

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Rockaway Beach Avenue, 700 feet
North of Turkey Point Road
15th Election District
6th Councilmanic District
(619 Rockaway Beach Road)

William and Anita Goodwin
Petitioners

* BEFORE THE
* DEPT. ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-121-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, William and Anita Goodwin. The variance request is for property located at 619 Rockaway Beach Road. The variance request is from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 5.5 feet and 4 feet and a sum of 9.5 feet in lieu of the required 10 feet minimum and sum of 25 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to add a 380 square foot sunroom to their home. The location for the proposed addition lends itself to the utilization of existing facilities without interruptions to the current floor plan. The sunroom addition will help to insulate and reduce the heating bills. The sunroom will provide a place to enjoy the outdoors without being bothered by the weather or bugs. The addition will improve the appearance of the house. The restrictive area of the lot does not lend itself to an addition of usable size without obtaining a variance.

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 Department of Environmental Protection and Resource Management dated October 12, 2006

RECEIVED FOR FILING

10-23-06

JB

which contained restrictions. A copy of which is incorporated herein and made a part hereof the file.

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 September 22, 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 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.

ORDER RECEIVED FOR FILING

10-23-06

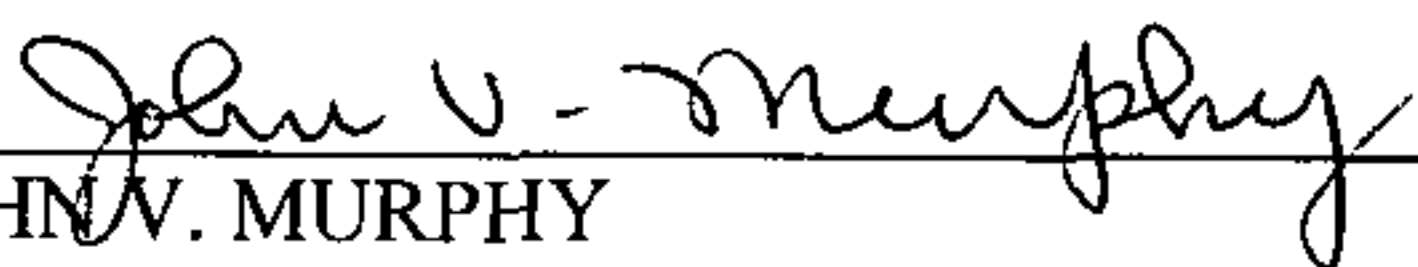
10-23-06

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

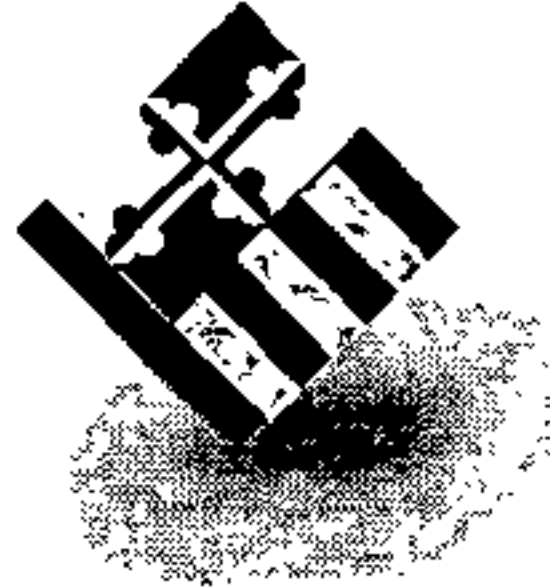
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23rd day of October, 2006, that a variance from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 5.5 feet and 4 feet and a sum of 9.5 feet in lieu of the required 10 feet minimum and sum of 25 feet 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. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover must be maintained. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by the Department of Environmental Protection and Resource Manage. .

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 23, 2006

WILLIAM AND ANITA GOODWIN
619 ROCKAWAY BEACH ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 07-121-A
Property: 619 Rockaway Beach Road

Dear Mr. and Mrs. Goodwin:

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

c: Gregory Falter, Patio Enclosures, Inc., 224 8th Avenue NW, Glen Burnie MD 21061

CBCA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 619 Rockaway Beach Ave. Baltimore, MD 21221

which is presently zoned DR 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 Variance from Section(s) 1B02.3C.1 (CHART.)

To Permit: SIDE YARD SETBACKS OF 5.5 FT. & 4 FT. & A SUM OF 9.5 FT. IN LIEU OF THE REQUIRED 10 FT MINIMUM AND SUM OF 25 FT.

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):

William Goodwin

Name - Type or Print

Signature

Anita Goodwin

Name - Type or Print

Signature

619 Rockaway beach Ave.

Address

410-391-7595

Telephone No.

Baltimore, MD 21221

City

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Gregory Falter)

Name

224 8th Ave NW

Address

410-760-1919

Telephone No.

Glen Burnie, MD 21061

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 10-23-06 day of October 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.

07-121-A

REV 10/25/01

Reviewed By

SM

Date

09-15-06

Estimated Posting Date

09-20-06

10-23-06

76

A980

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 619 Rockaway Beach Ave.
Address
Baltimore, MD 21221
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):

1. This area lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the dwelling.
2. Insulate and reduce heating bills.
3. Reduce road and other ambient noises.
4. A place to sit outdoors without concern for bugs, flies, mosquitos, the suns harmful rays etc...
5. Improve the overall appearance of the house.
6. The restrictive of the lot does not lend itself to any addition of adequate size without a variance.

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.

William J. Goodwin Jr.
Signature

William Goodwin
Name - Type or Print

Anita Goodwin
Signature

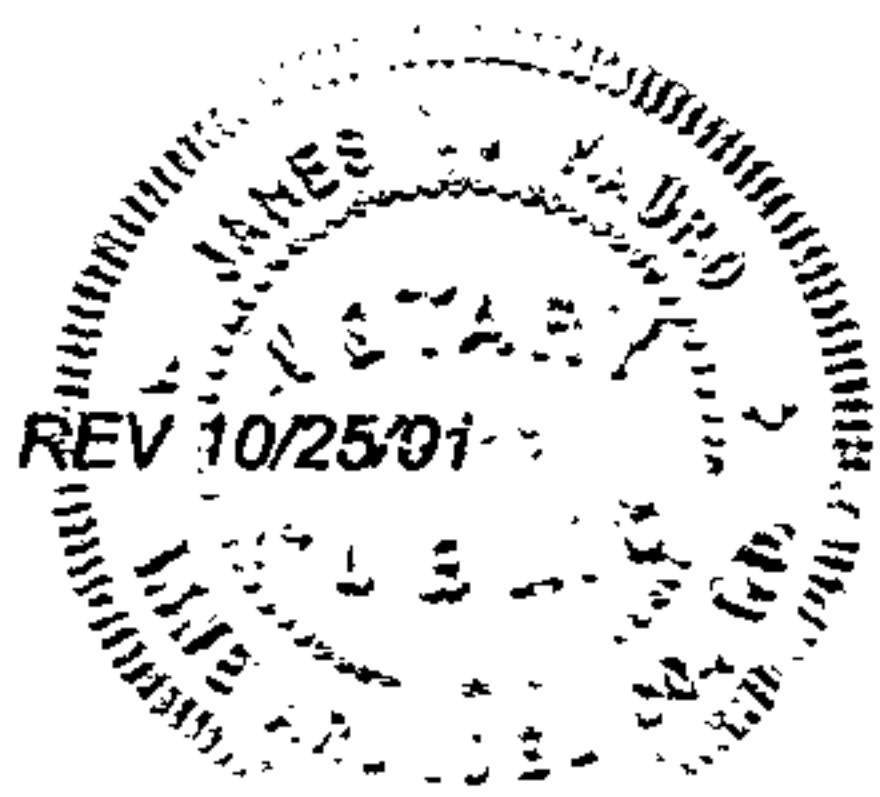
Anita Goodwin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of SEPTEMBER, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WILLIAM J. GOODWIN JR & ANITA GOODWIN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



James J. Davis
Notary Public

My Commission Expires 11/1/2009

CBCA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 619 Rockaway Beach Ave. Baltimore, MD 21221

which is presently zoned DR 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 Variance from Section(s) 1B02.3 c1 (CHART)

TO PERMIT: SIDE YARD SETBACKS OF 5.5 FT. & 4 FT. & A SUM OF 9.5 FT IN LIEU OF THE REQUIRED 10 FT. MINIMUM & SUM OF 25 FT

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):

William Goodwin

Name - Type or Print

Signature

Anita Goodwin

Name - Type or Print

Signature

619 Rockaway beach Ave.

Address

410-391-7595

Telephone No.

Baltimore, MD 21221

City

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Gregory Falter)

Name

224 8th Ave NW

Address

410-760-1919

Telephone No.

Glen Burnie, MD 21061

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 10-23-06 day of October 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.

CASE NO.

07-121-A

REV 10/25/01

DATE

10-23-06

Reviewed By

[Signature]

Date

10-15-06

Estimated Posting Date

10-24-06

Zoning Commissioner of Baltimore County

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 619 Rockaway Beach Ave.
Address
Baltimore, MD 21221
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):

1. This area lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the dwelling.
2. Insulate and reduce heating bills.
3. Reduce road and other ambient noises.
4. A place to sit outdoors without concern for bugs, flies, mosquitos, the suns harmful rays etc...
5. Improve the overall appearance of the house.
6. The restrictive of the lot does not lend itself to any addition of adequate size without a variance.

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.

William J. Goodwin Jr.
Signature
William Goodwin
Name - Type or Print

Anita Goodwin
Signature
Anita Goodwin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8TH day of SEPTEMBER, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared WILLIAM J. GOODWIN JR. & ANITA GOODWIN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



William J. Goodwin Jr.
Notary Public
My Commission Expires 11/1/2009

ZONING DESCRIPTION FOR 619 ROCKAWAY BEACH AVE.

BEGINNING AT A POINT ON THE EAST SIDE OF ROCKAWAY BEACH AVE. WHICH IS 30' WIDE AT THE DISTANCE OF 700' NORTH OF THE NEAREST IMPROVED INTERSECTING STREET TURKEY POINT RD. WHICH IS 30' WIDE. BEING LOT # 62 BLOCK__, SECTION__, IN THE SUBDIVISION OF ROCKAWAY BEACH AS RECORDED IN COUNTY PLATBOOK # 4, FOLIO # 171, CONTAINING 10,350 SQ'. ALSO KNOWN AS 619 ROCKAWAY BEACH RD. LOCATED IN THE 15th ELECTION DISTRICT, 6th COUNCILMANIC DISTRICT.

07-121-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21095

DATE 09-15-06 ACCOUNT R-001006-G (50)
AMOUNT \$ 65.00

RECEIVED
FROM:

RIC-LEE CORP

FOR:

Res. Vatr. (Hollow.)
619 Rock Avenue, P.O. Box

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SM

PAID RECEIPT

BUSINESS 601144 FIVE 3000
9/18/2006 9/18/2006 14/22/06 2
RED 4532 MAIL 3000 OFF
SYNOPSIS # 478499 9/15/2006 DELH
DEPT. 5 528 20000 VERIFICATION
CR NO. 121995
Receipt No. 145.00
145.00 CR
BALTIMORE COUNTY, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-121-A

Petitioner/Developer: W. & A. Goodwin

Date of Hearing/Closing: Oct. 5, 2006

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

Attention: Christen Matthews

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 _____

619 ROCKAWAY BEACH AVE.

The sign(s) were posted on SEPT. 22, 2006
(Month, Day, Year)

Sincerely,

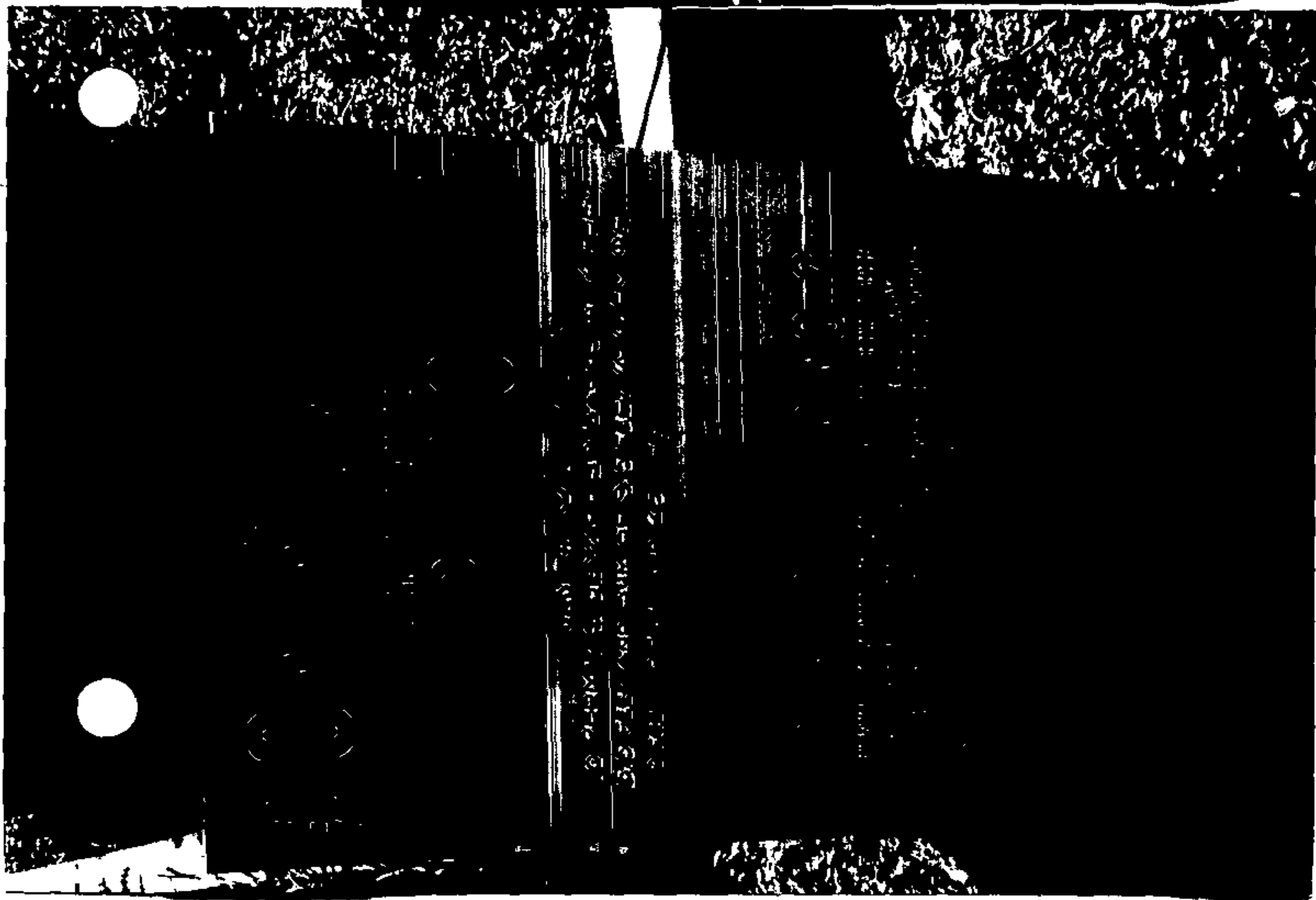
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 121 -A Address 619 ROCKAWAY BEACH

Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 09-15-06 Posting Date: 09-24-06 Closing Date: 10-09-06

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- 121 -A Address 619 ROCKAWAY BEACH
Petitioner's Name WILLIAM & ANITA GOODWIN Telephone 410-391-7595

Posting Date: 09-24-06 Closing Date: 10-09-06

Wording for Sign: To Permit SIDE SET BACKS OF 4 FT, 5.5 FT, & SUM OF 9.5 FT.
IN LIGW OF 10, 10, & 25 FT.

WCR - Revised 6/25/04

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 07-121-A
Petitioner: WILLIAM & ANITA GOODWIN
Address or Location: 619 ROCKAWAY BEACH AVE BALT. MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc. (attn: Permit Dept)
Address: 224 8th ave NW
Glen Burnie, MD 21061
Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

07-121-A-16



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

October 10, 2006

William Goodwin
Anita Goodwin
619 Rockaway Beach Avenue
Baltimore, MD 21221

Dear Mr. and Mrs. Goodwin:

RE: Case Number: 07-121-A, 619 Rockaway Beach Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 15, 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
Patio Enclosures, Inc. Gregory Falter 224 8th Avenue NW Glen Burnie 21061

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 20 2006

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination *JWL*

DATE: October 12, 2006

SUBJECT: Zoning Item # 07-121-A
Address 619 Rockaway Beach Ave
Baltimore, MD 21221

Zoning Advisory Committee Meeting of September 25, 2006

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - _____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department.

Reviewer: Kevin Brittingham

Date: 9/29/06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 2, 2006

RECEIVED

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

OCT - 3 2006

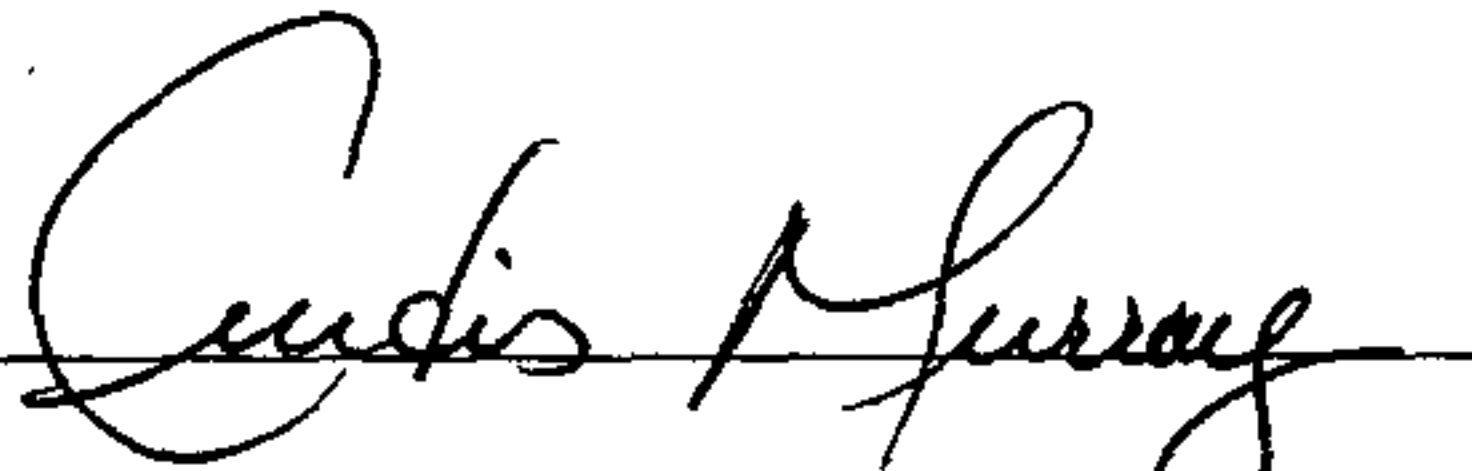
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-121- Administrative Variance

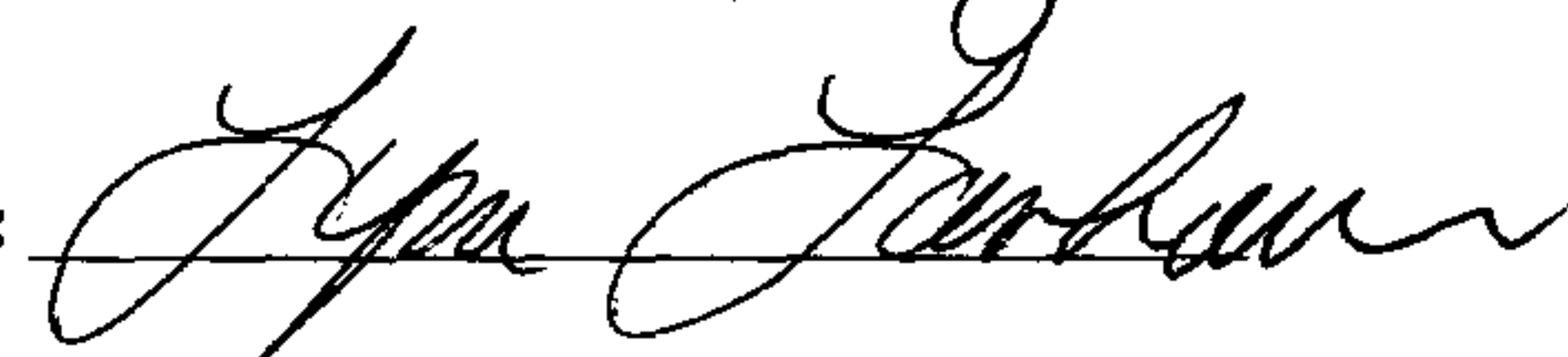
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay 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: SEPT. 25, 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. 121
7-121-A
GOODWIN PROPERTY
619 ROCKAWAY BEACH RD
VARIANCE - TO PERMIT IN LIEU
OF SIDE YARD SETBACKS

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. 121.

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 (mbailey@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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 2, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For October 2, 2006
Item Nos. 07-113, 118, 120, 121, 122,
123, 124, 125, 126, 127, 128, 129, 130,
and 133

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- 10022006.doc



Baltimore County
Fire Department

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

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

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 2, 2006

Item Number(s): 113-130

121

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination *JWL*

DATE: October 12, 2006

SUBJECT: Zoning Item # 07-121-A
Address 619 Rockaway Beach Ave
Baltimore, MD 21221

Zoning Advisory Committee Meeting of September 25, 2006

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - _____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department.

Reviewer: Kevin Brittingham

Date: 9/29/06

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

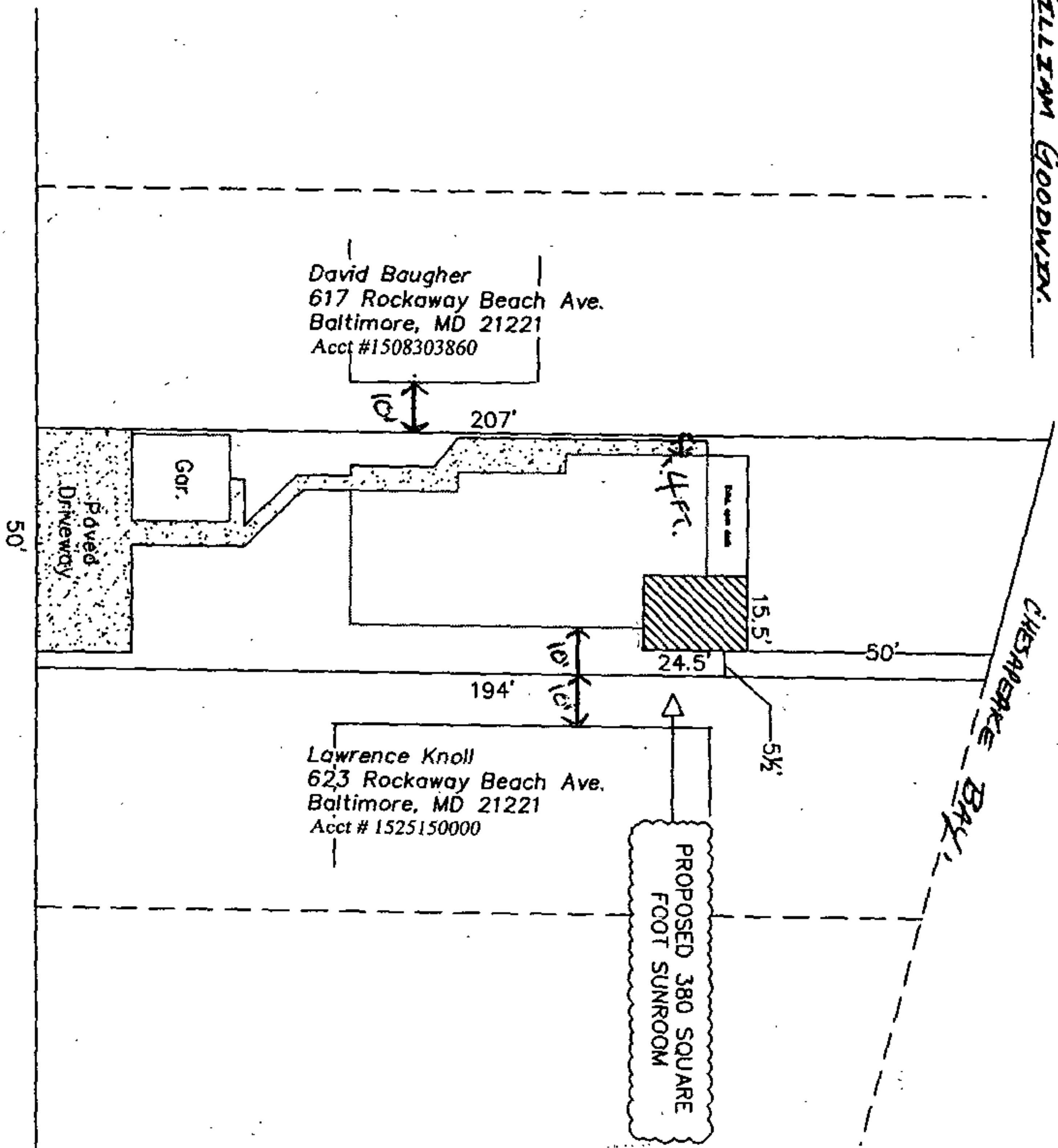
PROPERTY ADDRESS 619 Rockaway Beach Ave

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

SUBDIVISION NAME Rockaway Beach

PLAT BOOK # 4 FOLIO # 177 LOT # 62 SECTION # 1

OWNER William Goodman

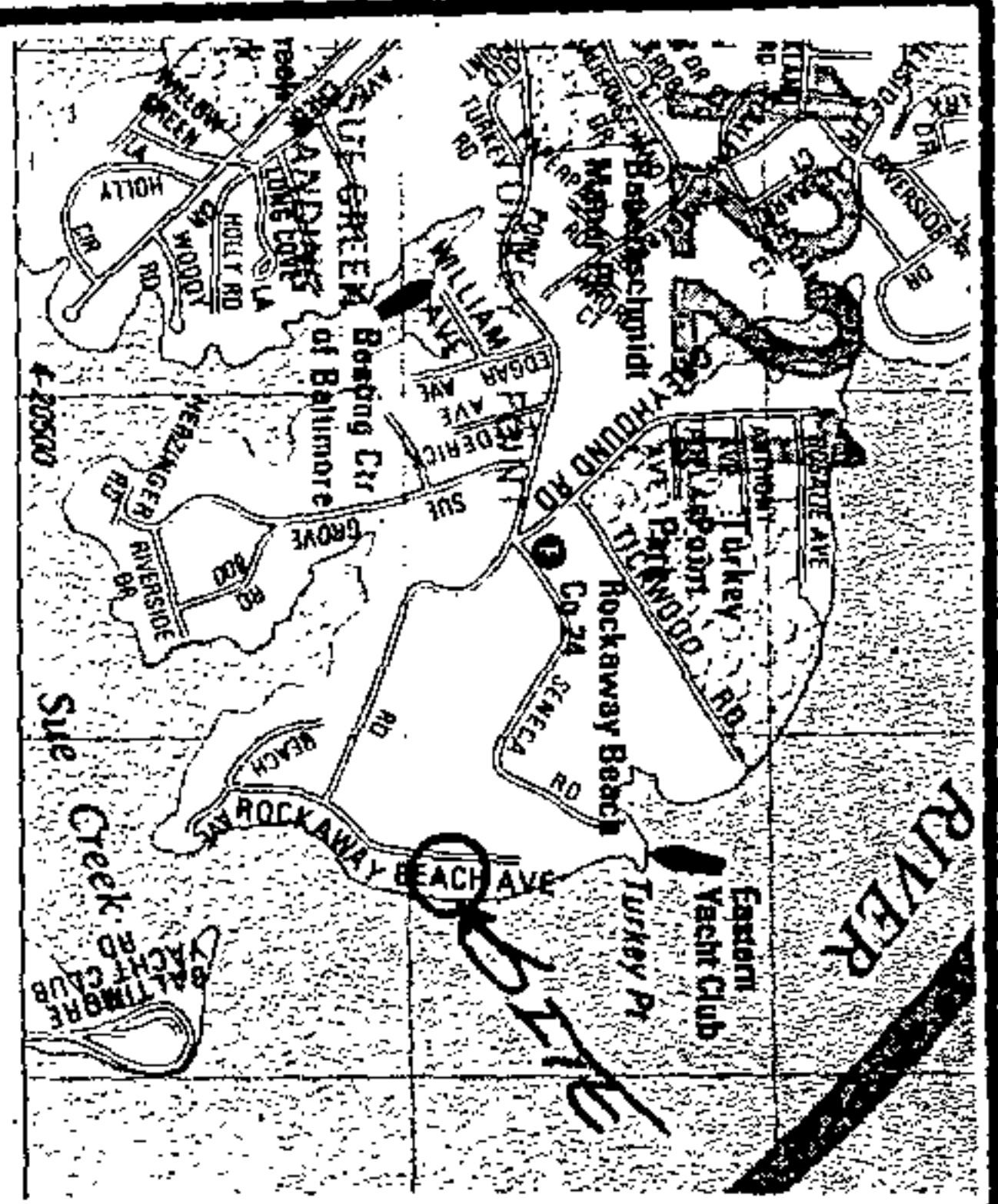


Rockaway Beach Ave.
40' R/W

700' +/- to
Turkey Pt. Rd.

PREPARED BY Gregory H. Turner

SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = 227.3'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 06

1"=200' SCALE MAP # 09832

ZONING DR 3.5

LOT SIZE .24 ACRES 10,350 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

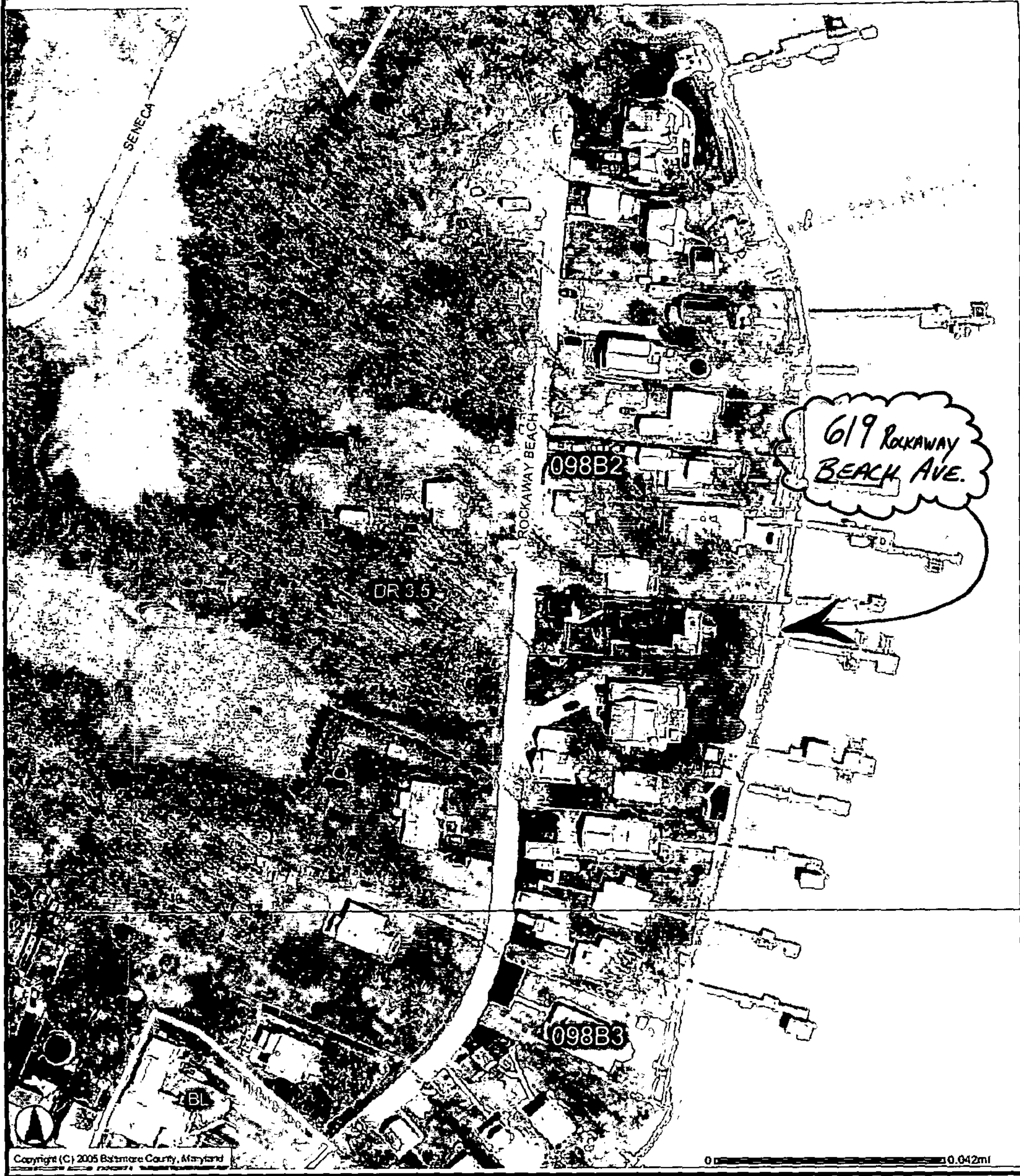
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING None?

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

807 PT-121-17

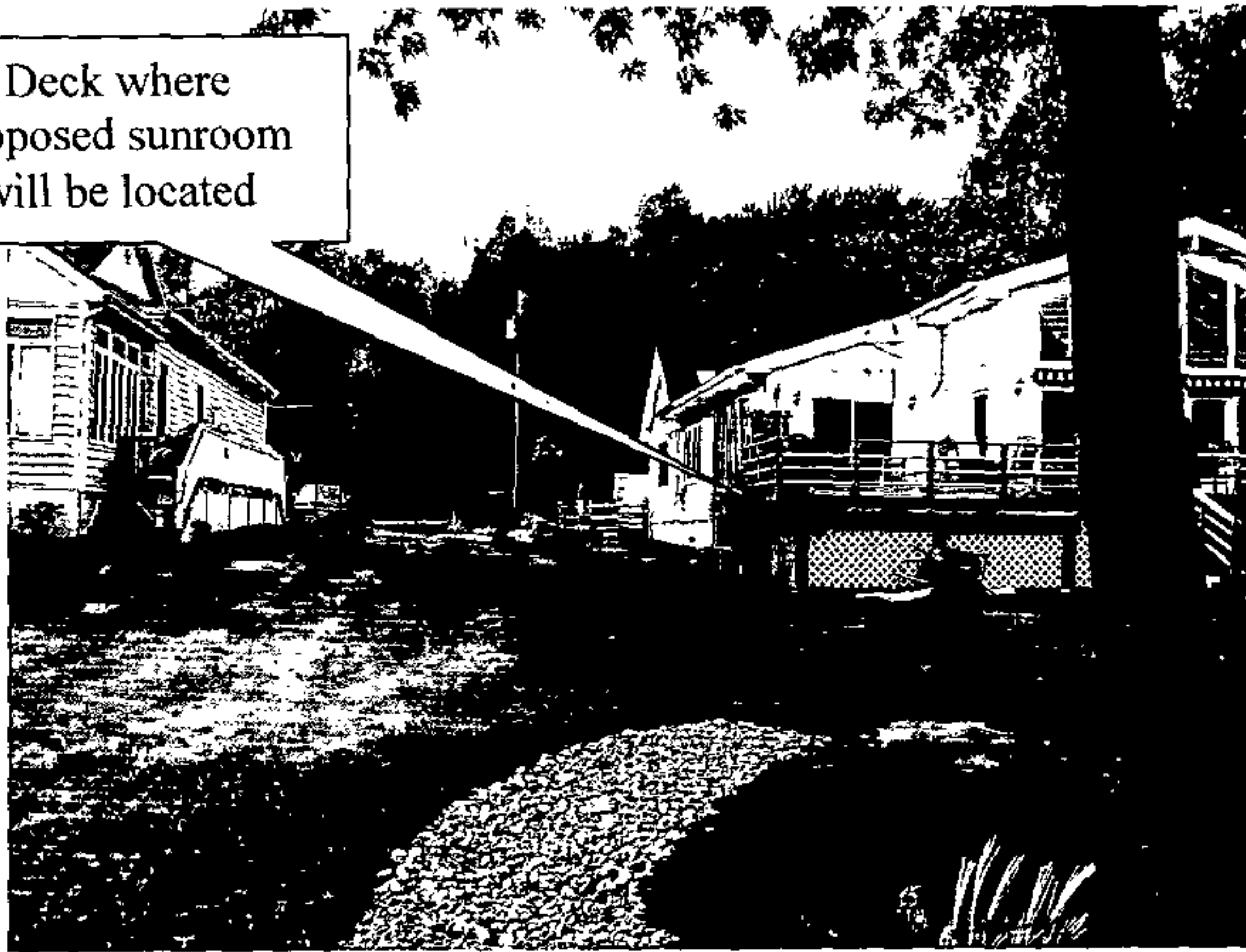
Baltimore County - My Neighborhood



07-121-1

Variance Photo's for:
619 Rockaway Beach Ave.
Baltimore, MD 21221

Deck where
proposed sunroom
will be located



View of side yard as seen from shoreline of property

Deck where
proposed sunroom
will be located



View of property as seen from street.

07-121-A