

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Perry Ridge Court, east of c/l of
White Marsh Blvd.
14th Election District
6th Councilmanic District
(21 Perry Ridge Court)

Timothy P. and Stacey A. Coffman
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-129-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, Timothy P. and Stacey A. Coffman. The variance request is for property located at 21 Perry Ridge Court. The variance request is from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (deck) to have a rear yard setback as close as 20 feet in lieu of the permitted 26.25 feet; and to amend the Final Development Plan of Richter Property, Lot 11 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that they wish to extend the deck from the house to the retaining wall behind the house. Behind the retaining wall is a hill approximately 20-25 feet high and no other use can be made of said hill. The deck will allow them to make the most use out of their back yard.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

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

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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 October 1, 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.

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.

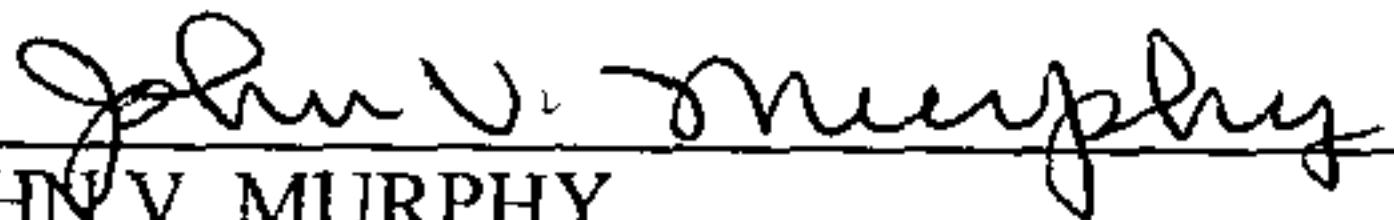
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23rd day of October, 2006, that a variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (deck) to have a

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JAT

rear yard setback as close as 20 feet in lieu of the permitted 26.25 feet; and to amend the Final Development Plan of Richter Property, Lot 11 only 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.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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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

TIMOTHY P. AND STACEY A. COFFMAN
21 PERRY RIDGE COURT
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 07-129-A
Property: 21 Perry Ridge Court

Dear Mr. and Mrs. Coffman:

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

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 21 PERRY RIDGE COURT
which is presently zoned DR 3.5 (Formerly S-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) 301.1. A - to permit a proposed open

projection (deck) to have a rear yard setback as close as 20 feet in lieu of the permitted 26.25; and to amend the Final Development Plan of Richter Property, lot 11 only

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

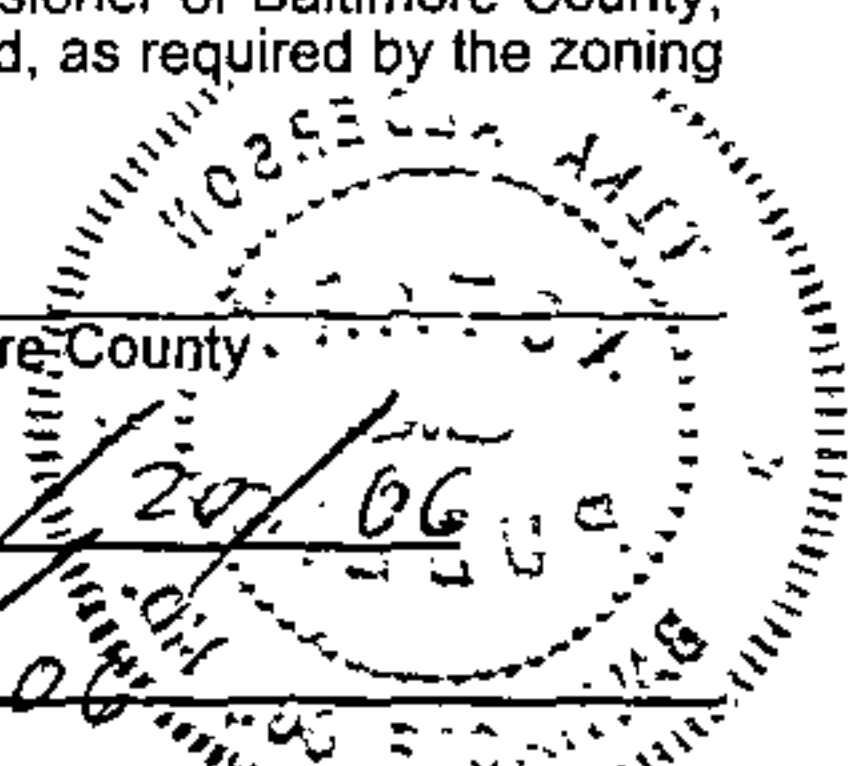
CASE NO. 07-129-A

REV 10/25/01

Reviewed By RDD

Date 9/20/06

Estimated Posting Date 10/1/06



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

21 PERRY RIDGE COURT
Address
BALTIMORE, MARYLAND 21237
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

WE WOULD REQUEST PERMISSION TO EXTEND OUR DECK FROM OUR HOUSE (16 FEET) TO THE RETAINING WALL BEHIND OUR HOUSE. BEHIND SAID WALL IS A HILL APPROXIMATELY 20-25 FEET HIGH. THERE CAN BE NO OTHER USE MADE OF SAID HILL, THEREFORE WE REQUEST A VARIANCE TO ALLOW US TO MAKE THE MOST USE OF THE LIVING SPACE OF OUR BACKYARD.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
TIMOTHY P. COFFMAN
Name - Type or Print

[Signature]
Signature
STACEY A. COFFMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Timothy P. Coffman + Stacy A. Coffman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Tina Alderson
Notary Public
My Commission Expires 11/14/06

TINA ALDERSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 14, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 21 Perry Ridge Ct
which is presently zoned DR 3.5 (formerly DR 5.5)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 301.1.A - to permit a proposed

open projection (deck) to have a rear yard setback as close as 20 feet in lieu of the permitted 26.25; and to amend the Final Development Plan of Richter Property, lot 11 only

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.

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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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of October, 2006 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. 07-129-A

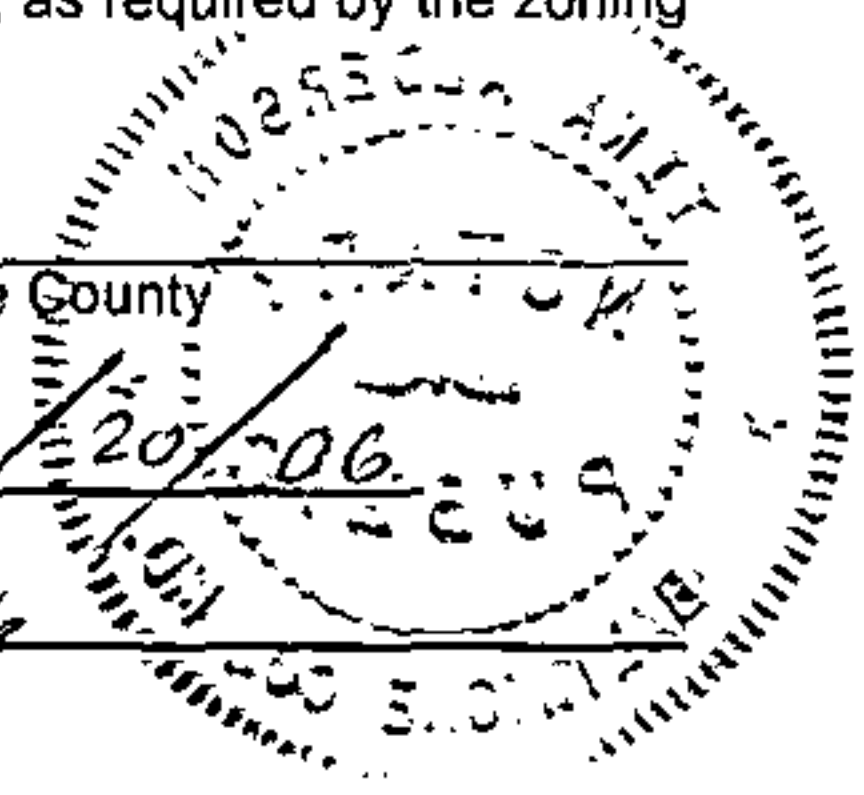
REV 10/25/01

Reviewed By R.D.

Date 9/20/06

Estimated Posting Date 10/1/06

Zoning Commissioner of Baltimore County



Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at

21 PENNY RIDGE COURT
Address
BALTIMORE, MARYLAND 21237
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

WE WOULD REQUEST PERMISSION TO EXTEND OUR DECK FROM OUR HOUSE (16 FEET) TO THE RETAINING WALL BEHIND OUR HOUSE. BEHIND SAID WALL IS A HILL APPROXIMATELY 20-25 FEET HIGH. THERE CAN BE NO OTHER USE MADE OF SAID HILL, THEREFORE WE REQUEST A VARIANCE TO ALLOW US TO MAKE THE MOST USE OF THE LIVING SPACE OF OUR BACKYARD.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
TIMOTHY P. COFFMAN
Name - Type or Print

[Signature]
Signature
STACEY A. COFFMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Timothy P. Coffman + Stacy A. Coffman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public

My Commission Expires 11/14/06

TINA ALDERSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 14, 2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 21 PENNY RIDGE COURT
which is presently zoned DR 3.5 (Formerly DR 5.5)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 301.1. A - to permit a proposed

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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.

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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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 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. 07-129-A

Reviewed By RID

Date 9/23/09

REV 10/25/01

Estimated Posting Date 10/1/09

10-23-06

B

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.

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21 PERRY RIDGE COURT
Address
BALTIMORE, MARYLAND 21237
City State Zip Code

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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.

TIMOTHY P. COFFMAN
Signature
Name - Type or Print

STACEY A. COFFMAN
Signature
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Timothy P. Coffman + Stacey A. Coffman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Tina Alderson
Notary Public

My Commission Expires 11/14/06

TINA ALDERSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 14, 2006

Zoning Description for 21 Perry Ridge Court.

Beginning at a point on the East side of Perry Ridge Court which is 50 feet wide at the distance of 450 feet (+/-) East of the centerline of the nearest improved intersecting street, White Marsh Road which is 60 feet wide. Being known and designated as Lot No. 11 as shown on Plat entitled "Plat Richter Property", which is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 61, folio 137, containing 6054 square feet. Also known as 21 Perry Ridge Court and located in the 14th Election District, 6th Councilmanic District.

Item # 129

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21034

DATE 9/20/03 ACCOUNT 2001 006 6150

AMOUNT \$ 115.00

RECEIVED FROM: Timothy C. H. [Signature]

FOR: 2001 006 6150 - ad. var. and award
case # 07-129-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAID TO: OFFICE OF BUDGET & FINANCE

DATE: 9/21/2003 TIME: 10:47:32

PAID BY: MARK H. [Signature]

RECEIPT # 5000 YEAR: 2003

Dept: 5 FOR: 2001 006 6150

EX. NO. 121184

Receipt for: \$115.00

\$115.00 BY: [Signature]

Baltimore County, Maryland

CASHIER'S VALIDATION



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 17, 2006

Timothy P. Coffman
Stacey A. Coffman
21 Perry Ridge Court
Baltimore, MD 21237

Dear Mr. and Mrs. Coffman:

RE: Case Number: 07-129-A, 21 Perry Ridge Court

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

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: 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

129

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

CERTIFICATE OF POSTING

Date: 10/4/06

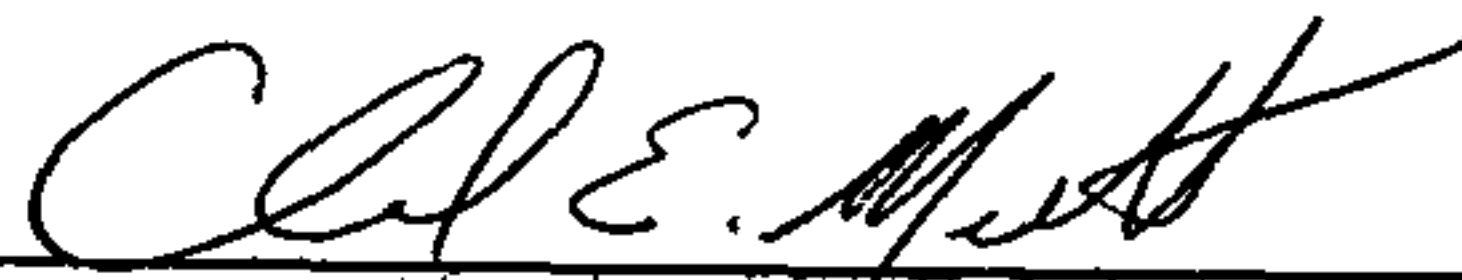
RE: Case Number: 07-129-A

Petitioner/Developer: TIMOTHY COFFMAN

Date of Hearing/Closing: 10/16/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 21 PERRY RIDGE COURT

The sign(s) were posted on 10/1/06
(Month, Day, Year)


(Signature of Sign Poster)

Charles E. Merritt
9831 Magledd Road
Baltimore, MD 21234
410-665-5562

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 07-129-A

VARIANCE TO PERMIT A PROPOSED OPEN PROJECTION (DECK) TO HAVE A REAR YARD SETBACK AS CLOSE AS 20 FEET IN LIEU OF THE PERMITTED 26.25 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN OF RICHTER PROPERTY, LOT 11 ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON OCT 16, 2006

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 129 -A

Address 21 Perry Ridge Court

Contact Person: David Duvall
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/20/06

Posting Date: 10/1/06

Closing Date: 10/16/06

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- 129 -A

Address 21 Perry Ridge Court

Petitioner's Name Timothy and Stacey Cottman

Telephone 410 665 9023

Posting Date: 10/1/06

Closing Date: 10/16/06

Wording for Sign: To Permit a proposed open projection (deck) to have a rear yard setback as close as 20 feet in lieu of the permitted 26.25; and to amend the Final Development Plan of Richter Property, lot 11 only

WCR - Revised 6/25/04

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

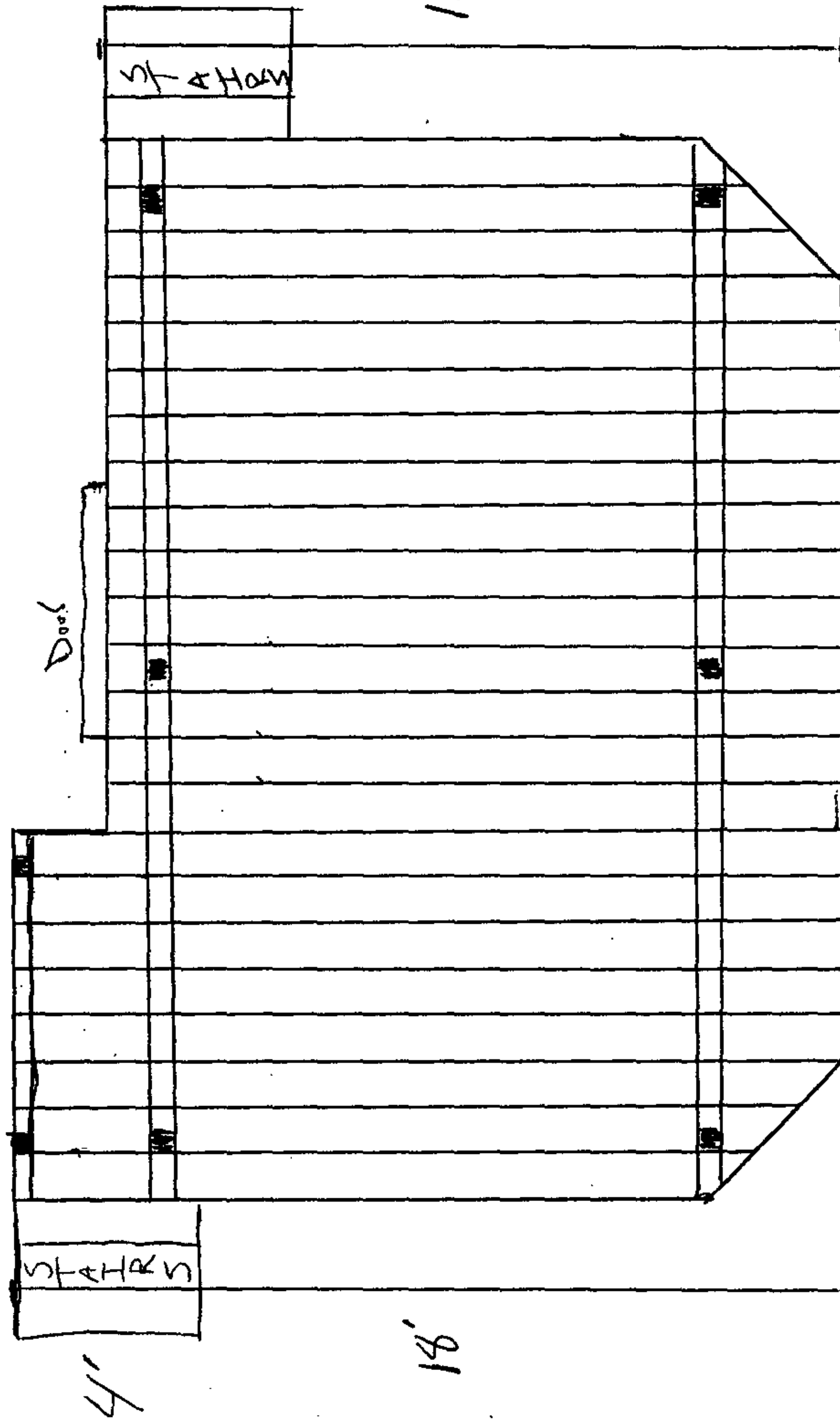
For Newspaper Advertising:

Item Number or Case Number: 07-129-A
Petitioner: TIM + STACEY COFFMAN
Address or Location: 21 PERRY RIDGE COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: TIMOTHY P. COFFMAN
Address: 21 PERRY RIDGE COURT
BALTIMORE, MD 21237

Telephone Number: (410) 665-9023

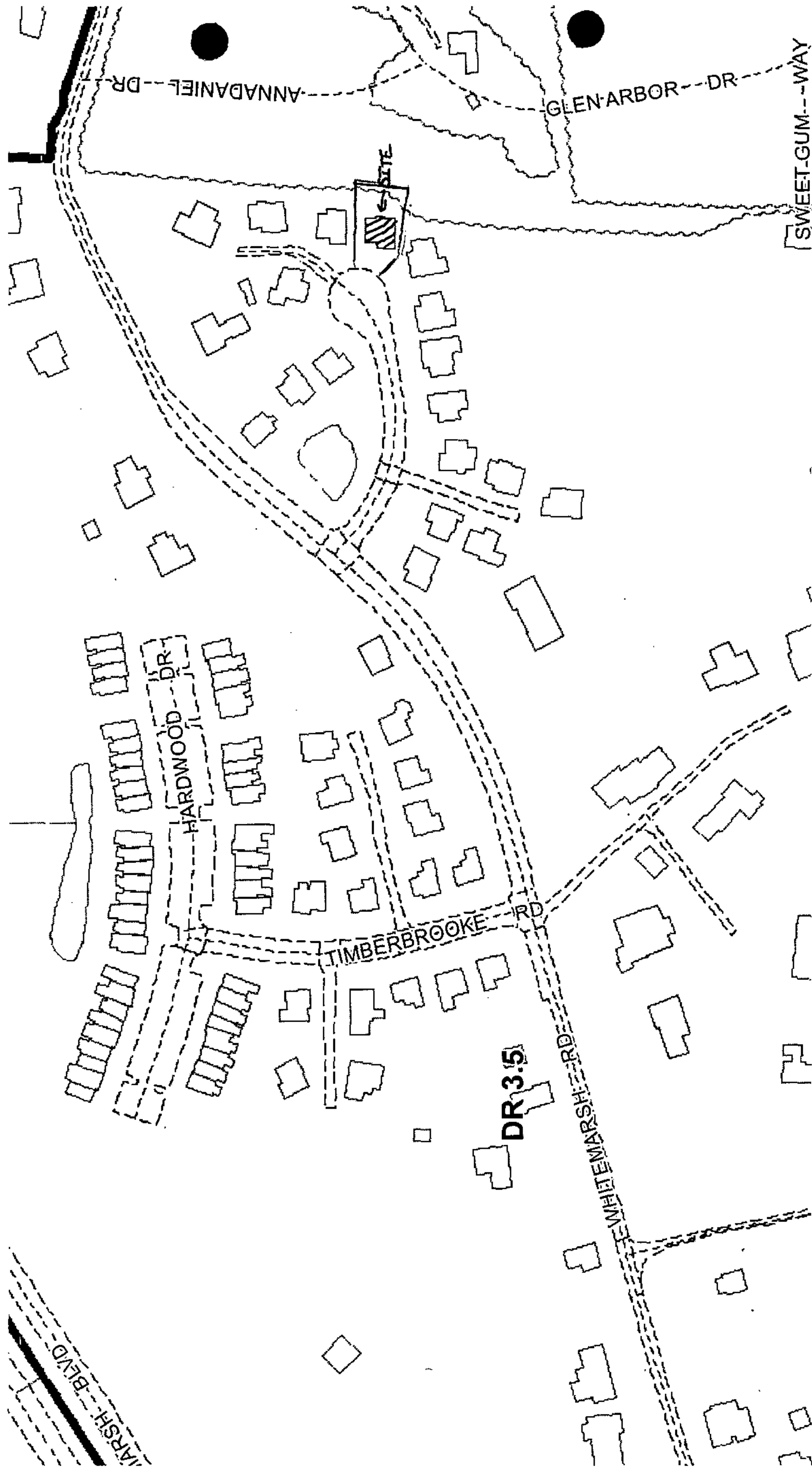


276 sq ft
20" above Grade

23'

Item #129

MAP: 081C1



Item # 129

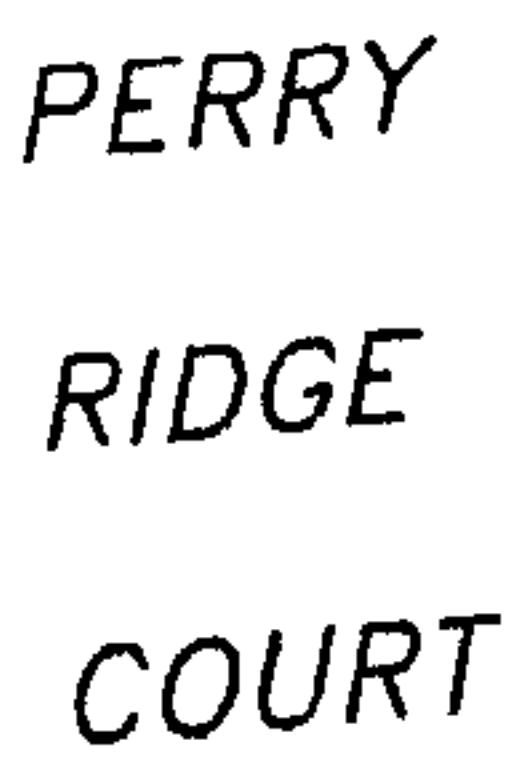
21 PERCY R. DUE COURT

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

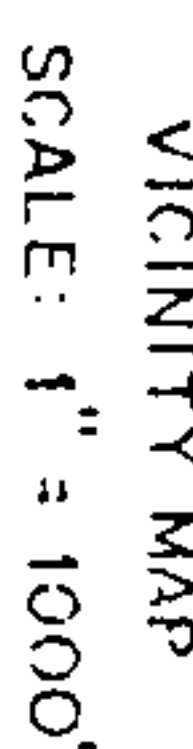
Richter Property

FOLIO # 137 LOT # 11 SECTION #

TIMOTHY + SPACEY COFFMAN



SCALE OF DRAWING: 1" = 30'

**LOCATION INFORMATION**

ELECTION DISTRICT 14TH

COUNCILMANIC DISTRICT- 6TH

1"=200' SCALE MAP # 081C1

ZONING DR 3.5

LOT SIZE 6054

	<u>ACREAGE</u>	<u>SQUARE FEET</u>
	PUBLIC	PRIVATE

SEWER ☒ []

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

ITEM #	CASE #
1	100-100000000
2	100-100000000
3	100-100000000
4	100-100000000
5	100-100000000
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07-129-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

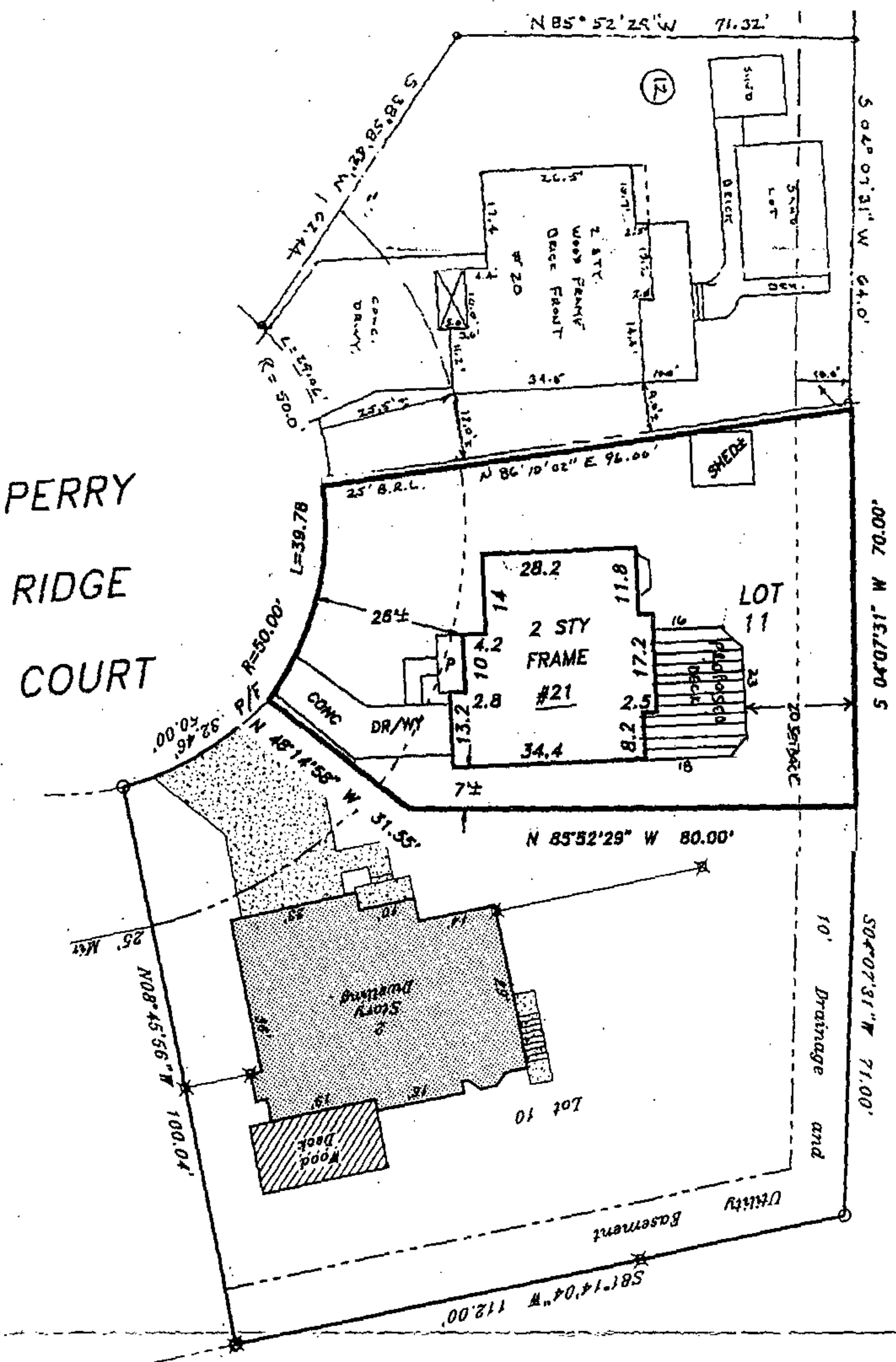
PROPERTY ADDRESS 21 Perry Ridge Court

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

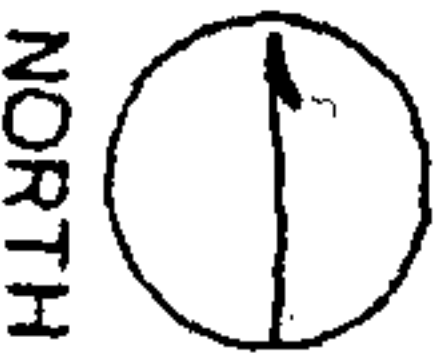
SUBDIVISION NAME Richfield Property

PLAT BOOK # 61 FOLIO # 137 LOT # 11 SECTION #

OWNER Timothy + Spacey Coffman



PERRY
RIDGE
COURT



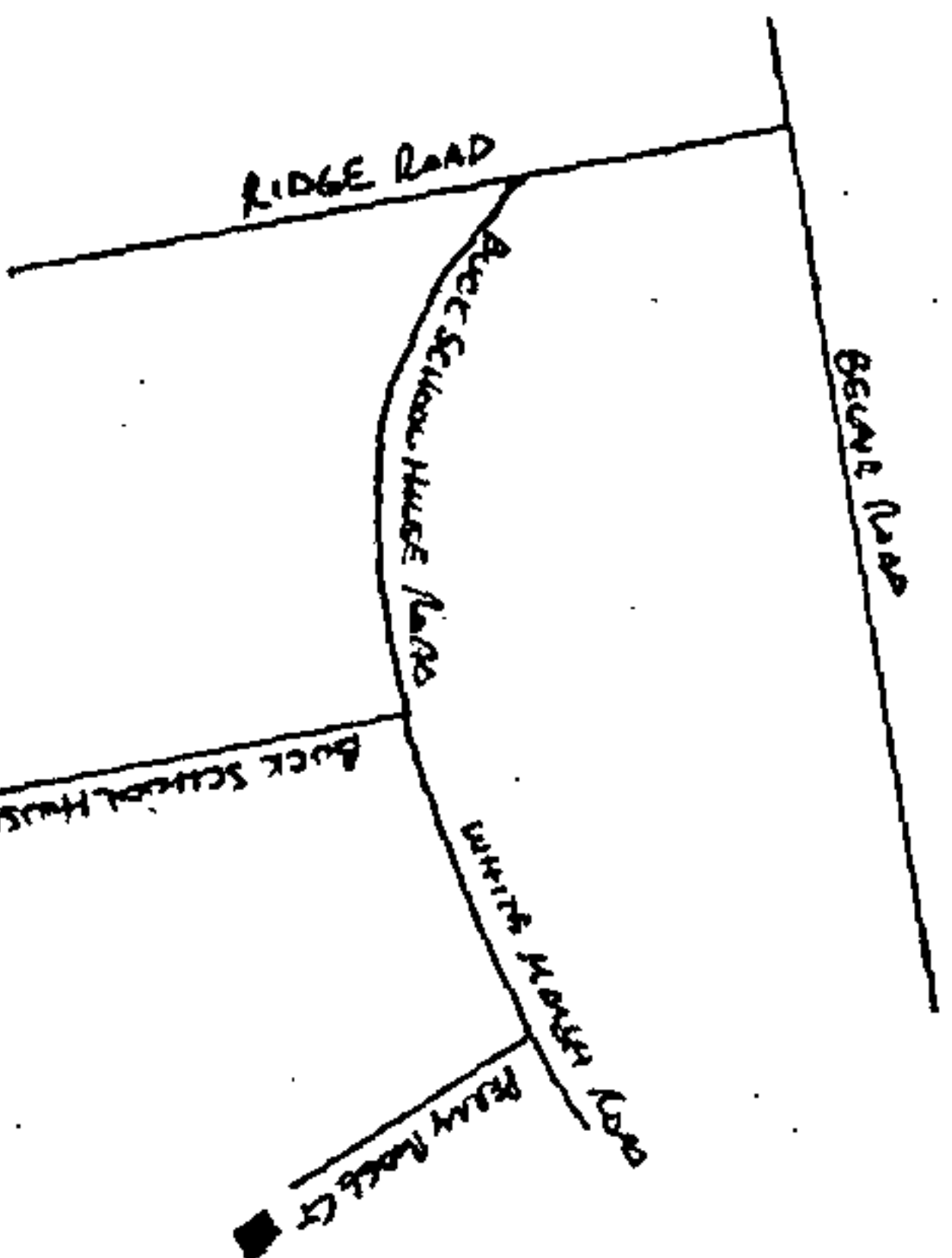
NORTH

PREPARED BY

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 14th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 081C1

ZONING DR 3.5

LOT SIZE 6054

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

07-129-4

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

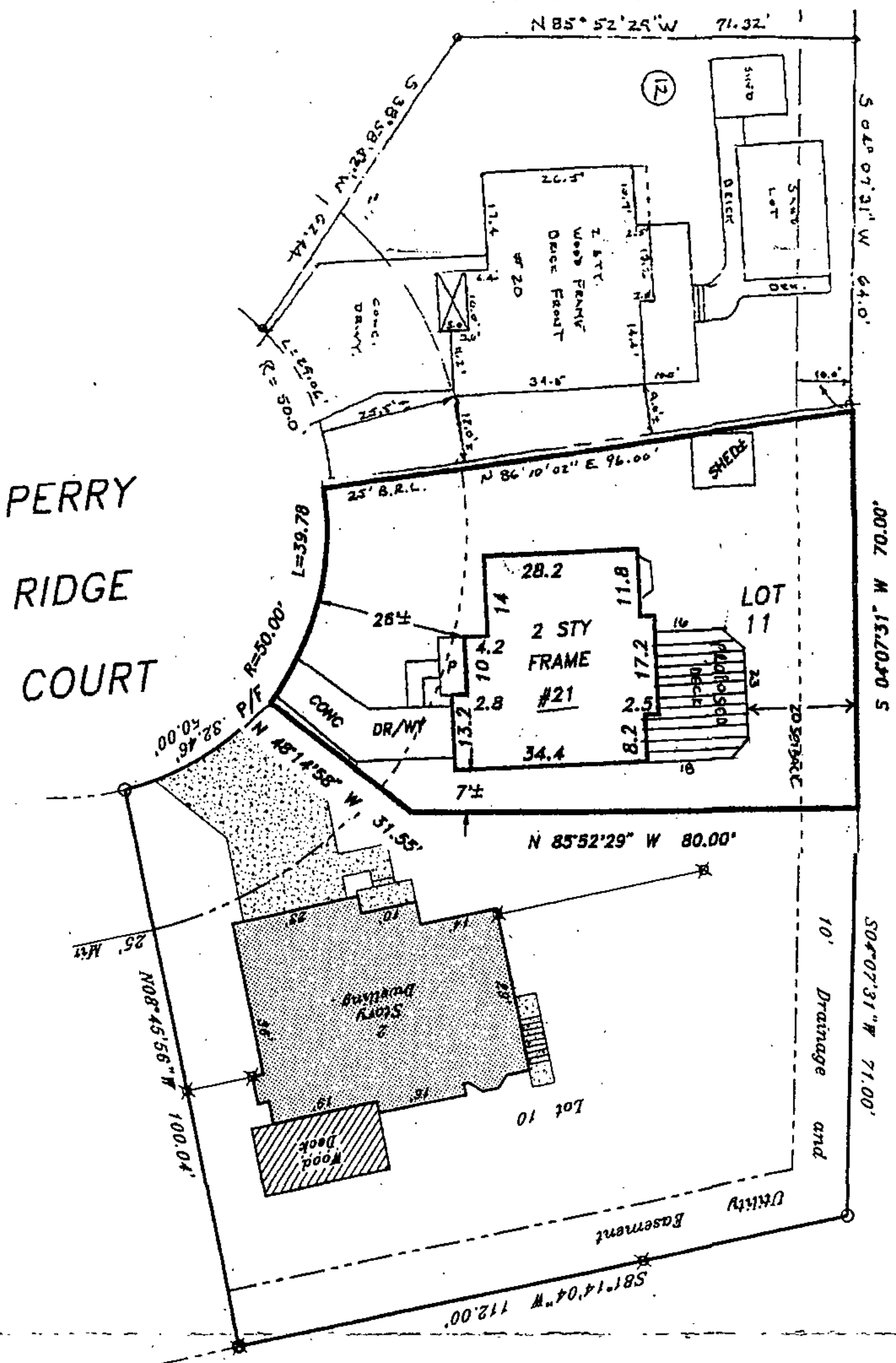
PROPERTY ADDRESS 21 PERRY RIDGE COURT

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

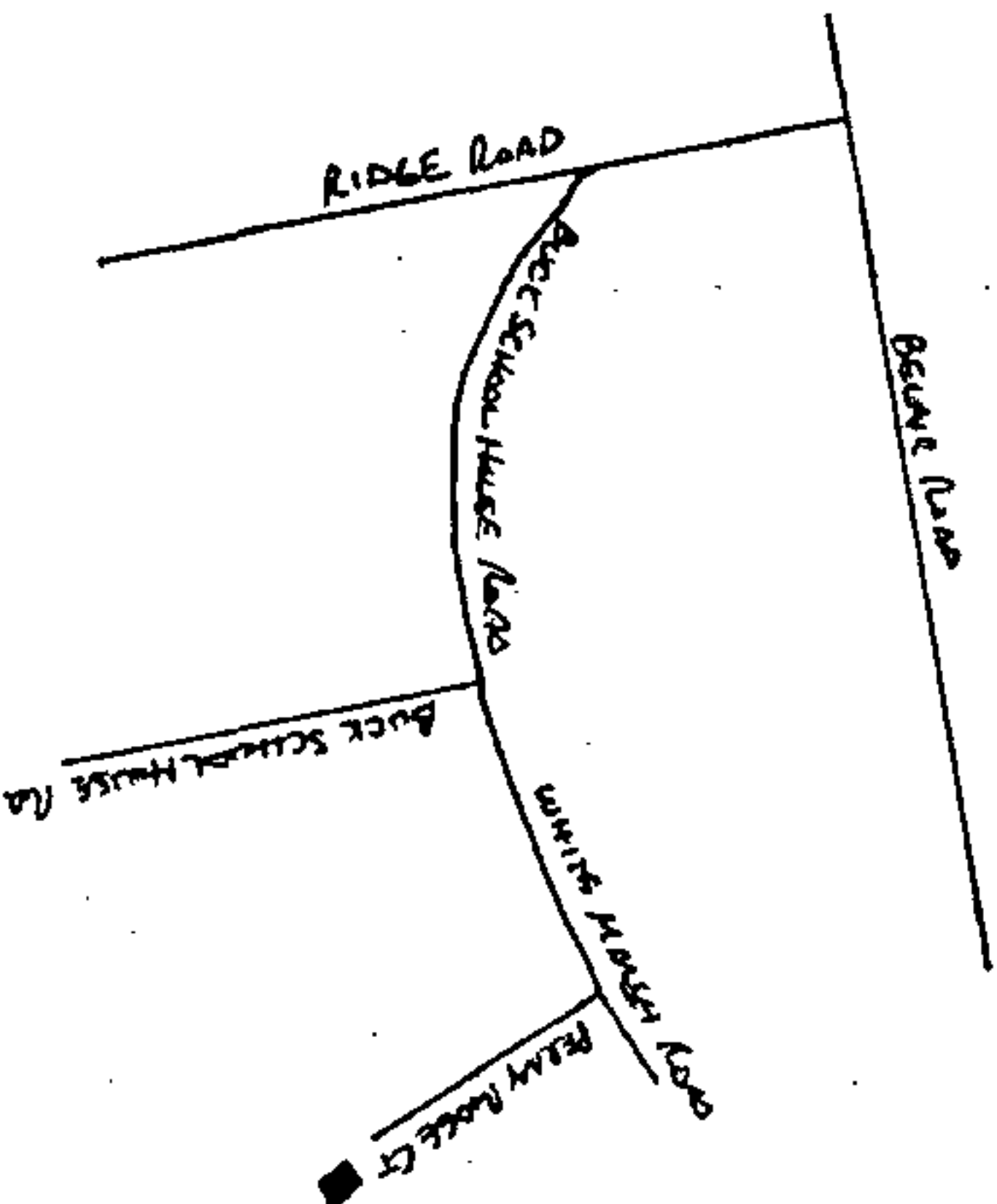
SUBDIVISION NAME RICHTER PROPERTY

PLAT BOOK # 61 FOLIO # 137 LOT # 11 SECTION #

OWNER TIMOTHY + SMOKEY COFFMAN



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 14TH

COUNCILMANIC DISTRICT 6TH

1" = 200' SCALE MAP # 081C1

ZONING DR 3.5

LOT SIZE 6054 ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING

YES ☐ NO ☒

☐ ☒

☐ ☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE # 07-129-A

PREPARED BY

SCALE OF DRAWING: 1" = 30'



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 3, 2006

RECEIVED

OCT - 3 2006

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-129- 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.

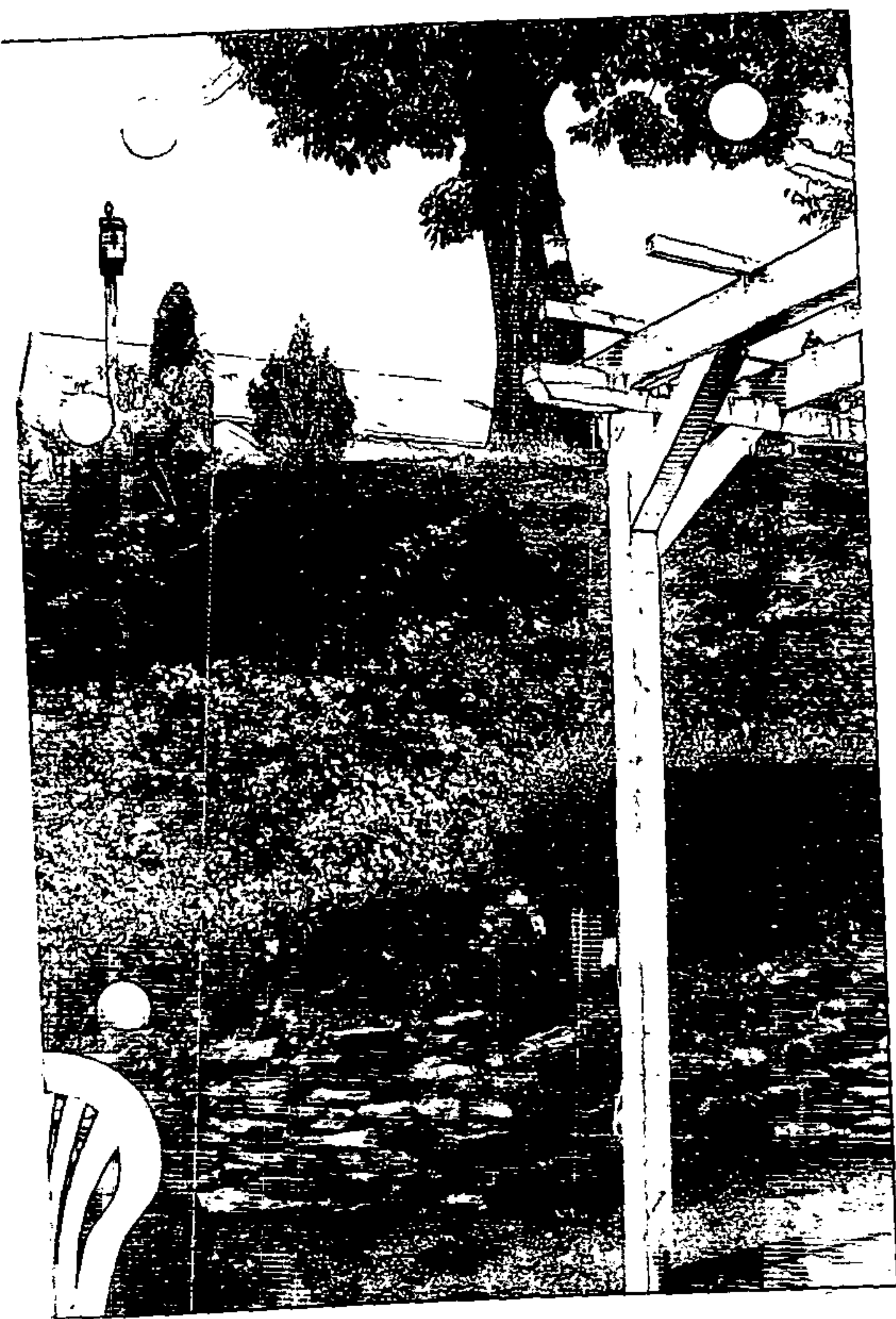
Prepared By:



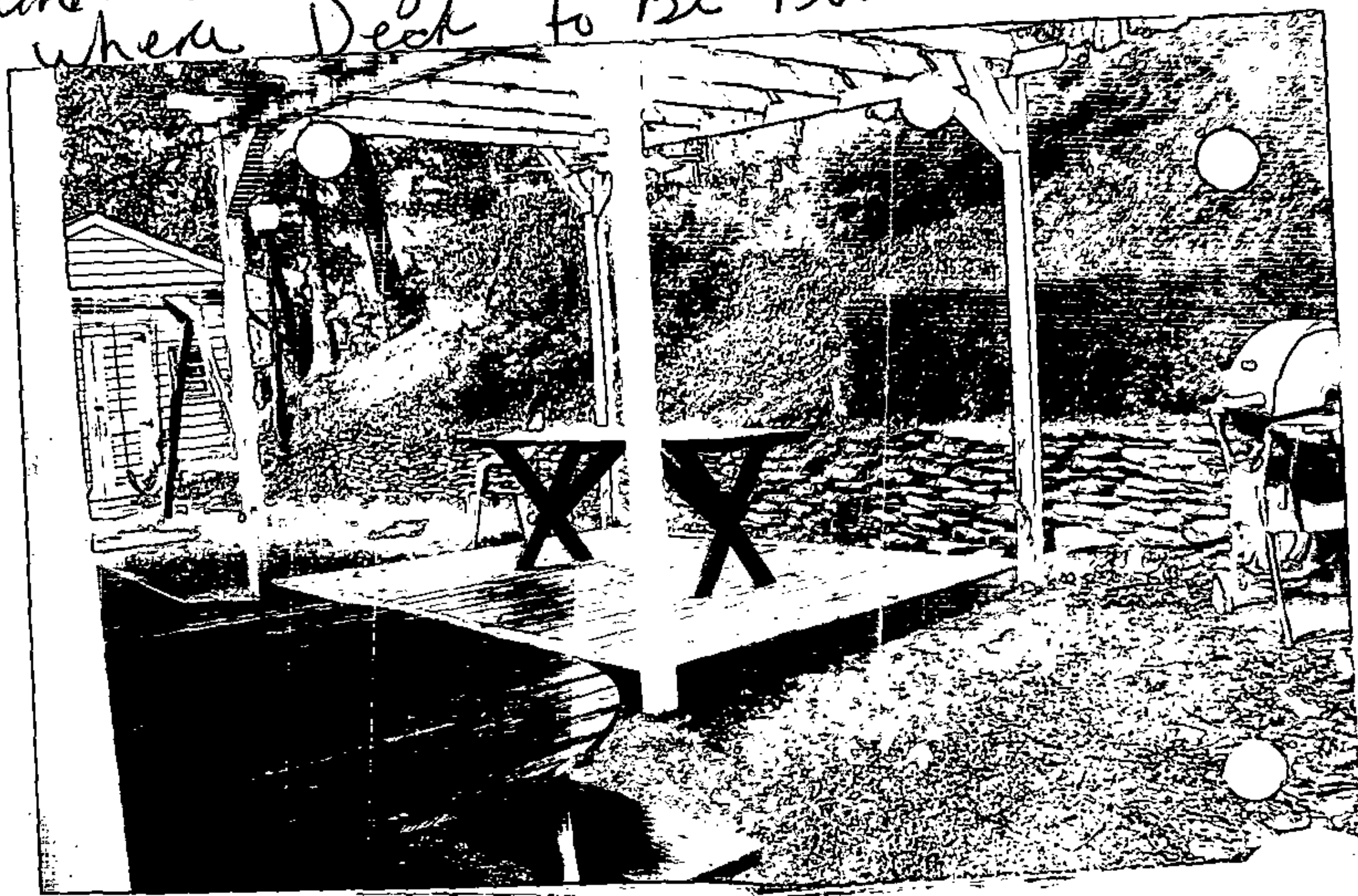
Division Chief:



CM/LL



Backyard - Showing From Side of House to Hill where Deck to Be Built

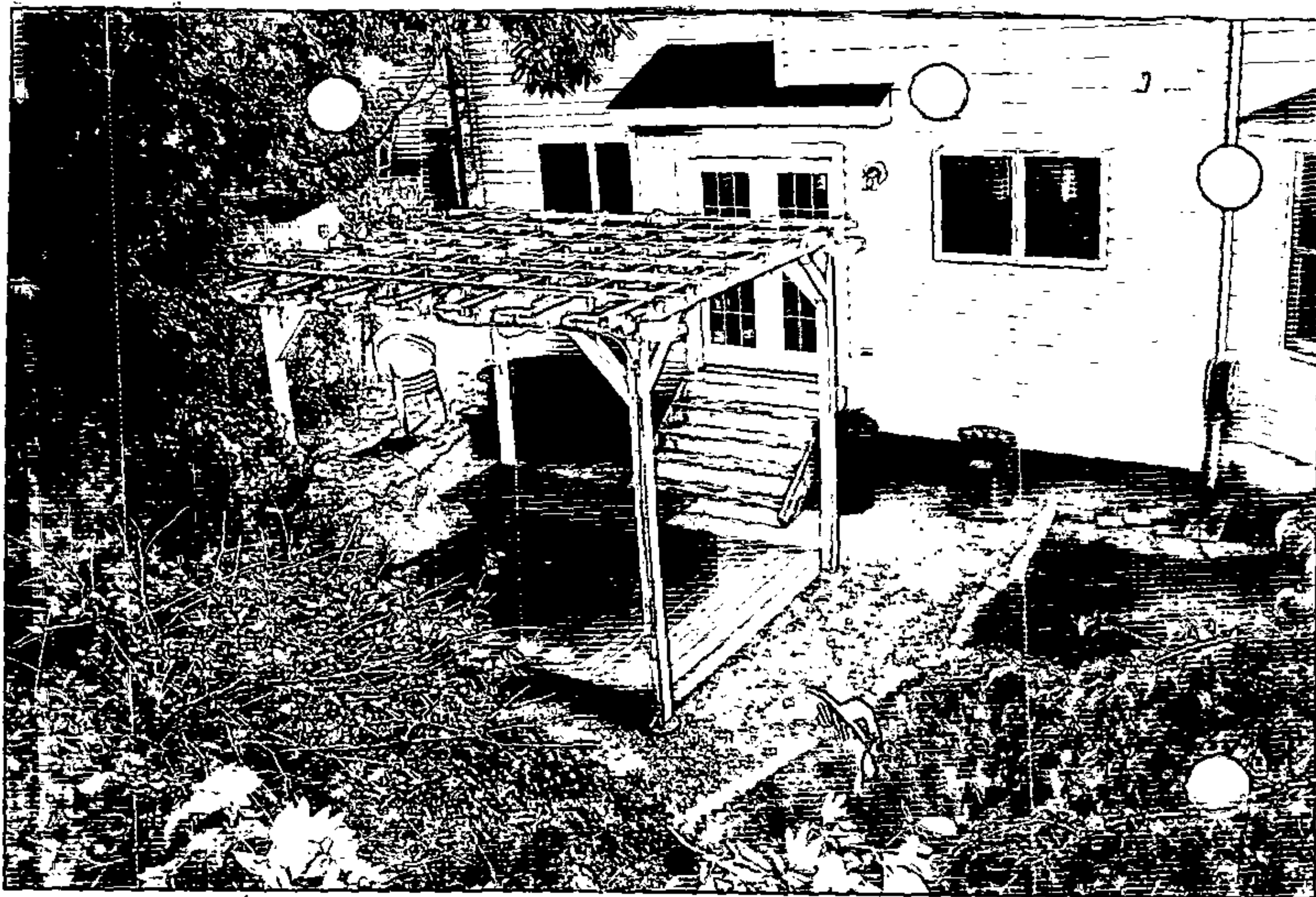


View from Door out into Area where
Proposed Deck to Be Built



From top of Hill Looking Down on
Area of Proposed Deck





Deck to Be Built in Gravel Area
See how hill Restricts Area

