

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
NW side of Walnutwood Road, 250 feet +/-		
east of c/l of Arrowwood Road		
8 th Election District	*	DEPUTY ZONING COMMISSIONER
3 rd Councilmanic District	*	OF BALTIMORE COUNTY
(1206 Walnutwood Road)		
	*	
Michael Kent and Mary Patricia Love Thomas		
<i>Petitioners</i>	*	CASE NO. 07-149-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, Michael Kent and Mary Patricia Love Thomas. The variance request is for property located at 1206 Walnutwood Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (screened porch) with a rear yard setback of 13 feet in lieu of the required 15; and to amend the Final Development Plan of Hunter's Run, Section IV, Lot 105 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the screened porch is designed to be easily converted to permanent living space in the future. The porch flooring will be permanent, ceiling will be insulated, and the walls are designed to hold windows. The additional living space will be needed when two special needs brothers come to live with the Petitioners. The 65 foot rear common space allows for substantial buffer to the rear neighbors. The screened porch measures 22 feet x 20 feet in size. The Petitioners provided letters of support from adjacent neighbors on either side of their house.

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.

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 11-6-06
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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 October 13, 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.

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11-6-06
[Signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 6th day of November, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (screened porch) with a rear yard setback of 13 feet in lieu of the required 15; and to amend the Final Development Plan of Hunter's Run, Section IV, Lot 105 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

RECEIVED FOR FILING
11-6-06
JVM



Petition for Administrative Variance

AND AMEND FDP to the Zoning Commissioner of Baltimore County

1206 WALNUTWOOD RD

for the property located at COLKEYSVILLE MD 21030

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) 1302.3.C.1 - to permit a proposed

addition with a rear yard setback of 13 feet in lieu of the required 15;
and to amend the Final Development Plan of Hunter's Run, Section IV,
lot 105 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):

MICHAEL KENT THOMAS

Name - Type or Print

Michael Kent Thomas

Signature

MARY PATRICIA LOVE THOMAS

Name - Type or Print

Mary Patricia Love Thomas

Signature

410 828-6432 (L)

1206 WALNUTWOOD RD 410 527-0357 (H)

Address

Telephone No.

COLKEYSVILLE MD 21030

City

State

Zip Code

Representative to be Contacted:

N/A

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. 07-149-A

REV 10/25/01

Reviewed By K. J. [Signature] Date 10/13/06

Estimated Posting Date 10/15/06

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 1206 WALNUTWOOD RD
Address
COCKEYSVILLE MD 21030
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):

ADDITIONAL SPACE NEEDED FOR 3 SPECIAL NEEDS BROTHERS WHO WILL LIVE WITH US ONCE MOTHER PASSES. CURRENTLY MOTHER IS CHRONICALLY ILL. PORCH STRUCTURE IS DESIGNED AND TO BE BUILT TO BE EASILY CONVERTED TO PERMANENT LIVING SPACE IN THE FUTURE. FLOORING IS PERMANENT, INSULATION IN CEILING, WALLS DESIGNED TO HOLD WINDOWS, ALL STRUCTURE TO ADHERE TO CODE. 65 FT REAR COMMON SPACE ALLOWS FOR SUBSTANTIAL BUFFER TO REAR NEIGHBORS. NEIGHBORS TO EITHER SIDE IN AGREEMENT WITH PLAN. STRUCTURES OF SIMILAR SIZE COMMON IN NEIGHBORHOOD.

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.

Michael Kent Thomas
Signature

MICHAEL KENT THOMAS
Name - Type or Print

Mary Patricia Love Thomas
Signature

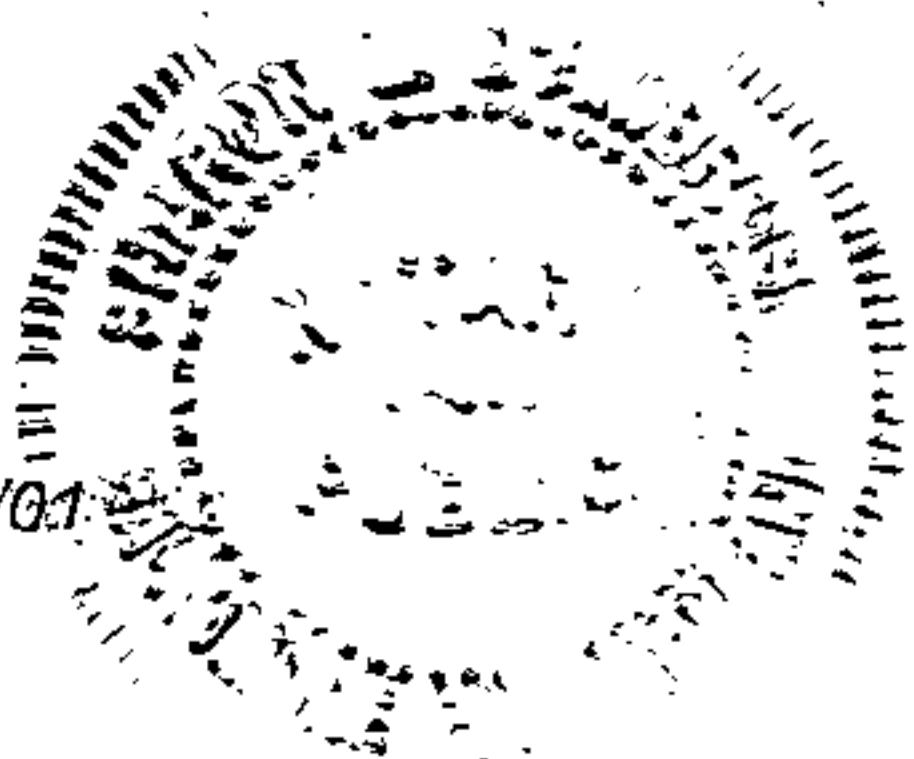
MARY PATRICIA LOVE THOMAS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of OCTOBER, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Kent Thomas and Mary Patricia Love Thomas
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Sham L. D'Amico
Notary Public

My Commission Expires My Commission Expires July 1, 2010

Zoning Description

Beginning at a point on the Northwest side of Walnutwood Road which is 60 feet wide at a distance of 250 feet (+/-) East of the centerline of the nearest improved intersecting street of Arrowwood Road which is 50 feet wide. Being lot #105, Section IV in the Subdivision of Hunter's Run as recorded in Baltimore County Plat Book 59, Folio 108 containing 0.167 acres. Also known as 1206 Walnutwood Road and located in the 8th Election District, 3rd Councilmanic District

Item # 149

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21711

DATE 10/3/06 ACCOUNT Room 006 6150

AMOUNT \$ 114.00

RECEIVED FROM: Mike Thomas

FOR: Zoning hearing - case # 07-149-A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL THE
10/04/2006 10/03/2006 1-413-17
CRD REC'D MATHN 2001 120
SSN: 0101010101 10/03/2006
REPT: 5 528 ZONING VERIFICATION
CR NO: 023741

Receipt Tot 4135.00
4135.00 EX 4.00 SA
Baltimore County, Maryland

CASHIER'S VALIDATION

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

DATE: Oct. 13, 2006

TO: Baltimore County, PDM

RE : Case No. : 07-149-A
1206 Walnutwood Road

MAI : Job No. : SP-13

ATTENTION: Mrs. Kristen Matthews

(X) We are submitting () We are returning () We are forwarding
() Herewith () Under separate cover

No.	Description
1	Certificate Of Posting
2	Photos

(X) For processing () For your use () For your review
() Please call when ready () Please return to this office () In accordance with your request

Remarks:

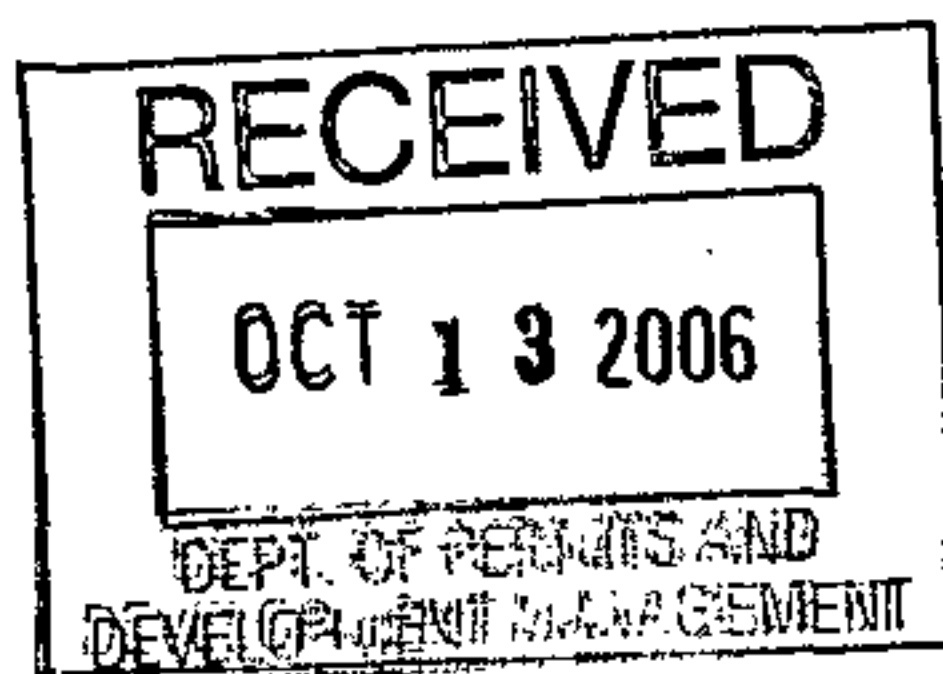
For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

William D. Gulick, Jr.

cc:



CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Attention: Mrs. Kristen Matthews

Date: Oct. 13, 2006
MAI Job No. : SP-13

RE: Case Number: PDM NO. 07-149-A
Petitioner/Developer: Mike Thomas

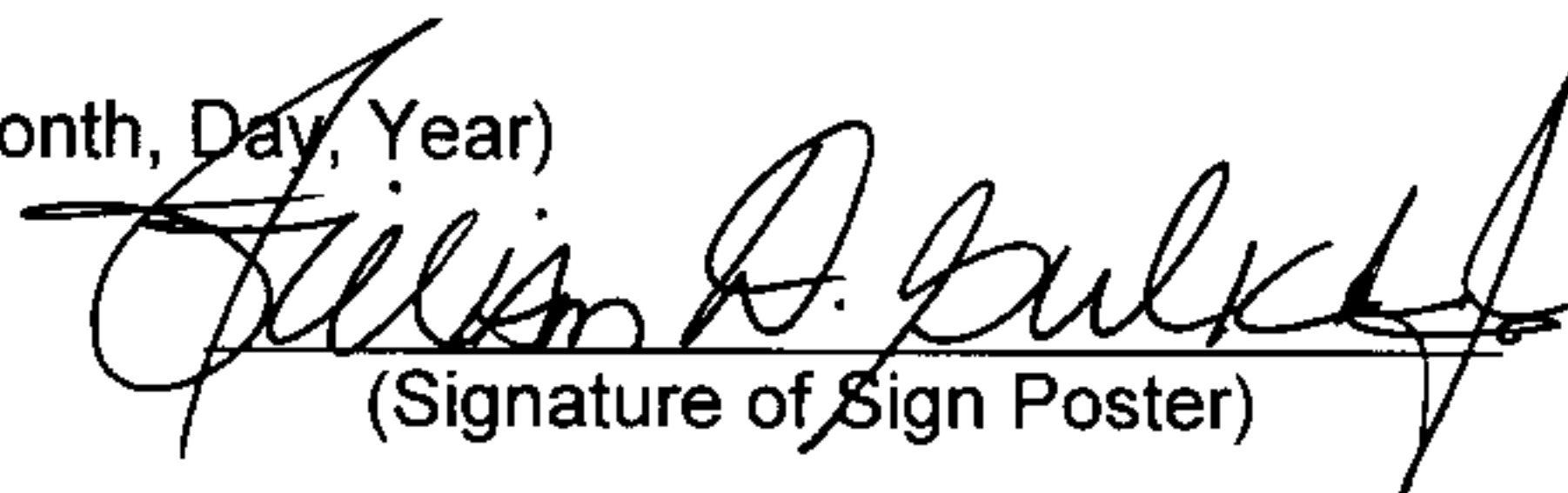
Date of Hearing/Closing: Oct. 30, 2006

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 #1206 Walnutwood Road

The sign(s) were posted on

Oct. 13, 2006

(Month, Day, Year)


(Signature of Sign Poster)

William D. Gulick, Jr.

(Printed Name of Sign Poster)

McKee and Associates, Inc.

5 Shawan Road, Suite 1

(Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

(410) 527-1555

(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

SEE
**ATTACH PHOTOGRAPH
OF
SIGN POSTED ON
PROPERTY**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 07-149-A
TO PERMIT A PROPOSED ADDITION WITH A
REAR YARD SETBACK OF 13 FEET IN LIEU OF
THE REQUIRED 15 FEET, AND TO AMEND THE
FINAL DEVELOPMENT PLAN OF HUNTER'S
RUN, SECTION IV, LOT 105 ONLY

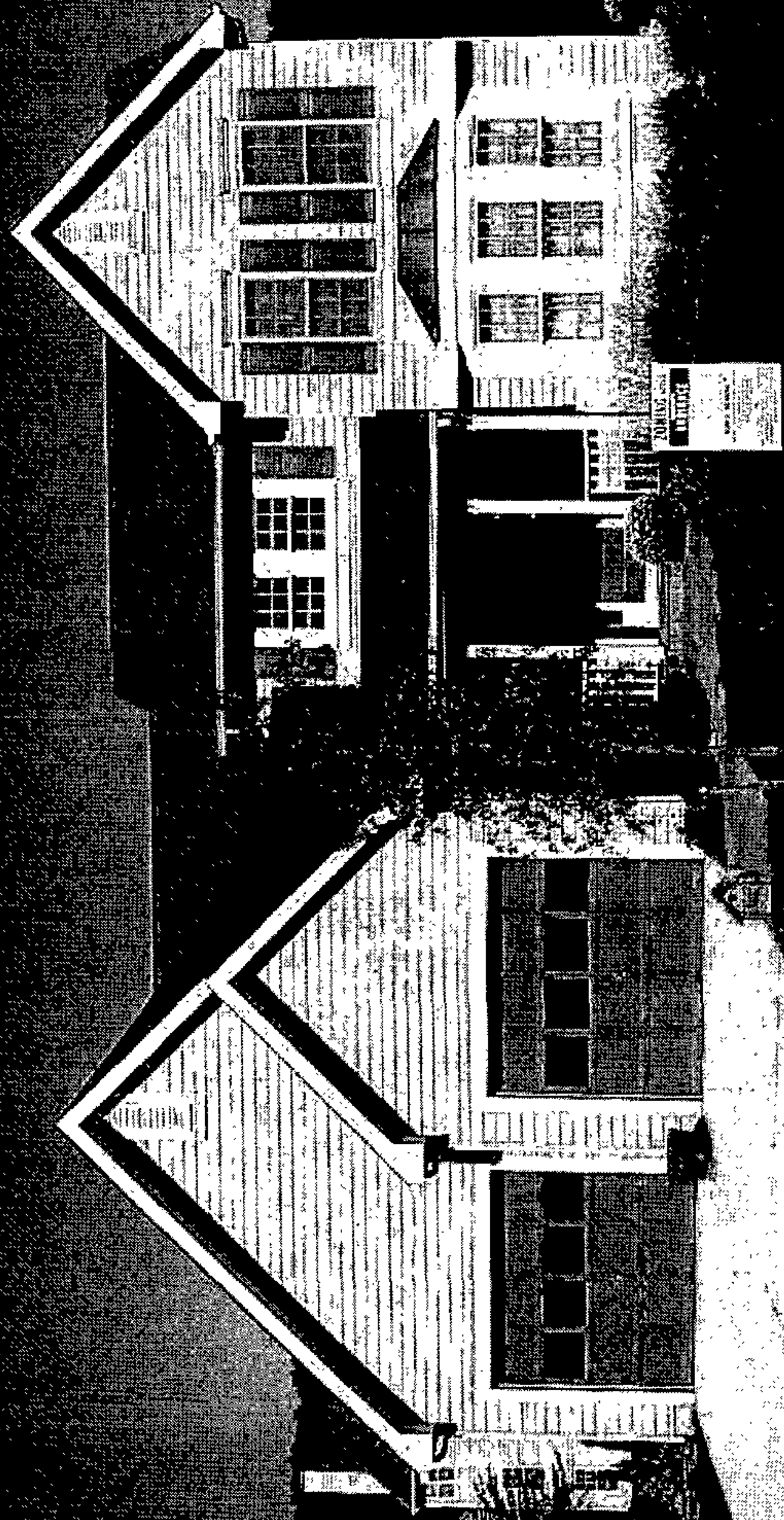
PUBLIC HEARING ?

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. 30TH 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

10-17-2006



WALNUTWOOD

ROAD

10.13.2008

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 149 -A Address 1206 Walnutwood Rd

Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/3/06 Posting Date: 10/15/06 Closing Date: 10/30/06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 149 -A Address 1206 Walnutwood Rd

Petitioner's Name Mike Thomas Telephone 410 828 6432

Posting Date: 10/15/06 Closing Date: 10/30/06

Wording for Sign: To Permit a proposed addition with a rear yard setback of
13 feet in lieu of the required 15; and to amend the Final
Development Plan of Hunter's Run, Section IV, lot 105 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/neighbors 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: 07-149-A
Petitioner: MICHAEL KENT THOMAS
Address or Location: 1206 WALNUTWOOD RD COCKEYSVILLE MD
21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: M. KENT THOMAS
Address: 1206 WALNUTWOOD RD
COCKEYSVILLE MD 21030

Telephone Number: 410 828-6432 (w) 410-527-0357 (H)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 31, 2006

Michael Kent Thomas
Mary Patricia Love Thomas
1206 Walnutwood Road
Cockeysville, MD 21030

Dear Mr. and Mrs. Thomas:

RE: Case Number: 07-149-A, 1206 Walnutwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 4, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 16, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-148 and 7-147 -Variance
AMENDED**

The Office of Planning has reviewed the above referenced project and offers the following comments:

Upon further review of the site plan submitted, the petitioner is proposing to subdivide an existing lot of record into two separate lots. One lot (Lot 67) contains an existing dwelling fronting on Link Avenue, with a second proposed lot (Lot 67A) fronting on Silver Spring Road being created for the purpose of constructing a new, single family detached dwelling. The site plan submitted with the petition shows the newly created lot as having a width of 50 feet. The applicant is requesting relief from BCZR section 1B02.3.c.1, to permit a lot width of 50 feet in lieu of 55 feet in a DR 5.5 zone.

Section 304.1 of the Baltimore County Zoning Regulations (BCZR) states that a single family detached dwelling may be erected on a lot having an area or width at the building line less than that required by the current bulk and/or area regulations if such a lot has been duly recorded either by deed or in a validly approved subdivision prior to March 30th, 1955. The subject property had its original lot created as part of a subdivision prior to March 30th, 1955 (*Lot 120 of "Fullerton Farms" / Liber 7, Folio 52 recorded May 1922*).

The Office of Planning is concerned about the number of potential driveways being created along Silver Spring Road should the adjacent lots also be developed. Previously, when lots 64A and 65A were created in 1996, they were required to do a shared driveway (see aerial photo).

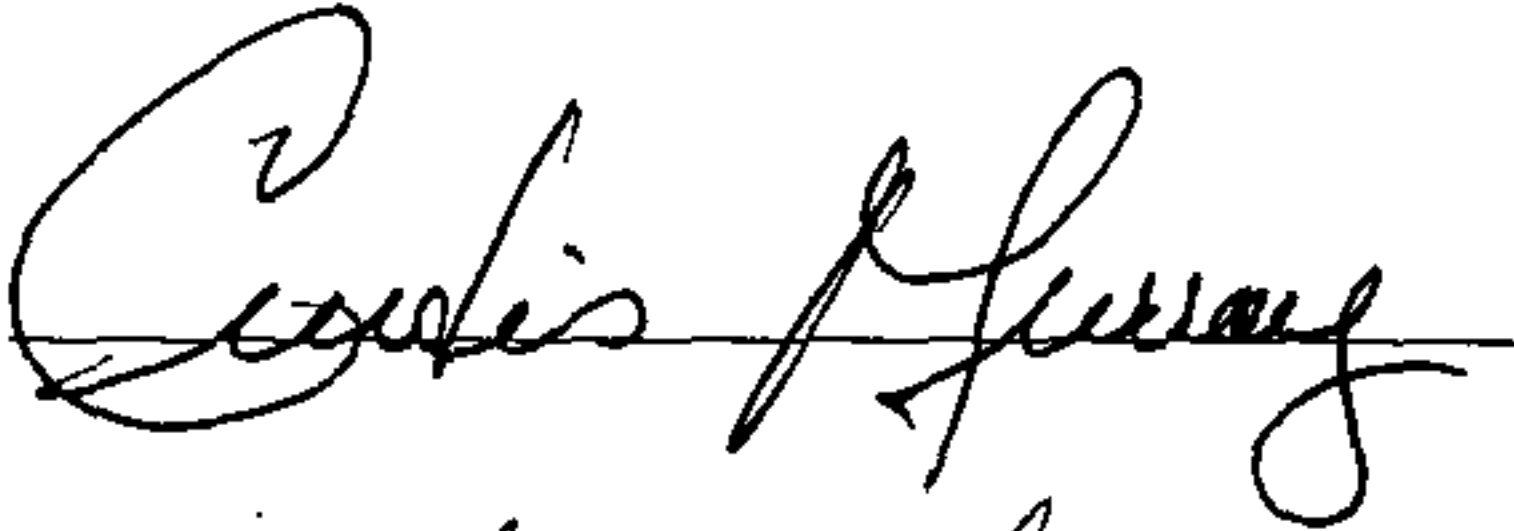
If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Relocate the proposed driveway directly adjacent to either lot 66 or lot 68 and provide an access agreement for the adjacent property owner so that a single curb cut can be shared by two lots.
2. Provide turn out room on the lot so the cars do not back out onto Silver Spring Road.
3. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area. Note that the other dwellings do not have front entry garages.

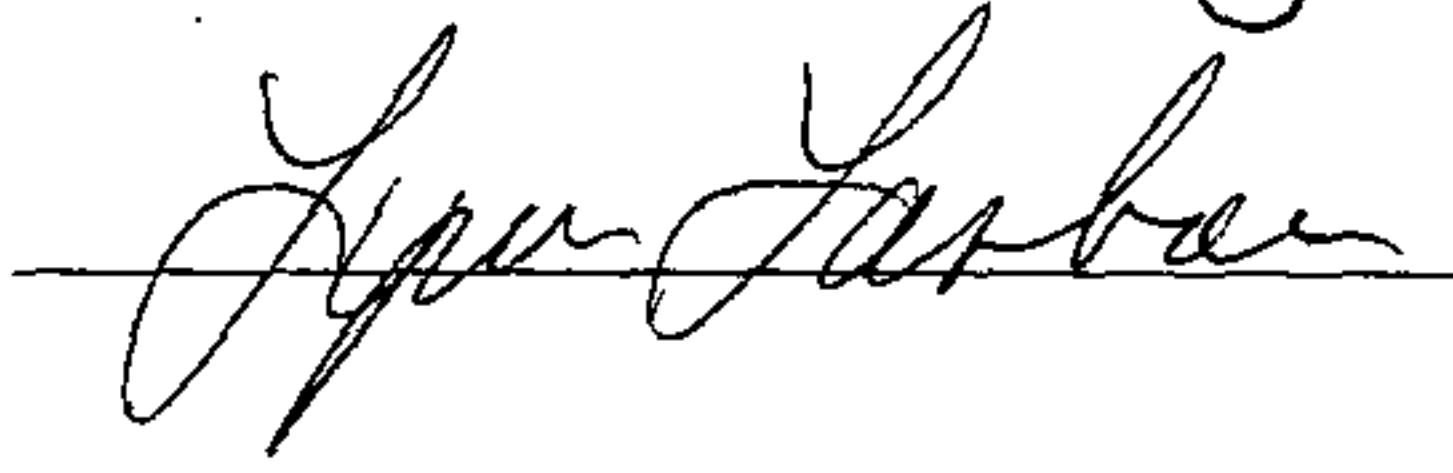
4. Provide landscaping along the public road, if consistent with the existing streetscape.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay with the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL
Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 16, 2006

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Director, Office of Planning

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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

November 6, 2006

MICHAEL KENT AND MARY PATRICIA LOVE THOMAS
1206 WALNUTWOOD ROAD
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance
Case No. 07-149-A
Property: 1206 Walnutwood Road

Dear Mr. and Mrs. Thomas:

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

STAMP RECEIVED FOR FILMS

11-6-06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 12, 2006

RECEIVED

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

OCT 13 2006

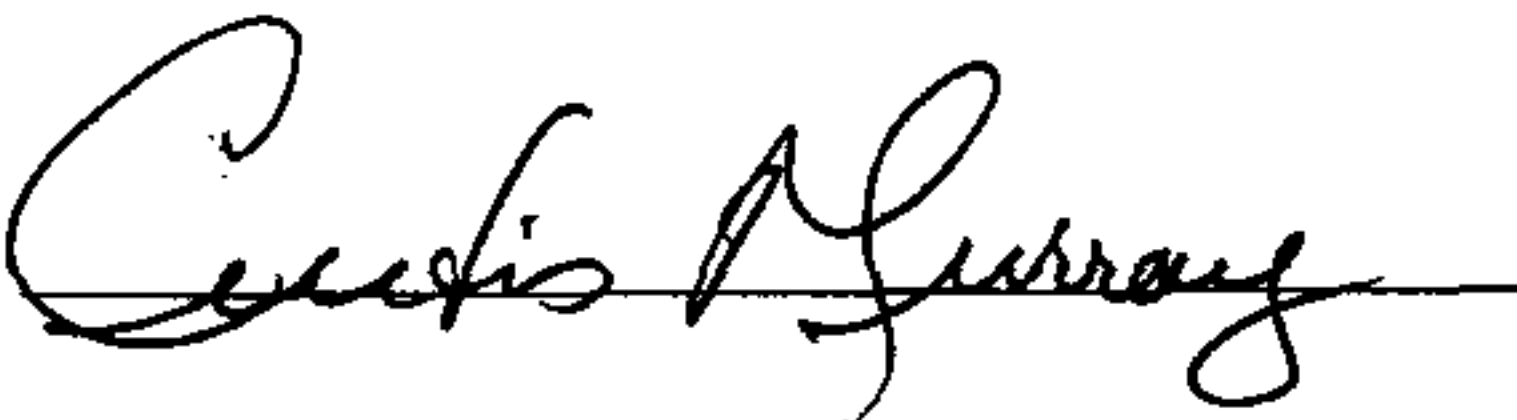
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-149- Administrative Variance**

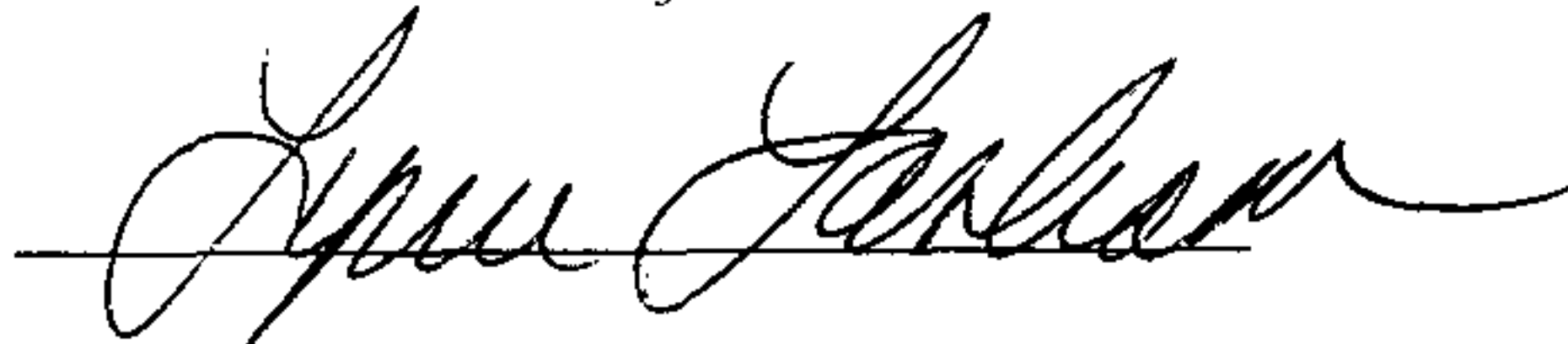
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL



State Highway
Administration

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 15, 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. 07-149-A
1206 WALNUT ROAD
HUNTERS RUN
VARIANCE-PERMIT A
PROPOSED ADDITION IN LIEU
OF REQUIRED SETBACK

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. 7-149-A.

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
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 9, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 9, 2006

Item Number(s): 145 through 156

¹⁴⁹
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



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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 18, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For October 16, 2006
Item Nos. 07-145, 146, 147, 148, 149,
150, 151, 152, 153, 154, 155 and 156

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-10132006.doc

Letter of Recommendation to Variance for 1206 Walnutwood Rd

We the undersigned have spoken to Kent and Tricia Thomas and reviewed the plans for their porch addition. We do not have any reservations with regard to this addition and do not oppose the variance to the zoning for their house to allow for this addition

Sincerely

Donald F Glenn 9/2/06

Donald Glenn

Kristin Glenn 9/2/06

Kristin Glenn

Item #149

Letter of Recommendation to Variance for 1206 Walnutwood Rd

We the undersigned have spoken to Kent and Tricia Thomas and reviewed the plans for their porch addition. We do not have any reservations with regard to this addition and do not oppose the variance to the zoning for their house to allow for this addition

Sincerely

Du Zheng Huang



Sally Yin Huang



Item #149

DATE: 06-05-06

DRAFTER: MJH

SCALE: 1/4" = 1'-0"

CLIENT:

THOMAS

PROJECT NAME:

SCREENED PORCH

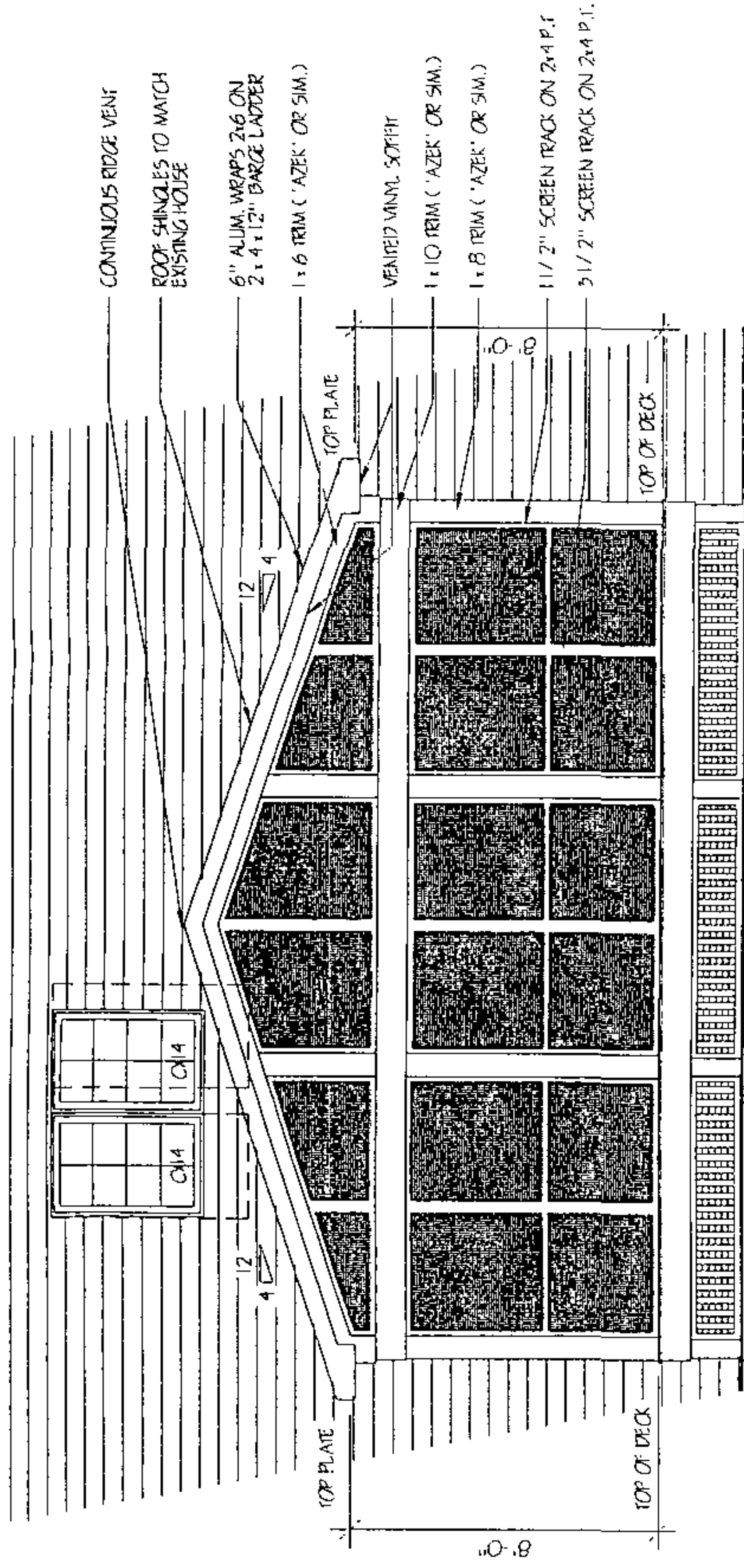
DRAWING TITLE:

ELEVATIONS

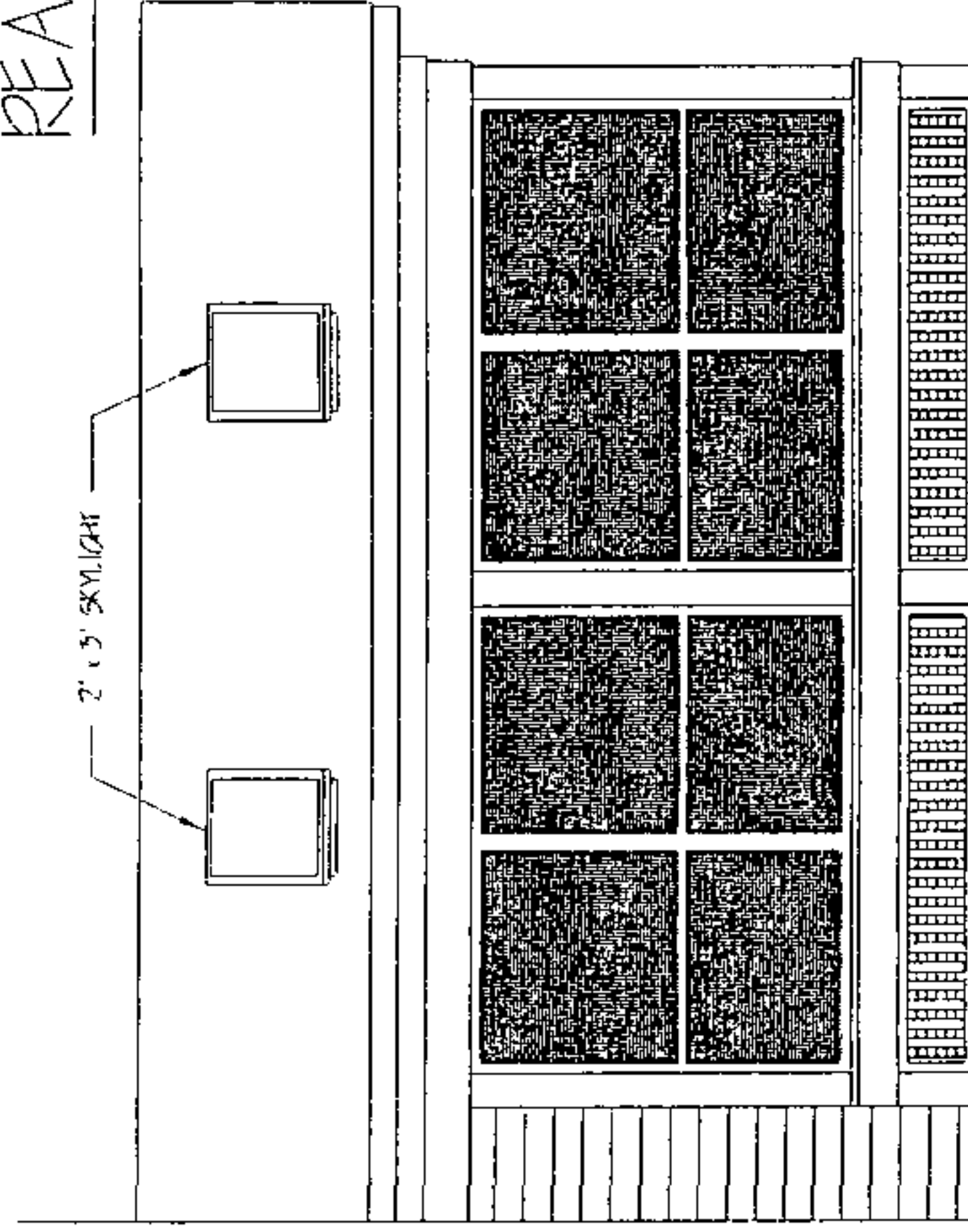
SHEET No.

20

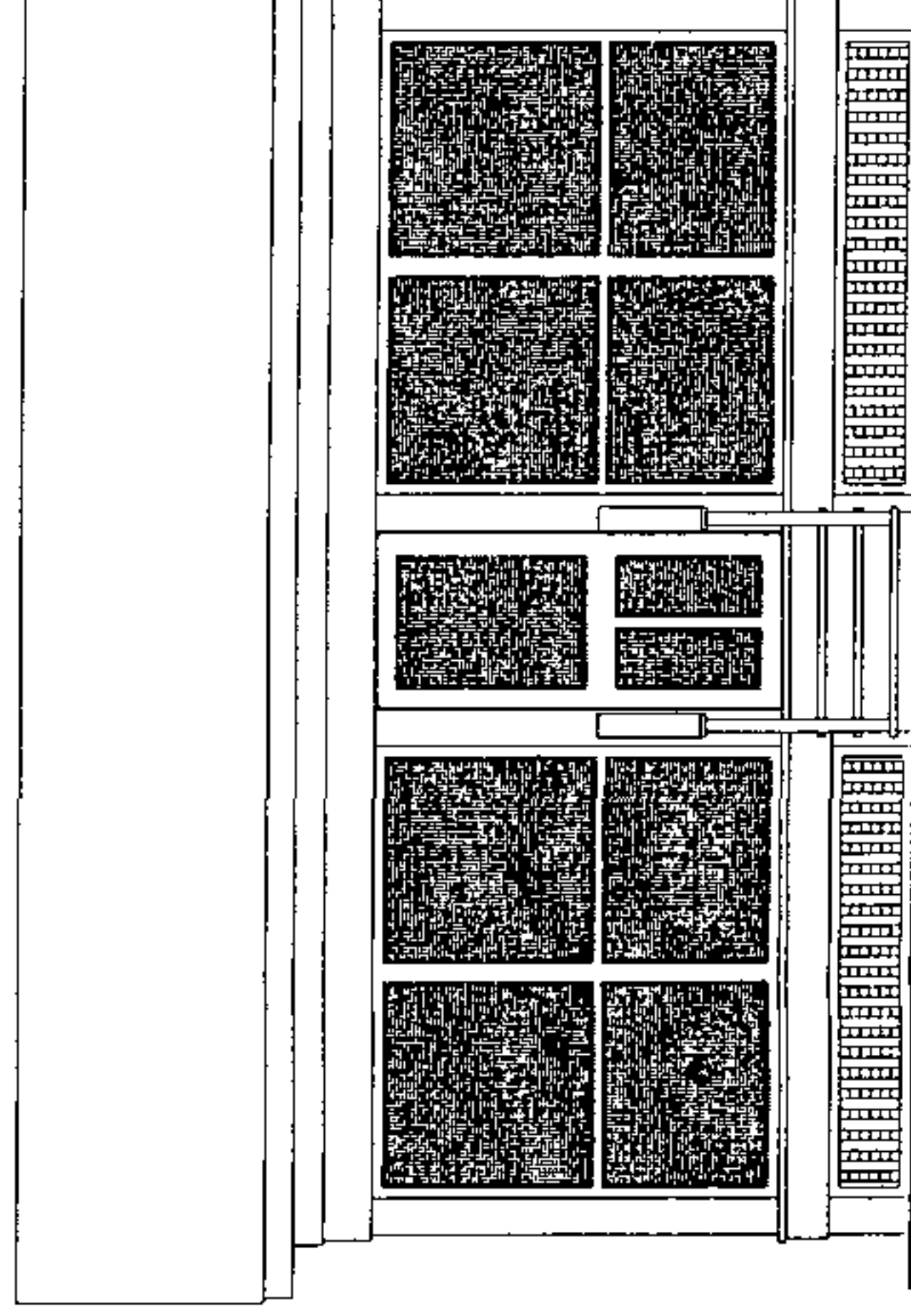
Item #149



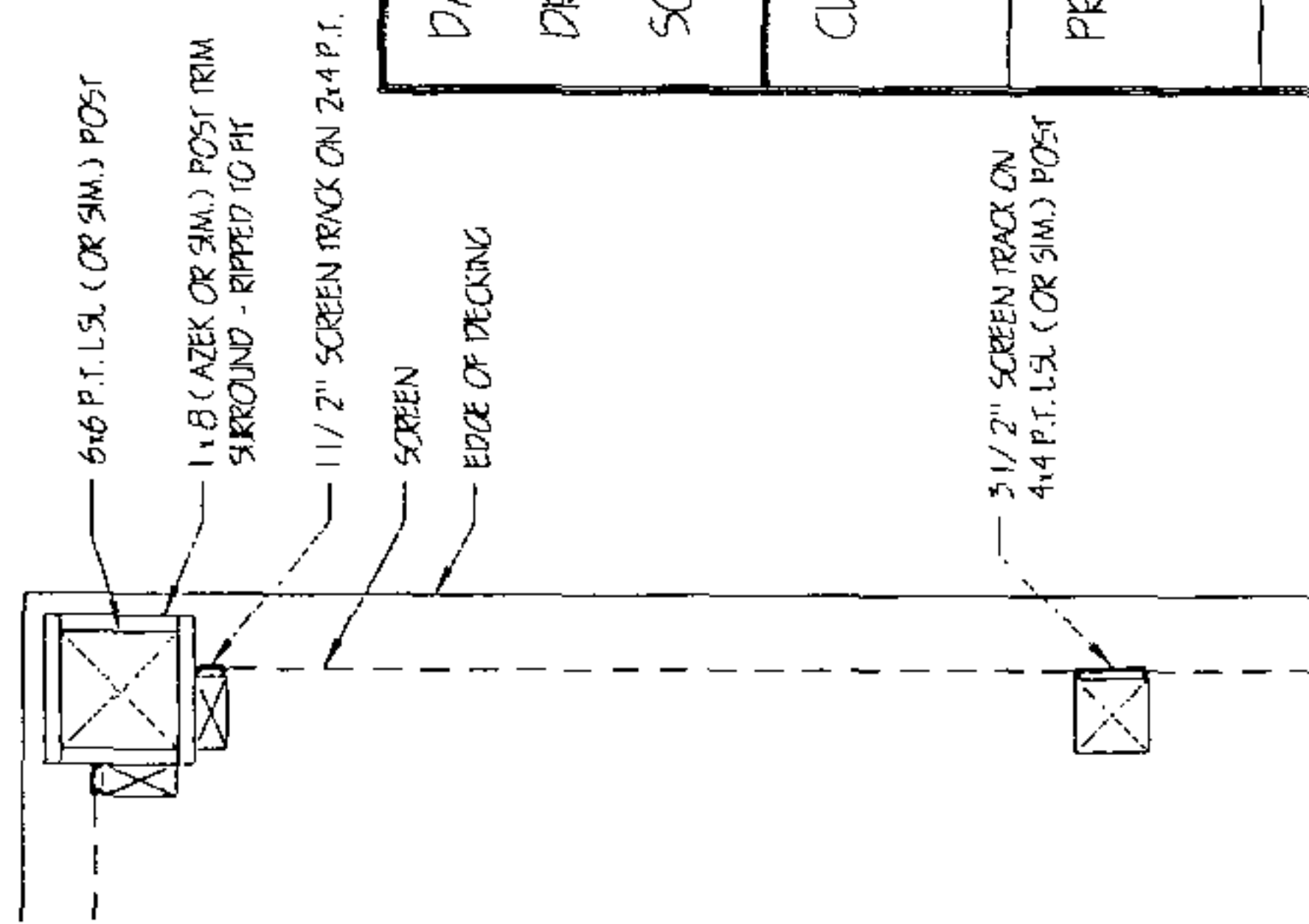
REAR ELEVATION



RIGHT SIDE ELEV.



LEFT SIDE ELEV. 11



POST DETAIL

DATE: 06-05-06

DRAFTER: MJH

SCALE: 1/4" = 1'-0"

CLIENT:

THOMAS

PROJECT NAME:

SCREENED PORCH

DRAWING TITLE:

FLOOR PLAN

SHEET NO.

2 of 3

Item #149

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

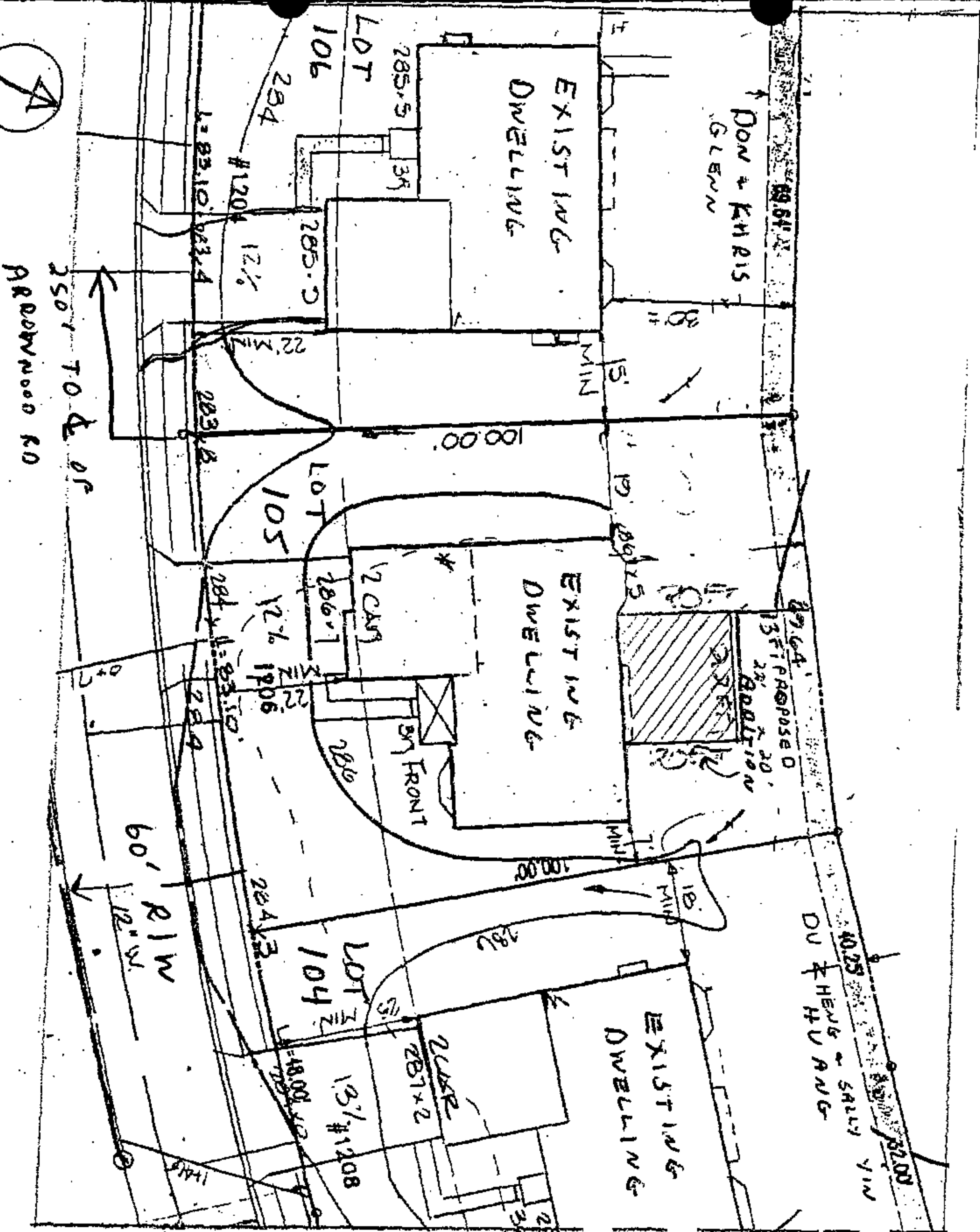
PROPERTY ADDRESS 1206 WALNUTWOOD RD

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

SUBDIVISION NAME HUNTERS RUN

PLAT BOOK # 59 FOLIO # 108 LOT # 105 SECTION # IV

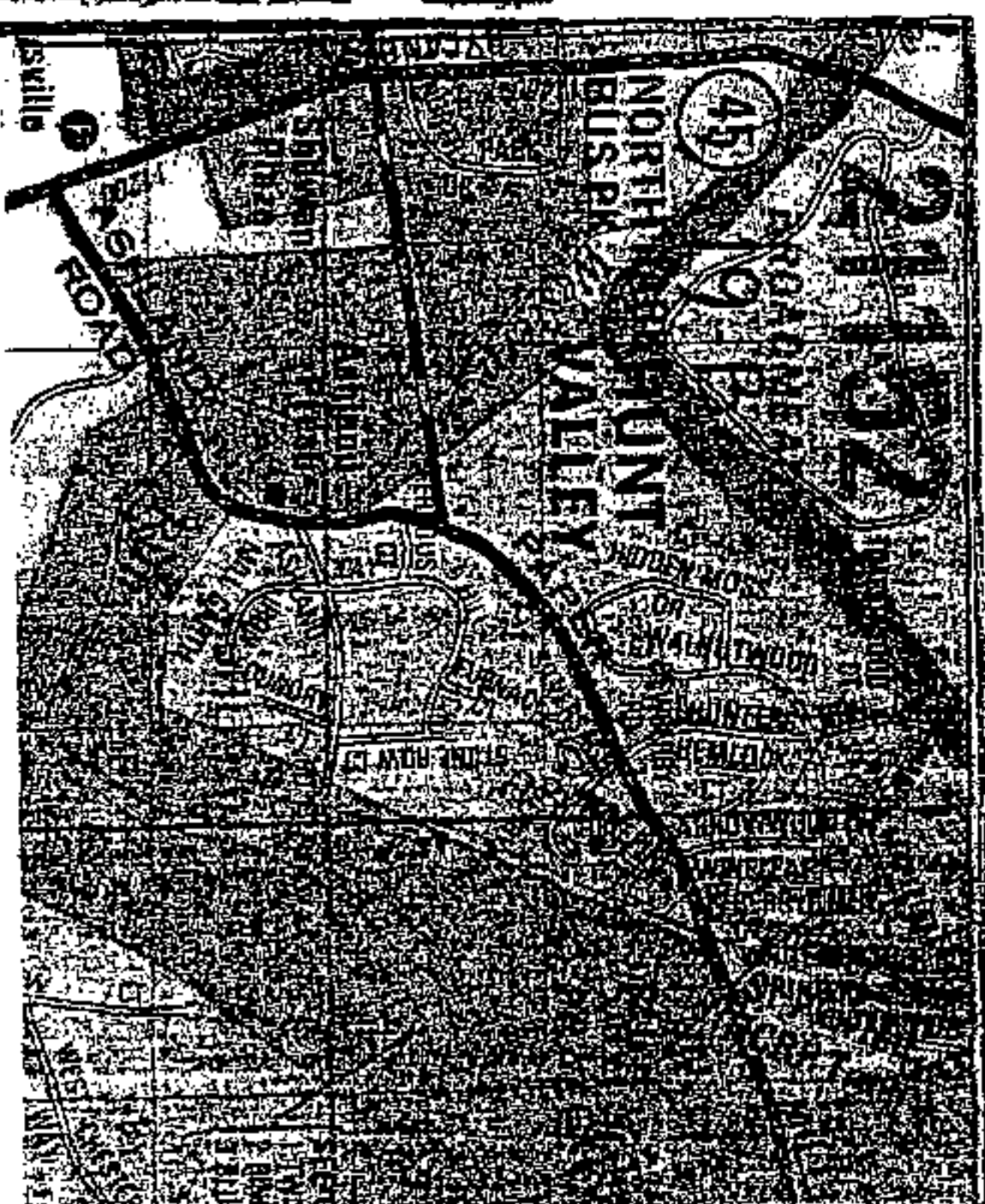
OWNER MICHAEL KENT & MARY PATRICIA LOVE THOMAS



NORTH

PREPARED BY MICHAEL KENT THOMAS

SCALE OF DRAWING: 1" = 30



VICINITY MAP
SCALE: 1" = 3000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 042 C.2

ZONING DR - 3.5

LOT SIZE .167 ACRES 7,274.52 SQUARE FEET

PUBLIC PRIVATE

SEWER

☒

PRIVATE

☐

WATER

☒

PUBLIC

☐

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN

YES ☐ NO ☒

HISTORIC PROPERTY/
BUILDING

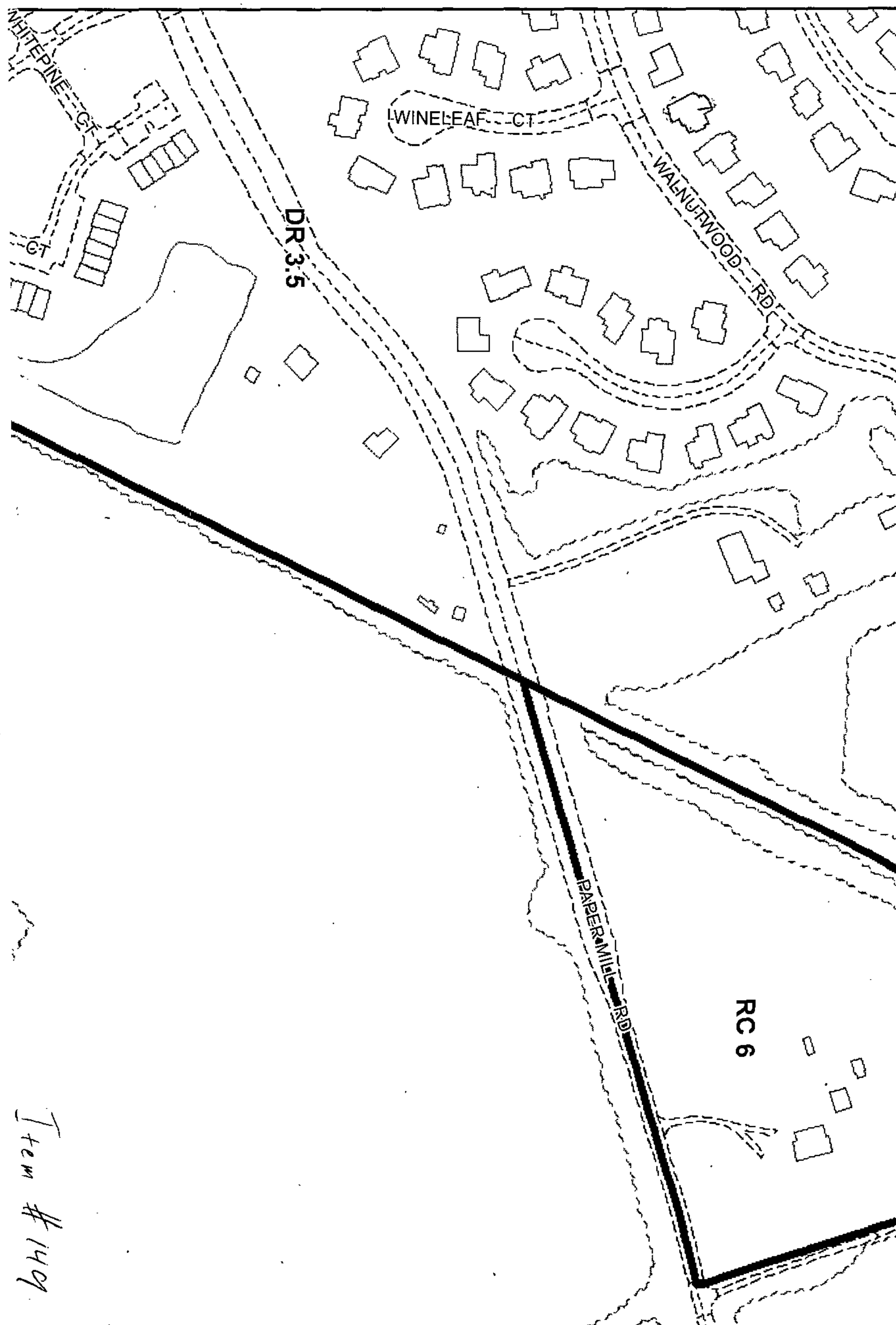
YES ☐ NO ☒

PRIOR ZONING HEARING

NO

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

07-149-A



Map # 04222

Item # 149

Baltimore County - My Neighborhood



[illegible]

Item # 149

