



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1321 Ridge Road
which is presently zoned DR 2

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) 1802.3.C.1, 303.1, 301.1.A, BC2R, to permit a

proposed addition with a front yard average, side yard, sum of side yards, and rear yard setback of 16 1/2 feet, 1 1/2 feet, 12 1/2 feet, and 30 feet, respectively, in lieu of the minimum required 60 feet, 15 feet, 40 feet, and 40 feet, respectively, and to permit an open projection (porch) with a front yard average, side yard, and sum of side yards setback of 13 feet, 1 foot, and 22 feet, respectively, in lieu of the minimum required 45 feet, 11 1/4 feet, and 30 feet, respectively, of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Mr. Matthew James Regan

Name - Type or Print

Signature

Mrs. Megan Elizabeth Regan

Name - Type or Print

Signature

1321 Ridge Road

(410)744-5799

Address

Telephone No.

Baltimore

MD

21228

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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 2 day of February, 2006, 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. 06-372-A

Reviewed By JNP

Date 2/1/06

Estimated Posting Date 2/12/06

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 1321 Ridge Road
Address
Baltimore MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- ① More space for our growing family. Currently 2 adults and two children. We are expecting a third child in May. Only have 3 bedrooms.
- ② No Storage Space.
- ③ House is 980 square feet and only has one bathroom

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

Matthew J. Regan
Name - Type or Print

[Signature]
Signature

Megan Regan
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of January, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Matthew J and Megan E Regan
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 6-1-06

ZONING DESCRIPTION FOR 1321 RIDGE ROAD.

Beginning at the point on the southeast side of Ridge Road which is 30 feet wide at the distance of 625 feet northeast of the centerline of the nearest improved intersecting street Hilton Avenue which is 30 feet wide. Being Lot # 220 in the subdivision of Ridgebrook as recorded in Baltimore County Plat Book #9, Folio # 18, containing 7,149 square feet. Also known as 1321 Ridge Road and located in the 1st Election District, 1st Councilmanic District.

06-372-A

CERTIFICATE OF POSTING

RE: Case No: 06-372-A

Petitioner/Developer: MATT &
MEGAN REGAN

Date Of Hearing/Closing: 2/27/06

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 1321 RIDGE ROAD

This sign(s) were posted on February 11, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 2/11/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

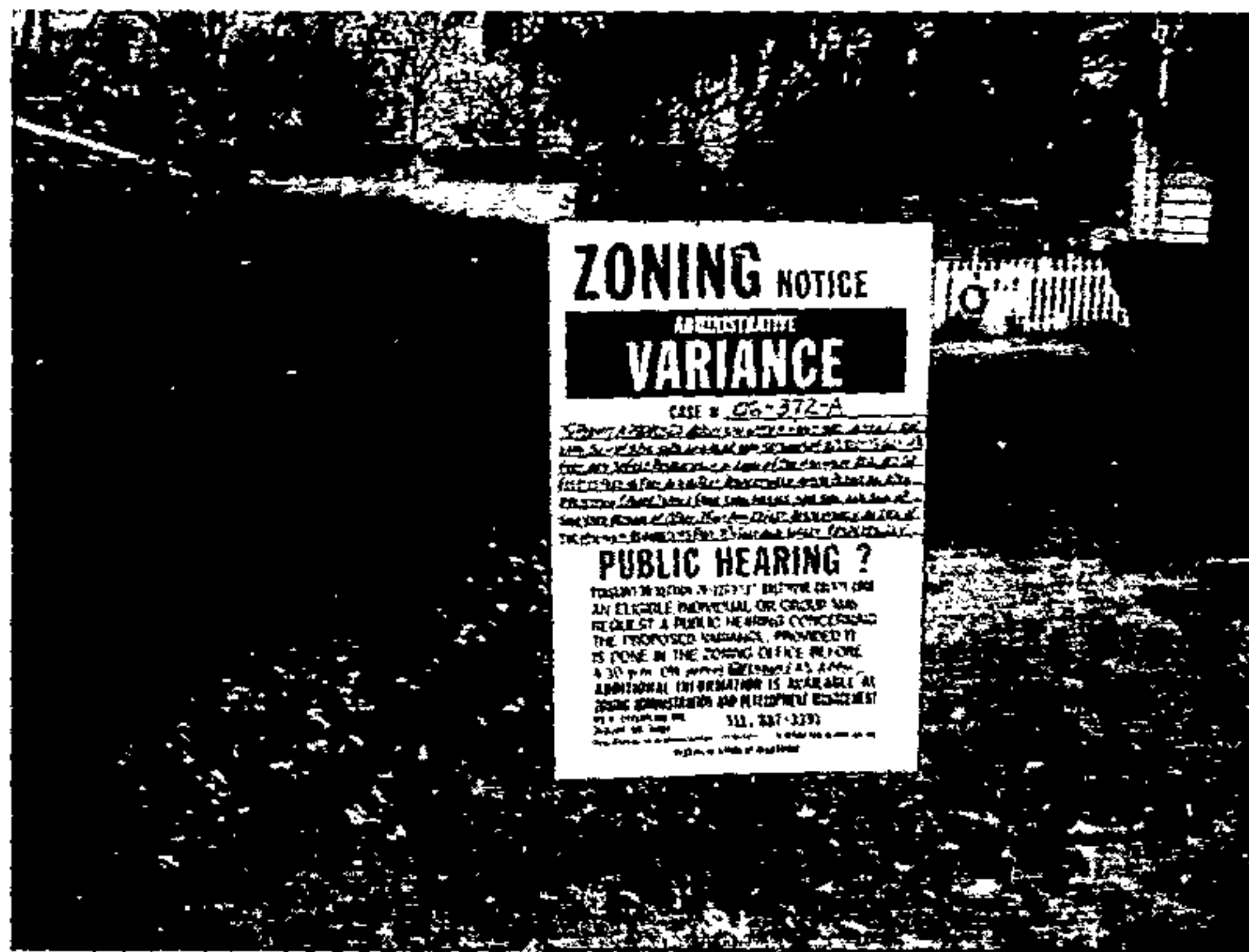
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000582 (1152x864x24b jpeg)



master of 2/11/06

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1058

DATE 2/1/06 ACCOUNT R-001-006-6150
AMOUNT \$ 65.00

RECEIVED FROM: Mallows Megan Ryan

FOR: Admin Van - 1321 Ridge Road

P6-372-A (Ryan)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DSW
2/01/2006 2/01/2006 08:14:32
DEPT 4506 WALSH INCH 1501
RECEIPT # 439474 2/01/2006 OFLA
DEPT 5 528 TUNING VERIFICATION
CR NO. 001053

Receipt Tot \$45.00
\$65.00 CR \$0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 372 -A

Address 1321 Ridge Road

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/1/06

Posting Date: 2/12/06

Closing Date: 2/27/06

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- 372 -A

Address 1321 Ridge Road

Petitioner's Name Matthew & Megan Regan

Telephone 410-744-5799

Posting Date: 2/12/06

Closing Date: 2/27/06

Wording for Sign: To Permit a proposed addition with a front yard average, side yard, sum of side yards, and rear yard setbacks of 16 1/2 feet, 1 1/2 feet, 12 1/2 feet, and 30 feet, respectively, in lieu of the minimum required 60 feet, 15 feet, 40 feet, and 40 feet, respectively, and to permit an open projection (porch) with a front yard average, side yard, and sum of side yards set back of 13 feet, 1 foot, and 22 feet, respectively, in lieu of the ~~minimum required 45 feet, 11 1/2 feet, and 30 feet, respectively.~~

**Department of Permits
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*

February 27, 2006

Mr. Matthew James Regan
Mrs. Megan Elizabeth Regan
1321 Ridge Road
Baltimore, MD 21228

Dear Mr. and Mrs. Regan:

RE: Case Number: 06-372-A, 1321 Ridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 1, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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



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



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

Maryland Department of Transportation

Date: 2.10.01

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

RE: Baltimore County
Item No. 372 JHP

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2006
Item No. 372.7

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

The minimum right-of-way width for County roads is 40-feet. This should be indicated on the plan as a future right-of-way line that is five feet from and parallel to the existing 30-foot wide right-of-way. Also, show a future right-of-way cut back at this intersection of Ridge Road and Brook Place. Setbacks should be modified accordingly so that they are made off of the future right-of-way. Along Brook Place, the building addition may not encroach on the future 40-foot wide right-of-way. An alternative is that Brook Place could be formally closed.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 372-02212006.doc



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
372

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

INTER-OFFICE CORRESPONDENCE

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

DATE: February 28, 2006

MAR 6 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-372- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 9, 2006

Matthew James Regan
Megan Elizabeth Regan
1321 Ridge Road
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 06-372-A
Property: 1321 Ridge Road

Dear Mr. and Mrs. Regan:

Your request for Administrative Variance has been given to me for review. Please find attached for your review comments dated February 21, 2006 from Dennis Kennedy who asks you to modify your site plan. I suggest you contact him at 410-887-3751 to discuss what he requires to be done. Assuming you agree to these changes, would you then have to change your site plan? Would the Petition for Variance have to be amended?

Finally, would you clarify your request for a front yard average setback of 16 ½ feet? I see that the site plan shows 13 feet so you must be counting the width of the new front porch. Will this be an enclosed porch?

Please let me hear from you in writing in regard to the above.

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Attachment

c: Dennis Kennedy, Supervisor, Bureau of Development Plans Review, PDM
Case File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2006
Item No. 372

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

The minimum right-of-way width for County roads is 40-feet. This should be indicated on the plan as a future right-of-way line that is five feet from and parallel to the existing 30-foot wide right-of-way. Also, show a future right-of-way cut back at this intersection of Ridge Road and Brook Place. Setbacks should be modified accordingly so that they are made off of the future right-of-way. Along Brook Place, the building addition may not encroach on the future 40-foot wide right-of-way. An alternative is that Brook Place could be temporarily closed.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 372-02212006.doc

From: Debra Wiley
To: Livingston, Jeffrey
Date: 2/27/2006 3:09:10 PM
Subject: Comments Needed - Administrative Variances

Hi Jeff,

In reviewing the Administrative Variance files, we are missing the much needed DEPRM comments for the following:

Closing Date 2/14/06

06-349-A (11204 Bird River Grove Rd., 21162) - **CBCA**

06-354-A (6534 Blackhead Rd., 21220) - **CBCA**

Closing Date 2/20/06

06-357-A (12122 Hooper Lane, 21057)

06-358-A (4 Oyster Ct., 21219) - **CBCA**

06-359-A (11 Robinson Ave., 21222)

06-362-A (307 Weatherbee Rd., 21286)

Closing Date 2/27/06

06-369-A (2104 Kennicott Rd., 21244)

06-372-A (1321 Ridge Road, 21228)

06-380-A (11506 Hannibal Road, 21057)

Thanks and have a great day!

From: Debra Wiley
To: Kennedy, Dennis
Date: 2/27/2006 3:20:34 PM
Subject: Comments Needed - Administrative Variances

Hi Dennis,

In reviewing the Administrative Variance files, we are missing comments from your office for the following:

Closing Date 2/27/06

06-369-A (2104 Kennicott Rd., 21244)

(06-372-A (1321 Ridge Rd., 21228) ✓

06-380-A (11506 Hannibal Rd., 21057)

Thanks and have a great day!

From: Debra Wiley
To: Murray, Curtis
Date: 2/27/2006 2:31:59 PM
Subject: Comments Needed - Administrative Variances

Hi Curtis,

In reviewing the Administrative Variance files, we are missing Planning comments for the following:

Closing Date 2/20/06

06-357-A (Bailey - 12122 Hooper Lane, 21057) - MD HIST. SITE #BA 1931

06-362-A (Wasiak - 307 Weatherbee Rd., 21286)

Closing Date 2/27/06

06-369-A (Thomas - 2104 Kennicott Rd., 21244)

[06-372-A (Regan - 1321 Ridge Rd., 21228)

06-380-A (Cummons - 11506 Hannibal Rd., 21057)

Thanks and have a great day!

Baltimore County - My Neighborhood



06-372-A

101A2

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

Zoning area DR2

Lot size .16 acreage

7,149 square feet

public sewer

public water

not Chesapeake Bay Critical

not 100 year flood plain

not historic

no prior zoning hearing

Deed Reference 17098/469

Council District No.1

Election District No.1

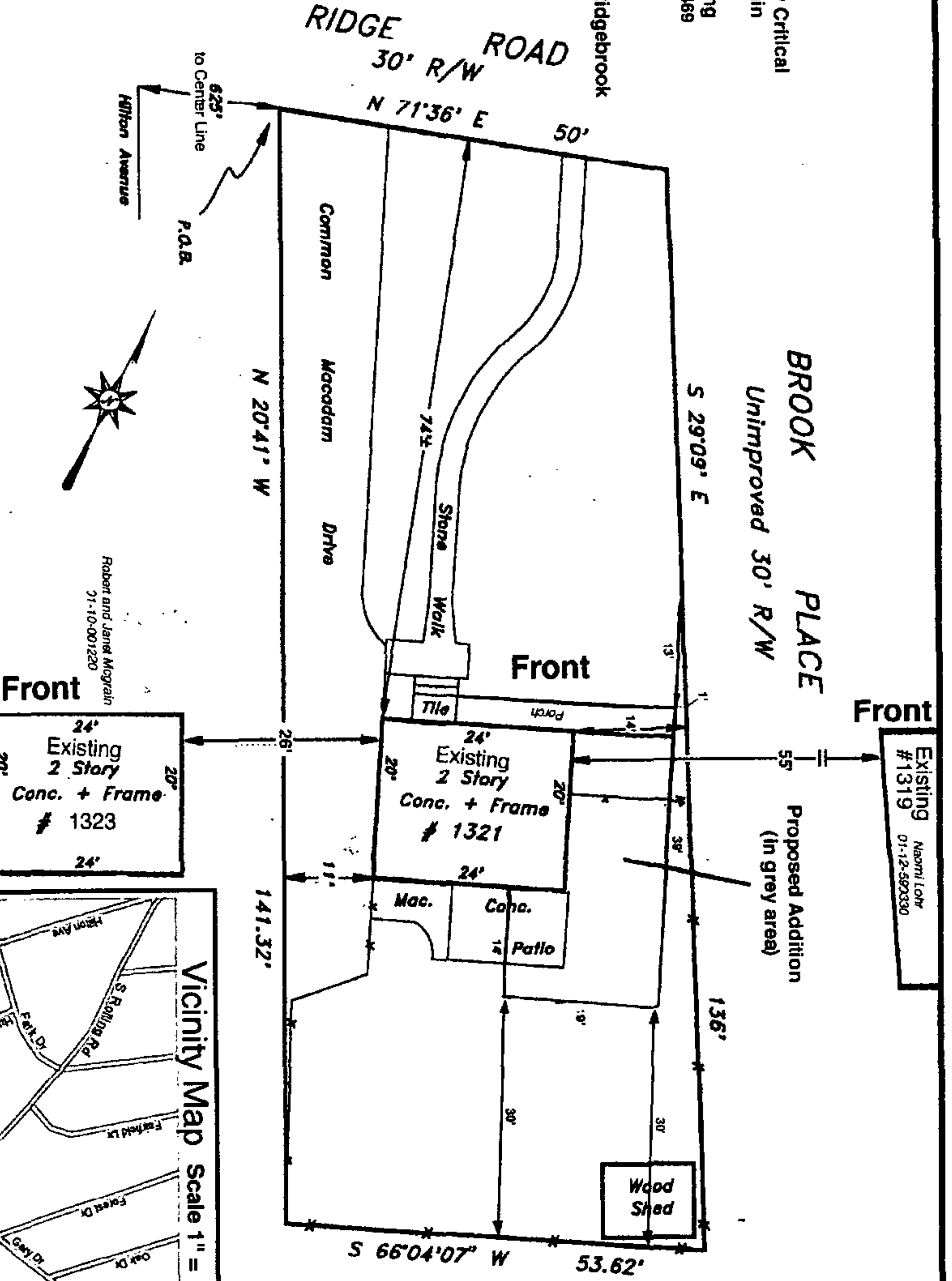
MAP No. 101A2

Subdivision Name: Ridgebrook

Lot No. 220

Plat Book #: 9

Folio #: 18



LOCATION DRAWING

1321 Ridge Road

Baltimore County, Maryland

Owner, Matthew and Megan Regan

prepared by Matthew Regan

Scale: 1" = 20'

ZONING OFFICE USE ONLY

Reviewed By:

ITEM #:

CASE #:

JMR

372

06-372-A

