

IN RE: PETITION FOR ADMIN. VARIANCE
NW corner of Curving Lane and
Ruxton Road
9th Election District
2nd Councilmanic District
(1401 Curving Lane)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 07-009-A

John W. and Patricia Y. Wong
Petitioners

* * * * *

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, John W. and Patricia Y. Wong. The variance request is for property located at 1401 Curving Lane. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located on the third portion of the lot closest to the road in lieu of the required third portion of the lot farthest removed from the road on a triple frontage lot. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code.

The Petitioners having filed a Petition for Administrative Variance, the subject property was posted on July 23, 2006.

Formal Demand for Public Hearing

On August 7, 2006, Charles Thorne, adjacent property owner, filed a formal demand for public hearing. The hearing was subsequently scheduled for September 19, 2006, at 2:00 pm in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD. Subsequently Mr. Thorne came to an agreement with the Petitioner as to the location of the proposed garage and withdrew his request for hearing resulting in the property not being posted or advertised pursuant

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to PDM directive. Nevertheless the parties and a representative of the community association appeared at the public hearing.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights. A ZAC comment letter was received from the Office of Planning dated August 9, 2006 which contains restrictions; copy of which is attached hereto and made a part hereof. A revised comment was received from the Office of Planning dated September 13, 2006 which indicates the garage should be built per the revised site plan and architectural drawings.

Interested Persons

Appearing in support of the Petition was Pat Wong, Petitioner. Appearing as interested citizens were Kimberly Warren, zoning co-chair of the Ruxton Riderwood Lake Roland Area Improvement Association and Charlie Thorne who filed the request for hearing.

Testimony and Evidence

Ms. Wong indicated that her home is located on an oddly shaped lot which is bordered by Curving Lane, Ruxton Road and Malvern Road as shown on Petitioner's exhibit 1. The front of her home faces the intersection of Ruxton and Malvern Roads as shown. Consequently the rear yard borders on Curving Lane and the Thorne property. The Petitioner would like to build a garage for the storage of vehicles and personal property out of the weather and with improved security. Presently they have no garage. Initially they proposed to locate the garage 3 feet from the Thorne property line and 15 feet from Curving Lane as shown on exhibit 1. Ms. Wong indicated that there is no room in the farthest third of her rear yard to locate a garage due to topographical limitations and existing privacy landscaping. She opined that the new garage

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lat.

would not change the character of the neighborhood as many properties in the area have similar garages.

The Thornes objected to the initial location of the garage because it would be located in or near their front yard. They did not want to see the rear surfaces of the garage from their front porch. As a result they filed the request for public hearing.

After consulting with the Thornes, the Petitioners agreed to locate the garage 25 feet from the edge of Curving Lane instead of 15 feet as shown on Petitioner's exhibit 2. This moves the garage back in the Thornes' field of view to an acceptable location. In addition the Parties came to agreement regarding a landscape plan to screen the garage from the Thorne property as shown on exhibit 3. The Parties declined to consult with the County Landscape Architect in regard to the screening as the Petitioner had already engaged a landscape planner and had come to agreement as to the size, type and location of screening.

Ms. Warren appeared at the hearing as a representative of the Association and noted that she sent postcards describing the proposed additions to the Petitioner's home to immediate homeowners and to her knowledge only the Thornes objected. The Association took no position with regard to the merits of the request having the role of facilitator in this matter.

Findings of Fact and Conclusions of Law

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The lot is bordered by three streets and the house is skewed to each of them. The rear yard is small and has topographical limitations. I find the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. To comply with the regulations the

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Petitioners would have to overcome the topographical limitations and destroy valuable privacy screening.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The pattern of development of the neighborhood has many similar garages so there will be no change to the character of the neighborhood. The Community Association does not object. Mr. Thorne is satisfied with the compromise location of the garage.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20th day of September, 2006, that an administrative variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located on the third portion of the lot closest to the road in lieu of the required third portion of the lot farthest removed from the road on a triple frontage lot be and is hereby GRANTED subject to the following:

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. The garage shall be constructed according to the architectural elevation drawings dated September 11, 2006 as reviewed by the Planning Office.
3. The Petitioner shall provide landscape screening for the Thorne property pursuant to exhibit 3.

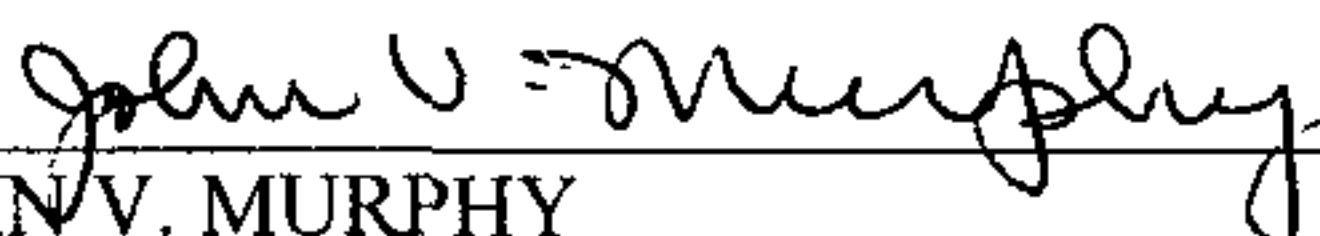
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[Signature]

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

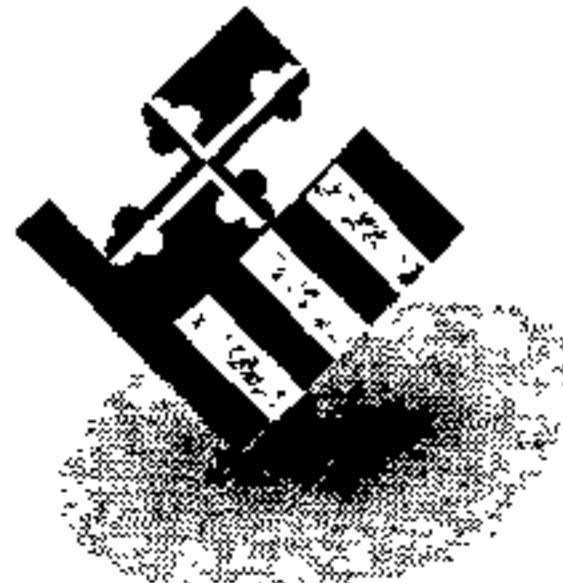
Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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9-20-06
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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 20, 2006

JOHN W. AND PATRICIA Y. WONG
1401 CURVING LANE
RUXTON MD 21204

Re: Petition for Variance
Case No. 07-009-A
Property: 1401 Curving Lane

Dear Mr. and Mrs. Wong:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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

c: Kimberly Warren, 605 Meadows Ridge Road, Towson MD 21204
Charlie Thorne, 1405 Curving Lane, Ruxton MD 21204

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1401 Curving Lane
which is presently zoned DR2

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)

See attached

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):

John D. Wang
Name - Type or Print _____
Signature _____
Patricia Y. Wang
Name - Type or Print _____
Signature _____
1401 Curving Lane *410 938-8491*
Address _____ Telephone No. _____
Roxton MD *21204*
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. 07-009-A

REV 10/25/01

Reviewed By BH Date 7/13/06

Estimated Posting Date 7/23/06

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

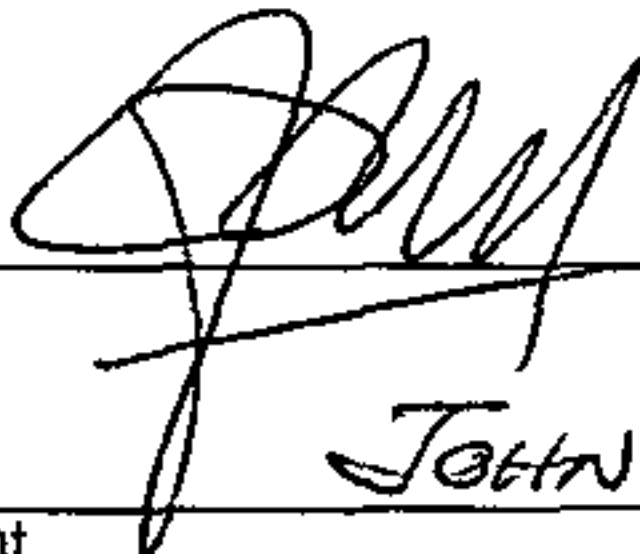
Address 1401 Curving Lane
City Ruxton State MD Zip Code 21204

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):

Our property is unusual/unique in that it is bordered on 3 sides by roads - Malvern, Ruxton and Curving Lane. We would like to place a detached garage (less than 600 sq.ft in area) behind the rear foundation of our house with the driveway coming off Curving Lane. We would like to place the garage 15 feet from the property line instead of the required 40 feet. There is not enough space in the rear yard to place a detached garage and meet the 40 feet requirement. We have no where else on the property to put the garage, except in the rear yard.

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.

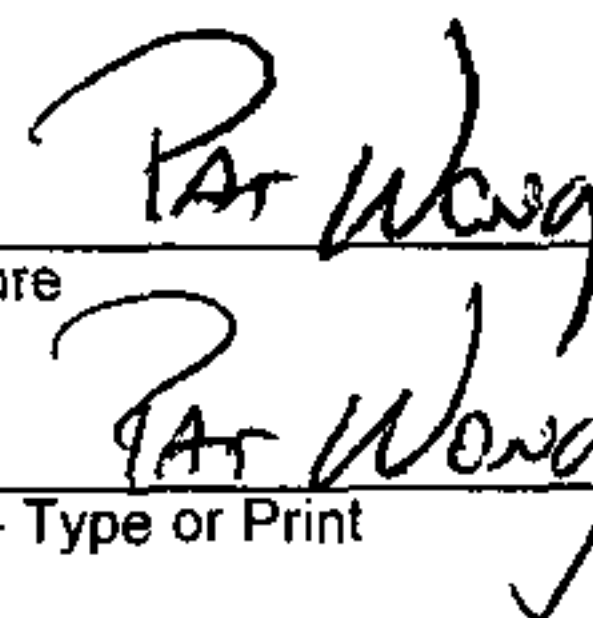
Signature



Name - Type or Print

JOHN W. WONG

Signature



Name - Type or Print

PAT WONG

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

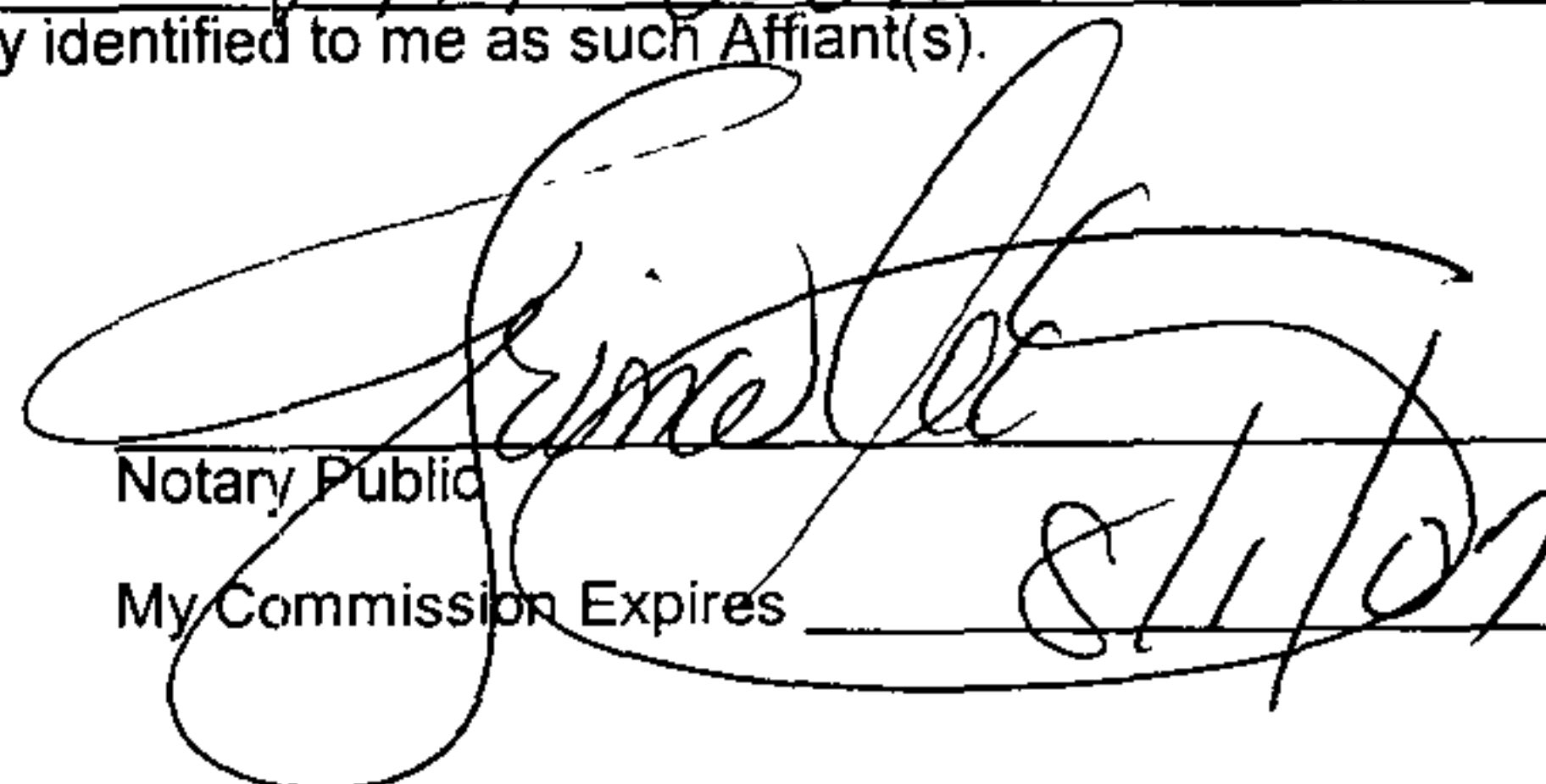
I HEREBY CERTIFY, this 12th day of JULY, 2006 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN W. WONG & PAT WONG
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


8/1/07

400.1 to permit an accessory structure (garage) be located on the third portion of the lot closest to the road in lieu of the required third portion of the lot farthest removed from the road on a triple frontage lot.

ZONING DESCRIPTION

Zoning Description For 1401 Curving Lane

Beginning at a point on the Northwest corner of Ruxton Road and Malvern Avenue, which are 40 feet and 50 feet wide, respectively. Being Lots # 276, 277, 278, 291, 292, 293, and 294 in the subdivision of Ruxton Heights as recorded in Baltimore County Plat Book #1, Folio# 64, containing 37,897 square feet. Also known as 1401 Curving Lane and located in the 9th Election District, 2nd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 2376

DATE 7/13/06 ACCOUNT POSTAGE - 6750

AMOUNT \$ 65.00

RECEIVED FROM: Post Office

FOR: Post Office

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

T. Jones

PAID RECEIPT

RECEIVED BY: POST OFFICE DATE: 7/13/06 TIME: 10:47:23

AMOUNT: 65.00 CASH: 65.00 CH: 0.00

REMARKS: POSTAGE

DATE: 7/13/06 TIME: 10:47:23

RECEIVED BY: POST OFFICE

AMOUNT: 65.00 CASH: 65.00 CH: 0.00

REMARKS: POSTAGE

DATE: 7/13/06 TIME: 10:47:23

RECEIVED BY: POST OFFICE

AMOUNT: 65.00 CASH: 65.00 CH: 0.00

REMARKS: POSTAGE

DATE: 7/13/06 TIME: 10:47:23

RECEIVED BY: POST OFFICE

AMOUNT: 65.00 CASH: 65.00 CH: 0.00

REMARKS: POSTAGE

DATE: 7/13/06 TIME: 10:47:23

RECEIVED BY: POST OFFICE

AMOUNT: 65.00 CASH: 65.00 CH: 0.00

REMARKS: POSTAGE

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #07-009-A

1401 Curving Lane
Northwest corner of Curving Lane and Ruxton Road
9th Election District - 2nd Councilmanic District

Legal Owner(s): John W. & Patricia Y. Wong

Variance: to permit an accessory structure (garage) to be located on the third portion of the lot closest to the road in lieu of the required third portion of the lot farthest removed from the road on a triple frontage lot.

Hearing: Tuesday, September 19, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/9/610 Se5 108282

CERTIFICATE OF PUBLICATION

9/7/2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/5/2006.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 07-009-A

Petitioner/Developer: PAT
WONG

Date Of Hearing/Closing: 8/7/06

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 1401 CURVING LANE

This sign(s) were posted on July 23, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 7/23/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



FORMAL DEMAND FOR HEARING

CASE NUMBER: 07-009-A

Address: 1401 CURVING LN, BUXTON, MD 21204

Petitioner(s): THE WONGS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Me CHARLES THURVE

Name - Type or Print

☒ Legal Owner OR ☐ Resident of

1405 CURVING LAKE

Address

BUXTON, MD

City

State

21204

Zip Code

410-377-4660

Telephone Number

which is located approximately 25 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

A handwritten signature in black ink, appearing to be "C. Thurve".

Signature

8/7/06

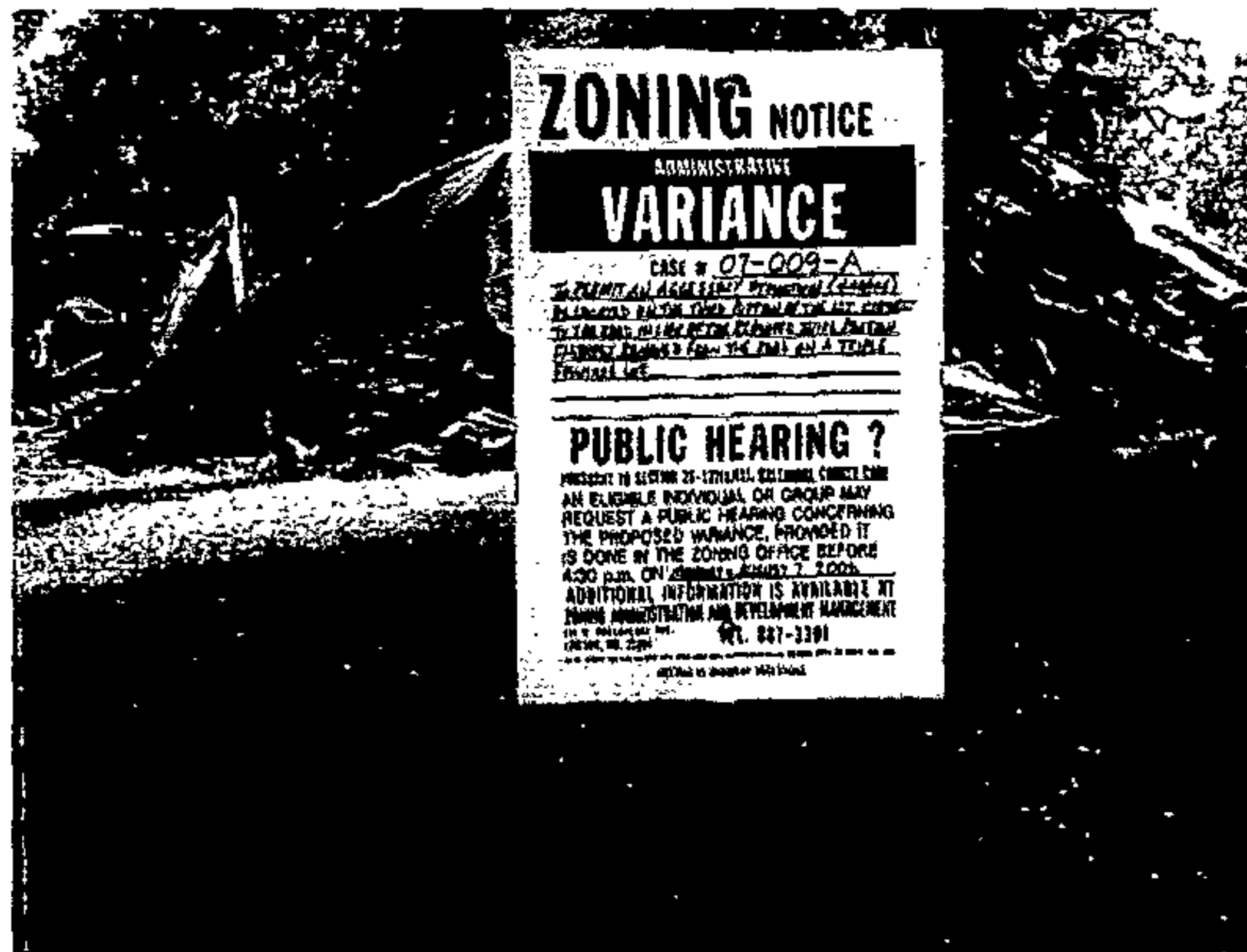
Date

Signature

Revised 9/18/98 - wcr/scj

Date

im000741 (1152x864x24b jpeg)



revised 7/23/06

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 5, 2006 Issue - Jeffersonian

Please forward billing to:

Pat Wong
1401 Curving Lane
Ruxton, MD 21204

410-938-8491

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-009-A

1401 Curving Lane

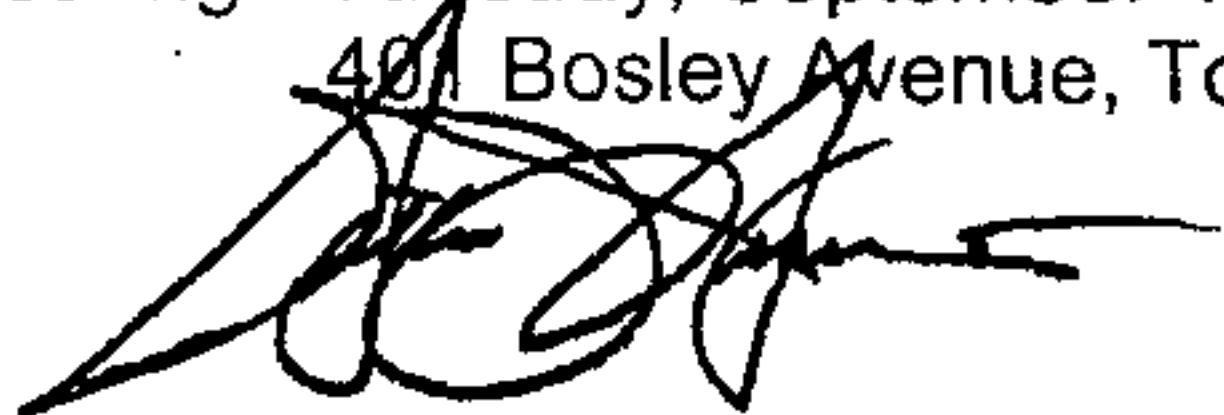
Northwest corner of Curving Lane and Ruxton Road

9th Election District – 2nd Councilmanic District

Legal Owners: John W. & Patricia Y. Wong

Variance to permit an accessory structure (garage) to be located on the third portion of the lot closest to the road in lieu of the required third portion of the lot farthest removed from the road on a triple frontage lot.

Hearing: Tuesday, September 19, 2006 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



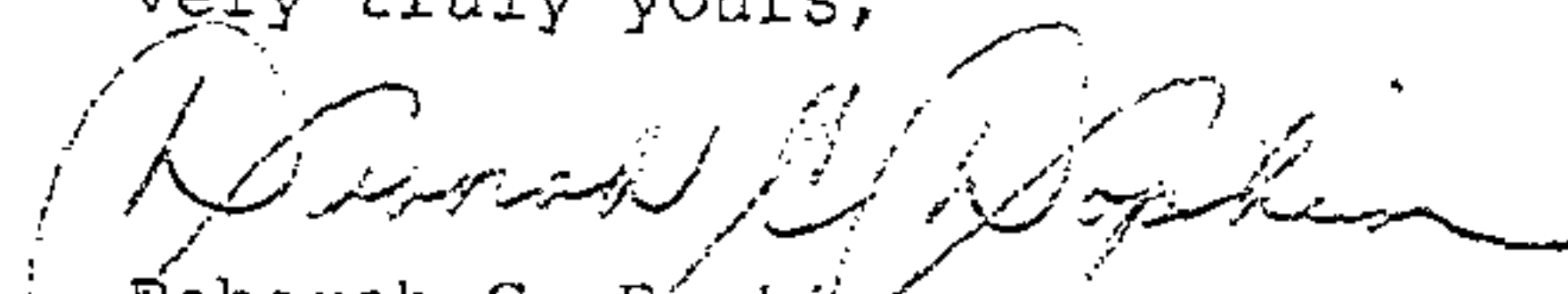
WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development
Management
July 12, 2006
Page 2

Thanking you in advance, I am

Very truly yours,



Deborah C. Dopkin

DCD/kmc

cc: Applied Systems Properties, LLC

F:\DCD\LETTERS\Moxley-Appliedsystems.ltr.wpd

Talked to 8/22
Mrs. Wong
schedule hearing
for 9/19/06 JM

8/8/06
Left message @
Wongs resi.
about request for
hearing. Schedule
per dates their
available.

8/8/06
Talked to Mrs. Wong
She will call back
to verify continuance
& her admin.
request.



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

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

August 23, 2006

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-009-A

1401 Curving Lane
Northwest corner of Curving Lane and Ruxton Road
9th Election District – 2nd Councilmanic District
Legal Owners: John W. & Patricia Y. Wong

Variance to permit an accessory structure (garage) to be located on the third portion of the lot closest to the road in lieu of the required third portion of the lot farthest removed from the road on a triple frontage lot.

Hearing: Tuesday, September 19, 2006 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Wong, 1401 Curving Lane, Ruxton 21204
Charles Thurne, 1405 Curving Lane, Ruxton 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 4, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 009 -A Address 1401 Curving Lane

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/13/06 Posting Date: 7/23/06 Closing Date: 8/7/06

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 07- 009 -A Address 1401 Curving Lane

Petitioner's Name John & Pat Wang Telephone 410-938-8891

Posting Date: 7/23/06 Closing Date: 8/7/06

Wording for Sign: To Permit an accessory structure (garage) be
located on the third portion of the lot closest to the road in
lieu of the required third portion farthest removed from the
road on a triple frontage lot.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-009-A
Petitioner: PATRICIA Y. WONG
Address or Location: 1401 CURVING LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: Pat Wong
Address: 1401 CURVING LANE
RUXTON MD 21204
Telephone Number: 410 938-8491



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
August 23, 2006

John W. Wong
Patricia Y. Wong
1401 Curving Lane
Ruxton, MD 21204

Dear Mr. & Mrs. Wong:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 0-009-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand concerning the above-proposed administrative procedure.

The hearing has been scheduled and the notice attached indicates the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must also be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Bruno Rudaitis at 410-887-3391.

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:klm

C: Charles Thurne, 1405 Curving Lane, Ruxton 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 13, 2006

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

SUBJECT: 1401 Curving Lane

INFORMATION:

Item Number: 7-009 (*revised comment*)

Petitioner: John and Patricia Wong

Zoning: DR 2

Requested Action: Variance

RECEIVED

SEP 18 2006

ZONING COMMISSIONER

The petitioners request an administrative variance from Section 400.1 of the BCZR to permit a garage to be constructed in the third of the lot closest to the side street in lieu of the third of the lot farthest removed from the side street. The property is unique in that it is bordered on three sides by public streets. The Department of Permits and Development Management received a request for public hearing on 8/7/06, which has recently been rescinded.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed a revised site plan relocating the garage 25 feet from the Curving Lane property line:

- If the applicant meets the burden of proof and the Zoning Commissioner grants a variance, the garage should be constructed as per the submitted revised site plan received 9/7/06 and architectural elevation drawings revised 9/11/06.
- Landscaping should be in accordance with the landscape plan.

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

Prepared by: Candis Murray

Division Chief: Lynne L. Lober
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 8, 2006

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

SUBJECT: 1401 Curving Lane

INFORMATION:

Item Number: 7-009

Petitioner: John and Patricia Wong

Zoning: DR 2

Requested Action: Variance

RECEIVED

AUG 18 2006

ZONING COMMISSIONER

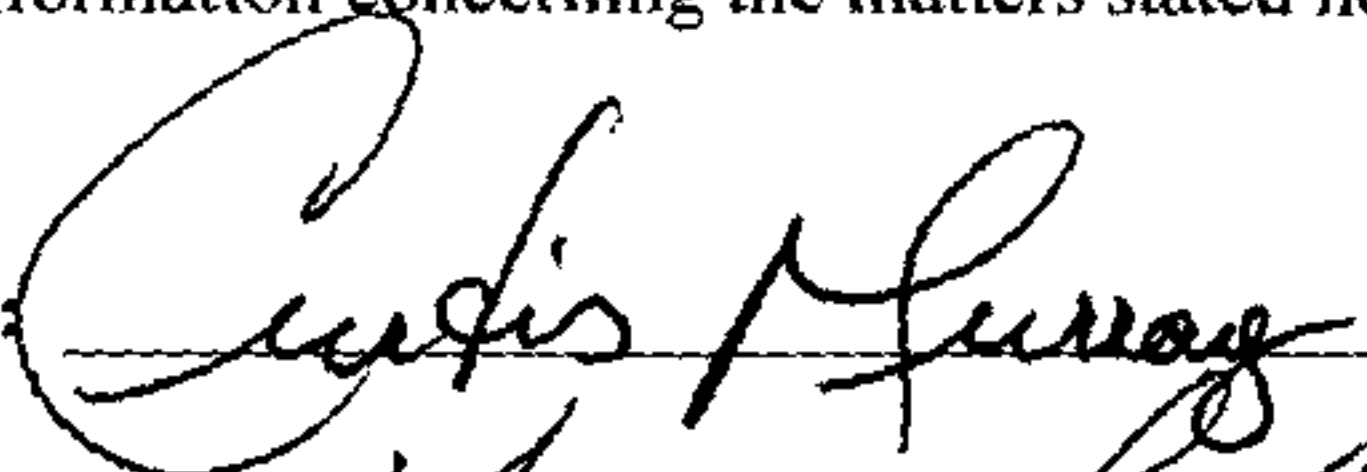
The petitioners request an administrative variance from Section 400.1 of the BCZR to permit a garage to be constructed in the third of the lot closest to the side street in lieu of the third of the lot farthest removed from the side street. The property is unique in that it is bordered on three sides by public streets. The Department of Permits and Development Management received a request for public hearing on 8/7/06.

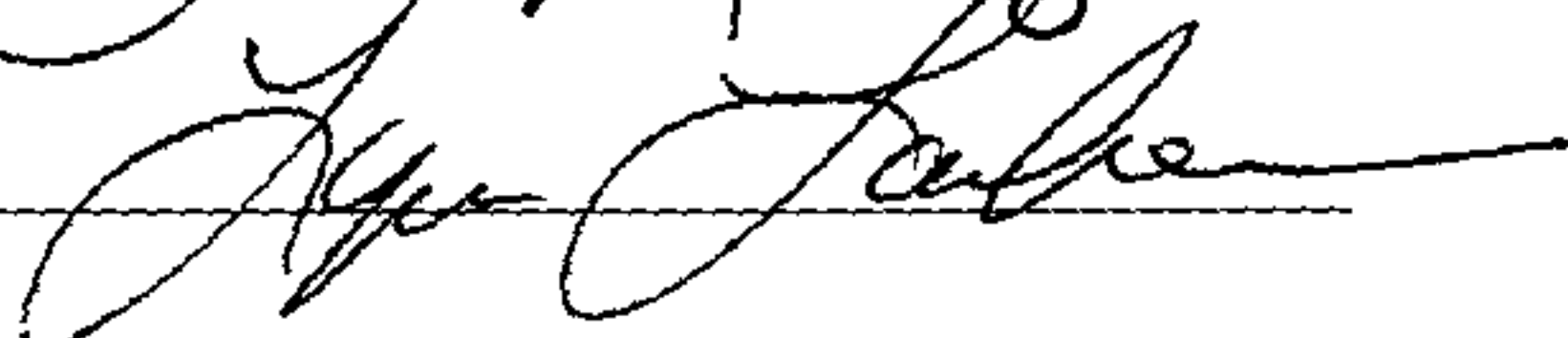
SUMMARY OF RECOMMENDATIONS:

The Office of Planning requests additional information from the applicant as follows in order to complete the variance review.

- Architectural elevation drawings must show all four facades of the proposed garage.
- Provide two section drawings -- one should show the proposed garage as viewed from the front yard of the adjacent dwelling at 1405 Curving Lane. The other should show the garage as viewed from Curving Lane. Label the existing and proposed grading in both sections.
- Should the applicant meet the burden of proof and the Zoning Commissioner grants a variance, a landscape plan must be prepared showing adequate buffers along the side property line.

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

Prepared by: 

Division Chief: 
AFK/LL: CM



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 24, 2006

Item Number(s): 009 through 011

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



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 26, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2006
Items Nos. 002, 003, 004, 005, 006, 007,
008, 009, 010, and 011

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 -07252006.doc



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

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

Maryland Department of Transportation

Date: 7.21.06

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

RE: Baltimore County
Item No. 009 BPR

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

From: Patricia Zook
To: Matthews, Kristen
Date: 9/13/2006 12:02:32 PM
Subject: Case No. 07-009-A

Hi Kristen-

I wanted to let you know that the above-referenced case file was given to me yesterday along with the administrative variance files that closed on 9-11-06. The hearing for 07-009-A is Tuesday, September 19.

Let me know if you need the file returned to you.

Patti

Patti Zook
 Legal Secretary
 Baltimore County
 Office of the Zoning Commissioner
 410-887-3868

ADD TO
 IF ANY ???
 PAT wong
 410 938 8491

IMPORTANT MESSAGE

FOR Kristen
 DATE 9/6 TIME 9:30 AM P.M.
 M Pat Wong
 OF _____
 PHONE 410-938-8491
AREA CODE NUMBER EXTENSION
☐ FAX
☐ MOBILE AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		WILL FAX TO YOU	

MESSAGE

does she have to re-post
 sign. Neighbor with-
 drew "Demand for Public
 Hearing"
 (Not on internet Schedule)
 SIGNED Tues 9/19 2pm.

September 8, 2006

Mr. Timothy Kotroco
Director
Department of Permits and
Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Case Number 07-009-A
1401 Curving Lane
Ruxton, MD 21204

Dear Mr. Kotroco,

With respect to the above referenced variance, I would like to retract my request for a public hearing that I filed with the county on August 7, 2006. It is my understanding that the Wongs will submit a revised site plan to your department for approval. I have reached a compromise with John and Patricia Wong based upon your approval of the revised plan and contingent upon the items listed below:

1. New Garage Location-The garage will be set back 25 feet from Curving Lane instead of the initially proposed 15 feet.
2. Landscape Plan-The Wongs have agreed to plant privacy trees and/or shrubs that are at least 4 feet in height and will mature to a height sufficient to cover the garage from view along the rear of the garage that faces my front yard.
3. The dimensions of the garage must remain exactly as originally submitted.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles and Kate Thorne", written over a large, stylized circular flourish.

Charles and Kate Thorne
1405 Curving Lane
Ruxton, MD 21204

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 01-009-A
DATE

Paula
CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Kimberly Warren
(REL-KAIA)

1405 Cedar Lane

Tuxton, MI 49704

elliungo@aol.com

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-009-A
DATE

PETITIONER'S SIGN-IN SHEET

NAME

Mr Wong

ADDRESS

1401 Carving Lane

CITY, STATE, ZIP

Ruxton 21204 MD

E-MAIL

wongas@comcast.net

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 07-009 A

Date Completed/Initials

7/14/06

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)

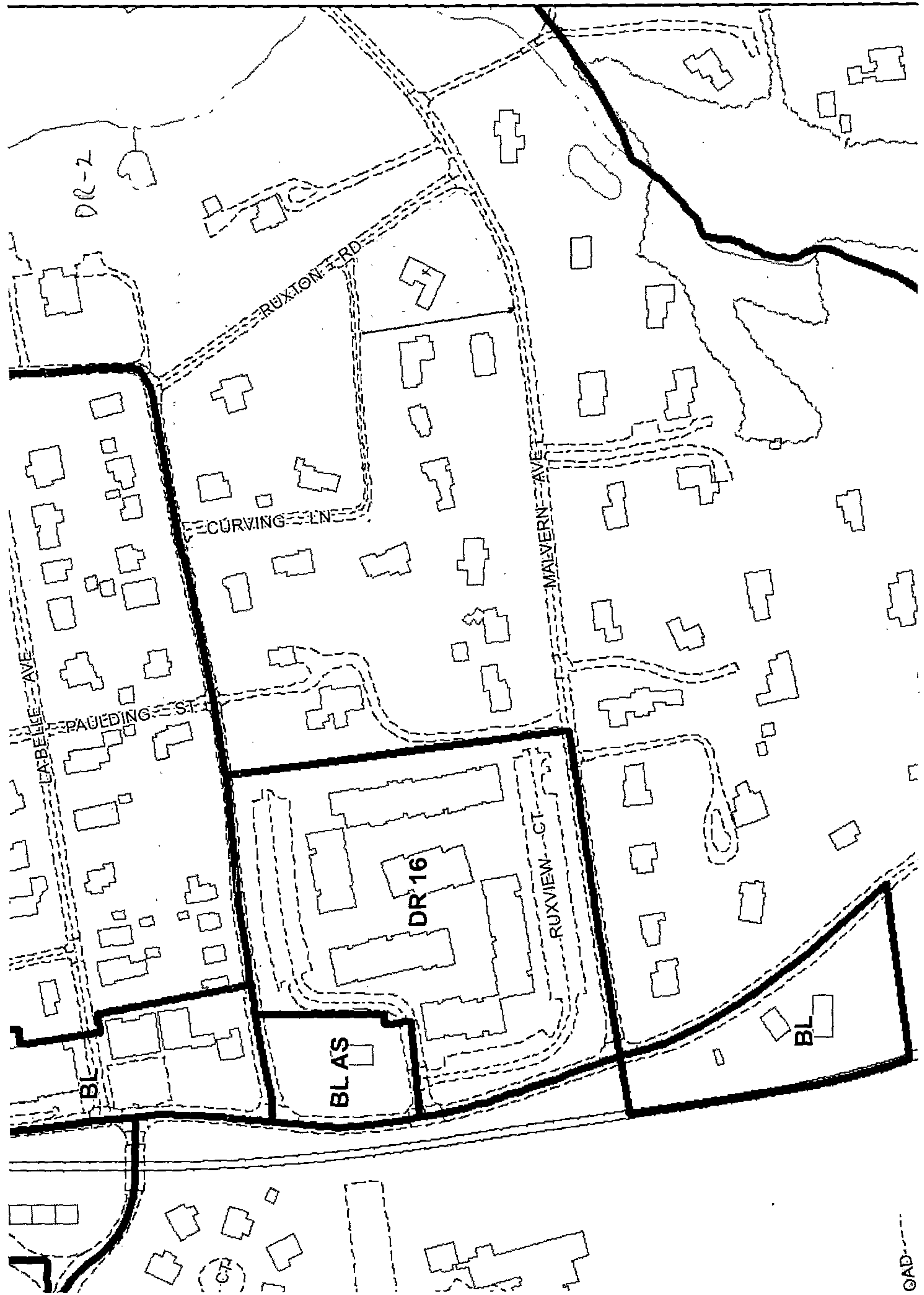
RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

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

7/23/06
ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

8/7
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)



#509
May # 069 B2

Zoning Commissioner's Office
401 Bosley Avenue, Suite 405
County Courts Building
Towson, Maryland, 21204



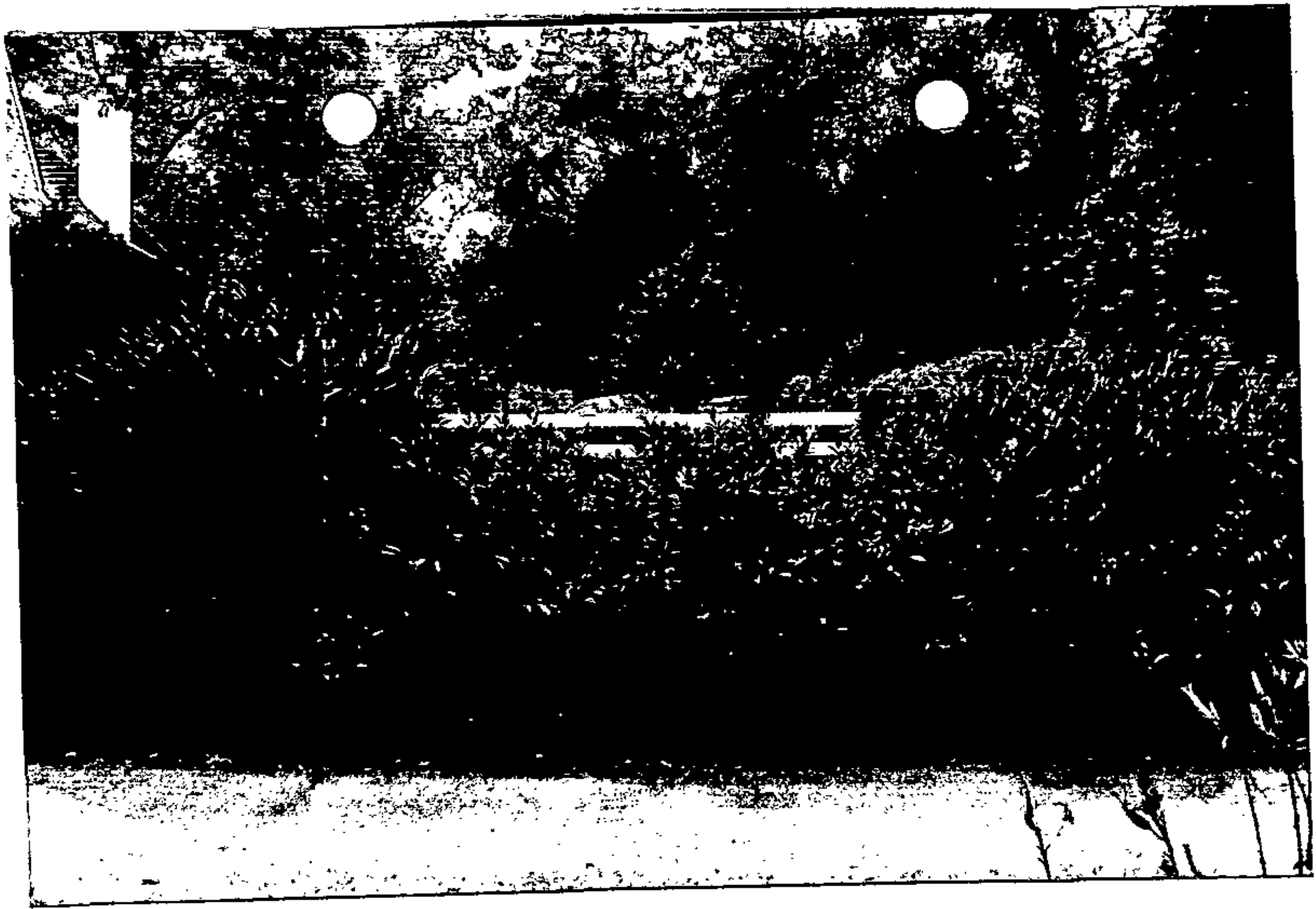
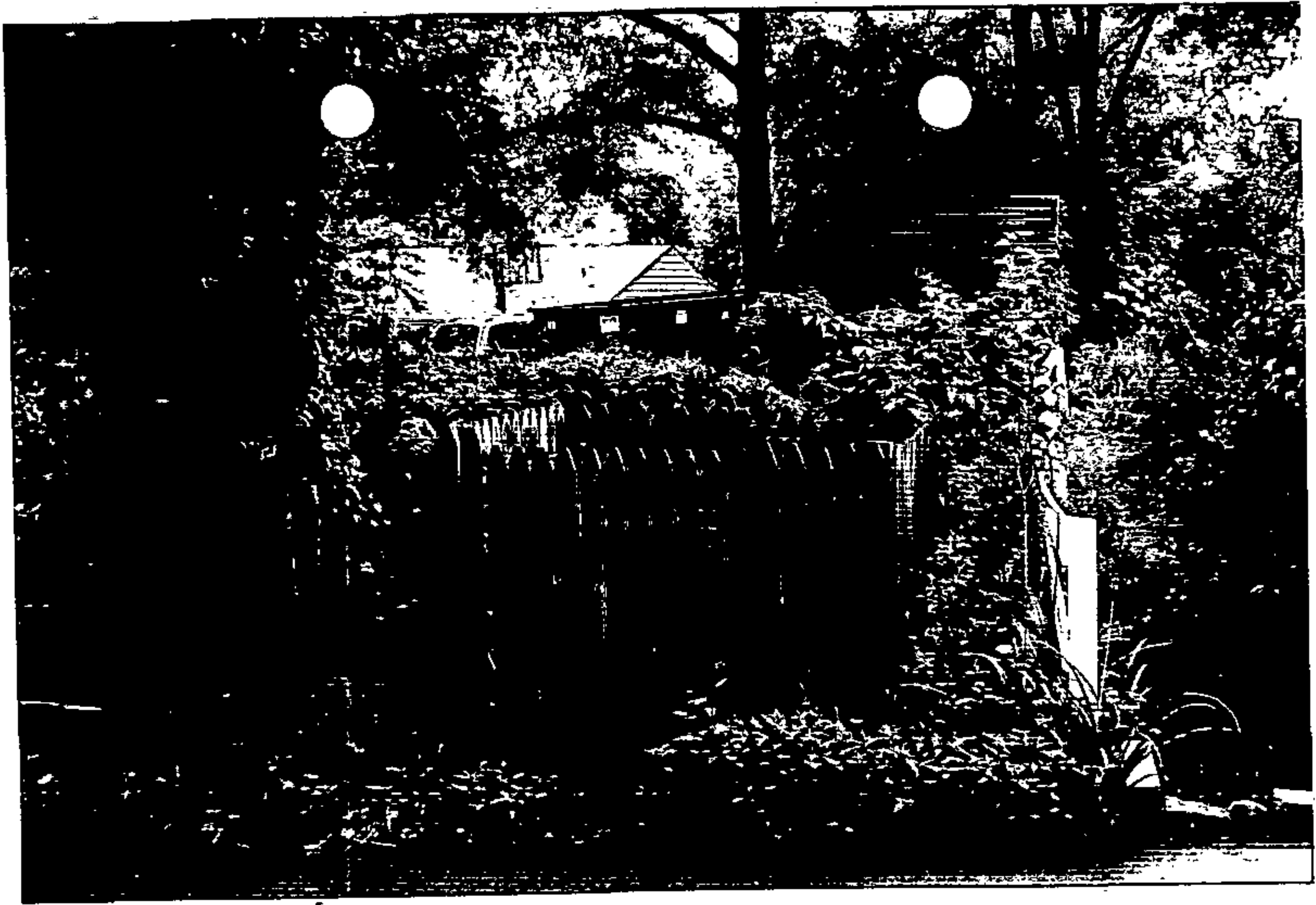
BALTIMORE COUNTY
MARYLAND

Phalton

07-~~0009~~-A

Return Service Requested

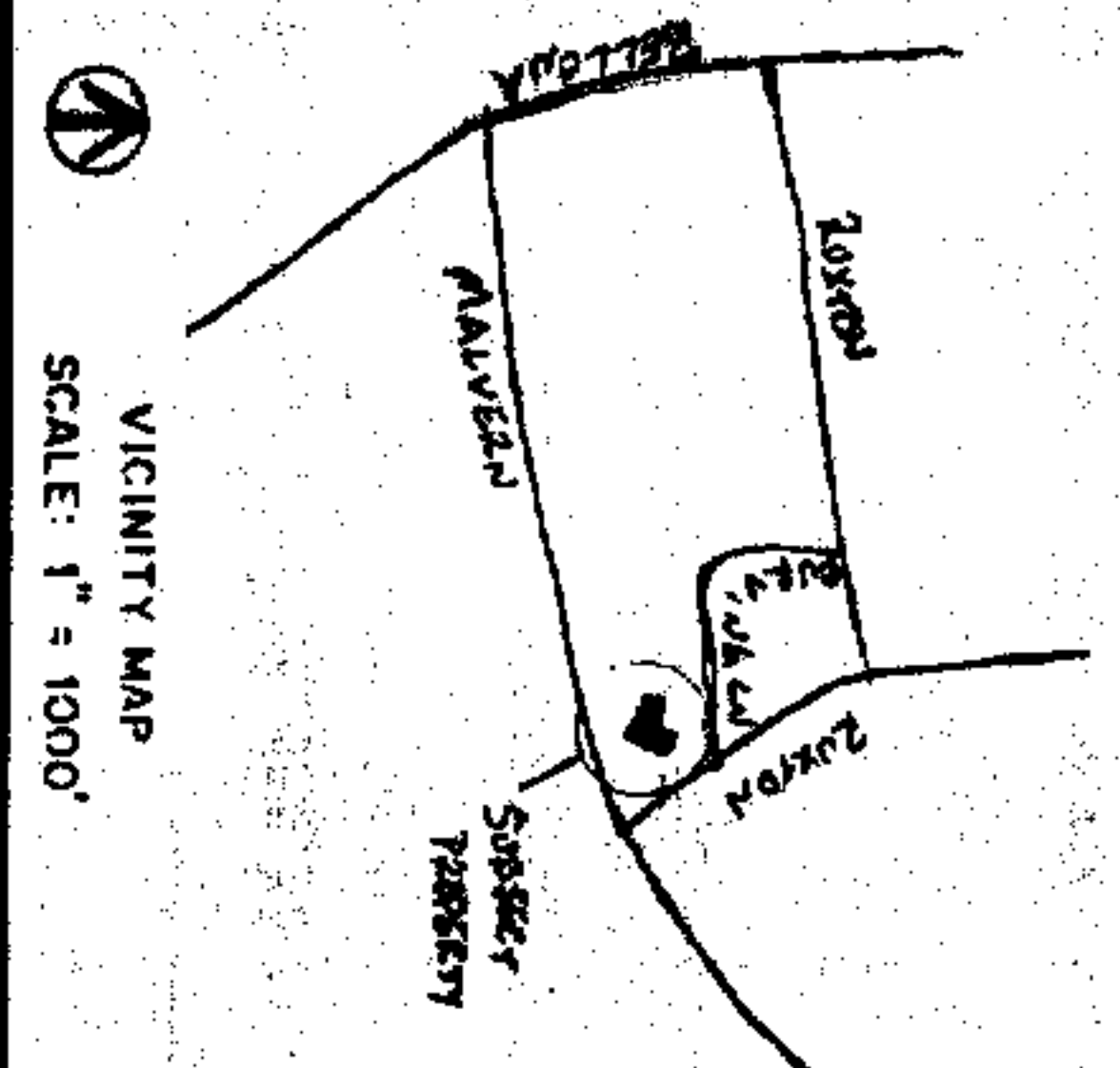




PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 14D CUYUNK LANE
 SUBMISSION NAME 20x70x16 HEILIGS
 PLAT BOOK # 1 FOLIO # 84 LOT# 276-278 291-294 SECTION #
 OWNER STEVEN & PATRICIA WOLFE

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



VICINITY MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 9
 COUNCILMANIC DISTRICT 2
 1" = 200' SCALE MAP # 069 B2

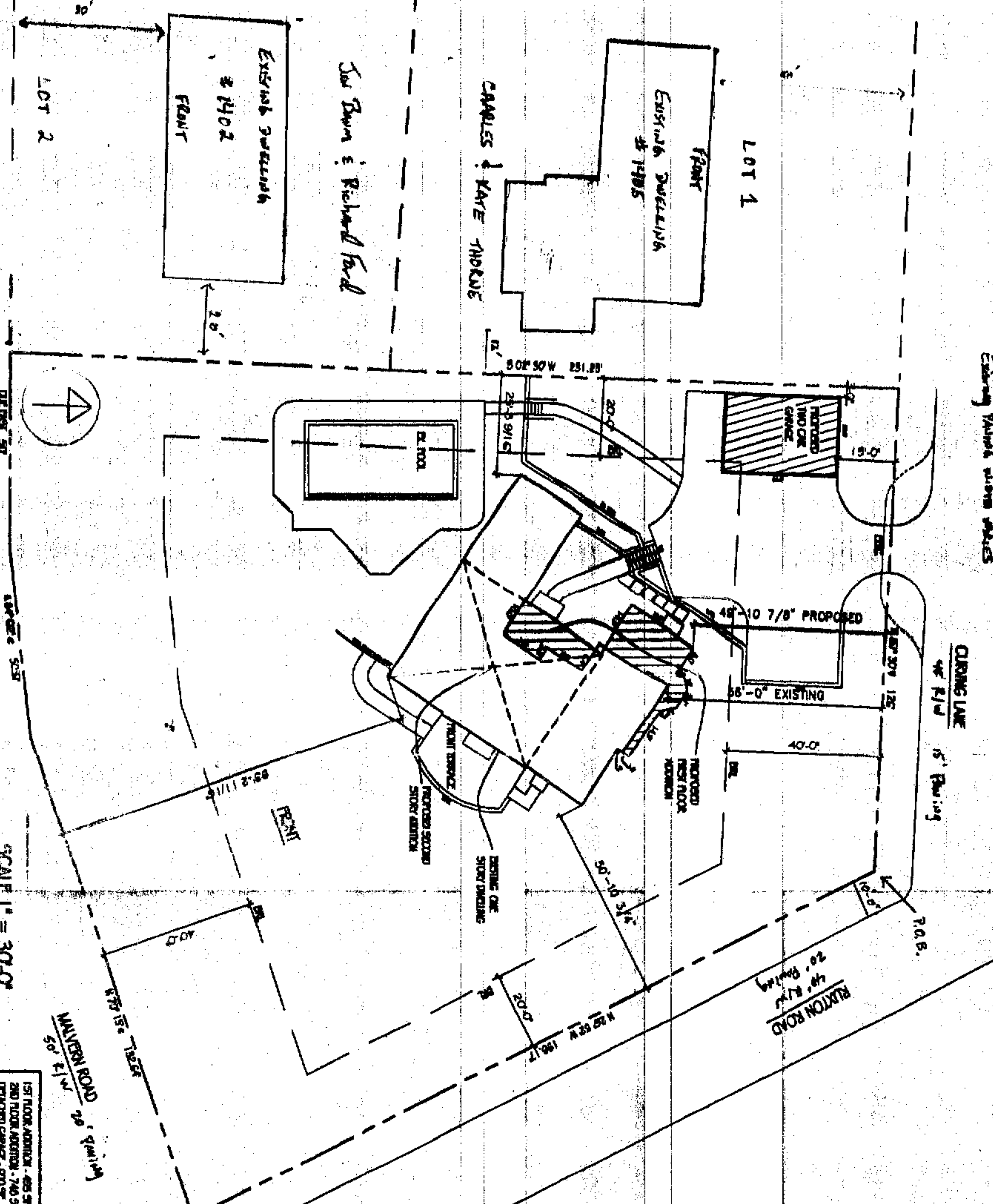
ZONING DR.2

LOT SIZE 0.87 ACRES 37,897 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 SH ITEM # 009 CASE # 07-009-A



SCALE 1" = 30'-0"

1ST FLOOR ADDITION - 605 SF
 2ND FLOOR ADDITION - 740 SF
 DETACHED GARAGE - 600 SF

PREPARED BY PAT WOLFE 7/11/06

DR.2

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

276-278 291-294

OWNER JEAN & PATRICIA WOOD

CLIPPING LANE
40' R/W 15' Fining

40' R/W
RUXTON ROAD

VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP #

ZONING DR-2

LOT SIZE 0.87

ACREAGE	SQUARE FEET
1.00	43,560
2.00	87,120
3.00	130,680
4.00	174,240
5.00	217,800
6.00	261,360
7.00	304,920
8.00	348,480
9.00	392,040
10.00	435,600
11.00	479,160
12.00	522,720
13.00	566,280
14.00	609,840
15.00	653,400
16.00	696,960
17.00	740,520
18.00	784,080
19.00	827,640
20.00	871,200
21.00	914,760
22.00	958,320
23.00	1,001,880
24.00	1,045,440
25.00	1,089,000
26.00	1,132,560
27.00	1,176,120
28.00	1,219,680
29.00	1,263,240
30.00	1,306,800
31.00	1,350,360
32.00	1,393,920
33.00	1,437,480
34.00	1,481,040
35.00	1,524,600
36.00	1,568,160
37.00	1,611,720
38.00	1,655,280
39.00	1,698,840
40.00	1,742,400
41.00	1,785,960
42.00	1,829,520
43.00	1,873,080
44.00	1,916,640
45.00	1,960,200
46.00	2,003,760
47.00	2,047,320
48.00	2,090,880
49.00	2,134,440
50.00	2,178,000
51.00	2,221,560
52.00	2,265,120
53.00	2,308,680
54.00	2,352,240
55.00	2,395,800
56.00	2,439,360
57.00	2,482,920
58.00	2,526,480
59.00	2,570,040
60.00	2,613,600
61.00	2,657,160
62.00	2,700,720
63.00	2,744,280
64.00	2,787,840
65.00	2,831,400
66.00	2,874,960
67.00	2,918,520
68.00	2,962,080
69.00	3,005,640
70.00	3,049,200
71.00	3,092,760
72.00	3,136,320
73.00	3,179,880
74.00	3,223,440
75.00	3,267,000
76.00	3,310,560
77.00	3,354,120
78.00	3,397,680
79.00	3,441,240
80.00	3,484,800
81.00	3,528,360
82.00	3,571,920
83.00	3,615,480
84.00	3,659,040
85.00	3,702,600
86.00	3,746,160
87.00	3,789,720
88.00	3,833,280
89.00	3,876,840
90.00	3,920,400
91.00	3,963,960
92.00	4,007,520
93.00	4,051,080
94.00	4,094,640
95.00	4,138,200
96.00	4,181,760
97.00	4,225,320
98.00	4,268,880
99.00	4,312,440
100.00	4,356,000

	PUBLIC	PRIVATE
1. <u>NAME</u>		
2. <u>ADDRESS</u>		
3. <u>CITY</u>		
4. <u>STATE</u>		
5. <u>ZIP</u>		
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SEWER
[X]

WATER ☒

CHESAPEAKE BAY.

CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/ BUILDING

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

1

SCALE 1" = 30'-0"

1ST FLOOR ADDITION - 495 SF
2ND FLOOR ADDITION - 745 SF
DETACHED GARAGE - 600 SF

PREPARED BY PAT WONG 7/1/06

CATCH BASIN

208/15

MASONRY
WALL

~~BALISTONE STEPPERS~~

ACD DRAIN
TRENCH DRAIN

290685

1027

NEW ASPHALT DRIVE - 30'

MASONRY WALL

292685

294695

296 CPS

SCAPES GENERAL CONTRACTING

DEALING OF PLS

TWO - CAR
GARAGE

292 CPS

RADIUS POINT 24R

BS 103

291.5

CATCH BASIN

MASONRY
WALL

(294)

MAIL

NAME

STAIR

BASKETBALL - COLLECT &
OVERFLOW PARKING

1401 CUFF
296 SCALE
GPS

LONG
1401 CURRY

07-009-A

33