

IN RE: PETITION FOR VARIANCE
South Side of Georgia Bell Drive, 110' E
Of Centerline of Braeburn Way
11th Election District
5th Councilmanic District
(9325 Georgia Bell Drive)

Anthony S. Kim and Soon J. Kim
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-371-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by Anthony S. Kim and Soon J. Kim. The variance request is for property located at 9325 Georgia Bell Drive in the Perry Hall area (Forge Landing Subdivision) of Baltimore County. The variance request is from Section 259.9.B.4 (e) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 33 feet for a proposed open deck and gazebo in lieu of the minimum required 37½ feet and to amend the latest approved Final Development Plan of "Forge Landing", Lot #72, to allow projection of same outside the building envelope.

The property was posted with a notice of the public hearing date and time on February 21, 2006 and notice was given to the general public by publication in the Jeffersonian Newspaper on February 23, 2006.

Interested Persons

Appearing at the hearing on behalf of the variance request were Anthony and Soon Kim, Petitioners. Anthony D'Alessandro appeared at the hearing in opposition to the requests. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

ORDER RECEIVED FOR FILING
Date 3-21-06
By [Signature]

Zoning Advisory Committee

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 February 22, 2006, a copy of which is attached hereto and made a part hereof.

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.”

Testimony and Evidence

Mr. Kim indicated that he wanted to build a 14 x 24 deck with a gazebo on the rear of his home. However while most of the gazebo sits on the deck, a portion juts out from the deck 3 feet so that the distance to the rear property line is 33 feet. See Petitioner's Exhibit 1. The Honeygo regulations require 50 foot building setback. Open decks and gazebos are allowed to project into the setback area 25% or 12.5 feet so that the distance from the rear property line to the gazebo/deck should be 37.5 feet according to the B.C.Z.R. Thus, this case is about whether or not the Petitioner's deck/gazebo may extend another 4.5 feet into the rear yard.

The Petitioner presented photographs of similar gazebo's and decks in the Forge Landing and Mohr's Orchard subdivisions. See Exhibits 2 and 3 and particularly 2 A for a good model of what the Petitioner proposes. He indicated that all he wanted to do was to do what many neighbors had done as indicated in the photographs. He also noted that the neighbors to the west, the Robinson family, have an identical deck and gazebo. See Exhibit 3 E. He was unsure if the Robinson's needed or obtained a variance for their addition. Also shown in this photograph is the 6 foot high privacy fence which has been erected by the Robinson's, the D'Alessandro's and another family, which Mr. Kim points out greatly reduces the view of his proposed addition by his neighbors.

In regard to hardship or practical difficulty, Mr. Kim noted that if the regulations were strictly enforced, his new deck would be reduced to 9.5 feet wide which he indicated would be a problem getting around even a small table and chairs on the deck. He has two (2) children who need room to play on the deck. Again, he noted that many other neighbors have similar deck/gazebos and he simply wanted the same rights as they were given. Finally, he agreed to the Planning Office comments to provide a vegetative screen for the view of the gazebo from Georgia Bell Drive.

Mr. D'Alessandro, an attorney who no longer practices zoning law, owns the property directly behind the Petitioner (Lot 69). He indicated that he opposed the request as he would be adversely affected by it. He noted that his property sits above the Petitioner's property so that he can see the partially constructed deck on the Petitioner's home even though there is a privacy fence separating his and the Petitioner's property. He has no objection to the deck itself as proposed but objects to the gazebo which he says will loom 17 feet above his property. The gazebo will cut off his view between the Petitioner's and Robinson homes. He noted that Honeygo developments have very large homes on small lots which makes this problem more

acute in this area than perhaps in other neighborhoods. He denied that the Robinson family needed a variance to erect their gazebo. Finally, he argued that the Petitioner has not demonstrated hardship or practical difficulty and can erect his deck within the specifications given in the regulations.

Findings of Fact and Conclusions of Law

At the hearing, some time was spent discussing the hardship or practical difficulty of moving the whole addition, both the deck and gazebo back 4.5 feet. Mr. Kim indicated that this would limit his use of the deck providing little or no room around a table and chairs for he and his family to pass by much less use. The Parties could not agree to engage the Baltimore County Landscape Architect to design a vegetative buffer not only for the view from the street (as requested by the Planning Office) but also for the view from the D'Alessandro home.

There is another possible option that was not discussed at the hearing. The gazebo juts out from the deck as a very attractive architectural feature as shown on Exhibit 2 A. As proposed, the 10 foot wide gazebo would occupy 7 feet of deck or would be 7 feet from the Petitioner's home. However, if the gazebo did not jut out from the deck but rather sat squarely on it, the deck would only have to be reduced in width 1.5 feet to meet the regulations. Said another way, the deck would then be 12.5 feet wide and the gazebo would be 2.5 feet from the Petitioner's home.

So the Petitioner can build a reasonably wide deck (12.5 ft) and erect a gazebo without a variance, Mr. D'Alessandro's view between the houses to his rear would still be cut off and the gazebo would still loom 17 feet above his property and the Petitioner loses the architectural feature of the gazebo jutting out from the deck but loses little else. Perhaps he would find the space between the gazebo and his home (2.5 ft.) not as attractive but it seems to me it would work.

Consequently, I find that the Petitioner does not need a variance to find reasonable use of his property and so I will deny the request. I find no hardship or practical difficulty.

That said, however, I leave the Parties in the worse possible situation. The Petitioner loses an interesting architectural feature of the jutting gazebo which his neighbors enjoy. Mr. D'Alessandro has his rear view blocked and the Petitioner's gazebo loom over his property. However, I also observe that photograph 2 A which shows a jutting gazebo shows me that persons in the gazebo are on full display of the neighbors. Perhaps the Petitioner would find this desirable but perhaps not. I suggested that the County Landscape Architect design a vegetative buffer not only for the view of the gazebo from the street but also continue around the gazebo to provide screening for Mr. D'Alessandro and his neighbors. This has the added benefit of giving persons in the gazebo some privacy.

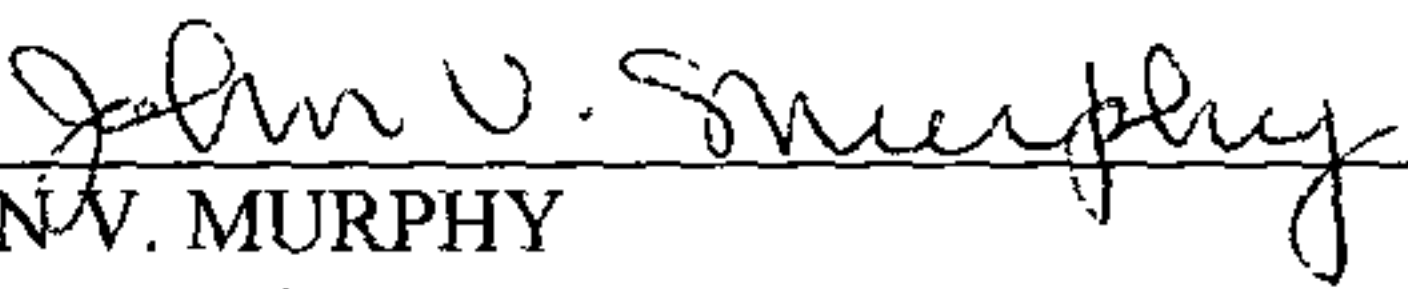
While under the circumstances I cannot require the Parties to agree with such a plan but sincerely ask that they reconsider this option. A reasonable deck and gazebo can be constructed without a variance. If the parties agree, however, I could grant the variance restoring the architectural feature of the jutting gazebo and providing privacy for persons in the gazebo as well as screening for the D'Alessandro family. If such an agreement were reached within the 30 days to appeal this case to the Board of Appeals, the Parties could simply send me a letter to that effect which I will treat as a Motion for Reconsideration. This will stop the clock running for the appeal and perhaps provide the best solution for all concerned.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be denied.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21 day of March, 2006, that a variance request from Section 259.9.B.4 (e) of

the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 33 feet for a proposed open deck and gazebo in lieu of the minimum required 37½ feet and to amend the latest approved Final Development Plan of "Forge Landing", Lot #72, to allow projection of same outside the building envelope, be and is hereby DENIED.

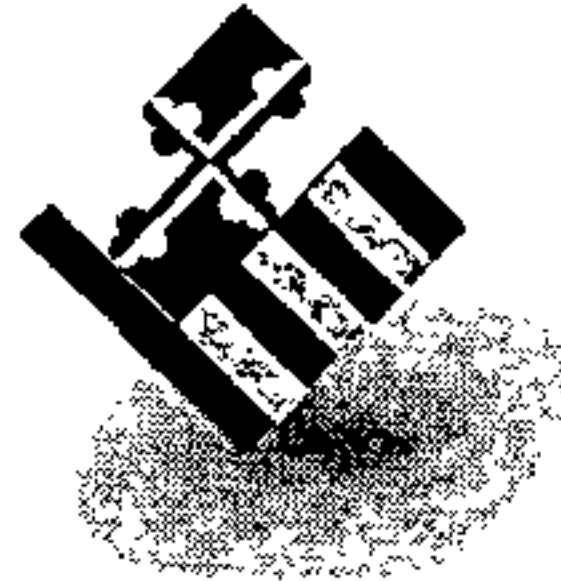
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING
Date 3-21-80
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 21, 2006

Anthony S. Kim
Soon J. Kim
9325 Georgia Bell Drive
Perry Hall, Maryland 21128

Re: Petition for Variance
Case No. 06-371-A
Property: 9325 Georgia Bell Drive

Dear Mr. and Mrs. Kim:

Enclosed please find the decision rendered in the above-captioned case. The petition for Variance has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Anthony D'Alessandro, 5104 Braeburn Way, Perry Hall, Maryland 21128
People's Counsel; Avery Harden, Baltimore County Landscape Architect; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 9325 Georgia Bell Dr
which is presently zoned DR-3.5 H

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) 259.9.B.4.e To allow a rear yard setback of 33 ft. for a proposed open deck and gazebo in lieu of the minimum required 37 1/2 ft. AND

To amend the latest approved Final Development Plan of Forge Landing, Lot 72 to allow projection of same outside the building envelope.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) I am trying to build the deck with steps to the ground. A lot of neighbors already have decks in the community and some of them went through zoning hearing already. Due to the design of the house and location of the lot, it is necessary to obtain zoning variance. There is privacy fence on the backside of the house and on the right side of the house. 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):

ANTHONY SKIM
Name - Type or Print
Signature
Soon Ju Kim
Name - Type or Print
Signature

9325 Georgia Bell Dr 443-629-7627
Address Telephone No.
Perry Hall MD 21128
City State Zip Code

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By Date

RECEIVED FOR FILING
9-21-98
By

ZONING DESCRIPTION FOR 9325 GEORGIA BELL DRIVE.

Beginning at a point on the South side of Georgia Bell Drive which is 76' wide at the distance of 110' East of the centerline of the nearest improved intersecting street Braeburn Way which is 50' wide. Being Lot#72 PLAT FOUR in the subdivision of forge landing, PH-2 as recorded in Baltimore County Plat Book # 75 Folio # 38 containing 0.189 Ac. Also known as 9325 Georgia Bell Drive and located in the 11th Election District, 5th Councilmanic District.

371

Case No. 1057
06-391-8

AMOUNT: \$ 130.00

Mr. E. W. L. and

FOR: Resident of Vancouver, B.C. for 5 years and 7 months
101 9325 Ber. 910 E. 11th St. (For Land.)

YELLOW - CUSTOMER

DATE	11/14/2017	TIME	10:27
NAME	WILLIAM	SSN	33341574

REC'D 4302 MAIL JAN 1961
 RECEIVED 6 45 1961
 Dept. 5 50000000000000000000
 CR NO. 000000

Received by Mr. J. H. ...
... ..
... ..

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: # 06-371-A

9325 Georgia Bell Drive

South side of Georgia Bell Drive, 110 Feet east of centerline of Braeburn Way

11th Election District — 5th Councilmanic District

Legal Owner(s): Anthony S. and Soon J. Kim

Variance: to allow a rear yard setback of 33 feet for a proposed open deck and gazebo in lieu of the minimum required 37 1/2 feet and to amend the latest approved Final Development Plan of "Forge Landing", Lot #72, to allow projection of same outside the building envelope.

Hearing: Friday, March 10, 2006 at 9:00 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) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
2/430 Feb. 23 85470

CERTIFICATE OF PUBLICATION

2/23/, 2006

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 2/23/, 2006.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 2/23/06

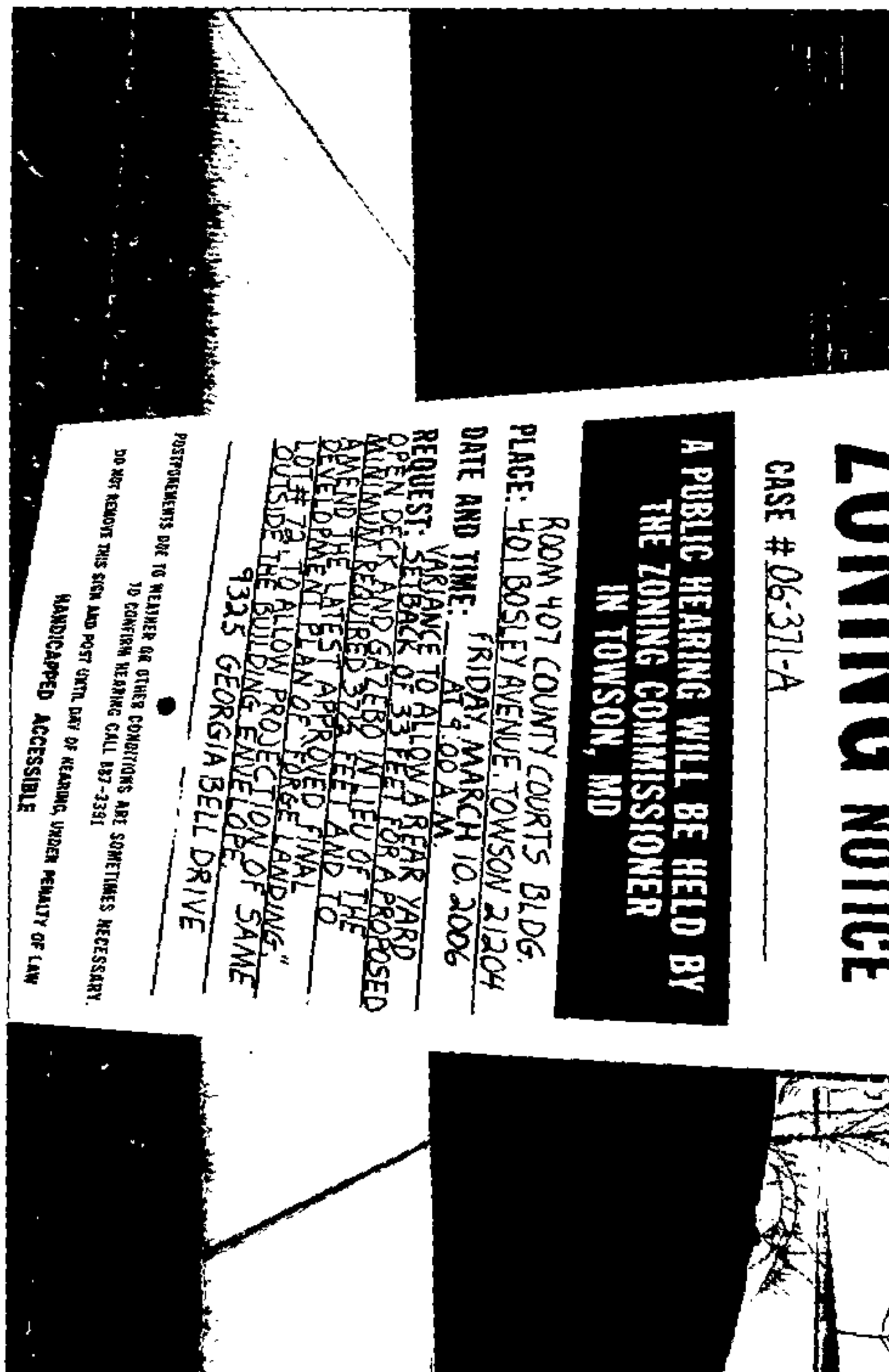
Case Number: 06-371-A

Petitioner/Developer: ANTHONY & SOON KIM

Date of Hearing (Closing): 03/10/2006

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: 9325 GEORGIA BELL DRIVE

The sign(s) were posted on: 2/21/06



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: 06-371 A

Petitioner: Mr. & Mrs Anthony Kim

Address or ^{site} Location: 9325 Georgia Bell DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: _____

Perry Hall, Md, 21128

Telephone Number: 443-629-7637

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 23, 2006 Issue - Jeffersonian

Please forward billing to:
Mr. & Mrs. Anthony Kim (410-629-7627)
9325 Georgia Bell Drive
Perry Hall, MD 21128

NOTICE OF ZONING HEARING

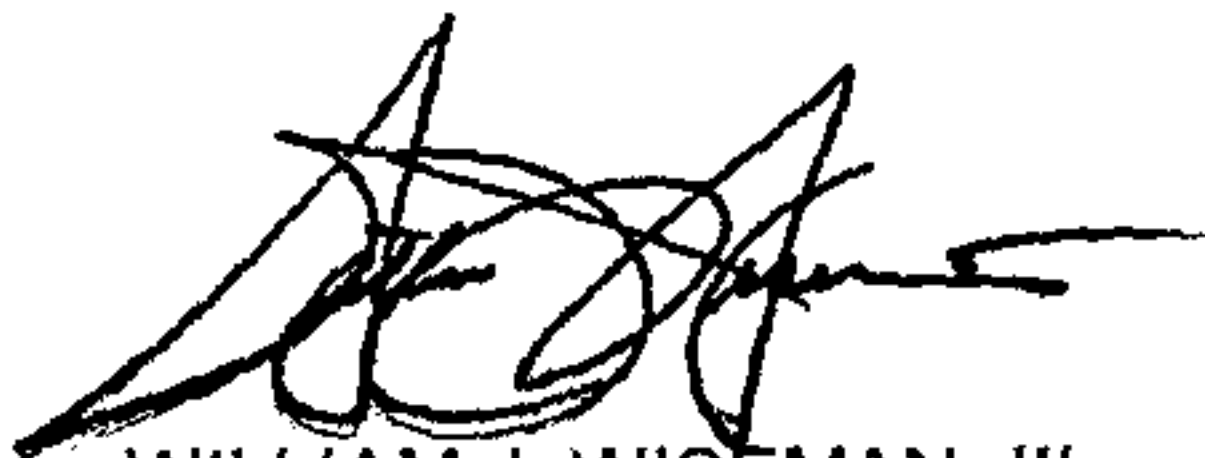
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-371-A

9325 Georgia Bell Drive
South side of Georgia Bell Drive, 110 Feet east of centerline of Braeburn Way
11th Election District— 5th Councilmanic District
Legal Owners: Anthony S. and Soon J. Kim

Variance to allow a rear yard setback of 33 feet for a proposed open deck and gazebo in lieu of the minimum required 37 1/2 feet and to amend the latest approved Final Development Plan of "Forge Landing", Lot #72, to allow projection of same outside the building envelope.

Hearing: Friday, March 10, 2006 @ 9:00 a.m., 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 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

*Filed to
"Jeff"*

Fri, Feb 17, 2006

**Department of Permits and
Development Management**



Baltimore County

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

February 17, 2006

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: 06-371-A

9325 Georgia Bell Drive
South side of Georgia Bell Drive, 110 Feet east of centerline of Braeburn Way
11th Election District— 5th Councilmanic District
Legal Owners: Anthony S. and Soon J. Kim

Variance to allow a rear yard setback of 33 feet for a proposed open deck and gazebo in lieu of the minimum required 37 1/2 feet and to amend the latest approved Final Development Plan of "Forge Landing", Lot #72, to allow projection of same outside the building envelope.

Hearing: Friday, March 10, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over the printed name and title.

Timothy Kotroco
Director

TK: raj

C: Anthony S. & Soon J. Kim, 9325 Georgia Bell Drive, Perry Hall, MD 21128

- NOTES: (1) THE PETITIONERS MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 23, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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*

March 6, 2006

Anthony and Soon J Kim
9325 Georgia Bell Drive
Perry Hall, Maryland 21128

Dear Mr and Mrs Kim:

RE: Case Number: 06-371-A, 9325 Georgia Bell Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 31, 2006.

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:amf

Enclosures

c: People's Counsel

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



Printed on Recycled Paper



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

February 24, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 13, 2006

Item No.: Item Numbers 356, 364, 366 through 374

371

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.

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

LT. Roland P. Bosley Jr.
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2006
Item Nos. 356, 364, 366, 367, 369, 370,
371, and 374

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-02212006.doc

jm
3/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 22, 2006

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

RECEIVED

FEB 27 2006

SUBJECT: 9325 Georgia Bell Drive

INFORMATION:

Item Number: 6-371

Petitioner: Anthony S. Kim

Zoning: DR 3.5H

Requested Action: Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the on looking view from Georgia Bell Drive of the proposed deck and gazebo are sufficiently softened with vegetative screening (including buffering trees and shrubs).

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

Prepared by:

Curtis Murray

Division Chief:

Jim Ferba

AFK/LL: CM

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



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

Maryland Department of Transportation

Date: 2-10-06

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

RE: Baltimore County
Item No. 371 JJS

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

Ownership of Adjacent parcels:

Name: ROBINSON DENNIS M, JR
ROBINSON REGINA G

Street Address:
9323 Georgia Bell Drive
Lot #71
Tax# 2400004121

Name: GARY TIMOTHY SCOTT
Street Address:
9327 Georgia Bell Drive
Lot #73
Tax# 2400004123

Name: ALTIERI JASON
ALTIERI GINA NICOLE
Street Address:
5102 BRAEBURN WAY
Lot # 70
Tax# 2400004120

Name: D'ALESSANDRO ANTHONY JOHN
D'ALESSANDRO MICHELLE ANNE
Street Address:
5104 BRAEBURN WAY
Lot # 69
Tax# 2400004119

RE: PETITION FOR VARIANCE
9325 Georgia Bell Drive; S/S Georgia Bell
Drive, 110' E c/line Braebunn Way
11th Election & 5th Councilmanic Districts
Legal Owner(s): Anthony & Soon Kim
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 06-371-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 and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 10th day of February, 2006, a copy of the foregoing Entry of Appearance was mailed to, Anthony & Soon Kim, 9325 Georgia Bell Drive, Perry Hall, MD 21128, Petitioner(s).

RECEIVED

FEB 10 2006

Per. [Signature]

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

FAX COVER SHEET

Date:

Feb. 17, 2006

To:

Patuxent Publishing (S. Wilkinson)

Fax number:

410-825-4278

From:

Robert, zoning PDM

Fax number:

410-887-3048

Number of pages
(including this
cover sheet):

3

Message:

Hearings for: 06-370-SPHA &

[06-371-A]

Please publish in 2/23/06 Issue
Thanks

If any part of this fax transmission
is missing or not clearly received
please call:

Name:

Phone number:

TRANSMISSION VERIFICATION REPORT

TIME : 02/17/2006 12:41
 NAME : ZONING
 FAX : 4108873048
 TEL :
 SER. # : BROB4J281084

DATE, TIME
 FAX NO./NAME
 DURATION
 PAGE(S)
 RESULT
 MODE

02/17 12:41
 94108254278
 00:00:46
 03
 OK
 STANDARD
 ECM

FAX COVER SHEET

Date: Feb. 17, 2006

To: Patuxent Publishing (S. Williamson)

Fax number: 410-825-4278

From: Robert, Zoning PDIN

Fax number: 410-887-3048

Number of pages
 (including this
 cover sheet): 3

Message: Hearings for: 06-370-SPHA &
06-371-A
Please publish in 2/23/06 issue
10

DATE _____

E-MAIL

21128

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 06-371-A

DATE 03/10/06

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

ANTHONY KIM

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

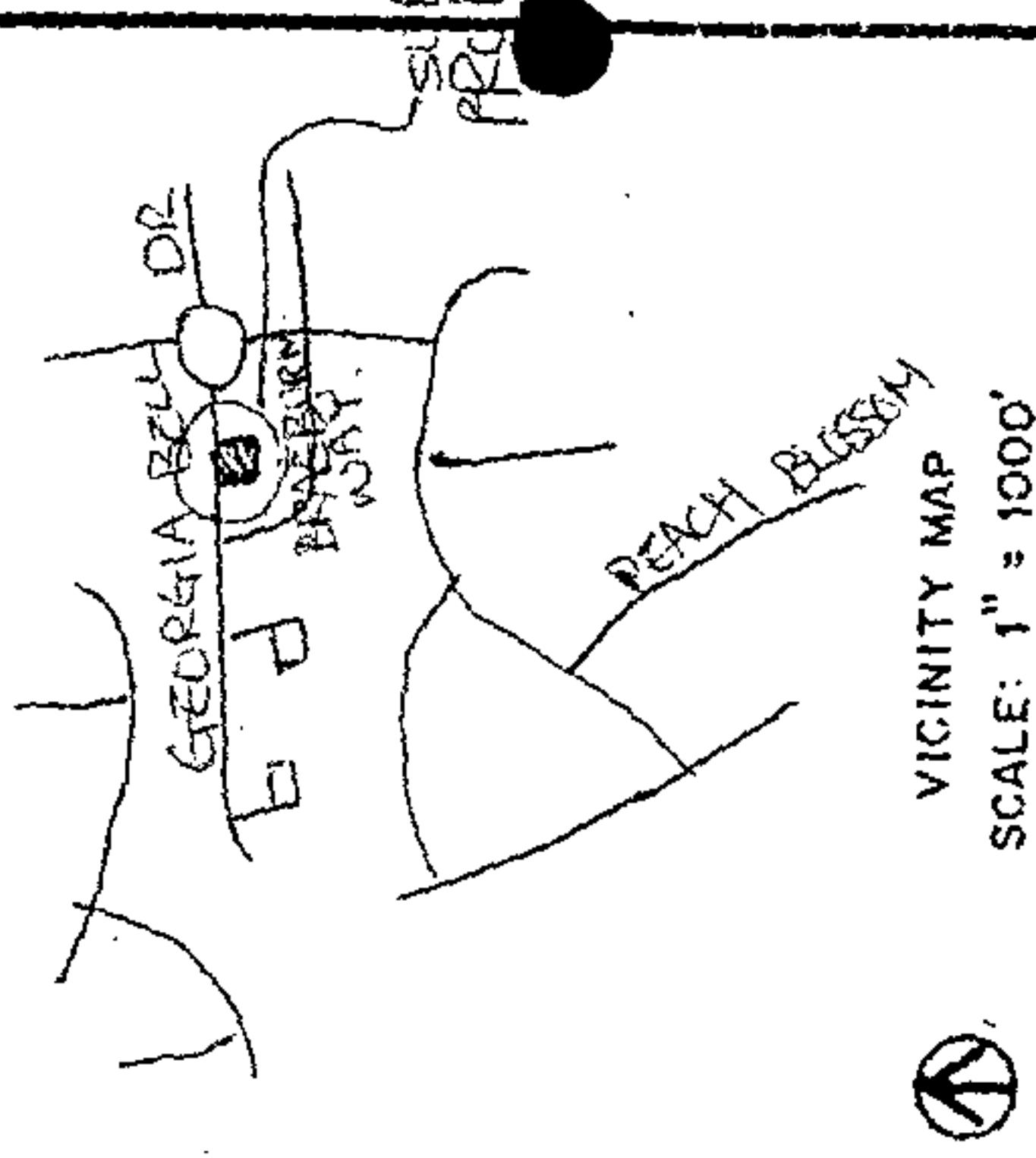
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 9325 Georgia Bell Drive

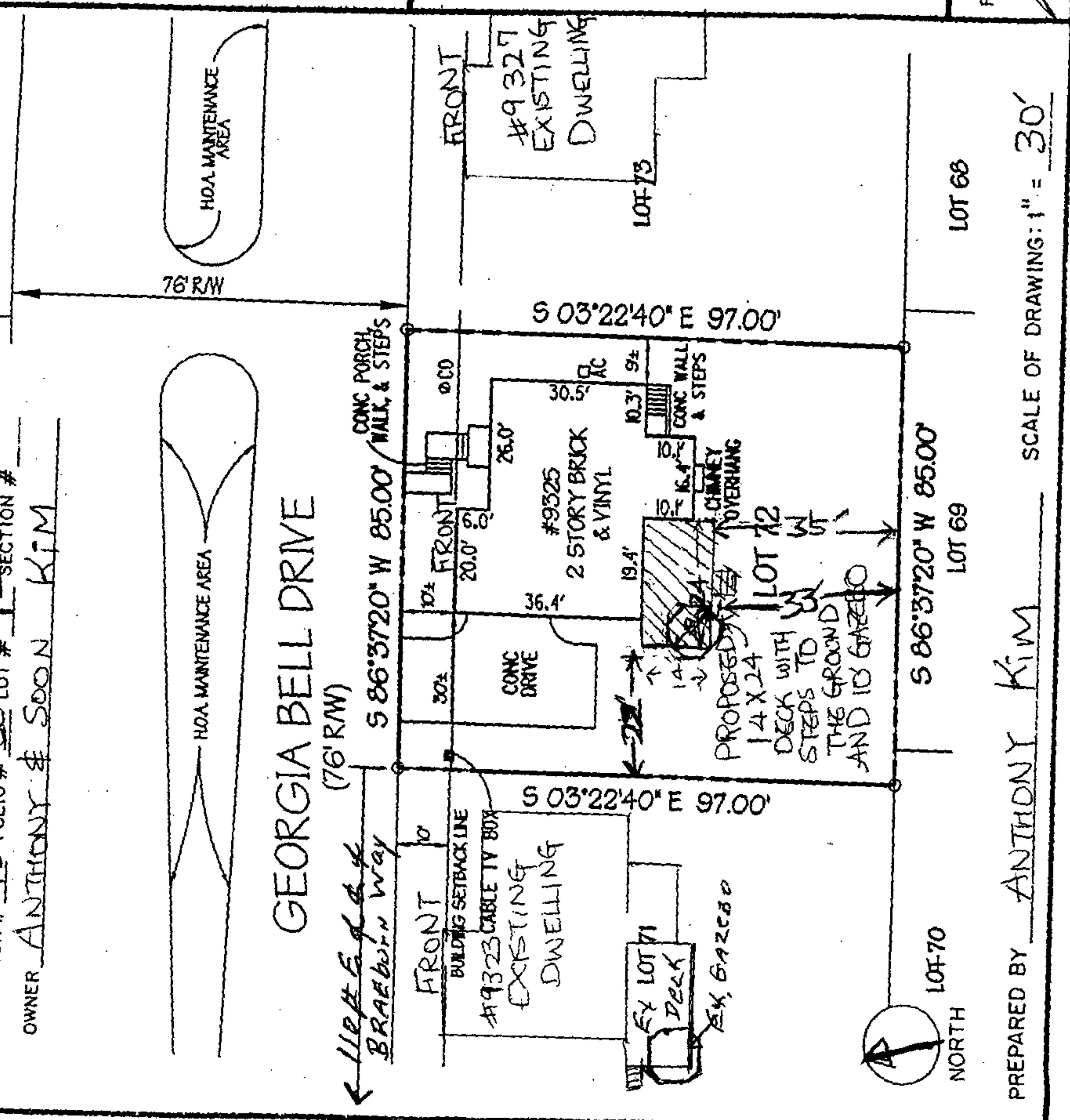
SUBDIVISION NAME Forge Landing

PLAT BOOK # 76 FOLIO # 38 LOT # 72 SECTION #

OWNER ANTHONY & SOON KIM



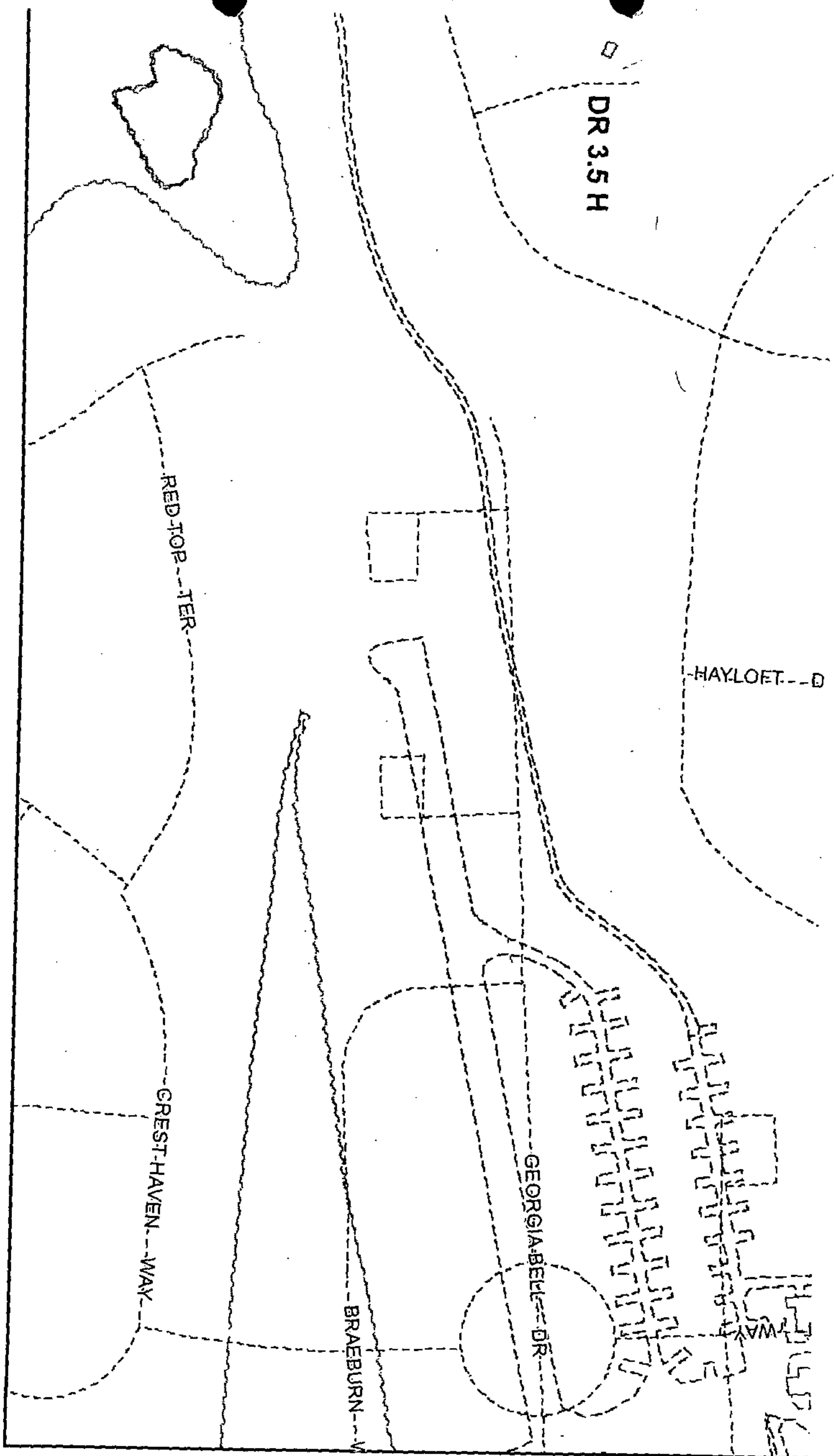
ELECTION DISTRICT 11		SQUARE FEET	
COUNCILMANIC DISTRICT 5		8232	
1"=200' SCALE MAP # 72C1		ACREAGE	
ZONING DR 3.5		PUBLIC PRIVATE	
LOT SIZE 0.189		SEWER WATER	
CHESAPEAKE BAY CRITICAL AREA		YES NO	
100 YEAR FLOOD PLAIN		YES NO	
HISTORIC PROPERTY / BUILDING		YES NO	
PRIOR ZONING HEARING		NONE	



PREPARED BY ANTHONY KIM SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # 371 CASE # [Signature]

Map = 72C1



#371

13A



13B



2A



2B



3C



3D

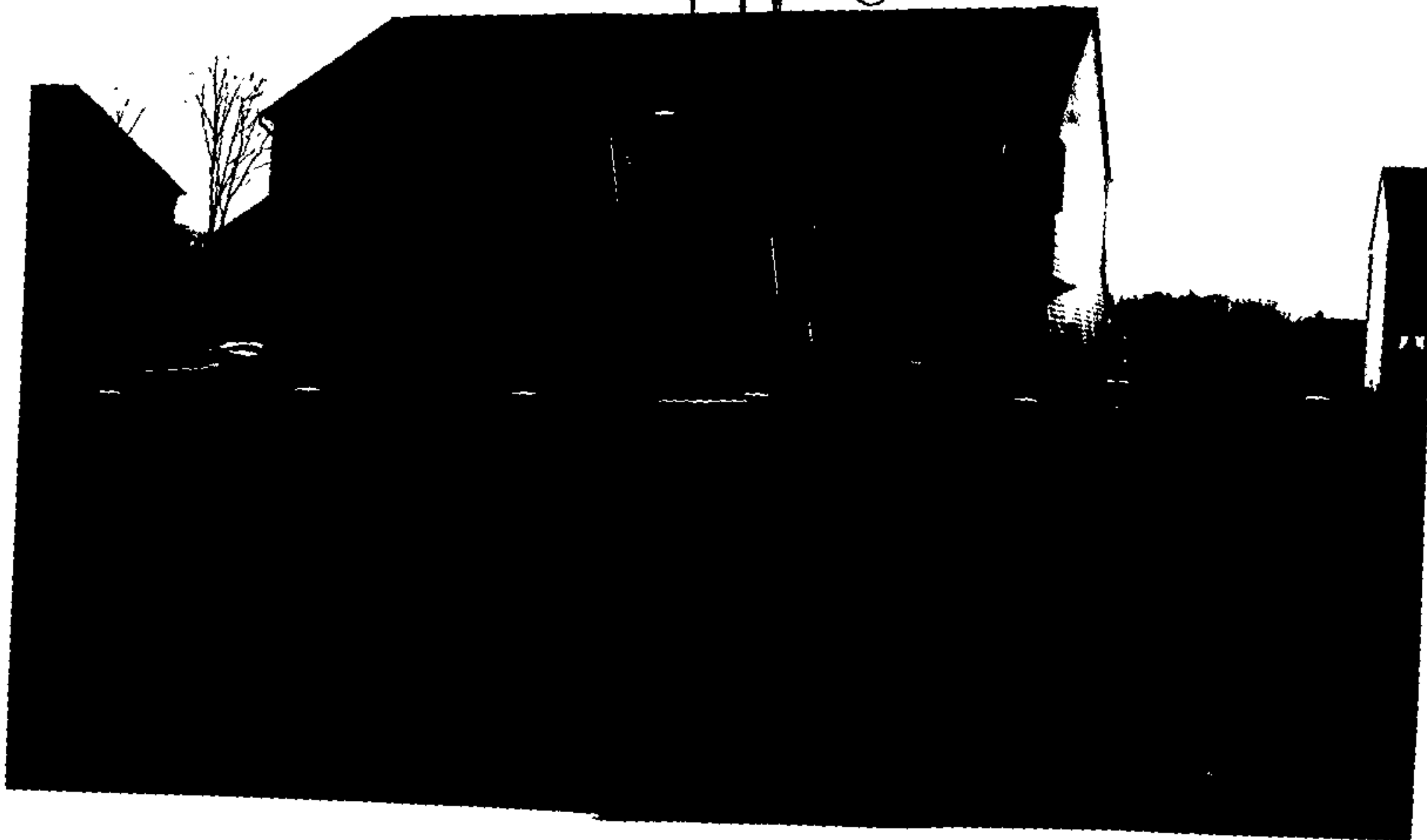


371
3E



3F
371

2104 Braeburn Way (Back of the house)



371
311

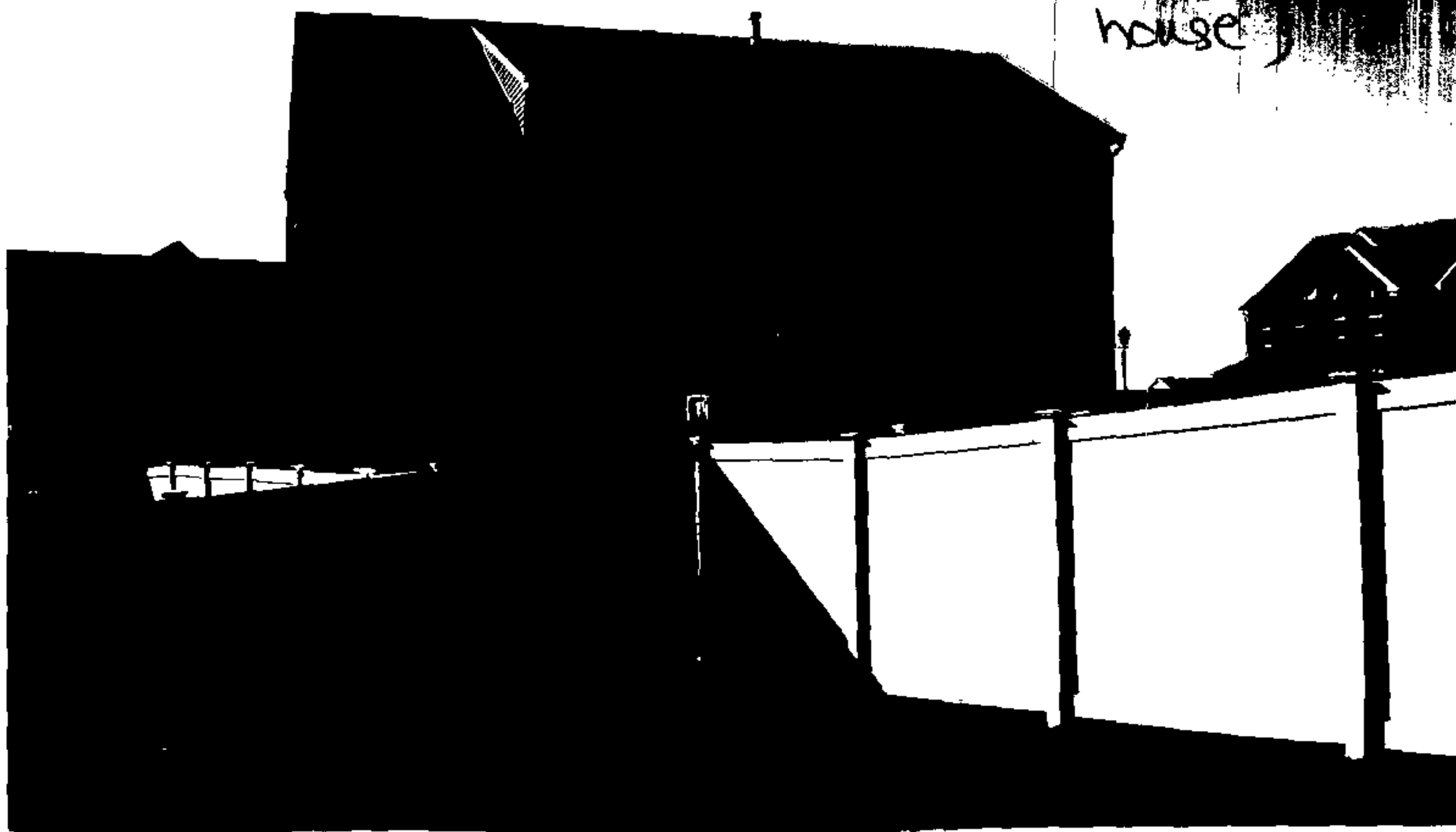


371
30



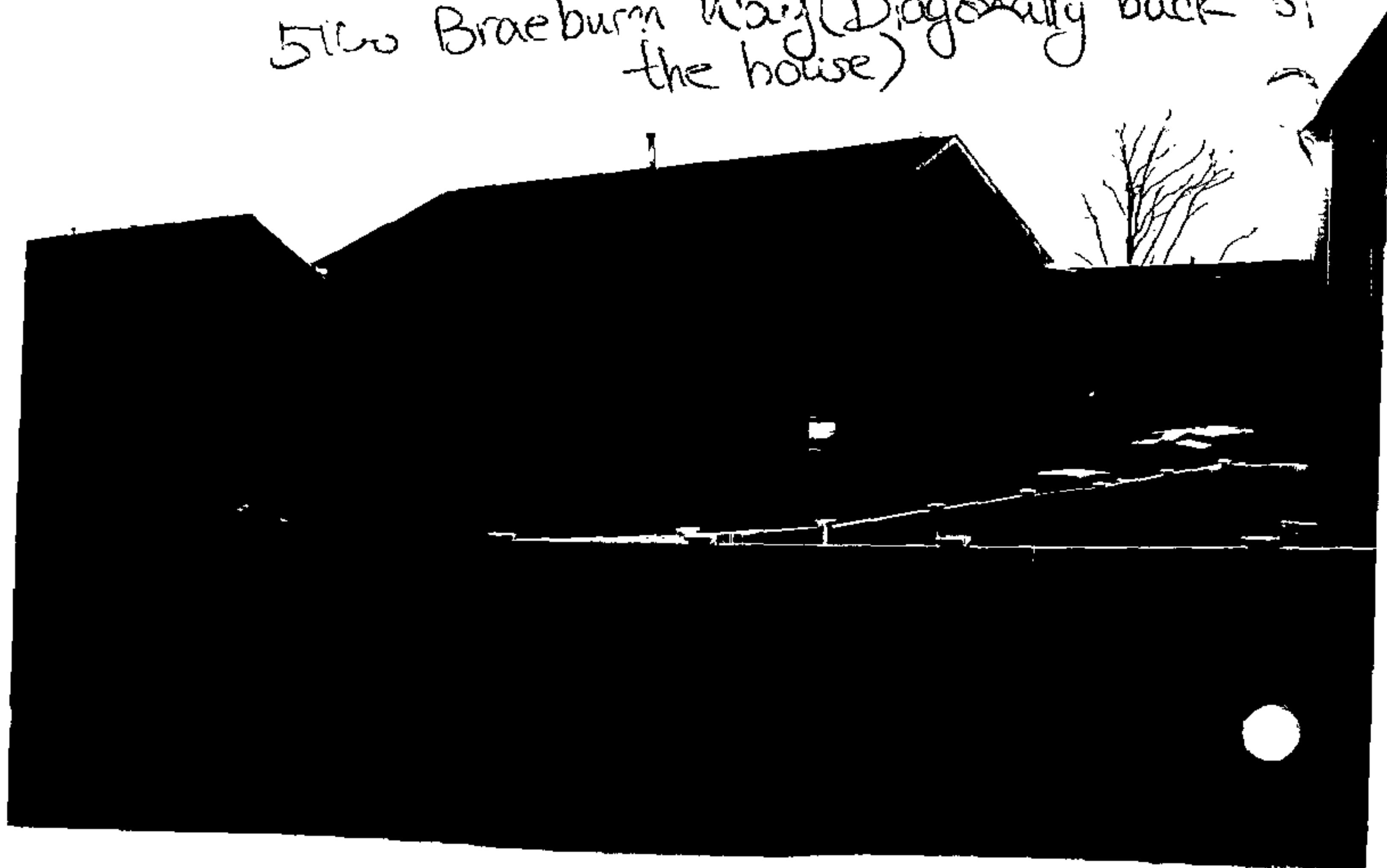
371

5102 Braeburn Way (Diagonally
side of the back
house)



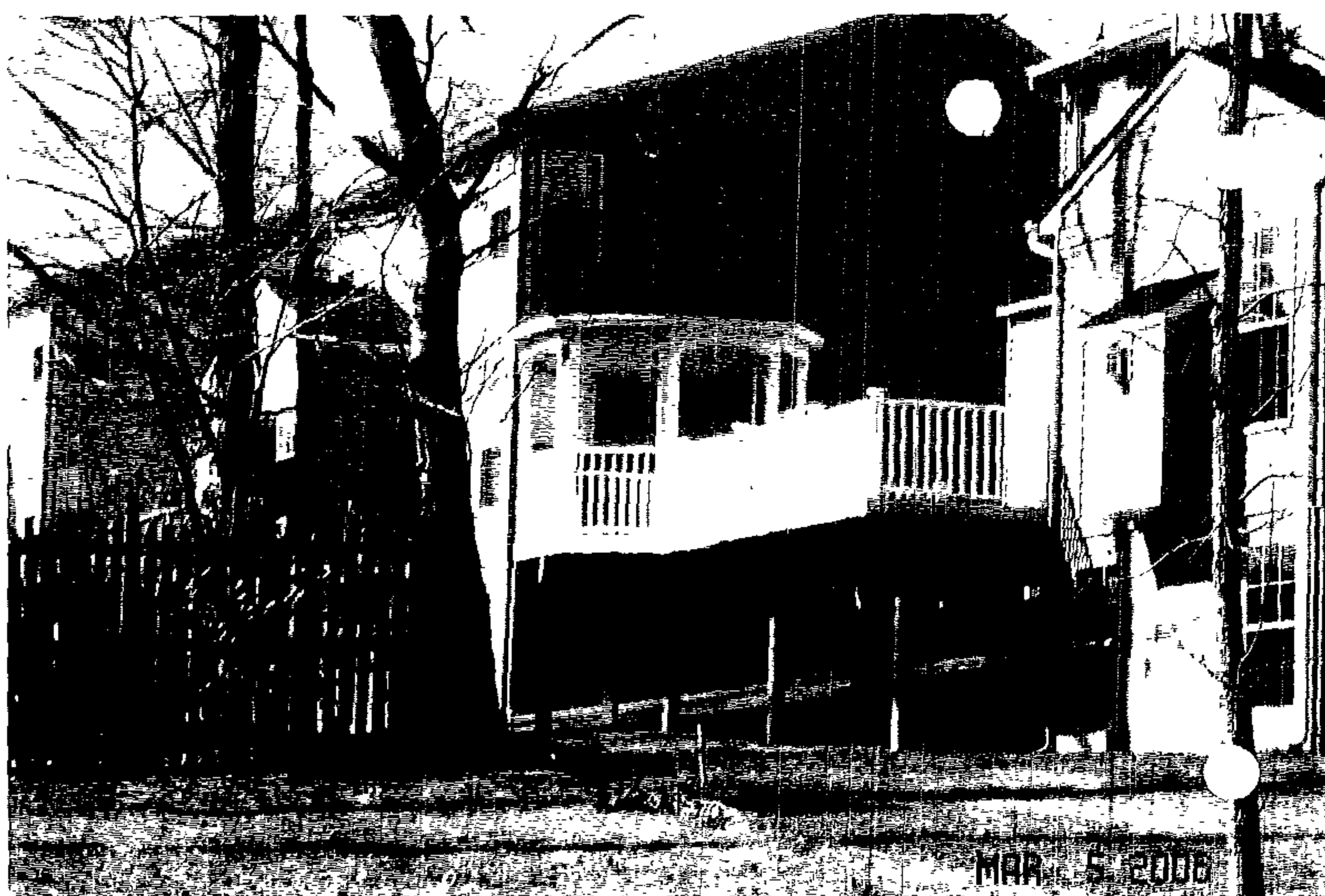
371
3H

5102 Braeburn Way (Diagonally back of
the house)

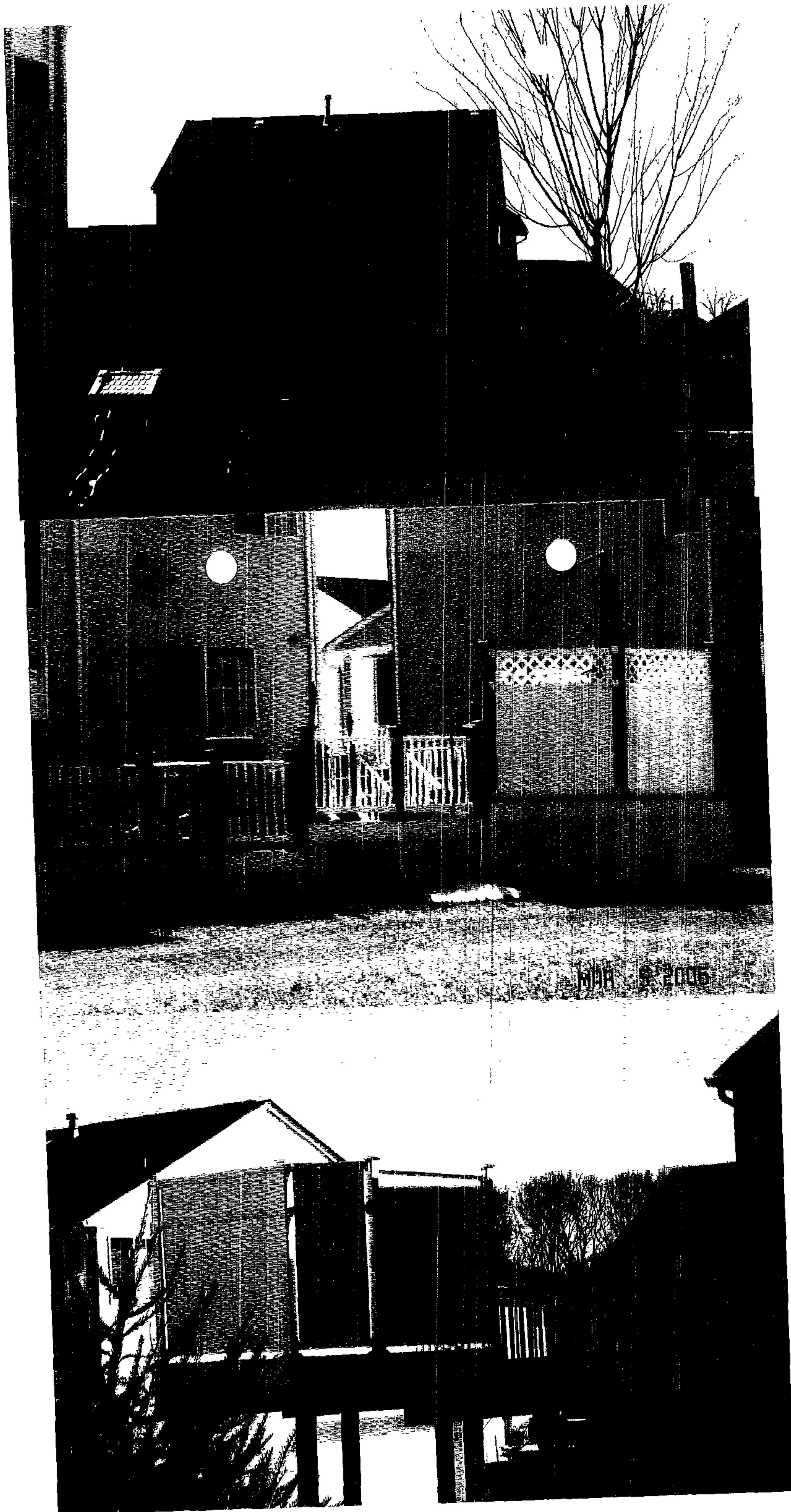


①

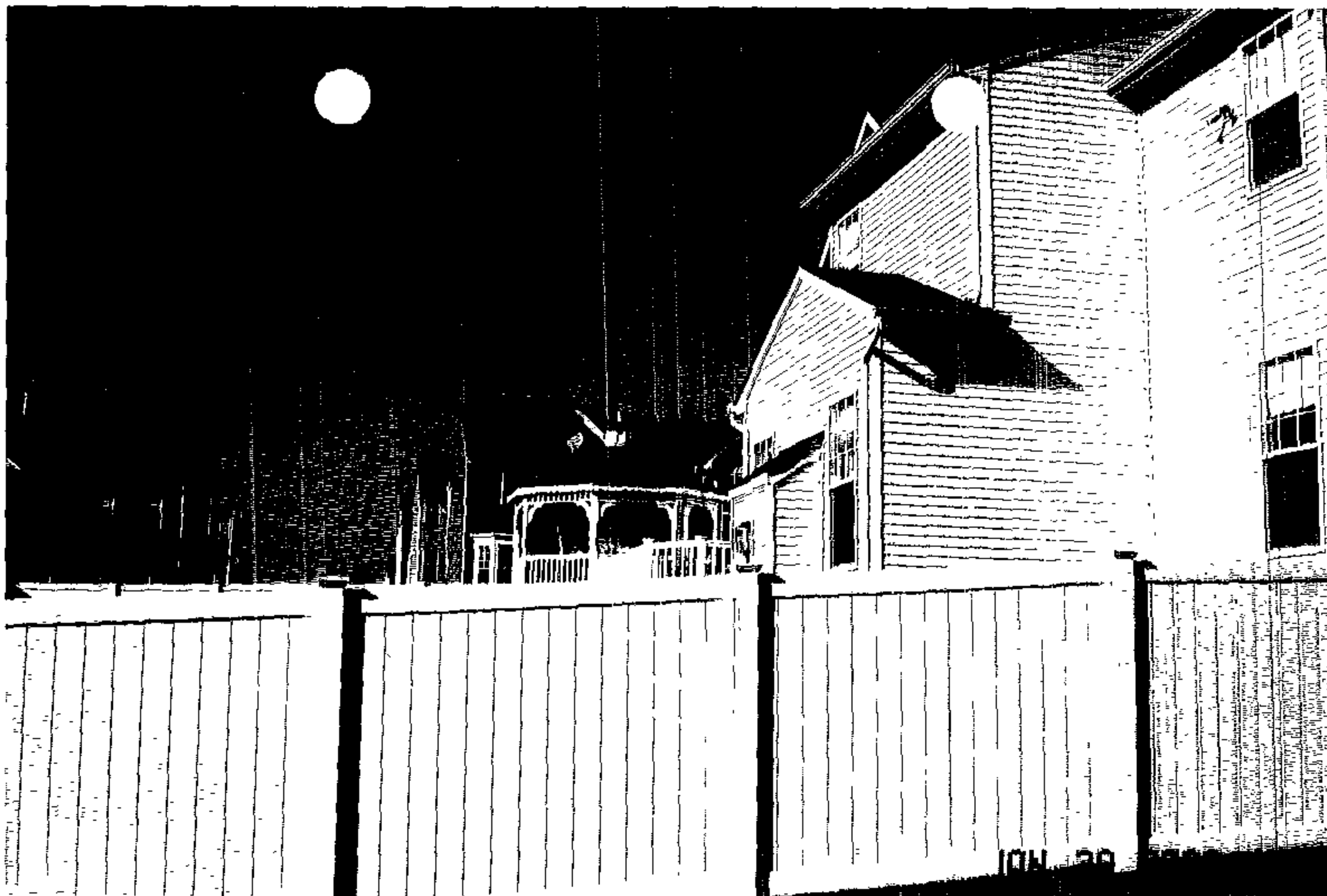
3A-3J



2



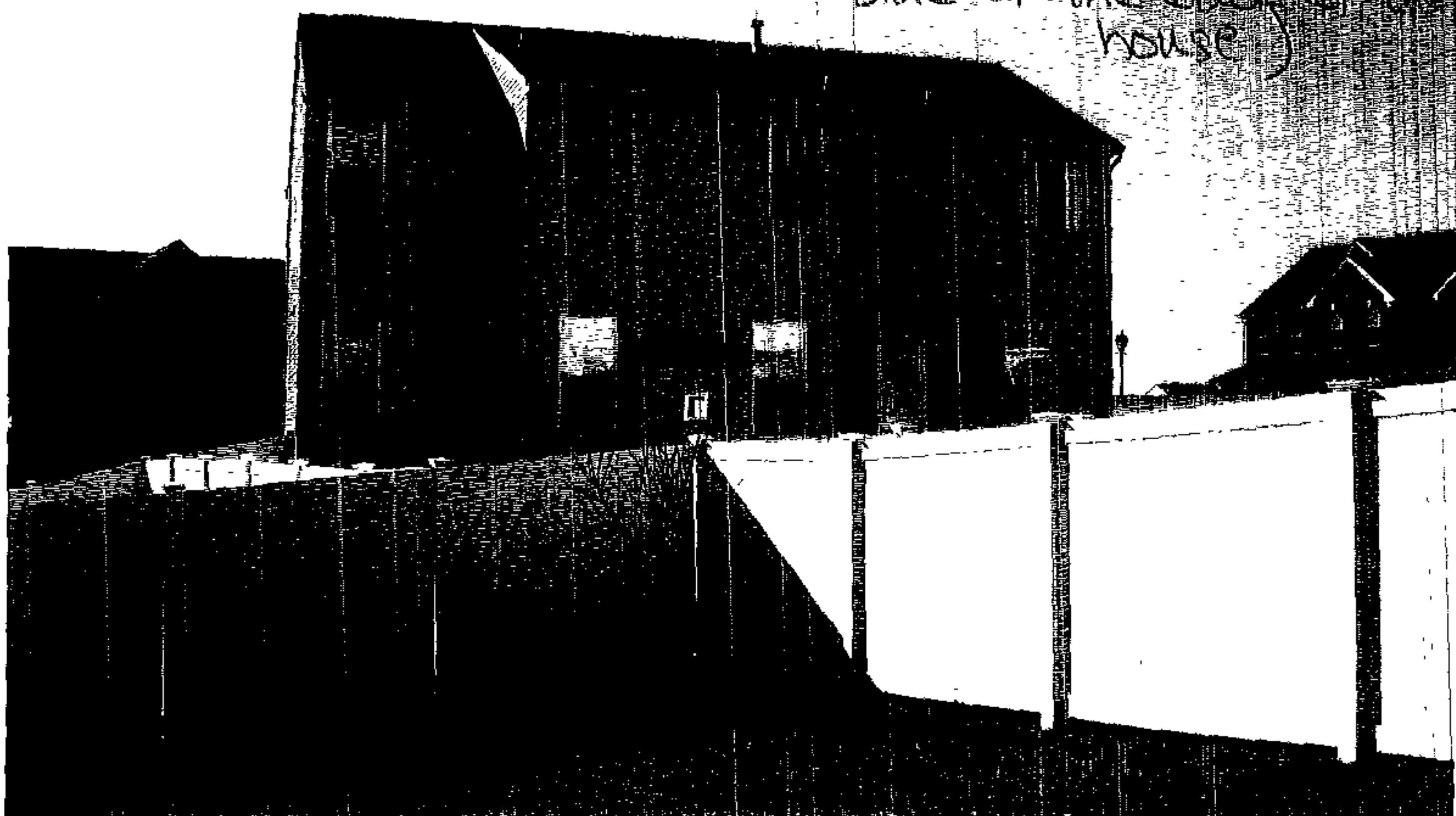
3



104 Braeburn Way (Back of the house)

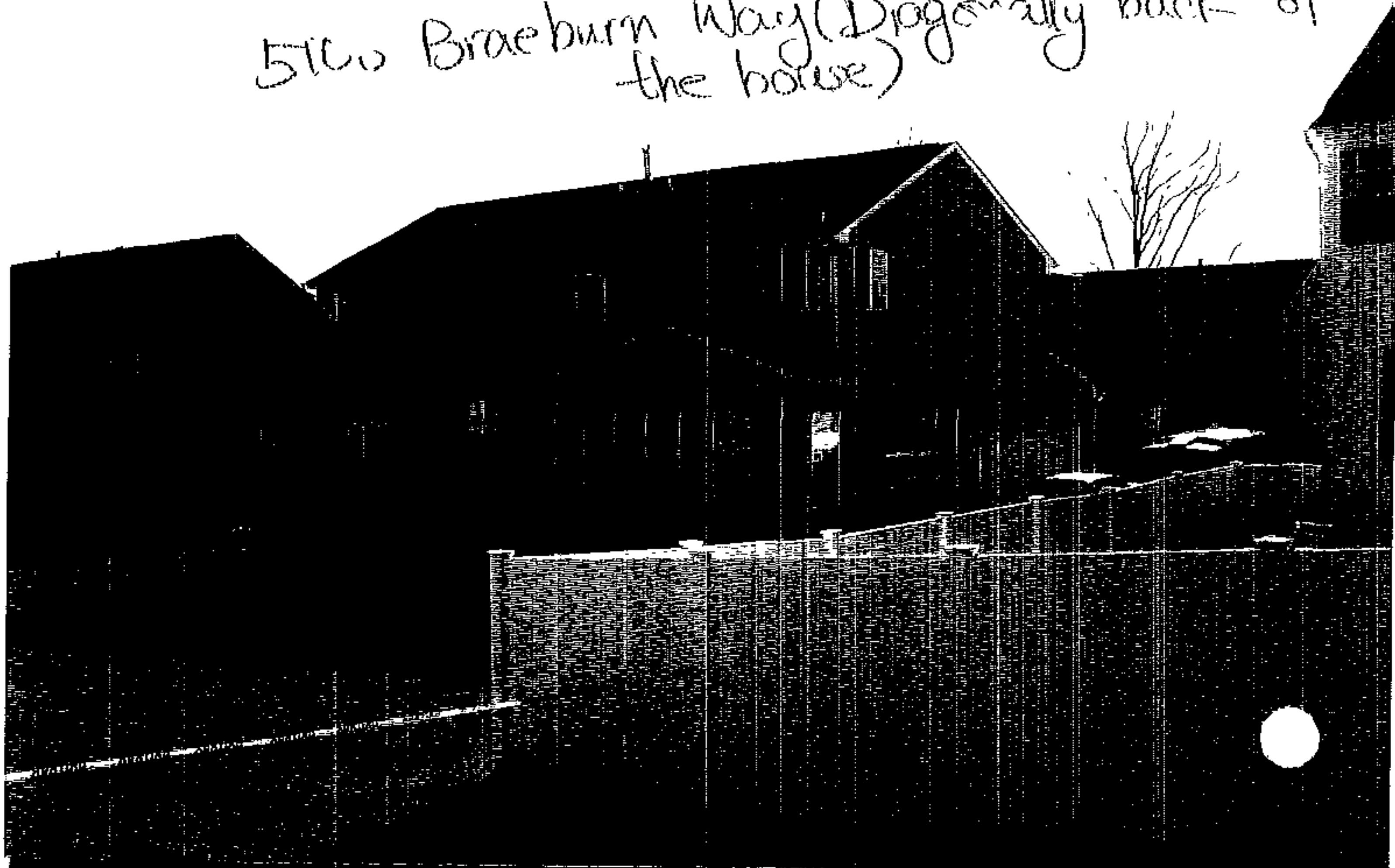


102 Braeburn Way (Diagonal side of the back of the house)



(14)

5100 Braeburn Way (Diagonally back of the house)



(back of the house)



* Location of the deck & gazebo

REAR
7325

Georgia
Bell

