

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
N/S W. Joppa Road, 600' E of the c/l	
Thornton Road	* ZONING COMMISSIONER
(1606 W. Joppa Road)	
8 th Election District	* OF BALTIMORE COUNTY
2 nd Council District	
	* Case No. 06-495-A
Keith T. Benson, 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, Keith T. Benson, and his wife, Sarah E. Benson. The Petitioners request variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may 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 necessitated given the property's unique configuration and the location of existing

RECEIVED - UH-FILED
 Date 5-18-06
 By [Signature]

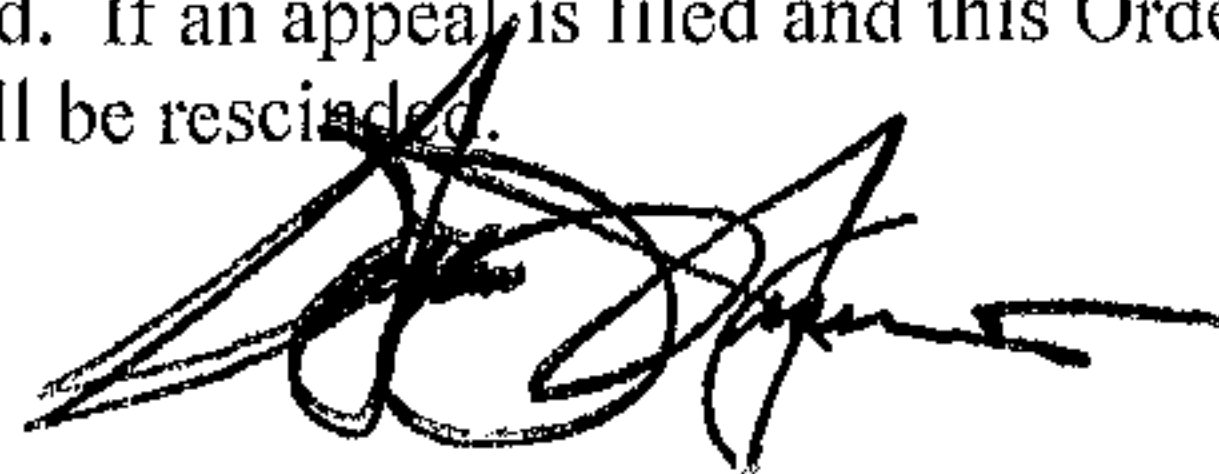
improvements thereon. As shown on the site plan, the property is a rectangular shaped parcel lying immediately adjacent to the right-of-way for the MTA Light Rail. Due to its unique configuration, there is virtually no rear yard. Moreover, due to the location of the septic tank and underground utilities on either side of the home, the front yard of the property is the only practical location for a pool. Additionally, due to the grade of the property and existing vegetation, the proposed pool site will not be visible to adjacent properties. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted and that there will be no detrimental impact to adjacent properties or the surrounding locale.

It is also to be noted that although the Petitioners indicated that their property is historic, a representative from the Office of Planning advised that this is not the case and thus, the proposal is not subject to review by the Landmarks Preservation Commission.

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 18th day of May 2006 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard, 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 his 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.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 5-18-06
By W. J. Wiseman



JAMES T. SMITH, JR.
County Executive

May 18, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. Keith T. Benson
1606 West Joppa Road
Towson, Maryland 21204

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
N/S W. Joppa Road, 600' E of the c/l Thornton Road
(1606 W. Joppa Road)
8th Election District – 2nd Council District
Keith T. Benson, et ux - Petitioners
Case No. 06-495-A

Dear Mr. & Mrs. Benson:

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,

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 1606 W. Joppa Rd.

which is presently zoned DR 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) 400.1 BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE (POOL) TO BE LOCATED IN THE FRONTYARD IN LIEU OF THE REQUIRED REARYARD

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 4 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):

Keith T. Benson

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 LTm

Date

4/11/06

Estimated Posting Date

4/23/06

CASE NO. 06-495-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 1606 W. Joppa Road
Address Ruxton MD 21204
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 property known as 1606 W. Joppa Road, Ruxton, MD 21204 is situated in very close proximity to the MTA light-rail tracks, causing the rear of the dwelling to have a zero clearance right-of-way along the MTA/MD State property line. This situation dictates that the dwelling has no property to its rear. All of the 1.58 acres of land belonging to said address is situated to the front, the left and the right of the dwelling. The location that has been proposed for the installation of an above ground pool was carefully chosen taking into consideration the privacy of the owners and the adjacent neighbors, while giving attention to the historical designation of the dwelling. The proposed site is protected from view of Parcel 90 (see accompanying Plat) by a row of mature Leland Cypress trees. Your affiant has also discussed the idea of installing the pool with the owners of this property and was met with a positive response. The proposed site is also shielded from view of Parcel 83 on which there is no dwelling, (see accompanying Plat) by a row of mature evergreen trees and several other unidentified lower standing bushes and trees. The owner of Parcel 83 also owns the adjacent Parcel 82 on which there is a dwelling. This dwelling is approximately 150' from and fully shielded from view of the proposed site. The proposed site is approximately 7-9 feet lower in grade than the driveway that serves the property 1606 W. Joppa Rd. making it nearly impossible to see from the vantage point of the driveway. This also makes it impossible to see from Parcel 78 which has no dwelling, is heavily wooded and situated approximately 70' away at its closest point. The southernmost edge of the property abuts to W. Joppa Road and is shielded from view of the street by dense foliage. The center point of W. Joppa Road is approximately 275' from the proposed site. Your affiant also intends to install a 4' high fence at the edge of the driveway to further shield the pool site from view. Finally, the easternmost edge of the property that abuts the MTA tracks is already shielded by a solid, 8' high white vinyl privacy fence. Based upon the above, your affiant requests that a variance be granted to allow the installation of an above ground pool at the proposed site.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Keith T. Benson
Name - Type or Print

[Signature]
Signature
SARAH E BENSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Keith T + Sarah E Benson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 9/6/06

ZONING DESCRIPTION FOR: 1606 W. Joppa Road, Ruxton, MD 21204

Beginning at a point on the North side of W. Joppa Road which is 60' of right-of-way in width at the distance of 600' East of the centerline of the nearest intersecting street Thornton Road which is 60' feet of right-of-way in width.

"Being the same parcel of ground which by deed dated January 10, 1962 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 3956, folio 568..."

N.14 42' 40" E. 56 ft., N.88 45' 30" E. 189.40 ft., N.34 52' E. 117.11 ft., N.23 36' 26" E. 177.67 ft., S.51 07' E. 112.80 ft., SW. by curved line with a 2865 ft radius / the chord of said arc bearing S.16 36' 20" W. 298.17 ft., S.13 29' W. 53.20 ft., N.75 58' W. 373 ft. to the place of beginning, containing 1.58 acres, (68,825 sq ft).

Also known as 1606 W. Joppa Road and located in the 8th Election District, 2nd Councilmanic District.

495

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0033

DATE 4/13/66 ACCOUNT 72001 7010 4000

AMOUNT \$ 65 00

RECEIVED FROM:

V. BLANK

FOR:

DC-495-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

THIS RECEIPT IS
VALID FOR ALL PURPOSES
EXCEPT WHERE SHOWN OTHERWISE
POST: 3 12 1966
TE: 1000
CASHIER: [Signature]
DATE: 4/13/66
AMOUNT: \$ 65 00
FOR: DC-495-A

CERTIFICATE OF POSTING

ATTENTION: Kristen Mathhews

DATE: 4/24/06

Case Number: 06-495-A

Petitioner/Developer: KEITH BONSON

Date of Hearing (Closing): 05/08/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 1606 WEST JOPPA ROAD

The sign(s) were posted on: 4/20/06

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

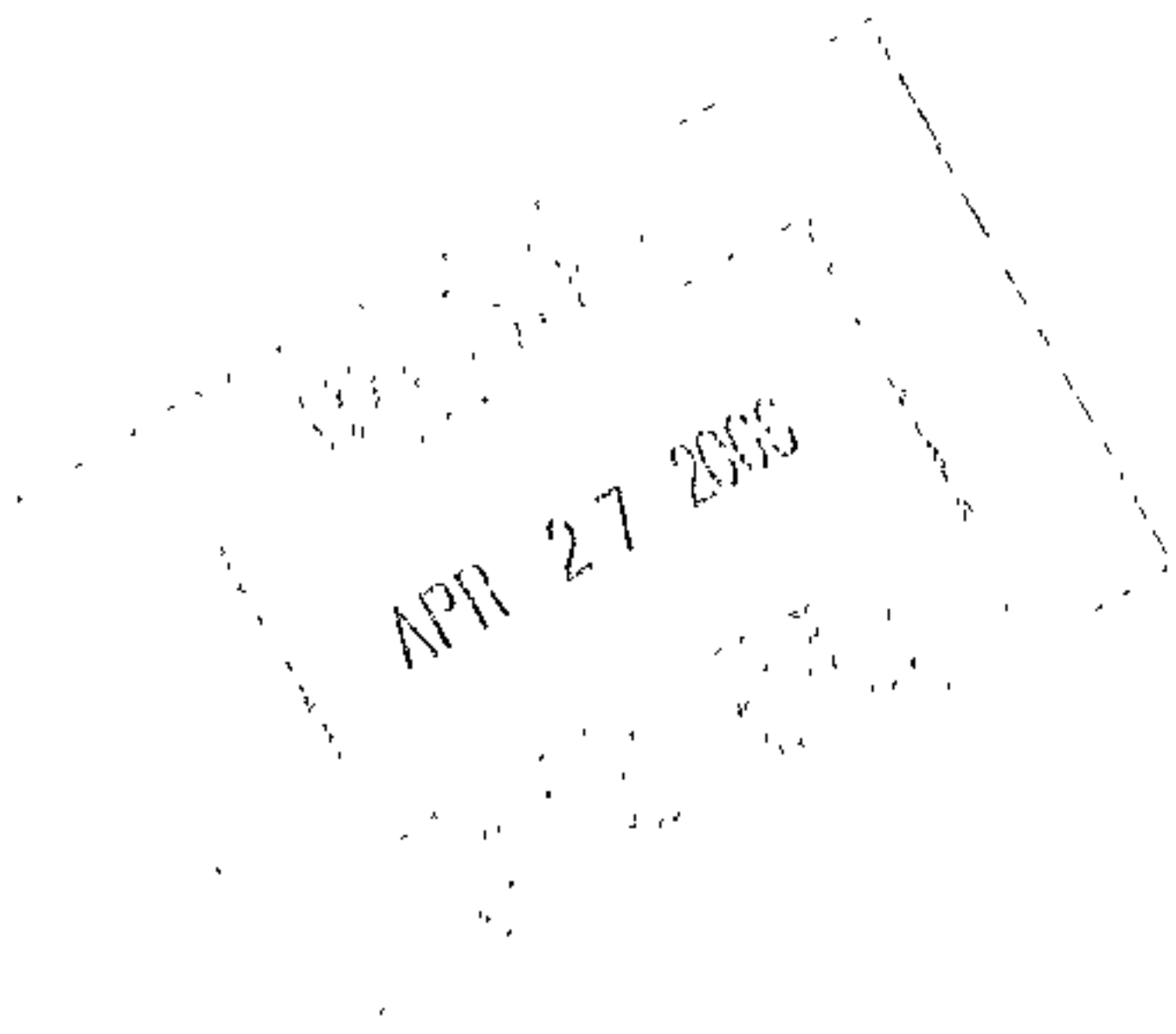
ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 06-495-A
TO PERMIT A DETACHED ACCESSORY
STRUCTURE (POOL) TO BE LOCATED IN
THE FRONT YARD IN LIEU OF THE
REQUIRED REAR YARD.
1606 WEST JOPPA ROAD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), SALVATORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IF
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MON. MAY 8, 2006
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 887-3391
TOWSON, MD. 21204
MEETING IS HANDICAP ACCESSIBLE



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 495 -A Address 1606 W. JOPPA ROAD
Contact Person: LYND T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/11/06 Posting Date: 4/23/06 Closing Date: 5/8/06

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- 495 -A Address 1606 W JOPPA ROAD
Petitioner's Name KEITH BONSON ETUX Telephone _____
Posting Date: 4/23/06 Closing Date: 5/8/06
Wording for Sign: TO PERMIT A DETACHED ACCESSORY STRUCTURE
(POOL) TO BE LOCATED IN THE FRONT YARD
IN LIEU OF THE REQUIRED REAR YARD.

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/neighbor 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: 06-495-A
Petitioner: Keith T. Benson
Address or Location: 1606 W. Joppa Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Keith T. Benson
Address: 1606 W. Joppa Rd.
Ruxton MD 21204
Telephone Number: (410) 847-9035

Historia



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1606 W. Joppa Road

which is presently zoned DR 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) 400.1 BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE (POOL)
TO BE LOCATED IN THE FRONTYARD IN LIEU OF
THE REQUIRED REAR YARD.

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

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 01 day of May, 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):

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 UTM

Date 4/11/06

Estimated Posting Date

4/23/06

CASE NO. 06-495-A

REV 10/25/01

OFFICE RECEIVED
BALTIMORE COUNTY
PLANNING & ZONING
DIVISION
MAY 15 2006
10:00 AM

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

1606 W. Joppa Road
Address
Ruxton MD 21204
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 property known as 1606 W. Joppa Road, Ruxton, MD 21204 is situated in very close proximity to the MTA light-rail tracks, causing the rear of the dwelling to have a zero clearance right-of-way along the MTA/MD State property line. This situation dictates that the dwelling has no property to its rear. All of the 1.58 acres of land belonging to said address is situated to the front, the left and the right of the dwelling. The location that has been proposed for the installation of an above ground pool was carefully chosen taking into consideration the privacy of the owners and the adjacent neighbors, while giving attention to the historical designation of the dwelling. The proposed site is protected from view of Parcel 90 (see accompanying Plat) by a row of mature Leland Cypress trees. Your affiant has also discussed the idea of installing the pool with the owners of this property and was met with a positive response. The proposed site is also shielded from view of Parcel 83 on which there is no dwelling, (see accompanying Plat) by a row of mature evergreen trees and several other unidentified lower standing bushes and trees. The owner of Parcel 83 also owns the adjacent Parcel 82 on which there is a dwelling. This dwelling is approximately 150' from and fully shielded from view of the proposed site. The proposed site is approximately 7-9 feet lower in grade than the driveway that serves the property 1606 W. Joppa Rd. making it nearly impossible to see from the vantage point of the driveway. This also makes it impossible to see from Parcel 78 which has no dwelling, is heavily wooded and situated approximately 70' away at its closest point. The southernmost edge of the property abuts to W. Joppa Road and is shielded from view of the street by dense foliage. The center point of W. Joppa Road is approximately 275' from the proposed site. Your affiant also intends to install a 4' high fence at the edge of the driveway to further shield the pool site from view. Finally, the easternmost edge of the property that abuts the MTA tracks is already shielded by a solid, 8' high white vinyl privacy fence. Based upon the above, your affiant requests that a variance be granted to allow the installation of an above ground pool at the proposed site.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Keith T. Benson
Name - Type or Print

[Signature]
Signature
SARAH E BENSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Keith T + Sarah E Benson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 9/6/06

**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 8, 2006

Keith T. Benson
Sarah E. Benson
1606 W. Joppa Road
Ruxton, MD 21204

Dear Mr. and Mrs. Benson:

RE: Case Number: 06-495-A, 1606 W. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 11, 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 8, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-495- 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 Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:

John Ambrose

5/15 Per
Curtis this is
not a
historic
area

CM/LL

RECEIVED

MAY 15 2006

ZONING COMMISSION

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 25, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For May 1, 2006
Item Nos. 491, 492, 493, 494, (495), 498,
499, 500, 502, 504, 505, 507, 508, 509,
511, 513, 514, 515, 516, 517

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

DAK:CE~~N~~:clw
cc: File
ZAC-NO COMMENTS-04252006.doc

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 21, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 24, 2006

Item Numbers: 491-515

⁴⁹⁵
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





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

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

Maryland Department of Transportation

Date: 4.21.06

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

RE: Baltimore County
Item No. 495 LTM

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

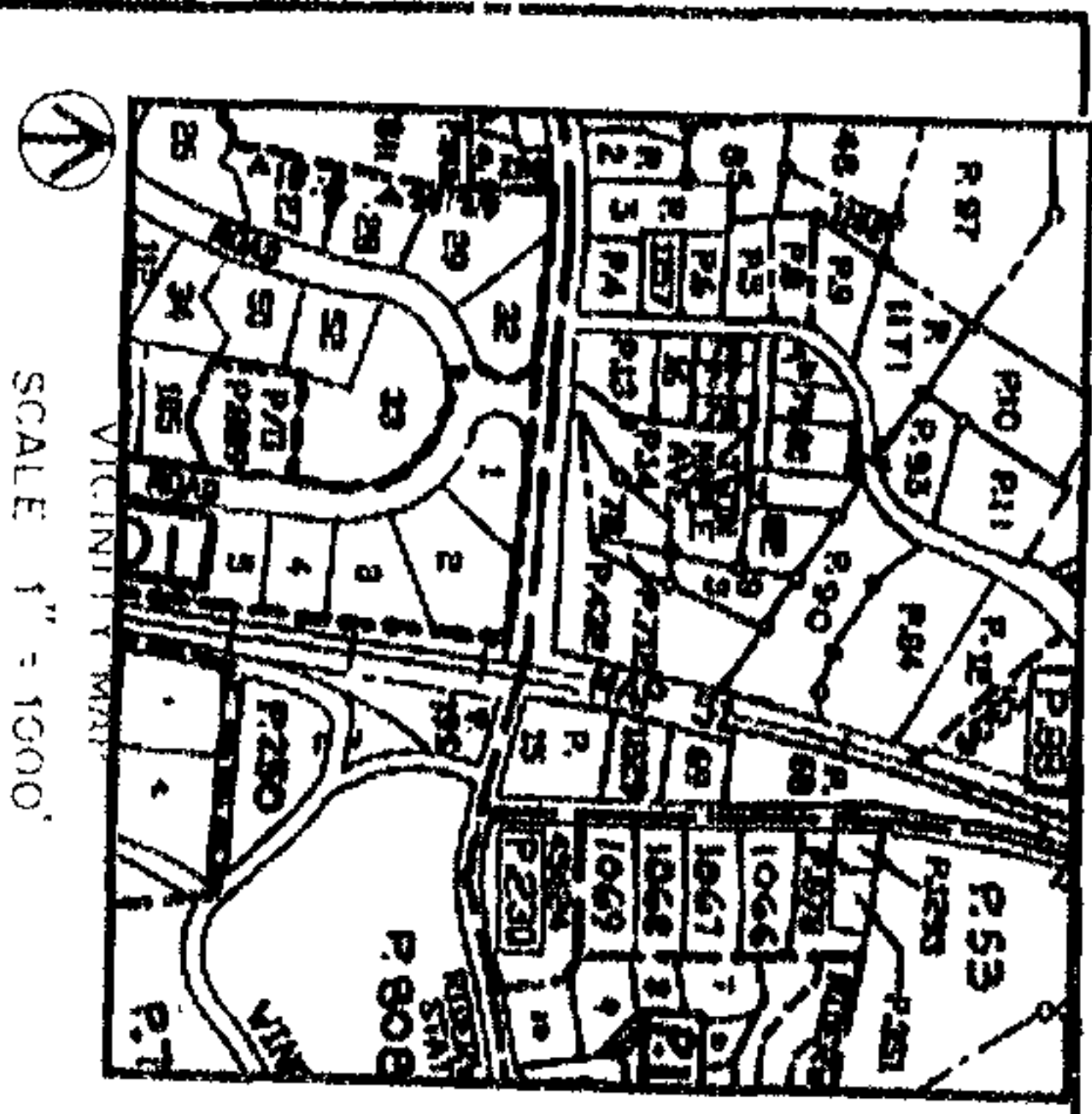
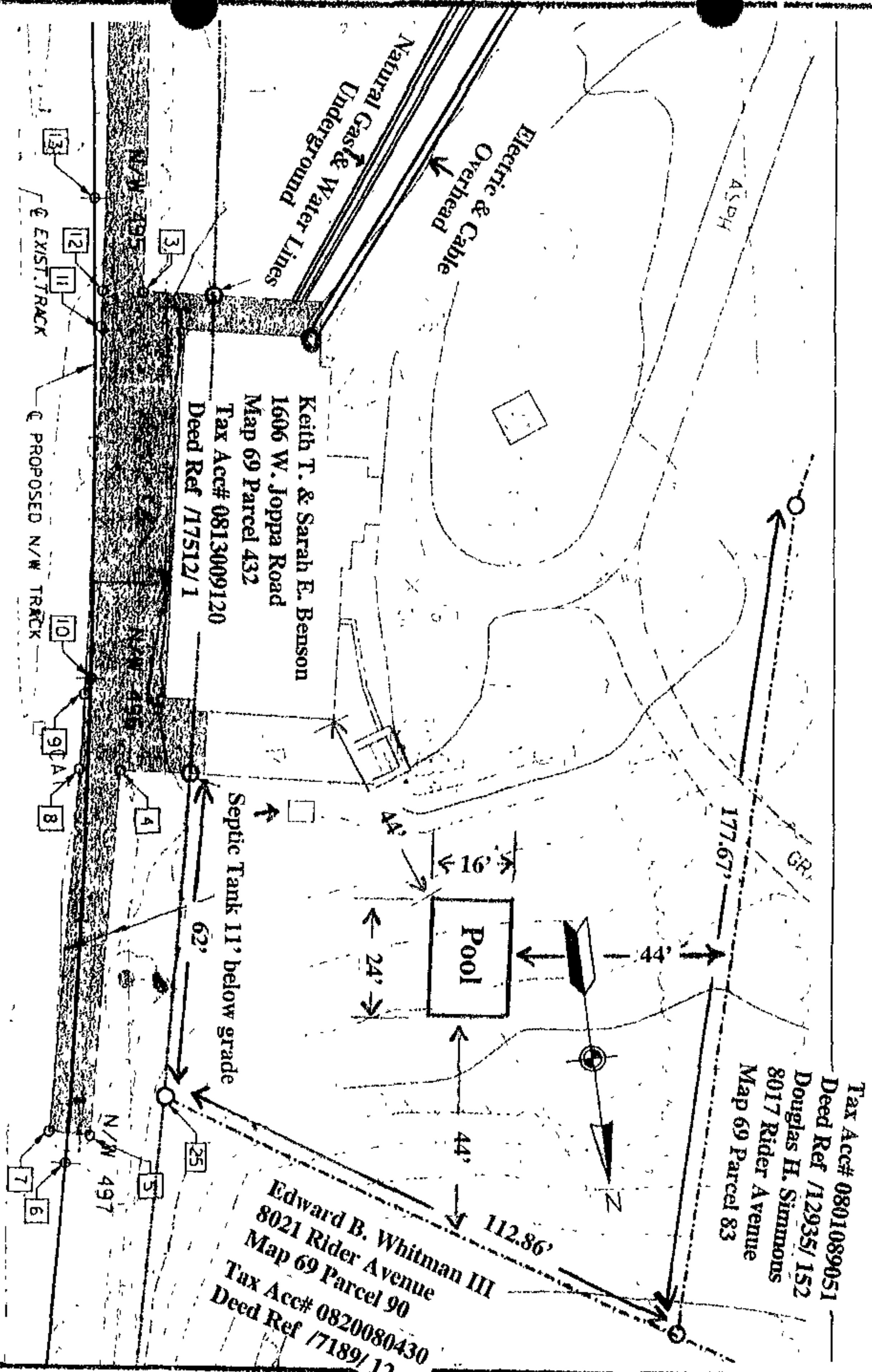
PROPERTY ADDRESS 1606 W. Joppa Road

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

SUBDIVISION NAME N/A

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER Keith T & Sarah E Benson



LOCATION INFORMATION

ELECTION DISTRICT **8**

COUNCILMANIC DISTRICT **2**

1" = 200' SCALE MAP #

ZONING **DR 3.5**

LOT SIZE **1.58** ACREAGE **68,825** SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☒ YES ☐ NO

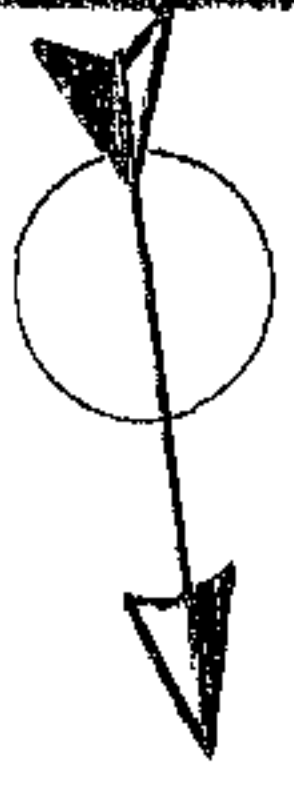
PRIOR ZONING HEARING **None**

ZONING OFFICE USE ONLY
REVIEWED BY **ITEM #** **495** **1 OF 2**

PREPARED BY **Keith T. Benson**

SCALE OF DRAWING: 1" = 20'

NORTH



Pet. Ex 4

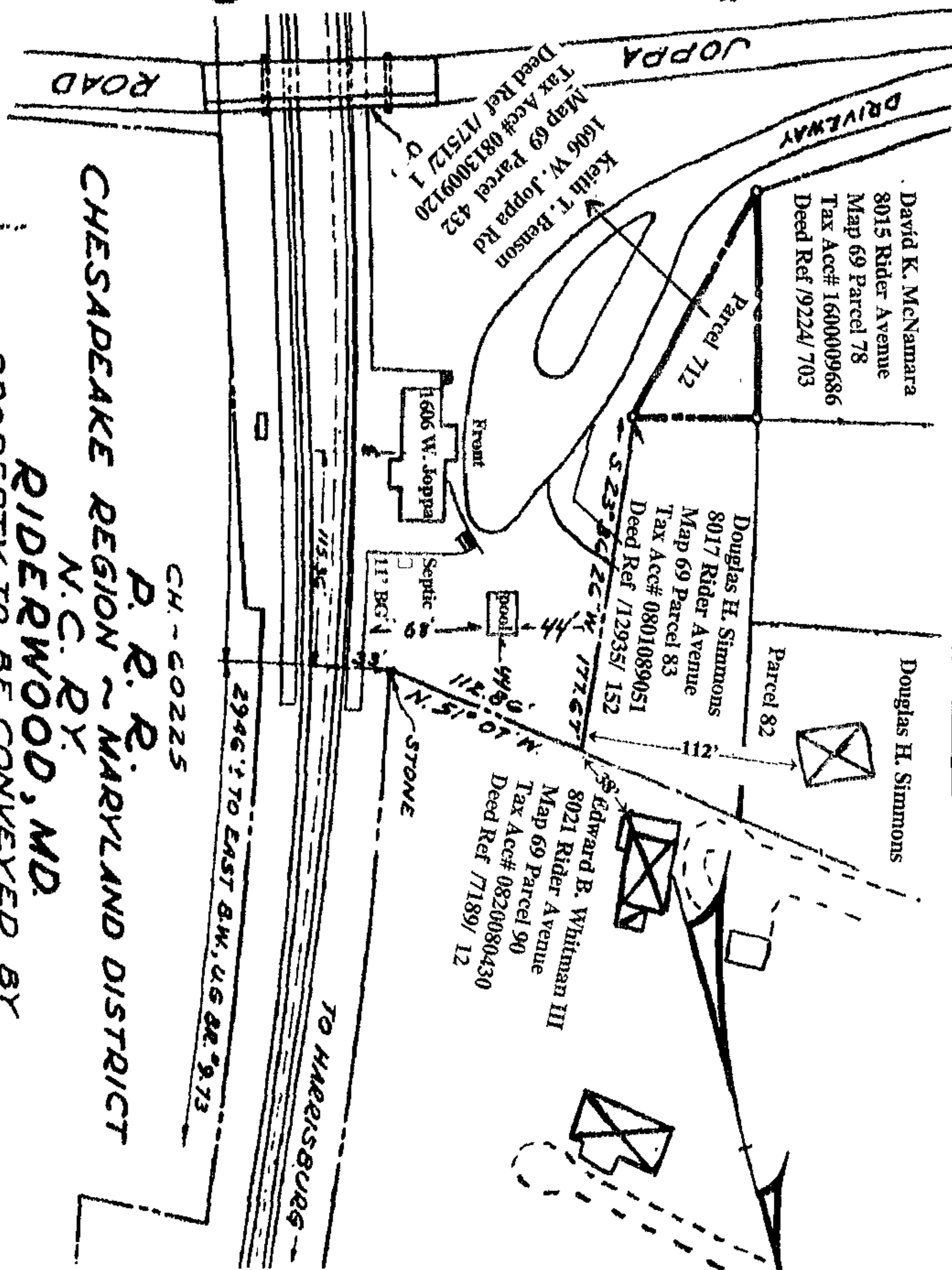
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1606 W. Joppa Rd SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER Keith T & Sarah E Benson



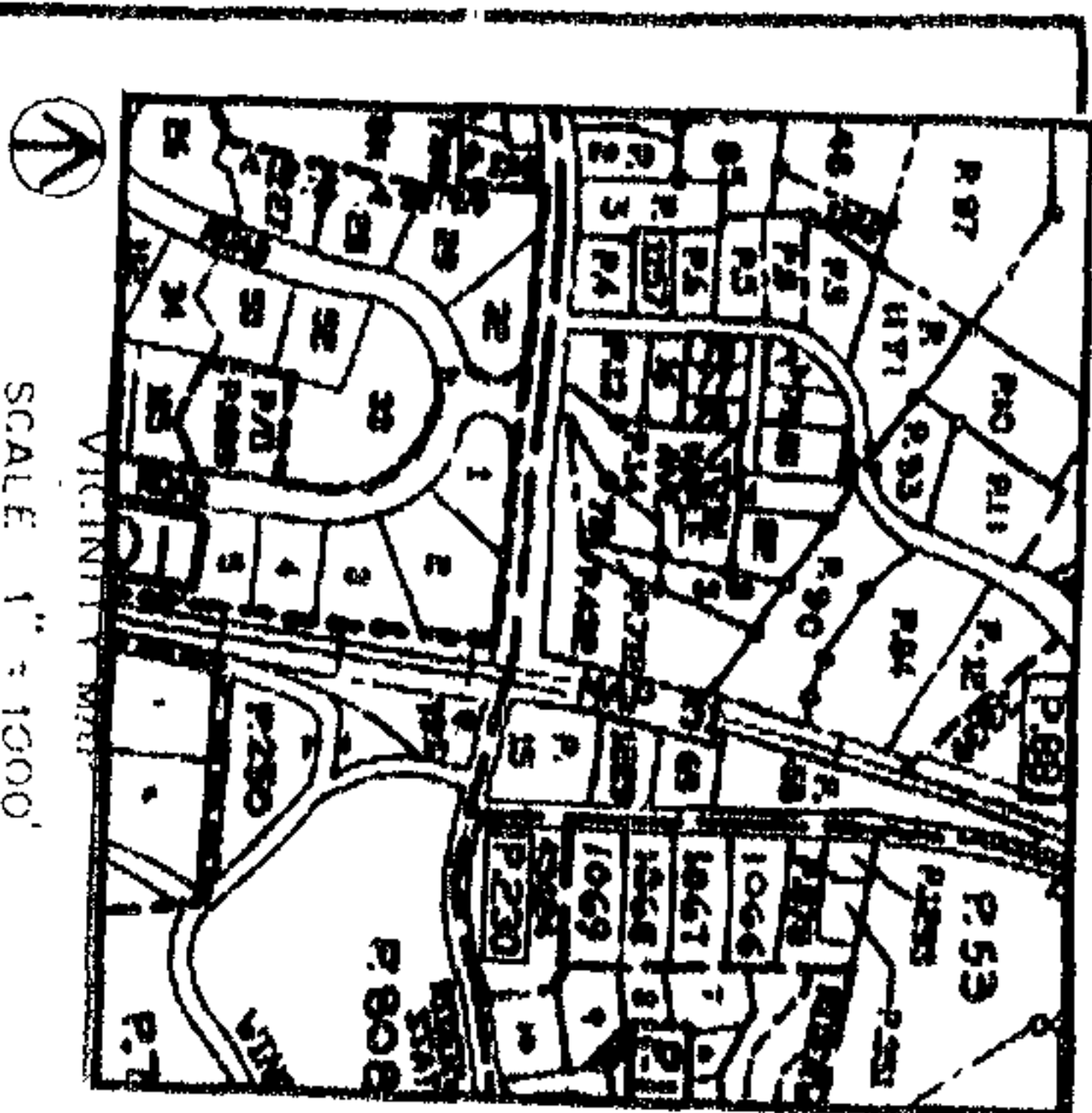
NORTH

CH. - 60225
D. R. R.
CHESAPEAKE REGION - MARYLAND DISTRICT
N.C. R.Y.
RIDERWOOD, MD.
PROPERTY TO BE CONVEYED BY
THE NORTHERN CENTRAL RAILWAY COMPANY
TO

J. HARDY TATTERSALL, ET UX
SCALE: 1"=100'
OCTOBER 7, 1960

PREPARED BY Keith T. Benson

SCALE OF DRAWING: 1" = 100'



SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 2

1"=200' SCALE MAP #

ZONING DZ 3.5

LOT SIZE 1.58 ACRES 68,825 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☒ YES ☐ NO

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☒ YES ☐ NO

PRIOR ZONING HEARING None

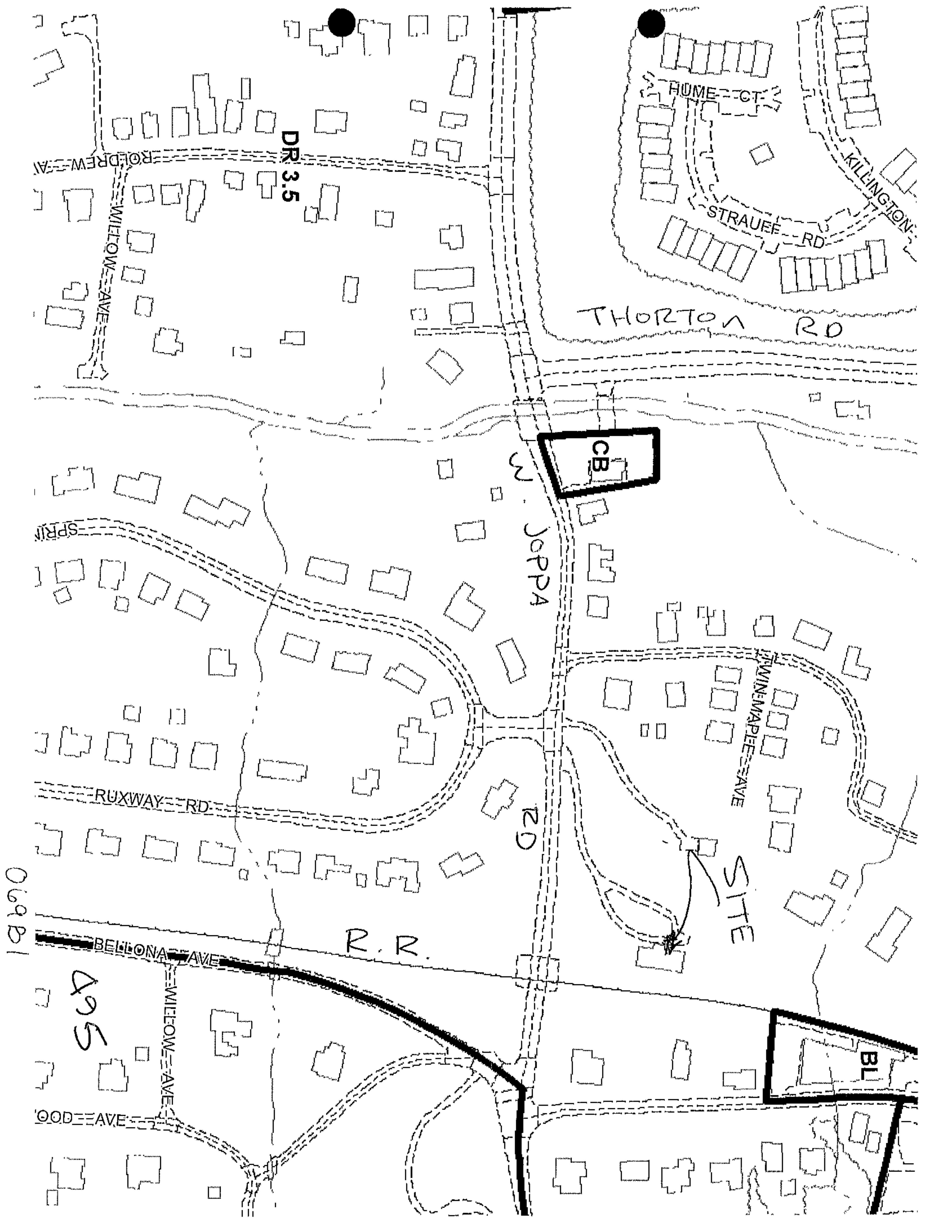
ZONING OFFICE USE ONLY

REVIEWED BY

ITEM #

495

SHEET 2 OF 2





Front of dwelling

495~



View showing rear of dwelling + back of rear property





Looking East at MTH fence showing elevation of driveway



View from driveway looking north to
show elevation of driveway (looking down
on proposed site) looking toward Parcel 90

495



View from Silverway looking north to
Tappa Rock

495



View from driveway looking North
Showing privacy of lower level proposed site

495



From ● to looking S.W. toward ● Parcel 78

495



View from proposed site looking SE toward
Tappa Rd in far distance (approx 2.15 mi)

495



View from proposed site looking East
at MIA privacy fence 8'

405



View from driveway looking North
at Parcel 90 (Screened from View)

495



View from proposed site looking west
at Parcel 82 + 83 (Screened)

495



View from proposed site looking
SE at dwelling & prior pool (removed
after purchase)

495