

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Victoria Avenue
west of Windsor Avenue
2nd Election District
4th Councilmanic District
(3812 Victoria Avenue)

Henry E. Simms Jr. & Mary C. Simms
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-558-A

* * * * *

ORDER ON MOTION TO REVISE ORDER

Peoples Council requests that the Order of this Commission dated June 7, 2006 in this case be reviewed. This matter originally came before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Henry E. Simms Jr. and Mary C. Simms. The variance request is for property located at 3812 Victoria Avenue in the Victoria Subdivision area of Baltimore County.

The Order dated June 7, 2006, listed the Petitioner's request incorrectly. This Order gave the Petitioner's request is as follows:

"The variance request is from Section 1B02.3A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 3 feet 8 inch side setback and sum of side yards of 13 feet 8 inches in lieu of the required 7 feet 17 inches respectively."

The actual request was as follows:

"The variance request is from Section 1B02.3A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 3 feet 8 inch side setback and sum of side yards of 13 feet 8 inches in lieu of the required 7 feet and 17 feet respectively. "

Clearly this was a typographical error on this Commission's part. Having discovered this error, the Order is revised as follows:

RECEIVED FOR FILING
6/26/06
90929
PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 26, 2006

HENRY E. SIMMS JR.
MARY C. SIMMS
3812 VICTORIA AVENUE
BALTIMORE MD 21244

Re: Petition for Administrative Variance
Order on Motion to Revise Order
Case No. 06-558-A
Property: 3812 Victoria Avenue

Dear Mr. and Mrs. Simms:

Enclosed please find a revised decision rendered in the above-captioned case. The petition for administrative variance previously granted has been changed in accordance with the enclosed Order.

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

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

c: Peoples Counsel

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Victoria Avenue
west of Windsor Avenue
2nd Election District
4th Councilmanic District
(3812 Victoria Avenue)

Henry E. Simms Jr. & Mary C. Simms
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-558-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Henry E. Simms Jr. & Mary C. Simms. The variance request is for property located at 3812 Victoria Avenue in the Victoria Subdivision area of Baltimore County. The variance request is from Section 1B02.3A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 3 feet 8 inch side setback and sum of side yards of 13 feet 8 inches in lieu of the required 7 feet 17 inches respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Petitioners are requesting relief from the setback requirements to construct an attached garage on the side of their house next to lot #10 and a two-story addition (lower level family room and upper level master bedroom) behind the proposed garage and over the existing patio area. Petitioners state that with the addition the total space between their lot (#9) and the adjoining lots (#8 and #10) should be 13 feet 8 inches which does not meet the requirement of 17 feet. Currently the enclosed area between their lot and lot #10 is 25 feet and the enclosed area between their lot and lot #8 is 24 feet. The attached garage cannot be located at any other area of the property. The front area of their property and the adjoining properties are not fenced in. The attached garage would give a safer entrance into their home. Petitioners state the garage would

ADDED RECEIVED FOR FILING

6-7-06

By

be enclosed space for safer storage of mechanical tools as opposed to metal shed which could be easily broken into and the garage would discourage theft of their valuable tools. The garage and family room would be enclosed space where the grandchildren can play safely. The proposed additions would be architectural improvements to their house. Petitioners have discussed their plan with the adjacent neighbors at lot #10 and they approve of the plan.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. -- *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 13, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no

evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

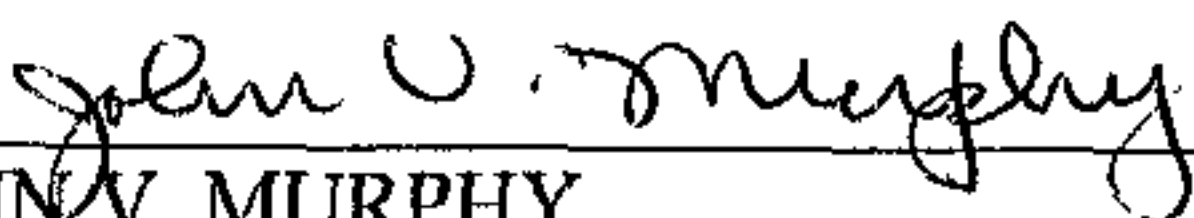
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 7th day of June, 2006, that a variance from Section from Section 1B02.3A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 3 feet 8 inch side setback and sum of side yards of 13 feet 8 inches in lieu of the required 7 feet 17 inches respectively.

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this

Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 7, 2006

HENRY E. SIMMS JR.
MARY C. SIMMS
3812 VICTORIA AVENUE
BALTIMORE MD 21244

Re: Petition for Administrative Variance
Case No. 06-558-A
Property: 3812 Victoria Avenue

Dear Mr. and Mrs. Simms:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

6-7-06
JVM



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3812 Victoria Ave 21244
which is presently zoned D.R.5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1202.3A.1. (OCZR) (APP. K: 1945-55)

TO PERMIT AN ADDITION WITH A 3'8" SIDE SETBACK AND SUM OF SIDE YARDS OF 13'8" IN LIEU OF THE REQUIRED 7' AND 17', RESPECTIVELY.

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 _____

Legal Owner(s):

Henry E. Simms, Jr.
Name - Type or Print _____
Signature _____
Mary C. Simms
Name - Type or Print _____
Signature _____
3812 Victoria Ave 4106558523
Address _____ Telephone No. _____
Baltimore MD 21244
City _____ State _____ Zip Code _____

Representative to be Contacted:

Mary C. Simms
Name _____ # above cell #
3812 Victoria Ave 410-409-9220
Address _____ Telephone No. _____
Baltimore MD 21244
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. 06-558-A

Reviewed By D.T. Date 5/3/06

REV 10/25/01 6-1-06 FILED

Estimated Posting Date 5/14/06

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

3812 Victoria Ave
Address
Baltimore MD 21244
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): Asking for a setback to construct an attached garage on the side of our house next to Lot #9 and a two-story addition (lower level family room and upper level master bedroom) behind the proposed garage and over the existing patio area.

1. With addition the total space between our lot (#9) and the adjoining lots (#8 and #10) would be 13.8 ft. It does not meet the requirement of 17 ft.
2. Currently the enclosed area between our lot and Lot #10 is 25 ft and the enclosed area between our lot and Lot 8 is 24 ft.
3. Attached garage cannot be located at any other area of the property.
4. Front area of our property and adjoining properties are not fenced in.
5. Attached garage would give safer entrance into our house.
6. Garage would be enclosed space for safe storage of mechanical tools as opposed to metal shed which can be easily broken into. Discourage theft of valuable tools.
7. Garage and family room would be enclosed space where grandchildren can play safely.
8. Architectural improvement to the house.
9. Have discussed plan with neighbors at Lot #10 and they approve of plan.

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

Henry E. Simms, Jr.

Name - Type or Print

Signature

Mary C. Simms

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Jean E. Harris Brooks
Notary Public

My Commission Expires 7-7-2008

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

3812 Victoria Ave
Address
Baltimore MD 21244
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): Asking for a setback to construct an attached garage on the side of our house next to Lot #10 and a two-story addition (lower level family room and upper level master bedroom) behind the proposed garage and over the existing patio area.

1. With addition the total space between our lot (#10) and the adjoining lots (#8 and #10) would be 13.8 ft. It does not meet the requirement of 17 ft.
 2. Currently, the enclosed area between our lot and Lot #10 is 25 ft and the enclosed area between our lot and Lot #8 is 24 ft.
 3. Attached garage cannot be located at any other area of the property.
 4. Front area of our property and adjoining properties are not fenced in.
 5. Attached garage would give safer entrance into our house.
 6. Garage would be enclosed space for safer storage of mechanical tools as opposed to metal shed which can be easily broken into. Discourage theft of valuable tools.
 7. Garage and family room would be enclosed space where grandchildren can play safely.
 8. Architectural improvement to the house.
 9. Have discussed plans with neighbors at Lot #10 and they approve of plan.
- 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.

Henry E. Simms, Jr.
Signature
Henry E. Simms, Jr.
Name - Type or Print

Mary C. Simms
Signature
Mary C. Simms
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

John E. Harris Burke
Notary Public
My Commission Expires 7/7/2008



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3812 VICTORIA AVE.
which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3A.1. (BCZR) (APP. K : 1945-55)

TO PERMIT AN ADDITION WITH A 3'8" SIDE SETBACK AND SUM OF SIDE YARDS OF 13'8" IN LIEU OF THE REQUIRED 7' AND 17', RESPECTIVELY.

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

Legal Owner(s):

Henry E. Simms, Jr.
Name - Type or Print

Signature

Mary C. Simms
Name - Type or Print

Signature

3812 Victoria Ave 410-655-8523
Address Telephone No.

Baltimore MD 21244
City State Zip Code

Representative to be Contacted:

Mary C. Simms
Name

3812 Victoria Ave # above #ccell#
Address Telephone No.

Baltimore MD 21244
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. 06-558-A

REV 10/25/01 6-7-06

Reviewed By D.T. Date 5/3/06

Estimated Posting Date 5/14/06

ZONING DESCRIPTION FOR 3812 VICTORIA AVENUE

Beginning at a point on the west side of Victoria Avenue which is 50 feet wide at the distance of 460.76 feet west of the centerline of the nearest improved intersecting street, Wildor Avenue, which is 50 feet wide. *Being Lot # 9, Block 3800, Section #12 in the subdivision of Victoria as recorded in Baltimore County Plat Book # 20, Folio #168, containing 6,050 square feet. Also known as 3812 Victoria Avenue and located in the 2nd Election District, 4th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 000

DATE 7/21/80 ACCOUNT 01000000

AMOUNT \$ 15.00

RECEIVED FROM: MARY SMITH

FOR: 1500 * 052 052-A

ANNAPOLIS, MARYLAND

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-558-A

Petitioner/Developer: SIMMS

Date Of Hearing/Closing: 5/29/06

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

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
at 3812 VICTORIA AVE.

This sign(s) were posted on May 13, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 5/13/06
(Signature of sign Poster and Date)

Martin Ogle

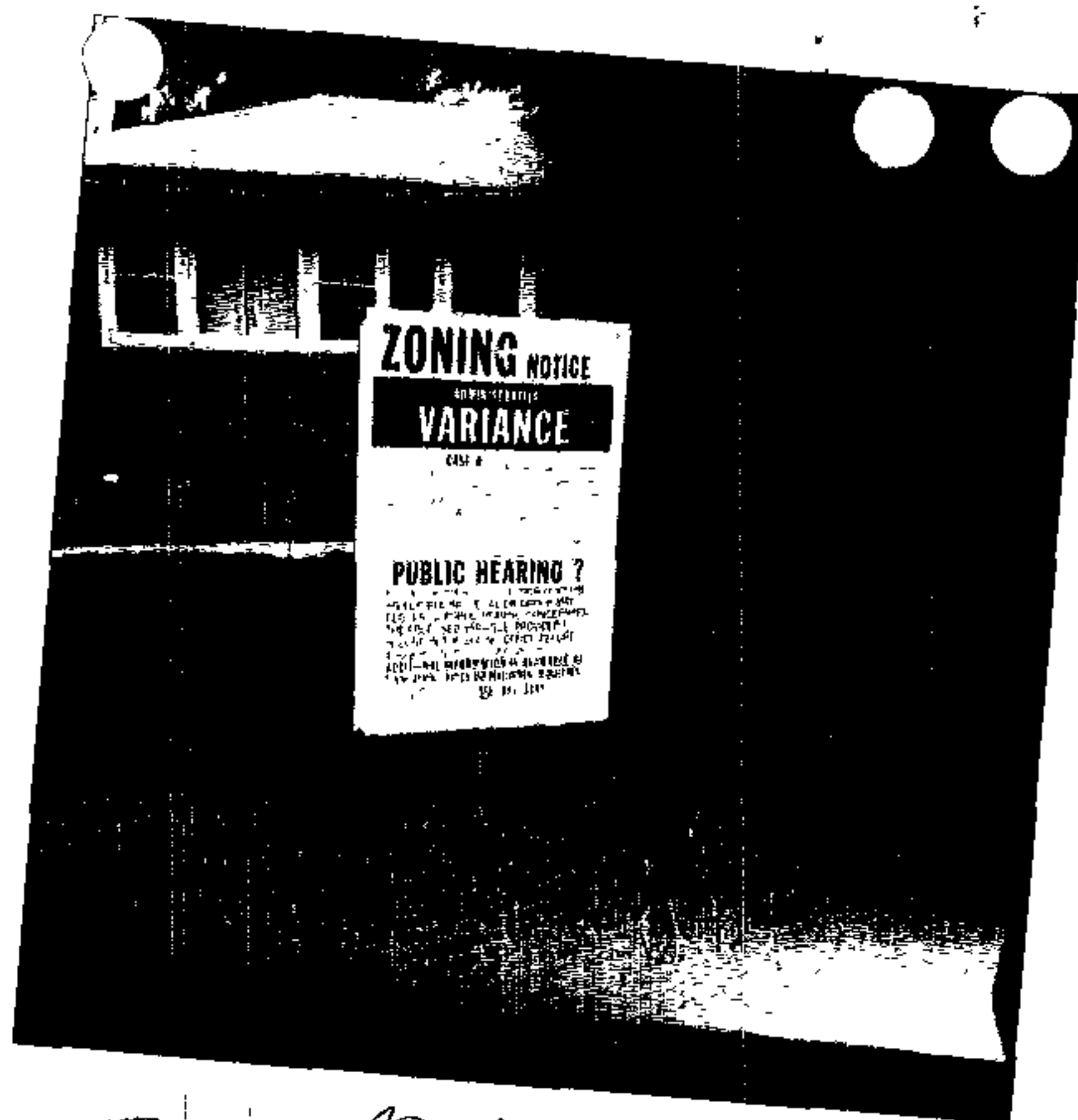
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



7 Jantje 5/13/06
06-558-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 558 -A

Address 3812 VICTORIA AVE.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/3/06

Posting Date: 5/14/06

Closing Date: 5/29/06

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- 558 -A

Address 3812 VICTORIA AVE.

Petitioner's Name Simms

Telephone 410-655-8523

Posting Date: 5/14/06

Closing Date: 5/29/06

Wording for Sign: To Permit AN ADDITION WITH A 3'8" SIDE SETBACK AND
SUM OF SIDE YARDS OF 13'8" IN LIEU OF THE REQUIRED 7' AND
17', RESPECTIVELY.

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: 06-558-A

Petitioner: Simms

Address or Location: 3812 VICTORIA AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. HENRY E. SIMMS, JR.

Address: 3812 VICTORIA AVE.

BALTO. MD 21244

Telephone Number: 410-655-8523

**Department of Permits and
Development Management**

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



Baltimore County

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

May 30, 2006

Henry E. Simms, Jr.
Mary C. Simms
3812 Victoria Avenue
Baltimore, MD 21244

Dear Mr. and Mrs. Simms:

RE: Case Number: 06-558-A, 3812 Victoria Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 3, 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



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

May 16, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 15, 2006

Item Numbers: (558) thru 573

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 17, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2006
Item Nos. 558, 560, 561, 562, 563, 564,
565, 566, 567, 568, 571, 572, 573

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-05172006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 1, 2006

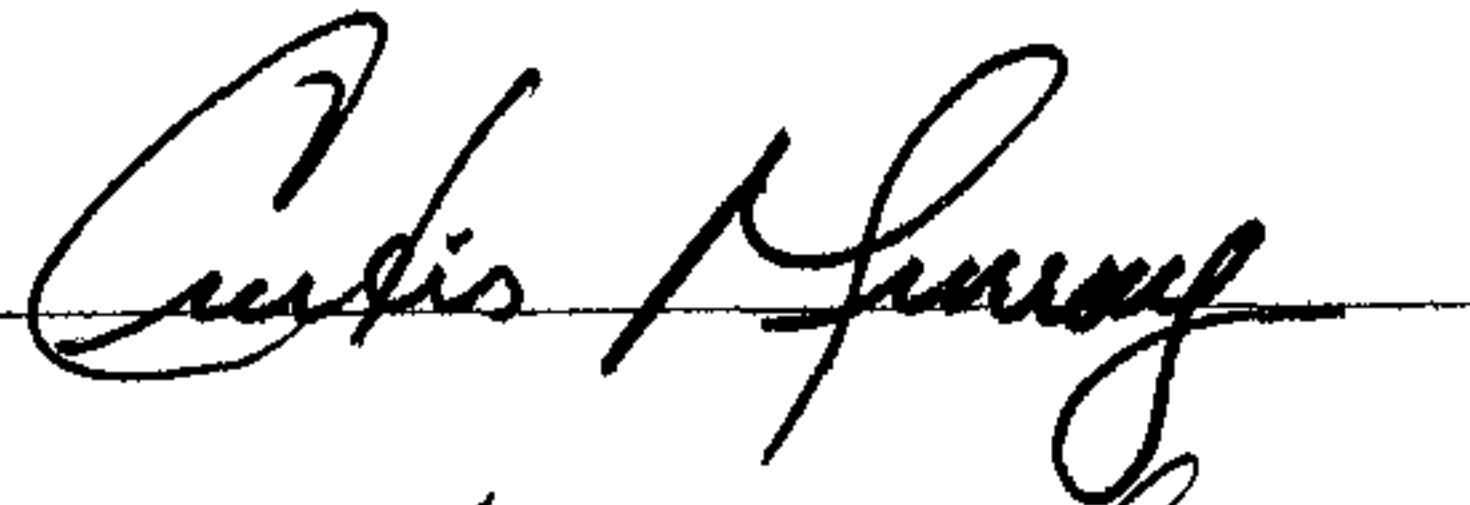
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-558- Administrative Variance

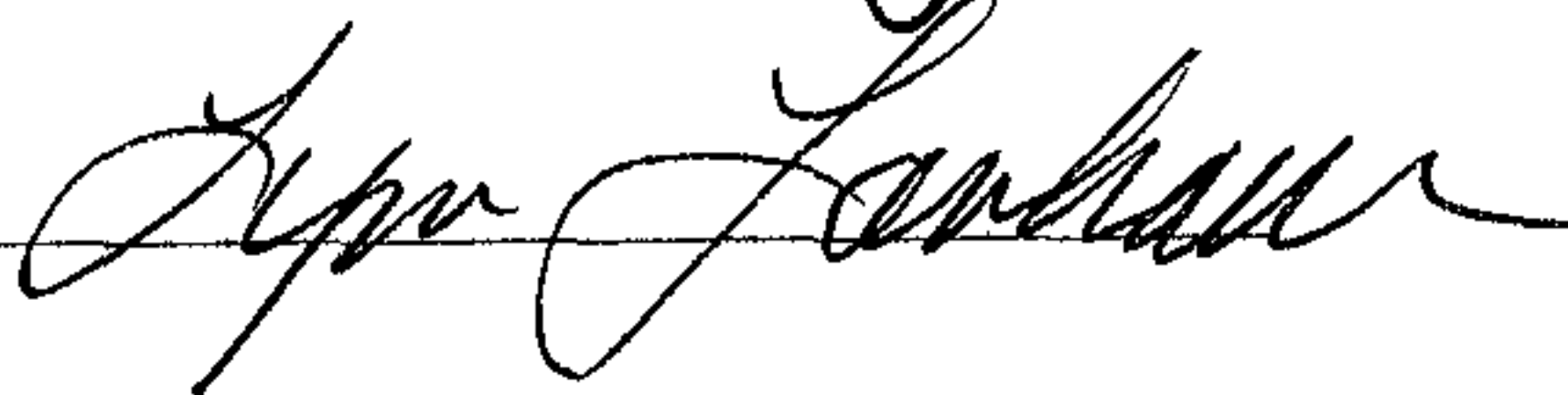
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

JUN 07 2006

ZONING COMMISSION



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

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

Maryland Department of Transportation

Date: 5.16.06

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

RE: Baltimore County
Item No. 558 DT

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

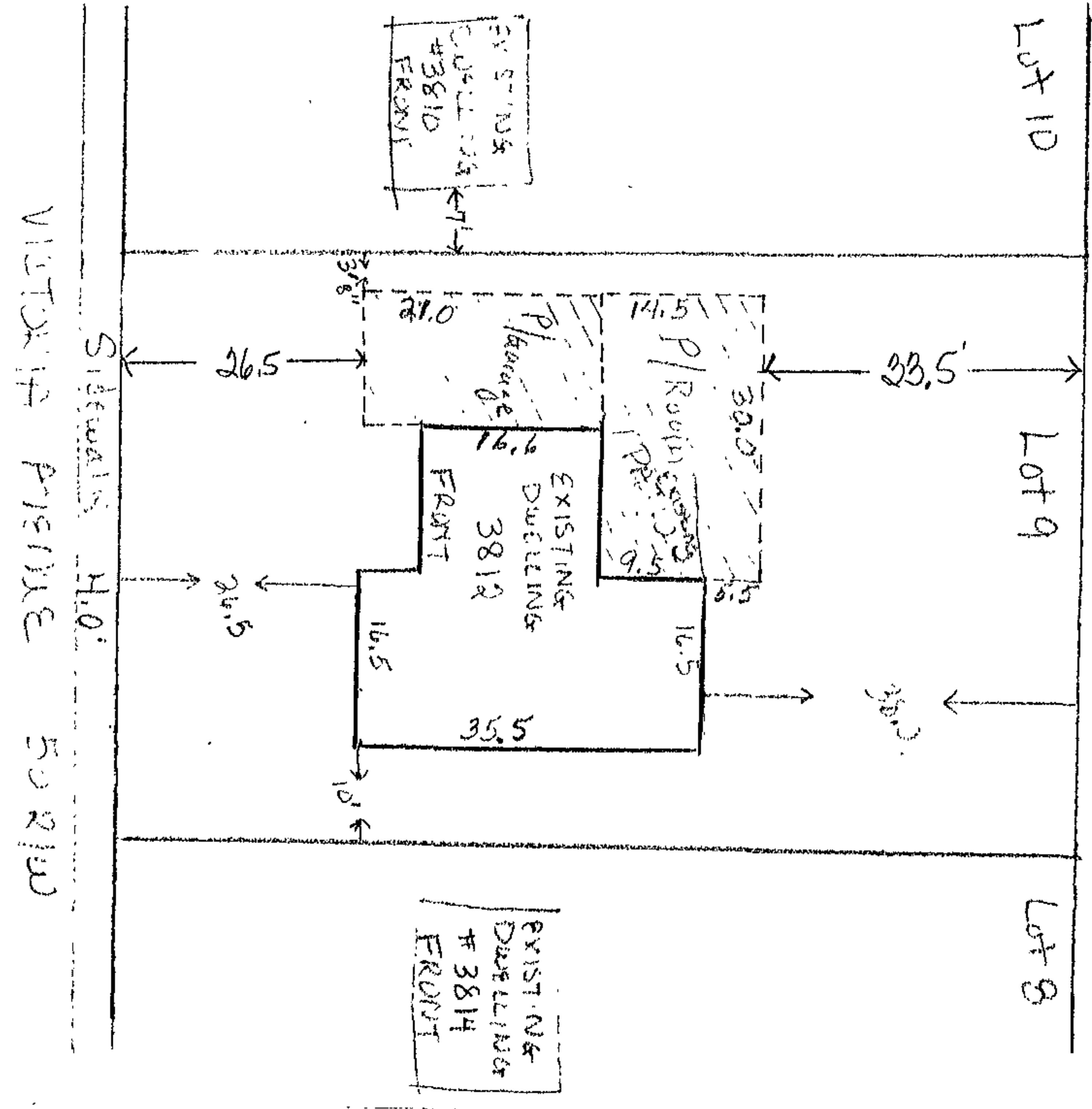
PROPERTY ADDRESS 3812 Victoria Ave

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

SUBDIVISION NAME VICTORIA

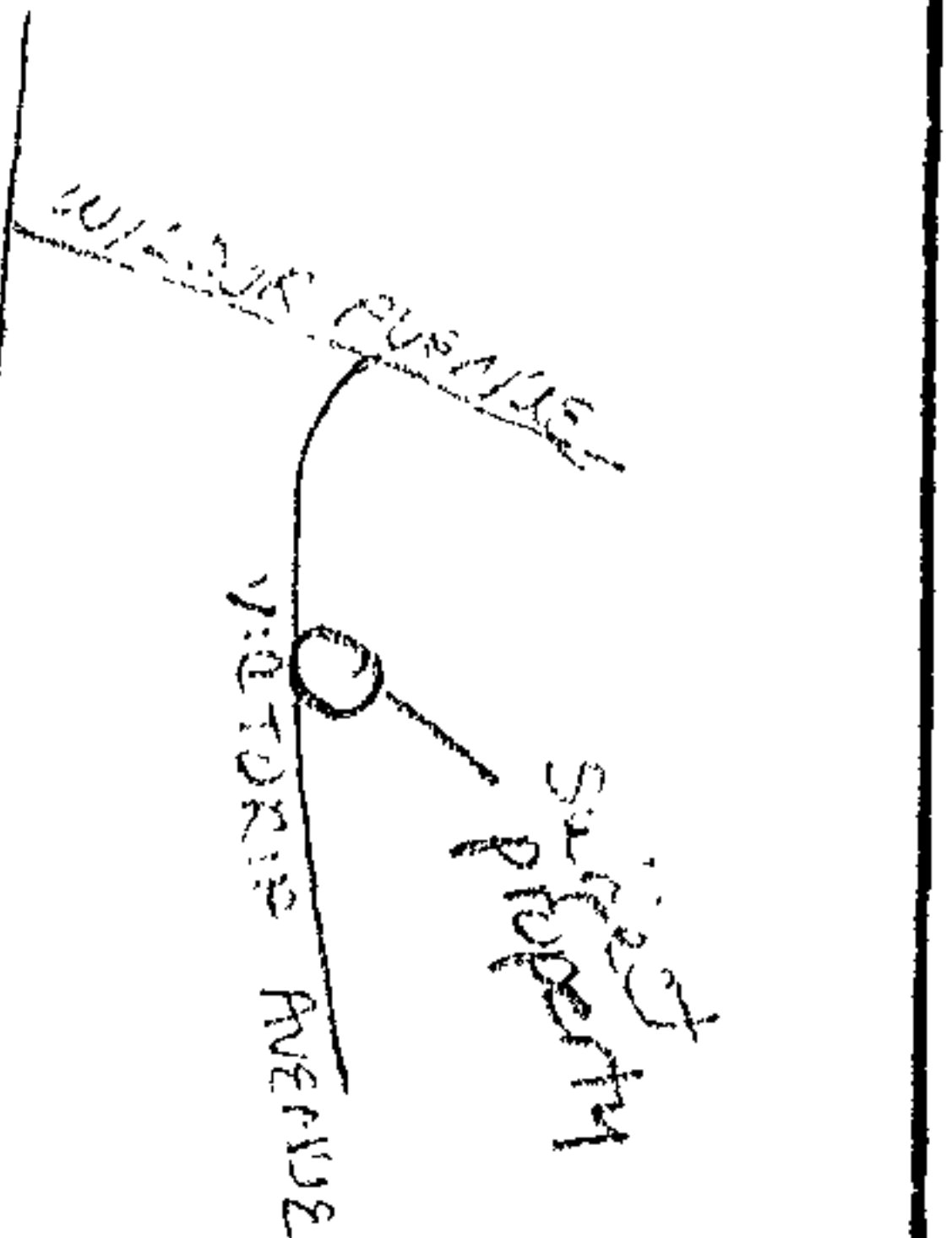
PLAT BOOK # 20 FOLIO # 168 LOT # 9 SECTION # 12

OWNER Henry E. (Sr) & Mary A. Simms



PREPARED BY MOS

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # 07763

ZONING D.R. 5.5

LOT SIZE

ACREAGE 6.05
SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

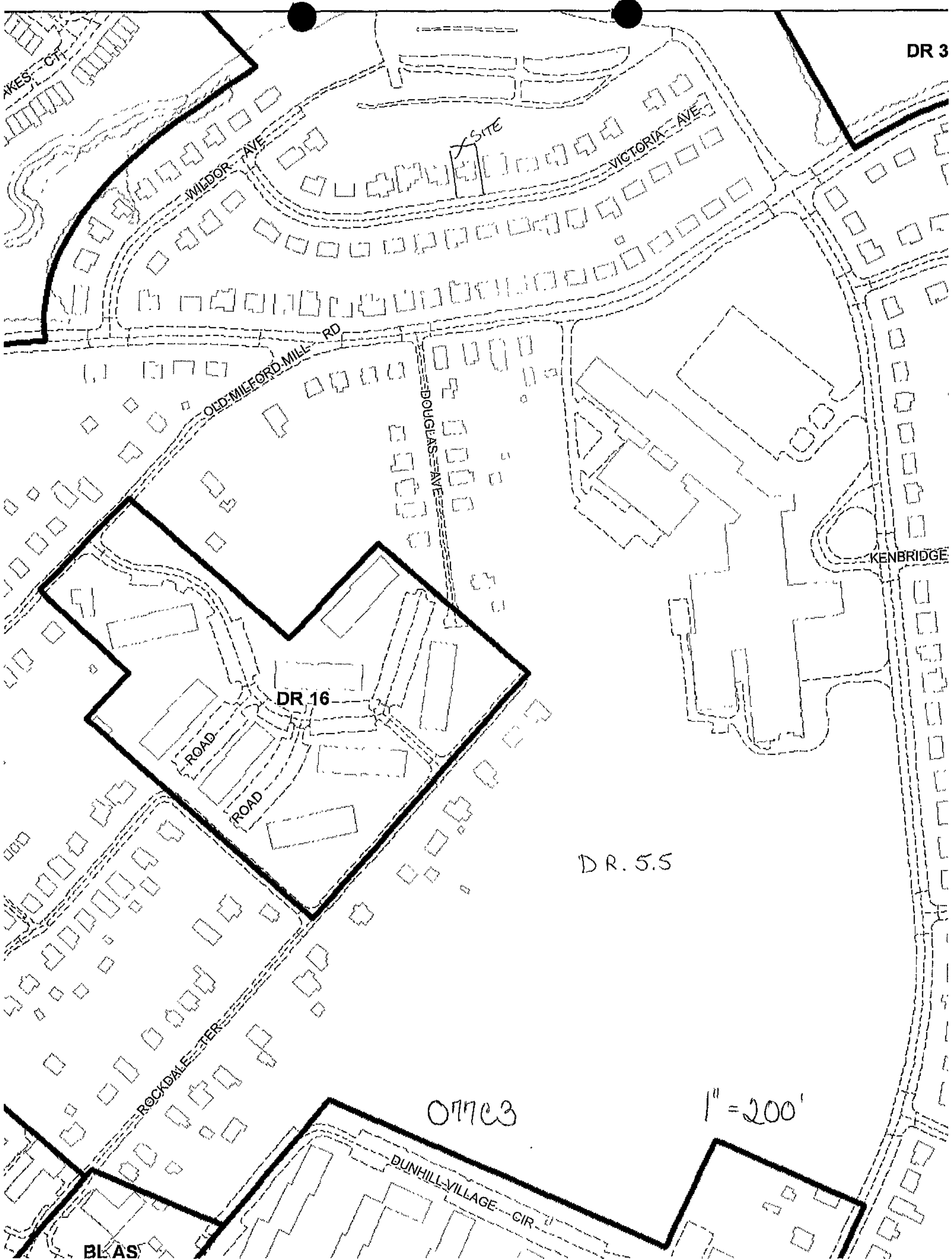
HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. 558 06-558-A

DR 3



SITE

DR 16

DR. 5.5

07703

1" = 200'

BLAS

Baltimore County - My Neighborhood





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1-800-SunTrust
www.suntrust.com

Lot 9
3812 Victoria Ave



SUNTRUST

1-800-SunTrust
www.suntrust.com

Lot 9
3812 Victoria Ave

Driveway - next
to Lot 10

06-558-A



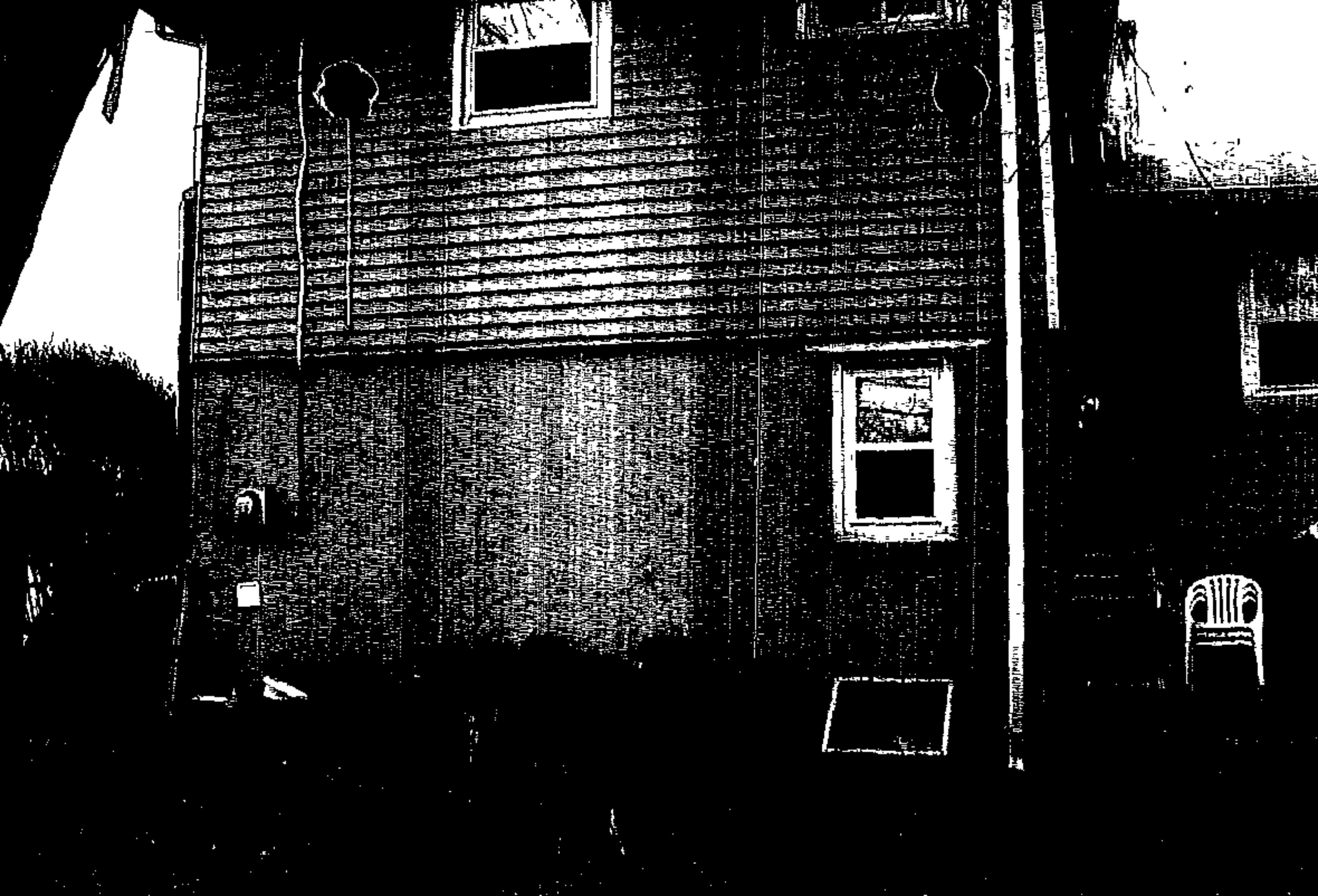
SUNTRUST

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Lot 9
3812 Victoria Ave

Back view

06-558-A



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Lot 9
3812 Victoria Ave
Back view

06-558-A



SUNTRUST

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Lot 9

3812 Victoria Ave

Side next
to Lot 10

06-558-A



SUNTRUST

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lot # 10

Front

3810 Victoria Ave

06-558-A



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Lot 8
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SUNTRUST

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Lot 9
3812 Victoria Ave
Side next to
Lot 8

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Lot 9
3812 Victoria Ave 06-558-A
Front