

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Old Willow Way, 25 feet south
Of Charles Spring Way
9th Election District
5th Councilmanic District
(7106 Charles Spring Way)

Steven R. and Pamela A. Ossmus
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-056-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Steven R. and Pamela A. Ossmus. The variance request is for property located at 7106 Charles Spring Way. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that that their house is the original home of the current Willows of Ruxton Community. One of the previous owners sold the property that was eventually subdivided into the current home lots. They are the only home that does not have a garage and as such they have to place to store yard equipment or cars. Due to the positioning of their house to the rest of the community, their back yard faces the front yard of the neighbor's home at 7104 Charles Spring Way. If they build a garage in conformance with the current zoning guidelines they would be forcing their neighbor to view the side of the garage from their front porch. By granting the variance to build forward of the rear line of the back of their house to the mid-point of the original stone house, Petitioners could erect a garage in an area that would

ADJUDICATED FOR FILING
9-11-06
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be more aesthetically pleasing to their neighbor without compromising the integrity of their home or community.

The adjacent property owners at 7104 Charles Spring Way, submitted a letter in support of the Petitioner's request.

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 24, 2006 which contains a restriction., copy of which is attached hereto and made a part hereof. That office does not oppose the Petitioner's request.

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 August 20, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is

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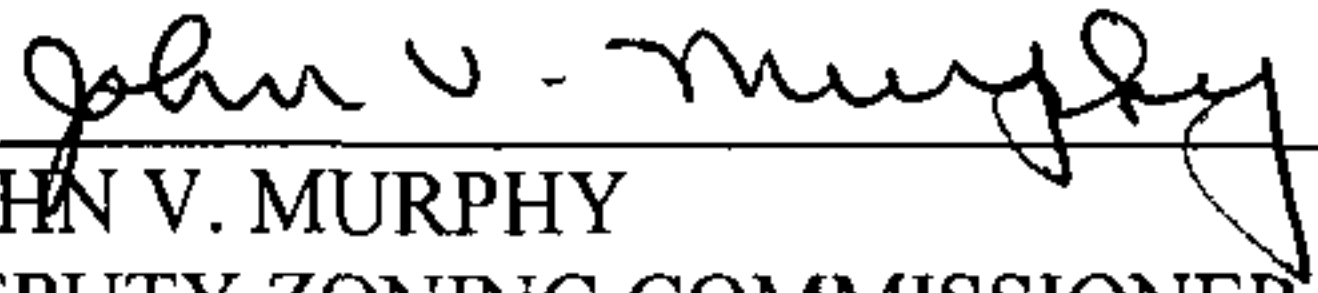
no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts 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 11th day of September, 2006, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard 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 Petitioner shall preserve/maintain the existing vegetative buffer between the side yard of the neighboring property (7104 Charles Spring Way) and the proposed detached garage.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2006

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

SUBJECT: 7106 Charles Spring Way

INFORMATION:

Item Number: 7-056

Petitioner: Steven R. Ossmus

Zoning: DR 2

Requested Action: Administrative Variance

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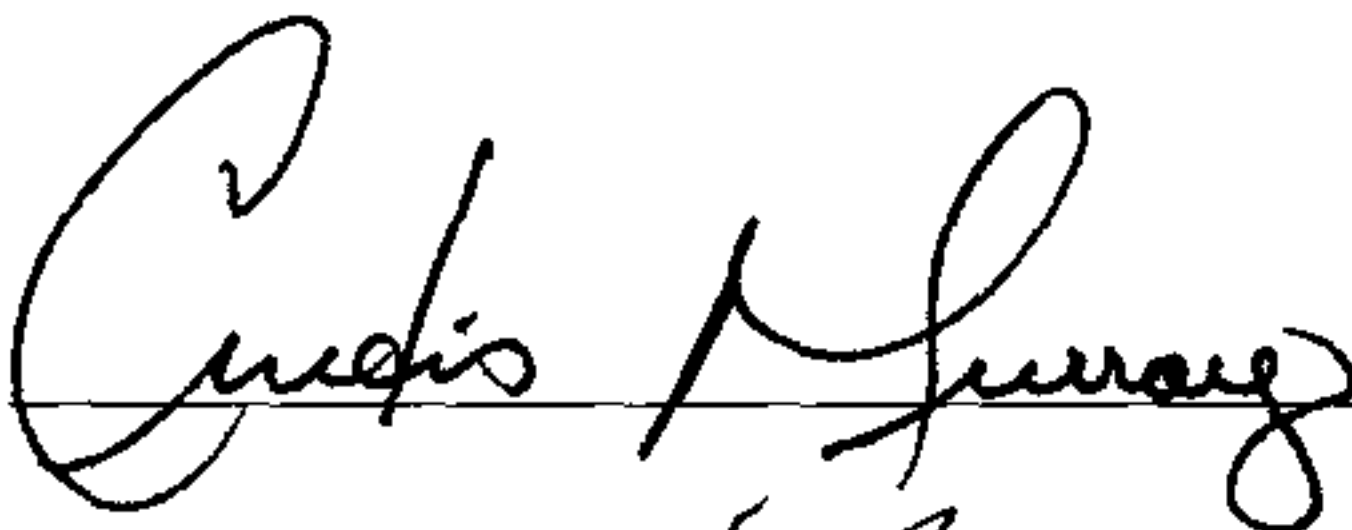
AUG 25 2006

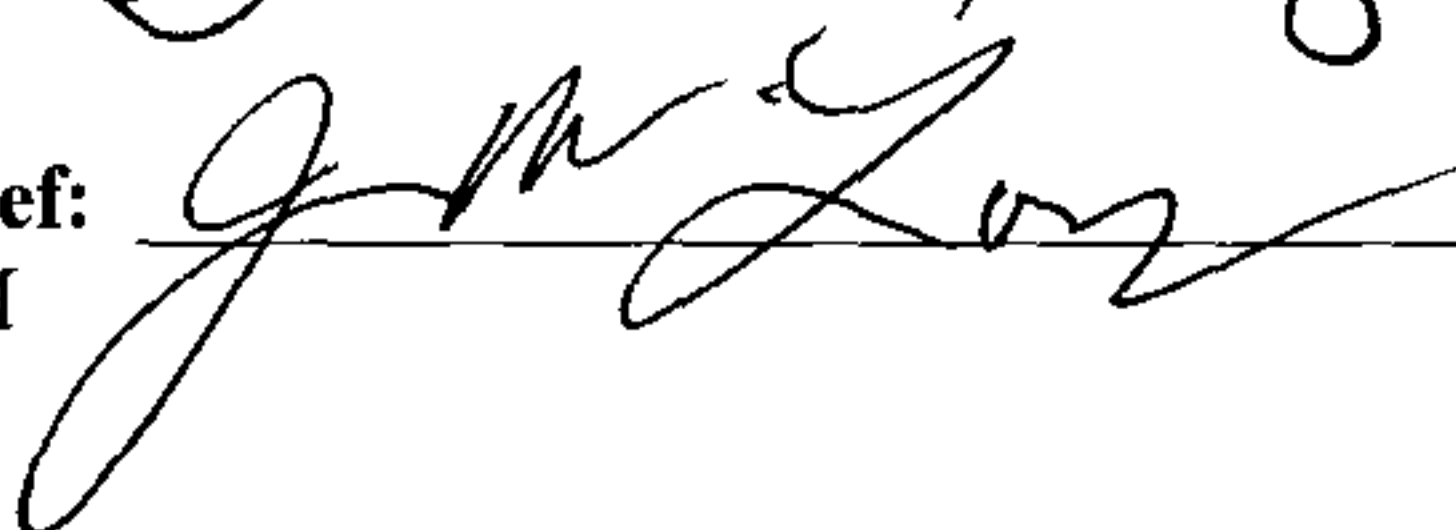
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The subject dwelling on the subject property is addressed Charles Spring Way, the front of the house actually faces Old Willow Way. As such, the proposed detached garage would functionally be oriented to the rear of the existing single-family dwelling. Therefore, the Office of Planning does not oppose the petitioner's request to permit a detached accessory structure (proposed detached garage) to be located in the side yard in lieu of the required rear yard. However, the Office of Planning requests the petitioner preserve / maintain the existing vegetative buffer between the side yard of the neighboring property (7104 Charles Spring Way) and the proposed detached garage.

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

Prepared by: 

Division Chief: 
AFK/LL: CM

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7106 CHARLES SPRING WAY
which is presently zoned ORZ

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) 400.1 (BCZR)

TO PERMIT A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO BE ~~BEHIND~~ ^{LOCATED} IN THE SIDE YARD
IN LIEU OF THE REQUIRED REAR YARD

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):

STEVEN R. OSSMUS

Name Type or Print

Signature

PAMELA A. OSSMUS

Name Type or Print

Pamela A. Ossmus

Signature

443 807-7681

7106 CHARLES SPRING WAY

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

Representative to be Contacted:

SAME

Name

AS

Address

Telephone No.

City

State

Zip Code

ABOVE

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. 07-056-A

Reviewed By CTM Date 8/9/06

REV 10/25/01

Estimated Posting Date 8/20/06

9-11-06

pb

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 7106 CHARLES SPRING WAY
City TOWSON State MARYLAND 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):

We request a variance to build a detached garage on the rear side of our property forward of the rear line of our house. Our house is the original home of the current "Willows of Ruxton Community." One of the previous owners sold the property that was eventually subdivided into the current home lots. We are the only home that does not have a garage and as such we have no place to store yard equipment or cars. Moreover, due to the positioning of our house to the rest of the community, our backyard faces the front yard of our neighbor's home at 7104 Charles Spring Way. If we build a garage in conformance with current county zoning guidelines (which would not require a variance) we would be forcing our neighbor to view the side of the garage from their front porch. Hence, by granting a variance to build forward of the rear line of the back of our house to the mid point of the original stone house we could erect a garage in an area that would be more aesthetically pleasing to our neighbor without compromising the integrity of our home or the community. The variance would allow harmony with our neighbors.
(See the attached affidavit from the Amos family residing at 7104 Charles Spring Way)

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.

Steven R. Ossmus
Signature

STEVEN R. OSSMUS
Name - Type or Print

Pamela A. Ossmus
Signature

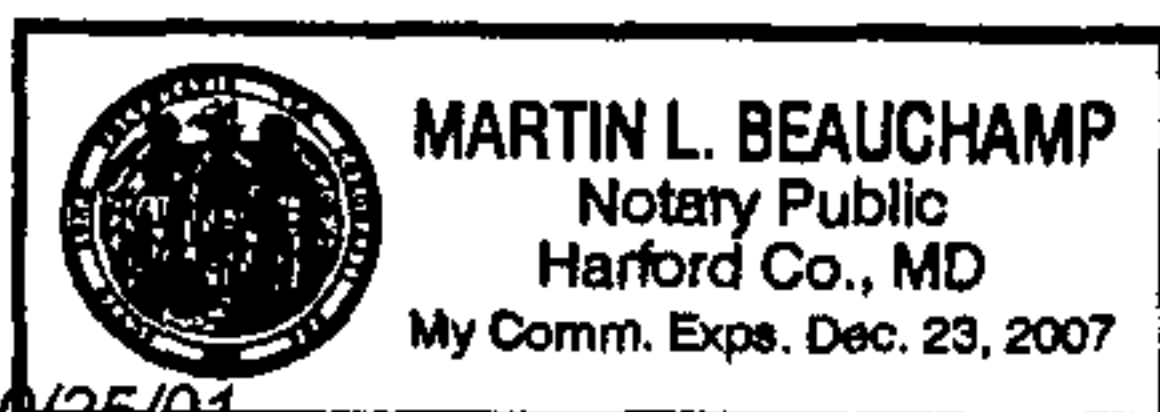
PAMELA A. OSSMUS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of JULY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STEVEN R. OSSMUS AND PAMELA A. OSSMUS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Martin L. Beauchamp
Notary Public
My Commission Expires 12 Dec 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

7106 CHARLES SPRING WAY
Address
TOWSON MARYLAND 21204
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):

We request a variance to build a detached garage on the rear side of our property forward of the rear line of our house. Our house is the original home of the current "Willows of Ruxton Community." One of the previous owners sold the property that was eventually subdivided into the current home lots. We are the only home that does not have a garage and as such we have no place to store yard equipment or cars. Moreover, due to the positioning of our house to the rest of the community, our backyard faces the front yard of our neighbor's home at 7104 Charles Spring Way. If we build a garage in conformance with current county zoning guidelines (which would not require a variance) we would be forcing our neighbor to view the side of the garage from their front porch. Hence, by granting a variance to build forward of the rear line of the back of our house to the mid point of the original stone house we could erect a garage in an area that would be more aesthetically pleasing to our neighbor without compromising the integrity of our home or the community. The variance would allow harmony with our neighbors.

(See the attached affidavit from the Amos family residing at 7104 Charles Spring Way)

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.

Steven R. Ossmus
Signature

STEVEN R. OSSMUS
Name - Type or Print

Pamela A. Ossmus
Signature

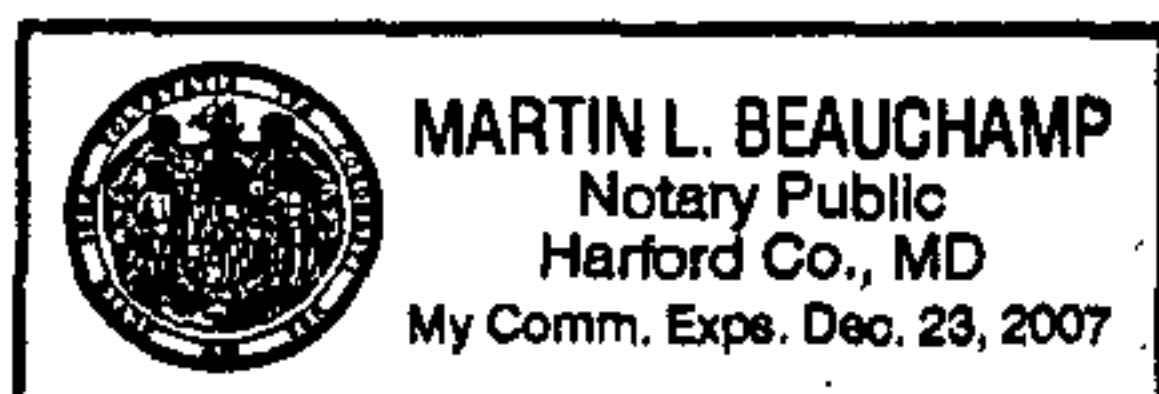
PAMELA A. OSSMUS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of JULY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STEVEN R. OSSMUS AND PAMELA A. OSSMUS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Martin L. Beauchamp
Notary Public
My Commission Expires 23 Dec 07



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7106 CHARLES SPRING WAY
which is presently zoned DR 2

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) 400.1 (BCZR)

TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDEYARD IN LIEU OF THE REQUIRED REARYARD

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):

STEVEN R. OSSMUS

Name - Type or Print

Signature

PAMELA A. OSSMUS

Name - Type or Print

Pamela A. Ossmus

Signature

7106 CHARLES SPRING WAY

Address

Telephone No.

TOWSON

City

MD

State

21204

Zip Code

Representative to be Contacted:

SAME

Name

AS

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 8/9/06 day of August, 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. 07-056-A

Reviewed By LTm Date 8/9/06

REV 10/25/01

Estimated Posting Date 8/20/06

9-11-06

216

ZONING DESCRIPTION FOR:

7106 Charles Spring Way
Towson, Maryland 21204

Beginning at a point on the south side of Old Willow Way which is 50 feet wide at the distance of 25 feet south of the center line of the nearest improved intersecting CHARLES SPRING WAY Street ~~OLD WILLOW WAY~~ which is 50 feet wide. Being Lot # 1 in the subdivision of THE WILLOWS OF RUXTON as recorded in Baltimore county Plat Book # SM 61, Folio # 90, containing 0.5137 acres +/-. Also known as 7106 CHARLES SPRING WAY and located in the 9th election District, 4th Council
manic District.

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

No. **3777**

DATE 8/5/08 ACCOUNT 2001 006 030

AMOUNT \$ 65.00

RECEIVED FROM: S. O. SIMUS

FOR: 077 + 056 - A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

TO: **THE**
FROM: **THE**
DATE: **8/5/08**
AMOUNT: **65.00**
RECEIVED BY: **THE**
OFFICE OF: **THE**
CASHIER: **THE**
CASHIER'S SIGNATURE: **THE**
CASHIER'S NAME: **THE**
CASHIER'S TITLE: **THE**
CASHIER'S DEPARTMENT: **THE**
CASHIER'S PHONE: **THE**
CASHIER'S FAX: **THE**
CASHIER'S EMAIL: **THE**
CASHIER'S ADDRESS: **THE**
CASHIER'S CITY: **THE**
CASHIER'S STATE: **THE**
CASHIER'S ZIP: **THE**
CASHIER'S COUNTRY: **THE**

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 8/24/06

Case Number: 07-056-A

Petitioner/Developer: STEVEN R. OSSMUS

Date of Hearing (Closing): 09/04/06

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: 7106 CHARLES SPRING WAY

The sign(s) were posted on: 8/20/06



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 056 -A Address 7106 CHARLES SPRING WAY

Contact Person: LYND T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/9/06 Posting Date: 8/20/06 Closing Date: 9/4/06

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- 056 -A Address 7106 CHARLES SPRING WAY

Petitioner's Name STEVEN R. OSSMUS ET UX Telephone _____

Posting Date: 8/20/06 Closing Date: 9/4/06

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE SIDEYARD IN
LIEU OF THE REQUIRED REARYARD

WCR - Revised 6/25/04

RECEIVED
POSTING
I HAVE RECEIVED

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: 07-056-A
Petitioner: STEVE & PAM OSSMUS
Address or Location: 7106 CHARLES SPRING

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEVE & PAM OSSMUS
Address: 7106 ~~SP~~ CHARLES SPRING WAY

Telephone Number: 443 807-7631

Petition for Administrative Variance

056

Neighbor Affidavit

Property: 7106 Charles Spring Way
Towson, Maryland 21204

Homeowners: Steven R. & Pamela A. Ossmus

Request: To build a detached garage forward of the rear most portion of the house.

Neighboring Property: 7104 Charles Spring Way
Towson, Maryland 21204

Property Owners: Ruth and Amos LaFontaine

Against Variance: _____

For Variance: ✓

Comments: If not objectionable to covenants and/or other legal mandates, we agree to the above request of a garage at 7106 Charles Spring Way 21204 being built forward of the rear of the house. For aesthetic reasons, we agree to this request for variance. Any construction should take into account maintain the tree and shrub line that adds to the charm of the properties. In summary, a variance would maintain our property value.

Ruth LaFontaine
Signature

3-14-06
Date all parties
signatures
requested.

Amos LaFontaine
Signature

3-14-06
Date Thank you for
all consideration

Signature Steven Ossmus

Date

Signature Pamela Ossmus

Date



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

September 5, 2006

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

Steven R. Ossmus
Pamela A. Ossmus
7106 Charles Spring Way
Towson, MD 21204

Dear Mr. and Mrs. Ossmus:

RE: Case Number: 07-056-A, 7106 Charles Spring Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 9, 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 11, 2006

STEVEN R. AND PAMELA A. OSSMUS
7106 CHARLES SPRING WAY
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 07-056-A
Property: 7106 Charles Spring Way

Dear Mr. and Mrs. Ossmus:

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 FILING

9-11-06

Handwritten initials, possibly "JVM", written in ink.

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

August 17, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 14, 2006

Item No.: 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055 and 056.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 21, 2006
Item Nos. 045, 046, 047, 048, 050, 051, 052,
053, 054, 055, and 056

DATE: August 16, 2006

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-08162006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2006

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

SUBJECT: 7106 Charles Spring Way

INFORMATION:

Item Number: 7-056

Petitioner: Steven R. Ossmus

Zoning: DR 2

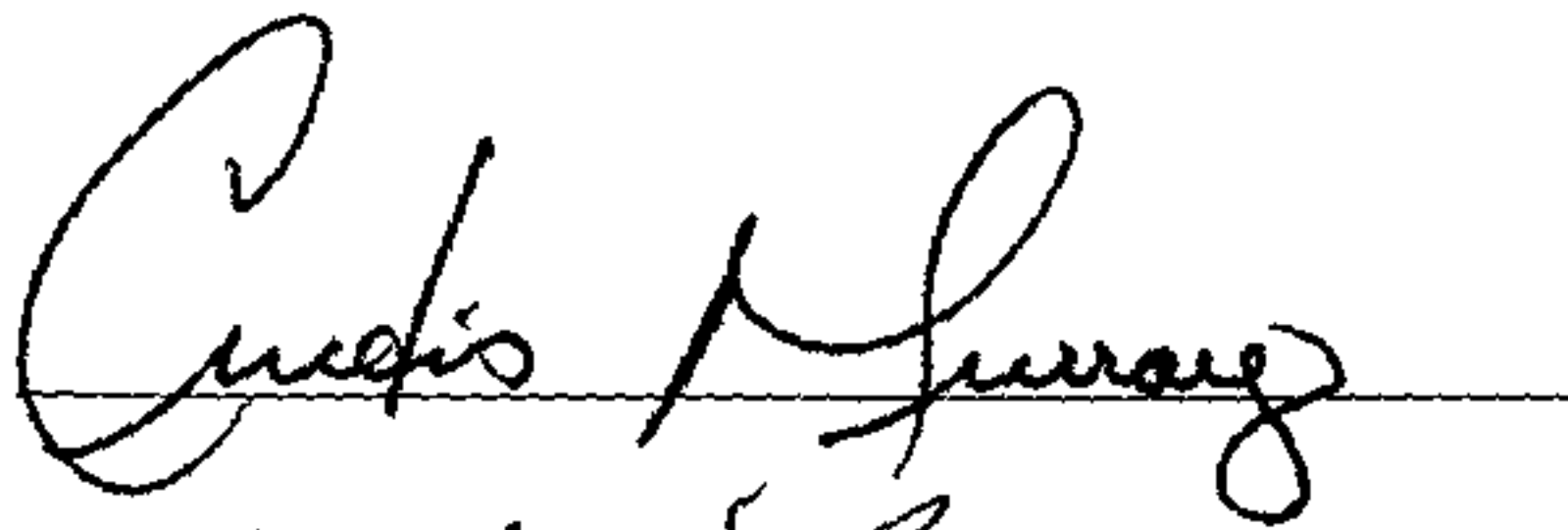
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

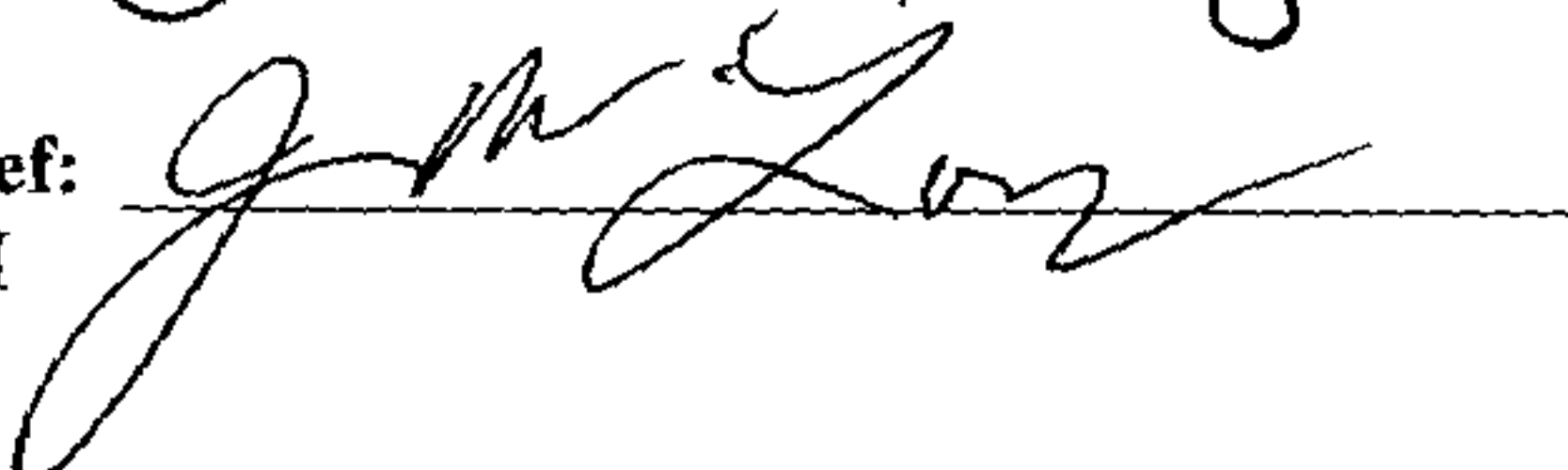
The subject dwelling on the subject property is addressed Charles Spring Way, the front of the house actually faces Old Willow Way. As such, the proposed detached garage would functionally be oriented to the rear of the existing single-family dwelling. Therefore, the Office of Planning does not oppose the petitioner's request to permit a detached accessory structure (proposed detached garage) to be located in the side yard in lieu of the required rear yard. However, the Office of Planning requests the petitioner preserve / maintain the existing vegetative buffer between the side yard of the neighboring property (7104 Charles Spring Way) and the proposed detached garage.

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

Prepared by:



Division Chief:
AFK/LL: CM



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



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

Maryland Department of Transportation

Date: 8.15.06

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

RE: Baltimore County
Item No. 056 LTM

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 _____

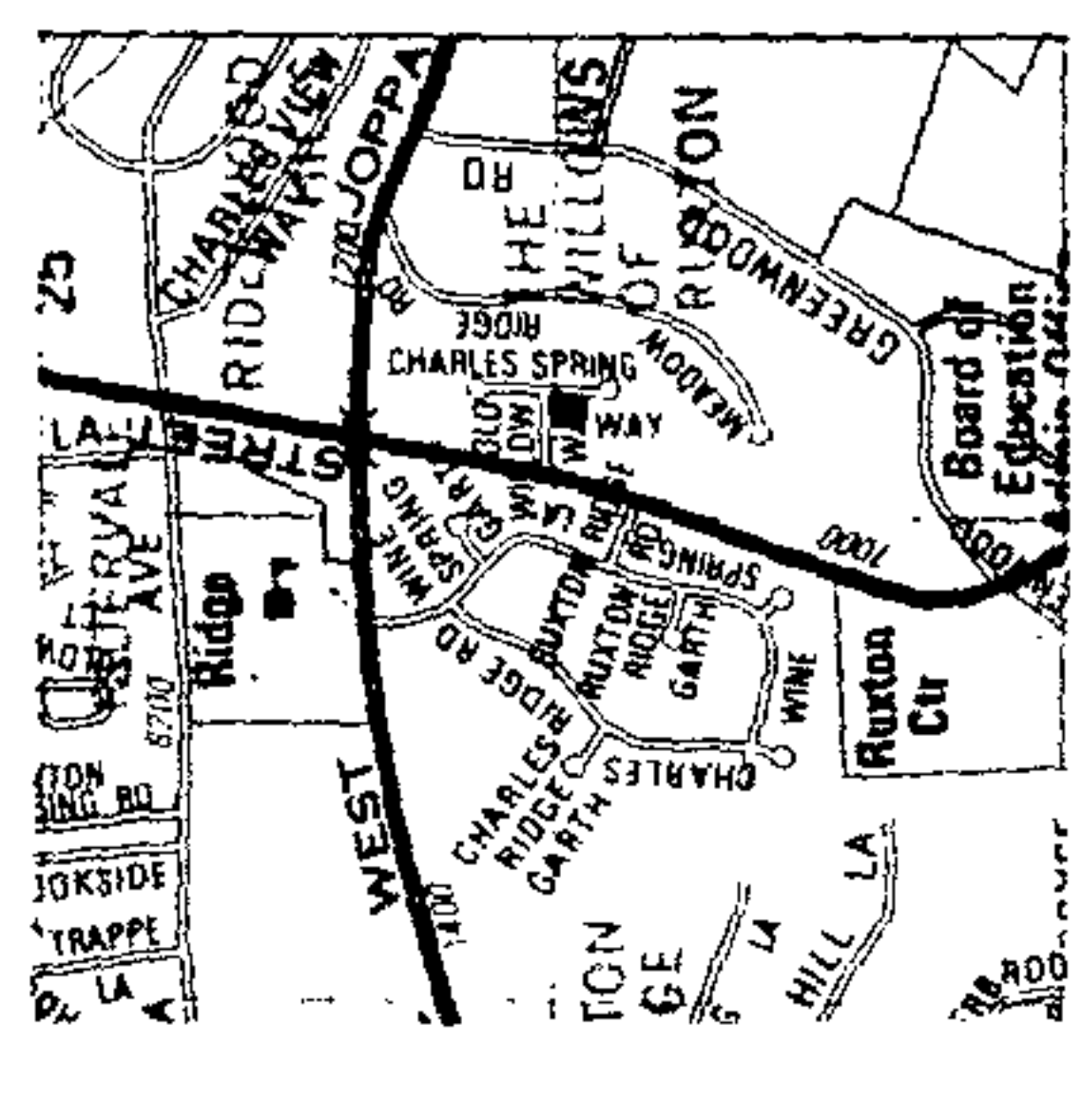
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

☐ SPECIAL HEARING

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

22
LA
E RVA
L
WONG
TON
SING B
JOKSH
TRAP
P. LA



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

9TH
ELECTION DISTRICT

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # 06901

ZONING DR 2

4631503215 107

ACREAGE SQUARE F

Public Private
57 17

0
6
7
8
9

	yes	
7.		

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

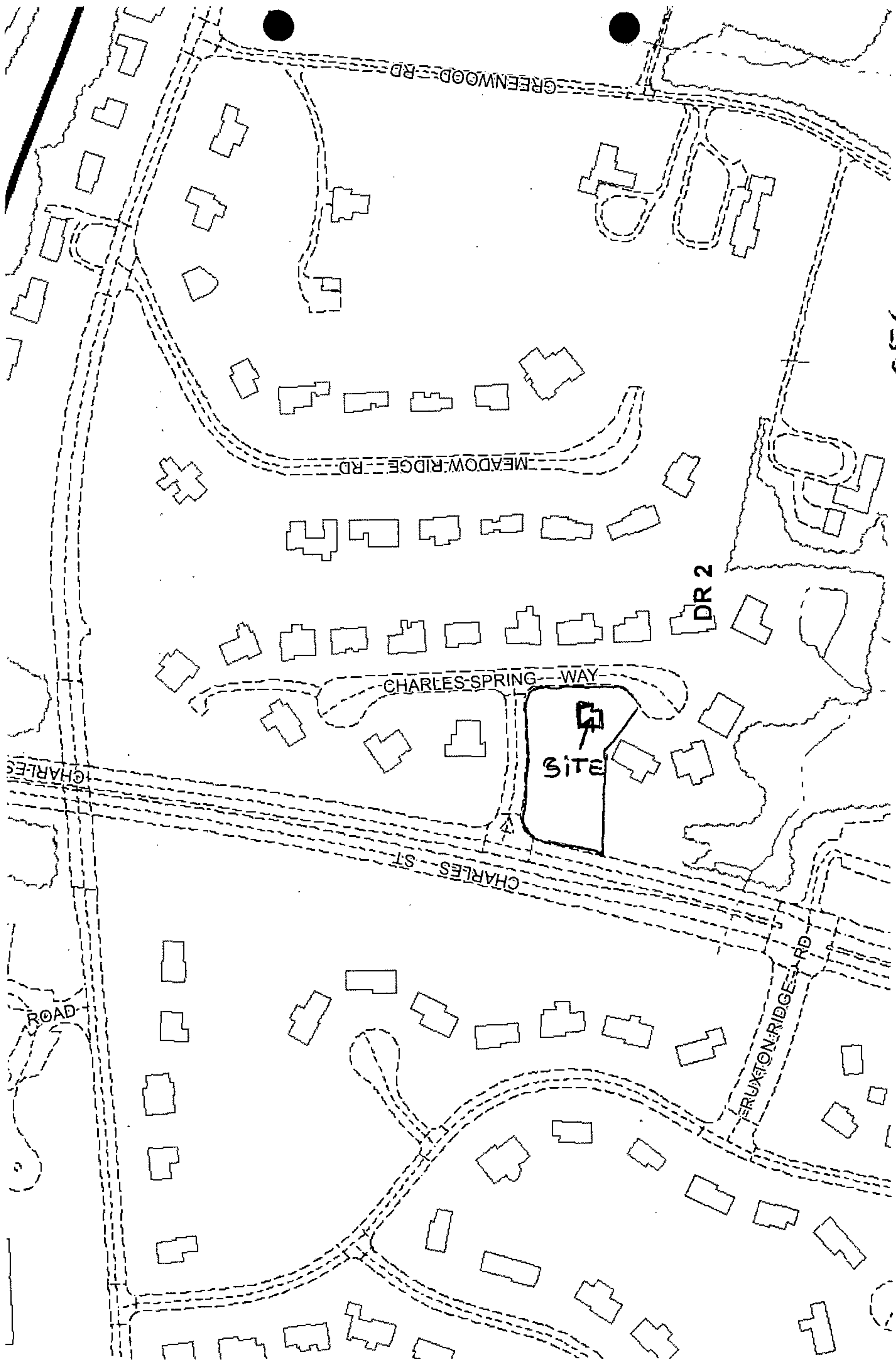
HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING, 1/1/82

ZONING OFFICE USE ONLY
REVIEWED BY: ITEM # CASE #

PREPARED BY
MANKE KUNST
(8-1-05)
SCALE OF DRAWING: " = 30'

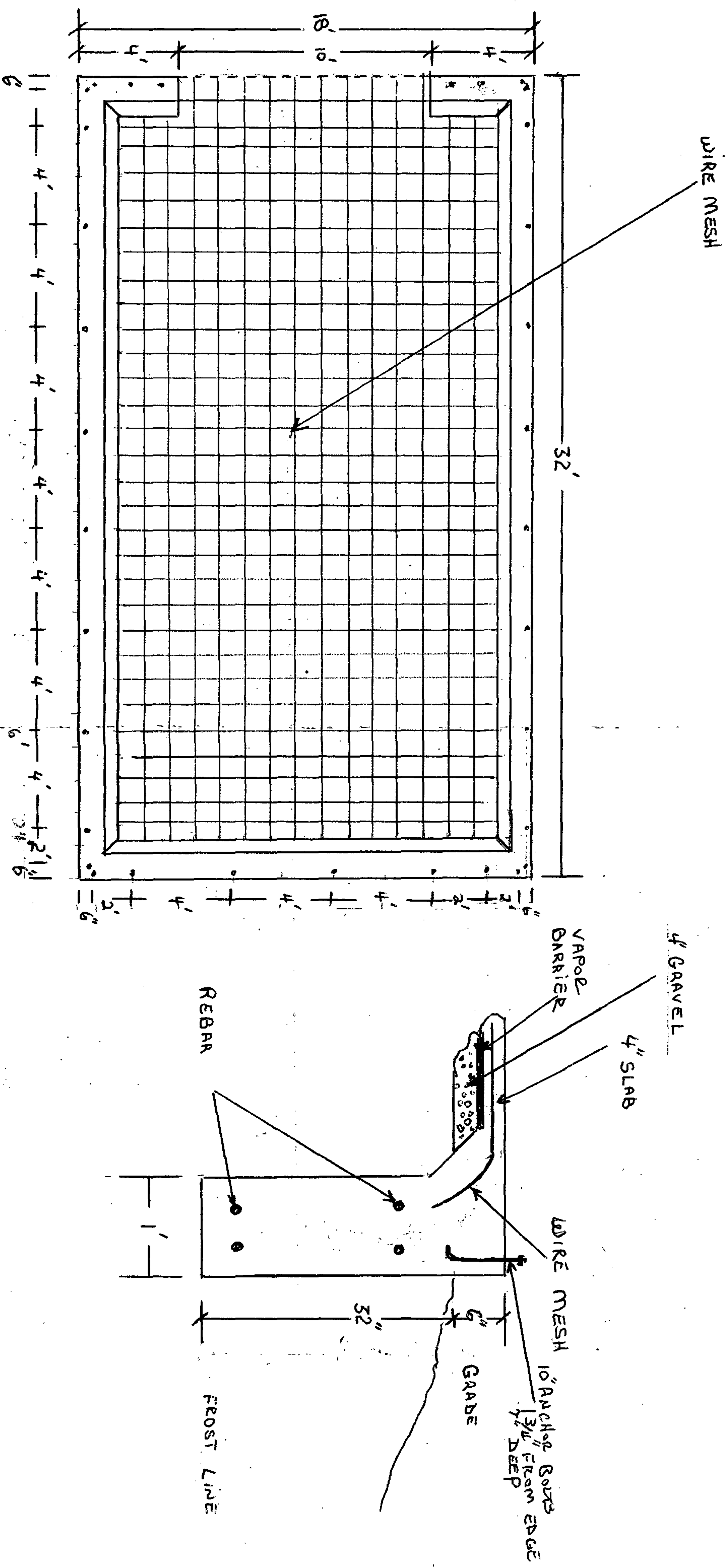
SCALE OF DRAWING: 1" = 30'



056

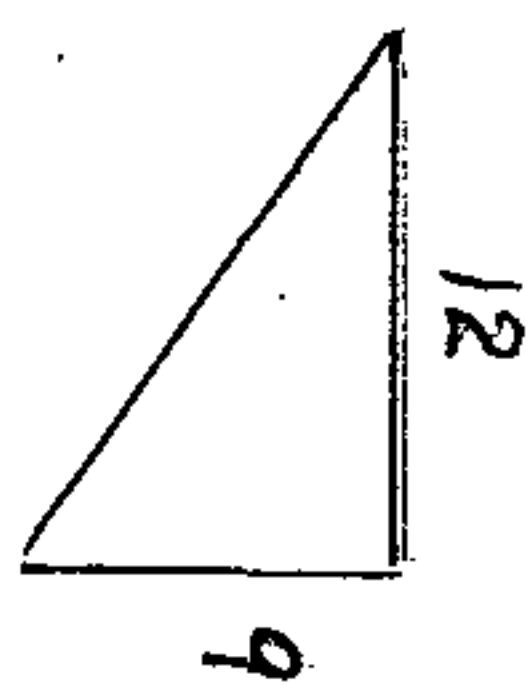
Map # 069 c1

MONOLITHIC CAST SLAB

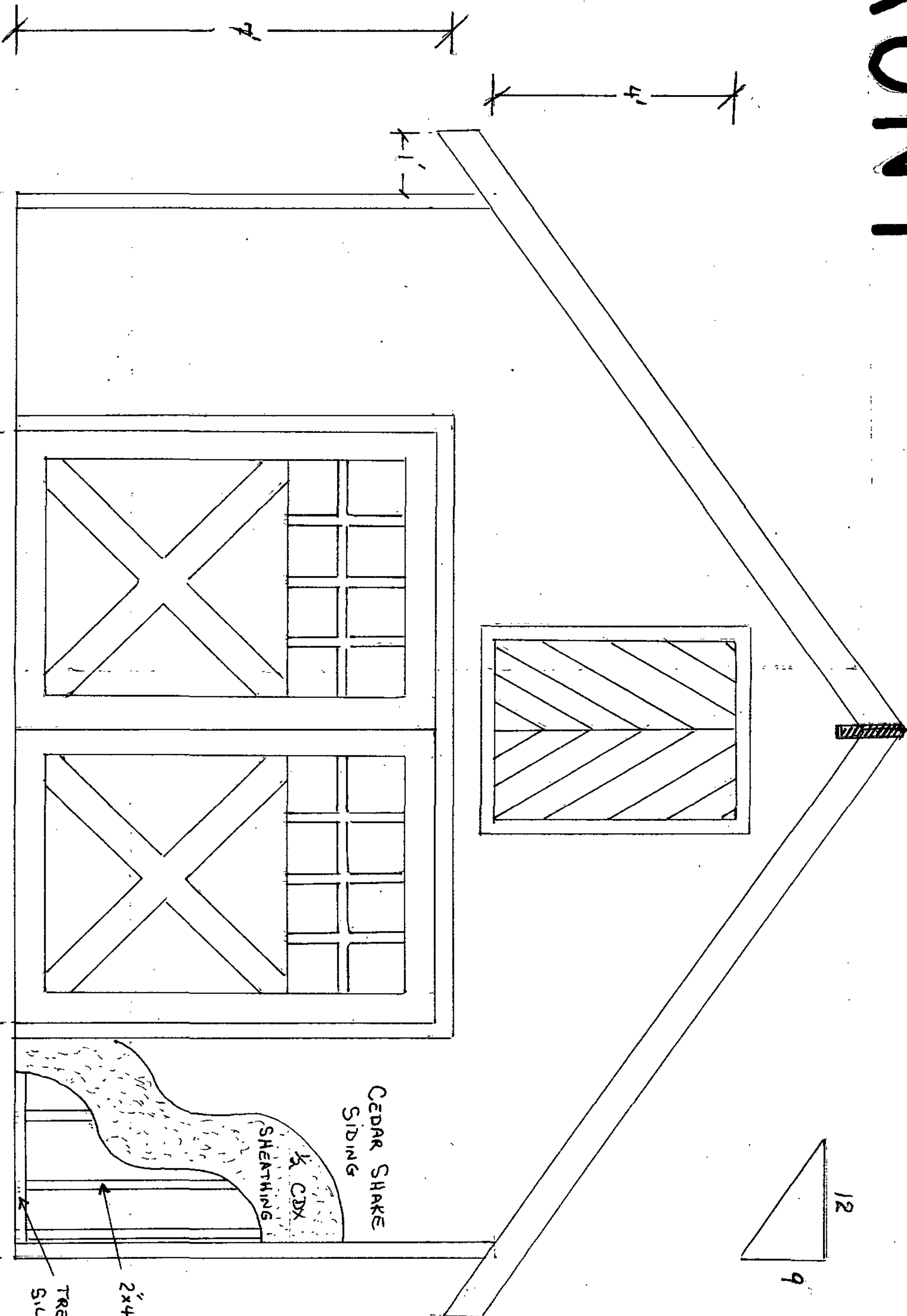


FRONT

5'

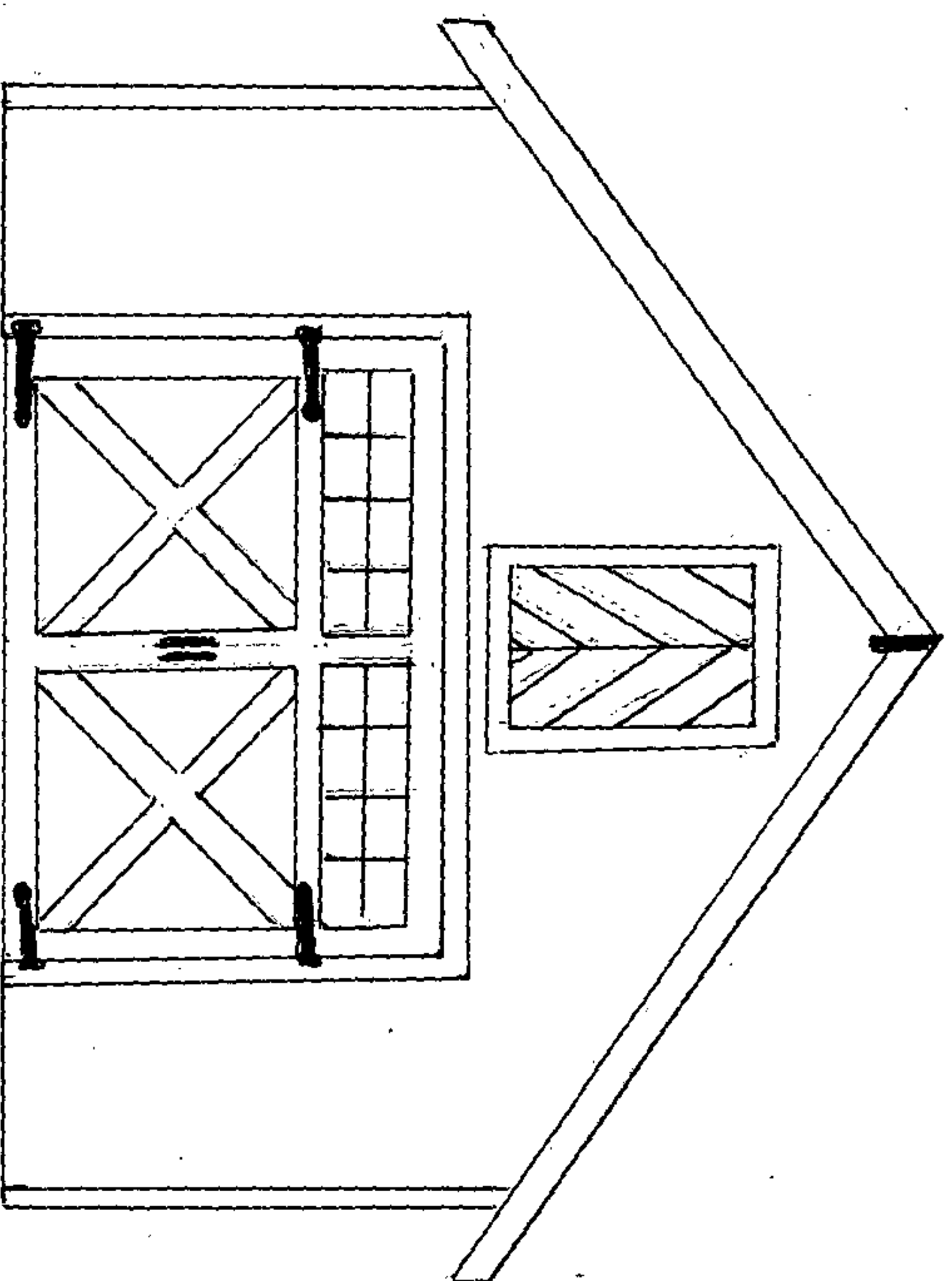


14' 10 1/2"

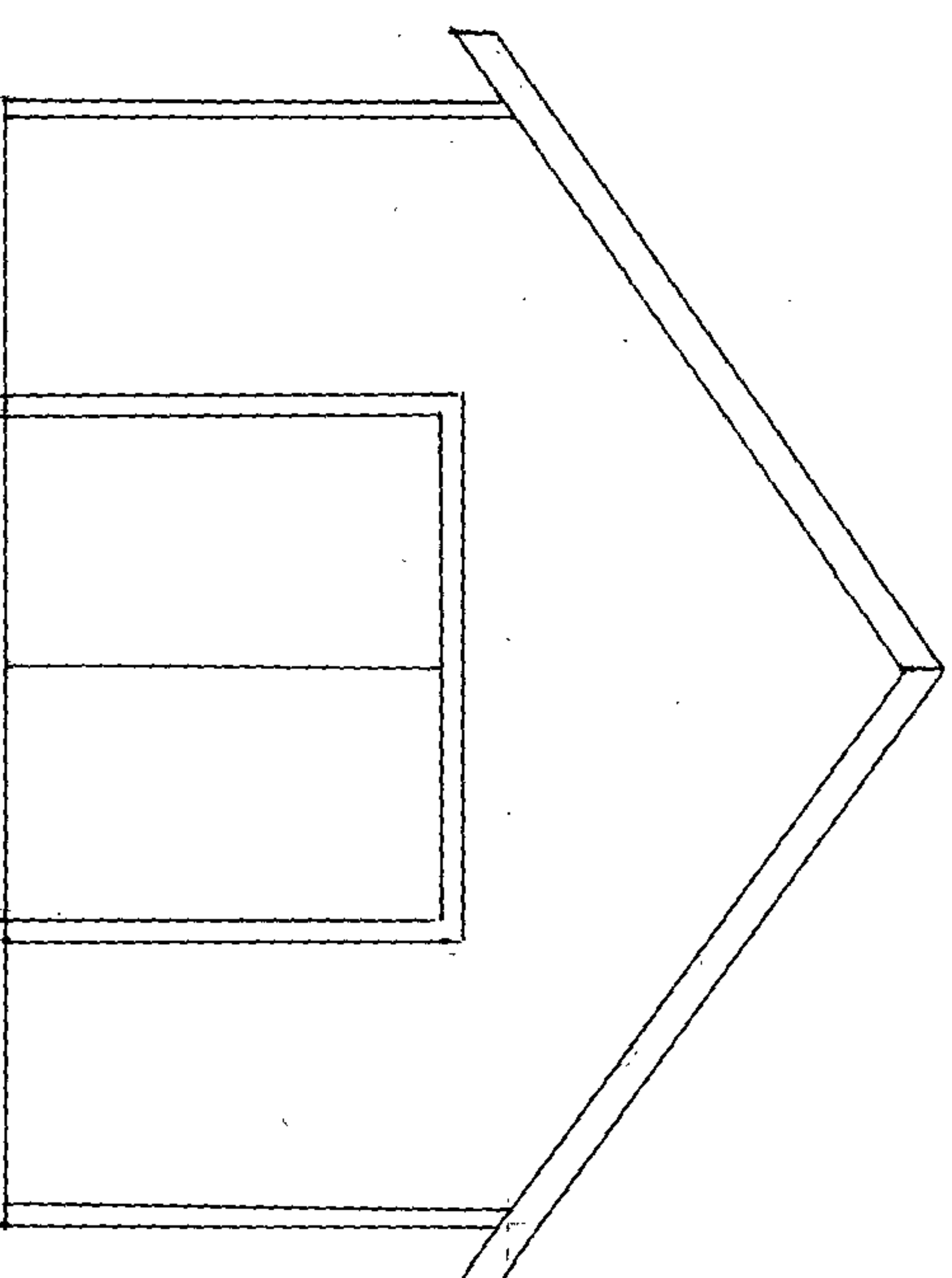


Scale 1/8" = 1'

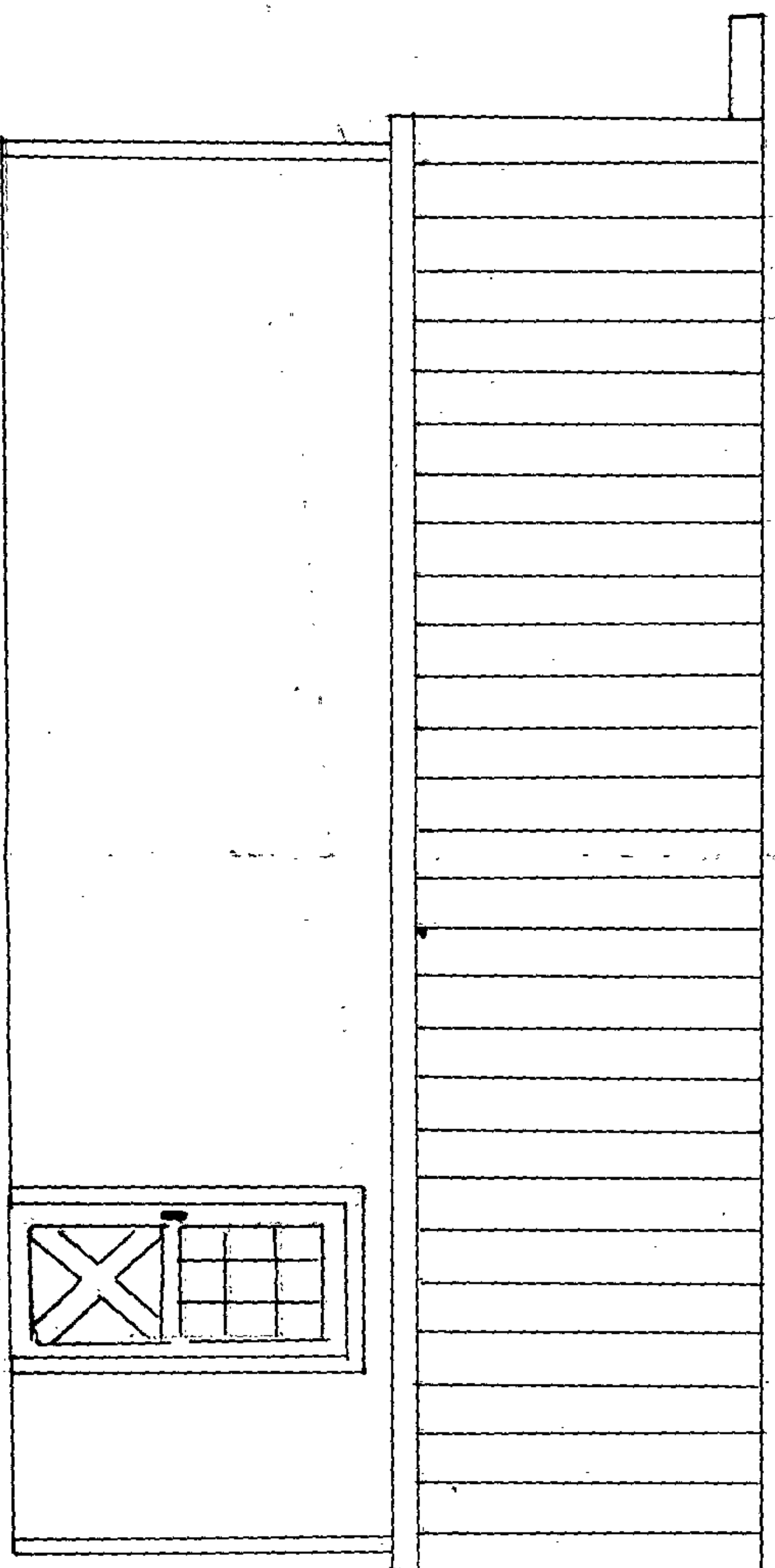
FRONT VIEW

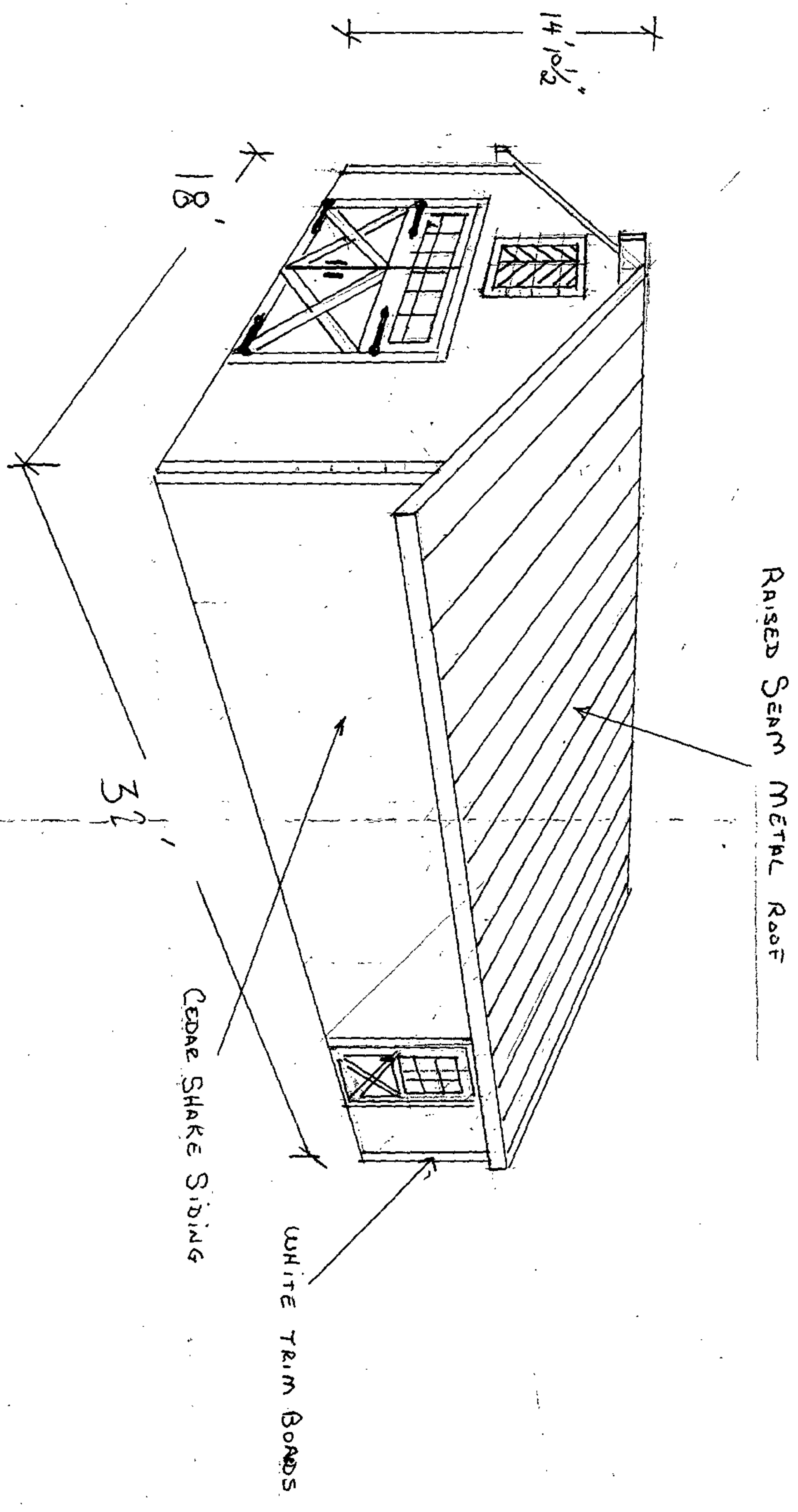


REAR VIEW



RT. SIDE VIEW





RIDGE BOARD 2 X 12

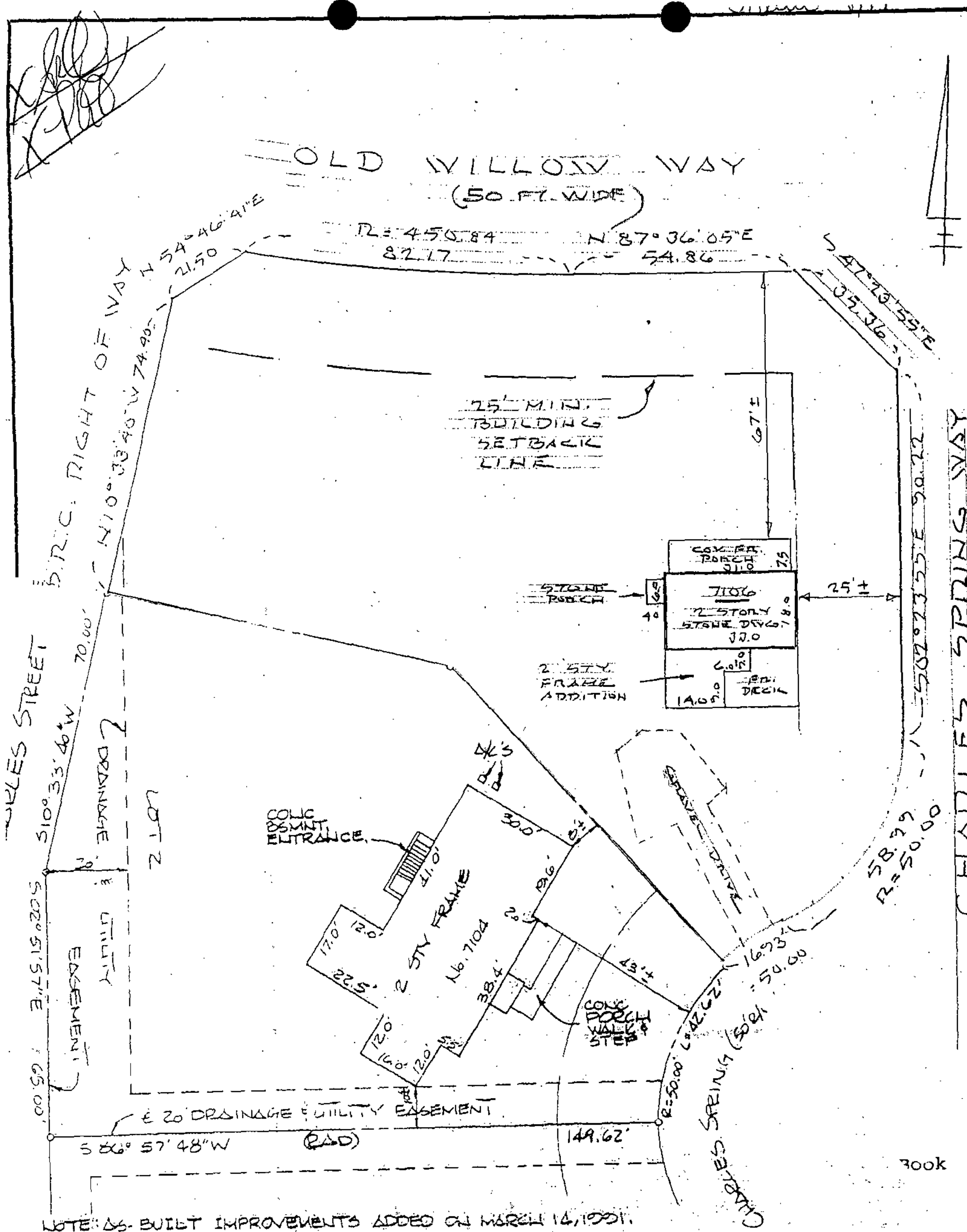
RAFTER VIEW
RAFTERS 2 X 8
TIES 2 X 10

RAFTERS
16"
OC

TIES
16"
OC

32'

32'



REFERENCE:

Plat entitled "THE WILLOWS OF RUXTON" dated February, 1989, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 61 folio 90.

THIS PLAT IS TO CERTIFY THAT WE HAVE MADE A LOCATION SURVEY OF THE IMPROVEMENTS AND THAT THEY ARE LOCATED AS SHOWN HEREON AND IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Robert P. Henry
ASSOCIATE

REG. NO. 10856



EXHIBIT
#056

CERTIFICATION PLAT
#7104 Charles Spring Way
Lot 2
"THE WILLOWS OF RUXTON"

BALTO. CO., MD.

SCALE: 1" = 30'

ELECT. DIST. No. 9

DATE: NOVEMBER 27, 1990.

or - one

10
5
27

056



956



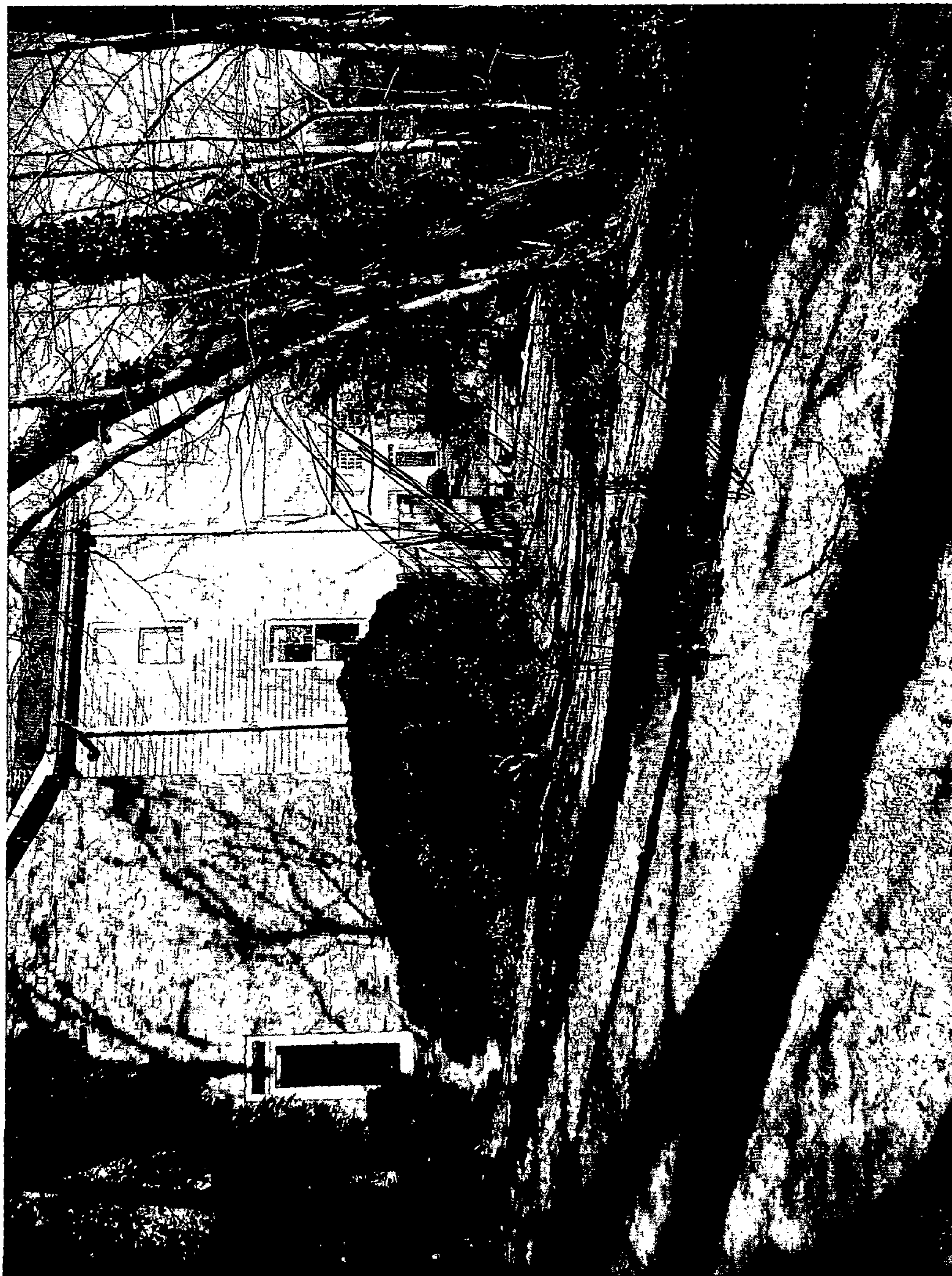
950



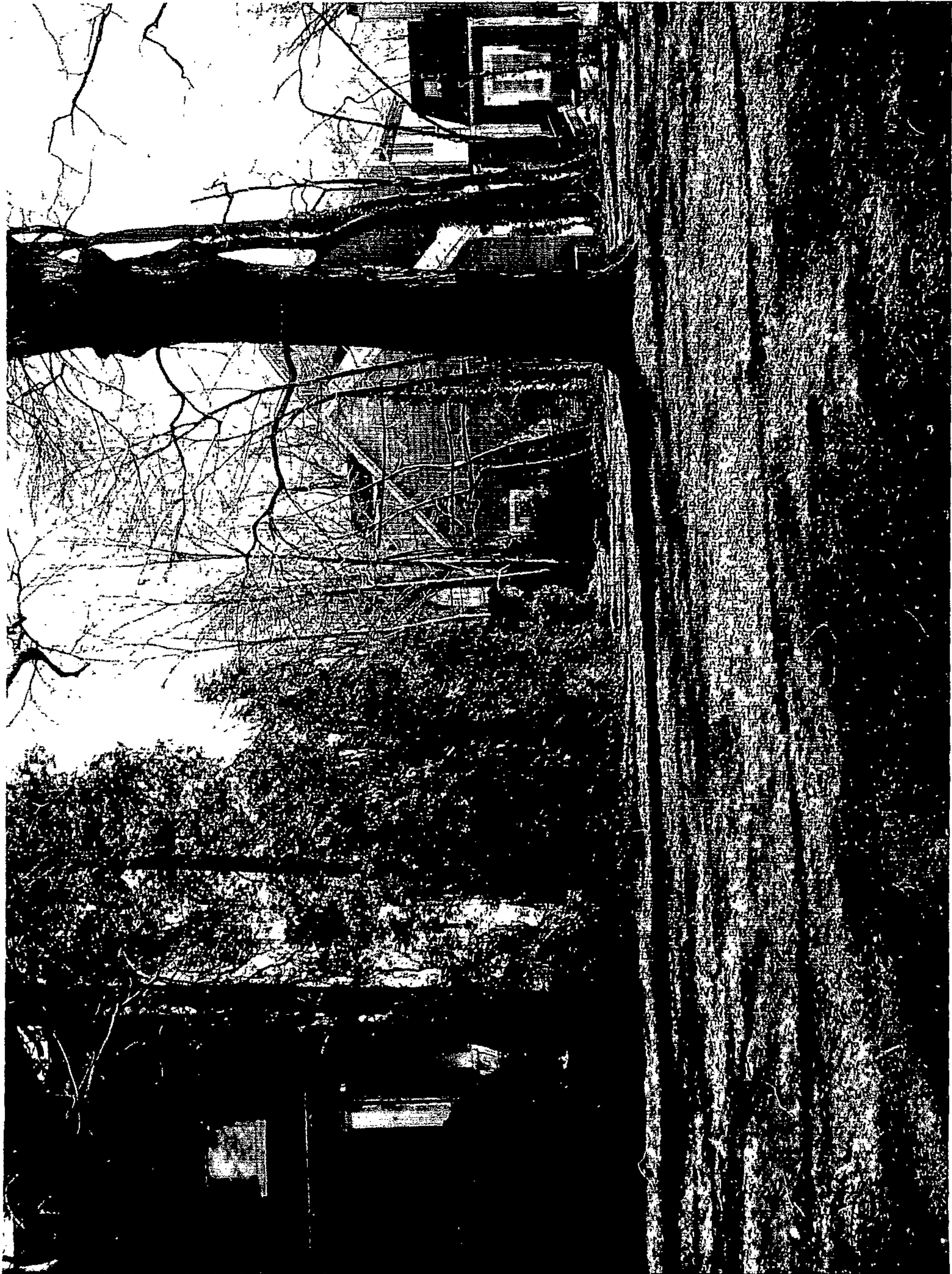
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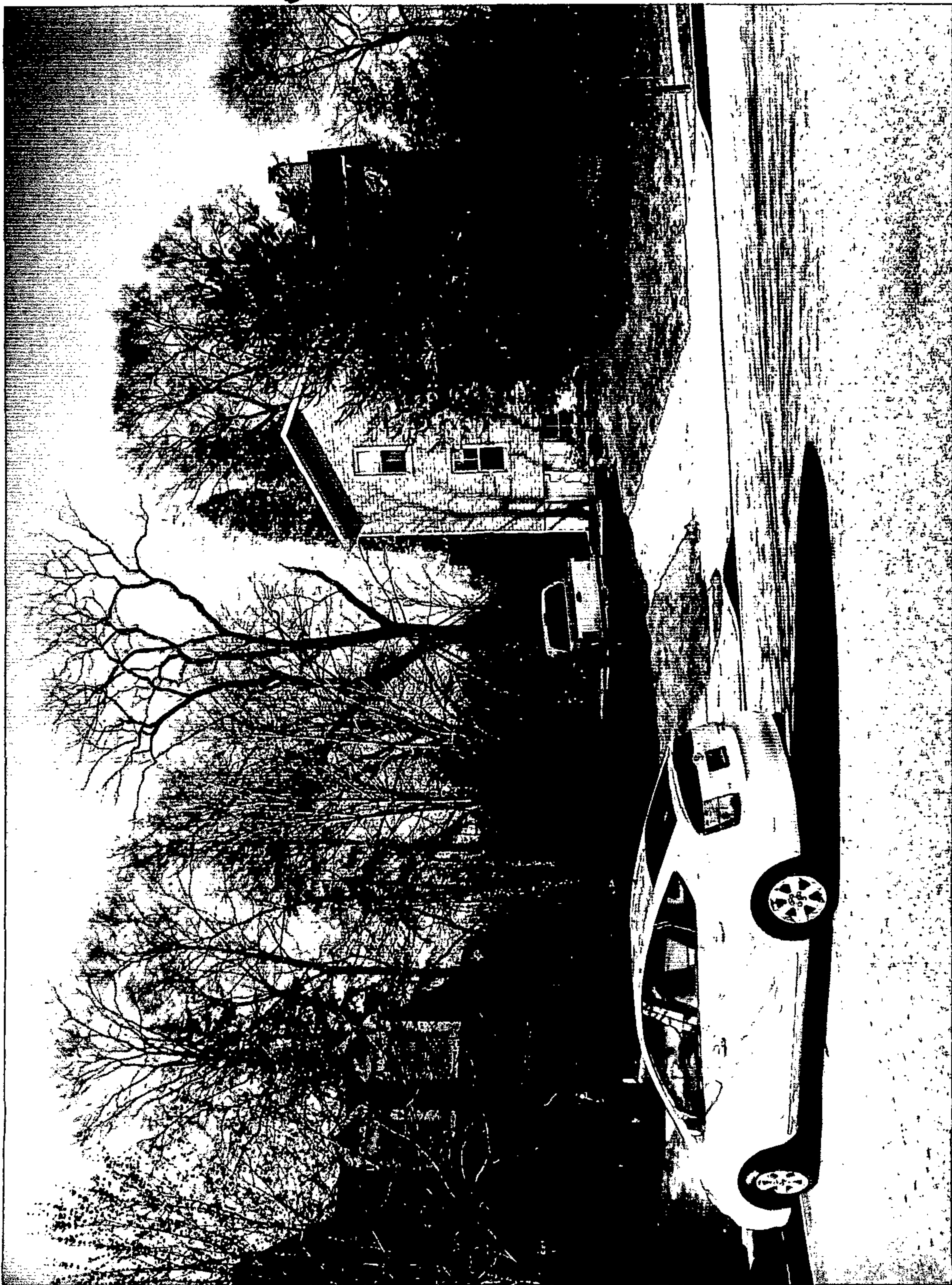
056



056



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