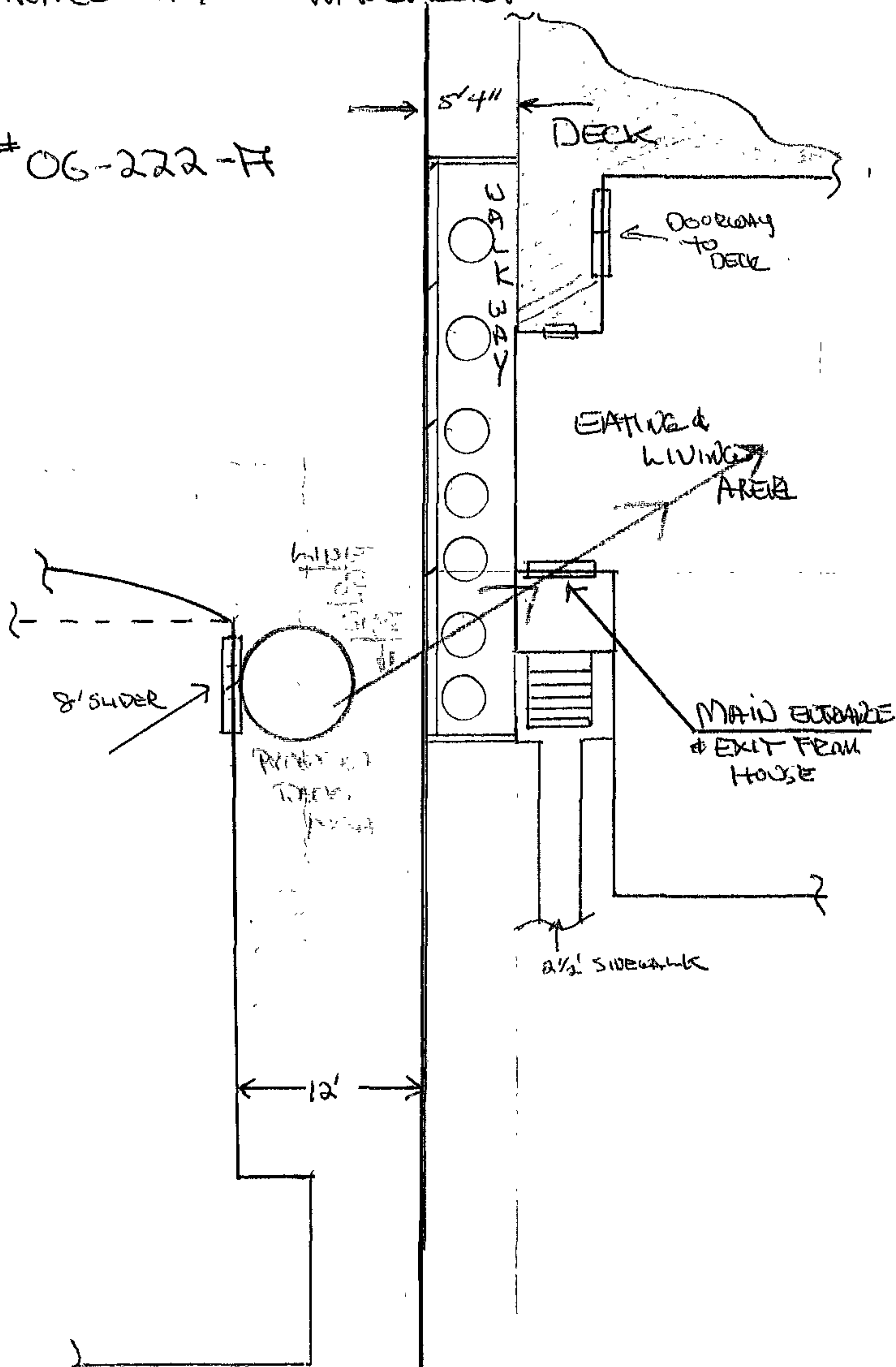
PETITIONER'S
EXHIBIT NO. 1

PLAT TO ACCOMPANY REQUEST FOR
ADMINISTRATIVE VARIANCE
2726 HOLLY BEACH ROAD
LOT 17 BROKING POINT PB 6 F 101
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 40 FEET SEPTEMBER 30, 2005

CHESEAPEAKE BAY

WATERFRONT

CASE # 06-222-A



BECKER
2726
HOLLY BEACH

PROPERTY
LINE

HACKER
2728
HOLLY BEACH

ROADWAY

