

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NE side Duvall Avenue, 340 feet
NE of c/l of Chesaco Avenue * DEPUTY ZONING COMMISSIONER
15th Election District
7th Councilmanic District * OF BALTIMORE COUNTY
(8006 Duvall Avenue) *
Marvin Fitzhugh, Jr. and Shiela A. Fitzhugh
Petitioners * CASE NO. 07-160-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, Marvin Fitzhugh, Jr. and Shiela A. Fitzhugh. The variance request is for property located at 8006 Duvall Avenue. The variance request is from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 8 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the proposed addition is needed to accommodate a family member who recently moved in. The addition will contain a needed bedroom. The proposed addition will be in a straight line from the existing dwelling.

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 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

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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 14, 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.

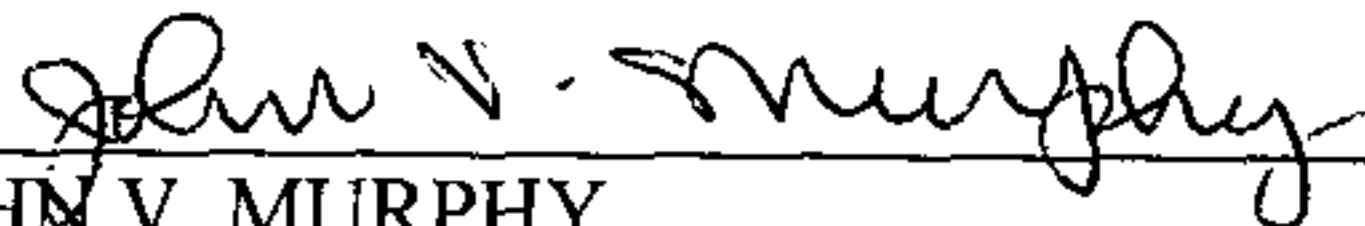
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 6th day of November, 2006, that a variance from Sections 1B02.3.A.5 and 1B02.3.B of the

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Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 8 feet in lieu of the required 10 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.

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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11-8-06
JVM



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8006 DUVALL AVE.
which is presently zoned D.R. 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) 1B02.3A.5, 1B02.3B. (BCZR)

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF 8-FEET
IN LIEU OF THE REQUIRED 10-FEET.

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):

Marvin Fitzhugh, Jr.
Name - Type or Print

Marvin Fitzhugh Jr.
Signature

Shiela A. Fitzhugh
Name - Type or Print

Shiela A. Fitzhugh
Signature

8006 Duvall Avenue 410-686-1023
Address Telephone No.

Rosedale MD 21237
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 11-8-04 day of November, 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. 07-160-A

REV 10/25/01

Reviewed By D.T. Date 10/5/06

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

8006 Duval Avenue
Address
Bosedale MD 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):

Facts:

- Current dwelling is closer than 10 ft from the property line.
- Proposed Addition would be a straight line from the existing dwelling.
- Altering the plans would change a needed bedroom to a size too small.
- Altering the plans would increase the cost of construction
- Altering the plans would result in a structure that would not be appealing to the affected property owner.
- We fear that altering the plans would result in a much lower appraised value when complete.
- A straight-line addition would be more appealing from the street and increase the value of the dwelling.
- Dwelling is being enlarged to accommodate a family member that has recently moved in with us.

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.

Marvin Fitzhugh Jr
Signature
Marvin Fitzhugh, Jr
Name - Type or Print

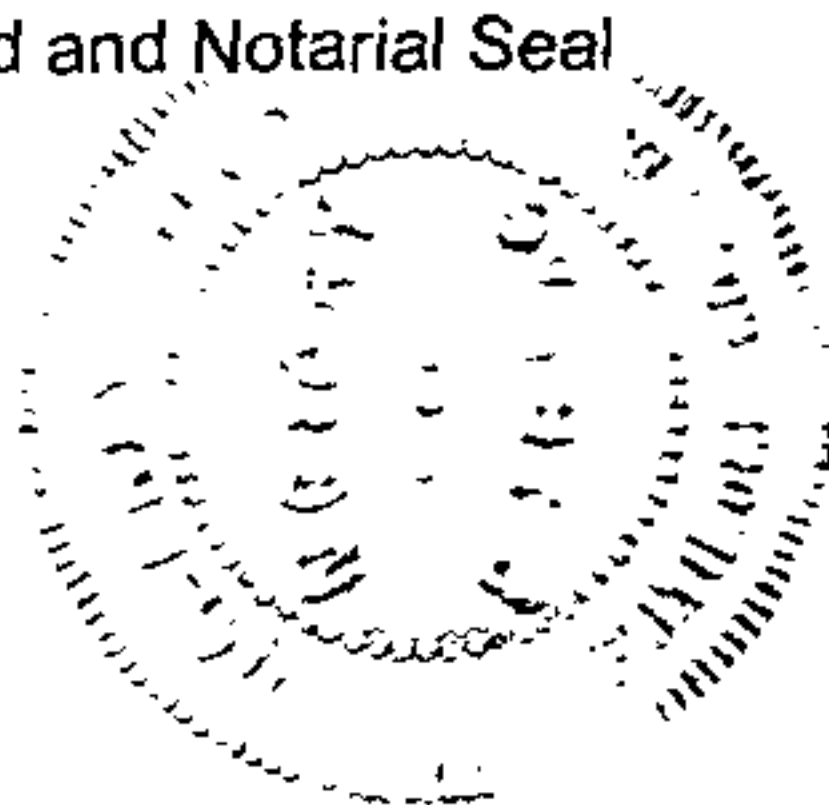
Shiela A. Fitzhugh
Signature
Shiela A. Fitzhugh
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Marvin Fitzhugh Jr and Shiela A. Fitzhugh
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Kimberly Hundt
Notary Public
My Commission Expires 9-22-09

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

8006 Duval Avenue
Address
Rosedale MD 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):

Facts:

- Current dwelling is closer than 10 ft from the property line.
- Proposed Addition would be a straight line from the existing dwelling.
- Altering the plans would change a needed bedroom to a size too small.
- Altering the plans would increase the cost of construction
- Altering the plans would result in a structure that would not be appealing to the affected property owner.
- We fear that altering the plans would result in a much lower appraised value when complete.
- A straight-line addition would be more appealing from the street and increase the value of the dwelling.
- Dwelling is being enlarged to accommodate a family member that has recently moved in with us.

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.

Marvin Fitzhugh Jr.
Signature

Marvin Fitzhugh, Jr
Name - Type or Print

Shiela A. Fitzhugh
Signature

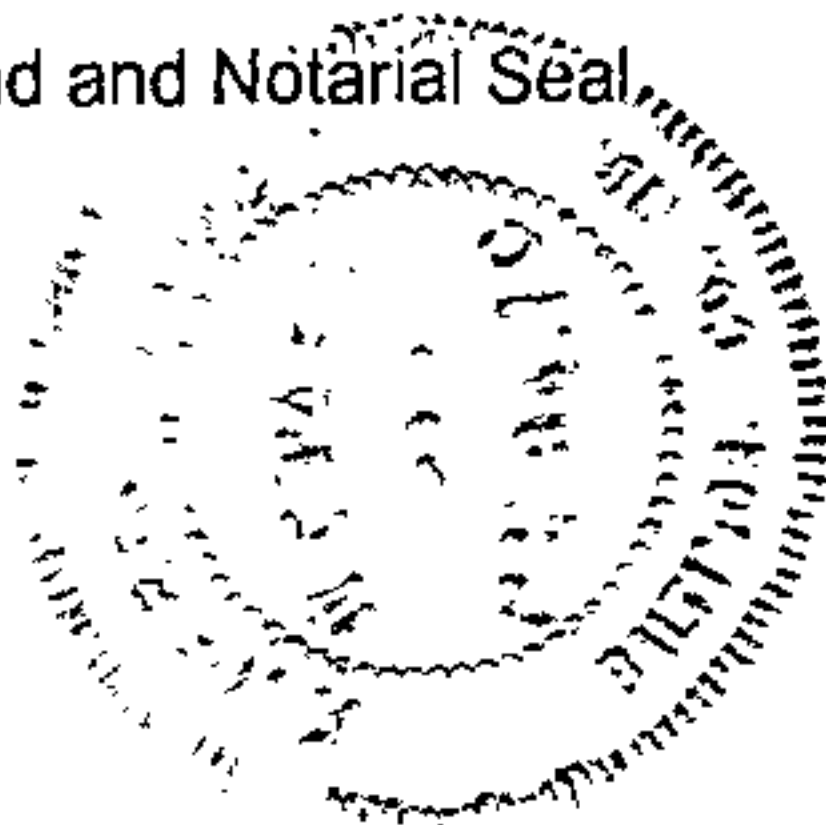
Shiela A Fitzhugh
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Marvin Fitzhugh Jr. and Shiela A Fitzhugh
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Kimberly Hurd
Notary Public

My Commission Expires 9-22-09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8006 DUNALL AVE.
which is presently zoned D.R. 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) 1B02.3A.5, 1B02.3B. (BCZR)

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF 8- FEET
IN LIEU OF THE REQUIRED 10- FEET.

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):

Marvin Fitzhugh, Jr
Name - Type or Print

Marvin Fitzhugh Jr
Signature

Shields A. Fitzhugh
Name - Type or Print

Shields A. Fitzhugh
Signature

8006 Dunall Avenue 410-281-2083
Address Telephone No.

Rosedale MD 21237
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 11/8/06 day of November 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. 07-160-A

Reviewed By D. [Signature] Date 10/5/06

REV 10/25/01 11-8-06 FOR FILING

Estimated Posting Date 10/15/06

ZONING DESCRIPTION

**ZONING DESCRIPTION FOR: 8006 DUVALL AVENUE
BALTIMORE COUNTY, MD 21237**

Beginning at a point on the **northeastly** side of **Duvall Ave**

which is **30'** wide at the distance of **340'** **northeast** of the centerline of the

nearest improved intersecting street **Chesaco Avenue**. ***Being Lot # 163, Part**

of Lot 79, Plan "C" in the subdivision of **Rosedale Terraces** as recorded in

Baltimore County Plat Book # 3, Folio # 90, containing **5,978 Square Feet**.

Also known as **8006 Duvall Ave** and located in the **15th** Election District. Being

the same lot of ground by Deed dated April 28, 1994, and recorded among the

Land Records of Baltimore County in **Liber No. 10635, folio 578**.

07-160-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21721

DATE 10/5/06 ACCOUNT 00100606150
AMOUNT \$ 65.00

RECEIVED FROM: MARIA BOUTON

FOR: Item #160 OM-160-A

8006 DUVALL AVE D.T.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAY RECEIPT

BUSINESS ACTUAL TIME 1999
10/06/2006 10/03/2006 14:23:15
REG 0002 MAIL 02/01/06
RECEIPT # 0002708 10/03/2006
Dept 5 528 BIRKING VERIFICATION
CR NO 02/121

Receipt for \$45.00
\$45.00 IN \$-00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-160-A

Petitioner/Developer: FITZHUGH

Date Of Hearing/Closing: 10/30/06

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

Attention:

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
at 8006 DUWALL AVENUE

This sign(s) were posted on October 14, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 10/14/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

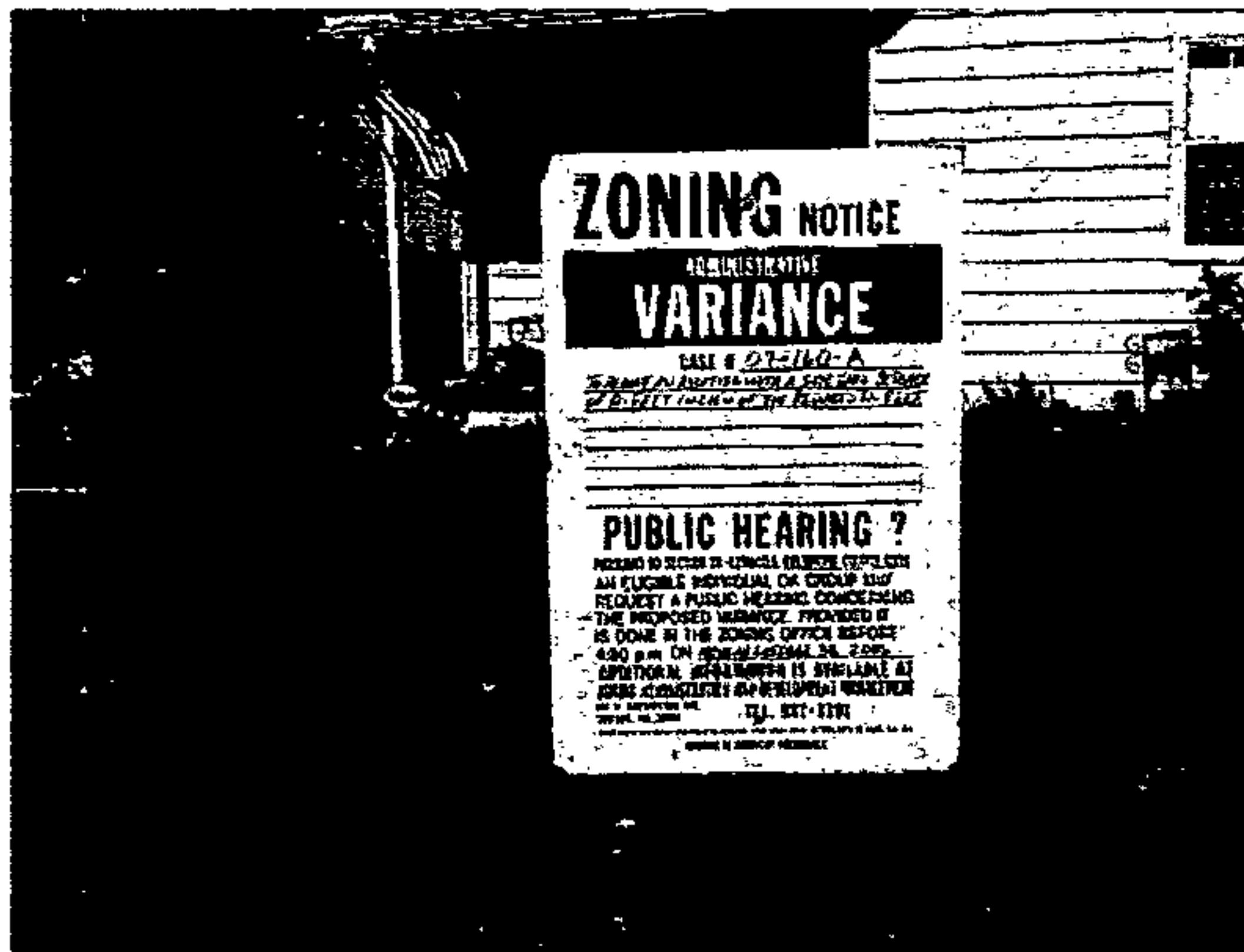
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000837 (576x432x24b jpeg)



Went to 10/14/06

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 160 -A

Address 8006 DUYALL AVE.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/5/06

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- 160 -A

Address 8006 DUYALL AVE.

Petitioner's Name FITZHUGH

Telephone 410-686-2083

Posting Date: 10/15/06

Closing Date: 10/30/06

Ordering for Sign: To Permit AN ADDITION WITH A SIDE YARD SETBACK OF
8- FEET IN LIEU OF THE REQUIRED 10- FEET.

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: 07-160-A

Petitioner: FITZHUGH

Address or Location: 8006 DUVALL AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. MARVIN FITZHUGH JR.

Address: 8006 DUVALL AVE.

ROSEDALE, MD 21237

Telephone Number: 410-686-2083



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 31, 2006

Marvin Fitzhugh, Jr.
Shiela A Fitzhugh
8006 Duvall Avenue
Rosedale, MD 21237

Dear Mr. and Mrs. Fitzhugh:

RE: Case Number: 07-160-A, 8006 Duvall Avenue

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

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 26, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-160- Administrative Variance**

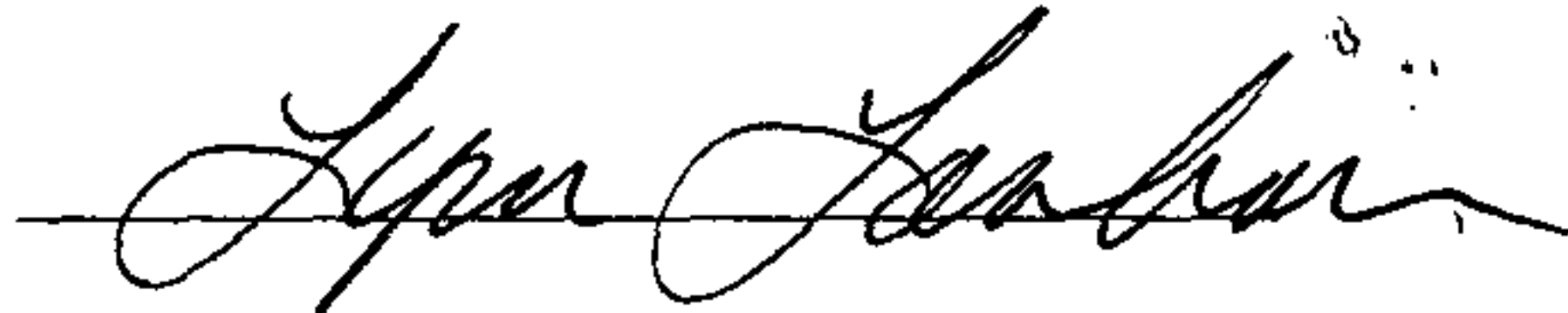
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

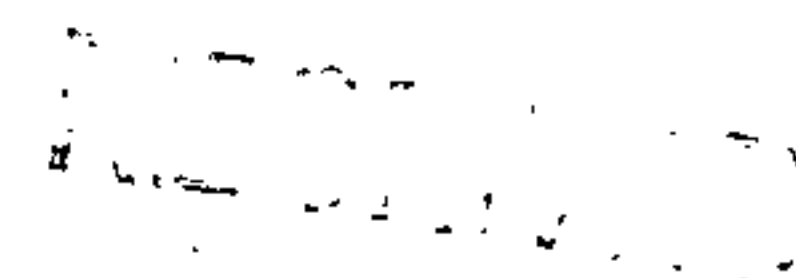
Prepared By:



Division Chief:



CM/LL



OCT 31 2006



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

October 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 23, 2006

Item Number(s): 157 through 169

160

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

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



Printed with Soybean Ink
on Recycled Paper



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 20, 2006

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

RE: Baltimore County
Item No. 7-160A
8006 DUVALL AVENUE
ROOSEVELT TERRACE
VARIANCE - PERMIT ADDITION
IN LIEU OF THE REQUIRED 10- FEET

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. 7-160A.

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 18, 2006

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

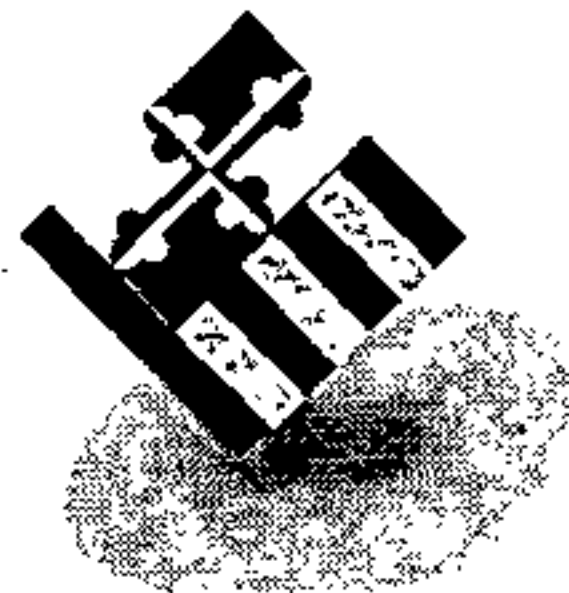
SUBJECT: Zoning Advisory Committee Meeting
For October 23, 2006
Item Nos. 07-102, 157, 159, 160, 161, 162,
163, 164, 165, 166, 167, 168, and 169

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-10182006.doc



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

MARVIN FITZHUGH, JR. AND SHIELA A. FITZHUGH
8006 DUVALL AVENUE
ROSEDALE MD 21237

Re: Petition for Administrative Variance
Case No. 07-160-A
Property: 8006 Duvall Avenue

Dear Mr. and Mrs. Fitzhugh

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

TOUCH RECEIVED FOR FILING

11-8-06

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

Thomas & Maria A. Buttion
8008 Duvall Ave, Baltimore ,Maryland 21237

September 14, 2006

Baltimore County Department of Zoning
111 West Chesapeake Ave
Towson, Maryland 21204

Re: Fitzhugh Property @ 8006 Duvall Avenue

To Whom It May Concern:

We are writing with the intent of expressing our position related to the proposed construction at the above referenced address.

We reside at 8008 Duvall Avenue, which is located directly next to the Fitzhugh's. As we would be the only neighbors directly affected by their plans, we wanted to voice our position in respect to this matter. The Fitzhugh's have extended the courtesy of asking our opinion prior to moving forward with their plans. They have explained that the proposed addition would be the same width of their existing home (approx.28') and would extend out to the rears by 16'. The finished exterior would be re-sided along with the existing house making it all uniform. We feel the finished construction they propose will be pleasing to the eye and not present a problem for us. We realize the finished product will be approx. 8'+ from our shared property line, however, would like you to note; the existing house is as well. It is also our opinion, should they alter their plans to accommodate the required setback, the addition would not be as flattering to the eye or to the appearance of the property. After careful consideration, we would like to make it known we do not have any objections should the Fitzhughs move forward with construction of the new addition they desire.

Thank you for your consideration in this matter.

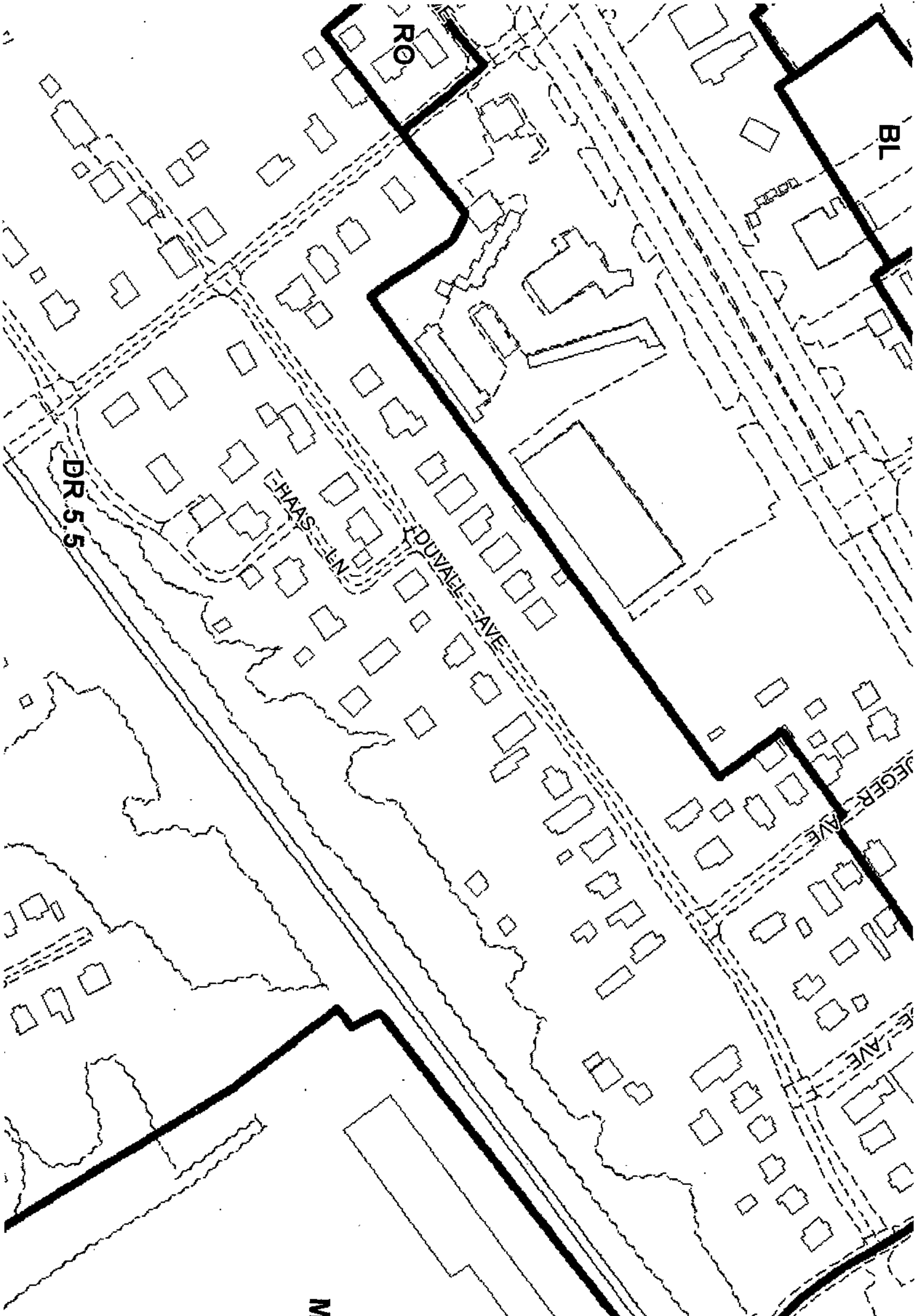
Sincerely,

Thomas C. Buttion

Maria A. Buttion

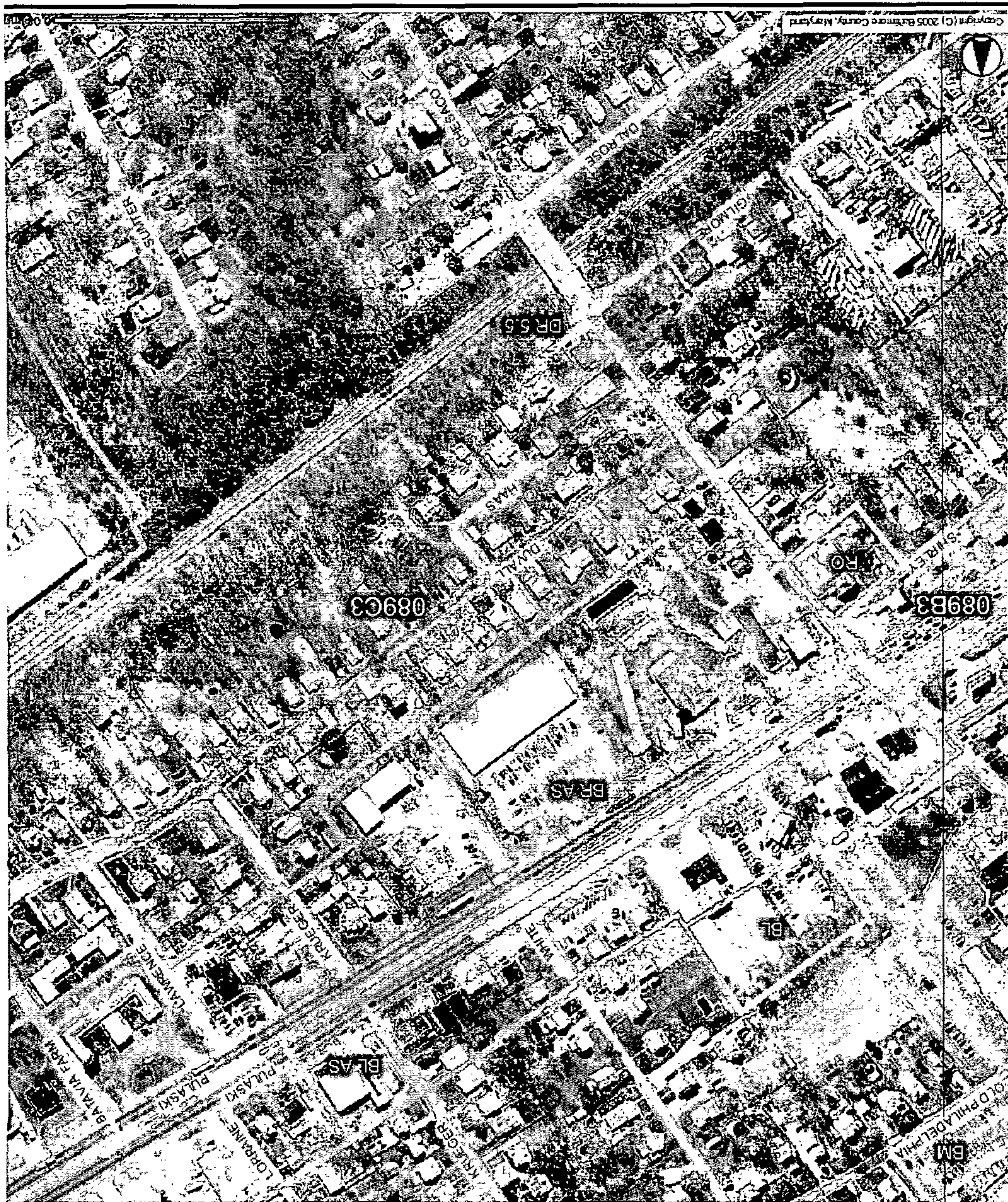
Telephone (410) 574-0599 ~ Fax (410) 574-7959

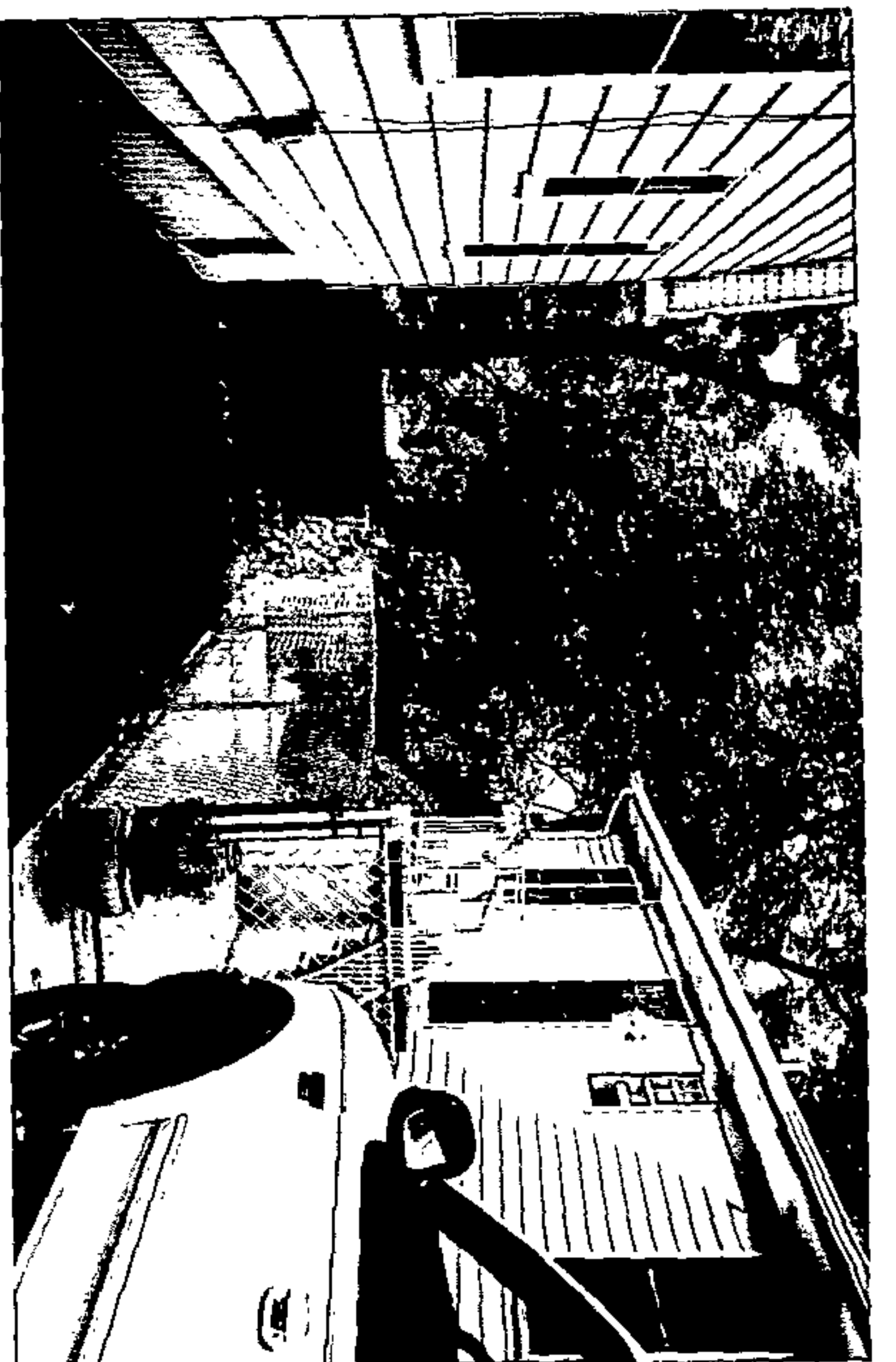
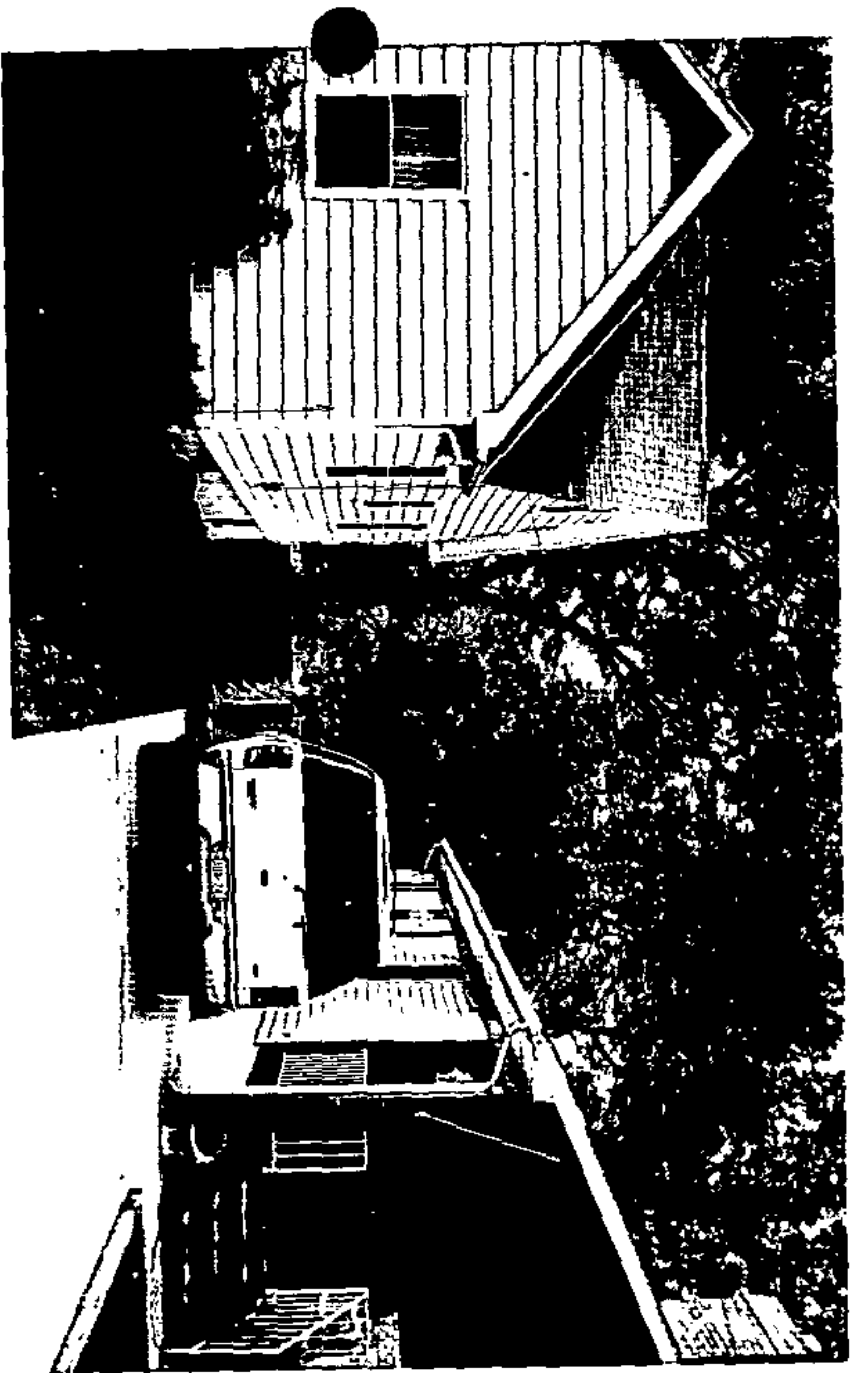
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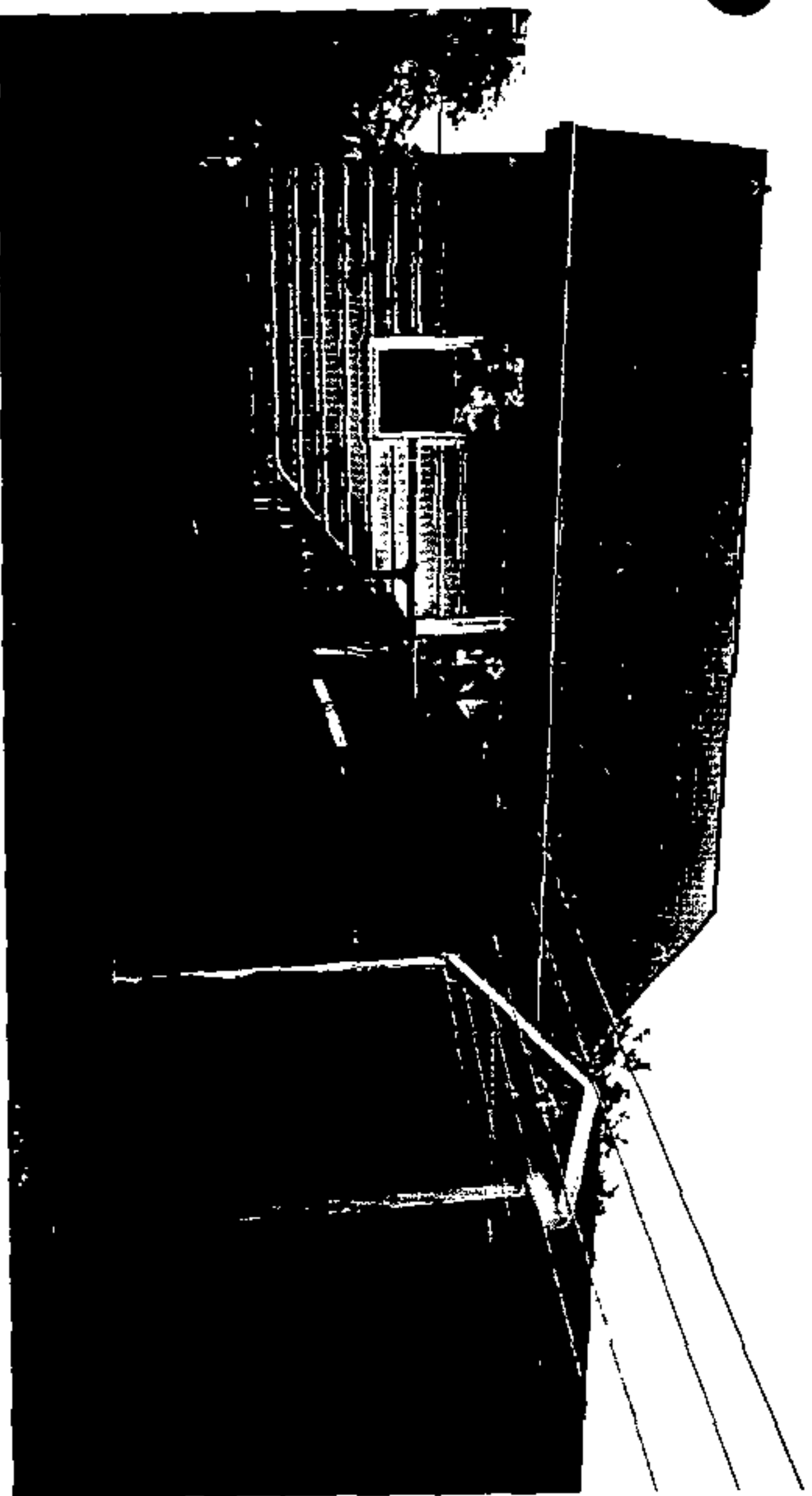
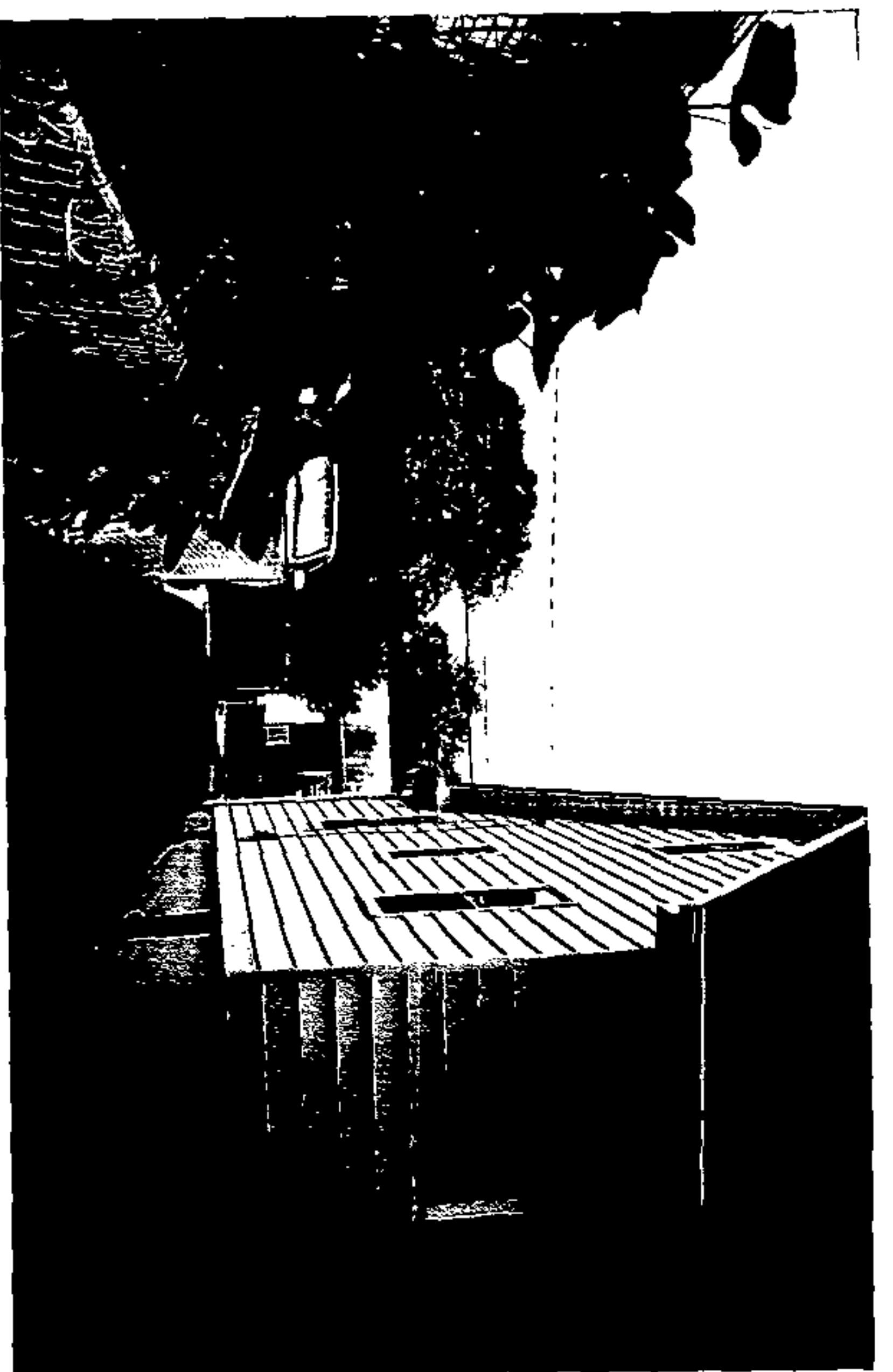
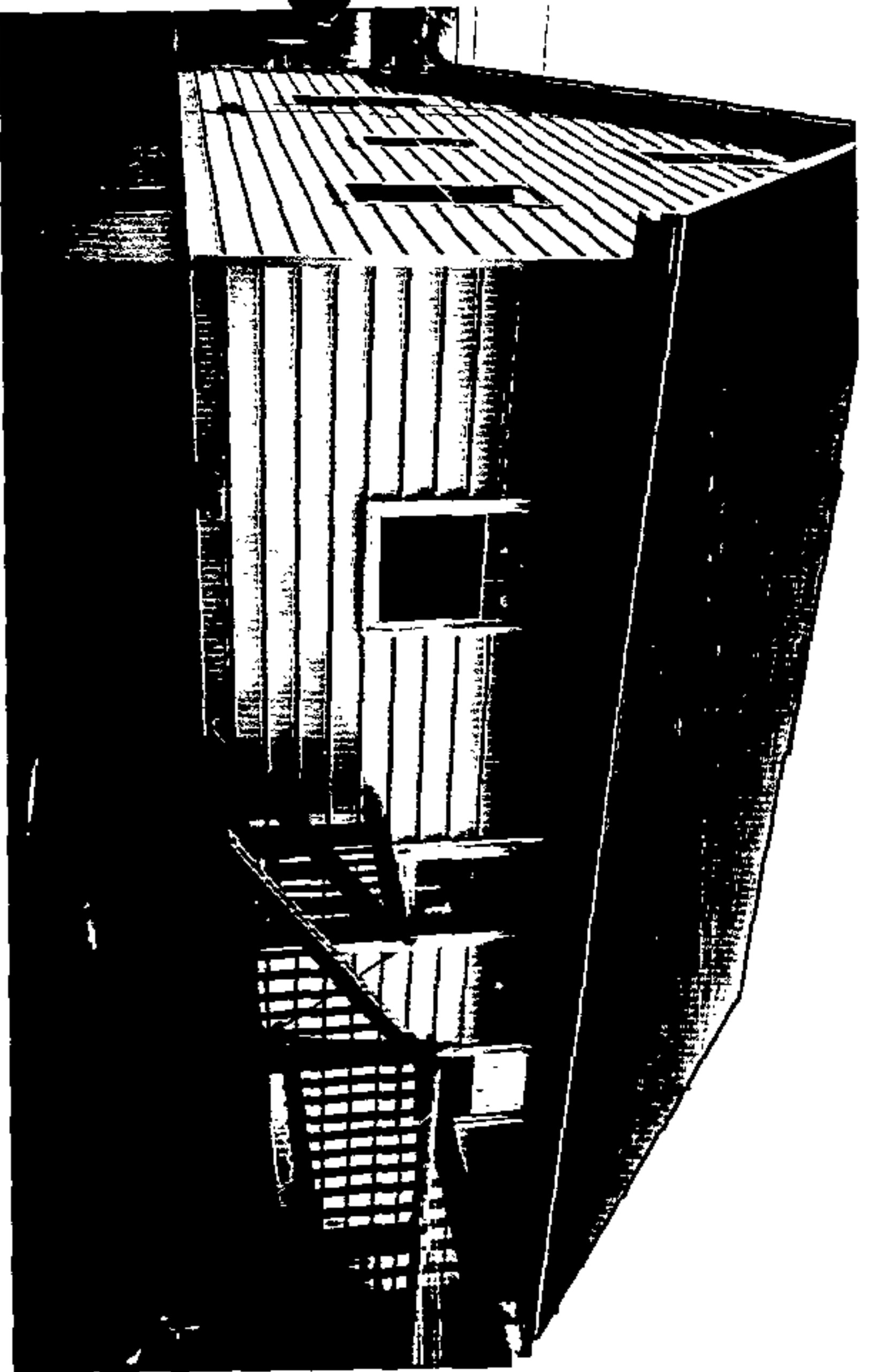
07-140-A

089C3





07-160-A



07-160-A

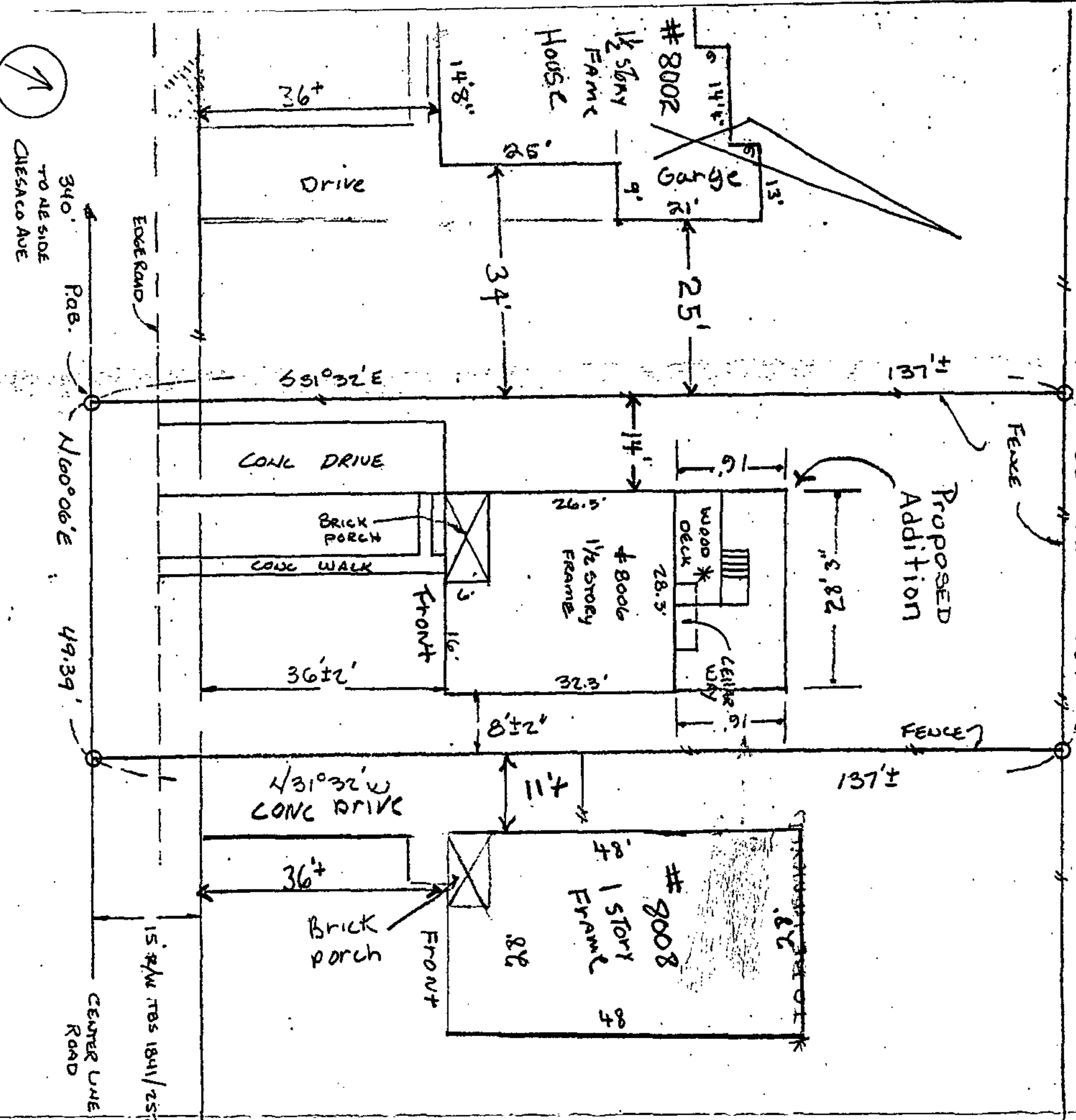
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 8006 DUVALL AVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

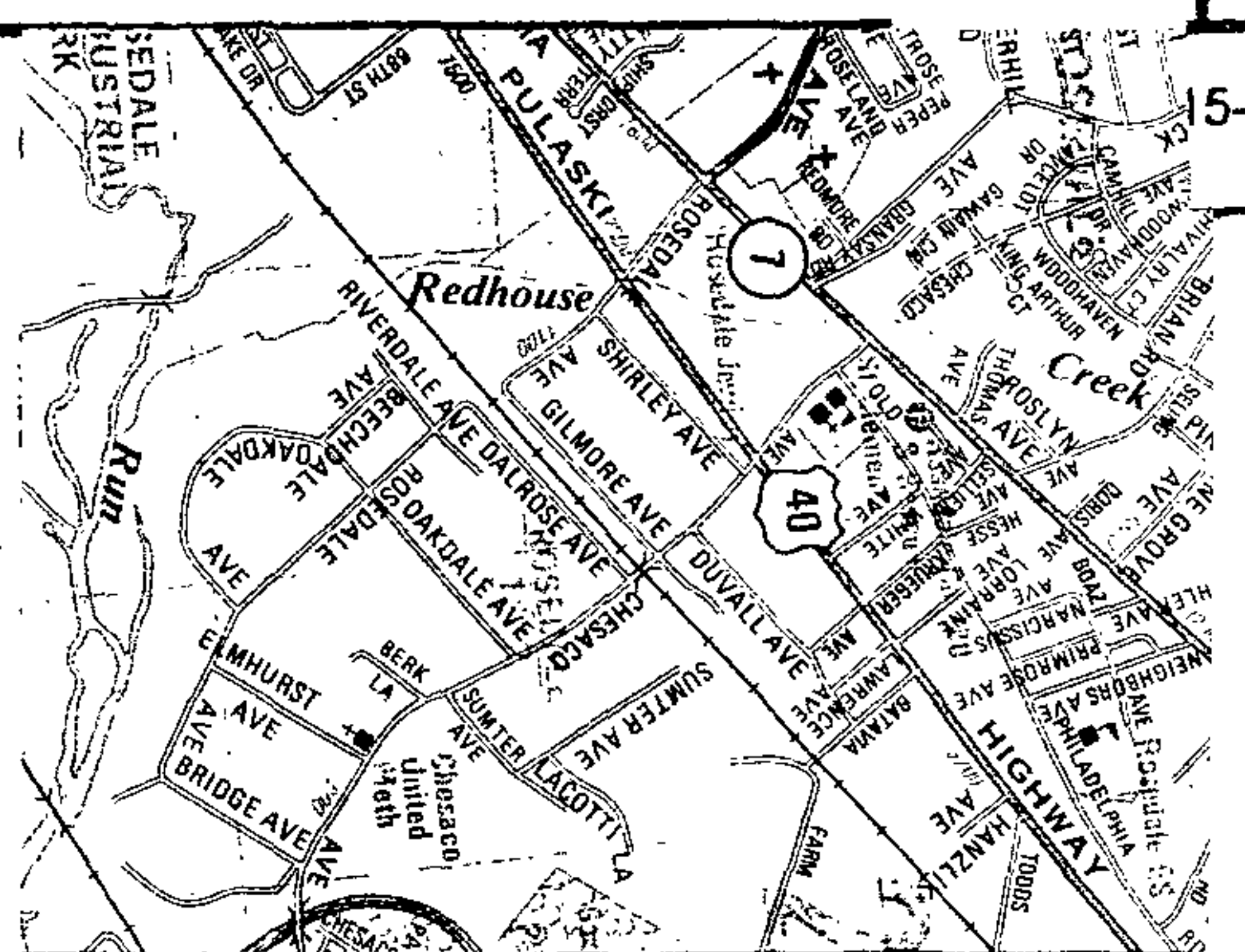
SUBDIVISION NAME ROSEDALE TERRACES

PLAT BOOK # 3 FOLIO # 90 LOT # 163 SECTION #

OWNER Martin and Sheila Fitzhugh



PREPARED BY M.B. SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION	
ELECTION DISTRICT	15
COUNCILMANIC DISTRICT	7
1"=200' SCALE MAP #	08903
ZONING	D.R.55
LOT SIZE	5978
ACREAGE	SQUARE FEET
SEWER	PUBLIC ☒ PRIVATE ☐
WATER	PUBLIC ☒ PRIVATE ☐
CHESAPEAKE BAY CRITICAL AREA	YES ☒ NO ☐
100 YEAR FLOOD PLAIN	YES ☒ NO ☐
HISTORIC PROPERTY/BUILDING	YES ☒ NO ☐
PRIOR ZONING HEARING	NONE
ZONING OFFICE USE ONLY	CASE #
REVIEWED BY	ITEM #
D.T.	160
	07-160-A