

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S of Greenspring Drive, 250 feet
SW of Spring Avenue
8th Election District
3rd Councilmanic District
(1612 Greenspring Drive)

Craig Wheeler Boas & Laurie Fowler Boas
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-573-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 owners of the subject property, Craig Wheeler Boas & Laurie Fowler Boas. The variance request is for property located at 1612 Greenspring Drive in the Luther-Villa subdivision area of Baltimore County. The variance request is from Section 211.4 (1953-1955 B.C.Z.R.) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a 25 foot rear yard setback in lieu of the required 30 feet setback. Petitioners state their property is unique and different from surrounding properties. Their property is the wide end of a point. The houses proceeding their address have big square back yards. The Petitioners' state their yard angles in as Spring Avenue and Greenspring Drive come together at a point. Because of their compromised space they do not have enough room after an addition to leave 30 feet to the rear property boundary. Petitioners state their family has grown since they moved in three years ago. They have a two bedroom house for a son and a daughter. They need one more bedroom. However due to the cost of house they are unable to make the move to a larger home. Adding to the rear of the home is their best alternative. They will expand the kitchen into a dining area and turn the present dining room into a bedroom for the daughter. Building a side addition is not an option because they have an existing garage which they want to keep and the son's room would

6-8-06
[Signature]

become very small in order to add a hallway to a new room. This would require a variance.

The proposed enclosed addition measures 16 feet x 18 feet.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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 20, 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

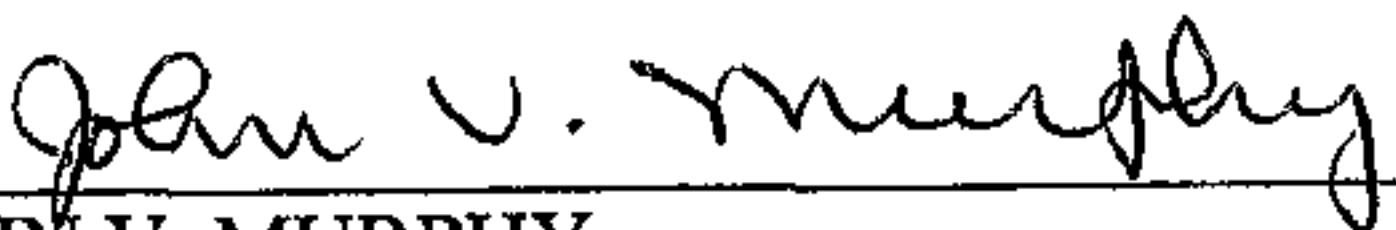
health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance 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 8th day of June, 2006, that a variance from Section 211.4 (1953-1955 B.C.Z.R.) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a 25 foot rear yard setback in lieu of the required 30 feet setback.

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
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 8, 2006

CRAIG WHEELER BOAS & LAURIE FOWLER BOAS
1612 GREENSPRING DRIVE
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 06-573-A
Property: 1612 Greenspring Drive

Dear Mr. and Mrs. Boas:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1612 GREEN SPRING DRIVE LUTHERVILLE MD
which is presently zoned DR55 21093

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)

211.4 (1953-55 BC2R)

To Permit a proposed Addition with a 25 ft. rear yard setback
in lieu of 30 ft.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

CRAIG WHEELER BOAS

Name - Type or Print

Signature

LAURIE FOWLER BOAS

Name - Type or Print

Signature

1612 GREEN SPRING DRIVE (410) 560-0031

Address

Telephone No.

LUTHERVILLE MARYLAND

City

State

Zip Code

Representative to be Contacted:

Name

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 _____ 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. 06 573 A

Reviewed By JL

Date 5/10/06

REV 10/25/01

Estimated Posting Date 5/21/06

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 1612 GREEN SPRING DRIVE
Address
LUTHERVILLE MARYLAND 21093
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 OF 1612 GREEN SPRING DR. IS UNIQUE, UNUSUAL AND DIFFERENT FROM SURROUNDING PROPERTIES. THE LAND ON WHICH THE ABOVE PROPERTY IS SITUATED IS THE WIDE END OF A POINT. THE HOUSES PROCEEDING OUR ADDRESS HAVE BIG SQUARE BACK YARDS. OURS ANGLES IN AS SPRING AVENUE AND GREEN SPRING DRIVE COME TOGETHER AT A POINT. BECAUSE OF OUR COMPROMISED SPACE WE DO NOT HAVE ENOUGH ROOM AFTER AN ADDITION TO LEAVE 30 FEET TO OUR REAR PROPERTY BOUNDARY.

OUR FAMILY HAS GROWN SINCE WE MOVED IN 3 YEARS AGO. WE HAVE A 2 BEDROOM HOUSE FOR A SON AND A DAUGHTER. WE NEED 1 MORE BEDROOM. DUE TO THE COST OF HOUSING WE ARE UNABLE TO MAKE THE MOVE TO A LARGER HOME. ADDING TO THE REAR IS OUR BEST ALTERNATIVE. WE WILL EXPAND OUR KITCHEN INTO A DINING AREA AND TURN THE PRESENT DINING ROOM INTO A BEDROOM FOR OUR DAUGHTER.

BUILDING A SIDE ADDITION IS NOT AN OPTION BECAUSE WE HAVE AN EXISTING GARAGE WHICH WE WANT TO KEEP AND OUR SON'S ROOM WOULD BECOME VERY SMALL IN ORDER TO ADD A HALLWAY TO A NEW ROOM. (IT TOO WOULD REQUIRE A VARIANCE)

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.

Craig Boas
Signature

Craig Boas
Name - Type or Print

Laurie Fowler
Signature

LAURIE FOWLER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of MAY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CRAG BOAS / LAURIE FOWLER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public
Notary Public

My Commission Expires Dec 1, 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

1612 GREEN SPRING DRIVE
Address

LUTHERVILLE MARYLAND
City State

21093
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 OF 1612 GREEN SPRING DR. IS UNIQUE, UNUSUAL, AND DIFFERENT FROM SURROUNDING PROPERTIES. THE LAND ON WHICH THE ABOVE PROPERTY IS SITUATED IS THE WIDE END OF A POINT. THE HOUSES PRECEDING OUR ADDRESS HAVE BIG SQUARE BACK YARDS. OURS ANGLES IN AS SPRING AVE. AND GREEN SPRING DRIVE COME TOGETHER AT A POINT. BECAUSE OF OUR COMPROMISED SPACE WE DO NOT HAVE ENOUGH ROOM AFTER AN ADDITION TO LEAVE 30 FEET TO OUR REAR PROPERTY BOUNDARY.

OUR FAMILY HAS GROWN SINCE WE MOVED IN 3 YEARS AGO. WE HAVE A 2 BEDROOM HOUSE AND A SON AND A DAUGHTER. WE NEED 1 MORE BEDROOM. DUE TO THE COST OF HOUSING WE ARE UNABLE TO MAKE THE MOVE TO A LARGER HOME. ADDING TO THE REAR IS OUR BEST ALTERNATIVE. WE WILL EXPAND OUR KITCHEN INTO A DINING AREA AND TURN THE PRESENT DINING ROOM INTO A BEDROOM FOR OUR DAUGHTER.

BUILDING A SIDE ADDITION IS NOT AN OPTION BECAUSE WE HAVE AN EXISTING GARAGE WHICH WE WANT TO KEEP AND OUR SON'S BEDROOM WOULD BECOME VERY SMALL IN ORDER TO ADD A HALLWAY TO THE NEW ROOM. (IT WOULD ALSO REQUIRE A VARIANCE)

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.

Craig Boas
Signature

Craig Boas
Name - Type or Print

Laurie Fowler
Signature

LAURIE FOWLER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of MAY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CRAIG BOAS / LAURIE FOWLER
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 Dec 1, 2008



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1612 Green Spring Drive Lutherville MD 21093
which is presently zoned DR 55

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)

211.4 (1953-55 BCZR)

To permit a proposed Addition with a 25 ft. Rear yard setback in lieu of 30 ft.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

CRAIG WHEELER BOAS

Name - Type or Print

Signature

LAURIE FOWLER BOAS

Name - Type or Print

Signature

1612 Green Spring Dr 410 560 0031

Address

Telephone No.

LUTHERVILLE MARYLAND 21093

City

State

Zip Code

Representative to be Contacted:

Name

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 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. 06 573 A

Reviewed By JL

Date 5/10/06

REV 10/25/01

Estimated Posting Date 5/21/06

Zoning Description

573

Zoning Description for 1612 Green Spring Drive.

Beginning at a point on the *NW* side of *Green Spring Drive* which is 50' wide at the distance of 250', *SW* of the centerline of the nearest improved intersecting street *Spring Ave.* which is 50' wide. Being Lot #26, Section #0 in the subdivision of *Plat #2, Luther-Villa*, as recorded in Baltimore County Plat Book #22, Folio #8, containing 7,360 ~~sq~~. Also known as 1612 Green Spring Drive and located in the 8th Election District, 3 Councilmanic District.

6-8-06
P26

No. 0288

1990

ACCIDENT

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AMOUNT

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FROM:

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Rev. V. J. ...

1418 Emma Emma

DISTRIBUTION

WHITE-CASTLE

DRINK AGENT

RECEIVED

THE

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THE

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1991

12

[illegible][illegible]

SECRET

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 5/22/06

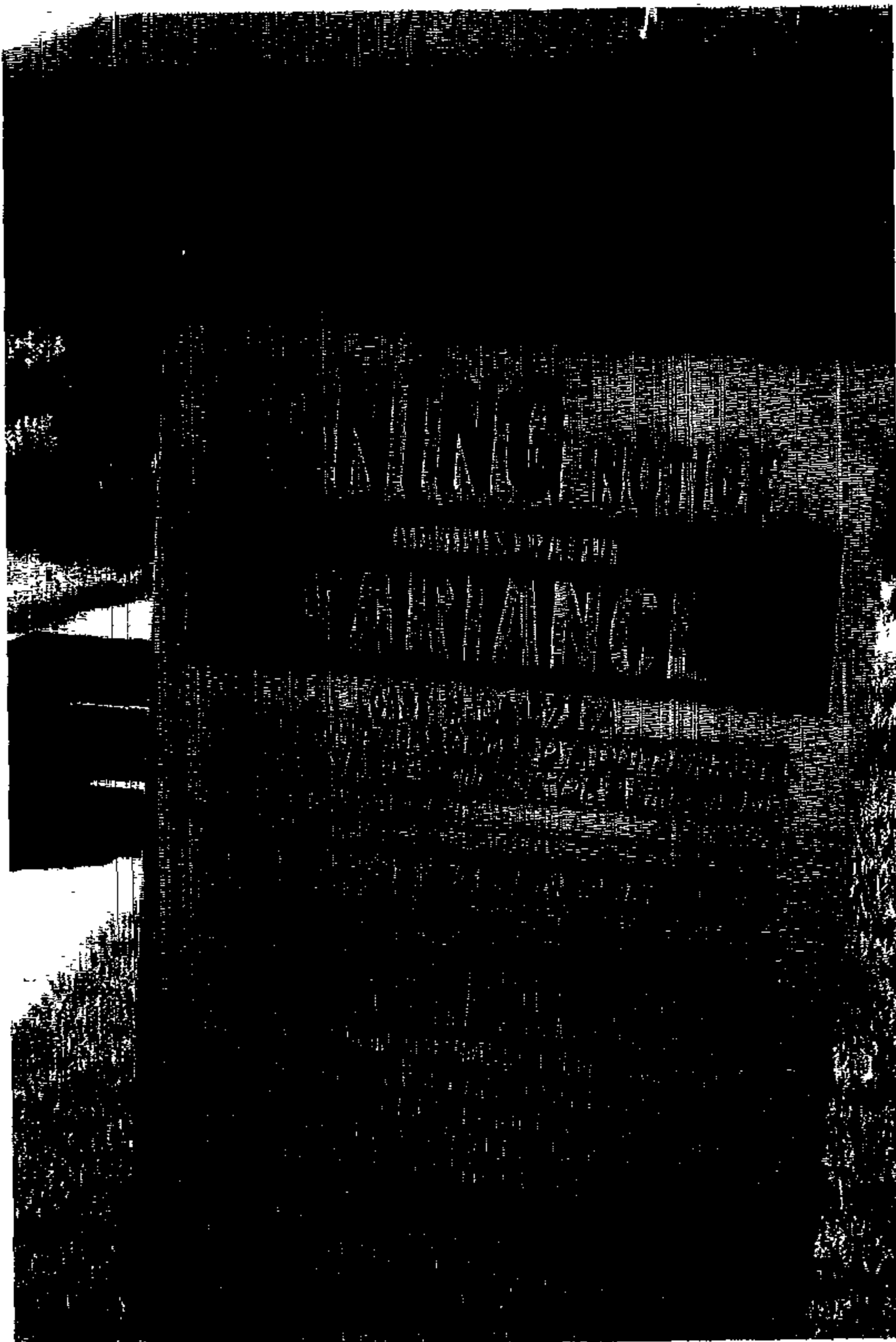
Case Number: 06-573-A

Petitioner/Developer: CRAIG & LAURIE BOAS

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

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: 1612 GREENSPRING DRIVE

The sign(s) were posted on: 5/20/06



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)

CR10-451UN POST LIST TO APP.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 573 -A

Address 1612 GREENSPRING DRIVE

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/10/06

Posting Date: 5/21/06

Closing Date: 6/05/06

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- 573 -A

Address 1612 GREENSPRING DRIVE

Petitioner's Name CRAIG & LAURIE BOAS

Telephone 410 560 0031

Posting Date: 5/21/06

Closing Date: 6/05/06

Wording for Sign: To Permit A PROPOSED ADDITION WITH A REAR YARD
SETBACK OF 25 FT. IN LIEU OF 30 FT.

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: 06 573 A

Petitioner: Boas

Address or Location: 1612 Green Spring Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Craig Boas

Address: 1612 Green Spring Drive
Lutherville, MD 21093

Telephone Number: 410-560-0031

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 06-573-A

Date Completed/Initials

5/10/06

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

**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*

June 5, 2006

Craig Wheeler Boas
Laurie Fowler Boes
1612 Greenspring Dr.
Lutherville, MD, 21093

Dear Mr. Oliver and Mrs. Oliver

RE: Case Number: 06-573-A, 1612 Greenspring Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 10, 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



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. 573 JLL

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 24, 2006

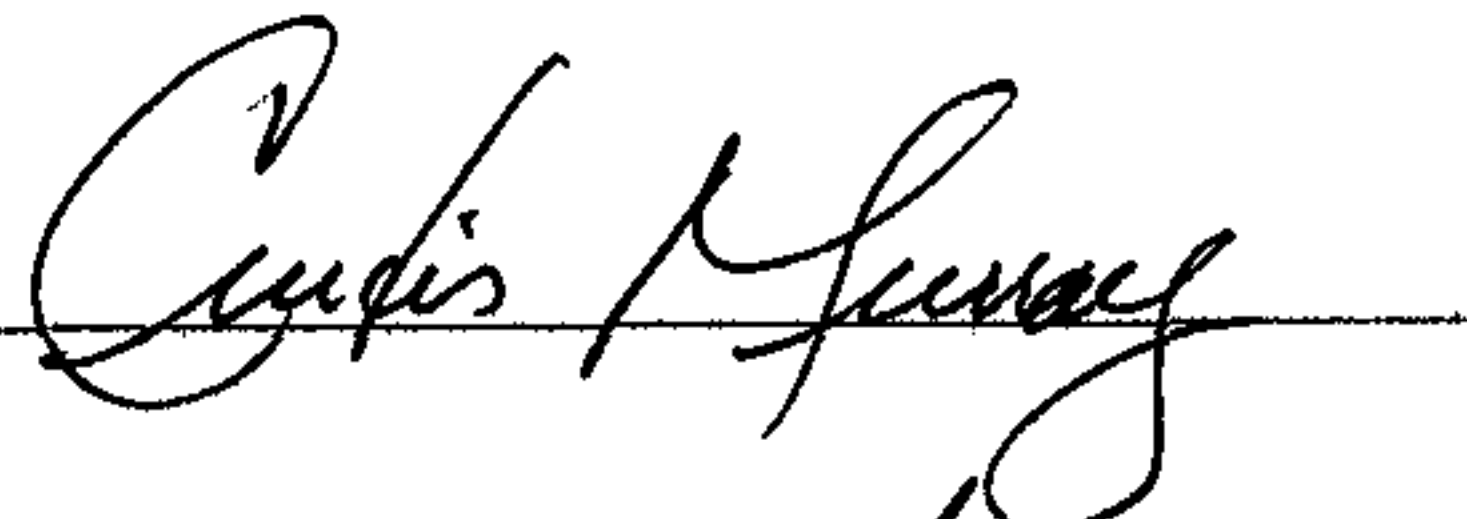
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-573- 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:



Division Chief:



CM/LL

RECEIVED

MAY 26 2006

ZONING COMMISSIONER

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

Craig and Laurie Boas
1612 Green Spring Drive
Lutherville, Maryland 21093

May, 7, 2006

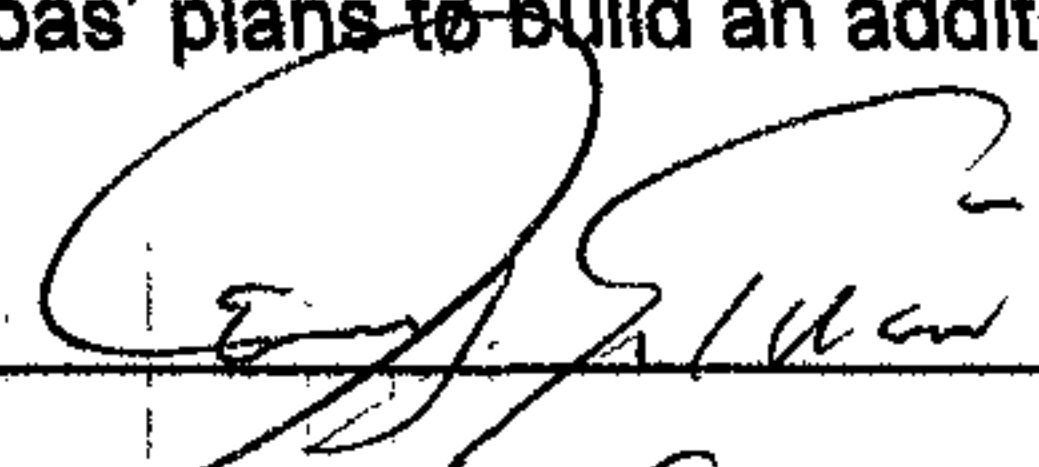
573

Dear Neighbor,

This letter is to inform you of our intentions to apply for a zoning variance so that we can build an addition onto our kitchen this summer. As you know our second child was born last July, and in order to create an additional bedroom as well as more living space in general, we feel now is an opportune time.

We are asking for your signature so that the Baltimore County Zoning Board has verification that you are aware, and in agreement to this.

I Mr./Mrs. Jerry A. Iden, are in agreement with Laurie and Craig Boas' plans to build an addition off their kitchen.

Name: 

Address: 1610 Greenspring Dr.
Lutherville, MD 21093

Thank you,

Craig Boas Laurie Boas
Craig and Laurie Boas

Craig and Laurie Boas
1612 Green Spring Drive
Lutherville, Maryland 21093

573

May, 7, 2006

Dear Neighbor,

This letter is to inform you of our intentions to apply for a zoning variance so that we can build an addition onto our kitchen this summer. As you know our second child was born last July, and in order to create an additional bedroom as well as more living space in general, we feel now is an opportune time.

We are asking for your signature so that the Baltimore County Zoning Board has verification that you are aware, and in agreement to this.

I Mr./Mrs. John Dorley, are in agreement with Laurie and Craig Boas' plans to build an addition off their kitchen.

Name:

John Dorley

Address:

505 Spring Ave.
Lutherville MD
21093

Thank you,

Craig Boas

Craig and Laurie Boas

Craig and Laurie Boas
1612 Green Spring Drive
Lutherville, Maryland 21093

May, 7, 2006

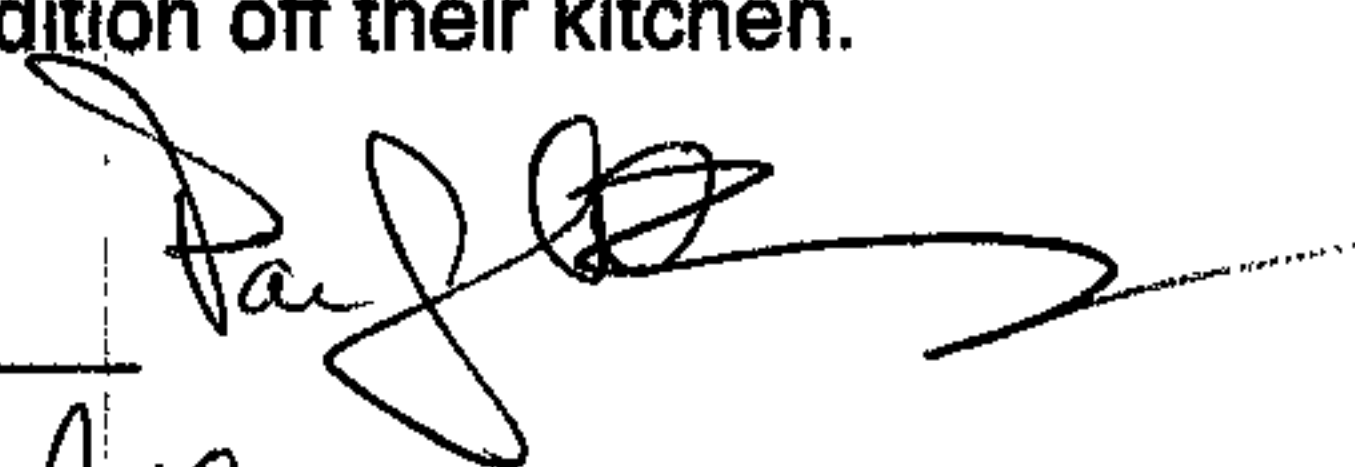
573

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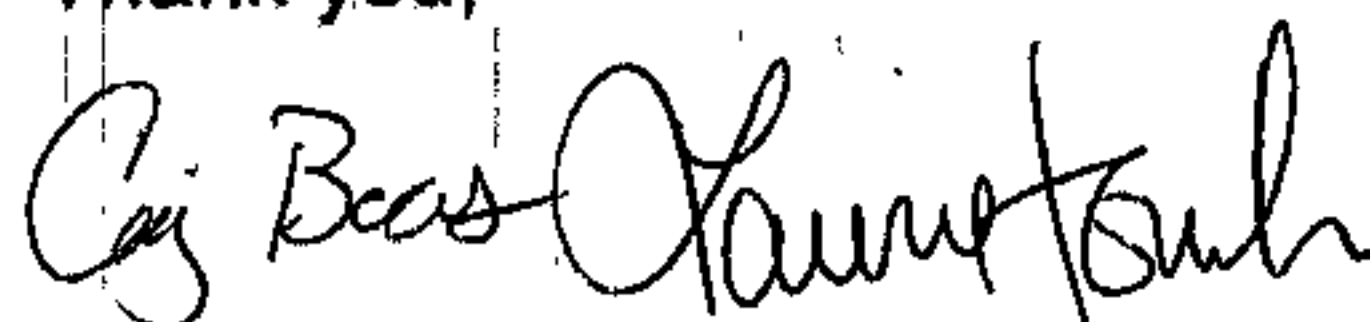
We are asking for your signature so that the Baltimore County Zoning Board has verification that you are aware, and in agreement to this.

Mr./Mrs. Paul Mignini, are in agreement with Laurie and Craig Boas' plans to build an addition off their kitchen.

Name: Paul Mignini 

Address: 503 Spring Ave
Lutherville MD 21093

Thank you,


Craig and Laurie Boas

573

060C2

Baltimore County - My Neighborhood



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1612 Greenspring Drive

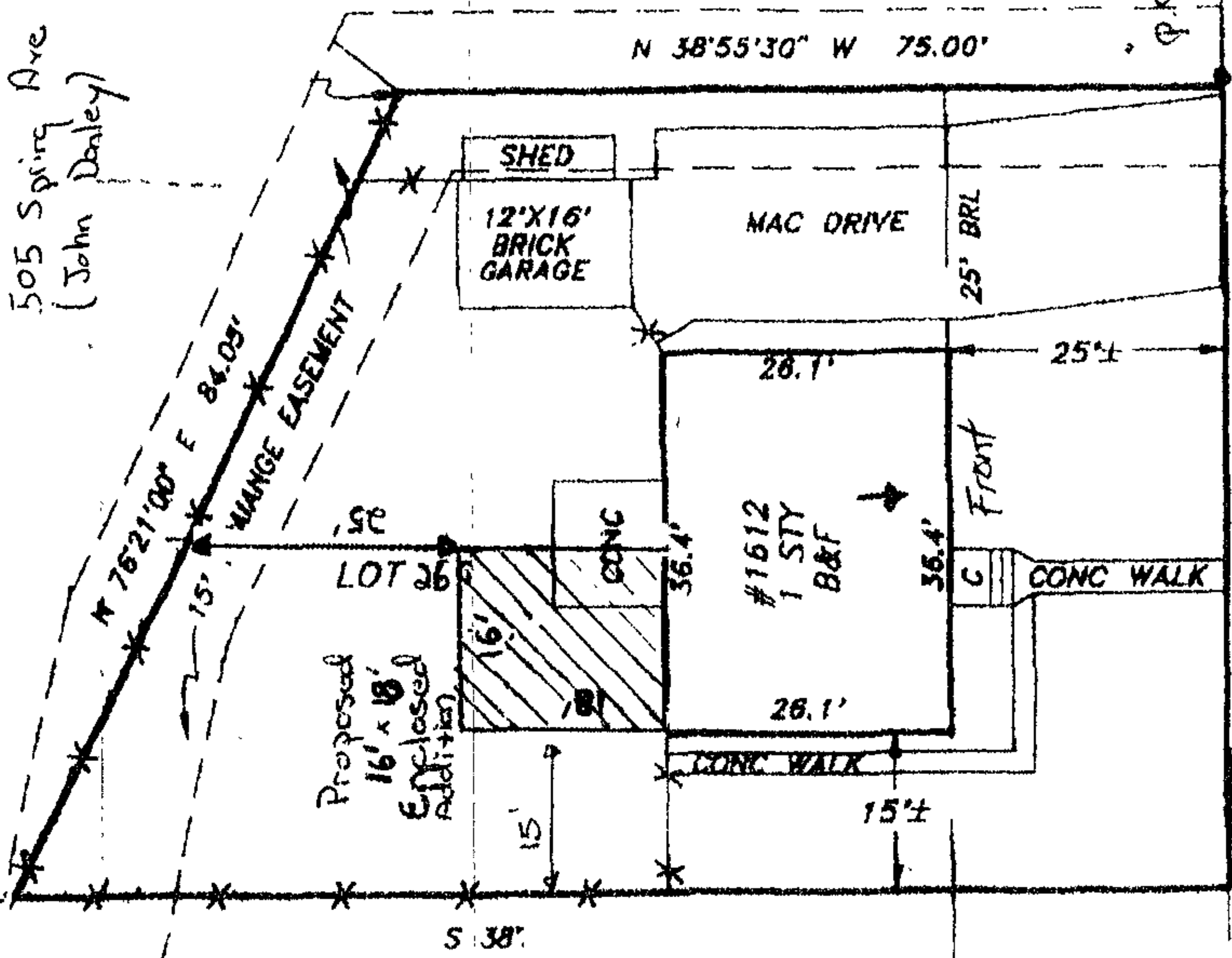
OWNER C. BOAS Luther Villa, PLAT 2 RESUB OF BLOCKS O & H

PLAT BOOK # 22 VOL 10 # 8 LOT # 26

CORNER CRAIG & KAVIC BOAS

505 Spring Ave
(John Dooley)

503 Spring Ave
(Paul Mingini)



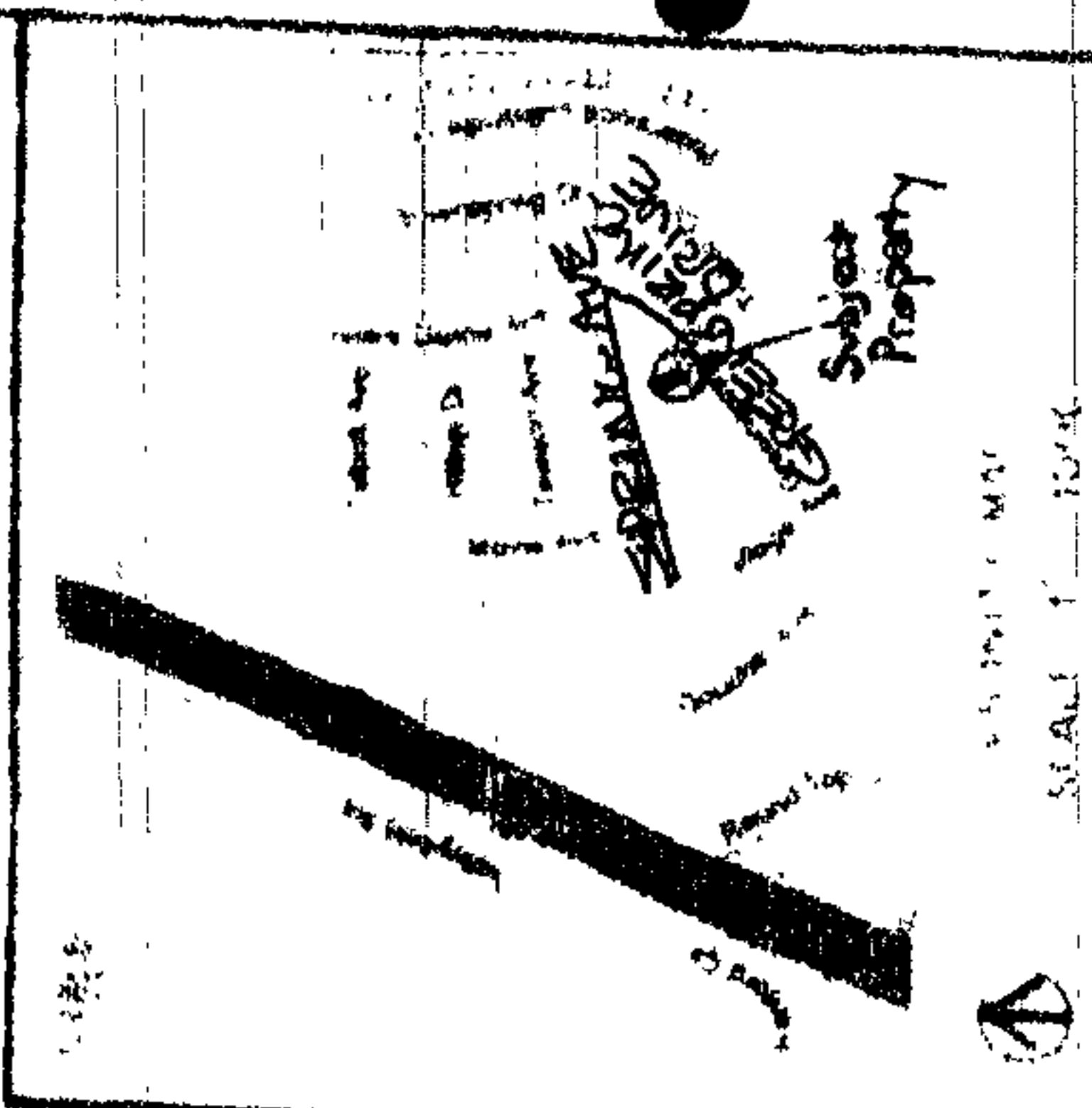
1610
Greenspring Dr.
(Jerry Gilden)



Prepared by: C. Boas
GREEN SPRING DRIVE
50' RW

250' SW of Spring Ave

scale
1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1:200' SCALE MAP # 06002

ANNUAL DE 55

7,360 sq

7,360 sq

7,360 sq

7,360 sq

7,360 sq

7,360 sq

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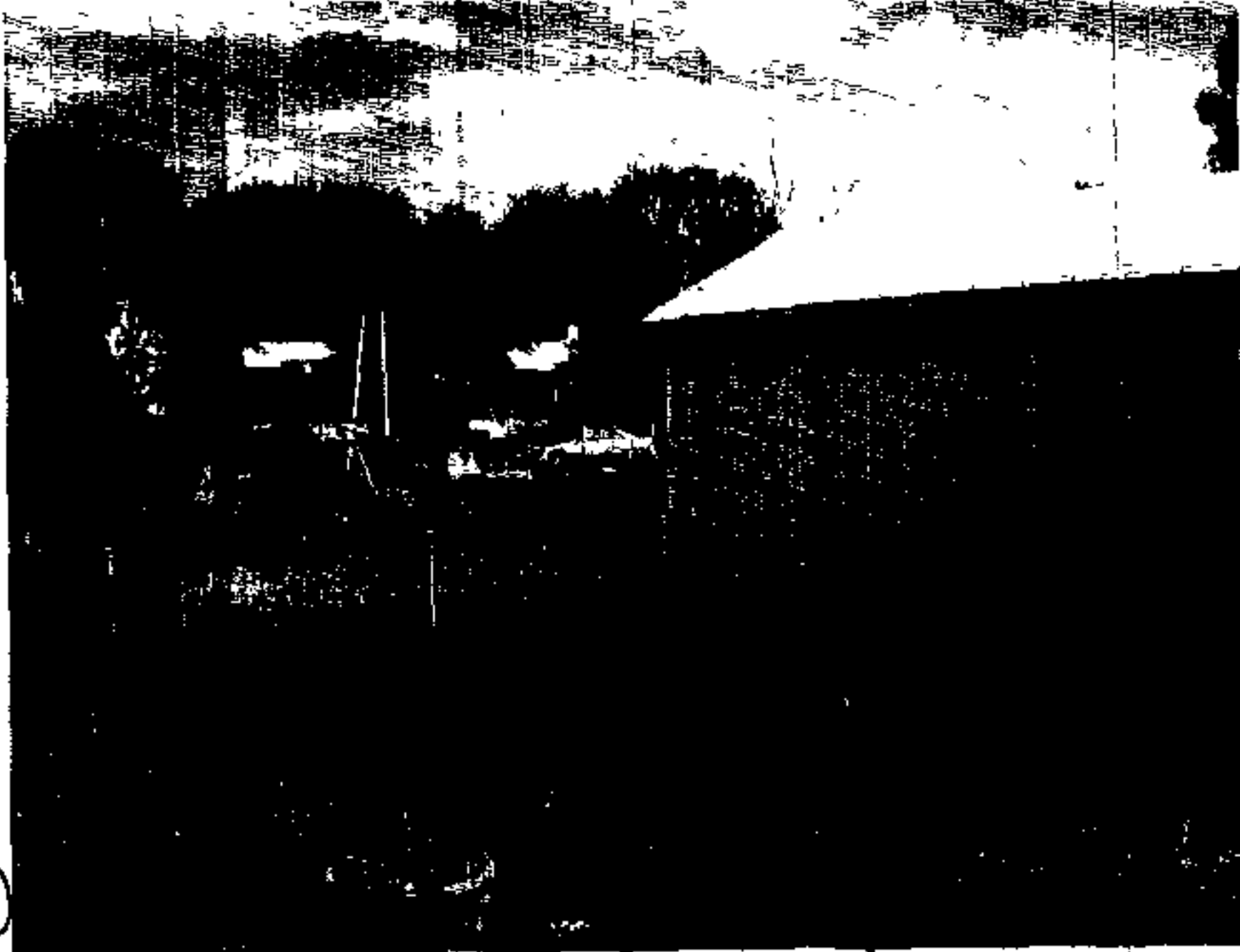
7,360 sq

7,360 sq

7,360 sq

7,360 sq

573



③

(Right from house)



⑥

(Left backyard view)



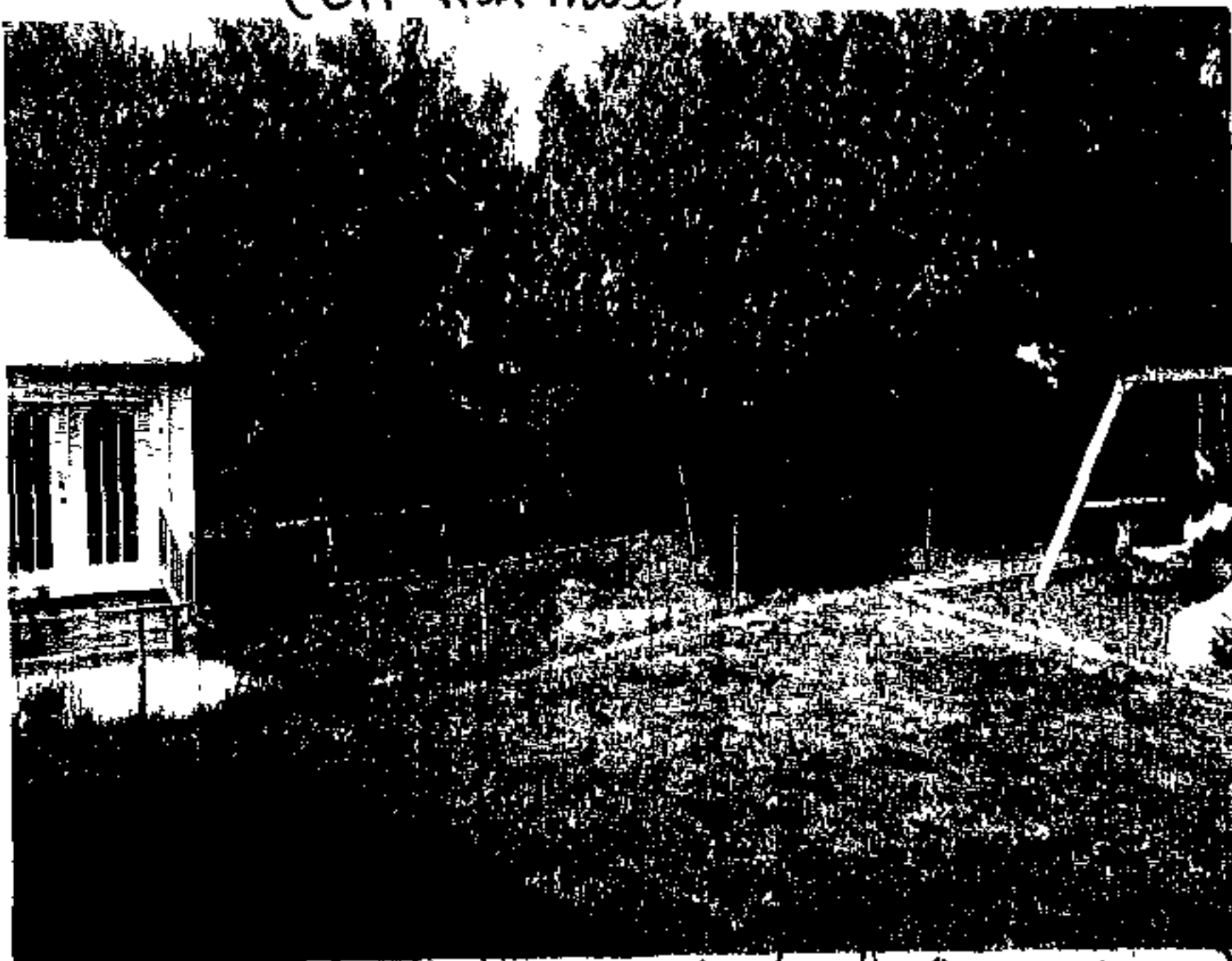
②

(Ctr from House)



⑤

(Center backyard)



①

(Left view of bchyrd from House)



④

Right backyard view