

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S of Summerson Road, 278 feet west of	*	DEPUTY ZONING COMMISSIONER
C/I of Copperfield Road	*	
3 rd Election District	*	OF BALTIMORE COUNTY
2 nd Councilmanic District	*	
(2708 Summerson Road)	*	
Robert M. and Genny K. Gamson	*	CASE NO. 07-018-A
<i>Petitioners</i>		

* * * * *

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, Robert M. and Genny K. Gamson. The variance request is for property located at 2708 Summerson Road. The variance request is from Sections 1B02.3.B and 211.3 (1963 Regs) and Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling to have an open projection (carport) with a side yard setback as close as 2 feet and a sum of side yards of 15 feet in lieu of the required 6 feet and 20 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Petitioners state that the kitchen door opens onto the driveway. Shelter is needed in inclement weather to protect the owners when leaving the house and getting into the car. Shelter is also needed for unloading groceries and other purchases and taking them into the house. A roof extending out from the house as an open carport is planned to adjoin the house over the driveway. The only practical location for a shelter (carport) is as depicted on the site plan. The proposed carport will also provide shade for the kitchen door and that side of the house which gets very hot in direct sunlight. The carport will also provide more efficient heating and cooling of the residence.

RECORDED FOR FILING
 8-23-06
 123

Zoning Advisory Committee Comments

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 1, 2006. The Petitioner met with the community planner and with the help from a surveyor re-measured the setback from the side property line. Petitioners will maintain a 3 foot setback at the closest point to the 7.5 foot x 13 foot instead of the 2 feet setback as requested. The Office of Planning does not oppose the Petitioner's request for side setback variances provided a minimum 3 feet is maintained to the property line. Copy of which is attached hereto and made a part hereof.

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 July 28, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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8-23-06
pd

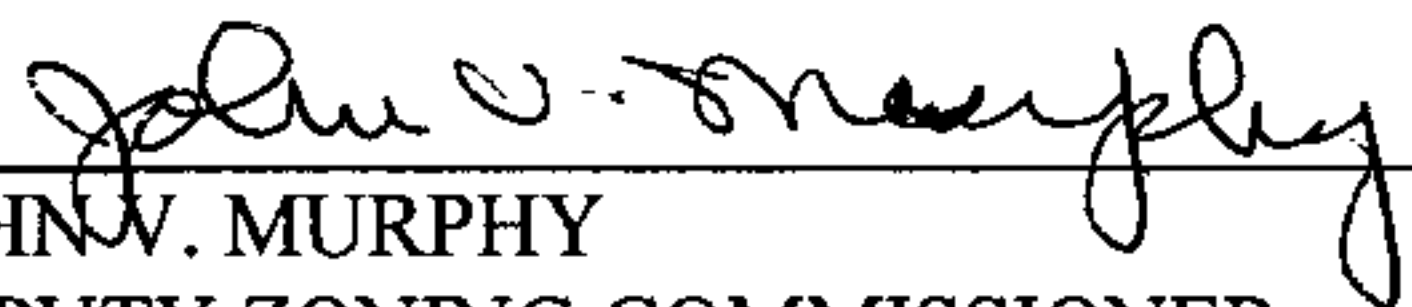
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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 23rd day of August, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to Sections 1B02.3.B and 211.3 (1963 Regs) and Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling to have an open projection (carport) with a side yard setback as close as 3 feet and a sum of side yards of 15 feet in lieu of the required 6 feet and 20 feet, respectively 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. A minimum 3 feet setback shall be maintained to the property line.

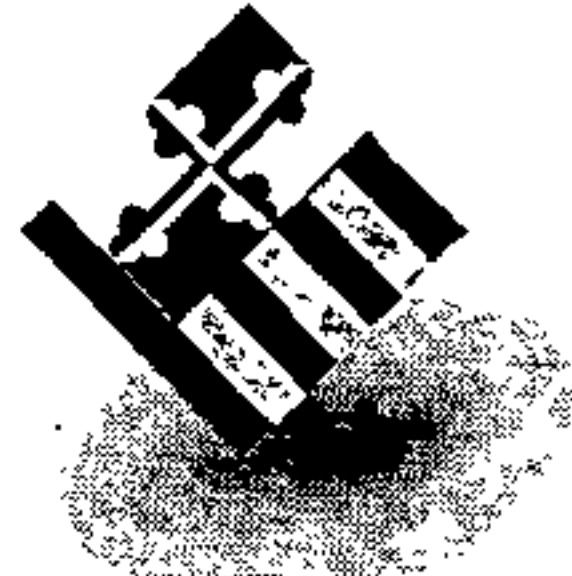
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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8-23-06
P3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 23, 2006

ROBERT M. AND GENNY K. GAMSON
2708 SUMMERSON ROAD
BALTIMORE MD 212209

Re: Petition for Administrative Variance
Case No. 07-018-A
Property: 2708 Summerson Road

Dear Mr. and Mrs. Gamson:

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

RECEIVED FOR ALR
8-23-06
B3



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2708 Summerson Rd. Baltimore 21209
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) 1B02.3.B, 211.3 (1963 Regs) and

301.1 - to permit an existing single family dwelling to have an open projection (carport) with a side yard setback as close as 2 feet and a sum of side yards of 15 feet in lieu of the required 6 and 20 feet, 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):

Robert M. Gamson

Name - Type or Print

Signature

Genny K. Gamson

Name - Type or Print

Signature

2708 Summerson Rd

410-486-6129

Address

Telephone No.

Baltimore

MD

21209

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 07 day of 08, 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. 07-018-A

REV 10/25/01

Reviewed By RDD

Date 7/18/06

Estimated Posting Date 7/30/06

RECEIVED FOR FILING

8-23-06

ph

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 2708 Summerson Rd.
Address
Baltimore MD 21209
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 kitchen door of the dwelling opens onto the driveway for the automobile. In inclement weather, shelter is needed to leave the residence and get into the automobile without getting wet. Also, in unloading the vehicle of groceries and other purchases, shelter is needed.. A roof extending out from the house as an open carport is planned to be adjoining the house over the driveway. The only practical location for a shelter such as is planned, is the location shown in the drawing submitted herewith. The planned carport also provides shade for the kitchen door which gets very hot in direct sunloading during the summer. There is no door in the rear of the dwelling so it is not practical to construct the shelter behind the house. The planned carport will also provide more efficient heating and cooling of the residence.

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.

Robert M. Gamson
Signature
Robert M. Gamson
Name - Type or Print

Jenny K. Gamson
Signature
Jenny K. Gamson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Robert M. Gamson and Jenny K. Gamson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sarah M. Bates
Notary Public

My Commission Expires October 1, 2007

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 2708 Summerson Rd.
Address
Baltimore MD 21209
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 kitchen door of the dwelling opens onto the driveway for the automobile. In inclement weather, shelter is needed to leave the residence and get into the automobile without getting wet. Also, in unloading the vehicle of groceries and other purchases, shelter is needed.. A roof extending out from the house as an open carport is planned to be adjoining the house over the driveway. The only practical location for a shelter such as is planned, is the location shown in the drawing submitted herewith. The planned carport also provides shade for the kitchen door which gets very hot in direct sunloading during the summer. There is no door in the rear of the dwelling so it is not practical to construct the shelter behind the house. The planned carport will also provide more efficient heating and cooling of the residence.

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.

Robert M. Gamson
Signature
Robert M. Gamson
Name - Type or Print

Genny K. Gamson
Signature
Genny K. Gamson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Robert M. Gamson and Genny K. Gamson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Carolyn A. Bates
Notary Public
My Commission Expires October 1, 2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2708 Summerson Rd. Baltimore 21209
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) BO2.3.B, 211.3 (1963 Regs) and 301.1 -

to permit an existing single family dwelling to have an open projection (carport) with a side yard setback, as close as 2 feet and a sum of side yards of 15 feet in lieu of the required 6 and 20 feet, 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):

Robert M. Gamson

Name - Type or Print

Signature

Genny K. Gamson

Name - Type or Print

Signature

2708 Summerson Rd

410-486-6129

Address

Telephone No.

Baltimore

MD

21209

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. 07-018-A

Reviewed By RDD

Date 7/18/06

REV 10/25/01

Estimated Posting Date 7/30/06

ZONING DESCRIPTION FOR 2708 SUMMERSON RD. BALTIMORE, MD

Beginning at a point on the north side of Summerson Rd. which is 63 feet wide, at a distance of 278 feet west of the centerline of the nearest improved intersecting street, Copperfield Rd., which is 60 feet wide. Being Lot # 36, Block E, Section # 1 in the subdivision of Pickwick as recorded in Baltimore County Plat Book # 30, Folio # 4, containing 8508 sq. ft. Also known as 2708 Summerson Rd. and located in the 3rd Election District, 2nd Councilmanic District.

ITEM # 018

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 0083

DATE 7/19/06

ACCOUNT

001 005 6130

AMOUNT

\$ 65.00

RECEIVED FROM:

Robert [unclear]

FOR:

miscellaneous

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CAS #07-019-A

PAID RECEIPT

DATE 7/19/2006 TIME 14:37:19

AMOUNT 65.00

RECEIVED BY Robert [unclear]

DATE 7/19/2006

AMOUNT 65.00

RECEIVED BY Robert [unclear]

DATE 7/19/2006

AMOUNT 65.00

RECEIVED BY Robert [unclear]

DATE 7/19/2006

AMOUNT 65.00

RECEIVED BY Robert [unclear]

DATE 7/19/2006

AMOUNT 65.00

RECEIVED BY Robert [unclear]

DATE 7/19/2006

AMOUNT 65.00

RECEIVED BY Robert [unclear]

DATE 7/19/2006

AMOUNT 65.00

RECEIVED BY Robert [unclear]

DATE 7/19/2006

AMOUNT 65.00

RECEIVED BY Robert [unclear]

DATE 7/19/2006

AMOUNT 65.00

RECEIVED BY Robert [unclear]

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-018-A

Petitioner/Developer: ROBERT M. CAMSON

Date Of Hearing/Closing: 8/14/06

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 2708 SUMMERSON RD

This sign(s) were posted on July 28, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 7/28/06
(Signature of sign Poster and Date)

Martin Ogle

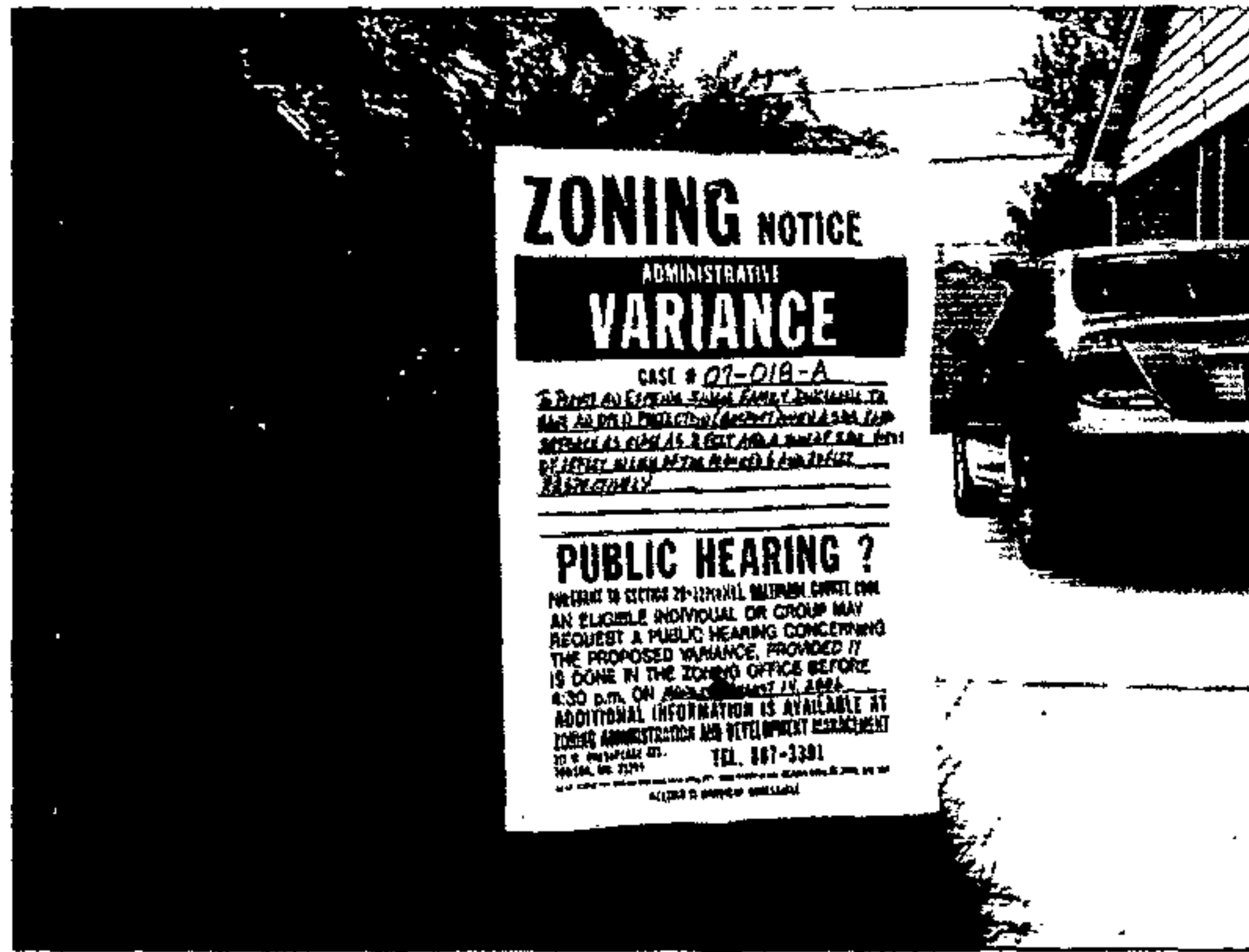
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



M. J. [Signature] 7/28/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 018 -A Address 2708 Summerson Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/18/06 Posting Date: 7/30/06 Closing Date: 8/14/06

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- 018 -A Address 2708 Summerson Rd
Petitioner's Name Robert M. Gamson Telephone 410 486 6129
Posting Date: 7/30/06 Closing Date: 8/14/06
Wording for Sign: To Permit an existing single family dwelling to have an
open projection (carport) with a side yard setback as close as
2 feet and a sum of side yards of 15 feet in lieu of the required
6 and 20 feet, respectively

WCR - Revised 6/25/04

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 07-018-A

Petitioner: Robert M. Gamson

Address or Location: 2708 Summerson Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert M. Gamson

Address: 2708 Summerson Rd.

Baltimore MD 21209

Telephone Number: 410-486-6129



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 15, 2006

Robert M. Gamson
Genny K. Gamson
2708 Summerson Road
Baltimore, MD 21209

Dear Mr. and Mrs. Gamson:

RE: Case Number: 07-018-A, 2708 Summerson Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 18, 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 31, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 31, 2006
Item Nos. 06-010, 06-176, 07-012, 013,
016, 017, 018, 020, 021, 022, and 023

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-07282006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 1, 2006

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

SUBJECT: 2708 Summerson Road

INFORMATION:

Item Number: 7-018

Petitioner: Robert and Jenny Gamson

Zoning: DR 5.5

Requested Action: Administrative Variance

The petitioners propose to construct an open carport attached to the side of the existing single-family dwelling. They requested a side yard variance of two feet in lieu of the required 6 feet and a sum of side yard setback of 15 feet in lieu of the required 20 feet. After discussion with the community planner, the applicant with assistance from a surveyor re-measured the setback from the side property line. They will maintain a 3 foot setback at the closest point to the 7.5 foot x 13 foot instead of the two foot setback as requested.

SUMMARY OF RECOMMENDATIONS:

The Office Of Planning does not oppose the petitioner's request for side setback variances provided a minimum 3 feet is maintained to the property line.

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

Prepared by:

Cecilia Murray

Division Chief:

AFK/LL: CM

Lynne Fisher

RECEIVED

AUG 02 2006

ZONING COMMISSION

RECEIVED FOR FILED

8-23-06



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: 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. 018 DD

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

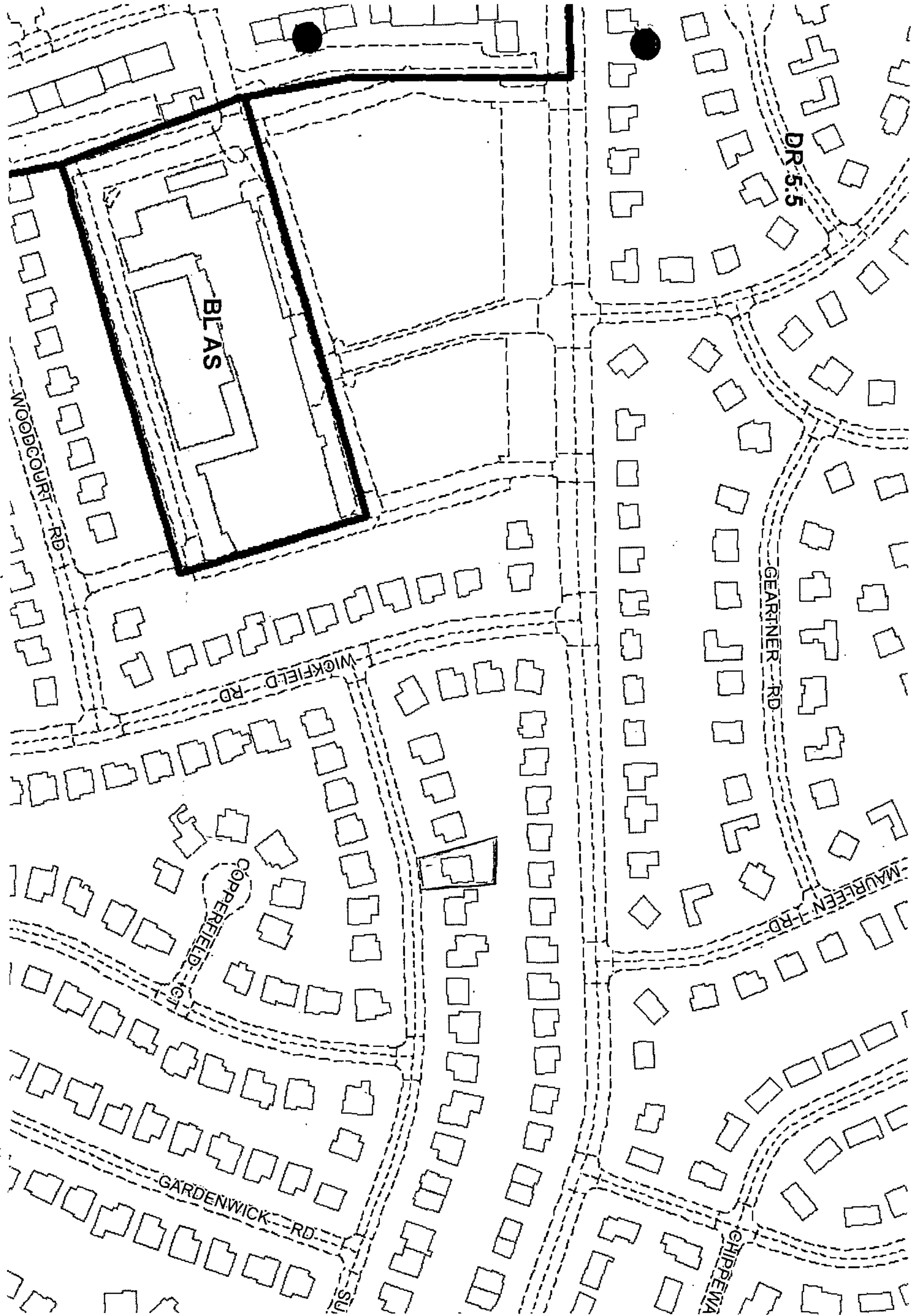
Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

078C1



ITEM # 018

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2708 SUMMERSON ROAD

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

SUBDIVISION NAME PICKWICK

PLAT BOOK # 30 FOLIO # 4 LOT # 36 SECTION # 1

OWNER ROBERT M & GINNY K. CAMERON

Lot 5

Lot 6

10' EASEMENT

BERNARD &
ELaine LIPMAN

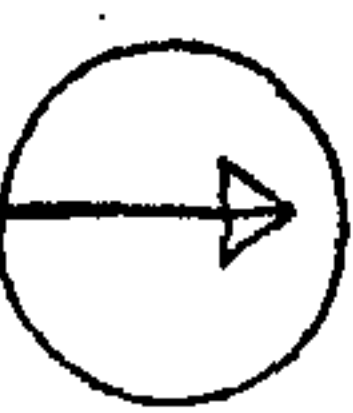
ALEXANDER
CHASIN

EXISTING
DWELLING
#2710

EXISTING
DWELLING
#2708

EXISTING
DWELLING
#2706

PROPOSED
7.5X13
ADDITION



NORTH

Lot 37

Lot 36

Lot 35

FRONT

12'6"

FRONT

FRONT

123'6"

47'6"

115'4"

10'

25'1"

63'7"

25'

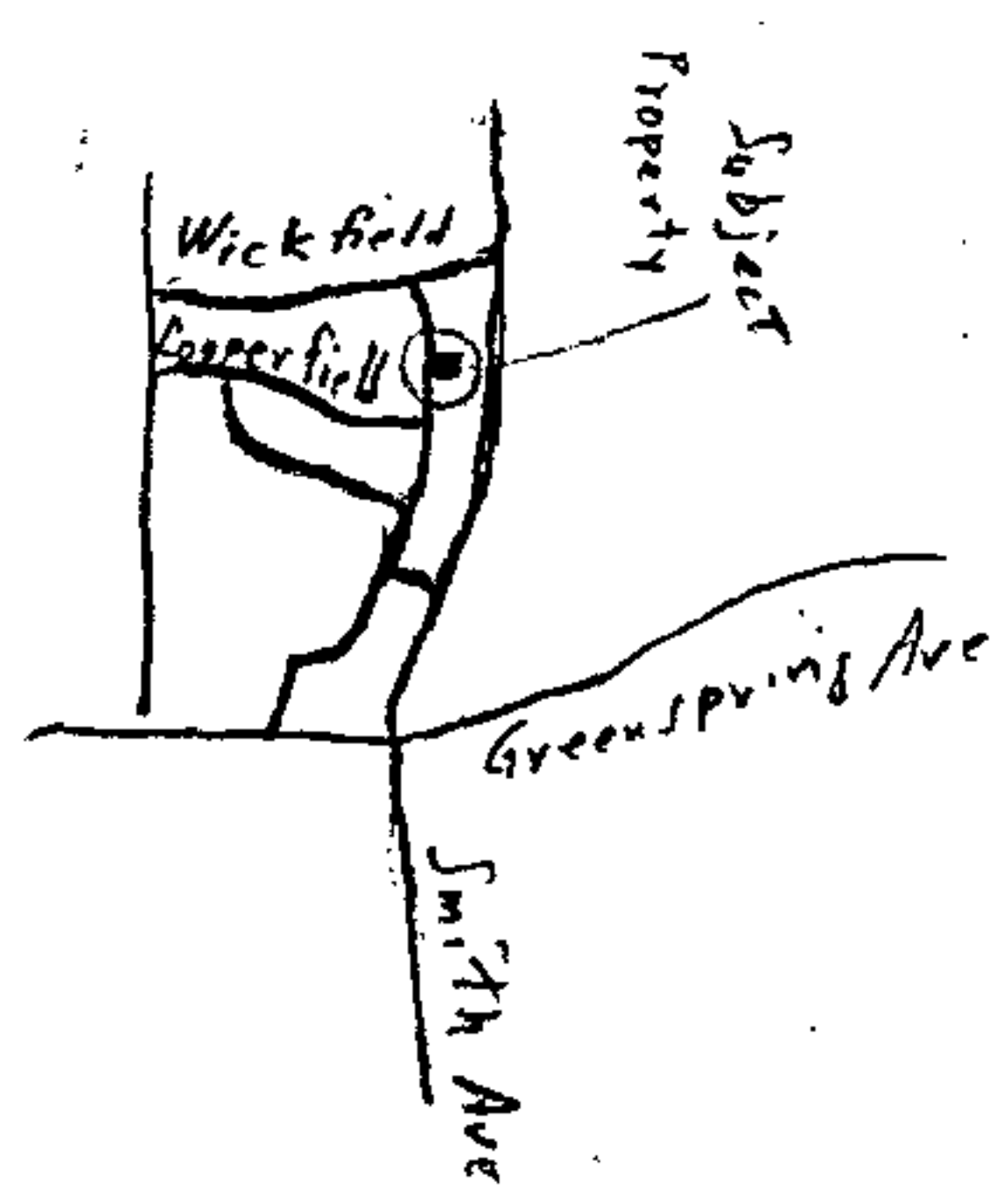
SUMMERSON ROAD (60' R/W, 36' PAVING)

PREPARED BY

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 4000'



LOCATION INFORMATION

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1"=200' SCALE MAP # 078C1

ZONING DR 5.5

LOT SIZE 0.198 8508
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

YES NO

YES NO

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

K. [Signature] 018 07-018-A







