

IN RE: **PETITION FOR ADMIN. VARIANCE** * BEFORE THE
W/S Winding Way, 25' N of the c/l *
Silver Spring Road * ZONING COMMISSIONER
(8610 Winding Way) *
11th Election District * OF BALTIMORE COUNTY
5th Council District *
Case No. 06-483-A
George J. Kimes, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, George J. Kimes, and his wife, Alane S. Kimes. The Petitioners seek variance relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 23 feet in lieu of the required front yard average of 32.5 feet for proposed attached garage. The subject property and requested relief are more particularly described on the redlined 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 case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

COPIES RECEIVED FOR FILING
Date 5-18-06
By [Signature]

Based upon all of the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the property's corner location and the layout and location of the existing dwelling thereon. As shown on the site plan, the Petitioners propose the construction of an attached garage on the interior (north) side of the existing house. It was indicated that the proposed improvements will not only add a garage, but will expand the existing kitchen, and provide a dining room, additional bathroom and laundry room. A front average setback of 32.5 feet is required, given the location of the existing houses on the adjacent lots to the north. Moreover, due to the layout of the existing house and the fact that it is located 25 feet from the front property line, the garage will project approximately 2 feet beyond the front foundation wall of the home, further reducing the front setback. There were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that relief can be granted and that there will be no detrimental impacts to adjacent properties or the surrounding locale. However, within its ZAC comments, the Office of Planning requested that architectural elevation drawings of the proposed addition be submitted for their review and approval prior to the issuance of any permits. Said drawings should show window treatments on the front façade of the building. In addition, landscaping shall be provided along the base of the proposed garage addition. Thus, as a condition to the relief granted, I shall require compliance with the recommendations made by the Office of Planning.

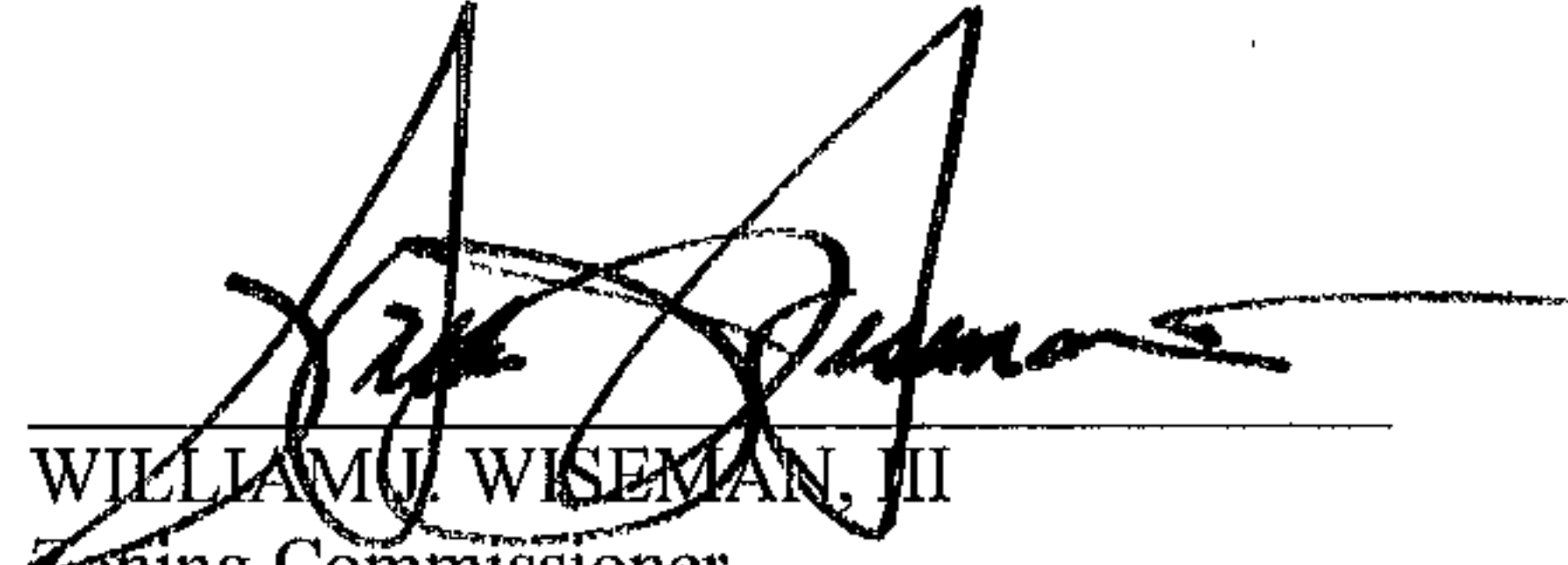
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

ADJUTANT RECEIVED FOR FILING
Date 5-18-06
By Daniel J. [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of May 2006 that the Petition for Administrative Variance seeking relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 23 feet in lieu of the required front yard average of 32.5 feet for proposed attached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) 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, Petitioners shall submit architectural elevation drawings of the proposed garage addition to the Office of Planning for review and approval. Said elevations shall show window treatments on the front façade. In addition, landscaping shall be provided along the base of the proposed garage addition.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

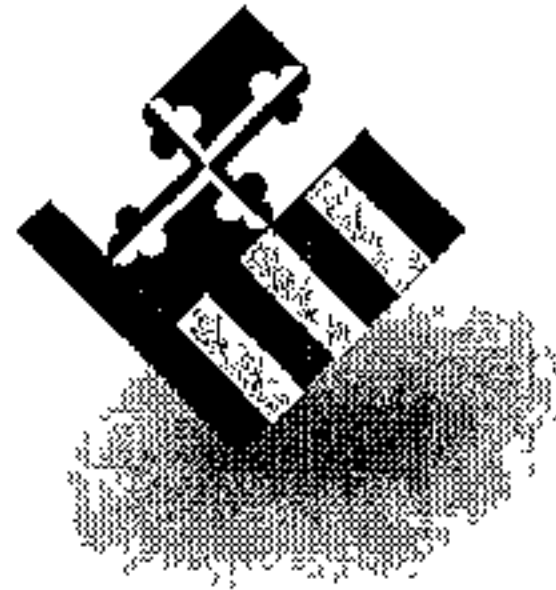
WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5-18-00

By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 18, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. George J. Kimes
8610 Winding Way
Perry Hall, Maryland 21128-9632

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/Corner Winding Way and Silver Spring Road
(8610 Winding Way)
11th Election District – 5th Council District
George J. Kimes, et ux - Petitioners
Case No. 06-483-A

Dear Mr. & Mrs. Kimes:

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 truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

cc: Office of Planning; People's Counsel; Case File

**ZONING DESCRIPTION
#8610 WINDING WAY**

BEGINNING at a point on the west side of Winding Way which is 40 feet wide at the distance of 25 feet north of the centerline of Silver Spring Road which is 50 feet wide. Also known as #8610 Winding Way and located in the 11th Election District, 5th Councilmanic District. As recorded in Deed Liber 6333, folio 410 thence running N65°43'W, 105.46 feet; thence leaving the north side of Silver Spring Road and running N5°45'E, 266.89 feet; thence S84°15'E, 100.00 feet and thence along the westernmost side of Winding Way S5°45'W, 300.43 feet to the point of beginning at the intersection of Winding Way and Silver Spring Road, containing 29,010 S.F, more or less.



Michael V. Moskunus
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

483

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

483

No. 0000

DATE 4-4-06 ACCOUNT Prof-ccc-6150

AMOUNT \$ 65.00

RECEIVED FROM: G. Kline plc

FOR: AD VAL. windmills

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PAID 04/04/06

RECEIVED BY: [Signature]

DATE: 04/04/06

AMOUNT: \$65.00

PAID TO: G. Kline

FOR: AD VAL.

WINDMILLS

PAID BY: [Signature]

DATE: 04/04/06

AMOUNT: \$65.00

PAID TO: G. Kline

FOR: AD VAL.

WINDMILLS

CERTIFICATE OF POSTING

RE: Case No.: 06-483-A

Petitioner/Developer: GEORGE KIMES

Date of Hearing/Closing: MAY 1, 2006

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

Attention: Christen Matthews

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 _____

8610 WINDING WAY

The sign(s) were posted on APRIL 14, 2006
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD, 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



ZONING NOTICE
ADMINISTRATIVE VARIANCE

CASE # 06-483-A
A VARIANCE TO PERMIT A FRONT SET-
BACK OF 23 FEET FOR AN ATTACHED
GARAGE IN LIEU OF THE REQUIRED
FRONT AVERAGE OF 32.5 FEET
SETBACK

PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

ZONING NOTICE
ADMINISTRATIVE VARIANCE

CASE # 06-483-A
A VARIANCE TO PERMIT A FRONT SET-
BACK OF 23 FEET FOR AN ATTACHED
GARAGE IN LIEU OF THE REQUIRED
FRONT AVERAGE OF 32.5 FEET
SETBACK

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MAY 1, 2006

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER REDDIE PAPER TAPES EXTRACTED BY LAW. RETURN SIGN TO ZADON, RM. 104
MEETING IS HANDICAP ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 483 -A Address 8610 WINDING WAY
Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4.4.06 Posting Date: 4.16.06 Closing Date: 5.1.06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 483 -A Address 8610 WINDING WAY
Petitioner's Name GEORGE KIMES Telephone 410-931-0210
Posting Date: 4.16.06 Closing Date: 5.1.06
Wording for Sign: A VARIANCE
To Permit A FRONT SETBACK OF 23ft. for
AN ATTACHED GARAGE IN LIEU OF THE REQUIRED
FRONT AVERAGE 32.5ft. SETBACK.

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: 06-483-A

Petitioner: George Kimes

Address or Location: 8610 Winding Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: George and Alane Kimes

Address: 8610 Winding Way

Perry Hall, MD 21128-9632

Telephone Number: 410 931-0210



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #8610 Winding Way
which is presently zoned D.R.3.5

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) 303.1; BC2R, to permit

a front yard setback of 23 ft. for an attached garage in lieu of the required front yard average setback of 32.5 ft.

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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

George J. Kimes
Name - Type or Print _____
Signature George J. Kimes
Alane S. Kimes
Name - Type or Print _____
Signature Alane S. Kimes
8610 Winding Way (410) 550-1440
Address Telephone No.
Perry Hall MD 21128-9632
State Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.
Name _____
200 E. Joppa Road
Suite 101 (410) 828-9060
Address Telephone No.
Towson MD 21286
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 _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-483-A

Reviewed By JCM

Date 4/4/06

Estimated Posting Date 4/16/06

REV. 1/15/98

NOT RECEIVED FOR FILING

Date 5-18-06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8610 Winding Way
Address Perry Hall MD 21128-9632
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):

The variance is requested to accommodate an addition to the North side of our house. The addition will add a garage, a bathroom, a dining room and a laundry room to the house as well as expanding the kitchen. We are advancing in age and this addition (especially the laundry room and additional bathroom on the main floor as well as the garage) will make our lives more comfortable in the future. To best accommodate the addition, which is wider from front to back than the existing house, we need to bring the front of the addition forward 2 feet beyond the existing house. This plan will also provide for a more esthetically pleasing final structure.

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.

George J. Kimes
Signature
GEORGE J. KIMES
Name - Type or Print

Alane S. Kimes
Signature
ALANE S. KIMES
Name - Type or Print

JAMES ARUNDEL
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

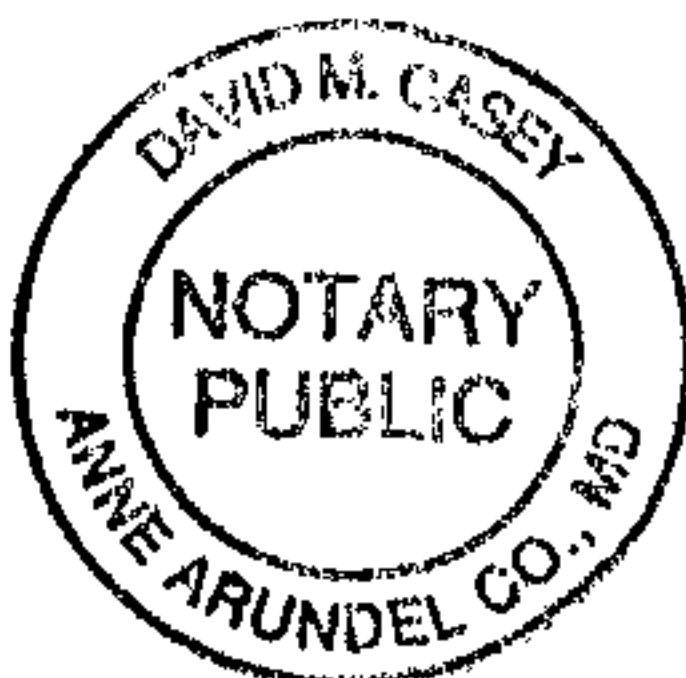
GEORGE J. KIMES and ALANE S. KIMES
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal:

3/17/06
Date

James Arundel
Notary Public
My Commission Expires 4/1/08

REV 09/15/98



**Department of Permits
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

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

May 1, 2006

George J. Kimes
Alane S. Kimes
8610 Winding Way
Perry Hall, MD 21128-9632

Dear Mr. and Mrs. Kimes:

RE: Case Number: 06-483-A, 8610 Winding Way

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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Site Rite Surveying, Inc. 200 E. Joppa Road, Suite 101 Towson 21286

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



Printed on Recycled Paper

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



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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 14, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2006
Item Nos. 471, 473, 476, 477, 478, 479,
480, 481, and 483

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-04142006.doc

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: 8610 Winding Way

INFORMATION:

Item Number: 6-483

Petitioner: George J. Kimes

Zoning: DR 3.5

Requested Action: Administrative Variance

RECEIVED

APR 21 2006

ADMINISTRATIVE VARIANCE

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

Submit architectural elevations to the Office of Planning (Kevin Gambrill) for review and approval prior to the issuance of any building permits. Elevations should show window treatments on the front façade. There should also be landscaping along the base of the proposed garage addition.

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

Prepared by:

Candis Murray

Division Chief:
AFK/LL: CM

John J. [Signature]

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



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

Maryland Department of Transportation

Date: 4.10.06

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

RE: Baltimore County
Item No. 483 JCM

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

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 --In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	_____	FT.
B	_____	FT.
C	_____	FT.
D	40	FT.
E	25	FT.
F	_____	FT.

(no more than 40')

$$\text{TOTAL } (65) \div (2) = 32.50$$

of dwellings

REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.

D.R.3.5- 55 ft.

D.R.5.5- 50 ft.

Mr. and Mrs. Kimes

applicant's name

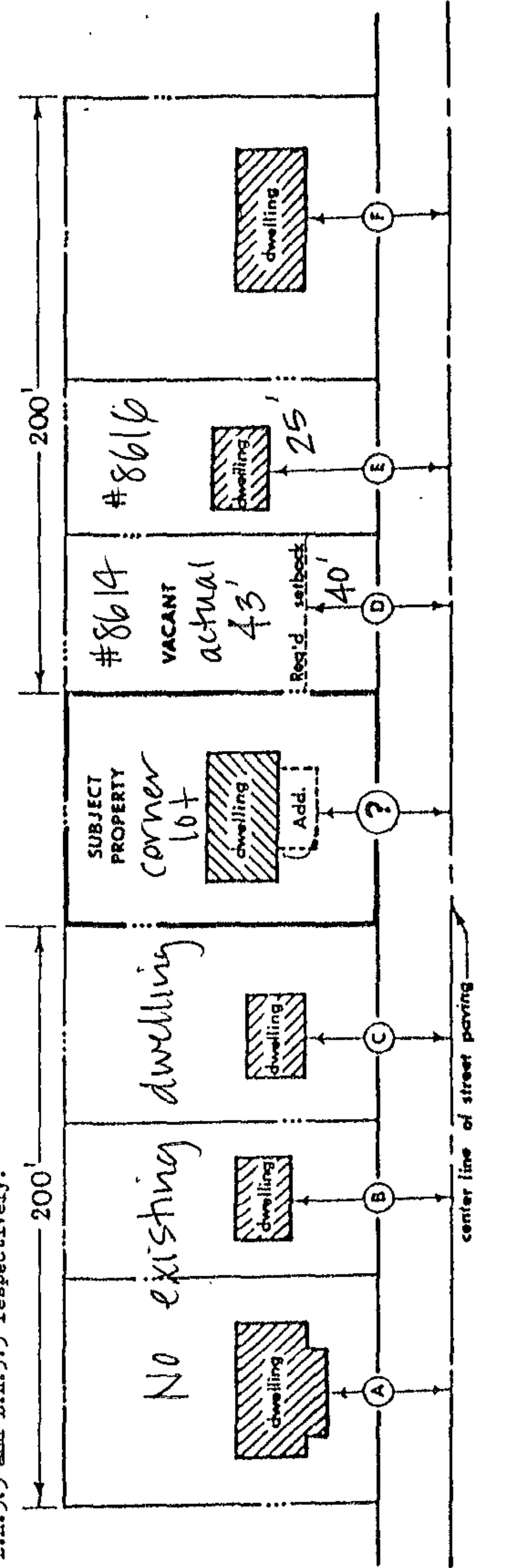
8610 Winding Way

building address

4/4/06

date

to R/W line

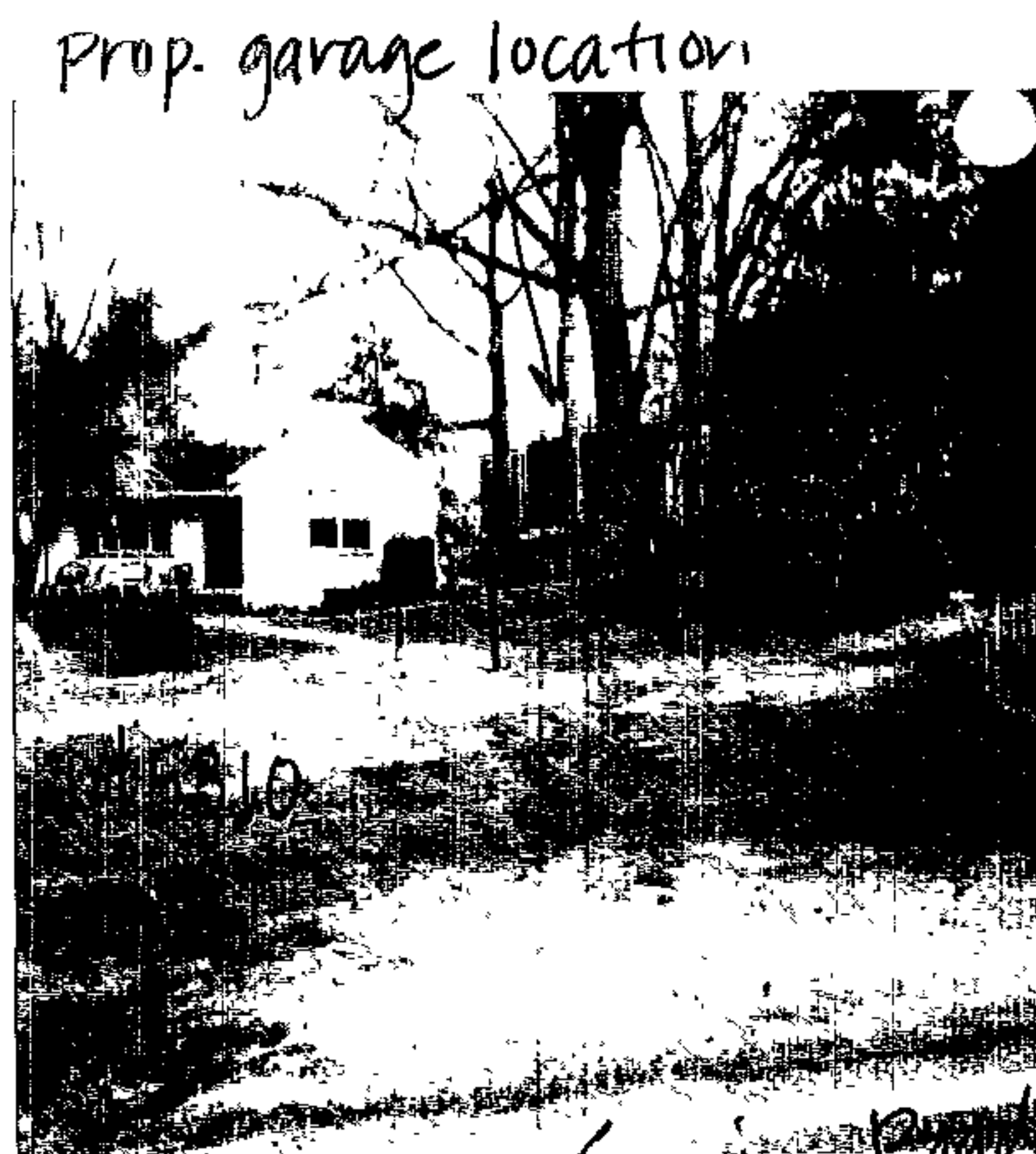




072C3
Zoning Map: #8610 Winding Way
Baltimore County, MD

Point of Beginning, North
25' from the E of Silver
Spring Road

#483

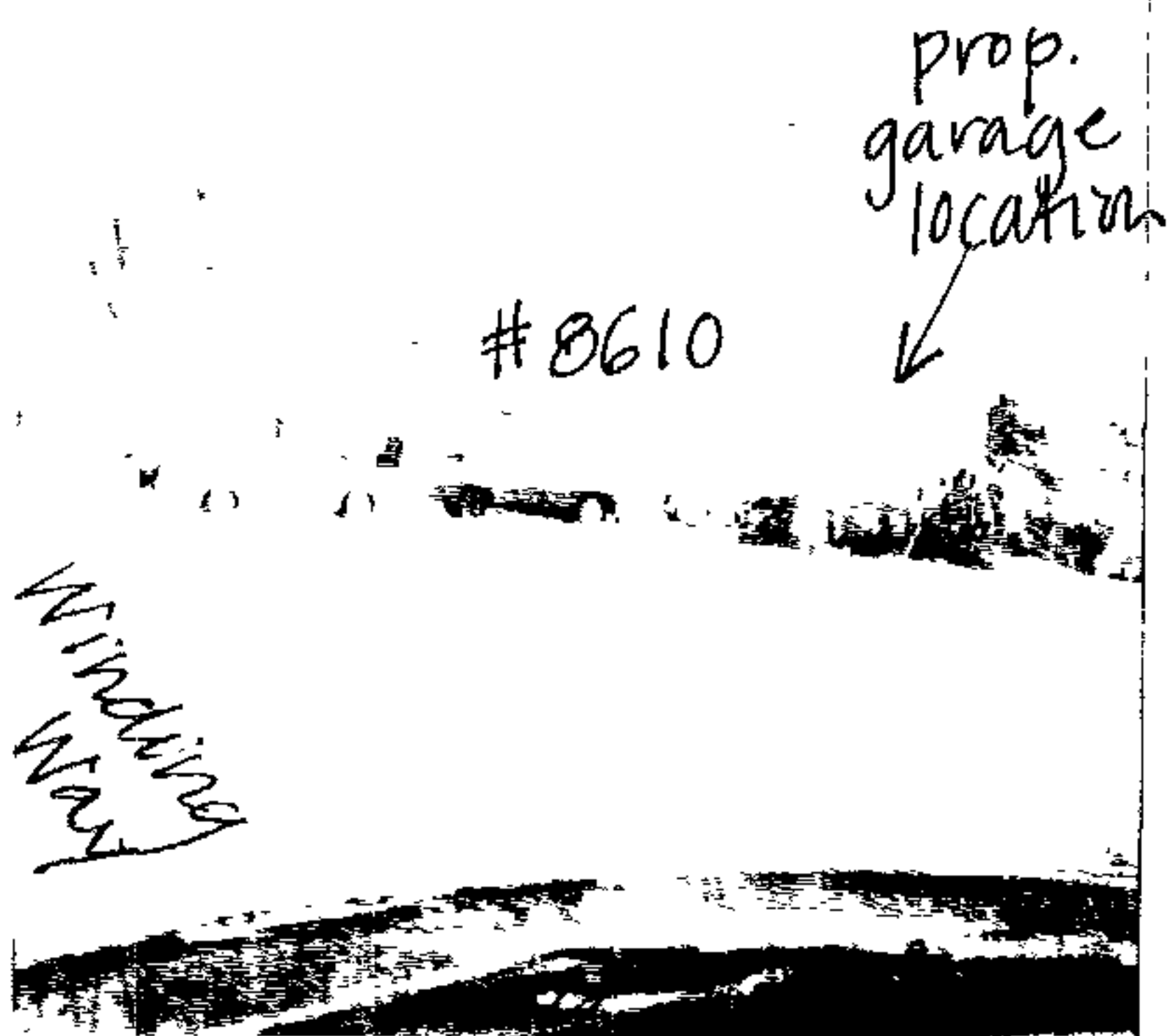


Prop. garage location

#8610

Silver Spring Road

06-483-A



prop.
garage
location

#8610

Winding
Way

06-483-A



Silver Spring Rd.

Winding
Way

06-483-A



#8610

Winding Way

06-483-A



#8614

#8610

Winding
Way

06-483-A



Silver Spring Road
Subject Property from Silver
Spring Road. 06-483-A

SILVER SPRING ROAD
50' R/W

EX. 12" WATER (DRWG. 74-0292)
N 65° 43' W

P.O.B. 25'

EX. 8" WATER (DRWG. 74-0292)

EX. 8" WATER (DRWG. 74-0292)

WINDING WAY

EX. S.D.?

EXIST. GARAGE
EX. DWLG. #5130

P. 138
DANIEL GRIFFIN
111098025
5435/100

266.89'

S.D. DWLG. NO. 91-128

EX. DWLG. #8614

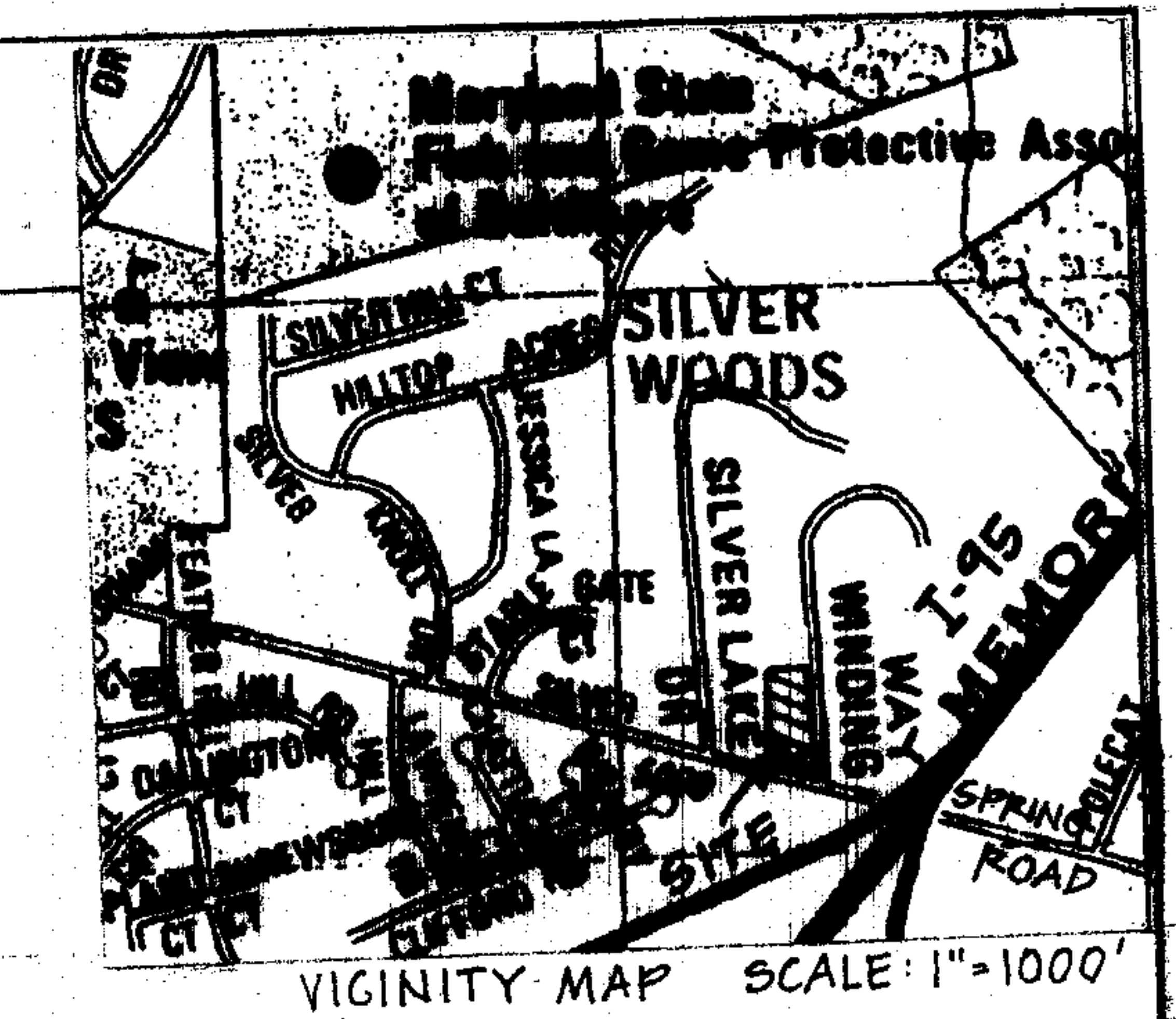
"PROPERTY SUBDIVISION
FOR
TODD PRICE"
7881/265

P. 673
KENNETH & EILEEN PORACH
1119012330
9410/590

P. 1224
DENISE HALL
2100004853
9208/474
#8616 DWELLING HAS A
FRONT YARD SETBACK
OF 25'

GENERAL NOTES:

1. Existing Zoning: D.R.3.5 (072C3)
2. Lot Area: 29,010 S.F. or 0.665 Acs
3. Existing Public Water and Sewer Available
4. Existing Gas: Single Family Gas
5. Existing Electric: Single Family Gas/Attached garage
6. The subject is a 1st Year Flood Hazard
7. The subject is in the Chesapeake Bay Critical Area
8. The subject is in a Flood Hazard Area
9. Boundary Parcel: 20010 0200 B Zone: "C"



PET. EX. I

PLAN TO ACQUIRE
ADMINISTRATIVE VARIANCE
10010 WINDING WAY
TAX MAP: 72 QUES. 33 PARCEL: 132
TAX ACCOUNT NO. 110000130
DEED NO. 0000410
ELECTION DISTRICT NO. 11 C5
BALTIMORE COUNTY MD
SCALE: 1"=30'
APRIL 4, 2005
JONAS 0012

site **rite** SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at #8610 Winding Way
which is presently zoned D.R.3.5

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) 303.1 ; BC22, TO PERMIT

A FRONT SETBACK OF 23 ft. FOR AN ATTACHED GARAGE
IN LIEU OF THE REQUIRED FRONT AVERAGE SETBACK
OF 32.5 ft.

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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

George J. Kimes
Name - Type or Print _____
Signature George J. Kimes
Alane S. Kimes
Name - Type or Print _____
Signature Alane S. Kimes
8610 Winding Way (410) 550-1440
Address _____ Telephone No. _____
Perry Hall MD 21128-9632
State _____ Zip Code _____

Representative to be Contacted:

Site Rite Surveying, Inc.
Name _____
200 E. Joppa Road
Suite 101 (410) 828-9060
Address _____ Telephone No. _____
Towson MD 21286
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 _____ day of _____ 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.

CASE NO. 06-483-A

Reviewed By JCM

Date 4/4/06

Estimated Posting Date 4/16/06

Zoning Commissioner of Baltimore County

ADEN RECEIVED FOR FILING

Date 5-18-06

RECEIVED 9/15/98

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 8610 Winding Way
Address Perry Hall MD 21128-9632
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):

The variance is requested to accommodate an addition to the North side of our house. The addition will add a garage, a bathroom, a dining room and a laundry room to the house as well as expanding the kitchen. We are advancing in age and this addition (especially the laundry room and additional bathroom on the main floor as well as the garage) will make our lives more comfortable in the future. To best accommodate the addition, which is wider from front to back than the existing house, we need to bring the front of the addition forward 2 feet beyond the existing house. This plan will also provide for a more esthetically pleasing final structure.

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.

George J. Kimes
Signature

GEORGE J. KIMES
Name - Type or Print

Alane S. Kimes
Signature

ALANE S. KIMES
Name - Type or Print

DAVID M. CASEY
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of MARCH, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GEORGE J. KIMES AND ALANE S. KIMES
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal:

3/17/06
Date

David M. Casey
Notary Public

My Commission Expires 4/1/09

REV 09/15/98

