

IN RE: **PETITION FOR SPECIAL HEARING**
N/S Anglohill Rd., 1,850' W Colonade Rd.
(10621 Anglohill Road)
8th Election District
3rd Council District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **Case No. 07-096-SPH**

Nicholas Kutson, et ux
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Nicholas Kutson and his wife, Fifi Kutson, through their attorney, Lawrence E. Schmidt, Esquire. The Petitioners request a special hearing pursuant to Section 1B01.3.A.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an Amendment to the Final Development Plan for Warren Purchase, Lot 34 only, to permit the construction of an addition (sunroom and deck) outside of the building envelope. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Nicholas and Fifi Kutson, property owners; Scott Woods and Priscilla Stevens, the Petitioners adjacent neighbors residing on either side of the subject property and Lawrence E. Schmidt, Esquire, attorney for the Petitioners. Appearing in opposition to the request were residents of the Warren Commons subdivision, whose rear lot boundary line shares in common the boundary line of the Petitioners subdivision, Warren Purchase. James Robertson, member of the Warren Commons Homeowner's Association, acted as spokesperson; however, other members raised concerns and gave testimony including Linda Metz, Stephanie Curry, Mary Ellen Pann, Kenneth Goldstein, Eric and Jenn Ambrosiano-Reedholm. In addition, it should be noted that both Petitioners and Protestants submitted letters and petitions in support of their respective positions. Petitioner's Exhibit 4 contains 13 letters from residents on Anglohill Road (Warren Purchase) who support the proposed addition; Protestants' Exhibit 1, a petition signed by 25 residents of Warren Commons, indicate their opposition to the proposed sunroom and deck that will back up against the Warren Commons town

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Date 11-21-06

By D. J. [Signature]

home community. Likewise, Protestants' Exhibit 2 consists of 4 letters against the proposal and the perceived loss of open space between the two communities.

There was a great deal of confusion on behalf of the Protestants concerning the nature and scope of the hearing. Petitioners initially sought relief by completing an application to amend the Final Development Plan for the Warren Purchase Subdivision. Joseph Liberto, on behalf of Warren Commons Homeowner's Association, raised an objection to the proposed amendment and requested a public hearing pursuant to Section 1B01.3A.7.b(2) of the B.C.Z.R.

The Protestants thereafter filed the instant Petition for Special Hearing. The matter was then duly scheduled for a public hearing. The Protestants who appeared at the hearing were under the impression that the issue before me was to consider a variance request¹. Mr. Schmidt, at the outset emphasized that the Petitioners were not seeking a variance subjecting his clients to the stringent legal requirements in B.C.Z.R. Section 307 and *Cromwell v. Ward* 102 Md. App. 691 (1995) but an amendment to a final development plan. In this regard, Jeffrey Perlow of the Office of Zoning Review was called to testify and explain the regulations and the differences involved. He testified that the case at issue involved a change of the building envelope for the subject lot approved in 1976 and shown on the Final Development Plan for Warren Purchase. An expansion of the building envelope necessitated the filing of an application for amendment. Accordingly, no zoning variance was necessary or required as the rear yard setback requirement of 15 feet was being maintained.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel, 70 feet wide by 116 feet deep located on the north side of Anglohill Road, just west of Colonnade Road in Cockeysville. The property contains a gross area of 8,120 square feet, zoned D.R.3.5 and improved with a two-story single-family dwelling (40 feet wide by 27 feet, 6 inches deep, with an attached front yard garage) and features a 26 foot by 13 foot frame deck off the rear of the home. The site is designated as Lot 34 as shown on the approved Final Development Plan of Warren Purchase recorded in Plat Book No. 40, Folio 144. The Petitioners have resided on the property for the past 22 years. Mrs. Kutson's mother is elderly and now requires daily care and

¹ Adding to the confusion and for reasons not made clear, the Deputy Zoning Commissioner in his Order (Case No. 95-195-A) granted variance relief rather than amending the Final Development Plan for the Warren Purchase Subdivision for a similar rear yard addition for a home at 10623 Anglohill Road.

assistance. There being no allowable space to the sides and front of the home, they wish to remove the existing rear deck, replace it with an addition (16 feet wide by 15 feet deep). A smaller deck will be rebuilt (12 feet by 22 feet) and will be located next to the proposed addition and attached to the rear of the home (see Petitioner's Exhibit 1). The special hearing was filed to allow the Final Development Plan to be amended to reflect the requested change in dimensions. In support of the request, Mr. Schmidt pointed out that the proposed addition will meet all bulk, area standards and regulations; that the Kutson's rear yard contains mature evergreen trees densely screening its view from the rear of the town homes in Warren Commons and that similar additions have been built to the rear of other homes in Warren Purchase. Various photographs submitted as Petitioner's Exhibit 5 show the Petitioners existing evergreen trees and similar additions to the rear of homes on Anglohill Road; namely, 10620, 10622, 10623, 10625, 10628, 10630, 10632, 10633, 10637, 10638, 10640, 10642, 10644 and 10708. He indicated that it would be a hardship on the Petitioners if the requested amendment to the Final Development Plan were denied. Finally, he indicated that as the Office of Planning has pointed out in its Zoning Advisory Committee (ZAC) comment, they have, in fact, approved the amended plan as required by Section 1B01.3.A.7(b) of the B.C.Z.R. and has found it to be consistent with the requirements of the CMDP.

I accept Mr. Schmidt's argument. The Office of Planning has reviewed the amended plan and finds it in accordance with the regulations. I further find that the amended plan meets the criteria given in Section 502.1 of the B.C.Z.R. (Special Exceptions) and will in no way be detrimental to the health, safety, or welfare of the community or the adjoining community of Warren Commons. It appears to me given the dense evergreen trees on the subject property, that the impact on the existing subdivision and community will be less than the other housing additions almost identical to the Petitioners presently existing within the subdivision without screening. This amendment will not adversely impact the surrounding community.

I am mindful of Mr. Robertson's concerns and those of the residents of Warren Commons. The perceived change of allowing an addition to be constructed outside the present building envelope, thereby reducing the rear yard setback from 30 feet to 15 feet from the property line backing up against the Warren Commons town home community is however deceptive. The

Kutson's rear yard (the area between the Warren Commons community and Warren Purchase homes) is not to be considered an open space amenity. The Kutson's existing deck, built in 1978, is currently 15 feet from the property line, the exact same distance that will be maintained by the proposed sunroom and deck.

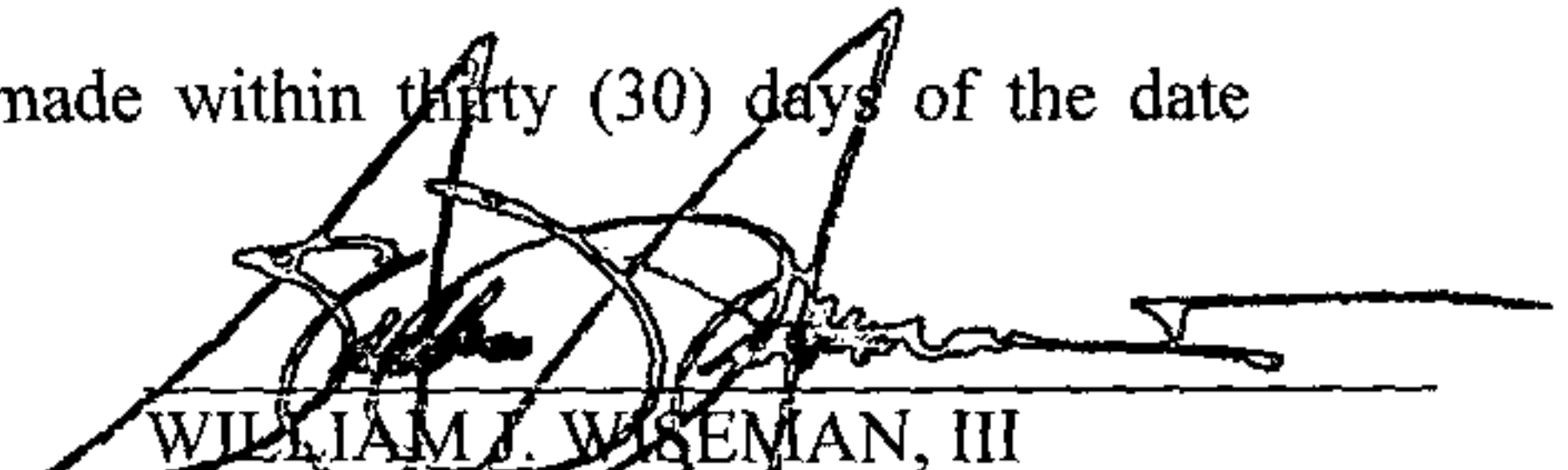
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioners Special Hearing request should be granted as presented in Exhibits 1A, 2, and 3.

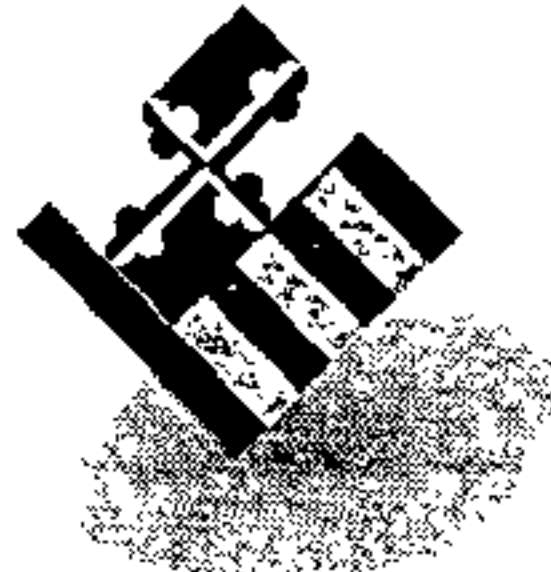
21st THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of November 2006 that the Special Hearing request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to Amend the Final Development Plan for Warren Purchase, Lot 34 only, to permit the construction of an addition (sunroom and deck) outside of the building envelope, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners and their successors and assigns, shall maintain dense and sufficient vegetative screening (consisting of mature evergreen trees) along the northern property line of Lot 34 to buffer the planned improvements from the homes of Linda Metz (23 Warren Commons) and Stephanie Curry (25 Warren Commons) and there shall be no use of high-intensity or intrusive lighting located on the northern side of the house and improvements to be constructed on said Lot 34 that would penetrate and interfere with the Metz and Curry homes.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 21, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Lawrence E. Schmidt, Esquire
Gildea & Schmidt, LLC
300 E. Lombard Street, Ste. 1440
Baltimore, MD 21202-3228

RE: PETITION FOR SPECIAL HEARING
N/S Anglohill Road, 1,850' W Colonade Road
(10621 Anglohill Road)
8th Election District - 3rd Council District
Nicholas Kutson, et ux - Petitioner
Case No. 07-096-SPH

Dear Mr. Schmidt:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bill Wiseman", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Mr. and Mrs. Nicholas Kutson, 10621 Anglohill Road
Cockeysville, Md. 21030
Mr. Scott Woods, 10623 Anglohill Road, Cockeysville, Md. 21030
Ms. Priscilla Stevens, 10619 Anglohill Road, Cockeysville, Md. 21030
Mr. James Robertson, 35 Warren Common, Cockeysville, Md. 21030
Ms. Linda Metz, 23 Warren Common, Cockeysville, Md. 21030
Ms. Stephanie Curry, 25 Warren Common, Cockeysville, Md. 21030
Ms. Mary Ellen Pann, 22 Warren Common, Cockeysville, Md. 21030
Mr. Kenneth Goldstein, 24 Warren Common, Cockeysville, Md. 21030
Eric and Jenn Ambrosiano-Reedholm, 20 Warren Common, Cockeysville, Md. 21030
People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10621 ANGLORHILL ROAD
which is presently zoned OL-3.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR WARREN PURCHASE,
LOT 34 ONLY, TO PERMIT THE CONSTRUCTION OF AN ADDITION, (SUNROOM
AND DECK) OUTSIDE OF THE BUILDING ENVELOPE

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

I, or we, agree to pay expenses of above Special Hearing, 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):

NICHOLAS KUTSON

Name - Type or Print

Signature

FIFI KUTSON

Name - Type or Print

Signature

10621 ANGLORHILL ROAD 410-628-2484

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 9/5/06

Case No. 07-096-SPH

REU 9/15/98

Date

By

ZONING DESCRIPTION FOR
10621 ANGLOHILL ROAD

Beginning at a point on the north side of Anglohill Road which is 50 feet wide at the distance of 1850 feet west of the centerline of the nearest improved intersecting street, Colonade Road, which is 45 feet wide.

Being Lot 34 in the subdivision of Warren Purchase as recorded in the Baltimore County Plat Book #40, Folio 144 containing 8120 square feet. Also known as 10621 Anglohill Road and located in the 8th Election District, 3rd Councilmanic District.

07-096-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 5383

DATE 4/19/86 ACCOUNT 701-006-0150

AMOUNT \$ 50.00

RECEIVED FROM: JEFFREY L. BEARD

FOR: P. C. H. H. C.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME 4/20/86 4/19/86 11:16:00 4

REG. NO. 448646 4/19/86 4/19/86 4/19/86

RECEIPT # 448646 4/19/86 4/19/86 4/19/86

REPT. 5 521 ZEROED VERIFICATION

TR. NO. 000000

Receipt Tot 150.00

4.00 EX 150.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

No. 7692

ACCOUNT:

Copy 6/5

AMOUNT

23

... ..

$$A_{\alpha\beta} = \frac{1}{2}(\delta_{\alpha\beta} + \epsilon_{\alpha\beta})$$

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20358

DATE 9/5/06 ACCOUNT 2-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Nicholas, E. F. & Kutson

FOR: Special Hearing - 10621 Anglin Road

07-096-SPH (Kutson)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME DRW

9/06/2006 9/05/2006 10:37:57 1

REG #501 WALKIN JULC JMR

>RECEIPT # 300221 9/05/2006 OFLN

Dept # 528 ZONING VERIFICATION

CR NO. 020354

Receipt Tot \$65.00

\$ 00.00 CR

\$15.00 CB

Baltimore County, Maryland

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: #07-096-SPH

10627 Anglinhill Road

N/Side of Anglinhill Road, 1850 feet west of Colonnade

Road

8th Election District — 3rd Councilmanic District

Legal Owner(s): Nicholas & Fit Kutson

Special Hearing: to approve an amendment to the Final Development Plan for Warren Purchase, Lot 34 only, to permit the construction of an addition, (sunroom and deck) outside of the building envelope.

Hearing: Monday, October 30, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, II

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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.

10/14/06 October 12 112482

CERTIFICATE OF PUBLICATION

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 10/12/2006.

- ☒ 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.: 07-096-SPH

Petitioner/Developer: NICHOLAS

* FIEL KUTSON

Date of Hearing/Closing: 10-30-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

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 located at:

10621 ANGLIOHILL RD

The sign(s) were posted on 10-14-06
(Month, Day, Year)

Sincerely,

Robert Black 10-16-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

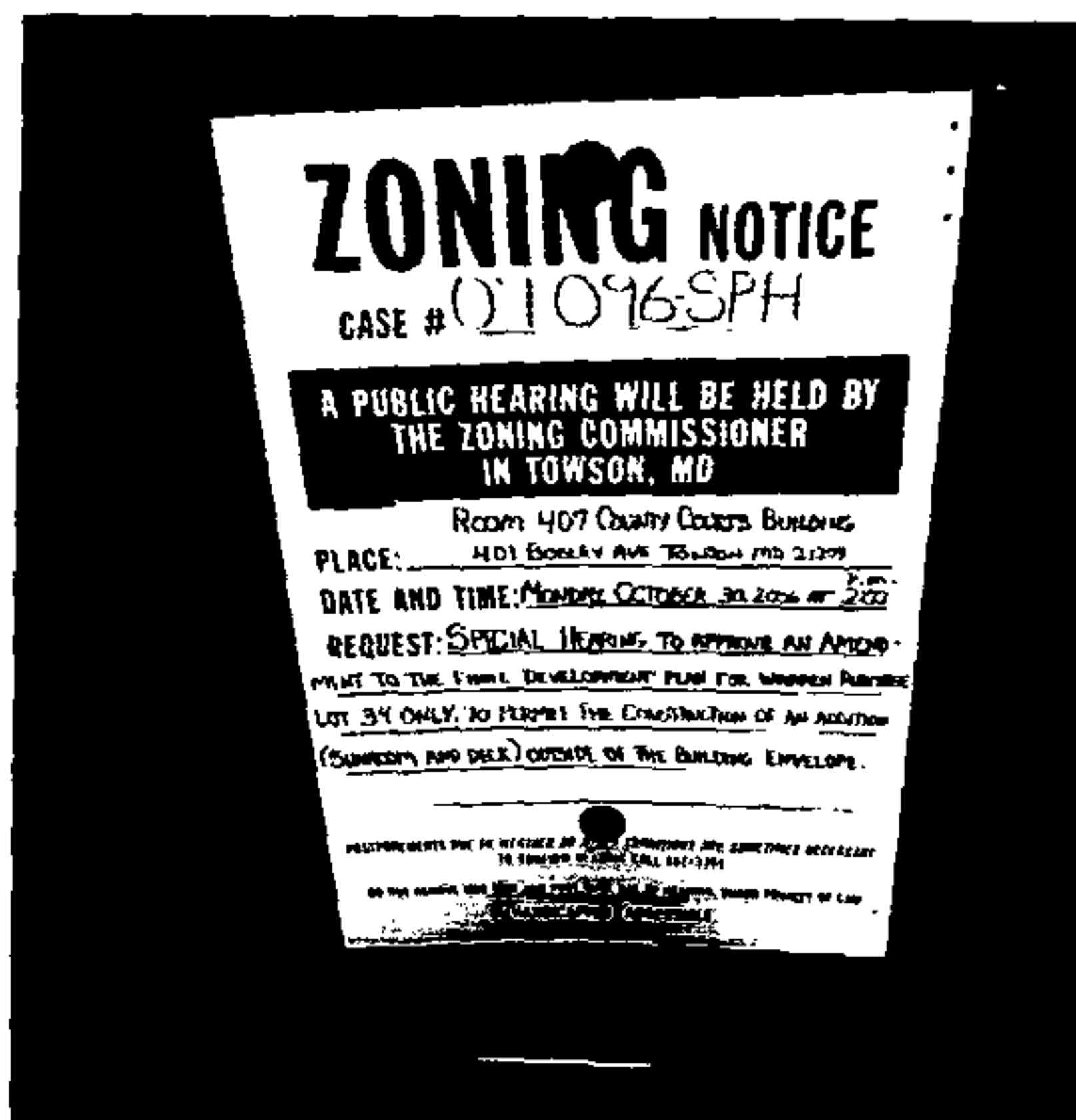
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
10621 Anglohill Road; N/S Anglohill Road, *
1,850' W Colonade Road * ZONING COMMISSIONER
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): Nicholas & Fifi Kutson * FOR
Petitioner(s) * BALTIMORE COUNTY
* 07-096-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed to, Nicholas & Fifi Kutson, 10621 Anglohill Road, Cockeysville, MD 21030, Petitioner(s).

RECEIVED

SEP 18 2006

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE

Nicholas & Fifi Kutson
10621 Anglohill Road
Cockeysville, Maryland

*

*

*

BEFORE THE

ZONING COMMISSIONER OF

BALTIMORE COUNTY

CASE NO. 07-096-SPH

* * * * *

ENTRY OF APPEARANCE

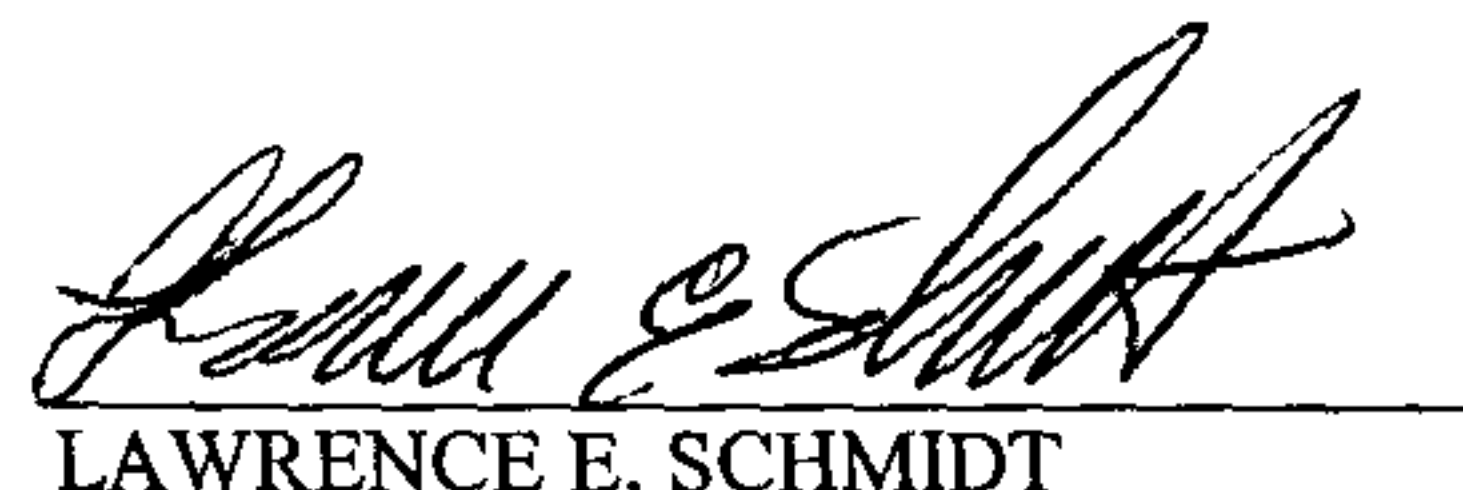
Please enter the appearance of Lawrence E. Schmidt and Gildea & Schmidt, LLC in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy Lawrence E. Schmidt on all correspondence sent and all documentation filed in the case.



LAWRENCE E. SCHMIDT
Gildea & Schmidt, LLC
300 East Lombard Street, Suite 1440
Baltimore, Maryland 21202
(410) 234-0070

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of October, 2006, a copy of the foregoing Entry of Appearance was mailed to, Peter Max Zimmerman, People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue, Towson, MD 21204.



LAWRENCE E. SCHMIDT

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 12, 2006 Issue - Jeffersonian

Please forward billing to:
Nicholas & Fifi Kutson
10621 Anglohill Road
Cockeysville, MD 21030

410-628-2984

NOTICE OF ZONING HEARING

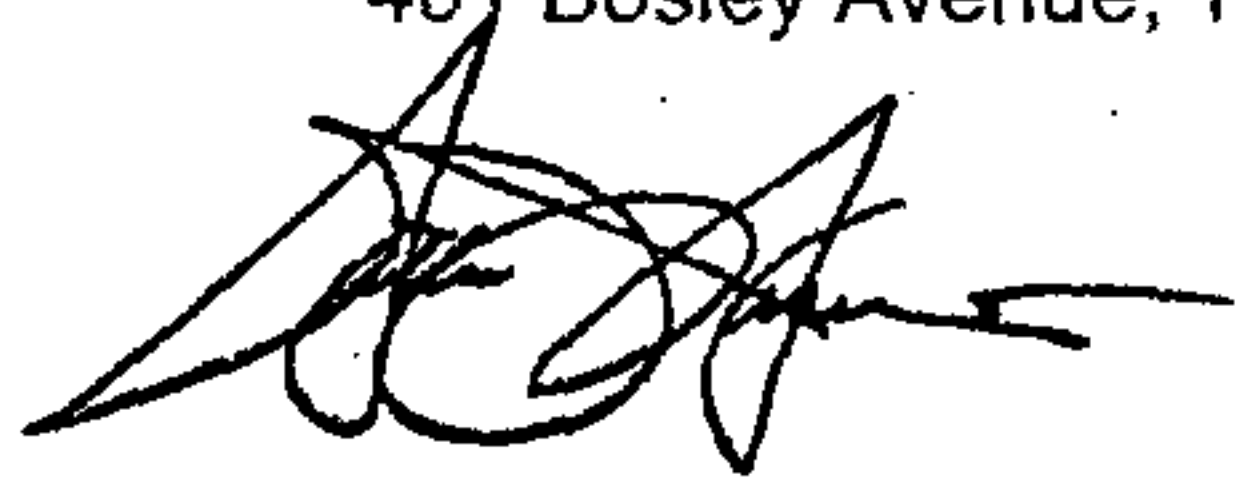
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-096-SPH

10627 Anglohill Road
N/side of Anglohill Road, 1850 feet west of Colonade Road
8th Election District – 3rd Councilmanic District
Legal Owners: Nicholas & Fifi Kutson

Special Hearing to approve an amendment to the Final Development Plan for Warren Purchase, Lot 34 only, to permit the construction of an addition, (sunroom and deck) outside of the building envelope.

Hearing: Monday, October 30, 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.



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*

September 19, 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: 07-096-SPH

10627 Anglohill Road

N/side of Anglohill Road, 1850 feet west of Colonade Road

8th Election District – 3rd Councilmanic District

Legal Owners: Nicholas & Fifi Kutson

Special Hearing to approve an amendment to the Final Development Plan for Warren Purchase, Lot 34 only, to permit the construction of an addition, (sunroom and deck) outside of the building envelope.

Hearing: Monday, October 30, 2006 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy M. Kotroco", is written over the printed name and title.

Timothy Kotroco
Director

TK:klm

C: Nicholas & Fifi Kutson, 10621 Anglohill Road, Cockeysville 21030

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 14, 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.**



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 07-096-SPH
Petitioner Nicholas & Fifi Kotson
Address or Location 10621 Anglohill Road

PLEASE FORWARD ADVERTISING BILL TO

Name: NICHOLAS & FIFI KOTSON
Address 10621 ANGLOHILL ROAD
COCKEYSVILLE, MD 21030
Telephone Number 410-628-2484



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 26, 2006

Nicholas Kutson
Fifi Kutson
10621 Anglohill Road
Cockeysville, MD 21030

Dear Mr. and Mrs. Kutson:

RE: Case Number: 07-096-SPH, 10621 Anglohill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 5, 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: September 20, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2006
Item Nos. 07-093, 094, 095, 096, 098, and 099

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-09192006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 30, 2006

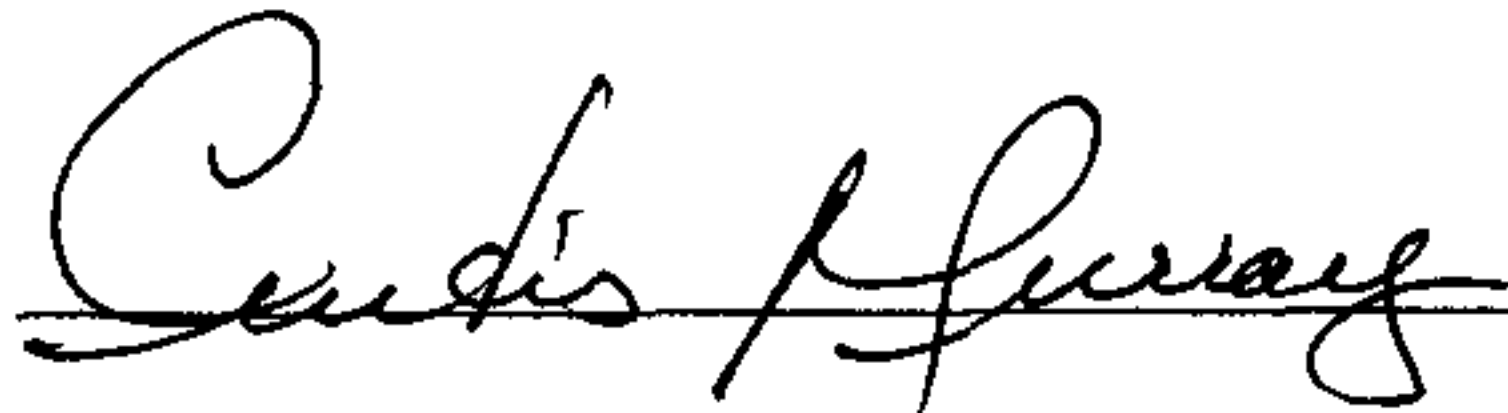
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-096- Special Hearing

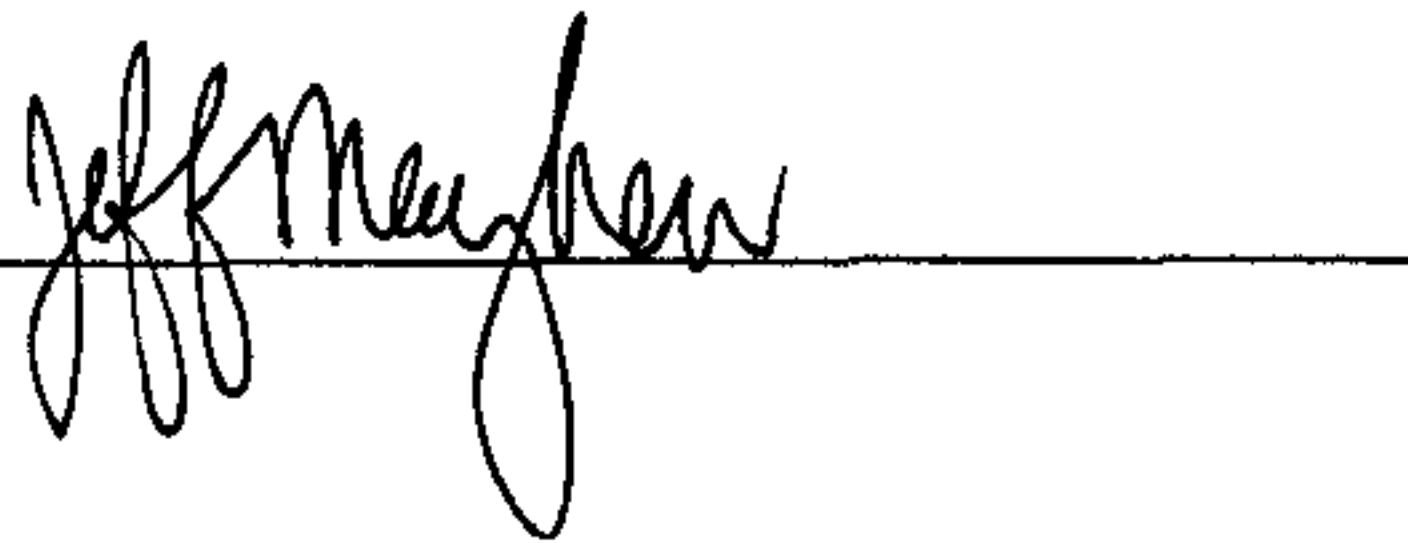
The Office of Planning has reviewed the above referenced case(s) and supports the petitioner's request provided the existing landscaping is retained and there is sufficient screening between the existing adjacent dwellings and the subject property.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: September 12, 2006

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

RE: Baltimore County
Item No. 7-96-SPH
10621 Anglohill Road
Warren Purchase Subdv. Lot 34
Construction of Addition

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-96-SPH

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (m Bailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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



**Department of Permits and
Development Management**



Baltimore County

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

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

April 20, 2006

Nicholas Kutson
Fifi Kutson
10621 Anglohill Road
Cockeysville, MD 21030

Dear Mr. & Mrs. Kutson:

RE: Public Hearing Request, Amendment to Development Plan, 10621 Anglohill Road:

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand for a public hearing concerning the above-proposed amendment to development plan. If you wish to continue with your original request, it is now required that you file a petition for a Special Hearing (forms enclosed). You will need to schedule for a filing appointment with this office, which can be done by calling 410-887-3391. If you do not wish to continue with this request please inform this office as to this decision.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a long, sweeping "J" at the end.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Joseph Liberto, 29 Warren Common, Cockeysville 21030

GILDEA & SCHMIDT, LLC

DAVID K. GILDEA
DAVIDGILDEA@GILDEALLC.COM

LAWRENCE E. SCHMIDT
LSCHMIDT@GILDEALLC.COM

SEBASTIAN A. CROSS
SCROSS@GILDEALLC.COM

JOSEPH E. WOOLMAN, III
JWOOLMAN@GILDEALLC.COM

D. DUKKY HOLMAN
DHOLMAN@GILDEALLC.COM

JASON T. VETTORI
JVETTORI@GILDEALLC.COM

300 EAST LOMBARD STREET

SUITE 1440

BAITIMORE, MARYLAND 21202

TELEPHONE 410-234-0070

FACSIMILE 410-234-0078

www.gildeallc.com

TOWSON, MD OFFICE

220 BOSLEY AVENUE

TOWSON, MARYLAND 21204

TELEPHONE 410-387-7057

October 17, 2006

Via Facsimile Only

Kristin Matthews, Scheduler
Baltimore County Zoning Office
111 W. Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Kutson/10621 Anglohill Road
Case# 07-096-SPH

Dear Kristin:

As you may be aware, I am representing the petitioners, Nicholas and Fifi Kutson, in connection with the above matter.

I received a copy of the Notice of Zoning Hearing issued by your office on September 19, 2006. Please be advised that the notice incorrectly identifies the address of the subject property. Although the notice indicates that a copy is being sent to Mr. and Mrs. Kutson at 10621 Anglohill Road, the notice incorrectly identifies the property as 10627 Anglohill Road. Fortunately, the error was noted and we have arranged for the timely posting of the correct property address by Sergeant Black. I do not know if the correct address has been identified in the newspaper advertisement.

Please correct your records accordingly. If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

Lawrence E. Schmidt

LES: mga

Cc: Nicholas and Fifi Kutson

Robert A. Black, Staff Sergeant

To: Krista

GILDEA & SCHMIDT, LLC

DAVID K. GILDEA
DAVIDGILDEA@GILDEALLC.COM

LAWRENCE E. SCHMIDT
LSCHMIDT@GILDEALLC.COM

SEBASTIAN A. CROSS
SCROSS@GILDEALLC.COM

JOSEPH R. WOOLMAN, III
JWOOLMAN@GILDEALLC.COM

D. DUSKY HOLMAN
DHOLMAN@GILDEALLC.COM

JASON T. VETTORI
JVETTORI@GILDEALLC.COM

300 EAST LOMBARD STREET

SUITE 1440

BALTIMORE, MARYLAND 21202

TELEPHONE 410-234-0070

FACSIMILE 410-234-0072

www.gildeallc.com

TOWSON, MD OFFICE

220 BOSLEY AVENUE

TOWSON, MARYLAND 21204

TELEPHONE 410-337-7057

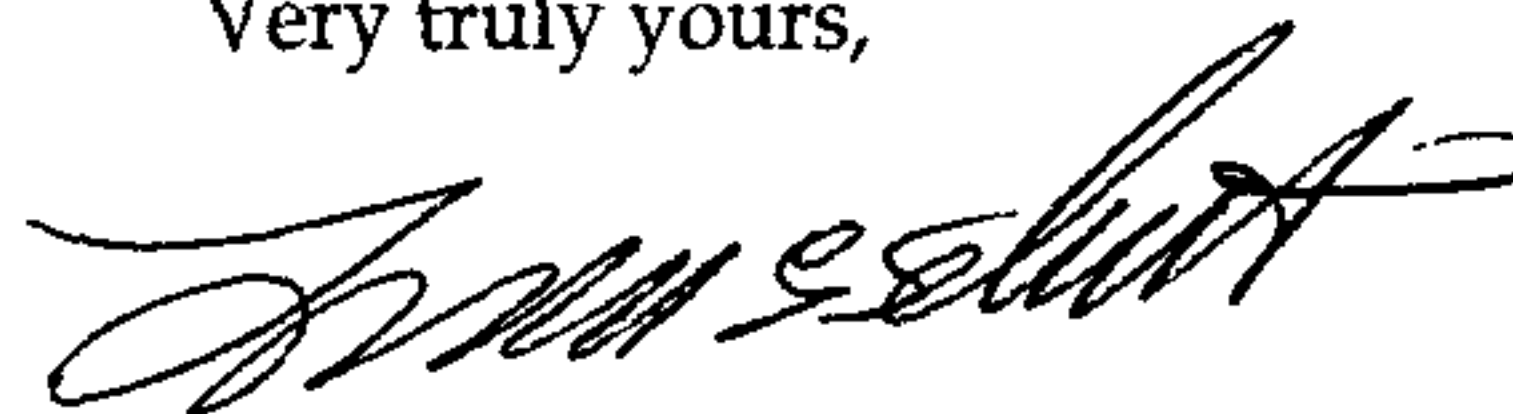
October 18, 2006

Baltimore County Zoning Office
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204
Attention: Zoning Office

Dear Sir:

Kindly find enclosed an Entry of Appearance to be filed in the above matter. Please do not hesitate to contact me should you have any questions in this regard.

Very truly yours,



Lawrence E. Schmidt

Cc: Peter Max Zimmerman, People's Counsel for Baltimore County

Case No.: 07-096 SPH 10621 AngLottill RD.

Exhibit Sheet

Petitioner/Developer

Protestant

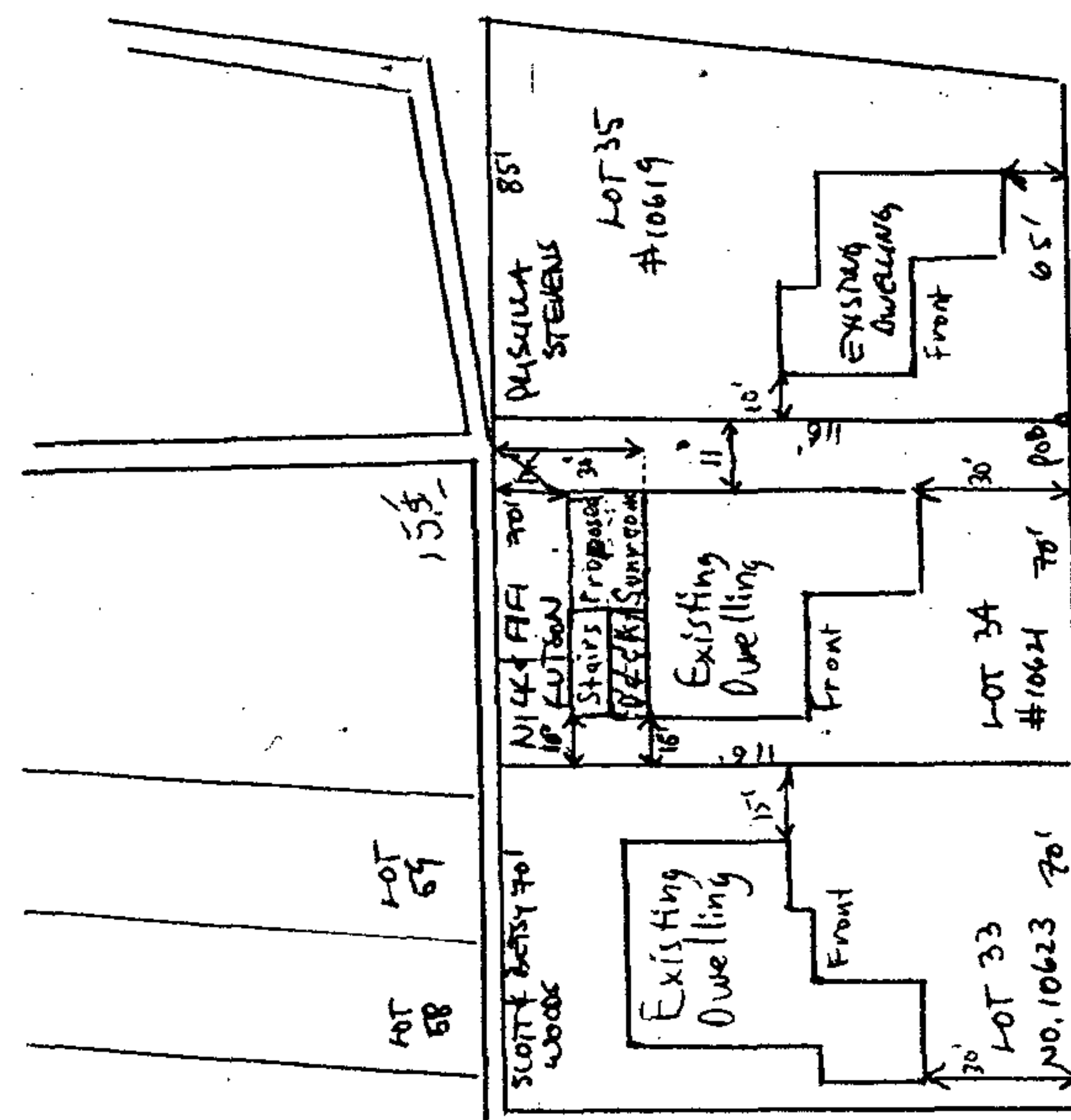
No. 1	Site PLAN	Petition Against Proposal
No. 2	abstract from Final Development Plan 1976 Subdivision	4 SIGNED Letters
No. 3	Survey - SPotts, Stevens & McCoy	Aerial Plat of Community
No. 4	Collectively Letters of SUPPORT	
No. 5	Collectively - Photographs of Existing Conditions	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

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

PROPERTY ADDRESS 10621 AUGUSTA ROAD
 SUBDIVISION NAME WARREN PURCHASE
 PLAT BOOK # 40 FOLIO # 144 LOT # 34 SECTION # 1
 OWNER NICHOLAS & FIFI KUTSON

Plat No 1



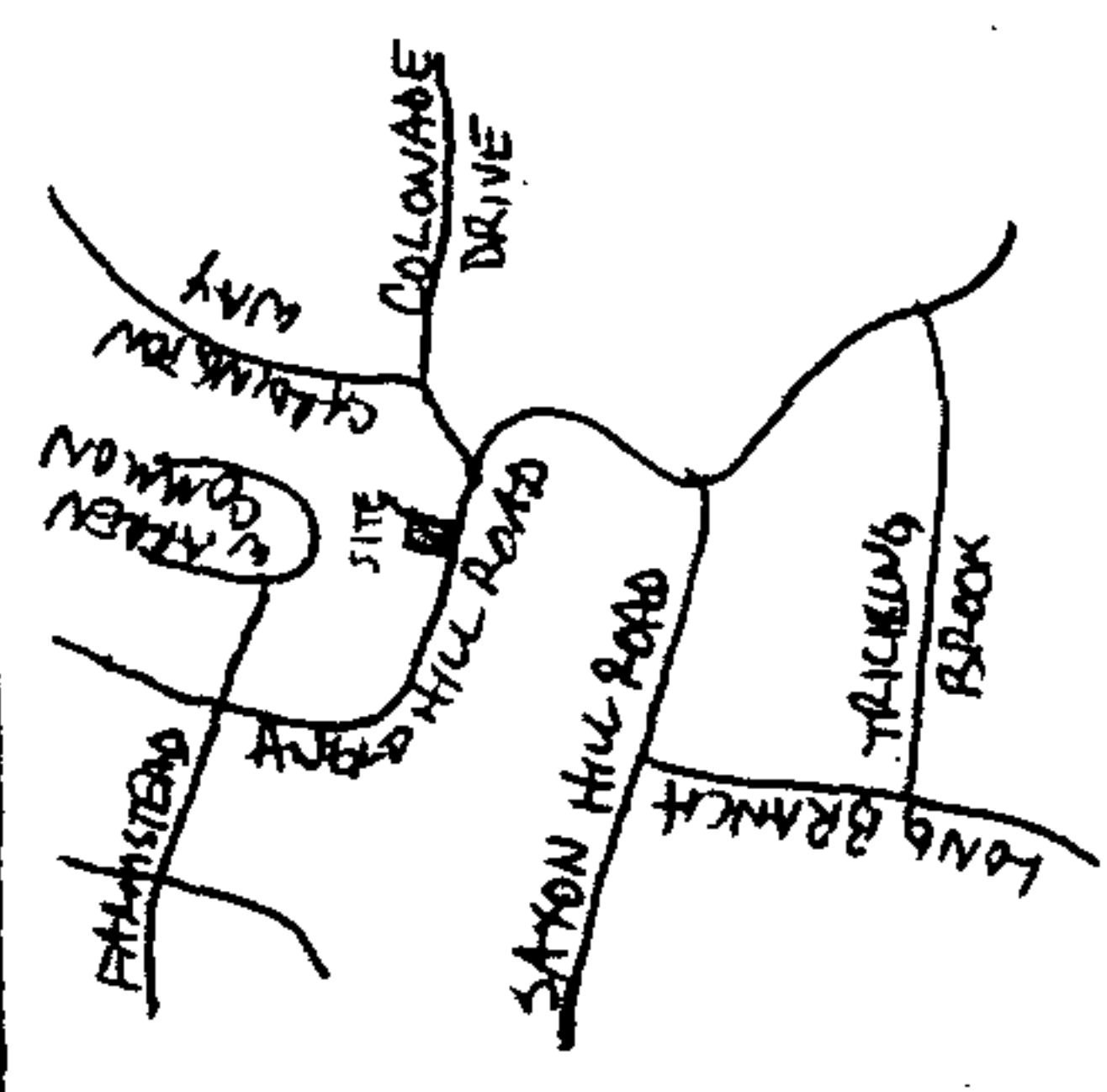
Augusta Road (50' PLW, 30' HWY) 1850' from E of Colonade Road



PETITIONER'S

EXHIBIT NO. 1

PREPARED BY Burdette SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 08
 COUNCILMANIC DISTRICT 03
 1" = 200' SCALE MAP # NE R-4

ZONING DA 3.5
 LOT SIZE .186 ACRES 8,120 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒
 100 YEAR FLOOD PLAIN ☐ YES ☐ NO ☒
 HISTORIC PROPERTY / BUILDING ☐ YES ☐ NO ☒
 PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
 REVIEWED BY JNP ITEM # 1096 CASE # 107-096-SH



WARREN PURCHASE

FINAL DEVELOPMENT PLAN

ELECTION DIST. BALTO COUNTY, MARYLAND

OWNER: ARUNDEL LUMBER COMPANY, INC.

4317 YORK RD. BALTIMORE, MD 21212

PETITIONER'S

EXHIBIT NO.

2

3 AC ±

3.5

33) = 78.16

- 78

22/33) = 0.67 AC ±

3.022 AC ±

at limit provided (Total 156)

maintain areas labeled 15 HOA, Parcel A & L.O.S.

to the CO.

and not to exceed 25 in

and limits

APR 4 76 PM



OFFICE OF PLANNING & ZONING

OFFICE of Planning & Zoning

Approved by

William D. Brown

Date

2/2/76

Director of Planning

Zoning Commissioner

2/4/76

Date

MICROFILMED

PLANNING & ZONING HOLDINGS, INC.



note:

4250 DESIGNATED AS LOT 34, AS SHOWN ON AMENDED PLAT OF
"WARREN PURCHASE", RECORDED IN BALTO. CO. IN PLAT BOOK
10. ENK., JR. 40-138. LOCATION SURVEY

LOCATION SURVEY

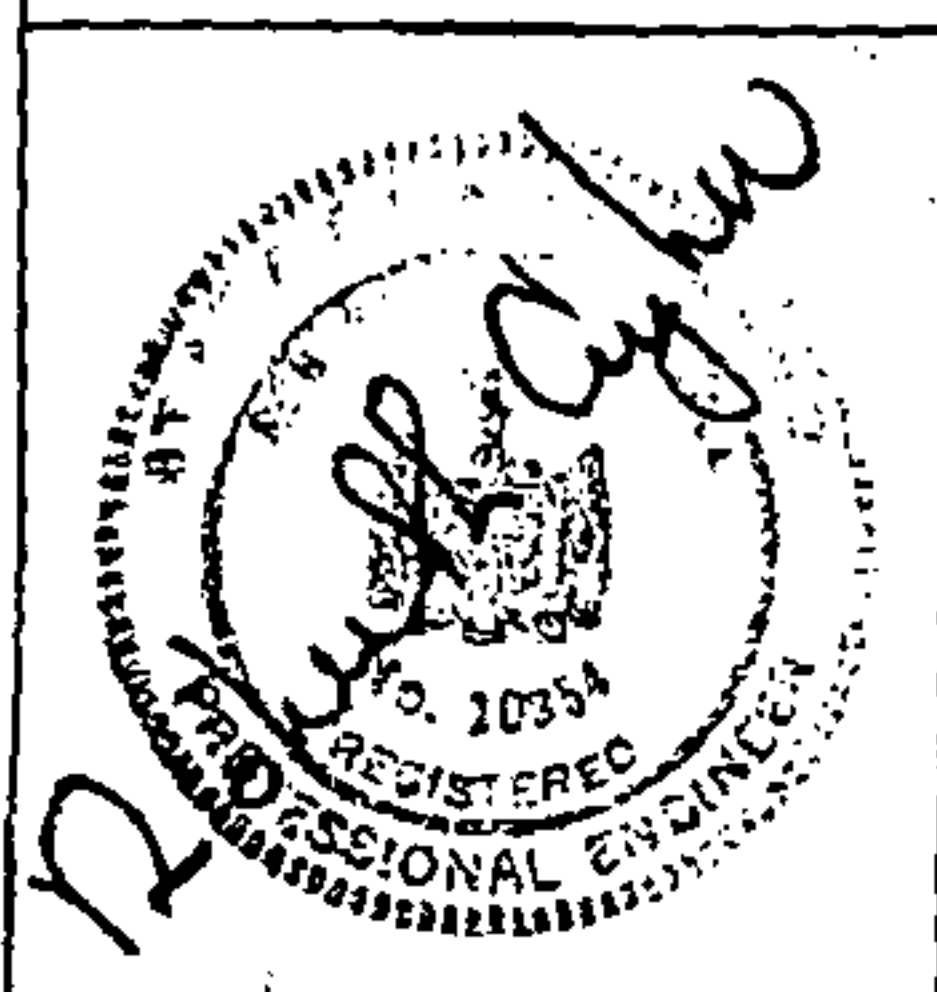
10621 ANGLONHILL ROAD
BALTIMORE COUNTY, MD.



SSM

SPOTTS, STEVENS and MOODY, INC.
ENGINEERS • SURVEYORS
PLANNERS • SCIENTISTS

698 Fairmount Ave., Suite 105
Towson, MD 21204



I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.

This plat is not intended for use in establishing property lines.

128257

END

PETITIONER' S

APPLICATION NO.

TITLE CO.

EXHIBIT NO.

3

7-13

06557

二

JOE NO

October 14, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Ja' Hyung Ryu and I have lived at 10636
Anglohill Road for 9 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition. I also have
an addition to my home.

Sincerely,


Ja' Hyung Ryu

PETITIONER'S

EXHIBIT NO. 4

October 14, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Scott Woods and I have lived at 10623

Anglohill Road for 18 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition. I also have
an addition to my home.

Sincerely,

A handwritten signature in cursive script that reads "Scott C Woods". The signature is written in dark ink and is positioned below the word "Sincerely,".

October 14, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Ana P. Orbeato Suber and I have lived at 10622
Anglohill Road for 1 1/2 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition. I also have
an addition to my home.

Sincerely,

Ana Suber

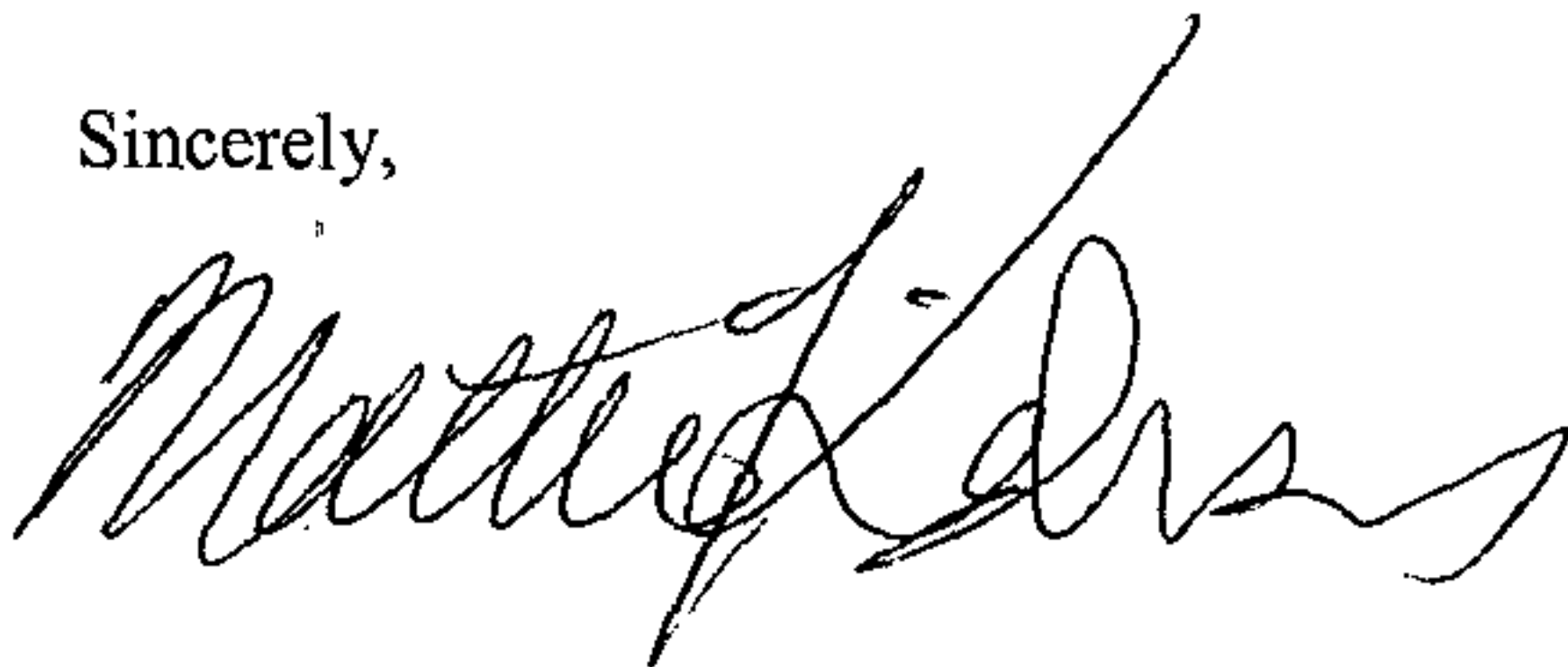
October____, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Matthew Kirkhart and I have lived at 10628
Anglohill Road for 4 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition. I also have
an addition to my home.

Sincerely,

A handwritten signature in cursive script, appearing to read "Matthew Kirkhart". The signature is written in dark ink and is positioned below the typed name "Matthew".

October 14, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Karen Kutrik and I have lived at 10644

Anglohill Road for 8 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition. I also have
an addition to my home.

Sincerely,

Karen Kutrik

October 14, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Melinda Smith and I have lived at 10642
Anglohill Road for 8 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition. I also have
an addition to my home.

Sincerely,

Melinda Smith

October 14, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Elise Braese and I have lived at 10618
Anglohill Road for 8 1/2 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition.

Sincerely,

Elise Braese

October 14, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Mark Josefson and I have lived at 10620
Anglohill Road for 10 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition.

Sincerely,

Mark Josef

October____, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Priscilla Stevens and I have lived at 10619

Anglohill Road for 6 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition.

Sincerely,

A handwritten signature in cursive script, appearing to read "Priscilla Stevens". The signature is written in dark ink and is positioned below the word "Sincerely,".

October 14, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Walter A. Hankus and I have lived at 10624
Anglohill Road for 2 ^{months} ~~years~~. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter A. Hankus", written in a cursive style.

October 14, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is David A. Gorman and I have lived at 10641
Anglohill Road for 3 1/2 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition.

Sincerely,

A handwritten signature in cursive script, appearing to read "David A. Gorman", followed by a long horizontal flourish.

October 23, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is Rhonda & Lai Pyne and I have lived at 10631
Anglohill Road for 13 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition.

Sincerely,

Rhonda & Lai Pyne

October 14, 2006

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Sir:

My name is David & Virginia Paton and I have lived at 10639

Anglohill Road for 13 years. Mr. and Mrs. Kutson have shown me the plans to
build an addition to their home. I fully support the building of the addition. I also have
an addition to my home.

Sincerely,


David Paton

Pictures of Anglohill Homes- Backyards and additions



1. View from the side of Kutson's home (lower level view) looking at the back yard



2. View from the side of the Kutson's home looking at the back yard- upper level

PETITIONER'S

EXHIBIT NO.

5



3. Kutson's backyard view from the side yard



4. View from the Kutson's deck looking at 10619 home



5. View from the Kutson's deck looking at the 10623 home and the addition



6. 10623 two-story Addition- view from the easement



7. 10623 home- side view

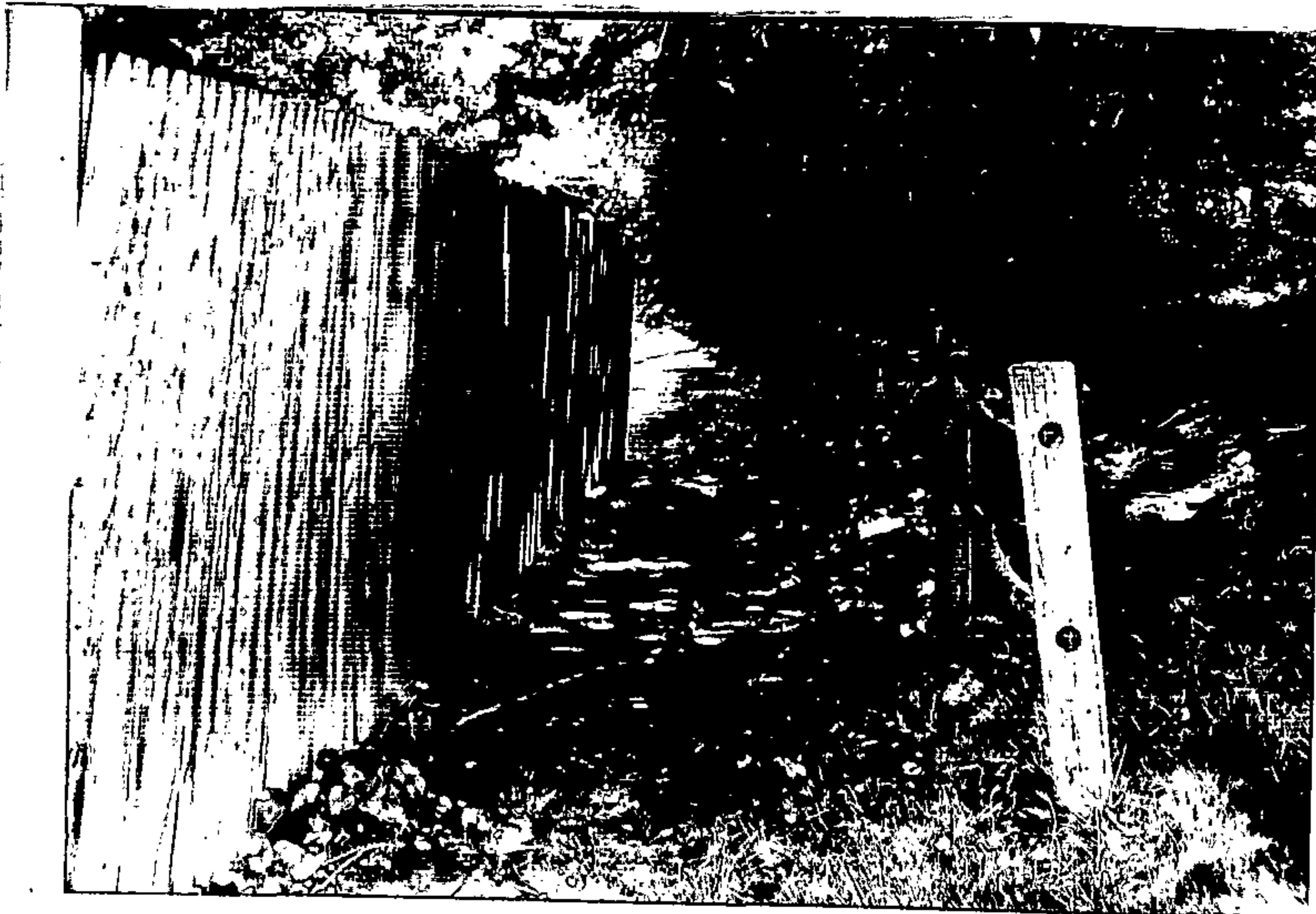


8. View of the Kutson's yard from the other side- This is what the neighbors can see between the two blocks. *This what Warren Commons view looks like.*



9. From the Kutson's trees, this is what you see

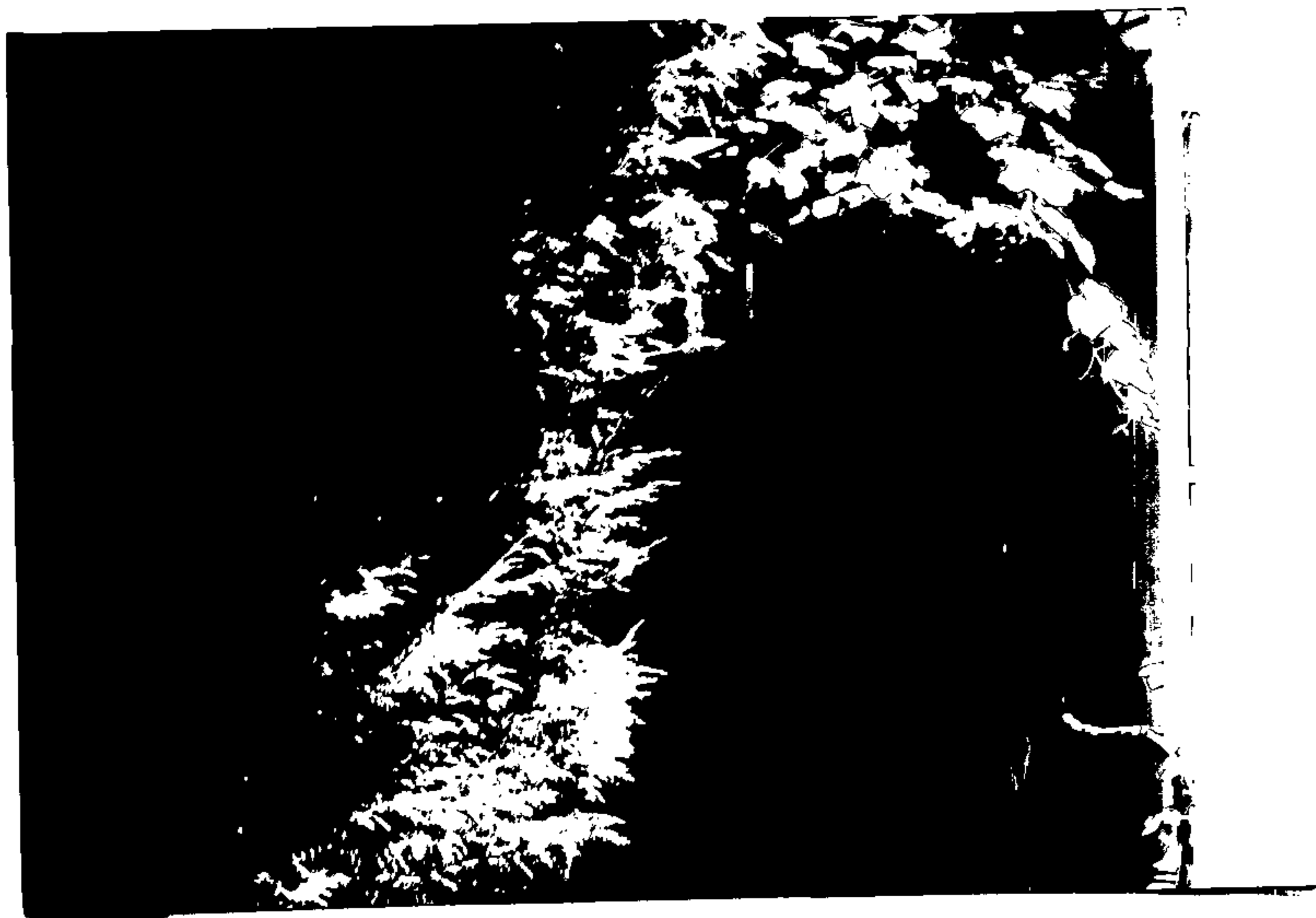
Common area standing on the easement.



10. The Kutson's stick fence and the easement



11. View from 10623 and the two townhomes' fence (the corner home's fence goes over the rest of the homes)



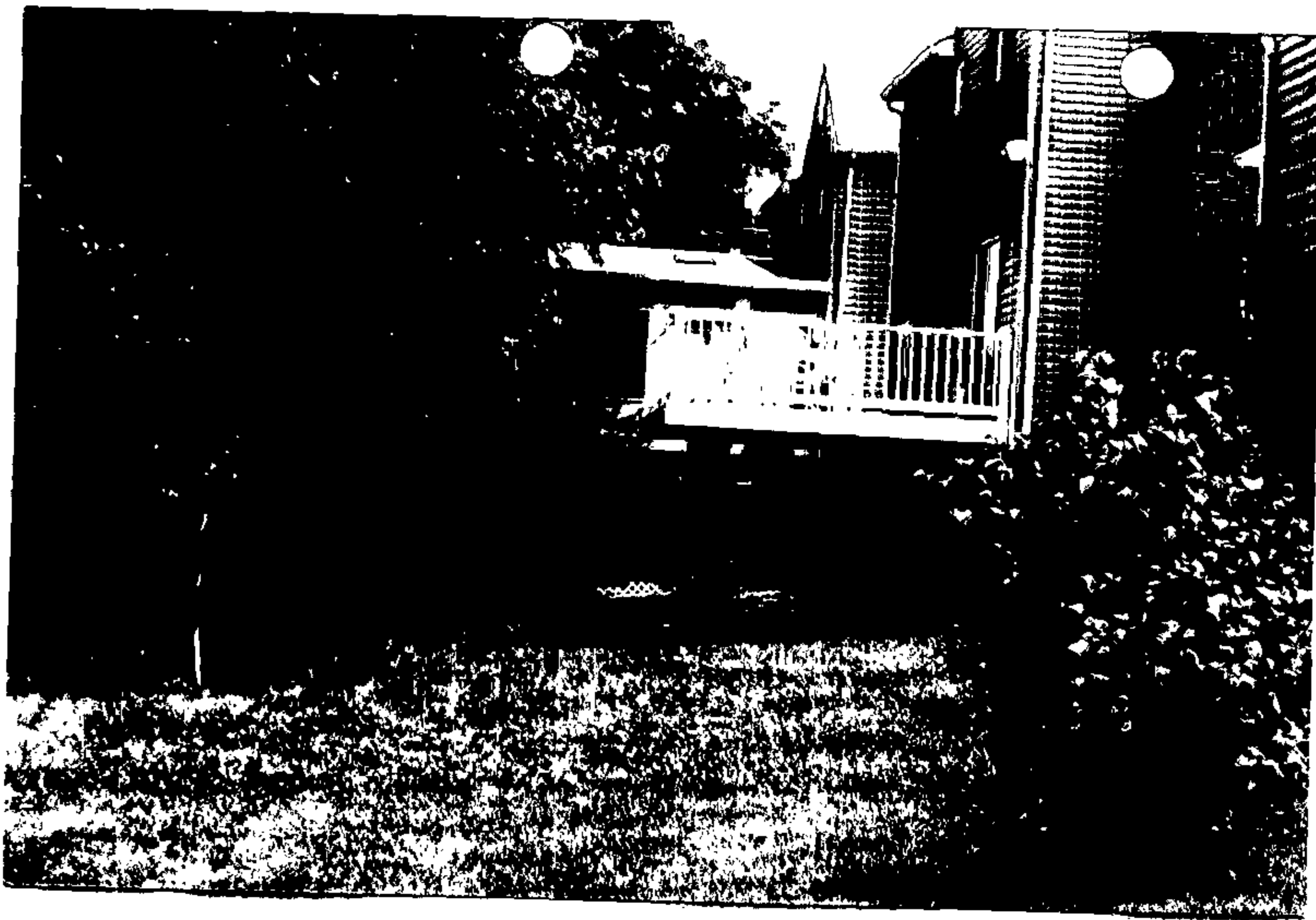
12. View from neighbor's yard looking in Kutson lower level



13. *10625 two floor Addition*, this is the full yard's view



14. *10625* side view of the addition



15. 10625 view from three houses away



16. 10633 one floor Addition



19. 10637 view from the side



20. 10708 Added a full two-car garage side of the house, bumped out a window from the old garage that was turned into a family room.



17. 10637 large three story Addition



18. 10637 addition, view from the neighbor's ^{easement} fence



21.10708 Addition



22. 10644 Addition full view from the side



23. 10644 showing close to the fence line



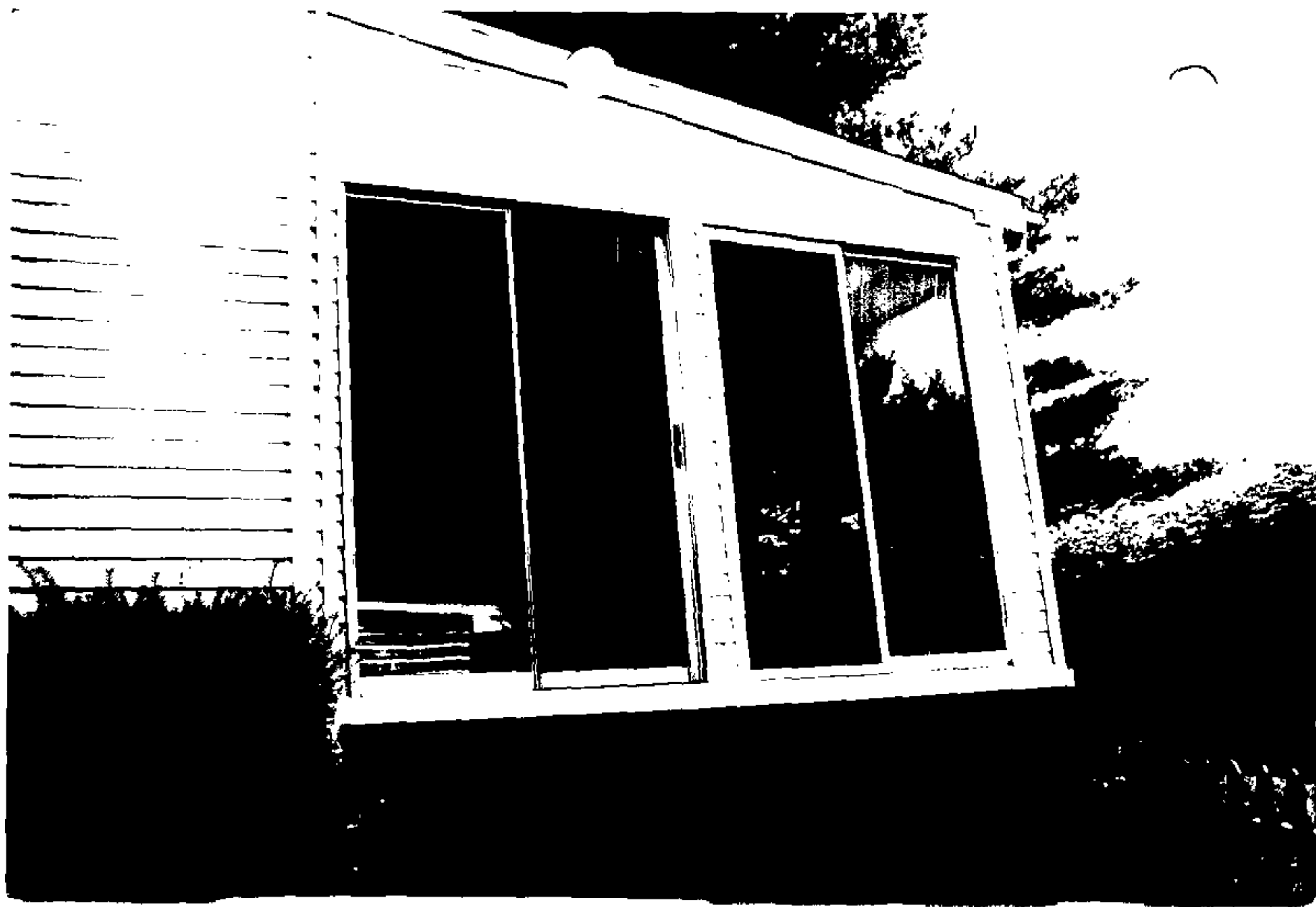
24. 10644 showing side view



25. 10642 Addition



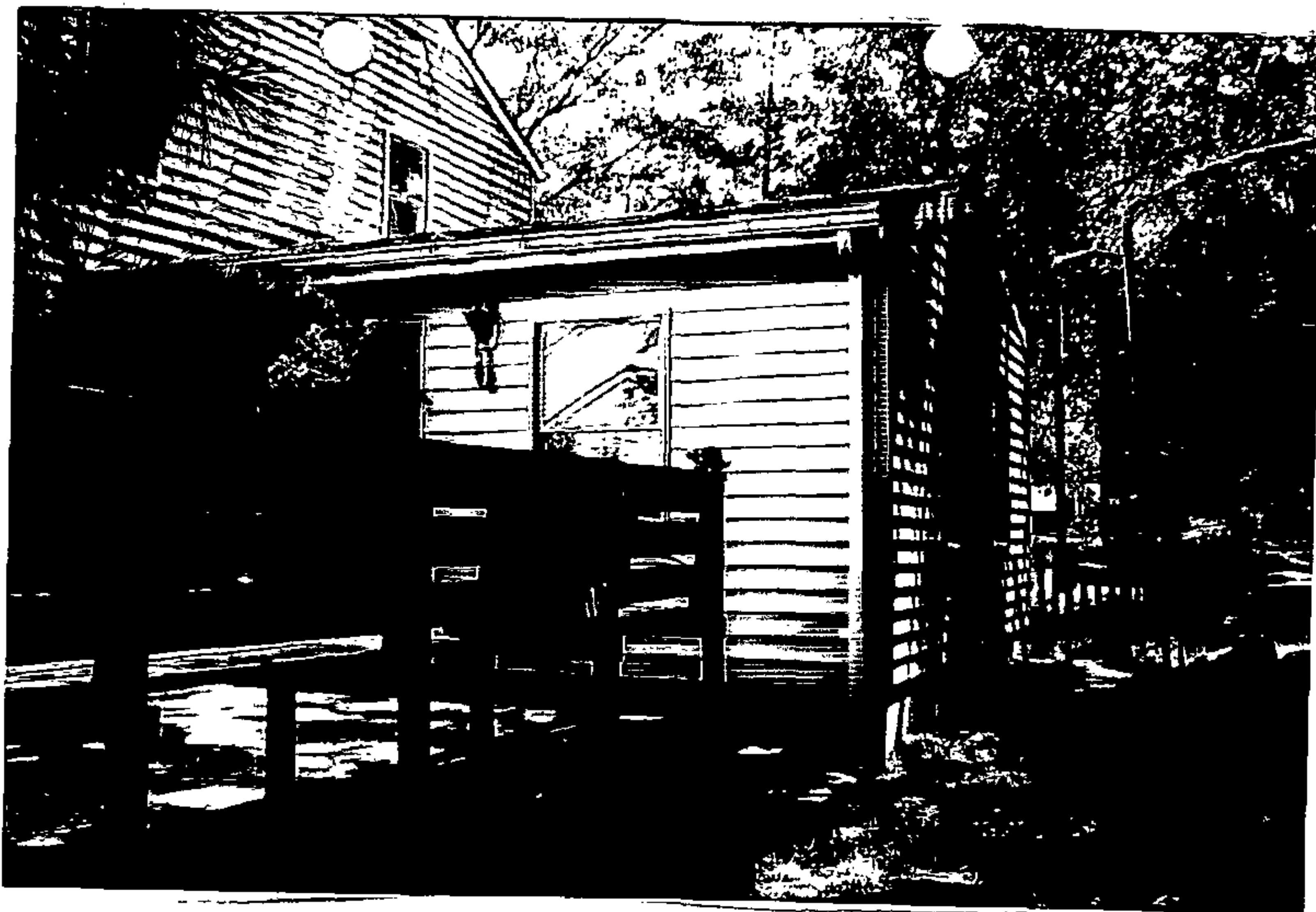
26. 10642 showing side of the addition



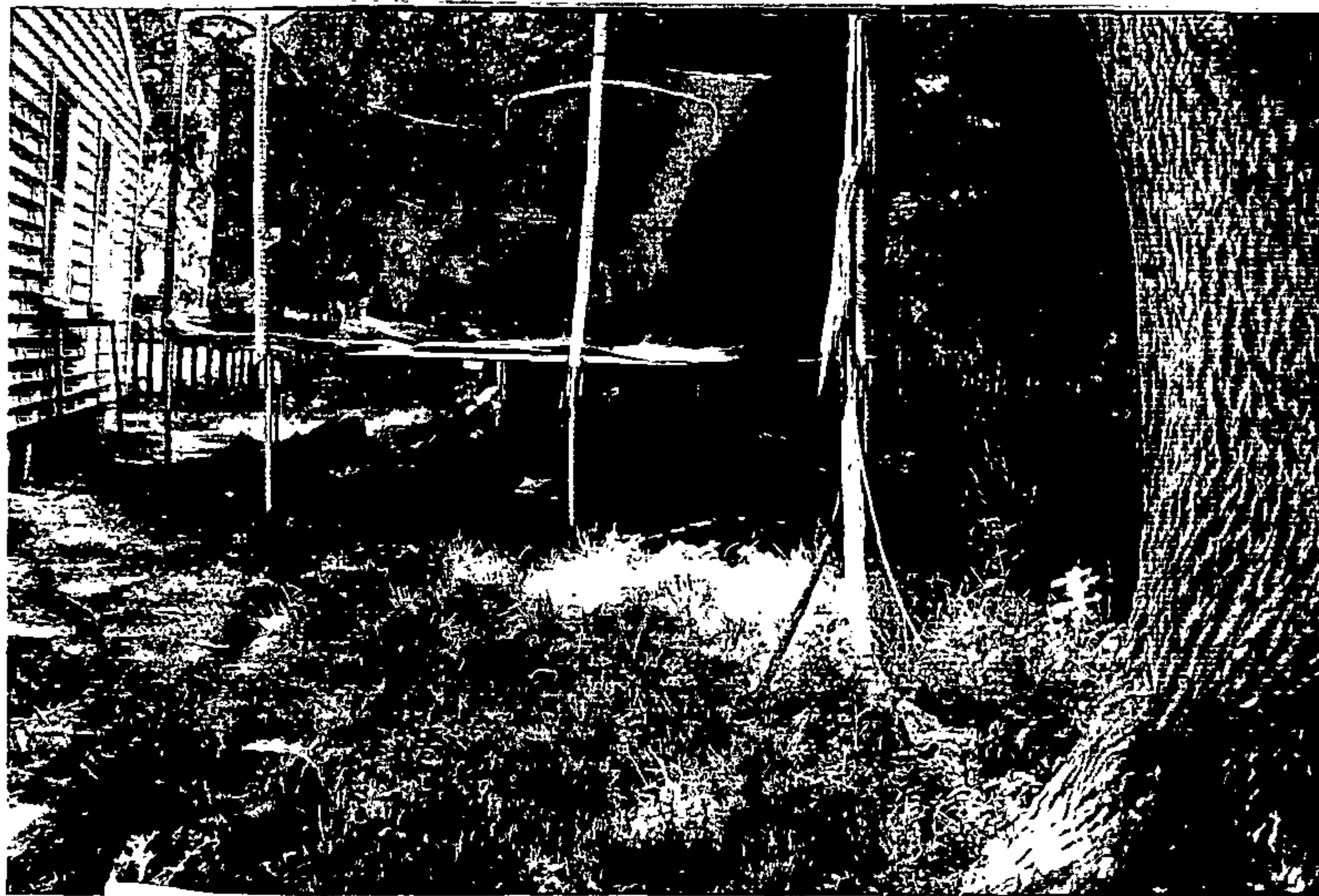
27.10640 Addition



28. 10640 addition, showing from the side fence, the yard and how close it sits to the neighbors, on the other side of the bushes



29. 10638 Addition



30. 10638 full yard, how close it sits back to the neighbor's yard



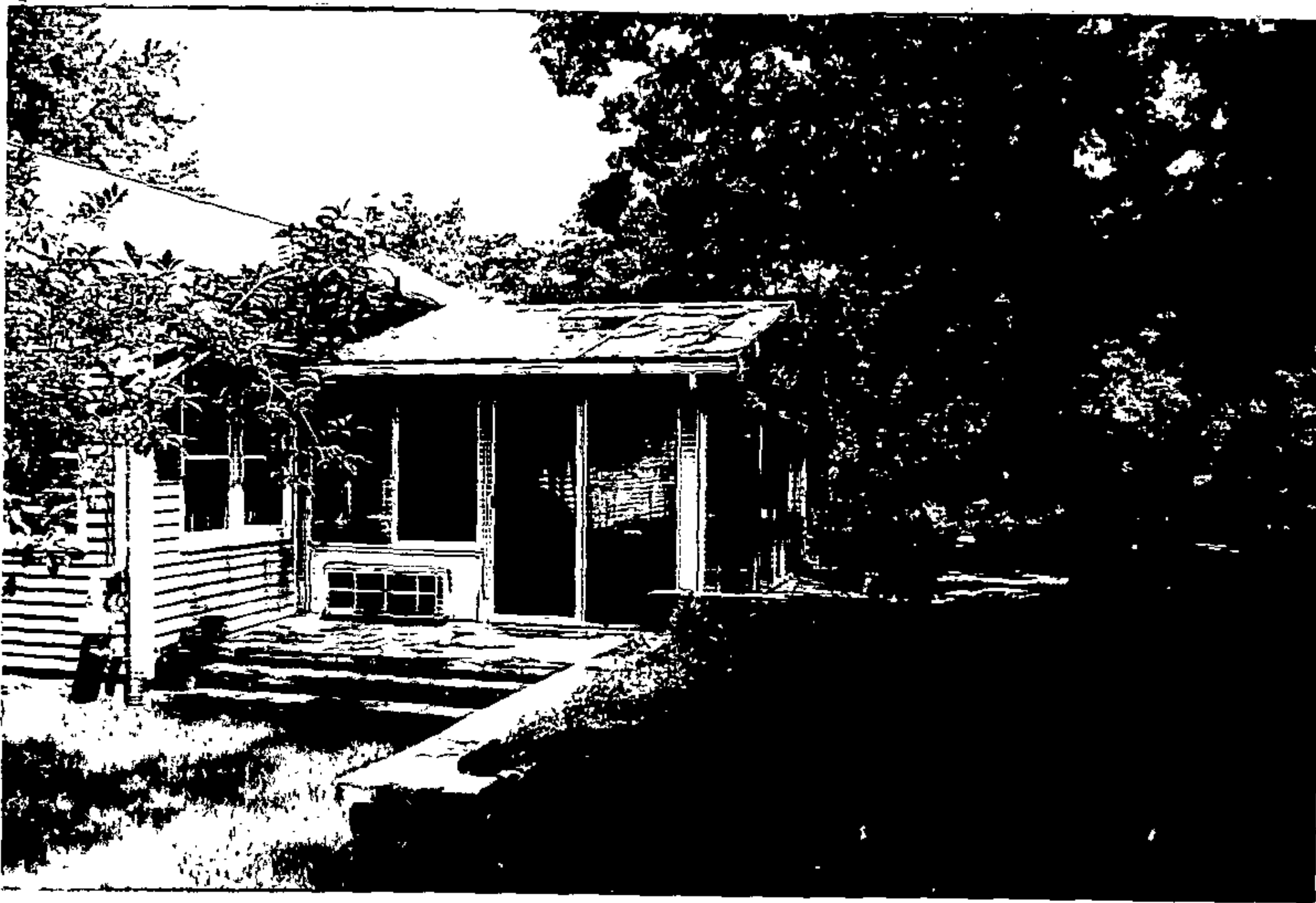
31.10632 Addition



32. 10632, how the addition sits back near the fence



33.10630 Addition



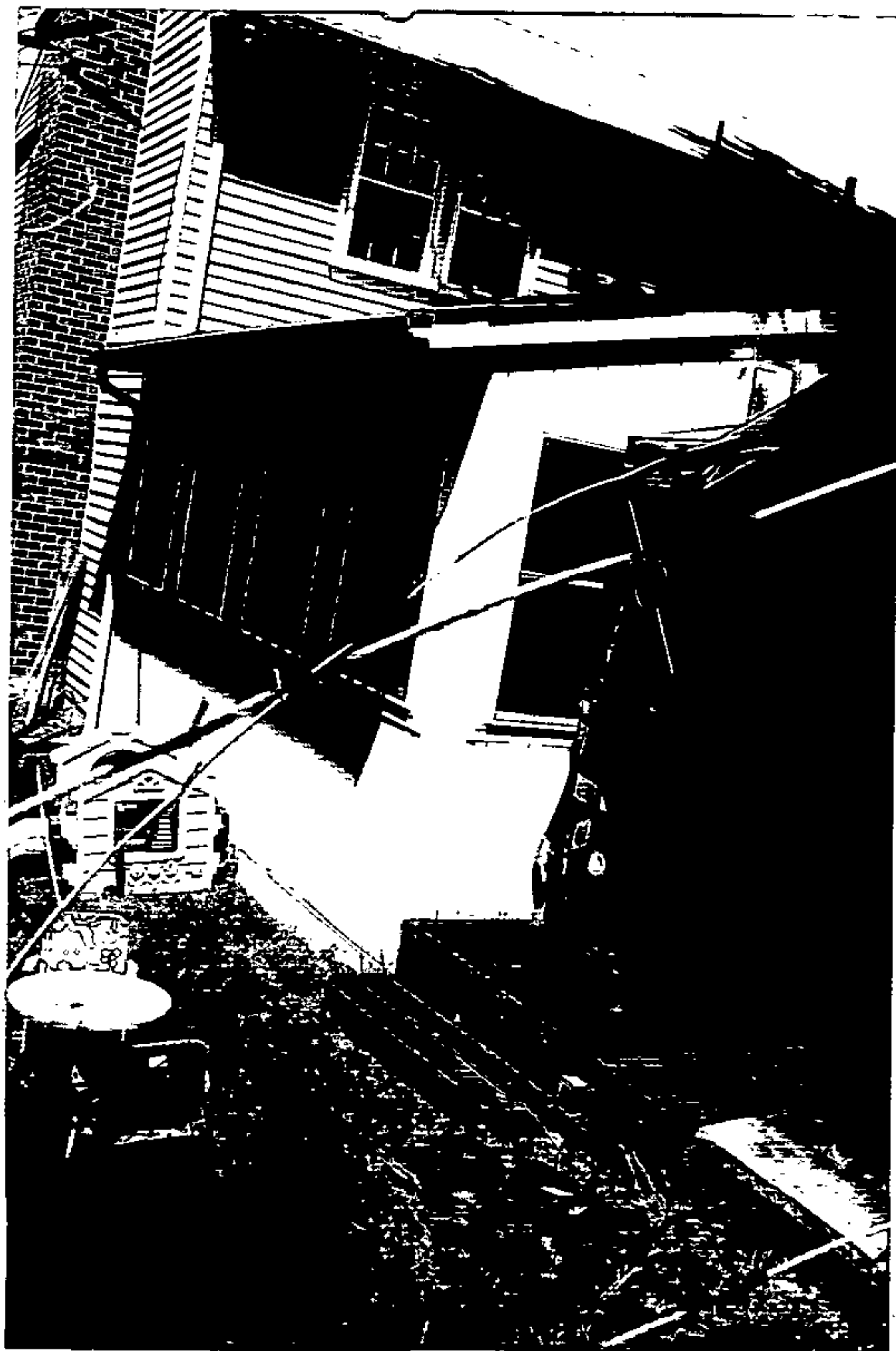
34.10628 Aaddition



35. 10628 addition view on the other side



36. 10626 added deck on the side of the house

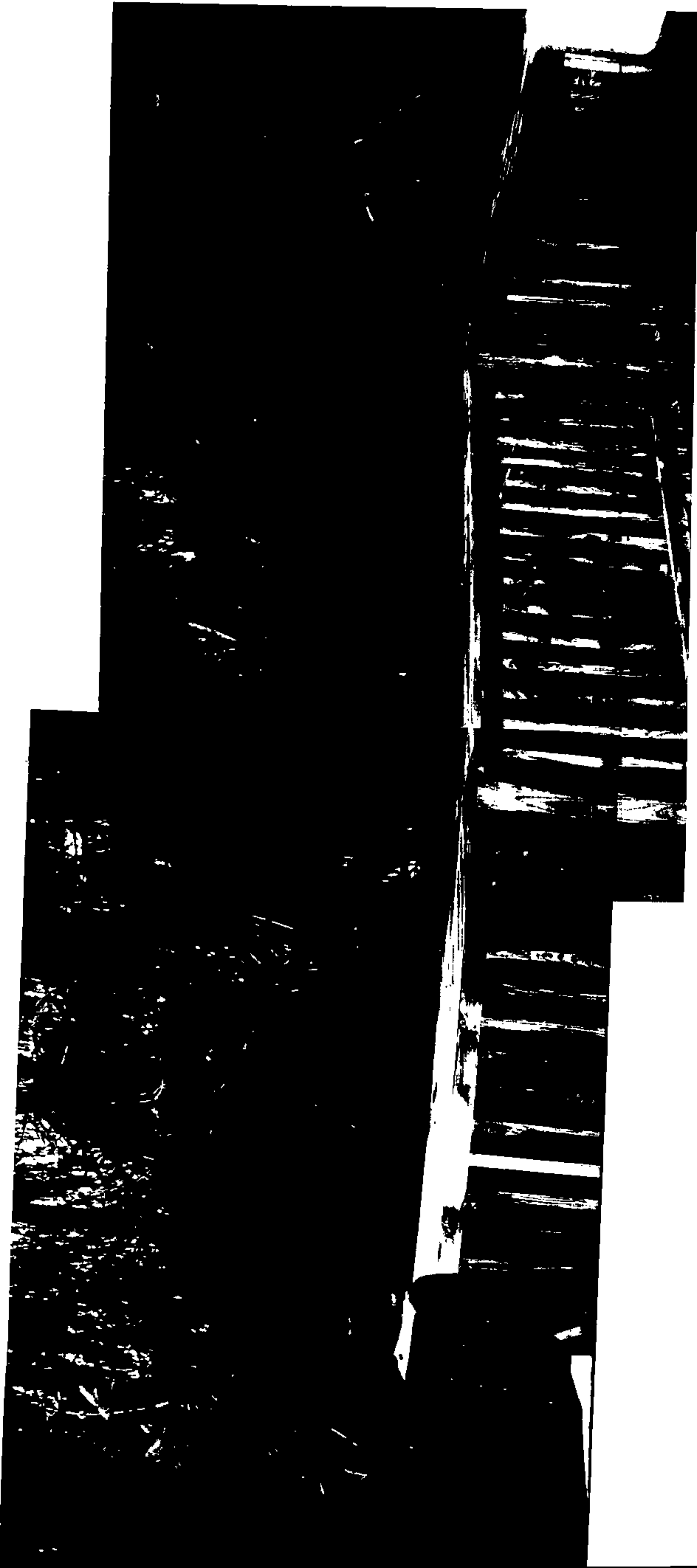


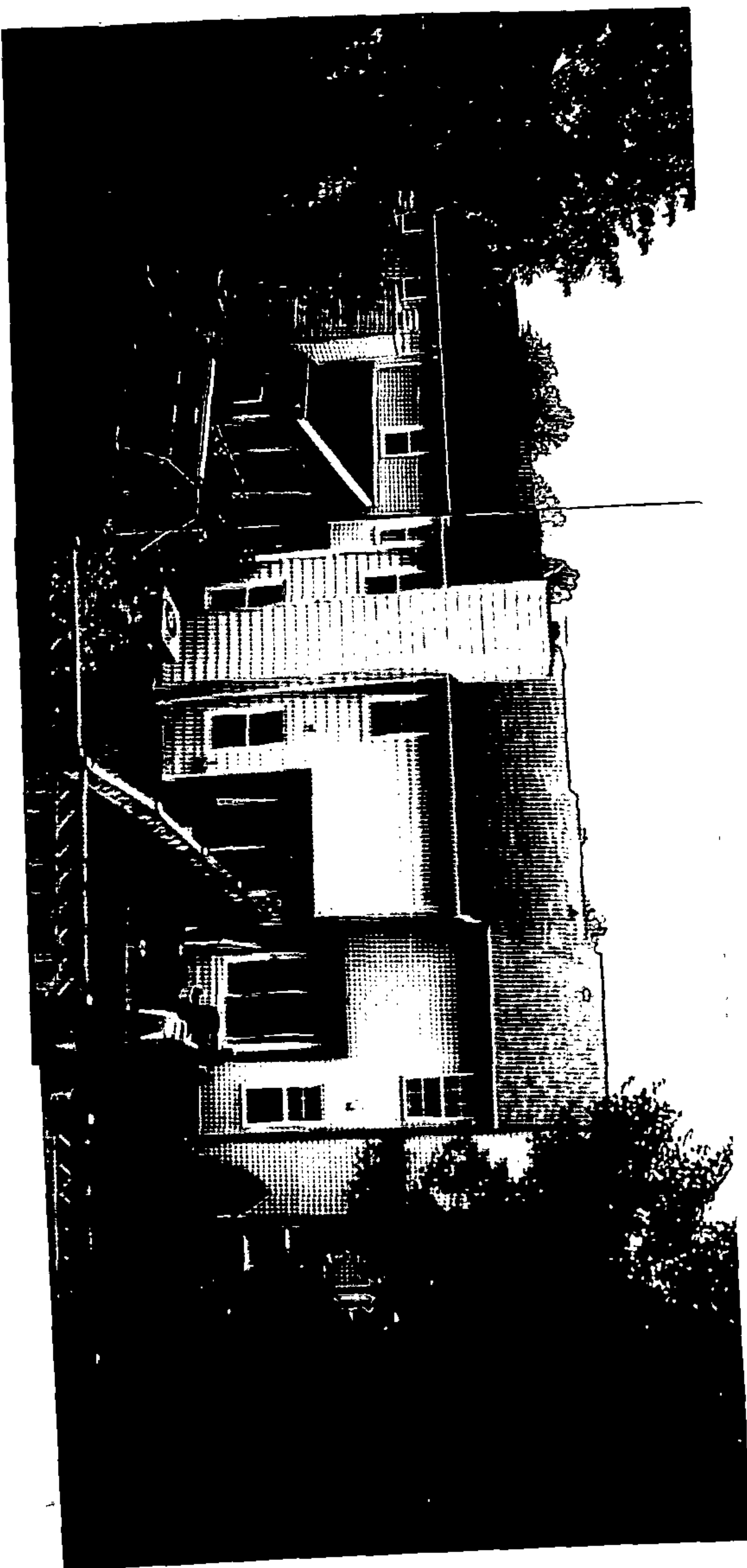
37.10622 Addition



38.10620 Addition

39. *From the Kutson's deck, the view*





40. from 10623's deck, the view



41. from 10623's deck, standing in the middle of the deck



42. 10623's back yard after the addition

Petition To Reject The Variance Change Request To Lot #34, 10621 Anglo Hill Road, Cockeysville, MD 21030

Petition summary and background	The owner of 10621 Anglo Hill Road, Cockeysville, MD 21030, is requesting the zoning for his lot #34 to be amended to construct an addition (sunroom & deck) outside the building envelope, thus changing the variance from 30 feet to 15 feet from the property line which backs up against the Warren Common Town Home Community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to decline the request to change the variance from 30 feet to any other distance from the property line of lot #34 (10621 Anglo Hill Road, Cockeysville, MD 21030).

Printed Name	Signature	Address	Comment	Date
Sen Ambrosiano	<i>Sen Ambrosiano</i>	20 Warren Common	Oppose Variance Request	10/29/06
Ken Goldstein	<i>Ken Goldstein</i>	24 Warren Common	Oppose Variance Request	10/29/06
Leslie Eisner	<i>Leslie Eisner</i>	14 Warren Common	Oppose Variance Request	10/29/06
Ilidia Williams	<i>Ilidia Williams</i>	10 Warren Common	Oppose Variance	10/29/06
Walt Reinhardt	<i>Walt Reinhardt</i>	1 Warren Common	Oppose Variance	10/29/06
Kathleen Robert	<i>Kathleen Robert</i>	5 Warren Common	Oppose Variance Request	10/29/06
P. O'Leary	<i>P. O'Leary</i>	18 Warren Common	Oppose Variance	10/29/06
Joseph Liberto	<i>Joseph Liberto</i>	29 Warren Common	Oppose Variance	10/29/2006
Dennis Abonnet	<i>Dennis Abonnet</i>	15 Warren Common	Oppose Variance	10/29/2006
Patricia Carrangio	<i>Patricia Carrangio</i>	41 Warren Common	Oppose Variance	10/29/2006

PROTESTANT'S

EXHIBIT NO. 1

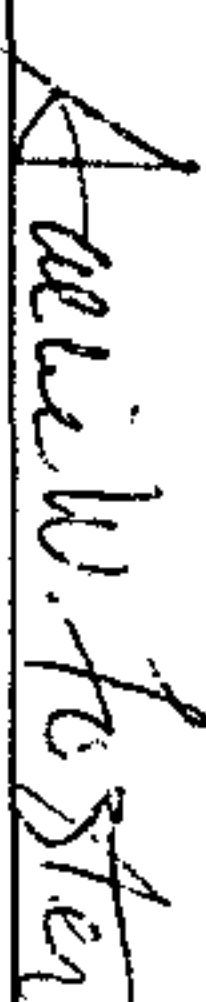
Petition To Reject The Variance Change Request To Lot #34, 10621 Anglo Hill Road, Cockeysville, MD 21030

Petition summary and background	The owner of 10621 Anglo Hill Road, Cockeysville, MD 21030, is requesting the zoning for his lot #34 to be amended to construct an addition (sunroom & deck) outside the building envelope, thus changing the variance from 30 feet to 15 feet from the property line which backs up against the Warren Common Town Home Community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to decline the request to change the variance from 30 feet to any other distance from the property line of lot #34 (10621 Anglo Hill Road, Cockeysville, MD 21030).

Printed Name	Signature	Address	Comment	Date
VERGINIA SLATTERY	<i>Virginia Slattery</i>	21 Warren Common	opposed	Oct. 29, 06
GEORGEANNE CAMPBELL	<i>Georganne Campbell</i>	19 Warren Common	opposed	10/29/06
JOY BROCK	<i>Joy Brock</i>	7 Warren Cmn.	OPPOSED	10/29/06
Stephanie Lurvey	<i>Stephanie Lurvey</i>	25 Warren Cmn.	opposed	10/29/06
Quindley Gloria-Rolf	<i>Gloria-Rolf</i>	11 Warren Common	opposed	10/29/06
Steven Lane	<i>Steven Lane</i>	17 Warren Common	Strongly Opposed	10/29/06
Mandy Brewer	<i>Mandy Brewer</i>	29 Warren Cmn	opposed	10/29/06
Josh Passman	<i>Josh Passman</i>	37 Warren Common	opposed	10/29/06
Katsuyuki Tognoli	<i>Ken Tognoli</i>	31 Warren Common	opposed	10/29/06
Michael VITO	<i>Michael Vito</i>	47 Warren Common	opposed	10/29/06

Petition To Reject The Variance Change Request To Lot #34, 10621 Anglo Hill Road, Cockeysville, MD 21030

Petition summary and background	The owner of 10621 Anglo Hill Road, Cockeysville, MD 21030, is requesting the zoning for his lot #34 to be amended to construct an addition (sunroom & deck) outside the building envelope, thus changing the variance from 30 feet to 15 feet from the property line which backs up against the Warren Common Town Home Community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to decline the request to change the variance from 30 feet to any other distance from the property line of lot #34 (10621 Anglo Hill Road, Cockeysville, MD 21030).

Printed Name	Signature	Address	Comment	Date
Cornie Anderson		51 Warren Common Cockeysville, MD 21030	Opposed	10/29/06
Shane W. Foster		41 Warren Com 21030	Opposed	10/29/06
JANE T ROBERTSON		35 WARREN COMMON	OPPOSED	10/29/06
MARY ELLEN PARR		22 WARREN COMMON	OPPOSED	10/29/06
LINDA METZ		23 WARREN COMMON	OPPOSED	10/29/06

Oct 26, 2006

In regard to case #07-090-SP14
Warren Purchase Lot #34
Property address: 10621 Anglo Hill Rd.
Cockeysville -

I am opposed to an addition and deck
on the back of the house which would
take it to 15' off of the property line.

Mae Dutton
#9 Warren Commission

PROTESTANT'S

EXHIBIT NO.

2

Steve Lane
17 Warren Common
Cockeysville, MD 21030

Re: Zoning Hearing- Case #07-096-SPH
Property address: 10621 Anglo Hill Rd. Cockeysville

Sirs:

I reside very close to Warren Purchase Lot 34. I have lived in my present location for 27 years. I strongly oppose Warren Purchase Lot 34's request for a variance from the set-back rules.

An attractive feature of Warren Common is its open space. That includes the open space in the center of the community, the neighboring watershed area and the area between our homes and adjacent Warren Purchase homes.

Permitting Warren Purchase Lot 34 to build within 15 feet of the property line will significantly diminish the open space around our community and our feeling of privacy. I am also very concerned about the impact of that variance on Warren Common property values.

I respectfully request that you decline the variance request.

Yours truly,
Steven Lane

October 30, 2006

Case # 07-090-SPH

Re: Warren Purchase Lot #34

Property address: 10621 Anglo Hill Road, Cockeysville, 21030

I am opposed to granting a variance on this property.

A handwritten signature in cursive script, reading "Milton R. Roeth".

Milton R. Roeth

13 Warren Common

Cockeysville, MD 21030

410-667-6667

IN RE CASE #070905PH

Oct 26, 2007

RE WARREN PURCHASE LOT #34 C10621 ANGLO HILL RD 21030

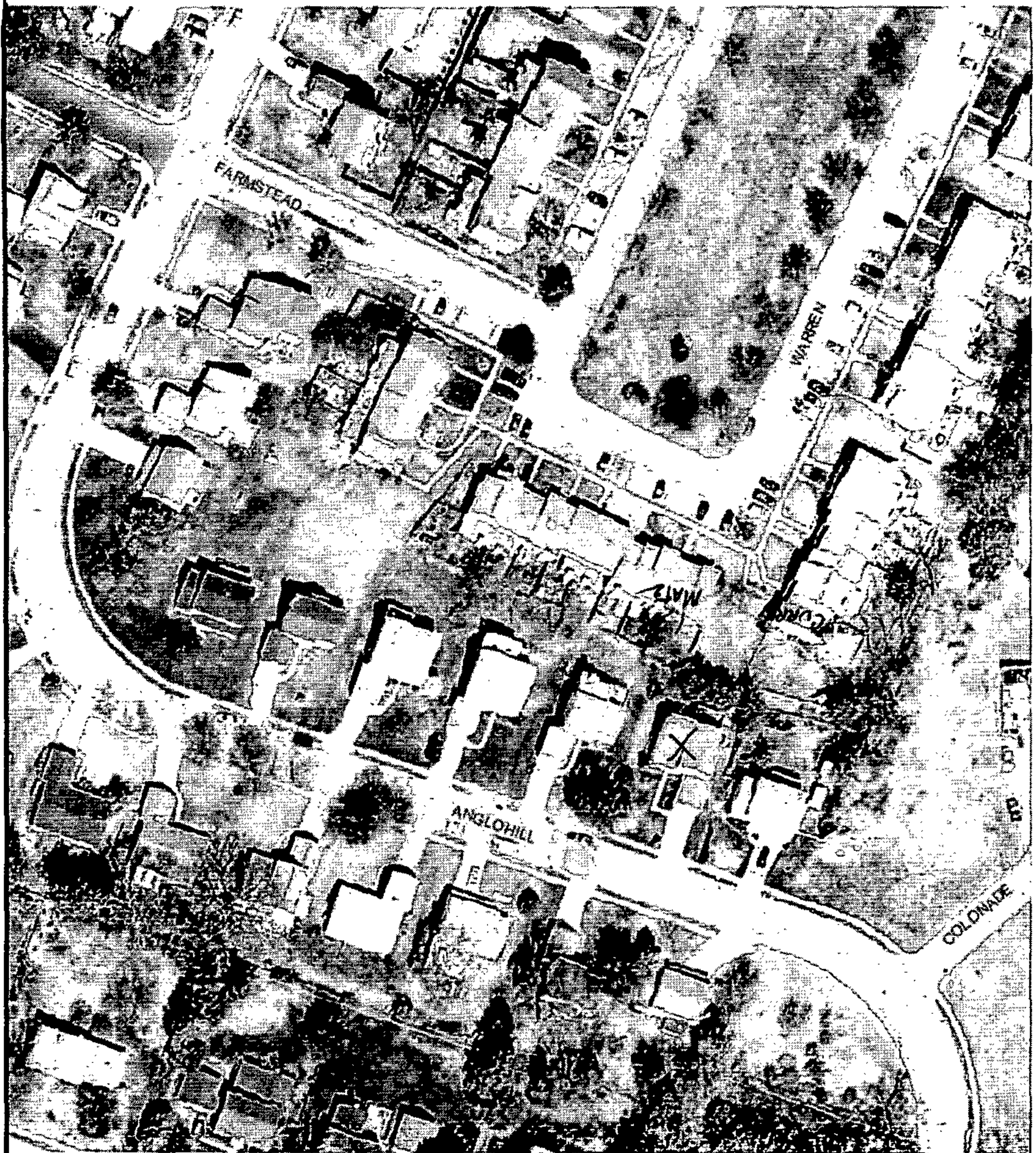
I am opposed to an addition and deck
on the back of the house which would
take it to 15' off of the property line.

Signed

Kathleen Roberts #5

Warren

Common



PROTESTANT' S

EXHIBIT NO.

3

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 08 Account Number - 1700007978

Owner Information

Owner Name: KUTSON NICHOLAS
KUTSON FIFI Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 10621 ANGLO HILL RD
COCKEYSVILLE MD 21030-2934 Deed Reference: 1) / 6842/ 183
2)

Location & Structure Information

Premises Address
10621 ANGLOHILL RD

Legal Description

369 NW SAXON HILL DR
WARREN PURCHASE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
52	2	13					34	2		40/ 144

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1978	2,460 SF	8,120.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2005	Phase-In Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	60,120	100,120		
Improvements:	153,610	208,160		
Total:	213,730	308,280	276,762	308,280
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
RASHIDIAN MOHAMMED BAGHER	12/31/1984	\$105,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 6842/ 183	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

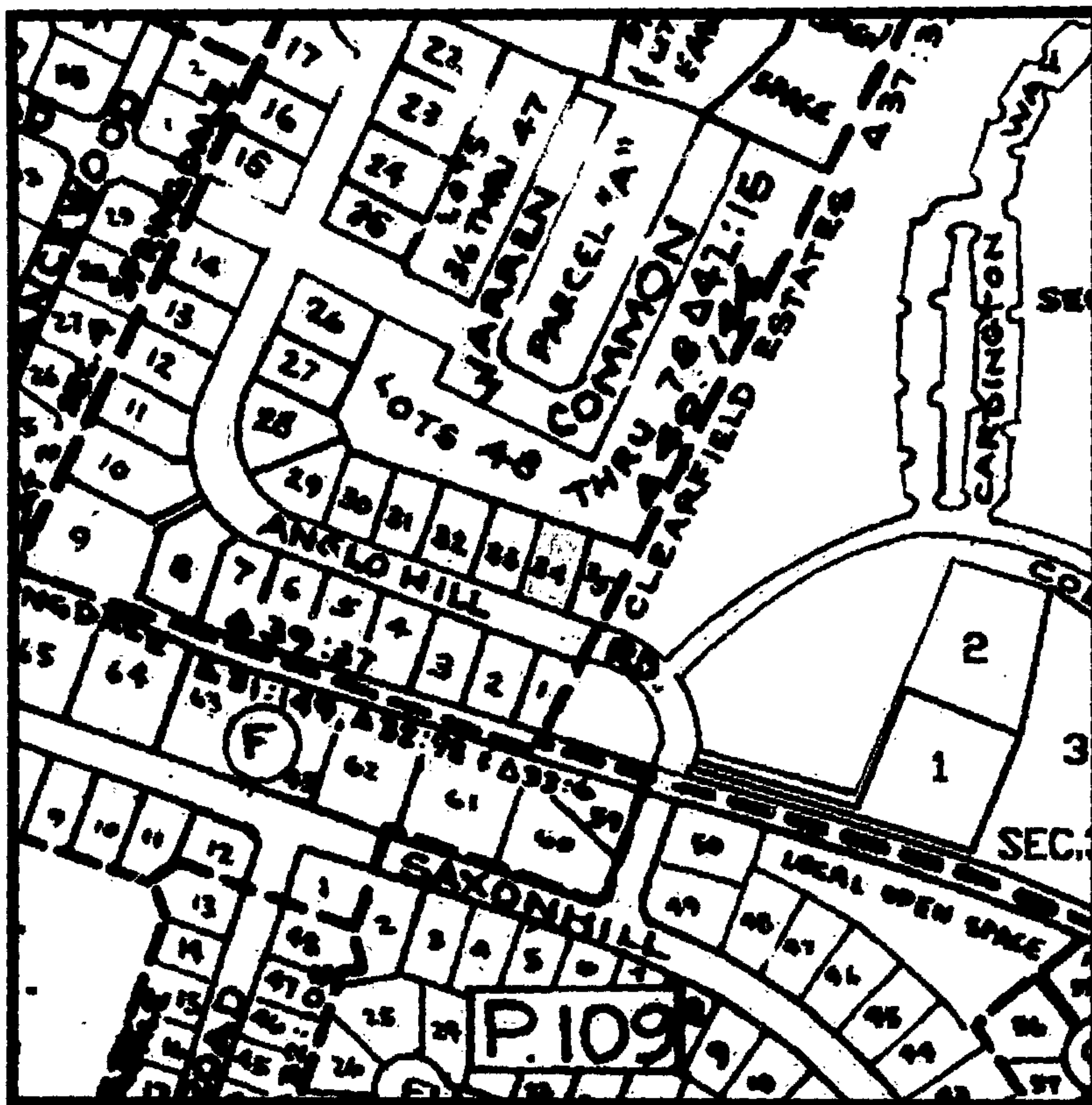
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 08 Account Number - 1700007978



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/webcom/index.html

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Property is to be posted and I, or we, agree to pay expenses of processing and posting upon filing of this request, additional public hearing and reposting fees if I decide to proceed after a Protestant's public hearing request and further agree to and are to be bound by the Zoning Regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. *TO PERMIT THE CONSTRUCTION OF AN ADDITION AND A ROCK OUTSIDE OF THE PERMITTED ENVELOPE*

Address Cockeysville, MD 21030
City/State/Zip Code

1918

Address
Cockeysville, MD 21030
City/State/Zip Code

It is hereby CERTIFIED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Certification for Amendment to Development Plan is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and other Baltimore County land use and development requirements and that said amendment does not violate the spirit and intent of the original development plan.

BY: _____

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR AN INDIVIDUAL LOT OWNER'S AMENDMENT TO A DEVELOPMENT PLAN
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Amendment has been reviewed and is accepted
for filing by Bruno Rudartis on 3/23/06
Date (A)

A sign indicating the proposed Amendment must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost is \$60.00 for
filing, \$~~35~~⁵⁰.00 per sign for posting; total of \$~~95~~⁵⁰.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 4/4/06 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES ☒ NO _____ -DATE 4/19/06

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4/19/06 C (B-3 Work Days)

TENTATIVE DECISION DATE 4/22/06 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

AMEND (TXTSOPH)
Revised 4/1/92

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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City/State/Zip Code

BY:

SCHEDULED DATE, CERTIFICATE OF FILING AND POSTING
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CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

AMEND (TXTSOPH)
Revised 4/1/92



WARREN PURCHASE"

FINAL DEVELOPMENT PLAN

8MELECTION DIST. - BALTO COUNTY, MARYLAND

OWNER: ARUNDEL LUMBER COMPANY, INC.

4317 YORK RD BALTIMORE, MD 21212

3 AC ±

3.5

22.33) = 78.16

= 78

22.33) = 0.67 AC ±

3.022 AC ±

at limit provided (Total 156)

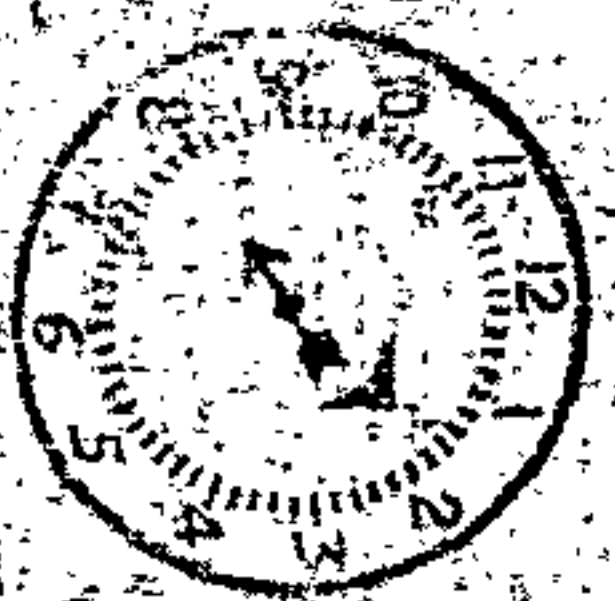
maintain areas labeled 'S.H.O.A.' Parcel 'A' & L.O.S.

or a Co.

and not to exceed 25 ft

is in and limits

APR 4 1980 PM



OFFICE OF PLANNING & ZONING

OFFICE of Planning & Zoning

Approved by

William D. Brown

2/2/80

Director of Planning

Date

W. D. Brown

2/4/80

Zoning Commissioner

Date

MICROFILMED

MANUAL & HOLDREER INC

CASE NAME 07-096 SP14
CASE NUMBER _____
DATE 10/30/06

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
LOU ANN E. SHARP	220 Bosley Ave	Towson MD 21204	
Michaela Putson	10628 Angleshill Rd	Cockeysville, MD 21032	
Fifi Putson	10621 Angleshill Rd	" "	F.Putson@hotmail.co
Scott Woods	10623 Angleshill Rd	" "	Scott@scottwoods.net
LINDA METZ	23 WARREN COMMON	COCKEYSVILLE MD 21030	
STEPHANIE CUREY	25 WARREN COMMON	COCKEYSVILLE MD 21030	
JAMES ROBERTSON	35 WARREN COMMON	" "	
Priscilla Stevens	10619 Angb Hill Rd	Cockeysville, MD 21030	

~~Nov 3, 1902~~

CASE NAME 074-096-SPH
CASE NUMBER _____
DATE 10/30/06

CITIZEN'S SIGN-IN SHEET

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME

CITY, STATE, ZIP

Jeffrey Perlow

PDM-Zoning Review

X 3391

[illegible]

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

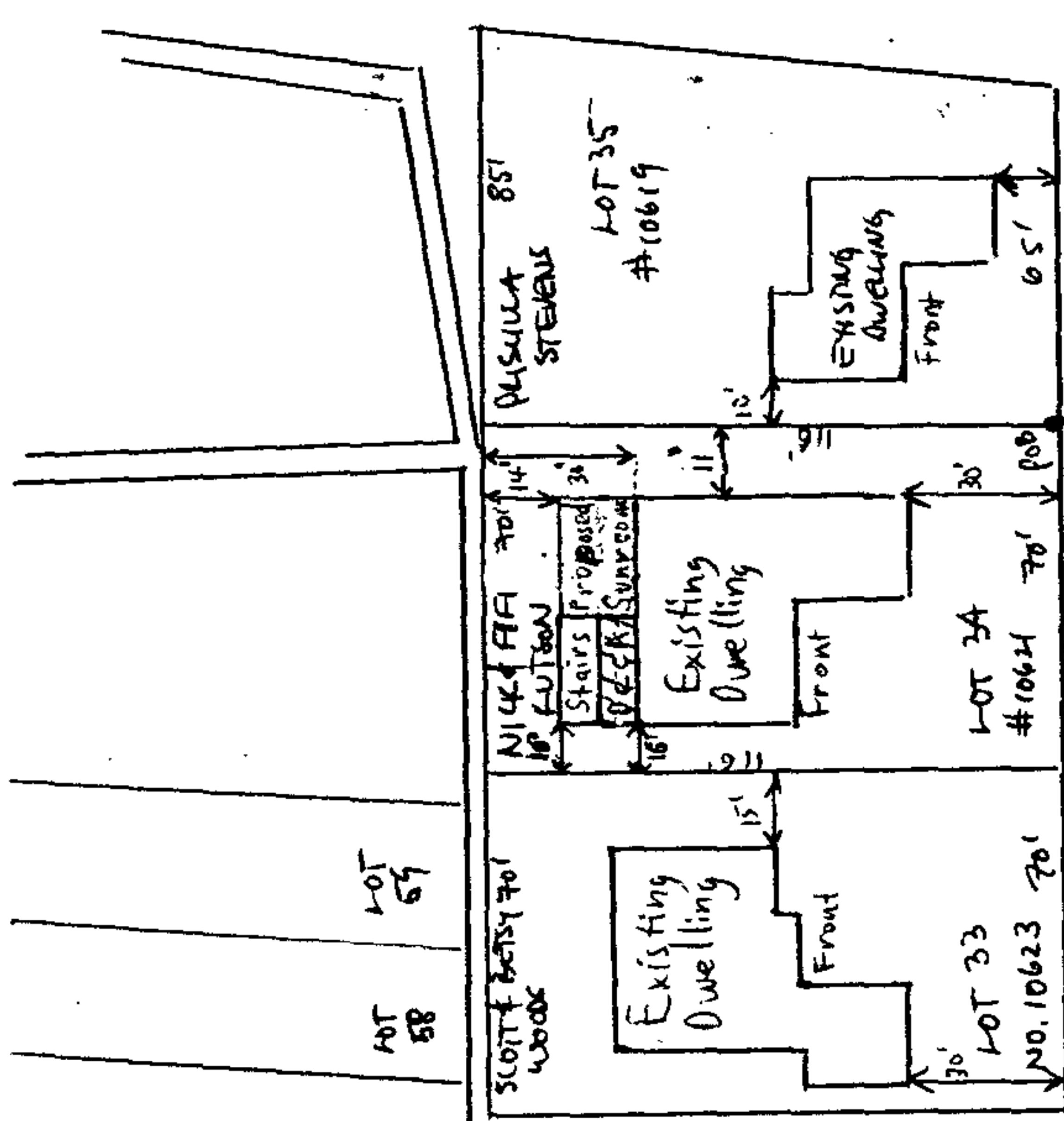
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 10621 AUGUSTA ROAD

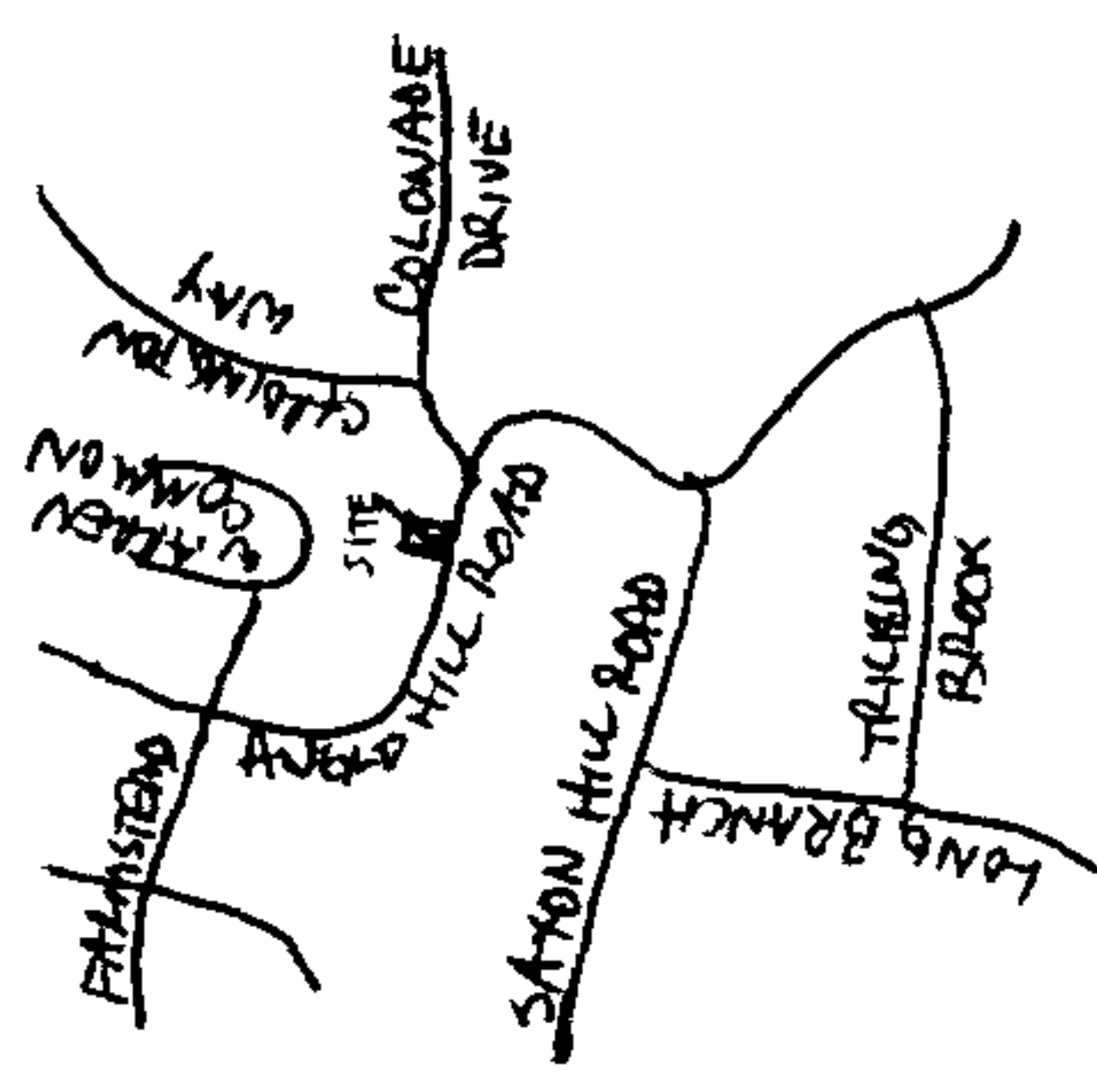
SUBDIVISION NAME WARMEN PURCHASE

PLAT BOOK # 40 FOLIO # 144 LOT # 34 SECTION #

OWNER NICHOLAS & FIFI KUTSON



1850' from E of Colomade Road



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 08

COUNCILMANIC DISTRICT 03

1"=200' SCALE MAP # NE 17-4

ZONING DA 3.5

LOT SIZE .186 ACRES 8,120 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA ☐

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY / BUILDING ☐

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY JMP ITEM # 096 CASE # 107-096-SPH



SCALE OF DRAWING: 1" = 50'

PREPARED BY Brenda Schubert

052Δ1



MS-960-10