

File

6.22.06

06-407-A

Donna Thompson

Zoning Review

Department of Permits and Development Management

111 West Chesapeake Avenue

Room 111

Towson, MD. 21204

RE: CASE # 06-407-A

DEAR Ms. Thompson,

Attached you will find the "red line" drawing for 16 Elm Dr. BALTO MD 21220 - per our conversation on Tuesday, May 30, 2006. Should you have any questions regarding this matter - please feel free to contact me at 410-242-2880 ext. 8395.

Respectfully yours,
Kelly S. Kight.

□

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

OWNER DAVID AND KELLY KIGHT



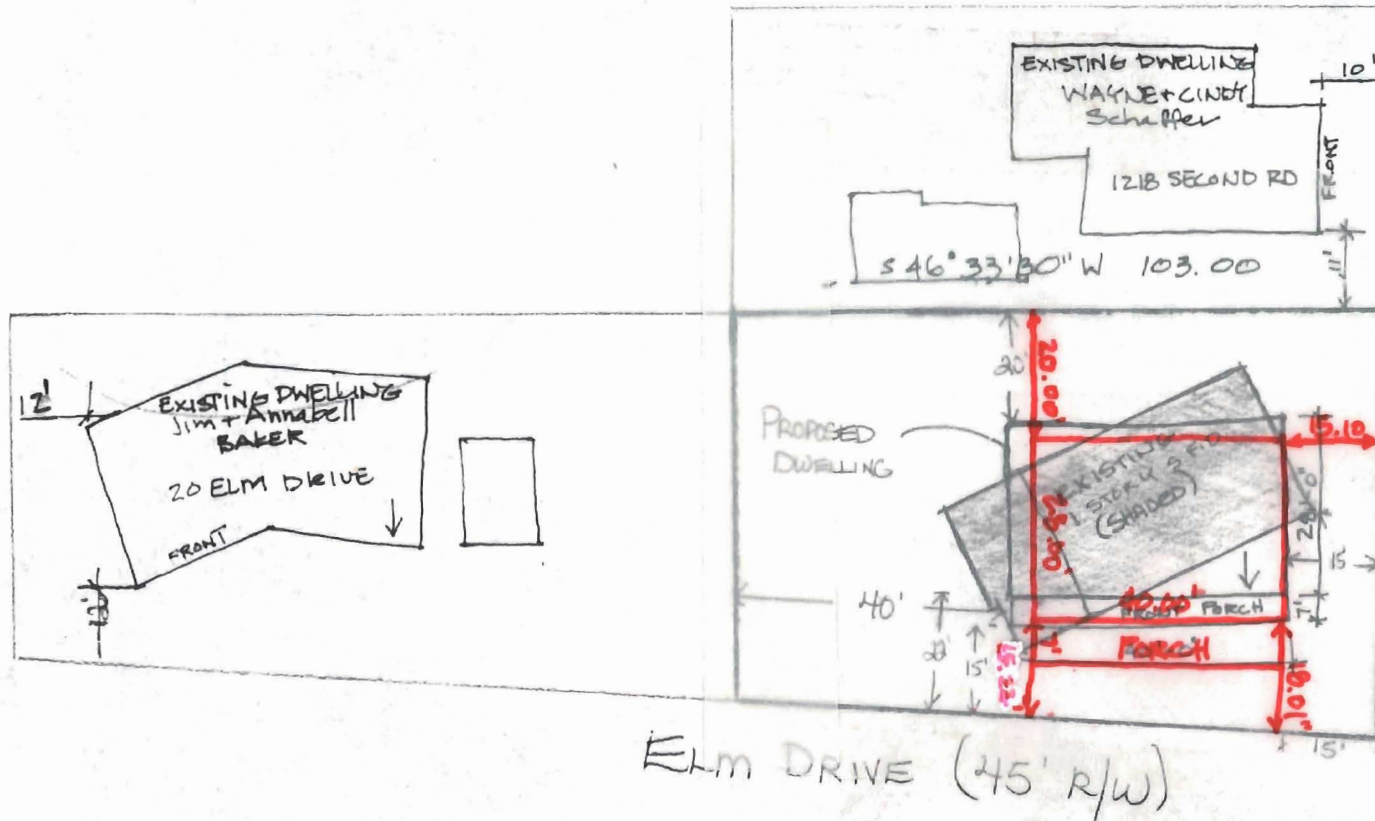
ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
1" = 200' SCALE MAP # 091A3
ZONING D.R.S.S
LOT SIZE 0.16 6,935
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

D.T. | 407 | α₆-407-A



NORTH

PREPARED BY KELLY KIGHT

SCALE OF DRAWING: 1" = 30'

IN RE: PETITION FOR ADMIN. VARIANCE
North Side of Elm Drive, 12' West of
of Centerline of Second Road
15th Election District
6th Councilmanic District
(16 Elm Drive

David J. & Kelly S. Kight
Petitioners

*
*
*
*
*

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 06-407-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, David J. and Kelly S. Kight. The variance request is for property located at 16 Elm Drive in the Middle River area of Baltimore County. The variance request is from Sections 1B02.3C, 303.1 and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a replacement dwelling with a front averaging setback of 22 feet, front open projection setback of 15 feet, side street setback of 15 feet and rear setback of 20 feet in lieu of the required 12 feet, 9 feet, 25 feet and 30 feet respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Department of Environmental Protection and Resource Management (DEPRM) dated March 27, 2006 and received March 28, 2006 and the Bureau of Development Plans Review dated March 10, 2006, copies of which are attached hereto and made a part hereof.

3-28-06
Date
By

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 3, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 28th day of March, 2006, that a variance from Sections 1B02.3C, 303.1 and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a replacement dwelling with a front averaging setback of 22 feet, front open projection setback of 15 feet, side street setback of 15 feet and rear setback of 20 feet in lieu of the required 12 feet, 9 feet, 25 feet and 30 feet respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
Date 3-28-06
By [Signature]

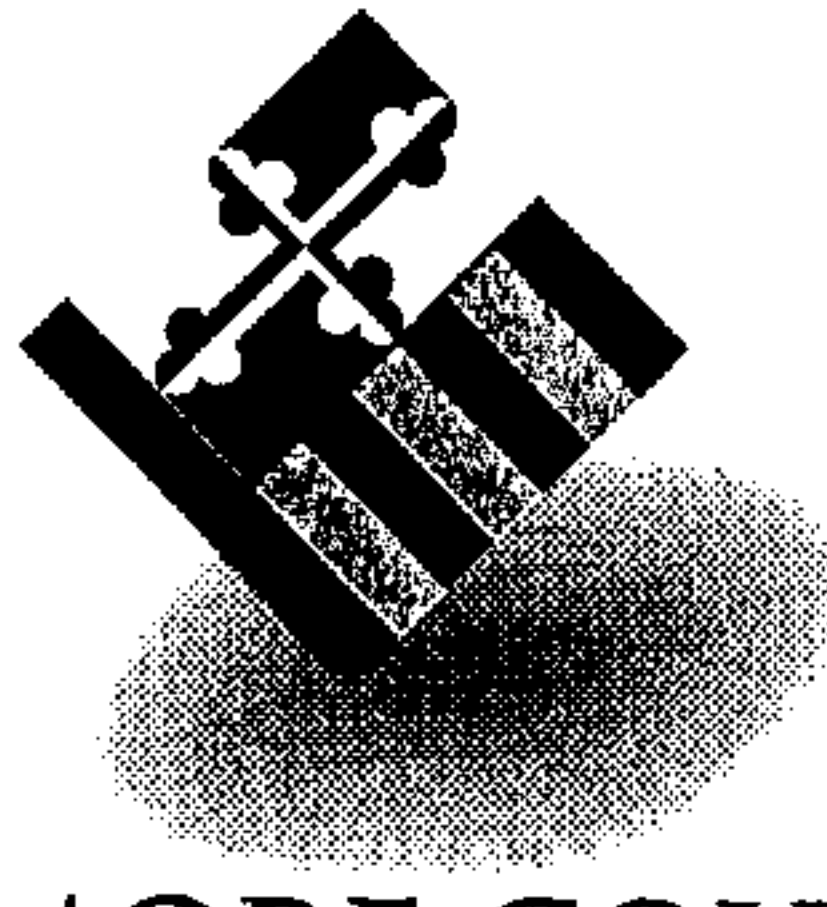
2. The Petitioner must be in compliance with the comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated March 27, 2006 relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. A copy of this comment is attached hereto and made a part hereof.
3. The Petitioner must be in compliance with the comments submitted by the Bureau of Development Plans Review dated March 10, 2006, a copy of which is attached hereto and made a part hereof.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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


WILLIAM J. WISEMAN, III
ZONING COMMISSIONER FOR
BALTIMORE COUNTY

WJW:dlw

DATE RECEIVED FOR FILING
Date 3-28-06
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 28, 2006

David J. Kight
Kelly S. Kight
16 Elm Drive
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 06-407-A
Property: 16 Elm Drive

Dear Mr. and Mrs. Kight

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted with restrictions 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 black ink, appearing to read "W. J. Wiseman, III", written over a horizontal line.

William J. Wiseman, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; Case File

CBLA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16 ELM DRIVE BALTO. MD. 21220
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3C., 303.1, 301.1A. (BCZR)

To permit a replacement dwelling with a front averaging setback of 22-feet, front open projection setback of 15-feet, side street setback of 15-feet and rear setback of 20-feet in lieu of the required 12-feet, 9-feet, 25-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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 21 day of March, 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.

Legal Owner(s):

DAVID J. KIGHT

Name - Type or Print

Signature

KELLY S. KIGHT

Name - Type or Print

Signature

16 ELM DRIVE

Address

BALTIMORE

City

MD

State

21220

Zip Code

W-410-242-2880 x 8395

H-410-574-8773

Telephone No.

Representative to be Contacted:

KELLY S. KIGHT

Name

Address

BALTIMORE

City

MD

State

21220

Zip Code

W-410-242-2880 x 8395

H-410-574-8773

Telephone No.

Zoning Commissioner of Baltimore County

Reviewed By D.T. Date 3/22/06

Estimated Posting Date 3/5/06

CASE NO. 06-407-A

REV 10/25/01

ORDER RECEIVED FOR FILING

3-28-06

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 16 ELM DRIVE
Address
BALTIMORE MD 21220
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):

WE ARE REQUESTING THIS ADMINISTRATIVE VARIANCE DUE TO PRACTICAL DIFFICULTY.

- ① THE lot is approximately 67' DEEP x 103' WIDE.
- ② THE EXISTING DWELLING IS TOO SMALL AND WAS CONSTRUCTED PRIOR TO ZONING REGULATIONS, OF WHICH IT DOES NOT COMPLY.
- ③ ACCORDING to our research, WE found that ZONING DR 5.5 REQUIRES 25' from the front of the structure to the front property line.
- ④ In addition, 30' IS REQUIRED From the rear of the structure to the rear property line IS REQUIRED.
- ⑤

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.

David J. Kight
Signature
DAVID J. KIGHT
Name - Type or Print

Kelly S. Kight
Signature
KELLY S. KIGHT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of Feb, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

C. Darlene Branagan
Notary Public

My Commission Expires _____

CBCA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 16 Elm DR
which is presently zoned D.R.5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1002.3C., 303.1, 301.1A. (BCZR)

To permit a replacement dwelling with a front averaging setback of 22-feet, front open projection setback of 15-feet, side street setback of 15-feet and rear setback of 20-feet in lieu of the required 12-feet, 9-feet, 25-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):

DAVID J. KIGHT
Name - Type or Print _____
David J. Kight
Signature _____
KELLY S. KIGHT
Name - Type or Print _____
Kelly S. Kight
Signature _____
16 ELM DRIVE W-410.242.2880 x 8395
Address Telephone No. _____
BALTIMORE MD 21220
City State Zip Code

Representative to be Contacted:

KELLY S. KIGHT
Name _____
16 ELM DRIVE W-410.242.2880 x 8395
Address Telephone No. _____
BALTIMORE MD 21220
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 28 day of March, 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

Reviewed By D.T. Date 2/22/06

Estimated Posting Date 3/5/06

Case NO. 06-407-A

REV 10/25/01

UNDER RECEIVED FOR FILING
Date 3-28-06
By [Signature]

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 16 ELM DRIVE
Address
BALTIMORE MD. 21220
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):

WE ARE REQUESTING THIS ADMINISTRATIVE VARIANCE DUE TO PRACTICAL DIFFICULTY.

- ① THE LOT IS 67' DEEP X 103' WIDE (APPROXIMATELY)
- ② THE EXISTING DWELLING IS TOO SMALL AND WAS CONSTRUCTED PRIOR TO ZONING REGULATIONS, OF WHICH IT DOES NOT COMPLY.
- ③ ACCORDING TO OUR RESEARCH, WE FOUND THAT ZONING DR 5.5 REQUIRES 25' FROM THE FRONT OF THE STRUCTURE TO THE FRONT PROPERTY LINE.
- ④ IN ADDITION, 30' IS REQUIRED FROM THE REAR OF THE STRUCTURE TO THE REAR PROPERTY LINE.

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.

David J. Kight
Signature
DAVID J. KIGHT
Name - Type or Print

Kelly S. Kight
Signature
KELLY S. KIGHT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of Feb, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Warlene Branagan
Notary Public

My Commission Expires C. DARLENE BRANAGAN
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission expires 9-1-08

Zoning Description for 16 Elm Drive Baltimore, Maryland 21220

Beginning at a point on the North side of Elm Drive which is 45' wide at the distance of 12' West of the centerline of the nearest improved intersecting street Second Road which is 30' wide. *Being Lot #11, Section #IV in the subdivision of Stansbury Manor as recorded in Baltimore County Plat Book #13, Folio #138, containing 6,935 square feet. Also known as 16 Elm Drive and located in the 15th Election District, 6th Councilmanic District.

06-407-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0481

DATE 2/22/84 ACCOUNT 0010001450

AMOUNT \$ 5.00

RECEIVED FROM: DANDY-KIGER

FOR: TEN # 141 96-401-A

16 Eas Dr D-Hanson

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID BY
BUSINESS ADDRESS
CITY
STATE
ZIP
DATE
AMOUNT
CASH
CHECK
TOTAL
BALANCE
DATE
AMOUNT
CASH
CHECK
TOTAL
BALANCE

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-407-A

Petitioner/Developer: KIGHT

Date of Hearing/Closing: 3-20-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

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 located at:

16 ELM DRIVE

The sign(s) were posted on

3-3-06
(Month, Day, Year)

Sincerely,

Robert Black 3-7-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

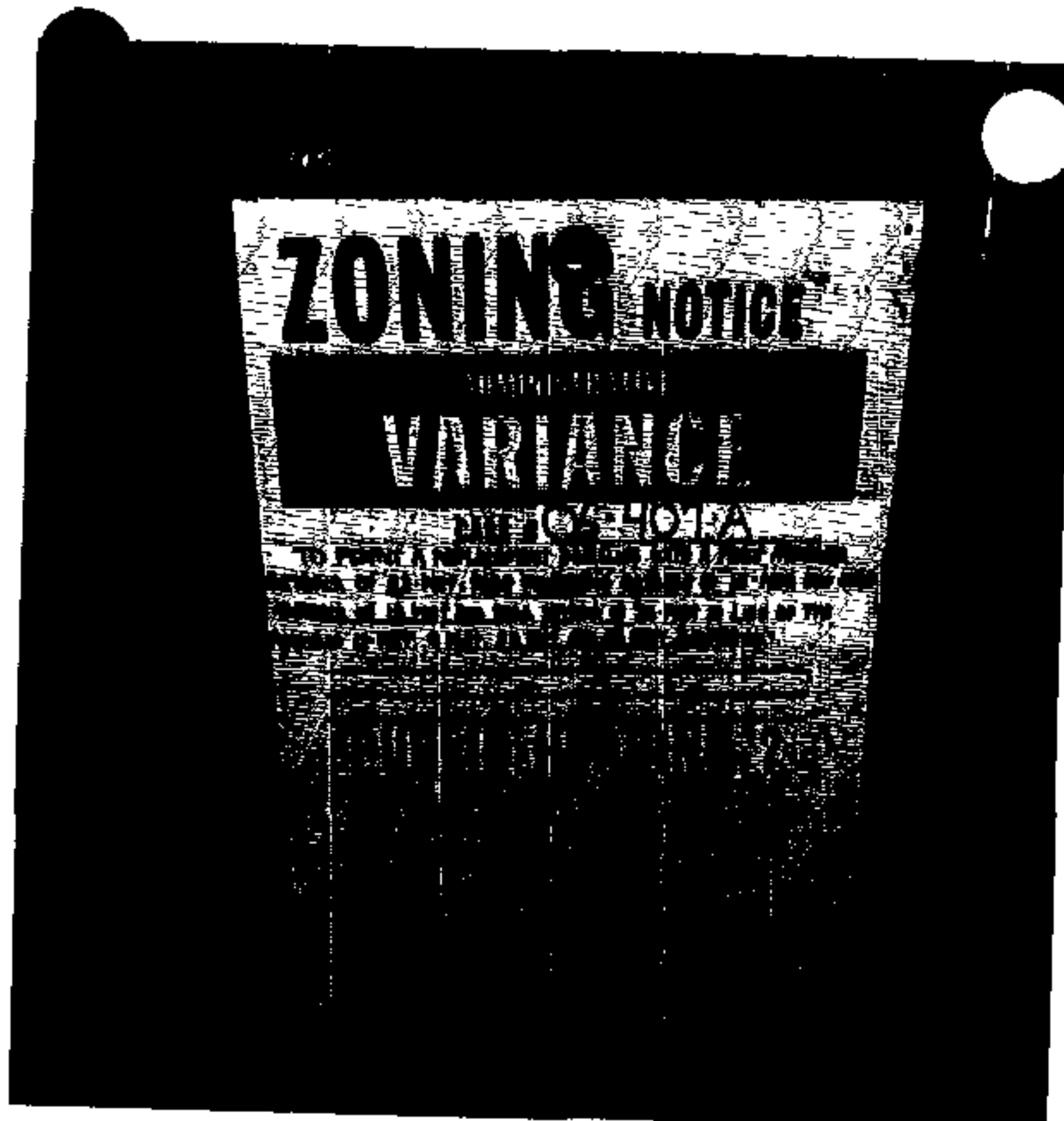
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



16 ELM DRIVE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 407 -A

Address 16 Elm Drive

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/22/06

Posting Date: 3/5/06

Closing Date: _____

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- 407 -A

Address 16 Elm Drive

Petitioner's Name RIGHT

Telephone 410-574-8773

Posting Date: 3/5/06

Closing Date: 3/20/06

Wording for Sign:

To permit a replacement dwelling with a front averaging setback of 22-feet, front open projection setback of 15-feet, side street setback of 15-feet and rear setback of 20-feet in lieu of the required 12-feet, 9-feet, 25-feet and 30-feet, respectively.

WCR - Revised 6/25/04

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: 06-407 - A

Petitioner: KIGHT

Address or Location: 16 ELM DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR + MRS. DAVID J. KIGHT

Address: 16 ELM DR.

BALTO. MD 21220

Telephone Number: 410-574-8773

Revised 2/20/98 - SCJ

**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 13, 2006

David J. and Kelly S. Kight
16 Elm Drive
Baltimore, MD 21220

Dear Mr. and Mrs. Kight:

RE: Case Number: 06-407-A, 16 Elm Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 22, 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



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 28 2006

LIVING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination

DATE: March 27, 2006

SUBJECT: Zoning Item # ZAC 06-407-A
Address 16 Elm Drive
(Kight Property)

Zoning Advisory Committee Meeting of March 6, 2006

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

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

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

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:

Reviewer: Glenn Shaffer

Date: March 23, 2006

ORDER RECEIVED FOR FILING
3-28-06
123

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 10, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For March 13, 2006
~~Item No. 407~~

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

The minimum right-of-way for all public roads in Baltimore County is 40-feet. Show the future right-of-way for Second Road, centered on existing 30-feet right-of-way. Setback shall be adjusted accordingly.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 407-03132006.doc

ORIGINAL RECEIVED FOR FILING
Date 3-28-06
By [Signature]

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



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

Maryland Department of Transportation

Date: 3.7.06

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

RE: Baltimore County
Item No. 407 DT

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 20, 2006

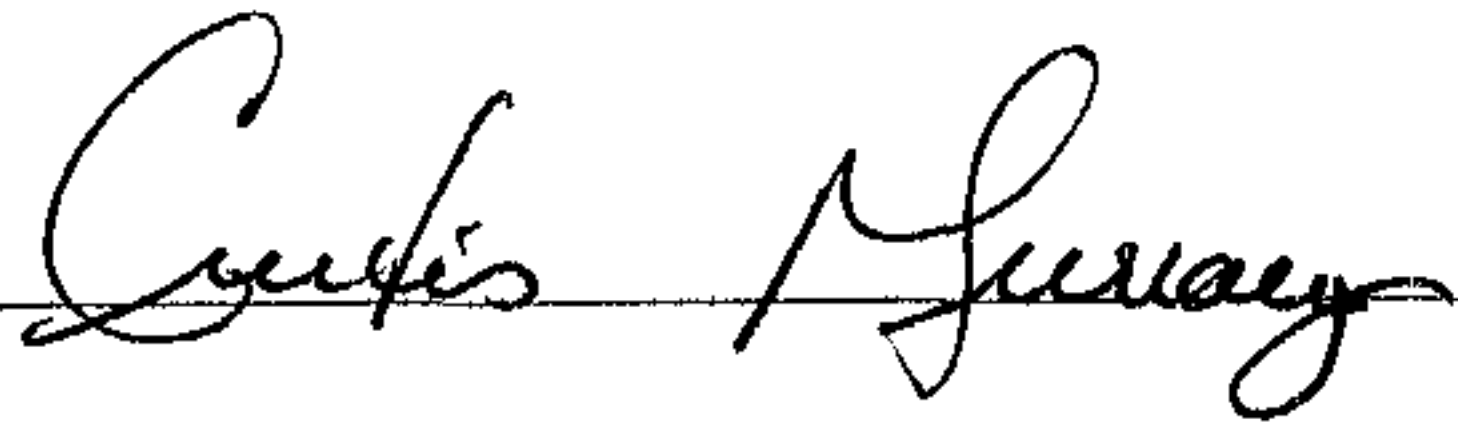
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-407- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: March 1, 2006

TO: Zoning Commissioner & File

FROM: Donna Thompson, Planner II
Zoning Review

SUBJECT: Petition for Variance, Case No. 06-407-A
16 Elm Drive
15th Election District

At the time of filing this petition it was my understanding that a variance was necessary for the front setback. Per Zoning Supervisor, Carl Richards, a zoning variance is not necessary for the front since they will place their house farther back than the adjacent house.

DT

Post-it® Fax Note 7671		Date 3-20	# of pages 1
To Kelly Kight	From Debbie		
Co./Dept	Co. Zoning Comm.		
Phone #	Phone # Office		
Fax # 410.737.8847	Fax #		

From: Debra Wiley
To: Livingston, Jeffrey
Date: 3/27/2006 11:55:31 AM
Subject: Comments Needed - CBCA

Hi Jeff,

Our office is still awaiting CBCA comments for Administrative Variances for the following:

06-395-A (closing date 3/13) - 1814 Cromwood Rd., 21234

06-407-A (closing date 3/20) - 16 Elm Dr., 21220

✓ rec'd 3/28

06-415-A (closing date 3/20) - 3517 Bay Dr., 21220

Can you let me know when to expect these. Thanking you in advance for your cooperation.

From: Debra Wiley
To: Livingston, Jeffrey
Date: 3/20/2006 2:40:24 PM
Subject: Comments - Administrative Variances - CBCA - Closing Date of 3/20/06

Hi Jeff,

In reviewing the Administrative Variance files, we have two that are **CBCA** and we need your office's comments. They are as follows:

06-407-A - 16 Elm Dr., 21220

06-415-A - 3517 Bay Dr., 21220

Thanks for your cooperation.

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO.	5642
CONNECTION TEL	94107378847
CONNECTION ID	
START TIME	03/20 16:05
USAGE TIME	00'31
PAGES	1
RESULT	OK

found
comp. to
Ms. Knight
dated 3/1
to: 3 c. + file
for: Ben Thompson

3/23
Ms Knight
Call
(410) 952-9615

Per Ms. Knight -
see Jeff

Sanigston
Says all
Decker
are out

this will be
he's unable to
get comment
to us.

February 14, 2006

To Whom It May Concern:

I have reviewed the plat plan of the existing and proposed Kight homes. I have no objection to the new structure being placed on the lot as shown.

JAMES LEWIS BAKER SR,
Name
James Lewis Baker Sr.
Signature
20 ELM DRIVE
Address
BALTIMORE, MD. 21220

06-407-A

February 14, 2006

To Whom It May Concern:

I have reviewed the plat plan of the existing and proposed Kight homes. I have no objection to the new structure being placed on the lot as shown.

ANNA BELLE BAKER
Name
Anna Belle Baker
Signature
20 Elm DRIVE, BALTIMORE, MD. 21220
Address

06-407-A

February 14, 2006

To Whom It May Concern:

I have reviewed the plat plan of the existing and proposed Kight homes. I have no objection to the new structure being placed on the lot as shown.

FREDRIC WAYNE SHAFFER

Name

Fredric Wayne Shaffer

Signature

1218 SKEOWA RD / BATH MD 21220

Address

06-407-A

February 14, 2006

To Whom It May Concern:

I have reviewed the plat plan of the existing and proposed Kight homes. I have no objection to the new structure being placed on the lot as shown.

CYNTHIA A. SHAFFER
Name
Cynthia A Shaffer
Signature
1218 SECOND ROAD, MIDDLE RIVER, MD 21220
Address

06-407-A

February 14, 2006

To Whom It May Concern:

I have reviewed the plat plan of the existing and proposed Kight homes. I have no objection to the new structure being placed on the lot as shown.

Sarah Czach
Name


Signature

13 Elm Drive Baltimore, Md 21220
Address

06-407-A

February 14, 2006

To Whom It May Concern:

I have reviewed the plat plan of the existing and proposed Kight homes. I have no objection to the new structure being placed on the lot as shown.

Raymond Davis Jr
Name
Raymond Davis Jr
Signature
9 Elm Drive Baltimore MD 21220
Address

06-407-A

February 14, 2006

To Whom It May Concern:

I have reviewed the plat plan of the existing and proposed Kight homes. I have no objection to the new structure being placed on the lot as shown.

Name Patricia J. Davis

Signature Patricia J. Davis

Address 9 Elm Dr Balto Md 21220

06-407-A

06-407-A



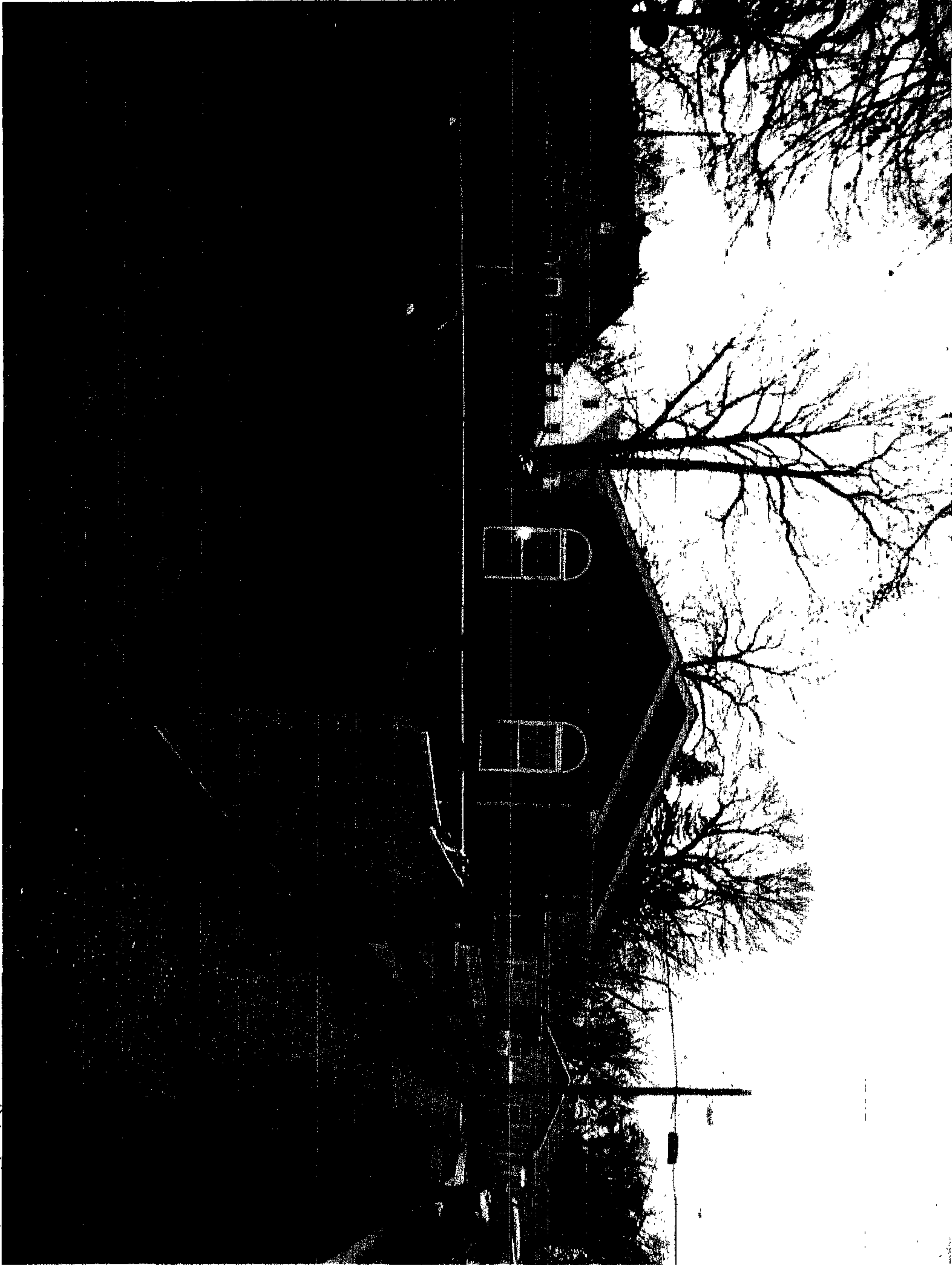
ELM

06-407-A



2ND

06-407-A



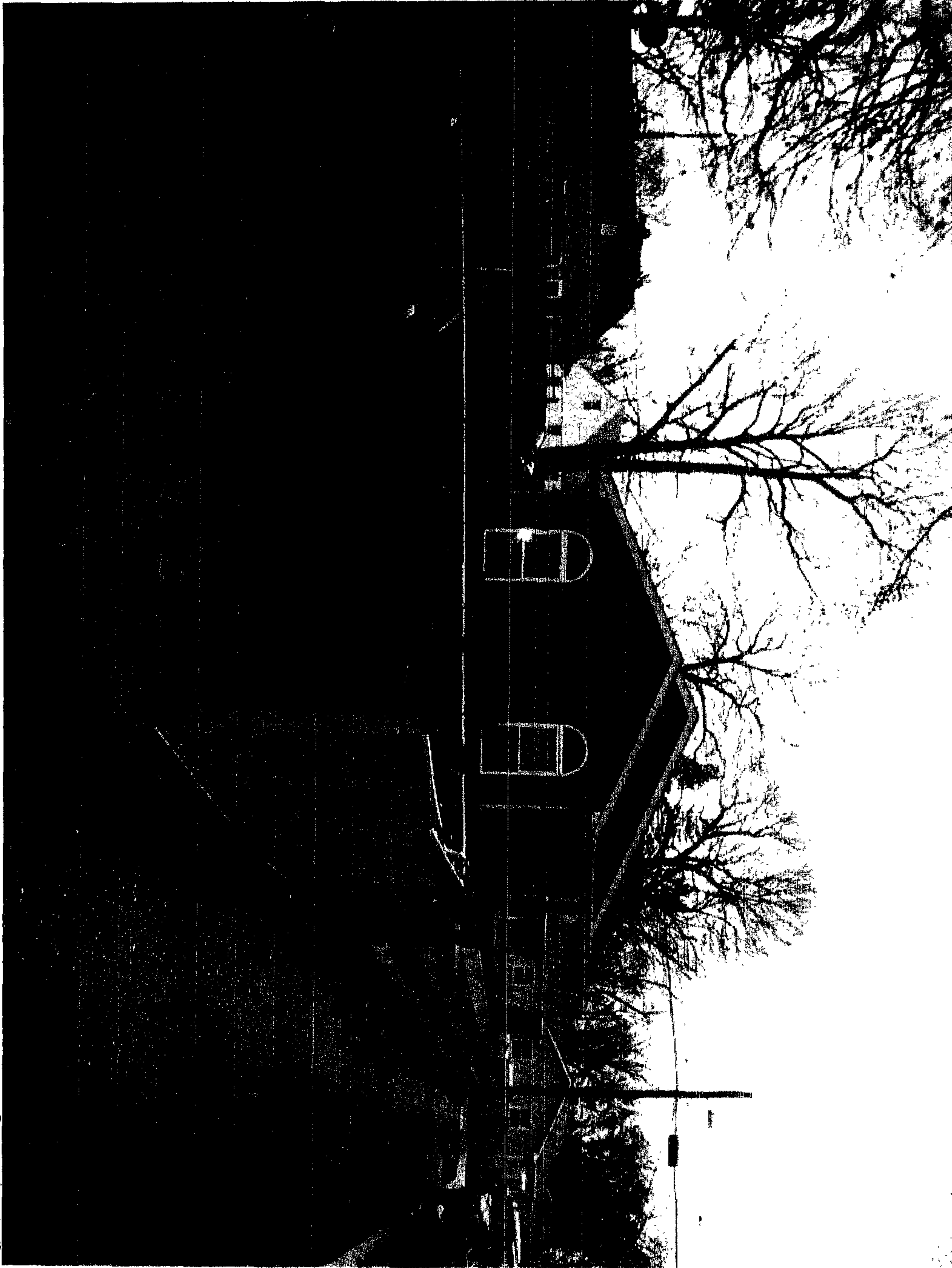
ELM

06-407-A



2ND

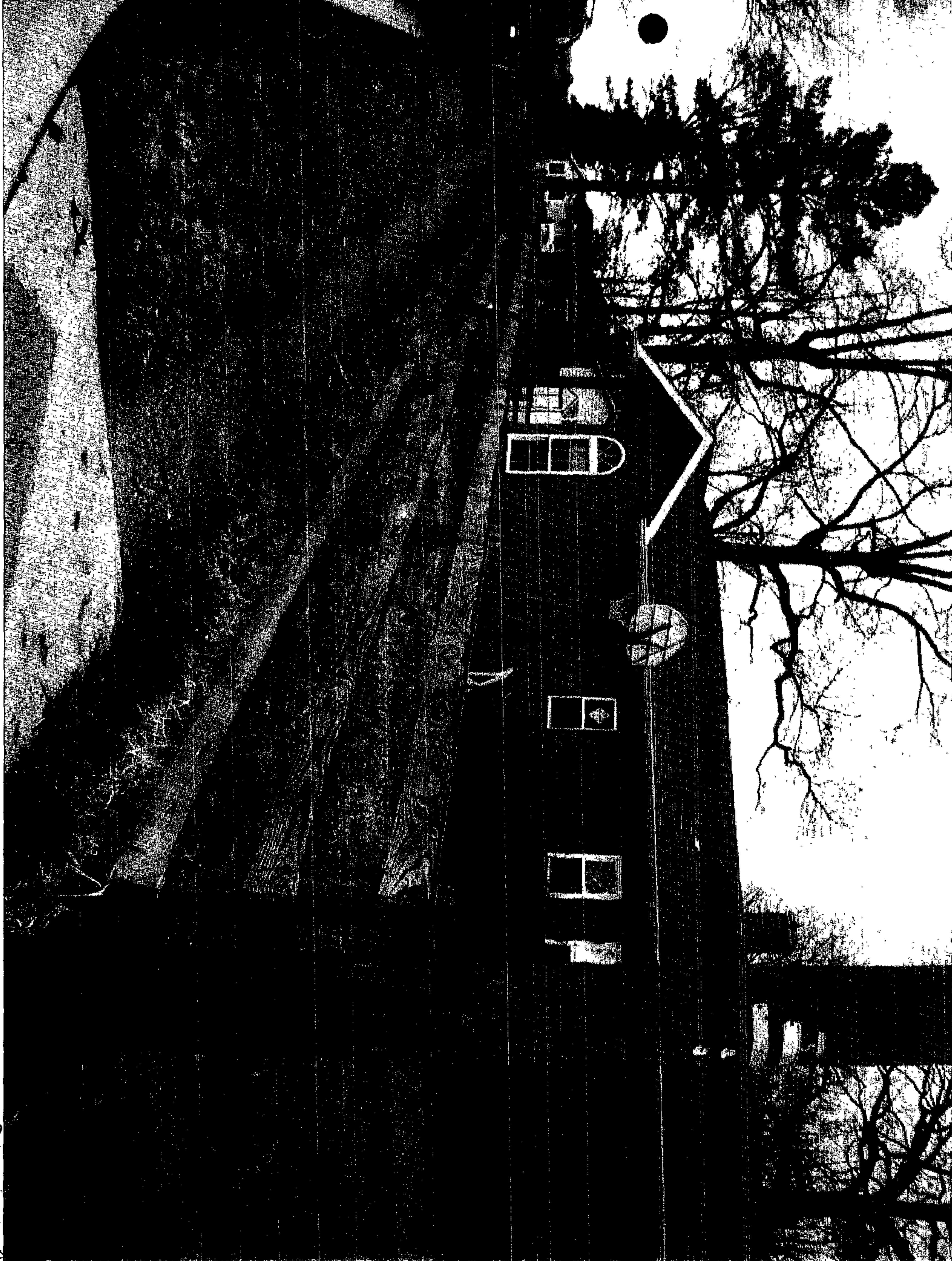
06-467-A





06-407-A

06-407-4



9 Elm Drive



06-407-A

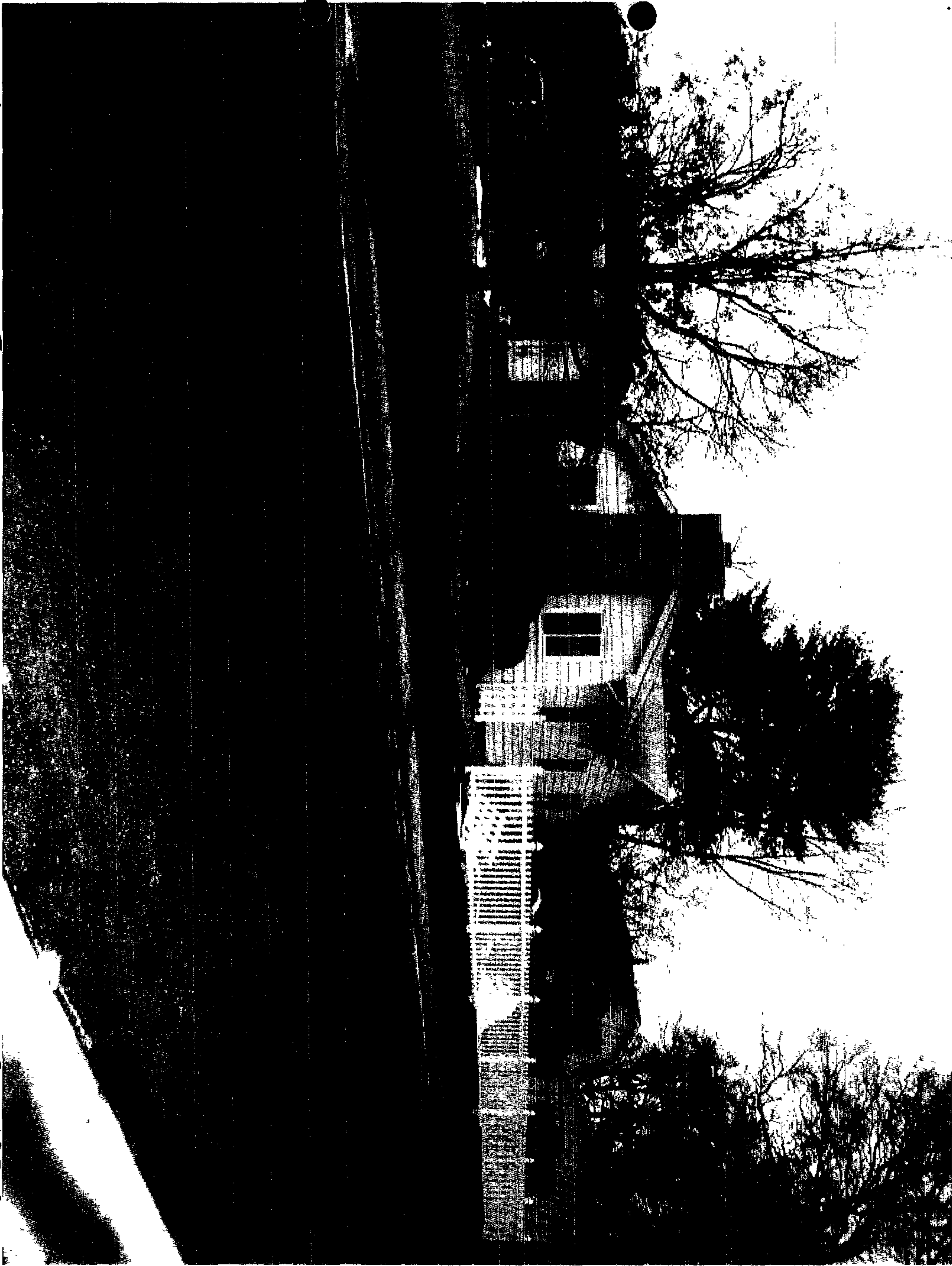
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06-407-A



13 ELM DRIVE

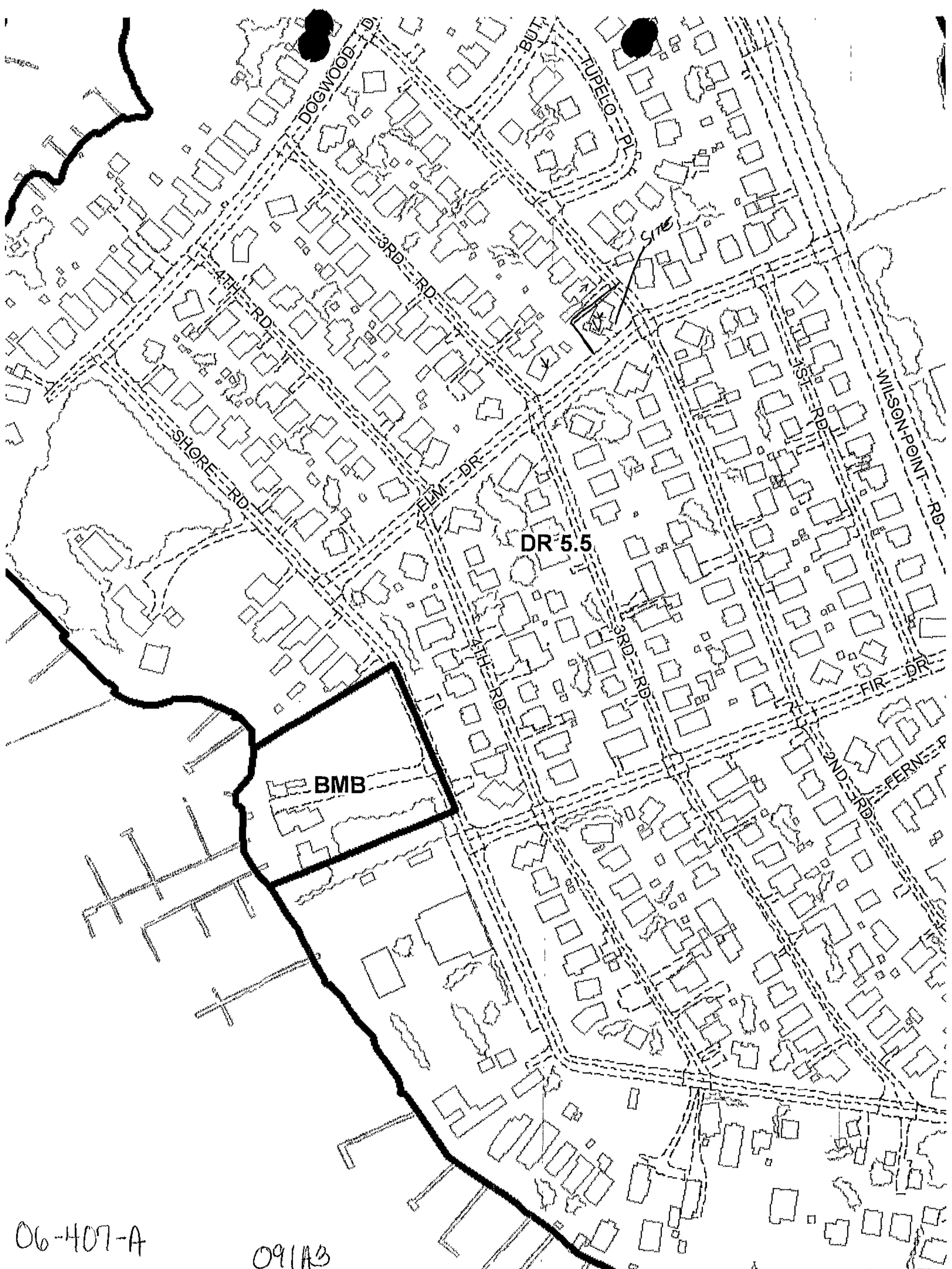
06-407-A



20 BM DRIVE

06-407-A





06-407-A

091A3

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

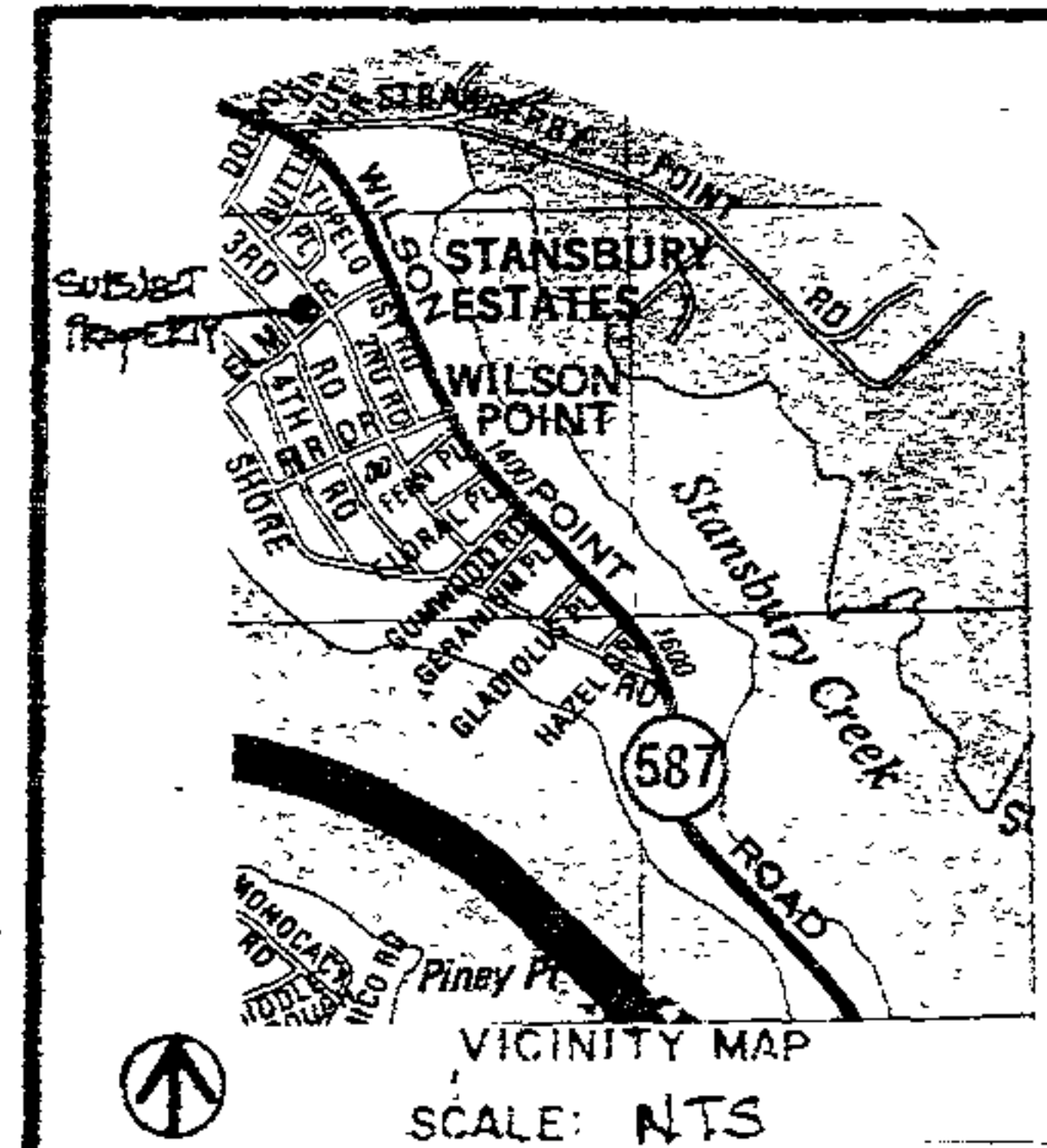
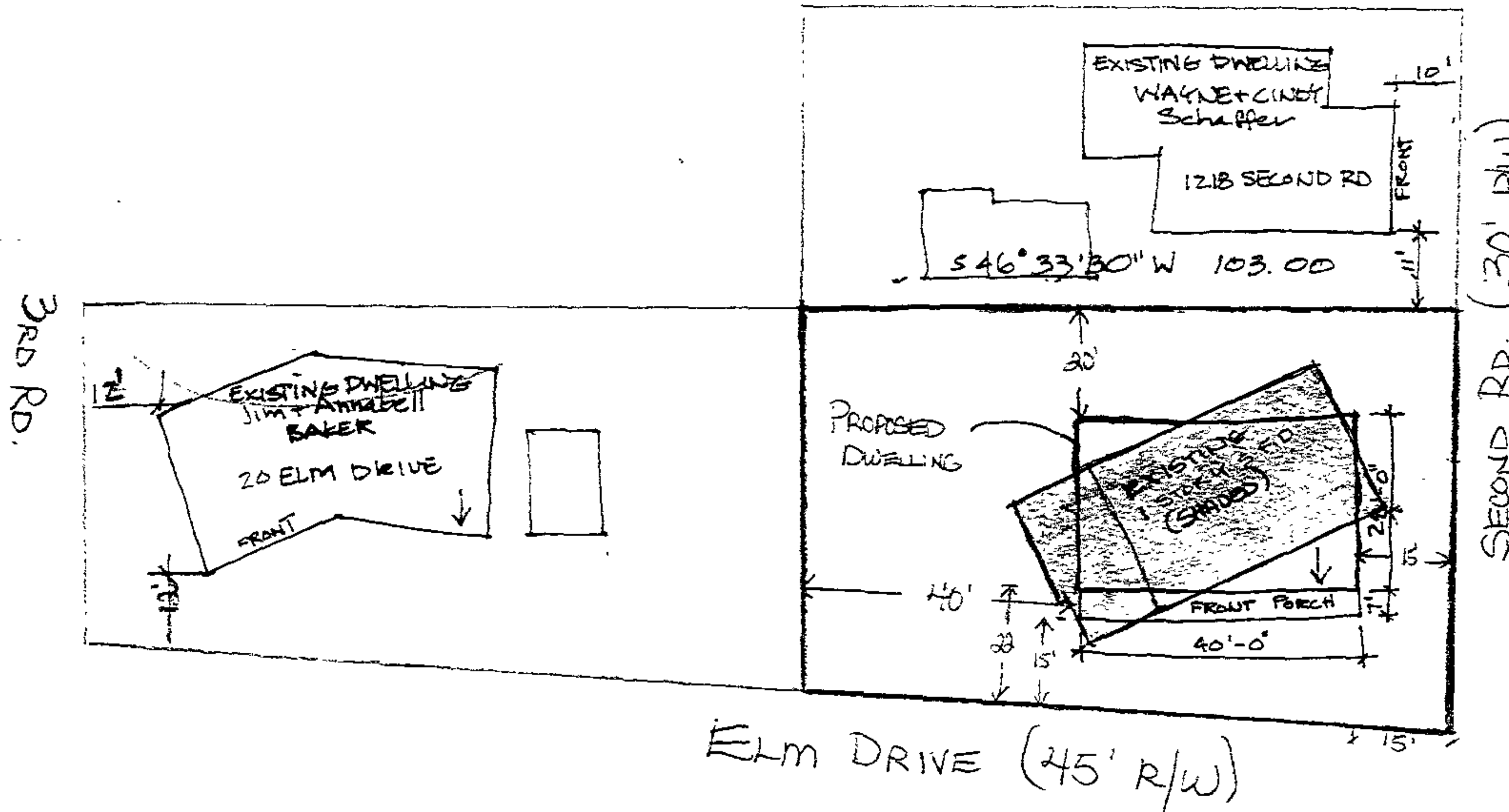
PROPERTY ADDRESS 16 ELM DRIVE

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

SUBDIVISION NAME STANSBURY MANOR

PLAT BOOK # 13 FOLIO # 138 LOT # 11 SECTION # 14

OWNER DAVID AND KELLY KIGHT



LOCATION INFORMATION

ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 6
 1"=200' SCALE MAP # 091A3
 ZONING D.R.S.S
 LOT SIZE .16 ACREAGE 6,935 SQUARE FEET
 SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ PUBLIC ☐ PRIVATE
 CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO
 100 YEAR FLOOD PLAIN ☐ YES ☒ NO
 HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
 PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

D.T. | 407 | 06-407-A

Pet #1



PREPARED BY KELLY KIGHT

SCALE OF DRAWING: 1" = 30'