

IN RE: PETITION FOR ADMIN. VARIANCE

W/S of Simms Avenue
North of Joppa Road
11th Election District
5th Councilmanic District
(9016 Simms Avenue)

David Richard Kocan
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-577-AV

* * * * *

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, David Richard Kocan. The variance request is for property located at 9016 Simms Avenue in the Oak Summit area of Baltimore County. The variance request is from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an existing single family dwelling with an addition to have a 20 foot rear yard and to permit an existing detached accessory structure (garage) to be located in the side yard in lieu of the required 30 foot and rear yard respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner states that he needs to build a one story addition to the existing house to accommodate his growing family. The proposed addition is 40 feet x 23 feet in size.

Zoning Advisory Committee Comments

A Zoning Advisory Committee (ZAC) comment was received from the Office of Planning, dated June 15, 2006, which contains certain restrictions and is made a part hereof.

90-02-06
PZ

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 21, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner 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.

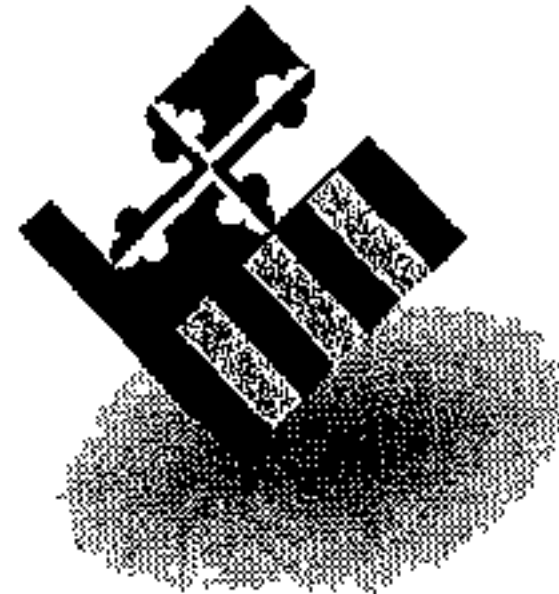
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20th day of June, 2006, that a variance from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an existing single family dwelling with an addition to have a 20 foot rear yard and to permit an existing detached accessory structure (garage) to be located in the side yard in lieu of the required 30 foot and rear yard 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.
2. Petitioner shall submit plans and elevations to the Office of Planning prior to building permit incorporating the ZAC comments dated June 15, 2006 attached hereto.

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 20, 2006

DAVID RICHARD KOCAN
9016 SIMMS AVENUE
PARKVILLE MD 21234

Re: Petition for Administrative Variance
Case No. 06-577-A
Property: 9016 Simms Avenue

Dear Mr. Kocan:

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
for Baltimore County

JVM:dlw
Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9016 SIMMS AVE
which is presently zoned DR 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) 1802.3.C.1., 400.1 BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A 20' REAR YARD AND TO PERMIT AN
EXISTING DETACHED ACCESSORY STRUCTURE (GARAGE) TO
BE LOCATED IN THE SIDEYARD IN LIEU OF THE REQUIRED 30'
AND REAR YARD 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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 16 day of June, 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

CASE NO.

06-577-A

REV 10/2001

162006

Zoning Commissioner of Baltimore County

Reviewed By

LTm

Date

5/12/06

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.

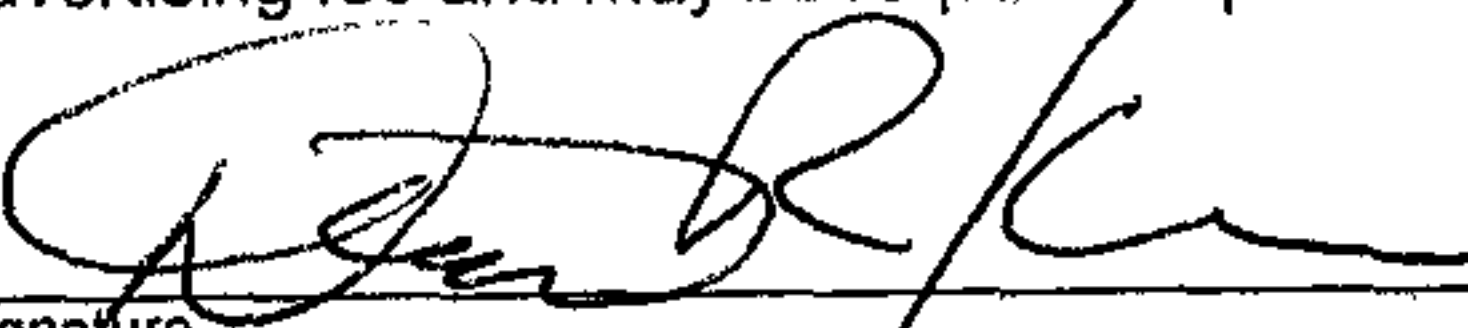
That the Affiant(s) does/do presently reside at

9016 SIMMS AVE
Address
PARKVILLE MD 21234
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):

Build 1 STORY ADDITION TO
EXISTING HOUSE 40'X23' BECAUSE OF
MY NEW WIFE I NOW HAVE A TOTAL
OF 4 CHILDREN. (MINE) 4 (HORS)
AND I NEED THE EXTRA ROOM FOR
3 BEDROOMS

- 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
DAVID R. KOCSAN
Name - Type or Print

Signature

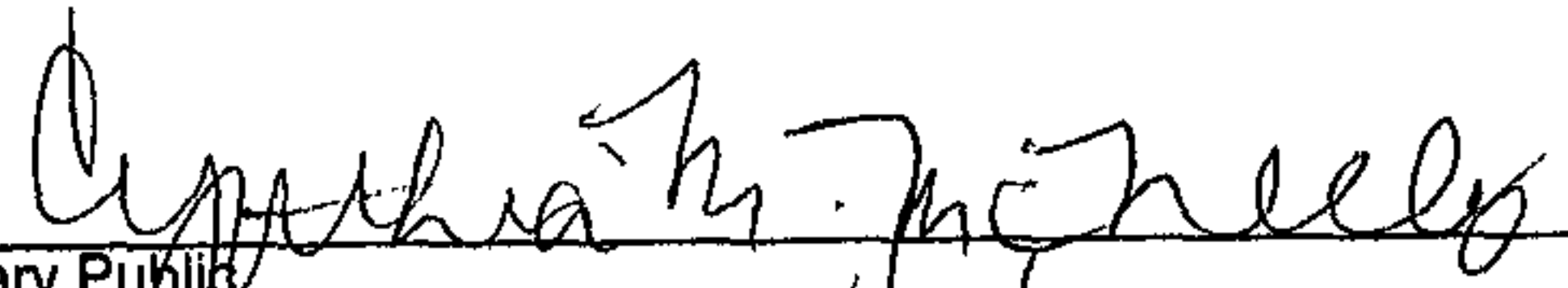
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires 4/1/07

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

Address 9016 SIMMS AVE
City PARKVILLE MD State MD Zip Code 21234

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):

Build 1 STORY ADDITION TO EXISTING
HOUSE 40' x 23' BECAUSE OF MY NEW
WIFE I NOW HAVE A TOTAL OF 4
CHILDREN 1(MINE) 3(HERS) AND I NEED
THE EXTRA ROOM FOR 3 BEDROOMS

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]
Name - Type or Print DAVID R. KOCHAN

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public [Signature]
My Commission Expires 4/1/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9016 SUMMS AVE
which is presently zoned DR-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) 1 B02.3.C.1, 400.1 B02R

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A 20' REARYARD AND TO PERMIT AN EXISTING DETACHED ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDEYARD IN LIEU OF THE REQUIRED 30' AND REARYARD 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):

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 16 day of June, 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. 06-577-A

REV 10/25/01

Reviewed By LTM Date 5/12/06

Estimated Posting Date 5/21/06

ZONING Description 9016 SIMMS AVE
BEGINNING at a point on the west side of
SIMMS AVE which is 30' wide at
THE DISTANCE OF 500' $\pm$ NORTH OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
STREET Joppa Rd which VARIES.
CONTAINING 13360 Sq. Ft. ALSO KNOWN
AS 9016 SIMMS AVE AND LOCATED
IN THE 11 ~~th~~ Election District 5
COUNCIL MANIC District.

David R. Kocan
9016 Simms Avenue
Parkville, Md., 21234
410-529-9722

May 10, 2006

Zoning description for 9016 Simms Avenue.

METES AND BOUNDS:

FRONT: S 06° 58' W 80.00'

BACK: N 08° 07' 11" E 79.54'

SIDE: N 83° 02' W 167.69'

SIDE: S 83° 02' E 166.09'

DISTRICT 11

PRECINT 10

TAX ID# 11-19-039526

BEGINNING for the same in the center of a road thirty feet wide laid out in a deed of agreement dated August 9th, 1929 and recorded among the Land Records of Baltimore County in Liber L. McL. M. No. 826 folio 402 between John T. Simms and Mary E. Simms, his wife and John Ferguson and Delia Ferguson, his wife, said place of beginning being at the distance of two hundred thirty four feet one inch on the last or South six degrees fifty eight minutes West eight Hundred and forty five foot seven inch line of that parcel of land which by deed dated October 21, 1925 and recorded among the Land Records of Baltimore County in Liber W.P. C. no. 627, folio 203 &c., was conveyed by G. William Parker to John T. Simms and Mary E. Simms, his wife; running thence binding on said line and in the center of the above-mentioned thirty foot road, with the use thereof in common with others entitled thereto, South six degrees fifty eight minutes West one hundred and fifty feet; running thence for a line of division North eighty-three degrees two minutes West two hundred nine feet five inches to the easternmost line of the Susquehanna Transmission Company's right-of-way and to intersect the second or North six degrees fifty eight minutes East nine Hundred forty three foot three inch line of the above referred to land as conveyed by G. William Parker to John T. Simms and wife; and running thence binding on said line and on the easternmost side of said Susquehanna Transmission Company's right of way North six degrees fifty eight minutes East One hundred and fifty feet; running thence for a line of division South eighty three degrees two minutes East two hundred nine feet five inches to the place of beginning. The improvements thereon being known and designated as 9016 Simms Avenue.

SAVING AND EXCEPTING the land described in three deeds recorded in Liber 5143, folio 449; Liber No. 4304, folio 466 and Liber No. 1904, folio 206.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 5238

DATE 5/11/06 ACCOUNT 1201 (5238) 1150

AMOUNT \$ 63.00

RECEIVED FROM D. Wood

FOR CC 5277 A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Paid Receipt

BUSINESS ACTUAL TIME NEW
5/15/06 5:12/2006 09:34:19 4
SSD WORK WALKER JOHN KIM
RECEIPT # 474272 5/12/2006 1814

Dept 5 520 BUDGET VERIFICATION
CP NO. 000000

Payment for
\$63.00 PK
\$1.00 CH
Baltimore County Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 5/22/06

RE: Case Number: 06-577-A

Petitioner/Developer: DAVID KOCAN

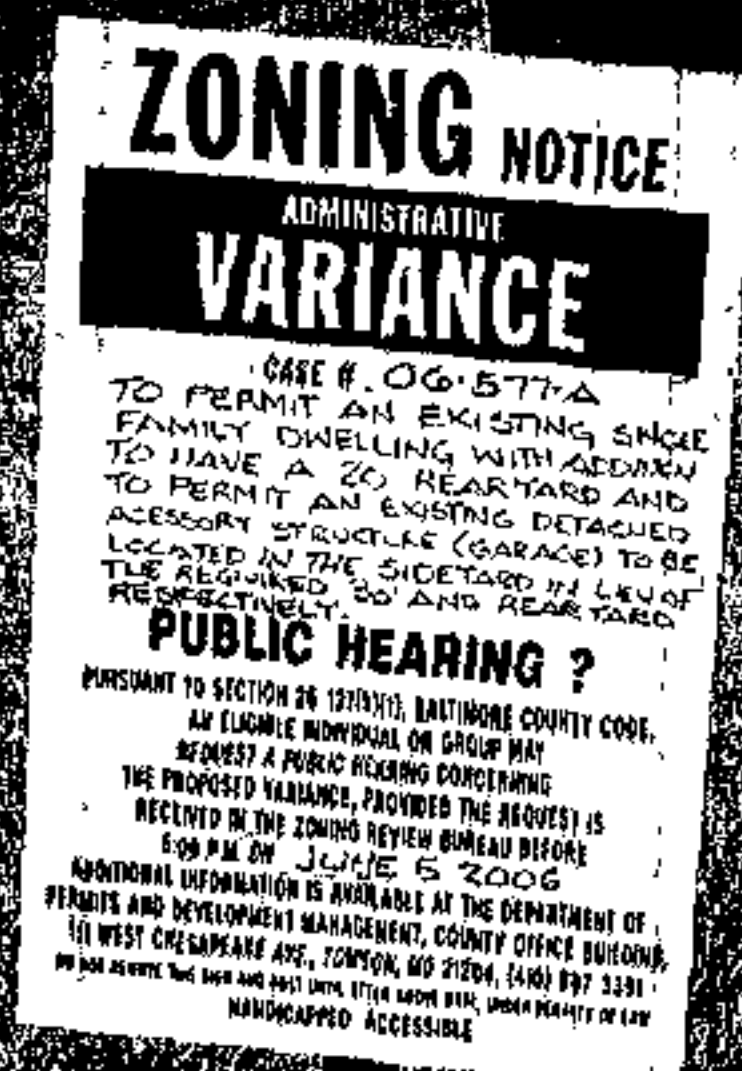
Date of Hearing/Closing: 6/5/06

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 9016 SIMMS AVE

The sign(s) were posted on 5/21/06
(Month, Day, Year)

Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Magledd Road
Baltimore, MD 21234
410-665-5562



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 577 -A

Address 9016 SIMMS AVE

Contact Person: LIDYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/12/06

Posting Date: 5/21/06

Closing Date: 6/15/06

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- 577 -A

Address 9016 SIMMS AVE

Petitioner's Name DAVID KOCHAN

Telephone 410 529-9722

Posting Date: 5/21/06

Closing Date: 6/15/06

Wording for Sign: To Permit An EXISTING SINGLE FAMILY DWELLING WITH

ADDITION TO HAVE A '20' REAR YARD AND TO PERMIT AN EXISTING
DETACHED ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDEYARD
IN LIEU OF THE REQUIRED 30' AND REARYARD RESPECTIVELY

WCR - Revised 6/25/04

I HAVE RECEIVED POSTING INFO

**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: 06-577-A
Petitioner: DAVID R KOCAN
Address or Location: 9016 SIMMS AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID R. KOCAN
Address: 9016 SIMMS AVE
PARKVILLE MD 21234
Telephone Number: 410-329-9722

Revised 7/11/05 - SCJ

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 06-577-A

Date Completed/Initials

5/12/06

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)

5/21/06

10/5/06

**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

David Richard Kocan
9016 Simms Ave.
Parkville, MD 21234

Dear: Mr. Kocan

RE: Case Number: 06-577-A, 9016 Simms Ave.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 12, 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.", is written over the typed name.

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: June 15, 2006

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

SUBJECT: 9016 Simms Avenue

INFORMATION:

Item Number: 6-577

Petitioner: David Richard Kocan

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

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

1. Roof pitch and architecture must be consistent with the existing single-family dwelling.
2. North facing side of the proposed addition must be treated with windows and other architectural features.
3. Materials used during construction must be complimentary to the existing single-family dwelling. Materials should be but are not limited to the use of brick and or white lap siding.

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

Prepared by:

Andrew Murray

Division Chief:

AFK/LL: CM

Jeffrey W. Zorn

RECEIVED

JUN 19 2006

ZONING COMMISSIONER

6-20-06
99069



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 5.19.06

RE: Baltimore County
Item No. 577 LTM

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

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
INTEROFFICE CORRESPONDENCE

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

DATE: May 25, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2006
Item No. 569, 570, 574, 575, 576, 577,
578, 579, 583, 584, 586, and 588

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-05252006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



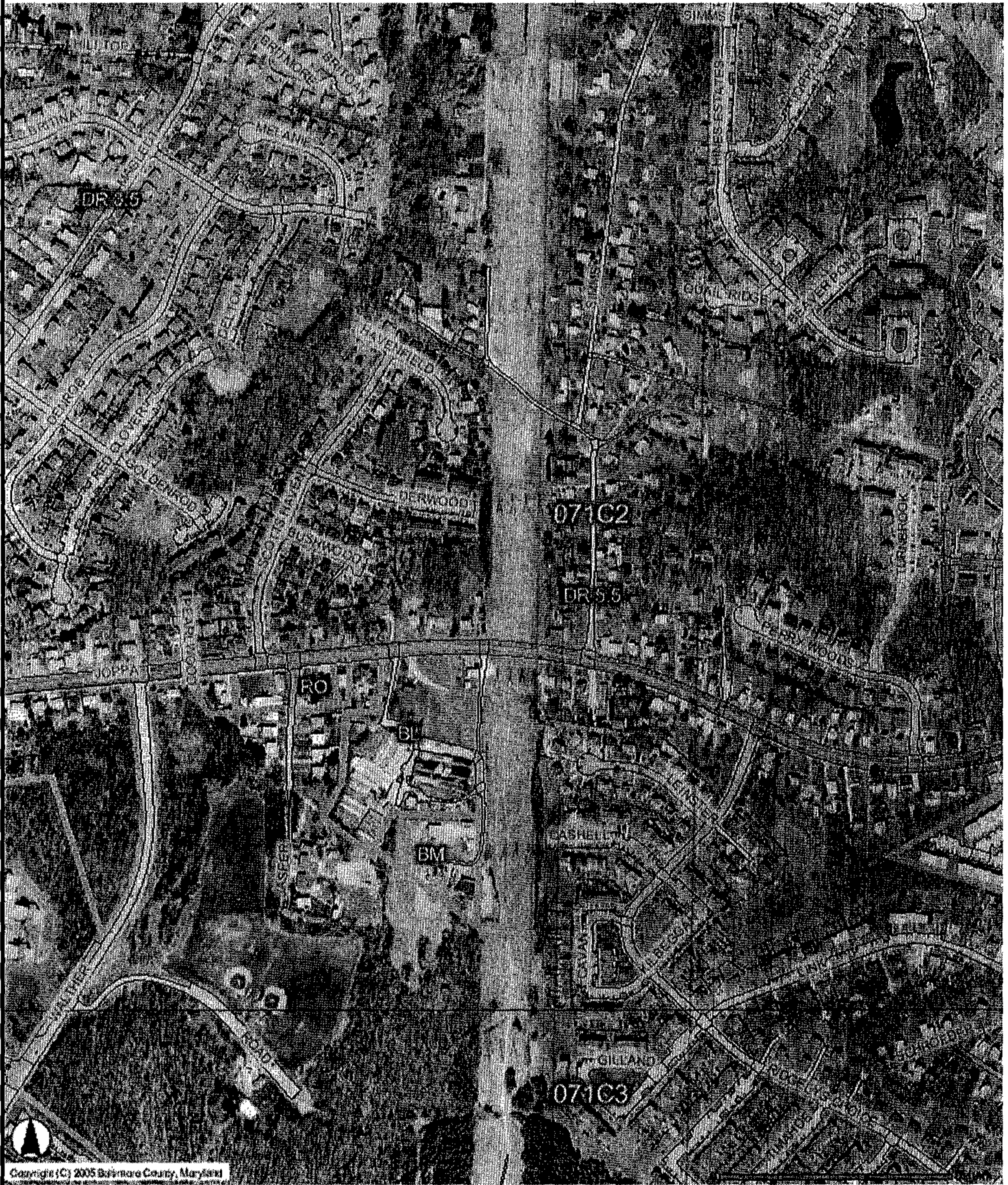
TO: Timothy M. Kotroco
FROM: Jeff Livingston, DEPRM – Development Coordination *JWL*
DATE: May 31, 2006
SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of May 22, 2006

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

06-569-A
06-570-A
06-574-SPH
06-575-A
06-576-A
06-577-A
06-580-SPH
06-583-SPH
06-584-SPHA
06-586-A

Baltimore County - My Neighborhood



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

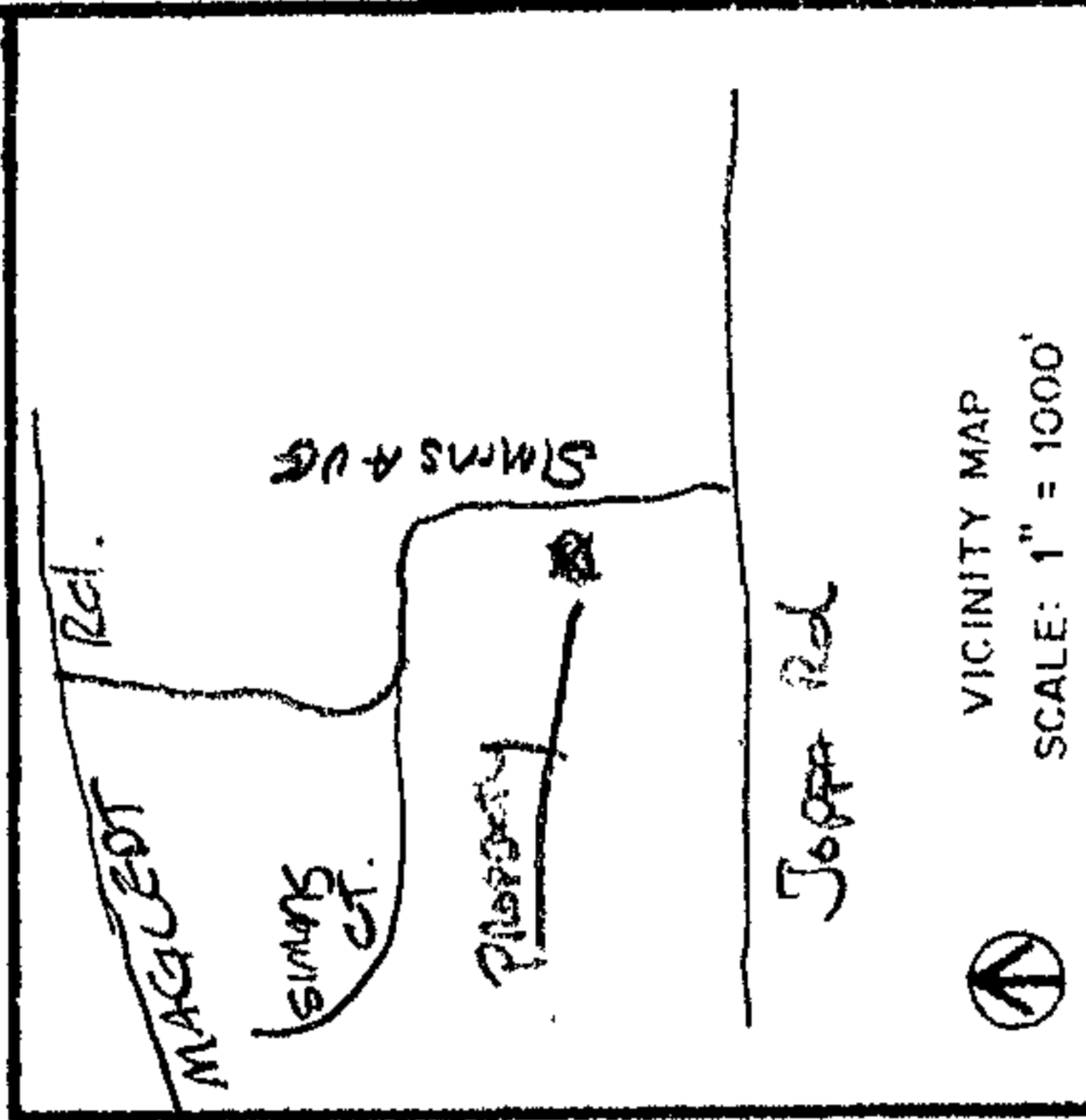
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 9016 SIMMS AVENUE

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # 742 LOT # _____ SECTION # _____

OWNER DAVID RICHARD KECAN



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT #25

1" = 200' SCALE MAP # 071C2

ZONING DR 5,5

LOT SIZE 13360 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

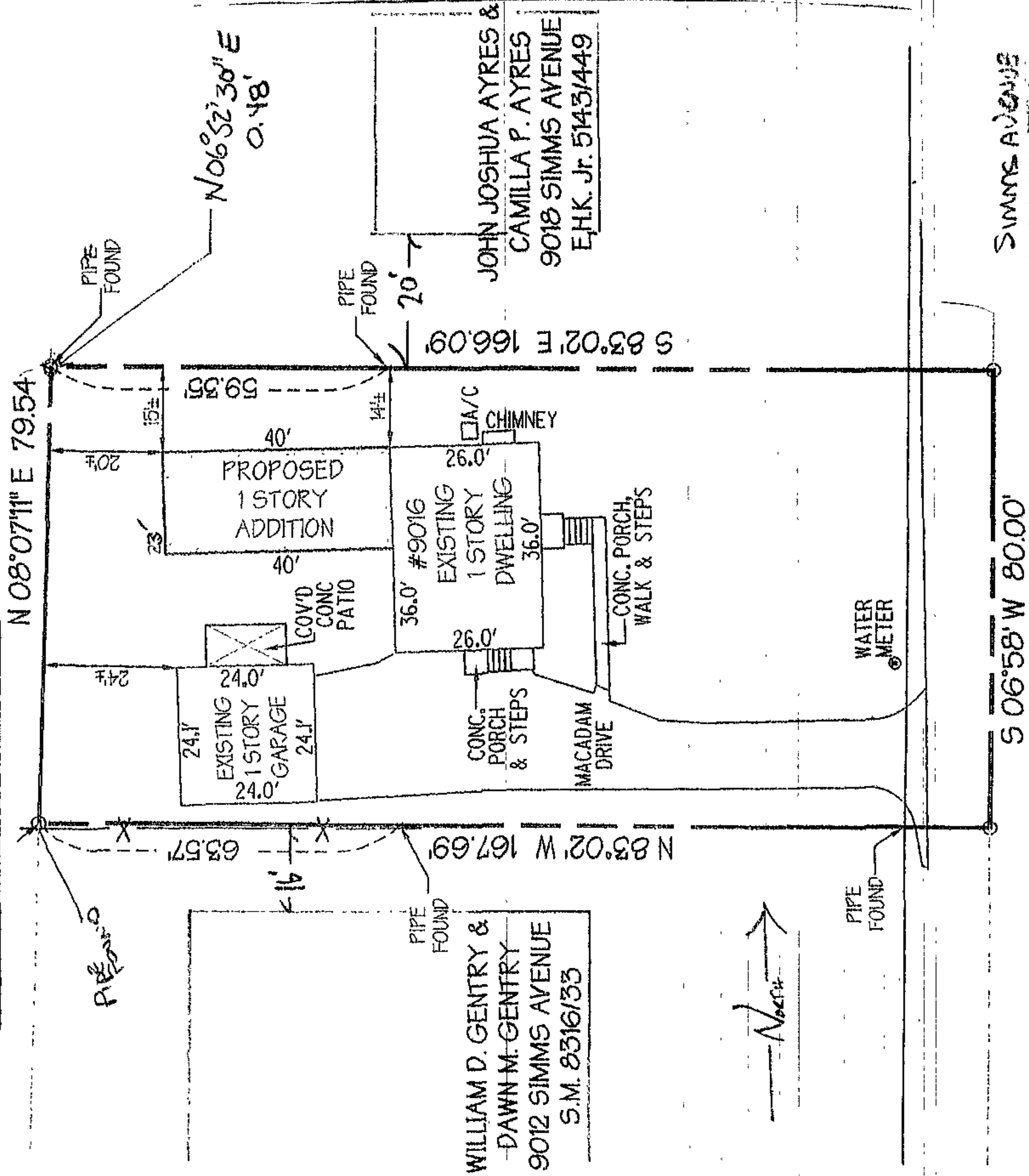
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

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

Can | 577



PREPARED BY DAVID R. KECAN SCALE OF DRAWING: 1" = 30'

SIMMS AVENUE
S 06°58' W 80.00'

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