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IN RE: PETITION FOR ADMINIS. VARIANCE

E/S Leslie Road, 900' S of the c/l

Bird Avenue

(6882 Leslie Road)

15th Election District

6th Council District

Constance L. Simpson, et al Petitioners * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 06-438-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, Constance L. Simpson, Shelley Lasek, Phillip Lasek, Matthew Lasek and Kenneth Lasek. The Petitioners request variance relief from Sections 1A01.3.B.2 and 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 0.293 acres in lieu of the minimum required 1.0 acre, and to permit side yard setbacks of 10 feet and 12 feet in lieu of the required 35 feet each for a proposed dwelling. 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, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to 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 Office of People's Counsel requested that a public hearing be held, given the scope of the relief requested. Thus, the matter was scheduled for a hearing before the undersigned on April 19, 2006.

Appearing at the hearing on behalf of the Petitioners were Russell Lam with the Baltimore County Office of Community Conservation, Mike Homa, Robert Alex, and Bill Poole with Pascal-Turner Homes, Builder, and Rick Richardson, the Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present. However, it is to be noted that the Zoning Review Division of the Department of Permits and Development Management did not agree that a hearing was necessary in this matter in that the request was as a result of Hurricane Isabelle damage. Section 305 of the B.C.Z.R. allows the replacement of a dwelling destroyed by fire or flood, provided that such replacement construction is commenced within two years of the damage, pursuant to Section 104.2. In this instance, testimony indicated that the length of time was extended not through any fault of the Petitioners themselves, but because of delays by Baltimore County's Community Conservation Agency in processing financial aid. Thus, the Department of Permits deemed it appropriate to allow the request to proceed through the Administrative Variance process.

In any event, testimony and evidence offered at the hearing disclosed that the subject property is a rectangular shaped waterfront parcel located on the east side of Leslie Road, southeast of Bird Avenue and Earls Beach Road in eastern Baltimore County. The property, which has frontage on Nottingham Creek, is also known as Lot 3 of the Plat of Earl, an older subdivision that was recorded in the Land Records well prior to the effective date of the current zoning regulations and Chesapeake Bay Critical Area requirements. As is often the case with lots in older subdivisions, the subject property lacks sufficient area and width by today's standards. In this regard, the property is 50 feet wide and 258 feet deep, and contains a gross area of 13,518 sq.ft. (0.310 acres), more or less, zoned R.C.2. The property is presently improved with a 670 sq.ft. dwelling, which suffered irreparable damage as a result of Hurricane Isabel. Thus, the Petitioners are desirous of razing that structure and constructing a new home on the property. As shown on the site plan, the new house will be a one-story elevated ranch type structure, 48' x 28' in dimension. A 10-foot side yard setback will be provided to the north, and a 12-foot setback to the south. Due to the size and location of the septic reserve area, the new house will be situated in

the front portion of the lot, approximately 50 feet from the water. A 10-foot wide macadam driveway will provide access to the home from Leslie Road.

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 property is an existing lot of record in a subdivision that 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, 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

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of May 2006 that the Petition for Administrative Variance seeking relief from Sections 1A01.3.B.2 and 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 0.293 acres in lieu of the minimum required 1.0 acre, and to permit side yard setbacks of 10 feet and 12 feet in lieu of the required 35 feet each for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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WJW:bjs

- 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.
- 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.
- 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.

Zoning Commissioner

for Baltimore County



JAMES T. SMITH, JR. County Executive

May 5, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Ms. Constance L. Simpson 6882 Leslie Road Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE

E/S Leslie Road, 900' S of the c/l Bird Avenue

(6882 Leslie Road)

15th Election District – 6th Council District Constance L. Simpson, et al - Petitioners

Case No. 06-438-A

Dear Ms. Simpson:

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 ruly yours.

Zoning Commissioner
for Baltimore County

WJW:dlw

cc: Mr. Rick Richardson, Richardson Engineering, LLC
110 Old Padonia Road, Suite LC, Cockeysville, Md. 21030
Mr. Michael L. Homa, Pascal-Turner Homes
3300 Eastern Boulevard, Baltimore, Md. 21220
Chesapeake Bay Critical Areas Commission

1804 West Street, Suite 100, Annapolis, Md. 21401

Mr. Russell Lam, Office of Community Conservation; Development Plans Review, DPDM; Office of Planning; DEPRM; People's Counsel; Case File

CBCA

Tood



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6882 LESLIE ROAD which is presently zoned RC-2

I/We do solemnly declare and affirm, under the penalties of

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)

1A.01.3.B.3 for a side yard setback of 10' in lieu of the required 35' 1A.01.3.B.2 to permit a lot area of 0.293 acre in lieu of the required 1

acre.

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.

			perjury, that live are is the subject of this f	the legal ewner(s) of the etition.	property which
Contract Purchaser	<u>/Lessee:</u>		Legal Owner(s):		
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Signature			Representative to RICK RICHARI RICHARDSON	o be Contacted:	
Pageress		Telephone No	110 OLD PADOL	14 RD SUITE LC	- 410-560-1502 Telephone No
Env -	State	Zip Code	COCKEYSVILLE	MD_State	21030 Zip Code
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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

6882 LEGUE ROAD

Address
BALTIMORE MD 21220
City State

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):

To permit the construction of a house on an existing lot of record that does not meet the current zoning requirements. The existing house was destroyed by Hurricane Isabel. Reconstruction of the house must be changed to meet septic system requirements and other site issues.

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	2 Phillip Lasek Manuel Signature
Constance L Simpson Shelle Name - Type or Print	y Chasek Phillip Lasek Matthew Lase Name-Type or Phint
	Kenneth Lasek Let
STATE OF MARYLAND, COUNTY OF BALTIMOR	
I HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, person	nally appeared, before me, a Notary Public of the State
the Affiant(s) herein, personally known or satisfactor	ily identified to me as such Affiant(s)
AS WITNESS my hand and Noteth History	
CTAR	Sunder 17) Hobapfel

My Commission Expires 4 - 11-09

110 Old Padonia Road, Suite LC Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION 6882 LESLIE ROAD 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the east side of Leslie Road, a right- of-way (30) feet wide at the distance of 900 feet south of the centerline of the nearest improved intersecting street Bird Avenue, a right- of- way (30) feet wide. Being lot #3 in the subdivision of "PLAT OF EARL" as recorded in Baltimore County Plat Book #7, Folio #144, containing 12,768 Sq.Ft. or 0.293 Ac.+/-. Also known as 6882 Leslie Road and located in the 15th. Election District, 6th Councilmanic District.

433

NOTICE OF ZONING HEARING

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

Case: #06-438-A 6882 Leslie Road

East side of Leslie Road, 1400 feet south of Bird Avenue

15th Election District - 6th Councilmanic District

Legal Owner(s): Constance Simpson, Shelley, Phillip

Legal Owner(s): Constance Simpson, Shelley, Phillip, Matthew & Kenneth Lasek

Variance: to permit side yard setbacks of 10 feet and 12 feet in lieu of the required 35 feet and to permit a lot area of 0.293 acres in lieu of the required 1 acre. To permit the construction of a house on an existing lot of record that does not meet the current zoning requirements. The existing house was destroyed by Hurricane Isabel. Reconstruction of the house must be changed to meet septic system requirements and other site issues.

Hearing: Wednesday, April 19, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21264.

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/4/610 Apr. 4

90267

CERTIFICATE OF PUBLICATION

416,2006
THIS IS TO CERTIFY, that the annexed advertisement was publishe
n the following weekly newspaper published in Baltimore County, Md.,
once in each of successive weeks, the first publication appearing
on 414 ,20 <u>06.</u>
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkings

LEGAL ADVERTISING

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CERTIFICATE OF POSTING

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Himore County Department of emits and Development Management ounty Office Building, Room 111 1 West Chesapeake Avenue wason, Maryland 21204	
TTN: Kristen Matthews {(410) 887-33	594}
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adies and Gentlemen:	
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sated comspicatously on the property ax	CARCIE AL.
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	(Month, Day, Year) Sincerely, Relack 4-5-06. (Signature of Sign Poster) (Date) SSG Robert Black (Print Name) 1505 Levie Roud (Address) Dandelk, Maryland 21222
	(Month, Day, Year) Sincerely, Related 4-5-06. (Signature of Sign Poster) (Date) SSG Robert Black (Print Name) 1506 Leslie Road (Address)

CERTIFICATE OF POSTING

	RE: Case No.: <u>6-738-4</u>
	Petitioner/Developer: CONSTAUCE
	Simpson
	Date of Hearing/Closing: 4-10 · 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) 887-339	94}
Ladies and Gentlemen:	•
This letter is to certify under the penalties posted conspicuously on the property loca	s of perjury that the necessary sign(s) required by law were ated at:
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The sign(s) were posted on	3-26-06
	(Month, Day, Year)
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All the second s	Robert Black 3-28-06 (Signature of Sign Poster) (Date)
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	(Print Name)
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	(Address)
	Dundalk, Maryland 21222
11 - 12 - 12 - 12 - 12 - 12 - 12 - 12 -	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY

Tuesday, April 4, 2006 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple Permits & Development Management 111 West Chesapeake Avenue Towson, MD 21204 410-887-3391

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: 06-438-A

6882 Leslie Road

East side of Leslie Road, 1400 feet south of Bird Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Constance Simpson, Shelley, Phillip, Matthew & Kenneth Lasek

<u>Variance</u> to permit side yard setbacks of 10 feet and 12 feet in lieu of the required 35 feet and to permit a lot area of 0.293 acres in lieu of the required 1 acre. To permit the construction of a house on a existing lot of record that does not meet the current zoning requirements. The existing house was destroyed by Hurricane Isabel. Reconstruction of the house must be changed to meet septic system requirements and other site issues.

Hearing: Wednesday, April 19, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

Department of Permits and Development Management

Director's Office

County Office Building

111 W Chesapeake Avenue

Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T Smith, Jr, County Executive Timothy M Kotroco, Director

March 22, 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

CASE NUMBER: 06-438-A

6882 Leslie Road

East side of Leslie Road, 1400 feet south of Bird Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Constance Simpson, Shelley, Phillip, Matthew & Kenneth Lasek

<u>Variance</u> to permit side yard setbacks of 10 feet and 12 feet in lieu of the required 35 feet and to permit a lot area of 0.293 acres in lieu of the required 1 acre. To permit the construction of a house on a existing lot of record that does not meet the current zoning requirements. The existing house was destroyed by Hurricane Isabel. Reconstruction of the house must be changed to meet septic system requirements and other site issues.

Hearing: Wednesday, April 19, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue. Towson 21204

Timothy Kotroco

Director

TK:klm

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C. Simpson/Lasek Residence, 6882 Leslie Road, Baltimore 21220 Rick Richardson, 110 Old Padonia Road, Ste. LC, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 4, 2006.

- (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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

Item Num	nber or Case Number: 06-438-A	
	T: CONSTANCE SIMPSON	
Address o	or Location: 6882 LESUE RD	
Name:	FORWARD ADVERTISING BILL TO: RICHARDSON ENGINEERING, LLC	
Address:	110 OLD PADONIA ED SUITE LC	
	COCKEYSVILLE MD 21030	

<u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

Address 6882 Les lie RD.

Case Number 06- 438 -A

Contact Person: _		Rukaitis ease Print Your Name		Phone	Number: 410	-887-3391
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Department of Permits a 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

April 14, 2006

Constance L. Simpson Shelley C. Lasek Phillip Lasek Matthew Lasek Kenneth Lasek 6882 Leslie Road Baltimore, MD 21220

Dear Sirs and Madams:

RE: Case Number: 06-438-A, 6882 Leslie Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 13, 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,

W. Carl Richards, Jr.

Supervisor, Zoning Review

u. Callibal)

WCR:amf

Enclosures

c People's Counsel

Rick Richardson Richardson Engineering, LLC 110 Old Padonia Road. Suite LC Cockeysville 21030

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 27, 2006

Department of Permits & Development

Management

01

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 27, 2006

Item No. 438

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 feet 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

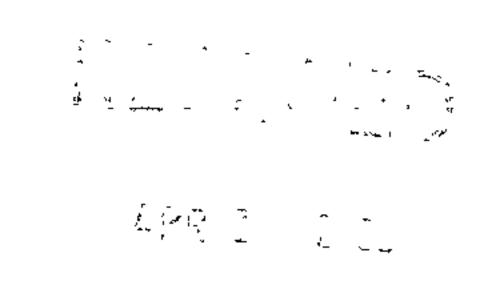
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2BW 4/19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence





TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination

DATE: April 11, 2006

SUBJECT: Zoning Item # 06-438-A

Address 6882 Leslie Road

(Simpson/Lasek Property)

Zoning Advisory Committee Meeting of March 20, 2006

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 (Section

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).
- 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:

Environmental Impact Review

Redevelopment of the lot must comply with the Buffer Management and Limited Development Area regulations (Sections 33-2-403 & 33-2-603 respectively). Reviewer: Glenn Shaffer – March 30, 2006

Ground Water Management

Please refer to attached memo.

Reviewer. Letter from D.A.C. Carroll dated January 24, 2006

06-438A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



To:

Mary Harvey

Date: January 24, 2006

From:

David A. C. Carroll, Director

Department of Environmental Protection & Resource Management

Subject:

6882 Leslie Road, Simpson Property

Office of Community Conservation

The Department has reviewed Ms. Simpson's proposal to construct a 1320 sq. ft., 3-bedroom residence at the above referenced address to replace her home that was destroyed by Hurricane Isabel. On January 5th, Vicki Shultz of your office was notified via telephone of the Departments decision to accept Ms. Simpson's proposal provided that certain conditions were met. Namely, that the building permit could not be issued until a new well was drilled and the old well backfilled, and preliminary plans for the septic system design and layout were submitted to the Department. Please be advised that due to the importance of site conditions during installation (i.e., dry soil conditions) it is not anticipated that the installation of the septic system will possible prior to at least April.

DACC: kwk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: April 3, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

APR 1 2000

SUBJECT:

6882 Leslie Road

INFORMATION:

Item Number:

Petitioner:

Constance L. Simpson and Shelly C Lasek

Zoning:

RC 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and has determined that the petitioner does not own sufficient adjoining land to conform to the minimum width and area requirements and therefore does meet the standards stated in Section 304.1.C of the BCZR. Additionally, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following condition shall apply to the proposed dwelling:

Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.

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

Prepared by:

Division Chief:

AFK/LL: CM



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

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

BPR

Maryland Department of Transportation

RE:

Date: 3.21.04

Baltimore County

Item No. 438

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

1. 1. Hoelle

Engineering Access Permits Division

Department of Permits and Development Management

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T Smith, Jr., County Executive
Timothy M Kotroco, Director

March 22, 2006

Constance Simpson 6882 Leslie Road Baltimore, MD 21220

Dear Ms. Simpson:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-438-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand for a public hearing concerning the above proposed administrative procedure at the request of People's Counsel of Baltimore County.

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 posted by this office at no charge to you.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian directly by Patuxent Publishing and this office will handle the fee.

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

Very truly yours,

W. Carl Richards, Jr. Supervisor

u. Callibal)

Zoning Review

WCR: klm

C: Rick Richardson, 110 Old Padonia Road, Ste. LC, Cockeysville 21030

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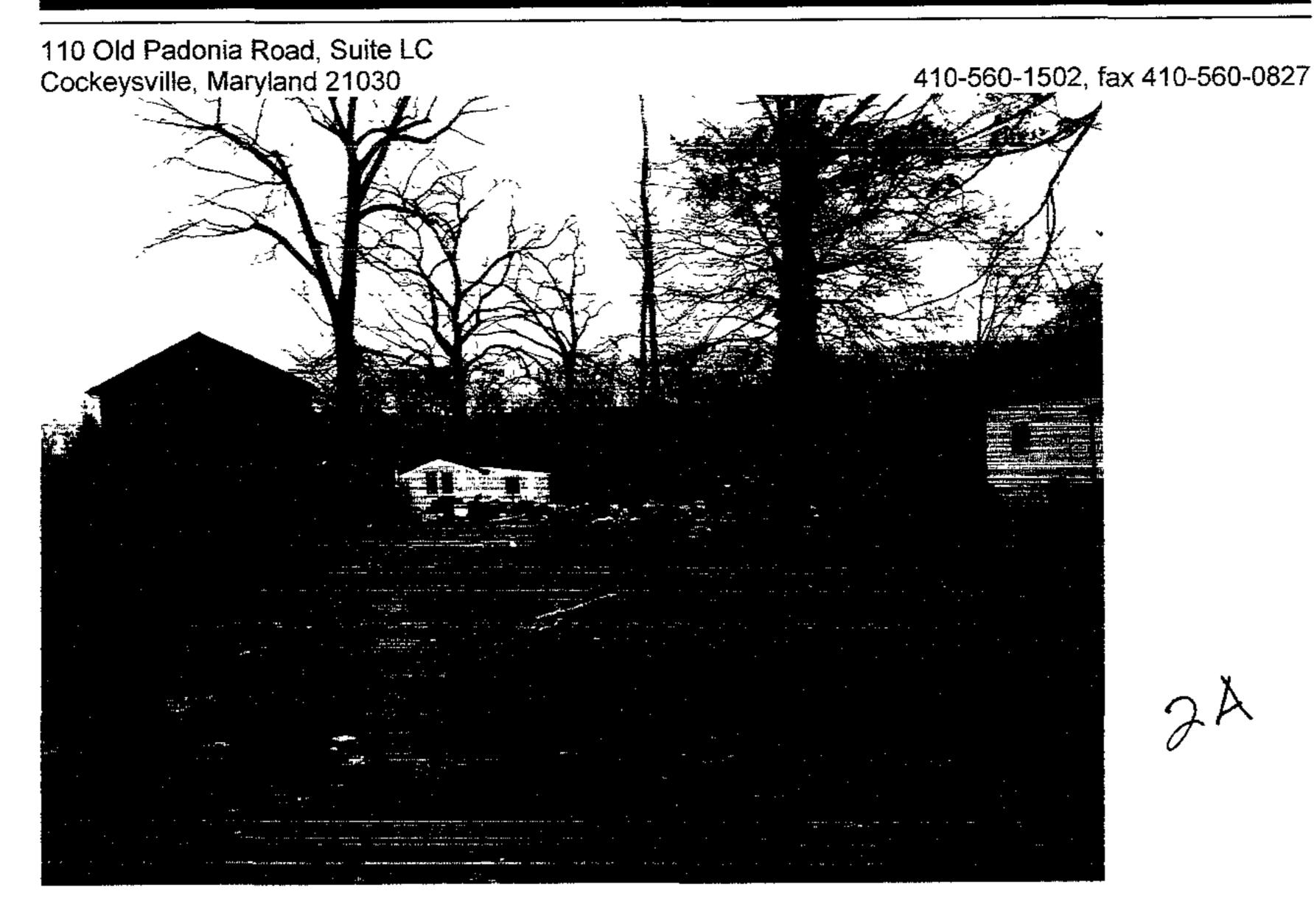
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Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Sitz PLAN		<u> </u>		
No. 2	PHOTO'S OF ENIS	thru -			
No. 3					
No. 4					
No. 5					
No. 6					
No. 7	PASCAL-TURNER HOMES Manufactured & Modular Housing Specialists				
No. 8	Michael L. Homa Vice President / COO			۱۱۰۰ ۱۳۰۰	
No. 9	410-667-6000 ext. 12 Cell 443-463-0836 Fax 410-574-8668		· _ , · · · · · · · · · · · · · · · · · · 		· ····································
No. 10	mike@pascaitumer.com				4 uuu vanta 1997 - 1.77 -
No. II	3300 Eastern Doulevard Battanore, Maryland 21220		I I I и ре	1 11 1-	
No. 12	// I	. •			





View of 6880 Leslie Avenue

PETITIONER'S

EXHIBIT NO.



JC

View of 6884 Leslie Avenue



JD

View north on Leslie Avenue



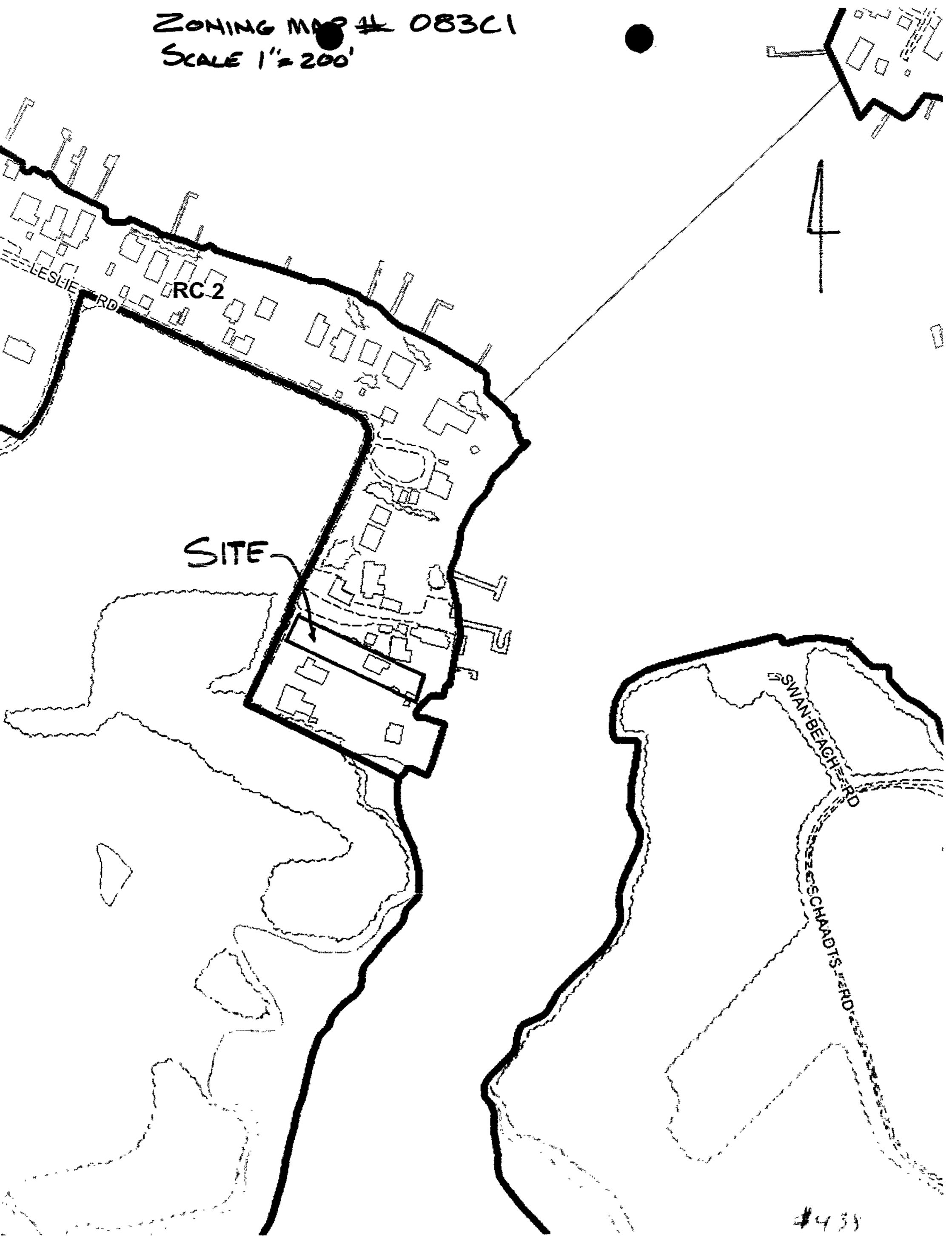
View south on Leslie Avenue

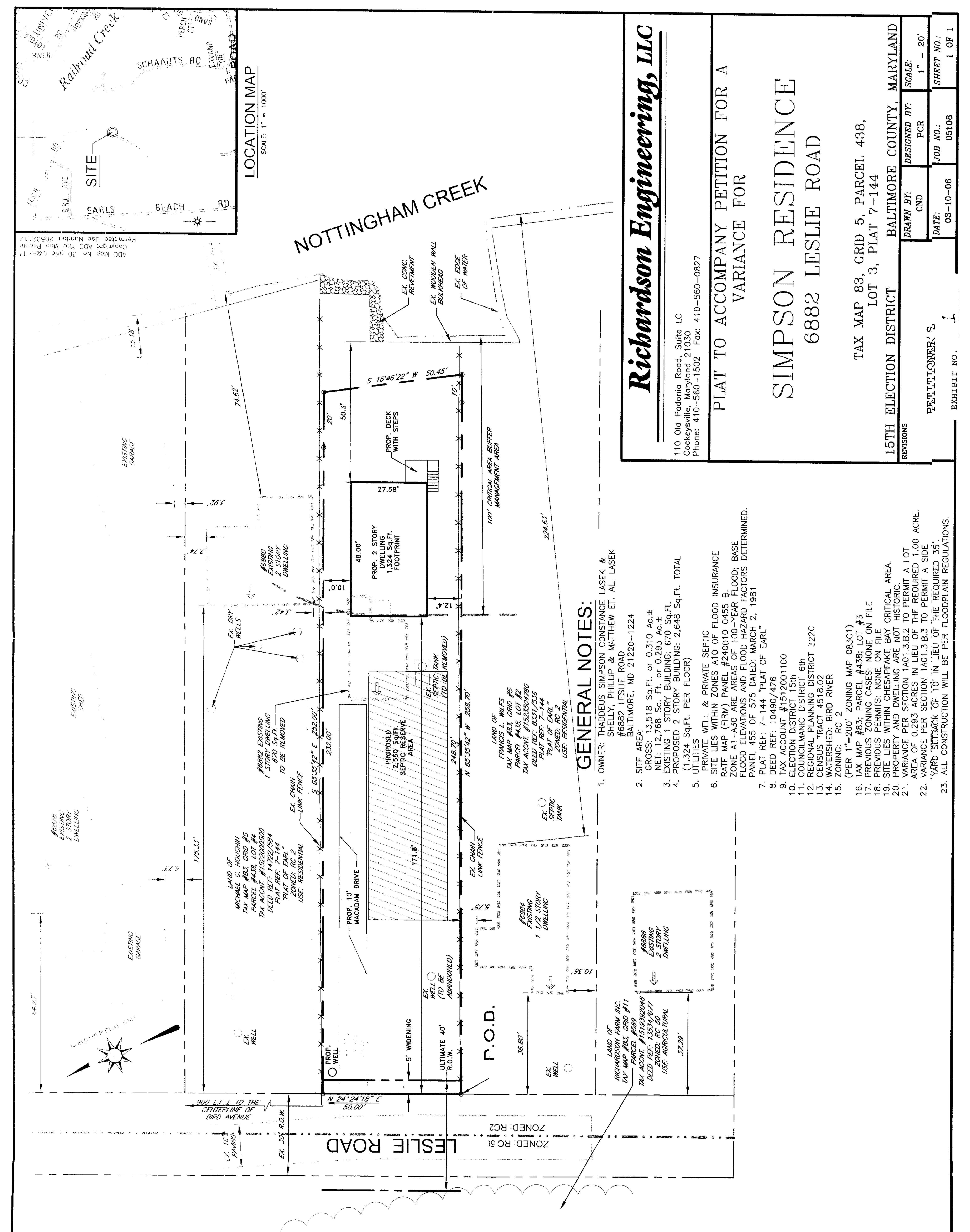
PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

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