

IN RE: **PETITION FOR ADMIN. VARIANCE**
E/S Louise Avenue, 155' N of the c/l
Upland Road
(12603 Louise Avenue)
11th Election District
3rd Council District

Marie L. Dowdy
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-490-A

*

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before the Zoning Commissioner as a Motion for Reconsideration filed by Marie L. Dowdy, Petitioner. The Petitioner originally filed an Administrative Variance for property located at 12603 Louise Avenue in the Fork area of Baltimore County. The relief was requested from Section 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.) (formerly Section 202.2, 1956 Regulations), to permit a front yard setback of 45 feet to the street right-of-way in lieu of the minimum required 50 feet, and a street centerline setback of 70 feet in lieu of the required 75 feet for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted with the Petition and marked into evidence as Petitioner's Exhibit 1.

By my opinion and Order dated May 25, 2006, I granted the Administrative Variance request, in accordance with the site plan and documentation contained within the case file.

On June 21, 2006, Marie L. Dowdy filed a timely Motion for Reconsideration of this Zoning Commissioner's Order dated May 25, 2006. Within her Motion, she raised concerns about the confusion on the Plat to Accompany the Petition (Petitioner's Exhibit No. 1) with regard to the exact footage she was requesting when the Petition was filed. More specifically, she requested a 36-ft. setback, not a 45-ft. setback to the street right-of-way in lieu of the requested 50-ft. Letters of support from the most affected adjacent neighbors were received indicating their concurrence with the amended description of the setback as to correctly reflect a setback of 36-ft. in lieu of the required 50-ft.

ORDER RECEIVED FOR FILING

Date

By

6-27-06

D. Dowdy

After due consideration of the arguments raised by Ms. Dowdy, notice having been given to residents of the locale, and letters of support received from the most affected adjacent neighbors, I am persuaded to grant the Motion.

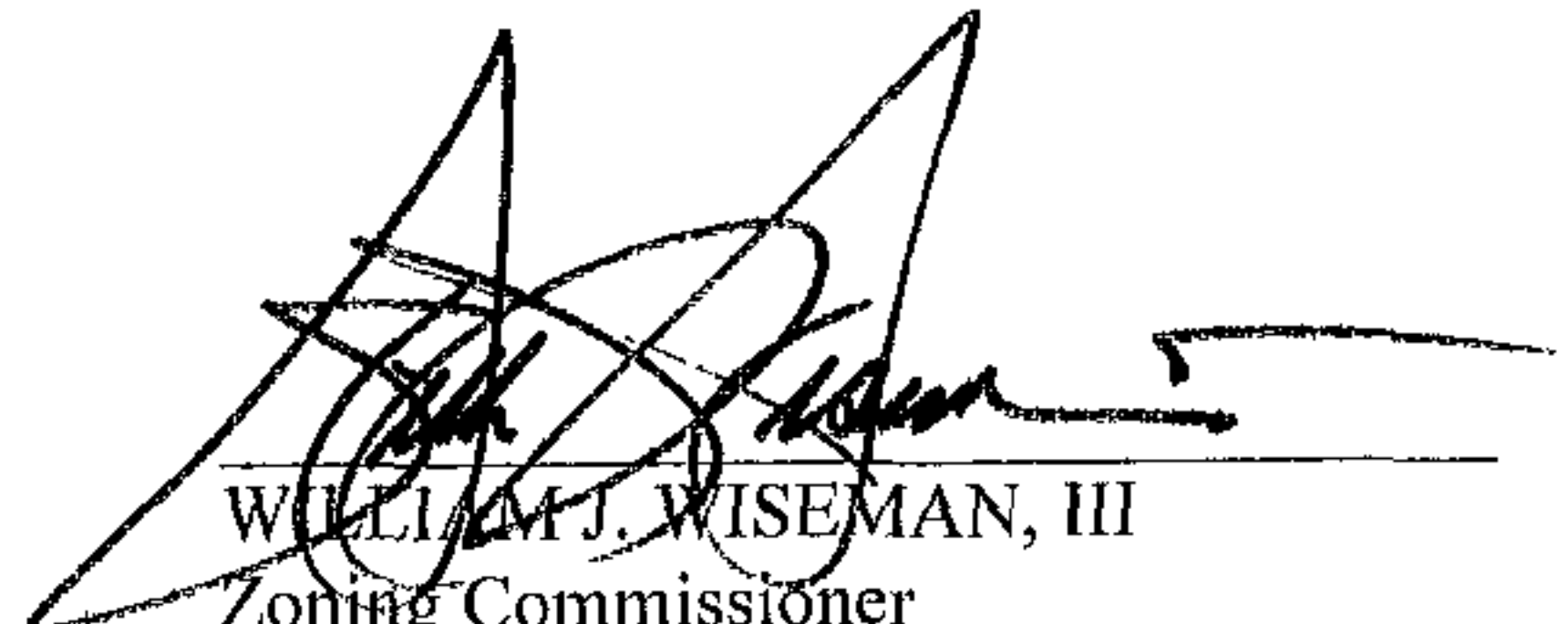
IT IS FURTHER ORDERED that the Petition for Administrative Variance seeking relief from the Baltimore County Regulations (B.C.Z.R.) from Section 1B02.3B (formerly Section 202.2), to permit a front yard setback of 36 ft. to the street right-of-way in lieu of the required 50-ft., and a street centerline setback of 61-ft. in lieu of the required 75-ft. for a proposed addition in accordance with the Petitioner's Amended Exhibit No. 1, be and is hereby GRANTED; and,

This Order is now so amended in order to reflect the relief requested by the Petitioner.

IT IS FURTHER ORDERED that all other terms and conditions of the Order granted on May 25, 2006 shall remain in full force and effect.

WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of June 2006 that the Motion for Reconsideration be and is hereby GRANTED, consistent with the above.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Marie L. Dowdy, 12603 Louise Avenue, Fork, Md. 21051
Office of Planning; People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 6-27-06

By W. J. Wiseman

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Louise Avenue, 155' N of the c/l
Upland Road
(12603 Louise Avenue)
11th Election District
3rd Council District

Marie L. Dowdy
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-490-A

*

* * * * *

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 owner of the subject property, Marie L. Dowdy. The Petitioner seeks relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (formerly Section 202.2, 1956 Regulations) to permit a front setback of 45 feet to the street right-of-way in lieu of the minimum required 50 feet, and a street centerline setback of 70 feet in lieu of the required 75 feet for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted with the Petition and marked into evidence 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.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessary given the layout and location of existing improvements. As shown on

CASE FILED FOR FILING

Date 10-25-06

By [Signature]

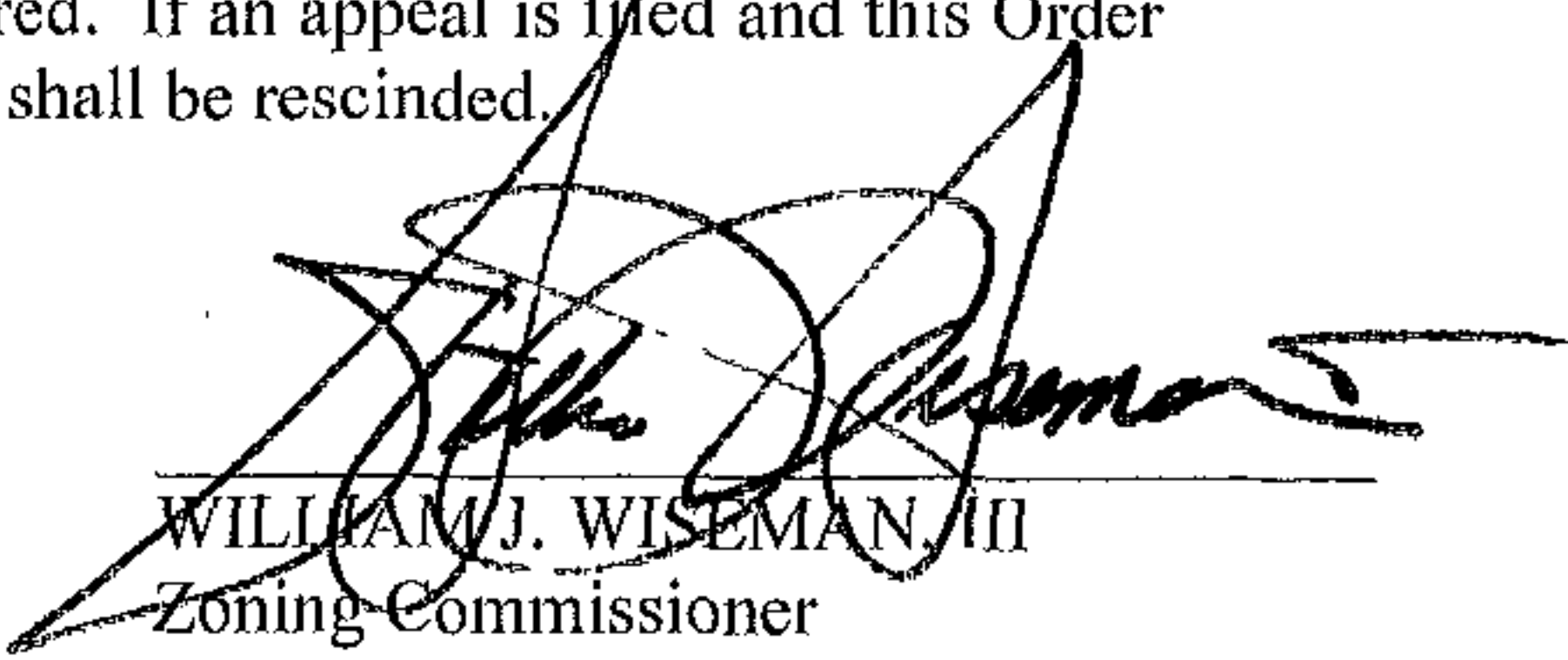
the site plan, the Petitioners propose to convert an existing carport and construct a 20' x 25' addition on the north side of the home to create a family room on the first floor. It was indicated that the family room is currently located in the basement of the home, and that the owner is having difficulty navigating the steps due to advancing age and recent knee/back surgeries. Due to the location of the existing carport, the northern corner of the proposed addition will encroach approximately 5 feet into the required front and street centerline setbacks. Thus, the requested variance relief is necessary. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and none of the neighbors voiced any objection. In this regard, the site plan shows that the immediately affected neighbor's home on the north side of the lot is approximately 50 feet away. Thus, I am persuaded that relief can be granted and that there will be no detrimental impact to adjacent properties or the surrounding locale.

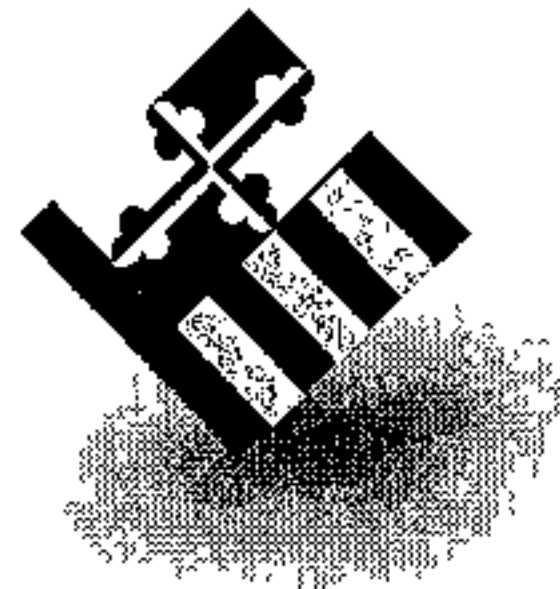
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of May 2006 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (formerly Section 202.2, 1956 Regulations) to permit a front setback of 45 feet to the street right-of-way in lieu of the minimum required 50 feet, and a street centerline setback of 70 feet in lieu of the required 75 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her 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.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 25, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Ms. Marie L. Dowdy
12603 Louise Avenue
Fork, Maryland 21051

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
E/S Louise Avenue, 155' N of the c/l Upland Road
(12603 Louise Avenue)
11th Election District – 3rd Council District
Marie L. Dowdy - Petitioner
Case No. 06-490-A

Dear Ms. Dowdy:

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", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12603 Louise Avenue
which is presently zoned RC5

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.B & 202.2 (BCZR) 1956 Regs)

to permit a front yard setback of 45 ft. to the street right of way in lieu of the required 50 ft., and 70 ft. to the centerline of the road in lieu of the required 75 ft. for an addition.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7 day of April, 2006, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

MARTEL DOWDY

Name - Type or Print

Signature

Name - Type or Print

Signature

12603 LOUISE AVE.

Address

Telephone No.

FORK

City

MD.

State

21057

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JLM

Date

4-7-06

Estimated Posting Date

4-16-06

CASE NO. 06-490-A

REV 10/25/01

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

12603 LOUISE AVE.
Address
FORK MD. 21051
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 zoning regulations cannot be met.*
- 1. Owner wants to enclose existing carport with an additional 8'0".*
 - 2. Current family room in basement. Owner has difficulty with going up & down steps, due to advancing age and recent surgeries on knees and back.*
 - 3. Family has grown by 7 grandchildren making additional space necessary when family together.*

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.

Marie L. Dowdy
Signature
MARIE L. DOWDY
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of March, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Marie Dowdy
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Anthony Dennis Williams
Notary Public
My Commission Expires January 01, 2010

CERTIFICATE OF POSTING

RE: Case No.: 06-409-A

Petitioner/Developer: _____

MARIE DOWDY

Date of Hearing/Closing: 5-1-06

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

12603 LOUISE AVE

The sign(s) were posted on 4/16/06
(Month, Day, Year)

CASE # 06-409-A



Sincerely,

Richard E. Hoffman 4/16/06
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

12603 LOUISE AVE.

POSTED 4/16/06

Richard E. Hoffman 4/16/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 490 -A

Address 12603 LOUISE Ave.

Contact Person: J. MORLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4.7.06

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- 409 -A

Address 12603 LOUISE Ave.

Petitioner's Name MARIE DOWDY

Telephone 410-592-7057

Posting Date: 4.16.06

Closing Date: 5.1.06

Wording for Sign: A VARIANCE
To Permit A FRONT YARD SETBACK OF 45ft. TO THE
STREET Right of way IN LIEU OF THE REQUIRED 50ft.
AND 70ft. TO THE CENTERLINE OF THE ROAD IN LIEU
OF THE REQUIRED 75ft. FOR AN ADDITION.

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: 490
Petitioner: MARIE DOWDY
Address or Location: 12603 LOUISE Ave., FORT, Md. 21051

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME

Telephone Number: 410-592-7057

BALTIMORE COUNTY, MARY. AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1153

DATE 4.7.06 ACCOUNT Pool 006-6150
AMOUNT \$ 65.00

RECEIVED FROM: M. DUNN 12603
FOR: AD UAR. LOMISE APR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12603 LOUISE AVENUE
which is presently zoned RC5

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, B+202.2 (BCZR) 1956. REGS),
to permit a front yard setback of 45 ft. to the street right
of way in lieu of the required 50 ft., and 70 feet to the
centerline of the road in lieu of the required 75 feet for an
addition.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

MARIE L. DOWDY

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By

Date

Estimated Posting Date

CASE NO. 06-490-A

REV 10/25/01

ORDER RECEIVED FOR FILING

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

12603 LOUISE AVE.
Address
FORK MD. 21051
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 zoning regulations cannot be met.*
- 1. Owner wants to enclose existing carport with an additional 8'0".*
 - 2. Current family room in basement. Owner has difficulty with going up & down steps, due to advancing age and recent surgeries on knees and back.*
 - 3. Family has grown by 7 grandchildren making additional space necessary when family together.*

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.

Marie L. Dowdy
Signature
MARIE L. DOWDY
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of March, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Marie Dowdy
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Anthony Dennis Williams
Notary Public
My Commission Expires January 01, 2010

CERTIFICATE OF POSTING

RE: Case No.: 06-409-A

Petitioner/Developer: _____

MARIE DOWDY

Date of Hearing/Closing: 5-1-06

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

12603 LOUISE AVE

The sign(s) were posted on 4/16/06
Month, Day, Year)

CASE # 06-409-A

Sincerely,

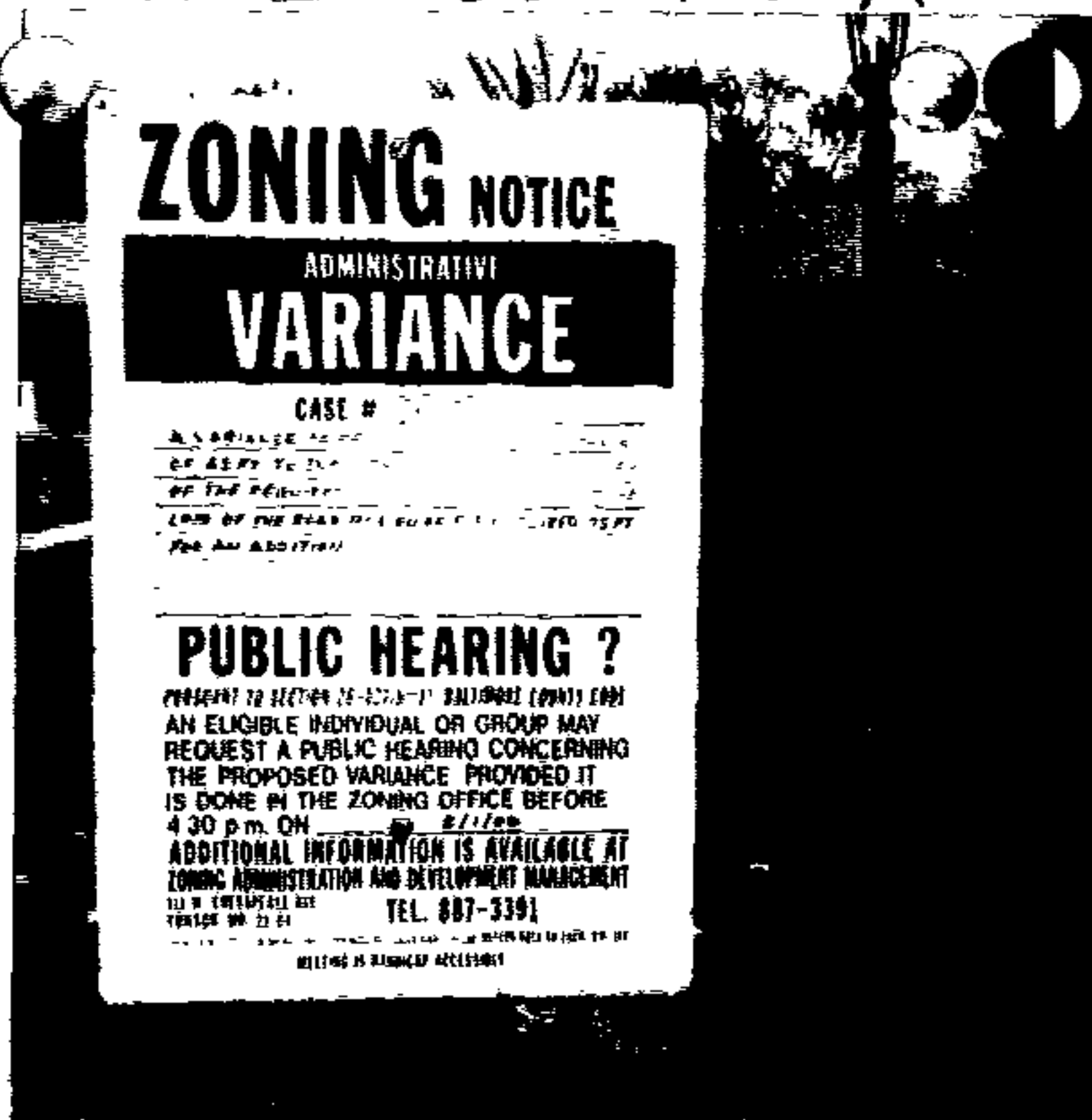
Richard E. Hoffman 4/16/06
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



12603 LOUISE AVE.

POSTED 4/16/06

Richard E. Hoffman 4/16/06

**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 1, 2006

Marie L. Dowdy
12603 Louise Avenue
Fork, MD 21051

Dear Ms. Dowdy:

RE: Case Number: 06-490-A, 12603 Louise Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 7, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 10, 2006

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-490- Administrative Variance

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

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

Prepared By:

Curtis Murray

RECEIVED

MAY 25 2006

Division Chief:

John J. Keller

ZONING COMMISSIONER

CM/LL

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 19, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 17, 2006

Item Numbers: 484 through 490

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 24, 2006
Item Nos. 484, 485, 486, 487, 488, and 490

DATE: April 18, 2006

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-04182006.doc



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

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

Maryland Department of Transportation

Date: 4.14.06

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

RE: Baltimore County
Item No. 490 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

IMPORTANT MESSAGE

FOR Bell

DATE 6/1/06 TIME 2:30 P.M.

M Mrs Dowdy

OF _____

PHONE 410-592-7057
AREA CODE NUMBER EXTENSION

☐ FAX

☐ MOBILE _____
AREA CODE NUMBER TIME TO CALL

TELEPHONED	☒	PLEASE CALL	☒
CAME TO SEE YOU	☐	WILL CALL AGAIN	☐
WANTS TO SEE YOU	☐	RUSH	☐
RETURNED YOUR CALL	☐	SPECIAL ATTENTION	☐

MESSAGE - call

06-490-A

- date for appeal up

Sunday

- status ?

SIGNED _____



FORM 3002P
MADE IN U.S.A

6/21/06
Phone #
410-592-7057
Deb - See
Patty mistery solved.
for Jan
Stacy in
machine
per
Patty

Mr. Timothy M. Kotroco
Director of Permits and Development Management
111 W Chesapeake Ave.
Towson Md 21204

Dear Sir,

I am writing this letter at the suggestion of Mr. Wiseman concerning Case No. 06-490-A. Mr. Wiseman granted me a setback of forty five (45) feet to the street right of way, for a room I am adding to my house. The room consists of enclosing my carport with an addition of eight (8) feet. In fact, it has come to light that I need a thirty six (36) foot setback. Mr. Wiseman thought that a Spirit and Intent Letter might provide me with the additional nine (9) feet.

Mr. Wiseman stated that he would not have a problem with granting my request if approved by your office.

Enclosed you will find two letters from my neighbors that are on each side of me. They have stated they have no objection to the additional nine feet. I would also submit an amended plat plus any other material which could help in the expedition of my permit.

With the fervent hope that you will assist me in this matter, I am

Sincerely,
Marie L. Dowdy
12603 Louise Ave.
Fork Md 21051

Marie L. Dowdy

To Bill Wiseman:
This is within 30 days
from the date of your
Order. Kindly treat
this as a Motion
for Reconsideration.
Tim K.

2.462
Mr. Timothy M. Kotroco
Director of Permits and Development Management
111 W Chesapeake Ave.
Towson Md 21204

6/21/06
Phone #
410-592-7057

Dear Sir,

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Tim K.

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Director of Permits and Development Management
111 W Chesapeake Ave.
Towson Md 21204

Dear Sir,

My neighbor, Mrs. Dowdy, has asked me to write you a letter concerning the additional nine (9) feet required for her setback from the street right of way, in the building of an additional room on her house. I realize that the setback will be thirty six (36) feet rather than the posted forty five (45) feet. I wish to advise you that I have no objection to the thirty six (36) foot setback.

Sincerely,
Ms. Jan Ward
12605 Louise Ave.
Fork Md 21051

A handwritten signature in cursive script, appearing to read "Jan Ward". The signature is written in dark ink and is positioned below the typed name and address.

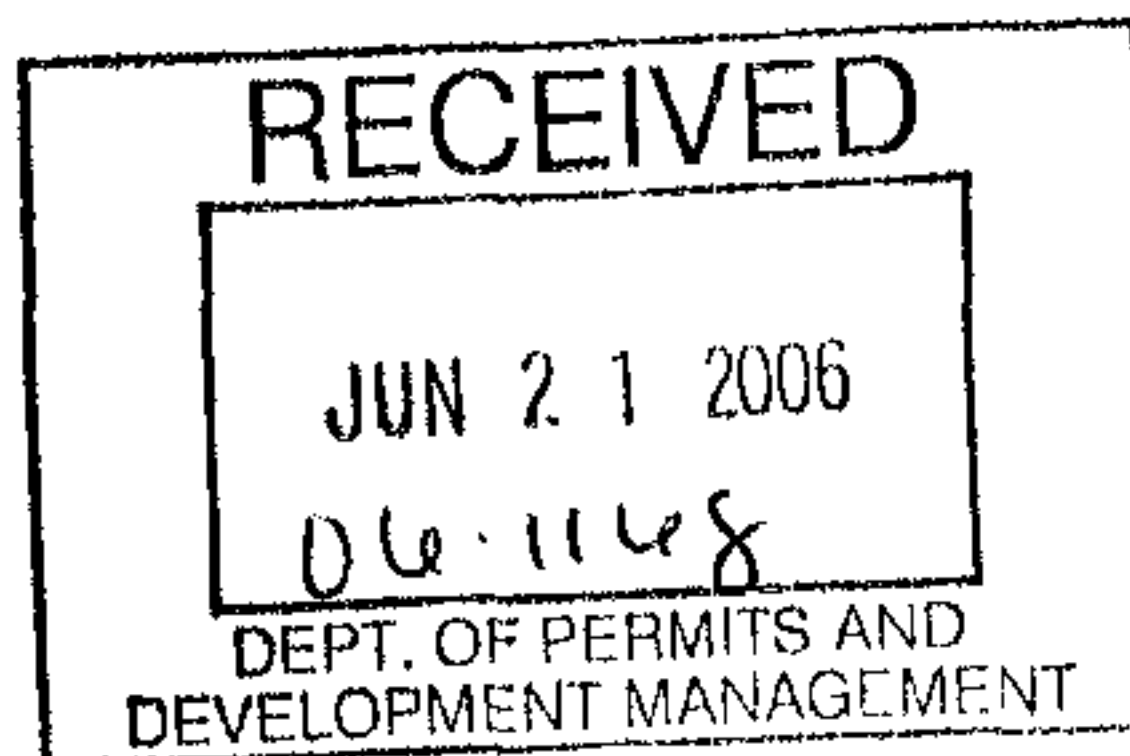
Mr. Timothy M. Kotroco
Director of Permits and Development Management
111 W Chesapeake Ave.
Towson Md 21204

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Sincerely,
Bernadette and Anthony Battaglia
12601 Louise Ave.
Fork Md 21051

Bernadette Battaglia
Anthony Battaglia



TRANSMISSION VERIFICATION REPORT

TIME : 06/21/2006 15:06
NAME : PERMITS & DEVELOPMENT
FAX : 4108875708
TEL : 4108873353
SER.# : BROA4J222053

DATE, TIME	06/21 15:05
FAX NO./NAME	3468
DURATION	00:00:42
PAGE(S)	03
RESULT	OK
MODE	STANDARD ECM

669
Mr. Timothy M. Kotroco
Director of Permits and Development Management
111 W Chesapeake Ave.
Towson Md 21204

6/21/06
Phone #
410-592-7057

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Marie L. Dowdy
12603 Louise Ave.

Marie L. Dowdy

*To Bill Wiseman:
This is within 30 days
from the date of your
Kindly treat
Notar*

From: Debra Wiley
To: Murray, Curtis
Date: 05/25/06 3:07:12 PM
Subject: Fwd: Re: Comment for Admin. Variance - 06-490-A - Closing Date 5/1

Hi Curtis,

Can you get this comment to us. Thanks.

>>> Debra Wiley 05/16/06 4:10 PM >>>
Thank you very much!

>>> Curtis Murray 05/16/06 4:06 PM >>>
Debbie,

That comment of a "no comment" has been done, however I have to locate the file to be sure that it has not changed. I will forward a comment to you ASAP!

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
410-887-3480
Fax: 410-887-5862
cjmurray@co.ba.md.us

>>> Debra Wiley 05/16/06 3:52 PM >>>
Hi Curtis,

Bette has advised that she's missing a comment for the above-referenced item. I have looked in our pile and do not see one. Can you tell me if one has been prepared? Unfortunately, since I do not have the file, I don't have a name or address.

Thanks.

ZONING
MAP

UNION RD

REGWOOD RD

REGWOOD RD

UPLAND RD

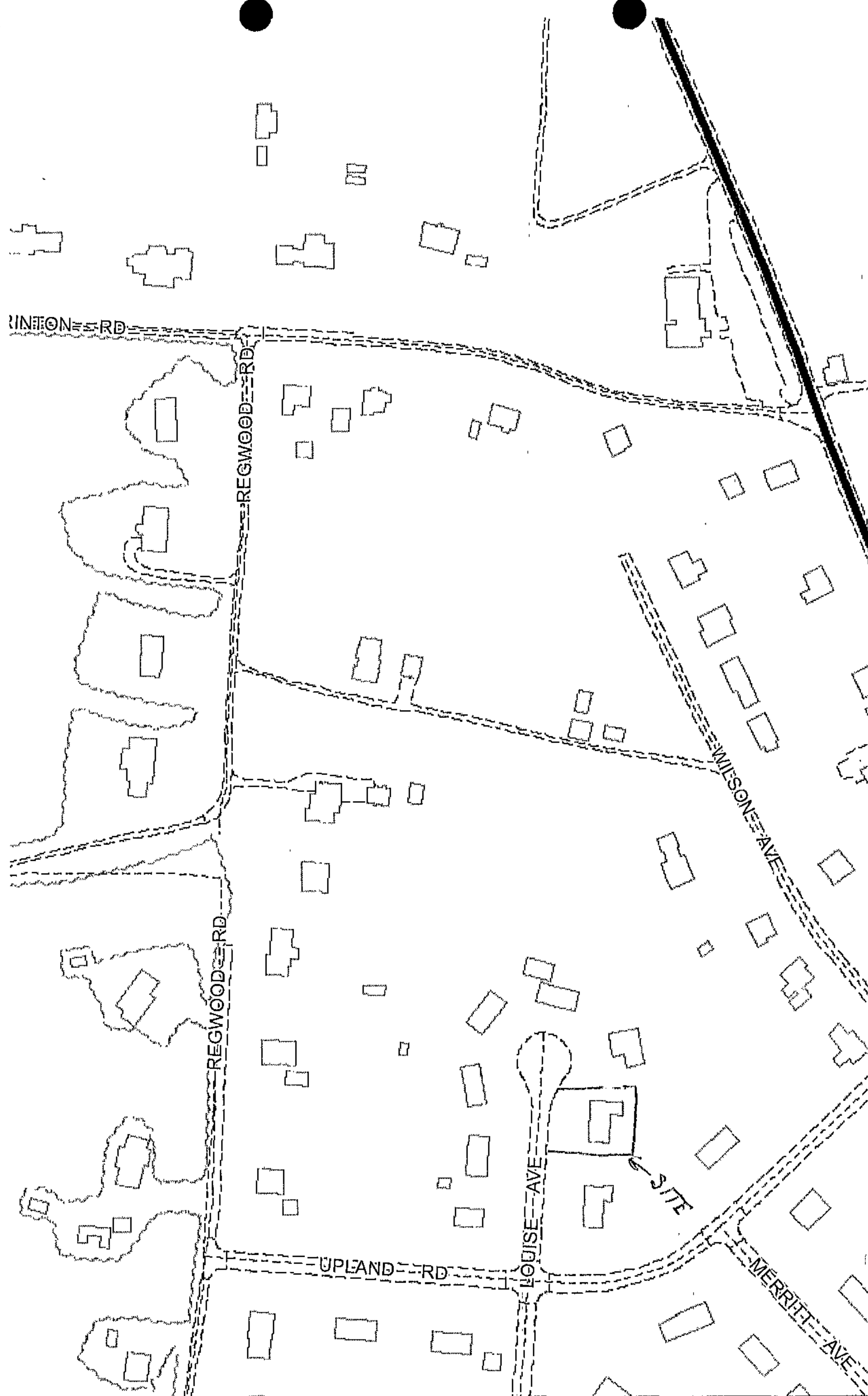
LOUISE AVE

WILSON AVE

MERRITT AVE

SITE

LOCATION
FORK, MD



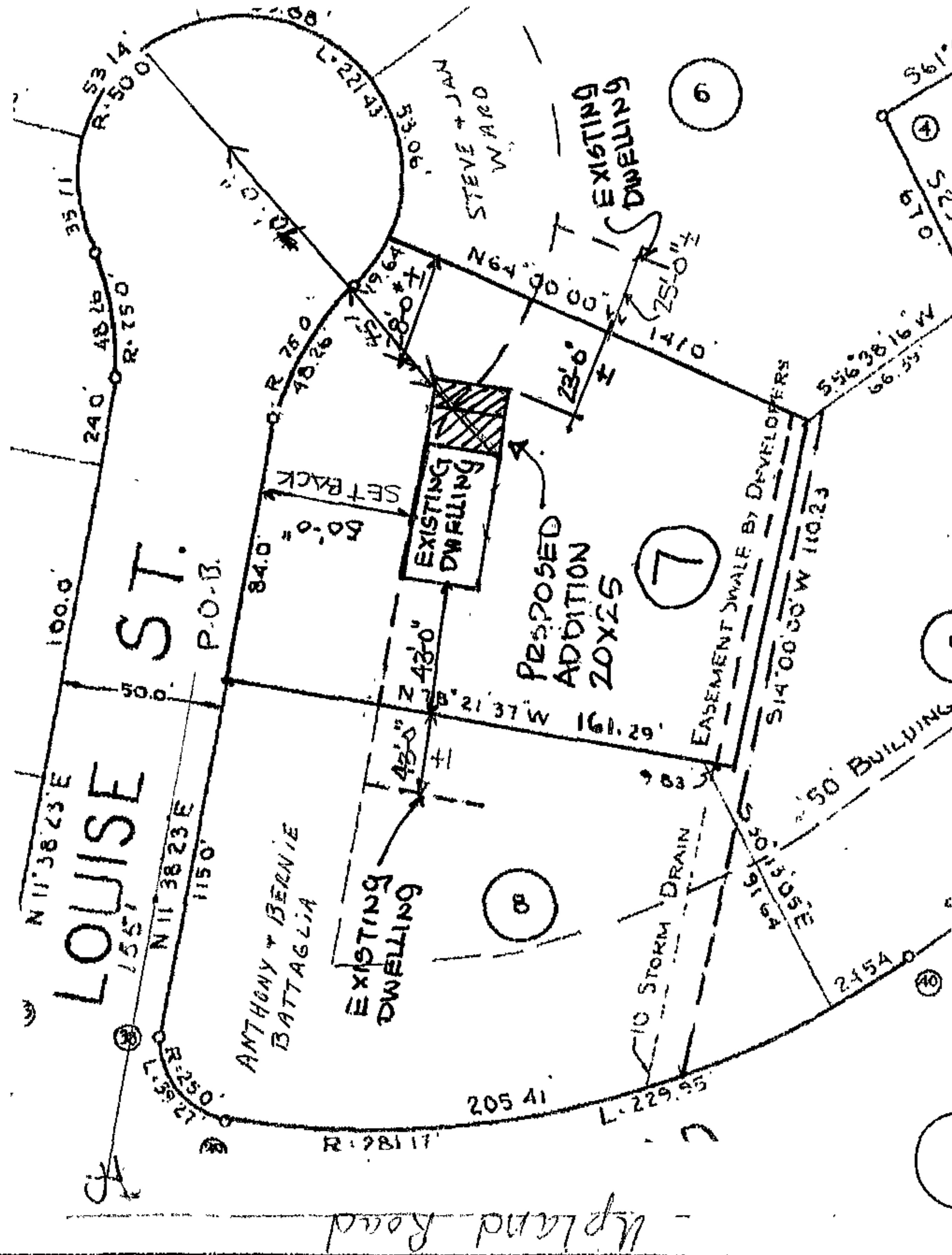
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 12603 Louise Ave.

SUBDIVISION NAME ZEGWOOD

PLAT BOOK # 23 FOLIO # 133 LOT # 7 SECTION # 1

OWNER MARIE L. DOWDY



NORTH

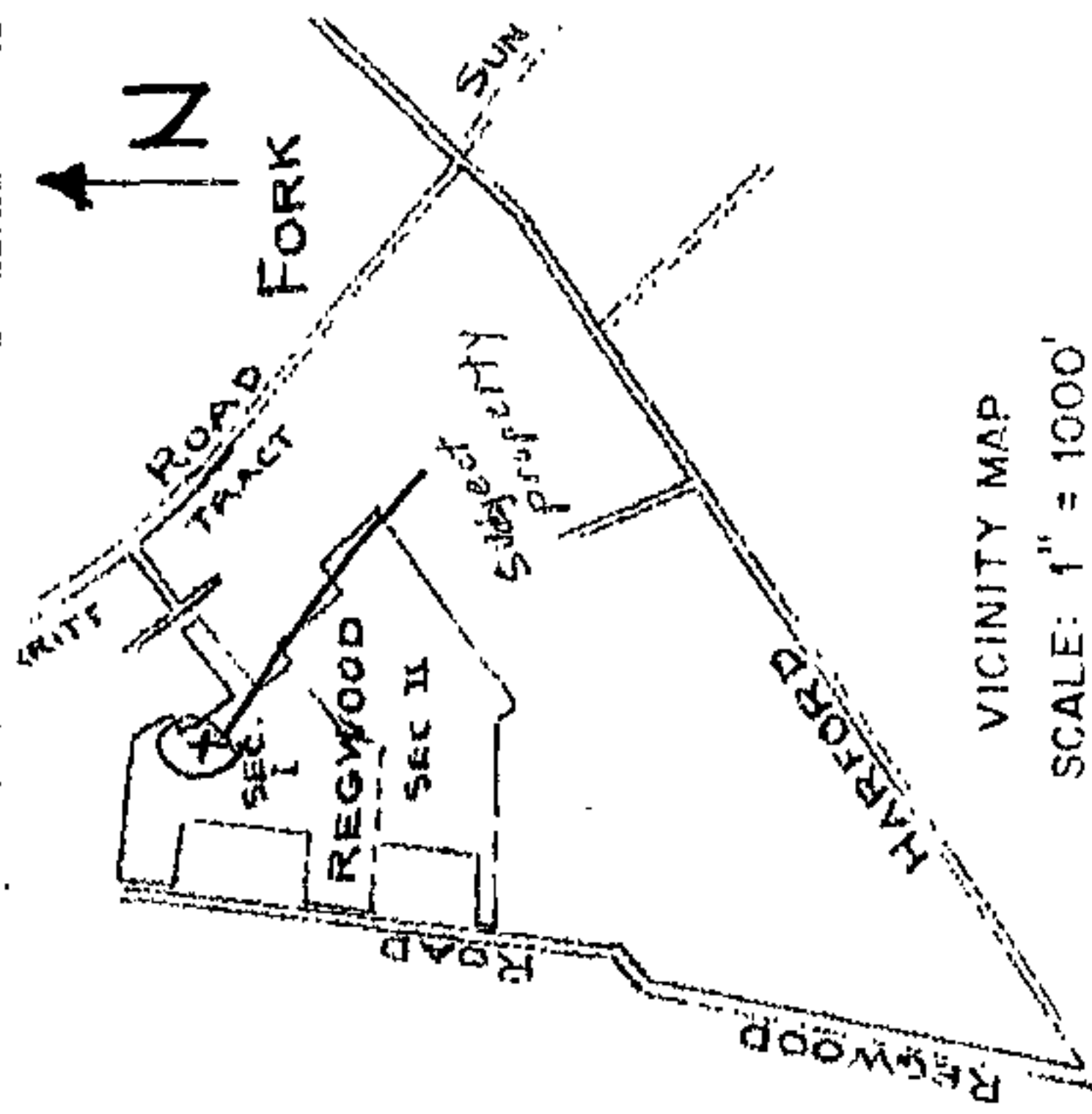
PREPARED BY

SCALE OF DRAWING: 1" = 50'

14

1

dy
Lo



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # C54B1

ZONING RC 5 (2-40)

LOT SIZE 15.

ACREAGE SQUARE FEET

PUBLIC PRIVATE

REMARKS

WATER

YES NO

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

**HISTORIC PROPERTY /
BUILDING**

PRIOR ZONING HEARING

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

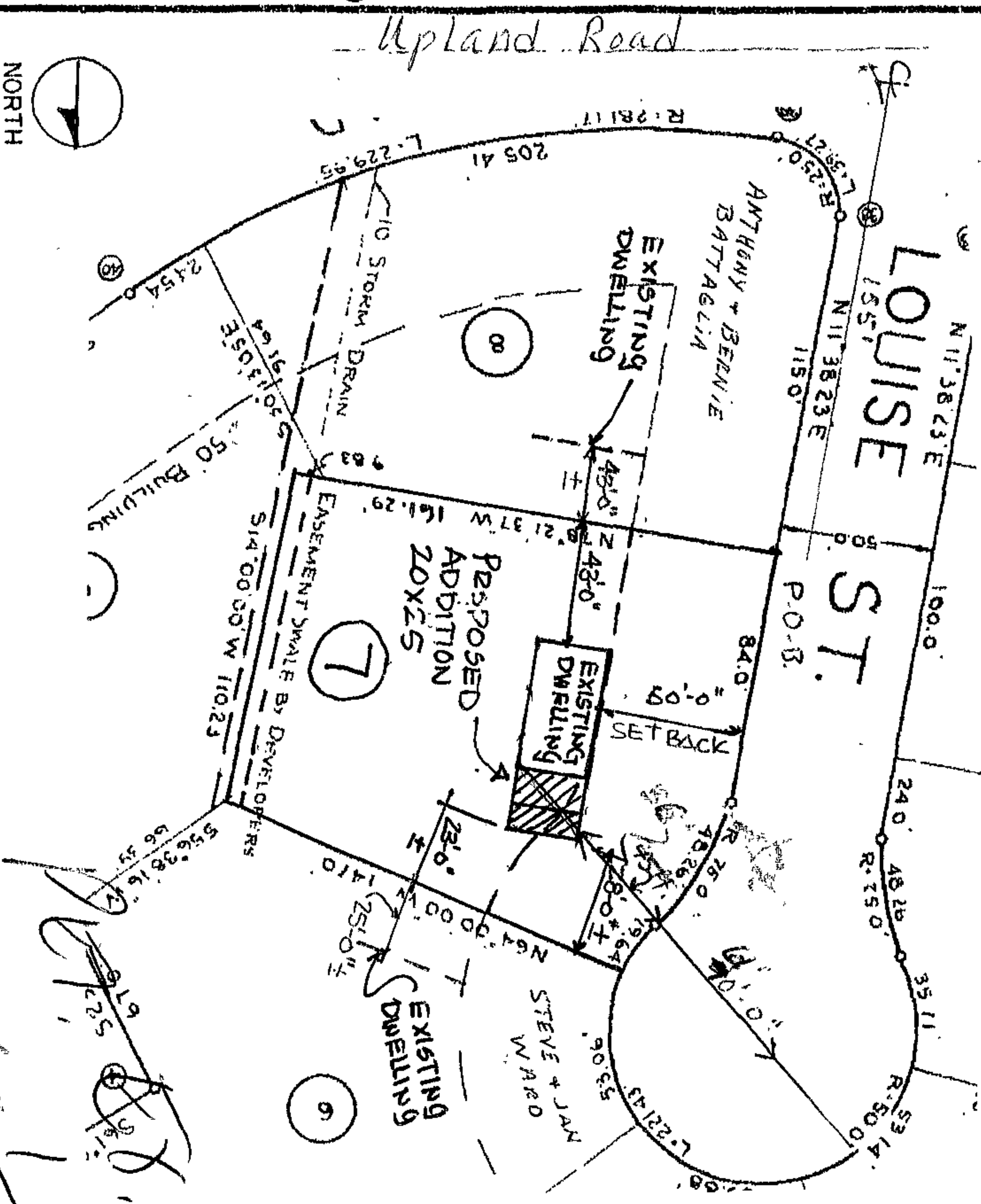
PROPERTY ADDRESS 18603 LOUISE AVE.

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

SUBDIVISION NAME REGWOOD

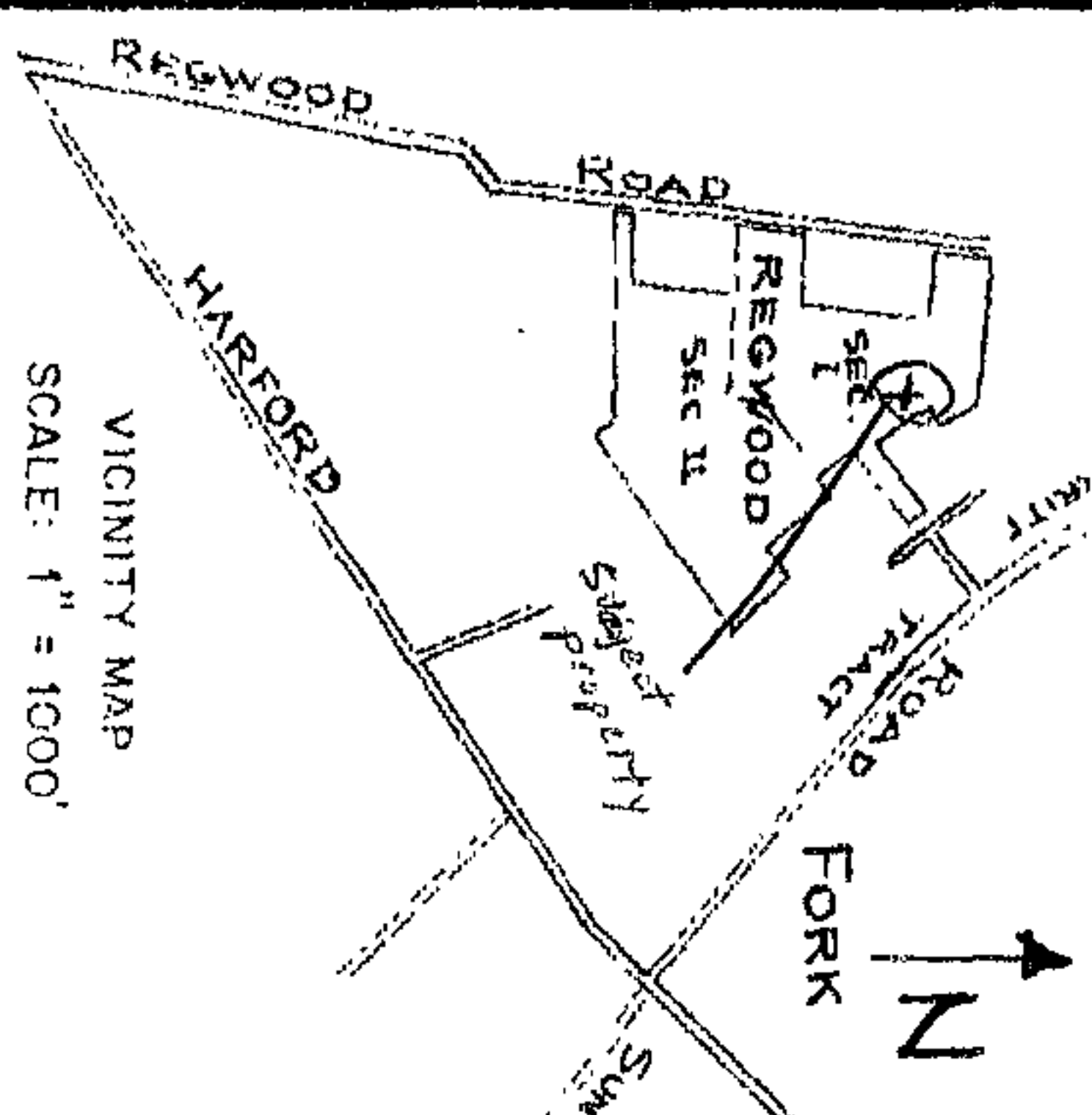
PLAT BOOK # 23 FOLIO # 133 LOT # 7 SECTION # 1

OWNER MARIE L. DOWDY



PREPARED BY Ed

SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # C54B1

ZONING RC 5 (R-40)

LOT SIZE .51 ACREAGE 22399 SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

YES NO
☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

PETITIONER'S

Amended

EXHIBIT NO. 1

06-490-1A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

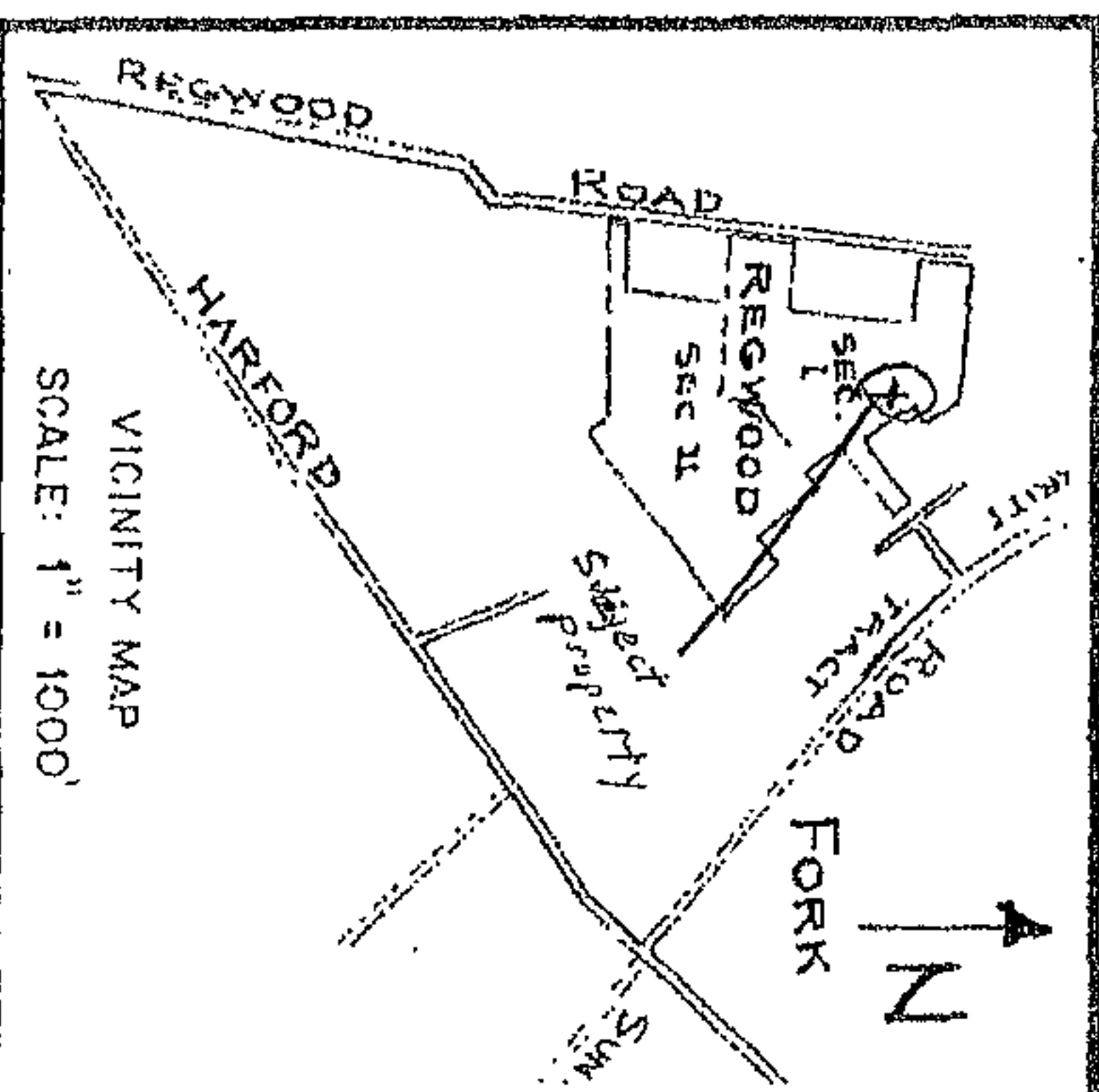
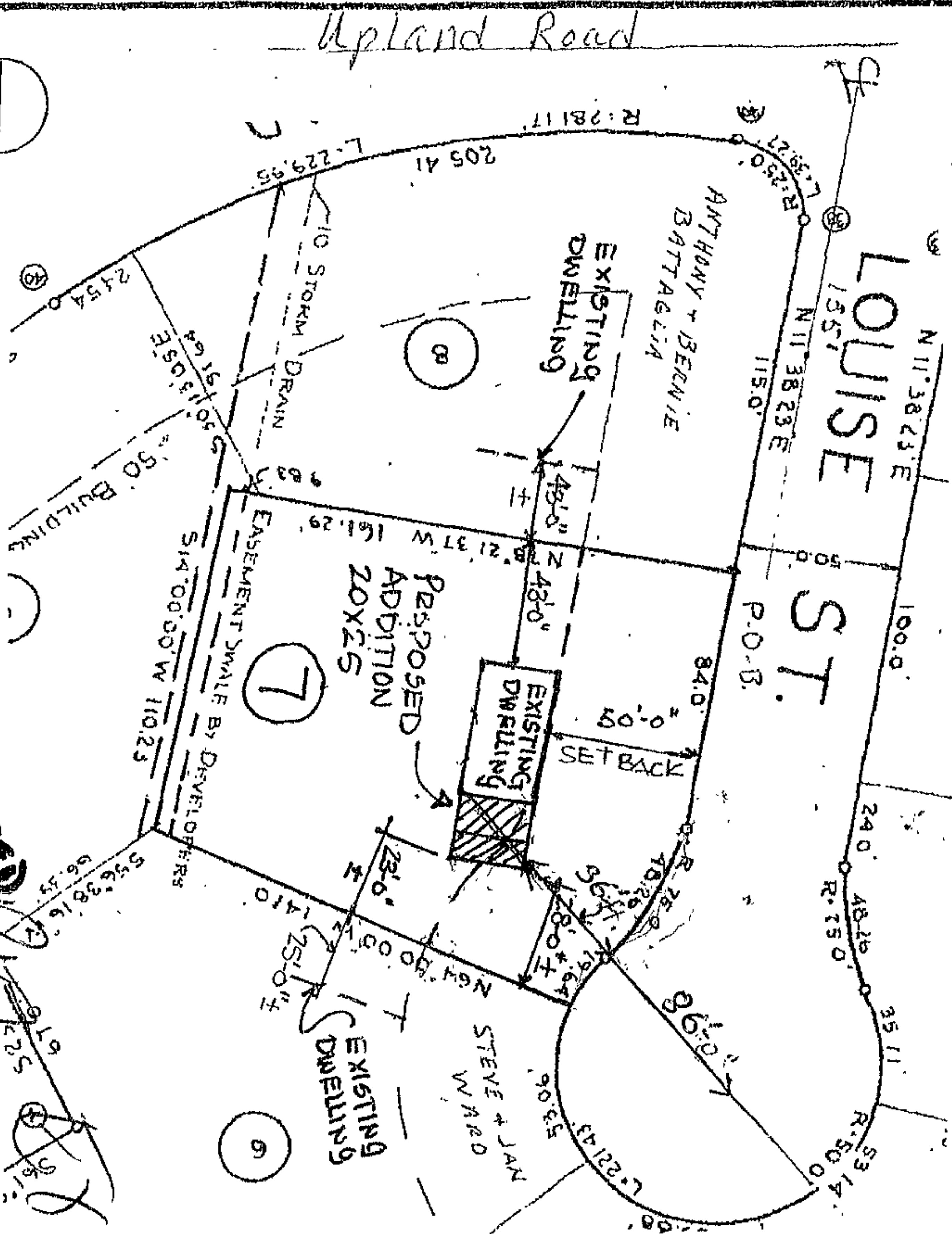
PROPERTY ADDRESS 12603 LOUISE AVE.

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

SUBDIVISION NAME LEGGWOOD

PLAT BOOK # 23 FOLIO # 133 LOT # 7 SECTION # 1

OWNER MARIE L. DOWDY



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # C54B1

ZONING RC5 (R-40)

LOT SIZE .51 22399

ACREAGE 22399 SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE

WATER ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐ YES ☒ NO

REVI **PETITIONER'S**

PREPARED BY

SCALE OF DRAWING: 1" = 50'



7/7/06

DEBIE - do a

search - get M's

Dowdy's Case

NO. Place on

split and send to

PDM for inclusion in
their file. Thanks



