

IN RE: PETITION FOR VARIANCE

West side of Patapsco Avenue, 96 feet south
of the centerline of Maryland Avenue
12th Election District
7th Councilmanic District
(26 Patapsco Avenue)

Tracey Boylston, *Legal Owner*
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 06-482-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by Tracey Boylston, Legal Owner of the subject property. The variance request is for property located at 26 Patapsco Avenue in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a replacement dwelling on an improved lot with side yard setbacks of 5 feet on each side in lieu of the required 10 foot setback, respectively.

The property was posted with a notice of the public hearing date and time on April 25, 2006, and notice given to the general public by publication in the Jeffersonian Newspaper on April 25, 2006.

Interested Persons

Appearing at the hearing on behalf of the variance request was Tracey Boylston, Petitioner. There were no Protestants or interested citizens at the hearing. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

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 Bureau of Development Plans review dated April 14, 2006, a copy of which is attached hereto and made a

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part hereof. In addition, a ZAC comment was received from the Office of Planning dated April 17, 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

The Petitioner indicated that the subject property is a 40 x 250 foot parcel zoned DR 5.5 and made up of part of lots 12 and 13 of the Carnegie subdivision which was recorded in the land records of the County in 1905. This waterfront parcel is presently improved by an existing home which the Petitioner indicates is not structurally sound. As a result she would like to raze the existing house replacing it with a 30 x 60 foot home which would meet the new County regulations outlined in the ZAC comments from the Bureau of Development Plans Review. The first floor would be non living space to allow tidal flooding.

The Petitioner indicated that she lives with her disabled sister who has mobility problems. She opined that if the 10 foot setback regulations were strictly enforced on this 40 foot wide lot the resulting house would only be 20 feet wide. To make a practical house for her sister, she would

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have to build up four stories given no living space on the first floor. This would in turn require an elevator. This is wholly impractical.

She noted that the existing home is 25 feet wide and so it also does not meet the side yard setbacks. She worried that the house on the Perrine property next door was so close to the property line and her existing home that if one caught fire likely the other would follow. She proposed to move away from the Perrine house by centering the new house on her parcel and moving it closer to the waterfront.

At this point in the hearing there was a general discussion of the need to provide at least 10 feet on each side of the proposed house so that emergency personnel would have access to the waterfront along the side of the existing house. After some discussion she noted that her other neighbor, Mr. Miskimom has a driveway on her side of the property line and so she could live with 9 feet on the Perrine side and 5 feet on the Miskimom side. This would leave a new home 26 feet wide.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The subdivision was laid out in 1905 much before the DR zoning regulations were imposed. Consequently I find the property unique from a zoning standpoint. I also find the Petitioner would suffer practical difficulty if the regulations were strictly enforced. There is no density issue as the proposed home replaces an existing home.

I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The proposed home appears to be compatible with the community but to

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5-24-06
at [signature]

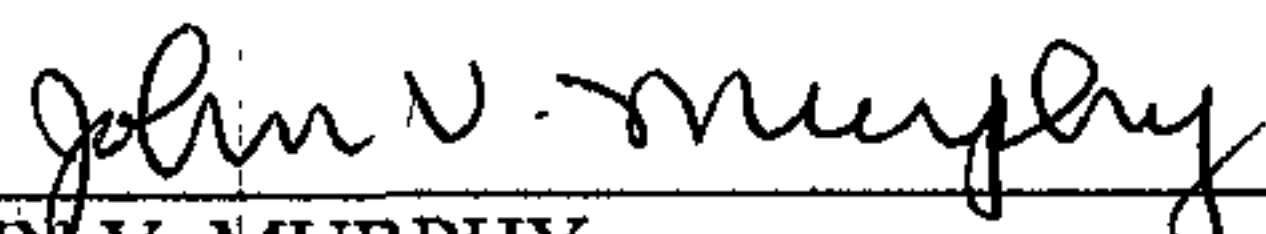
insure this is so I will condition approval of the variance upon review and approval by the Planning Office for compatibility.

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 Deputy Zoning Commissioner for Baltimore County, this 24th day of May, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a replacement dwelling on an improved lot with side yard setbacks of 5 feet on the north side (Miskimom) and 9 feet on the south side (Perrine) in lieu of the required 10 foot setback, respectively, be and is hereby GRANTED subject to the following conditions:

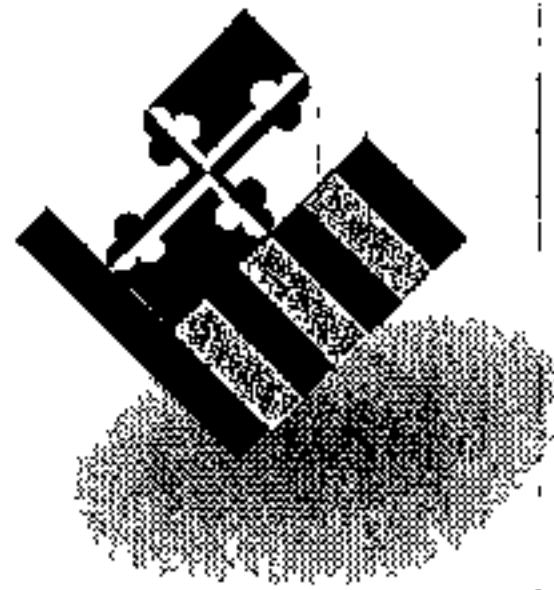
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by the Bureau of Development Plans Review dated April 14, 2006, a copy of which is attached hereto and made a part hereof;
3. Compliance with the ZAC comments submitted by the Office of Planning dated April 17, 2006, a copy of which is attached hereto and made a part hereof; and
4. When applying for a building permit, the site plan and landscaping 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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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5-24-06
PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 24, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

TRRACEY L BOYLSTON
27 PATAPSCO AVE
BALTIMORE MD 21222

Re: Petition for Variance
Case No. 06-482-A
Property: 26 Patapsco Avenue

Dear Ms. Boylston:

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

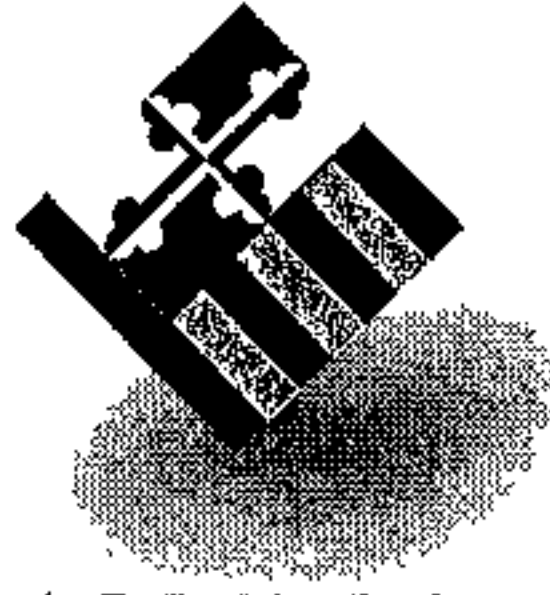
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz
Enclosure



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 24, 2006

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Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz
Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 26 PATAPSCO AVE

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) 1 B02.3.C.1 BCZR

TO PERMIT A REPLACEMENT DWELLING ON AN IMPROVED LOT WITH A SIDE YARD SETBACKS OF 5' ON EACH SIDE IN LIEU OF REQUIRED 10' SETBACK, RESPECTIVELY

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

PRACTICAL DIFFICULTY TO BE DISCUSSED AT HEARING

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:

TERLEY L BOYLSTON

Name - Type or Print

Tracey Boylston

Signature

26 PATAPSCO AVE

Address

202-530-8566 WK

410 284-7709 HM

Telephone No.

BALTIMORE

City

MD

State

21222

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

TRACEY BOYLSTON

Name - Type or Print

Tracey Boylston

Signature

Name - Type or Print

Signature

26 PATAPSCO AVE

Address

410 284 7709 HM

202 530 8566 WK

Telephone No.

BALTIMORE

City

MD

State

21222

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

Case No. 06-482-A

ZONING DESCRIPTION FOR 26 PATAPSCO, BALTIMORE, MD 21222

Beginning at a point on the ^{WEST} side of PATAPSCO which is 40 FEET wide at the distance of approximately 96 FEET ~~South~~ of the centerline of the nearest improved intersecting street MARYLAND AVE which is approximately 40 feet wide. Being Lot# 12 Block , Section # in the subdivision of CARNEGIE as recorded in Baltimore County Plat Book # **3** , Folio # **75** , containing 10,000.00 square feet. Also known as 26 Patapsco, Baltimore MD 21222 and located in the 12th Election District, 7th Councilmanic District.

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5-24-06

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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: #06-482-A

26 Patapsco Avenue

West side of Patapsco Avenue at the distance of 96 feet south of the centerline of Maryland Avenue

12th Election District - 7th Councilmanic District

Legal Owner(s): Tracey L. Boylston

Contract Purchaser: Tracey L. Boylston

Variance: to permit a replacement dwelling on an improved lot with side yard setbacks of 5 feet on each side in lieu of required 10 foot setback, respectively.

Hearing: Wednesday, May 10, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3888.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/4/707 Apr. 25 92757

CERTIFICATE OF PUBLICATION

4/27/2006

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 4/25/2006.

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

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 5625

DATE 4-4-86 ACCOUNT 001-076-6150

AMOUNT \$ 65.00

RECEIVED FROM Tracey Lee Doyle
26 Potomac Ave
FOR Paid for Vehicle Item # 482

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME PER
4/4/86 4:00 PM 1
BY: [Signature] FOR: [Signature]
RECEIVED BY: [Signature]
DATE: 4/4/86
AMOUNT: \$ 65.00
PAID TO: [Signature]
PAID BY: [Signature]

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 06-482-A

Petitioner/Developer: TRACEY L.

BOYLSTON

Date of Hearing/Closing: MAY 10, 2006

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: _____

26 PATAPSCO AVE

The sign(s) were posted on 4-25-06
(Month, Day, Year)

Sincerely,

Robert Black 4-26-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

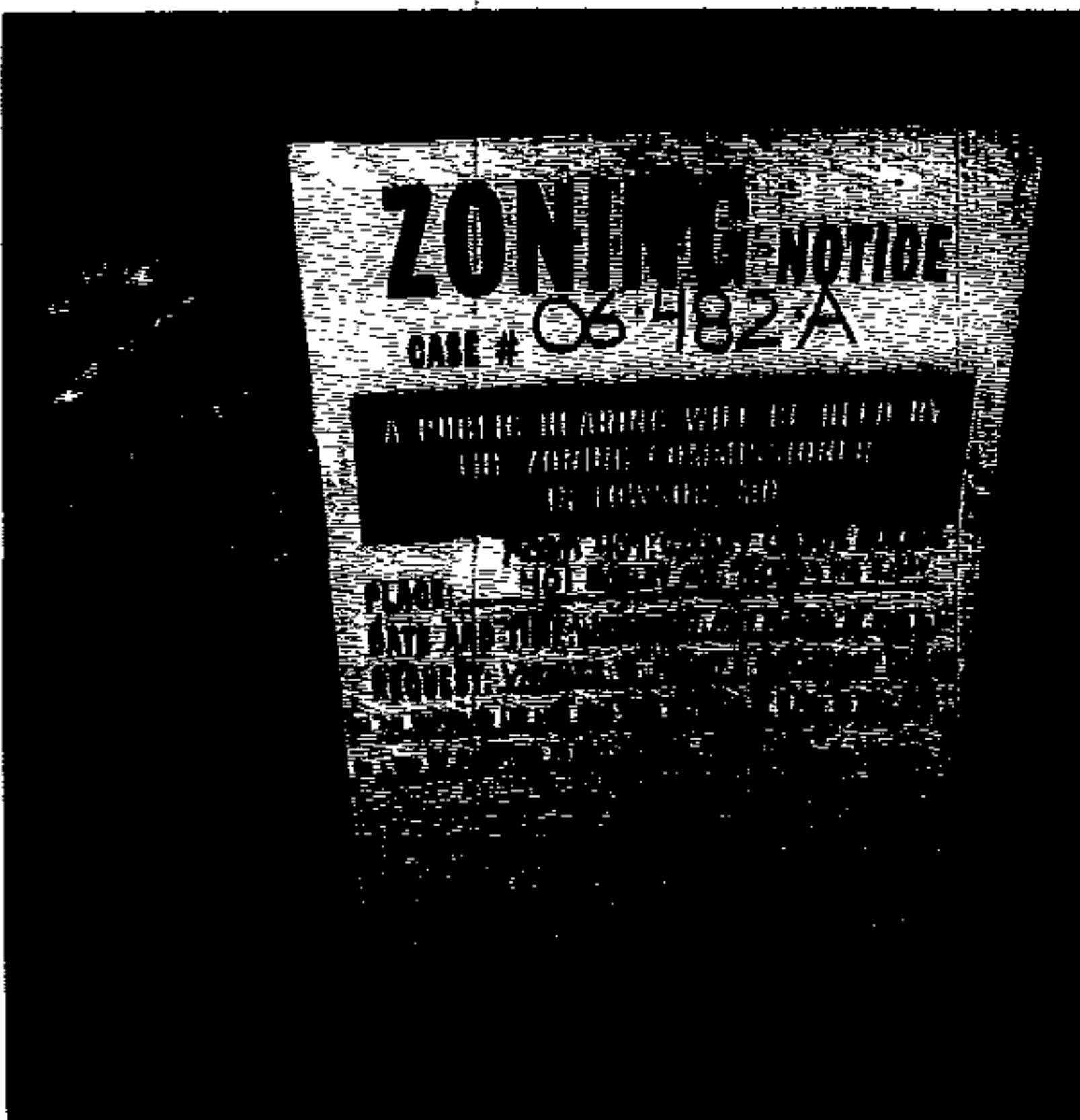
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



APR 27 2006

**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*

April 7, 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:

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26 Patapsco Avenue

West side of Patapsco Avenue at the distance of 96 feet south of the centerline of Maryland Avenue

12th Election District – 7th Councilmanic District

Legal Owner: Tracey L. Boylston

Contract Purchaser: Tracey L. Boylston

Variance to permit a replacement dwelling on an improved lot with side yard setbacks of 5 feet on each side in lieu of required 10 feet setback, respectively.

Hearing: Wednesday, May 10, 2006 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:raj

C: Tracey L. Boylston, 26 Patapsco Avenue, Baltimore, MD 21222

- NOTES: (1) **THE PETITIONERS MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 25, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 25, 2006 Issue - Jeffersonian

Please forward billing to:

Tracey Boylston (410-284-7709)
P. O. Box 9214
Baltimore, MD 21222

NOTICE OF ZONING HEARING

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CASE NUMBER: 06-482-A

26 Patapsco Avenue

West side of Patapsco Avenue at the distance of 96 feet south of the centerline of Maryland Avenue

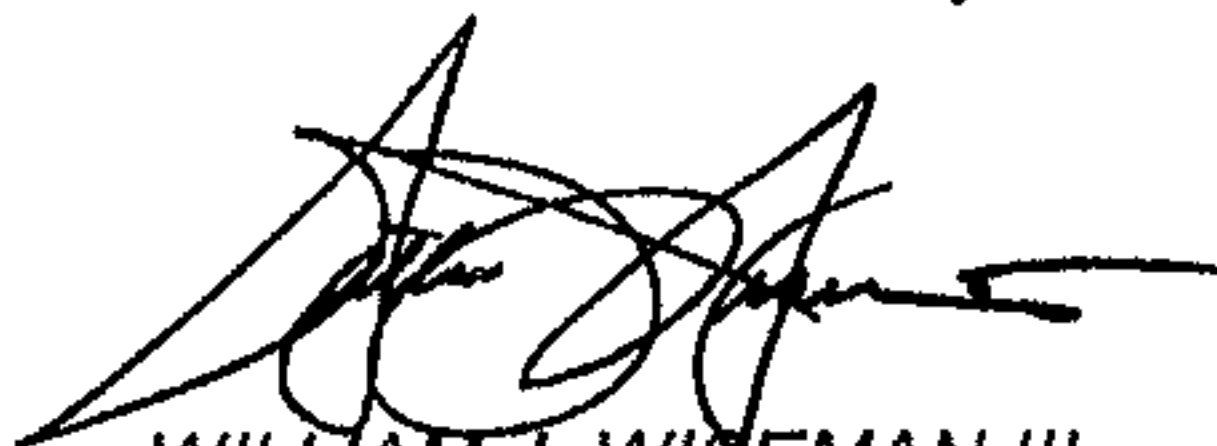
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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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RE: PETITION FOR VARIANCE * BEFORE THE
26 Patapsco Avenue; W/S Patapsco Avenue, *
96' S c/line of Maryland Avenue * ZONING COMMISSIONER
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Tracey Boylston * FOR
Petitioner(s) * BALTIMORE COUNTY
* 06-482-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 13th day of April, 2006, a copy of the foregoing Entry of Appearance was mailed to, Tracey Boylston, 26 Patapsco Avenue, Baltimore, MD 21222, Petitioner(s).

RECEIVED

APR 13 2006

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 06-482-A

Petitioner: TRALEY L BOYLSTON

Address or Location: 26 PATAPSCO AVE BALT MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: TRALEY BOYLSTON

Address: PO BOX 9214

Baltimore, md 21222

Telephone Number: 410.284.7709

**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*

May 5, 2006

Tracey Boylston
26 Patapsco Avenue
Baltimore, MD 21222

Dear Ms. Boylston:

RE: Case Number: 06-482-A, 26 Patapsco Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 4, 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 that reads "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



Fire Department

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



Baltimore County

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

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

April 11, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 10, 2006

Item Numbers: 471-483

(483)

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 14, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2006
Item No. 482

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 9.4 Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 482-04142006.doc

jm
5/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 2006

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-482- Variance

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 not 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 questions or additional information concerning the matters stated herein, please contact Amy Mantay with the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:

Amy Mantay

CM/LL

RECEIVED

APR 24 2006

ZONING COMMISSIONER



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 4.10.06

RE: Baltimore County
Item No. 482 JRF

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

Dear Ms. Matthews:

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

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

Very truly yours,

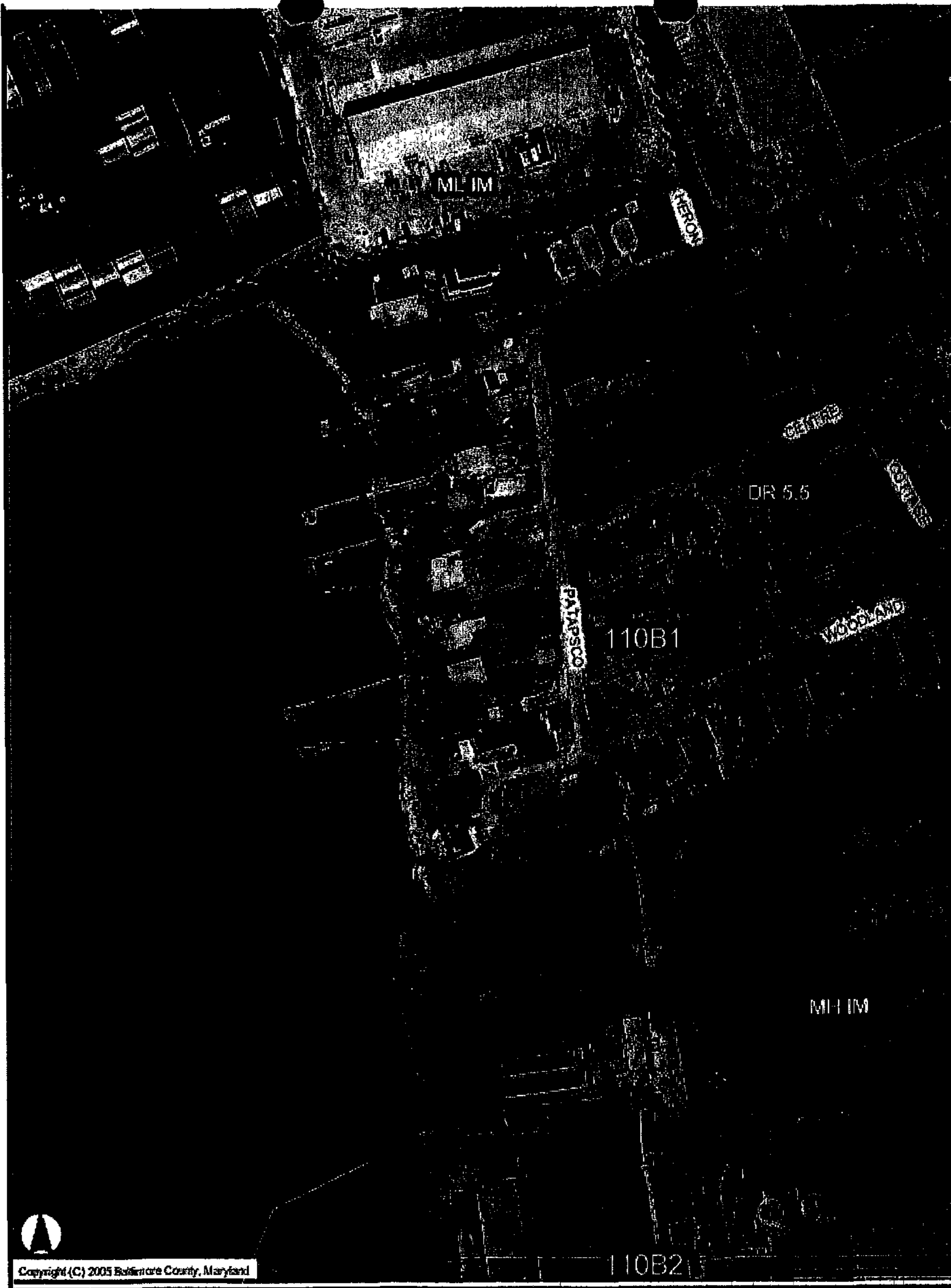
Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com





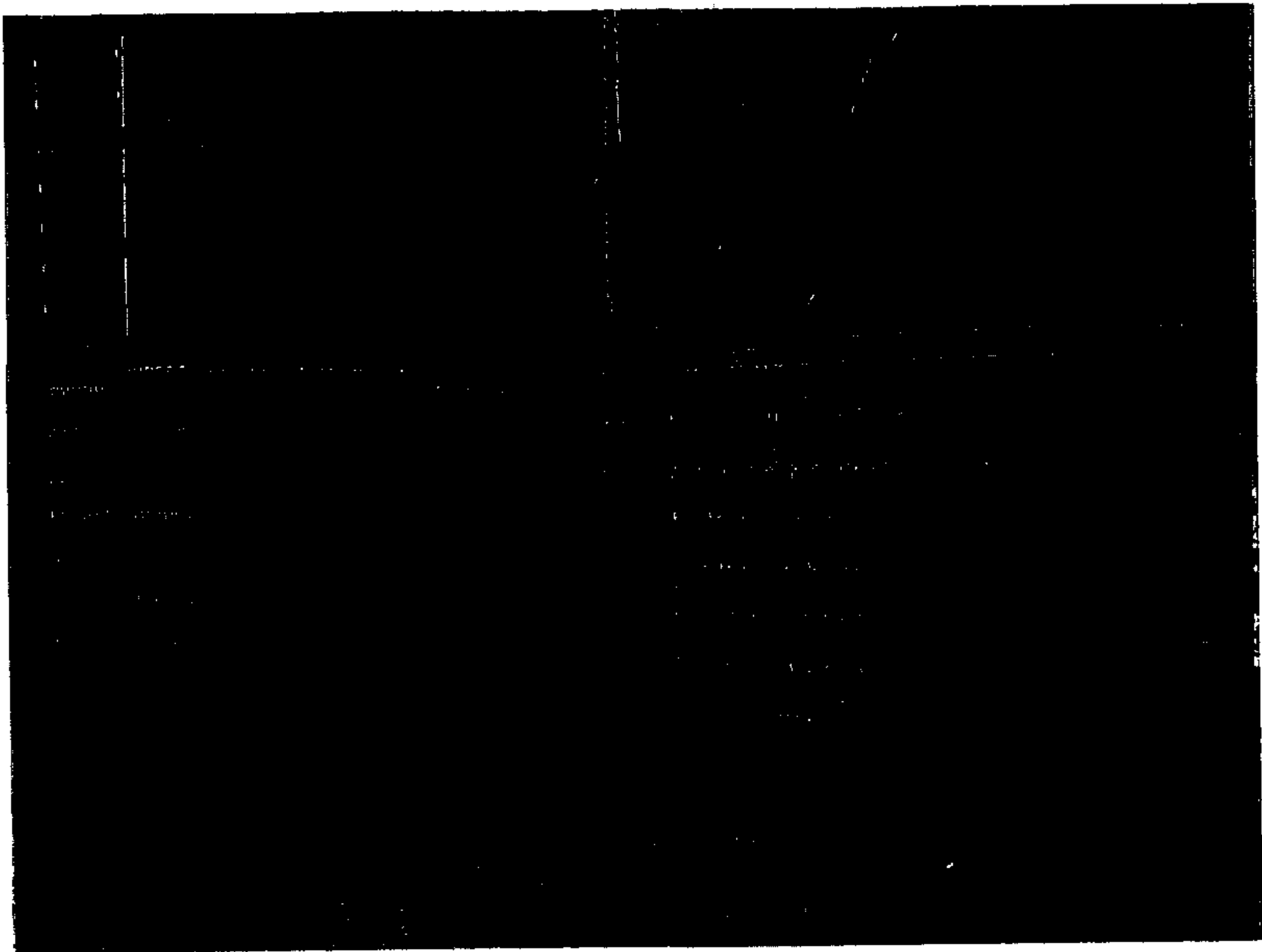
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Pet #2

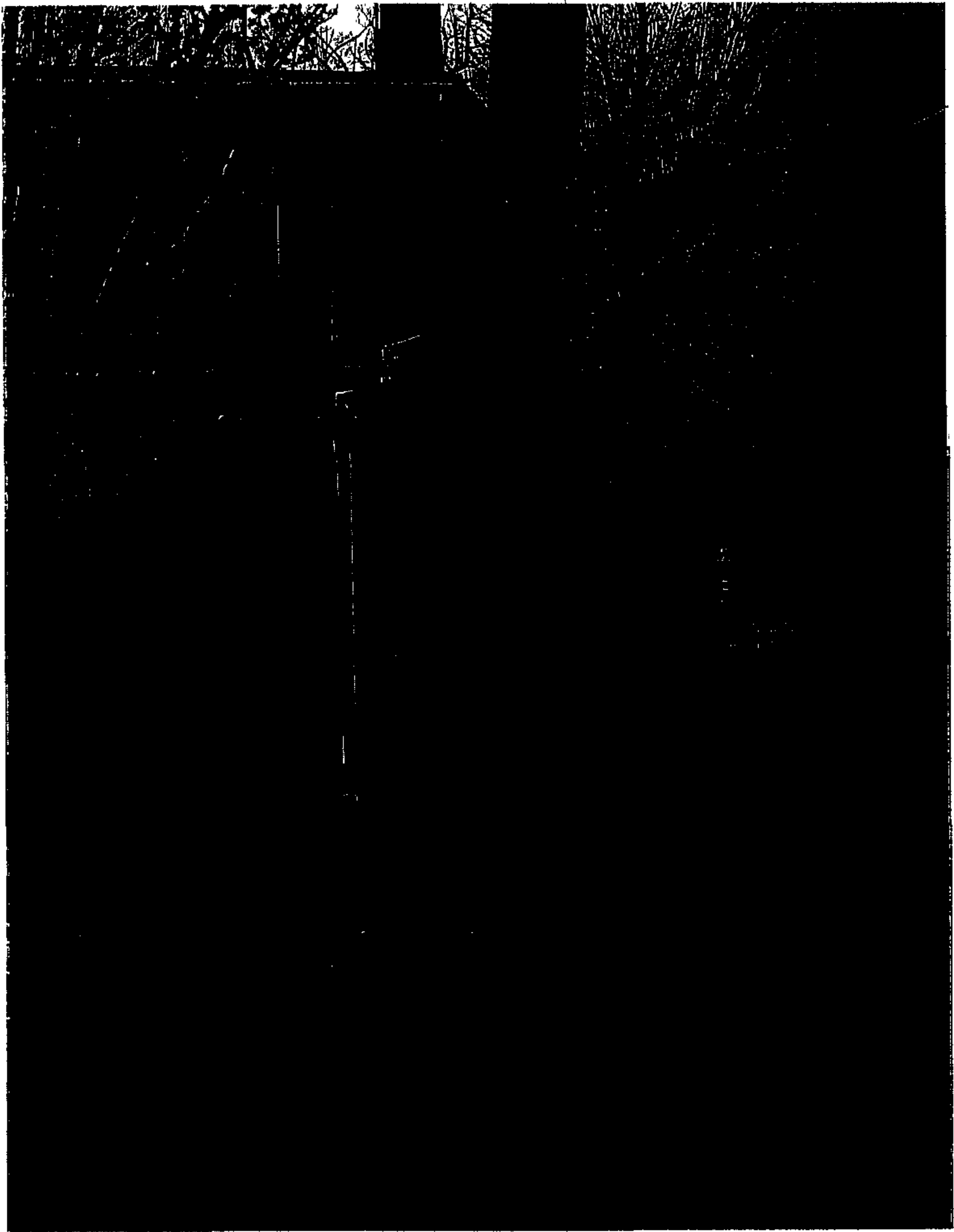


Edge of LOT 11 # 24 (left) bordering onto LOT 12 #26 (right)

Pet
3A



Edge of LOT 11 # 24 (background) bordering onto LOT 12 #26 (foreground)



Edge of LOT 12 # 26 (left) bordering onto LOT 13 #28 (right)

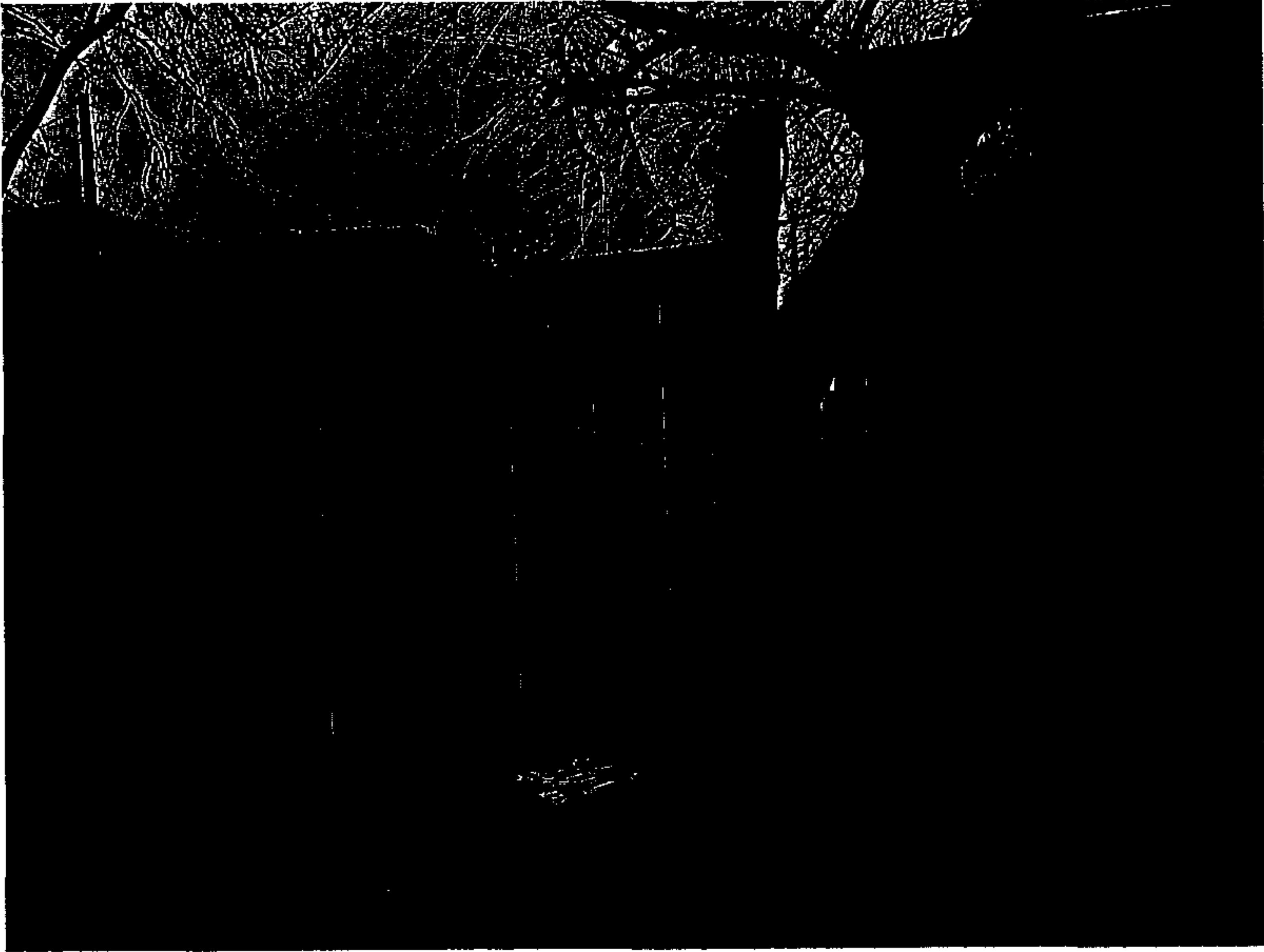
3 e



Edge of LOT 12 # 26 (left) bordering onto LOT 13 #28 (right)

3.D





PLAT TO ACCO

PROPERTY ADDRESS	26	PATAPSCO
------------------	----	----------

CARNEGIE

FOLIO # 75 LOT # 12 SECTION #

[illegible]

(Ref + 2505)

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

2026

ZONING OFFICE USE ONLY

REVIEWED BY _____	ITEM # _____	CASE # _____
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PLY CASE #

REQUIRED NOTES PER COMAR § 1306

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements;
- 3) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
- 4) The level of accuracy of apparent setback distances is within 15*feet +/-.

ADDITIONAL NOTES

- 1) The subject property falls in flood zone "C" as shown on the flood hazard boundary map 240010 0535 B dated 07/08/91.
- 2) This is not a boundary survey or lot stakeout. No title research furnished to or done by this office.
- 3) This plat shows the principal structure and significant structures (close to the apparent property lines) as required by Maryland law. However, additional internal structures may not be shown.
- 4) Fences shown as —x—x— are approximate only. The exact location of fences and boundary lines can be accomplished with a boundary survey.
- 5) Land records reference DEED 17819/175.

*NOTE:

DUE TO THE LACK OF INFORMATION VITAL TO AN ACCURATE SURVEY ON THE SUBJECT DEED AND RECORDED PLAT AND THE LACK OF FIELD MONUMENTATION FOUND ON THE SUBJECT LOT, THIS OFFICE RECOMMENDS A BOUNDARY SURVEY TO VERIFY THE LOCATION OF IMPROVEMENTS.

PATAPSCO RIVER

LOT 11
'CARNEGIE'
PB 3/75

PART OF
LOT 12

PART OF
LOT 12

PART OF
LOT 13

PART OF
LOT 13

LOT 14
'CARNEGIE'
PB 3/75



PATAPSCO AVENUE

I hereby certify that the improvements shown hereon, to the best of my professional knowledge and ability, have been accurately located by a transit, tape or total-station survey.

FRANCIS B. COLLINSON PLS #10104 11/02/05
26 PATAPSCO AVENUE DEED 17819/175
LOCATION DRAWING PART OF LOTS 12-13

CARNEGIE

12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 40'

NOVEMBER 2005

PROJECT#16713

CAD FILENAME: CARNEGIE-L12-13
DRAWN BY: BTG

CHECKED BY: *[Signature]*



"A Division of Advanced Surveys, Inc."

5443 Southern Maryland Boulevard
Lothian, Maryland 20711
410-741-0850 301-574-0226
1-800-235-4681

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

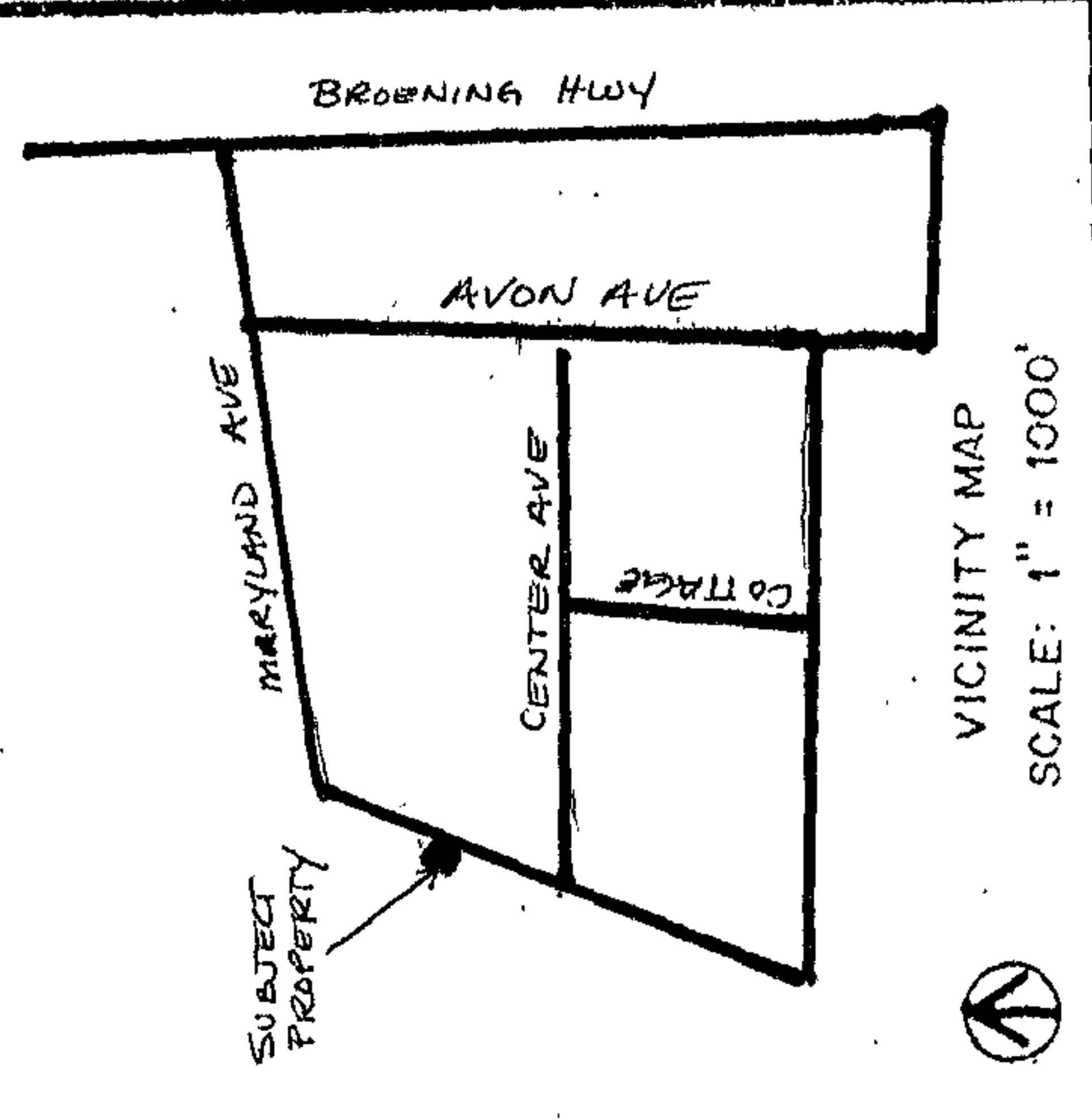
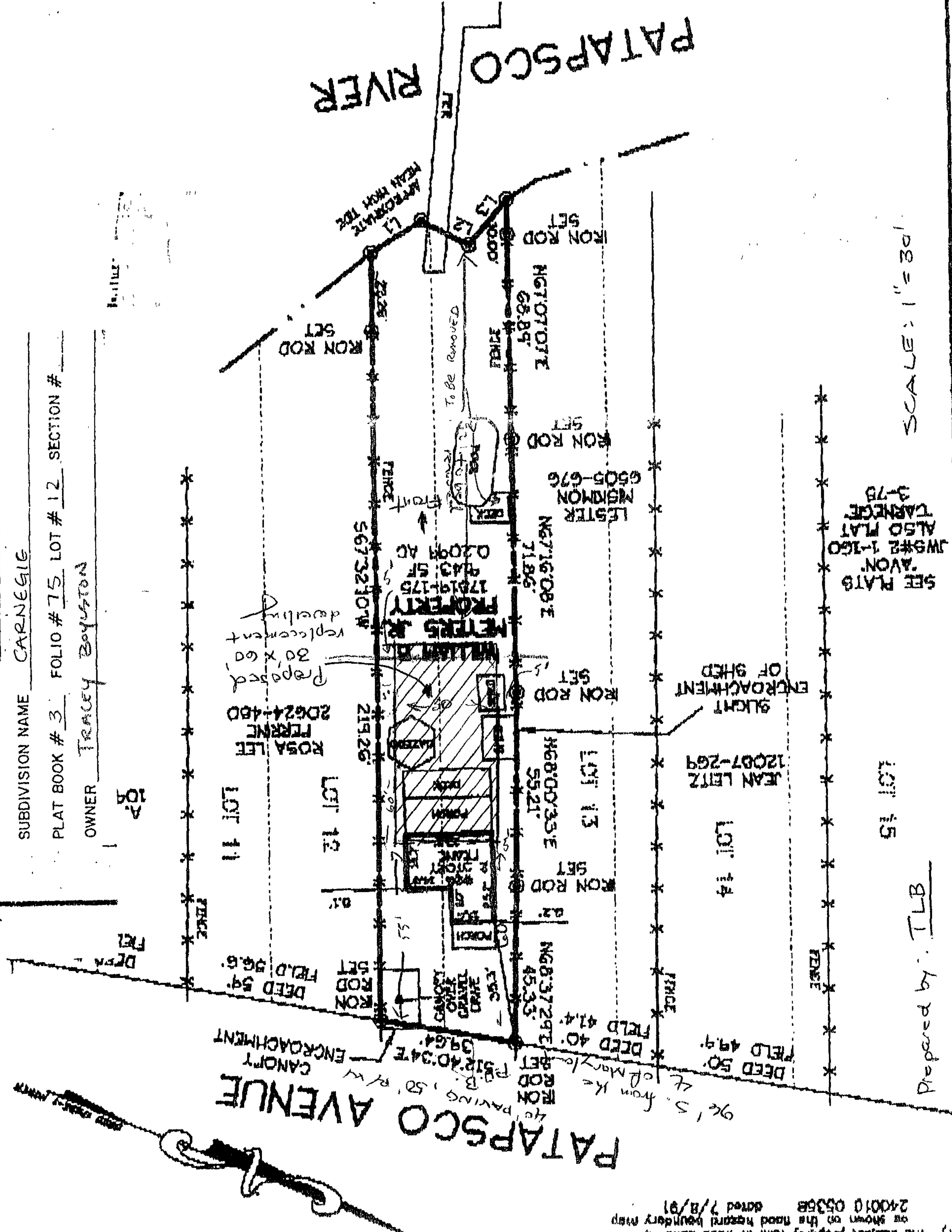
PROPERTY ADDRESS 26 PATAPSCO AVE

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

SUBDIVISION NAME CARNegie

PLAT BOOK # 3 FOLIO # 75 LOT # 12 SECTION #

OWNER Tracey Boylston



LOCATION INFORMATION

ELECTION DISTRICT 127

COUNCILMANIC DISTRICT 110B1

1"=200' SCALE MAP # 110B1

ZONING DR 5.5

LOT SIZE 122 ACRES 10,000.00 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO ☐

100 YEAR FLOOD PLAIN (C) ☒ YES ☐ NO ☐

HISTORIC PROPERTY/BUILDING ☐ YES ☐ NO ☐

PRIOR ZONING HEARING ☒ YES ☐ NO ☐

ZONING OFFICE USE ONLY

REVIEWED BY JF

ITEM # 482

CASE # 06-482A

SCALE: 1"=30'

Prepared by: TLB

1) The subject property runs in two zones as shown on the map. The boundary map is dated 7/8/91.