IN RE: PETITION FOR ADMIN. VARIANCE
S side of Fordham Road, 185 feet +/- E of
C/l of Warwick Road

1st Election District

1st Councilmanic District

(4211 Fordham Road)

Michael and Christina Sames Petitioner BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 07-186-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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*

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Michael and Christina Sames. The Petitioners are requesting variance relief for property located at 4211 Fordham Road. The variance request is from Sections 1B02.3.C.1, 303.1 and 301.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a front yard setback from the property line of 21 feet in lieu of the required maximum front yard average of 40 feet, and to permit a proposed open projection (deck) to have a front yard setback of 17 feet and a side yard setback of 7 feet in lieu of the required 30 and 7.5 feet, respectively.

The property was posted with a notice of the administrative hearing on November 5, 2006. While no protests were received from the neighbors, the case was set for public hearing by this Deputy Zoning Commisioner under the circumstances. After review of the administrative variance request, a letter dated November 30, 2006 was sent to the Petitioner by the undersigned expressing concern about the impact on the neighborhood of an addition on the front of the home and asking why the addition and deck could not be placed in the rear yard.

The property was posted with Notice of the Public Hearing on January 4, 2007 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief

(-33-05)

and time and date of the public hearing. In addition, a Notice of Zoning the public hearing was published in "The Jeffersonian" newspaper on January 4, 2007 o notify any interested persons of the scheduled hearing date and relief requested.

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."

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.

Interested Persons

Michael Sames, Petitioner, and Richard King, builder, appeared at the hearing on behalf of the variance request. There were no protestants or citizens at the hearing.

Testimony and Evidence

7307

The subject property contains 6156 square feet zoned DR 5.5 and is improved by the Petitioner's single family dwelling. The Petition indicated that the Petitioner wanted to build an addition and deck in his front yard which would project forward 19 more feet than the

adjoining houses. Upon review of this administrative variance request, this caused some concern as to why the deck could not be built in the rear yard and whether the proposed addition would change the pattern of development of the neighborhood. A letter was sent to the Petitioner expressing these concerns and eventually the case was set for public hearing.

At the public hearing Mr. King indicated that there was a substantial misunderstanding regarding the proposed addition. He indicated that the Petitioner wanted to build a small 4 x 12 foot foyer on the front of his house and a new front porch, not a deck, which would wrap around the front and sides of the house. The Petitioner indicated that this would beautify the house and improve the neighborhood. See floor plan and elevation, exhibit 4.

In support of this contention, the Petitioner presented a location survey of the property which shows the subject house 50 feet from the centerline of Fordham Road and 25 feet from the edge of the right of way. He next presented exhibit 3 which shows the distance to the right of way for the adjacent homes at 29 and 32 feet. After the addition of the foyer the front of the house would be 21 feet from the right of way and the porch 17 feet from the right of way. The porch would also wrap around so the side yard setback would be 7 feet in lieu of the required 7.5 feet. Finally the Petitioner presented photographs of his home and neighborhood as exhibit 5 and mentioned that his neighbors are appreciative of his efforts to improve his home and community.

Findings of Fact and Conclusions of Law

Upon my initial review of this request, I envisioned the Petitioner and his family barbecuing on a deck in the front yard while neighbors walked by on the sidewalk. Somehow this did not seem like a good idea. As it turned out, the Petitioner simply wants to build a front porch which will wrap around the front and side of the house and to build a small foyer for the

entrance to the house. Review of exhibit 3 shows the adjoining homes are an average of 30.5 feet from the right of way and not 40 feet as indicated in the Petition. Consequently the proposed addition and porch will not be as drastic compared to the adjoining homes as I previously thought.

The Petitioner's home without the addition or porch already is closer to the right of way than either adjoining homes because as shown in the photographs a prior owner enclosed the front porch which the Petitioner tells me became a den. I can understand why he would want a foyer and porch to protect the room from weather and beautify the house. Looking at the Petitioner's photographs I note that his neighbor to the east has also enclosed his front porch so that it is not as if this request were the first intrusion into the front yards of these homes.

Consequently I find the existing structure on the property (house) presents a special circumstance which from a zoning perspective makes the property unique. I further find that the Petitioner would suffer practical difficulty if he could not have some weather protection on his front entrance. Finally I find the variances can be granted within the spirit and intent of the regulations and will not adversely affect the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this ______ day of January, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Sections 1B02.3.C.1, 303.1 and 301.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a front yard setback from the property line of 21 feet in lieu of the required maximum front yard average of 30.5 feet, and to permit a proposed open projection (front

porch) to have a front yard setback of 17 feet and a side yard setback of 7 feet in lieu of the required 30 and 7.5 feet, respectively is hereby GRANTED.

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



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

January 22, 2007

MICHAEL B. AND CHRISTINA M. SAMES 4211 FORDHAM ROAD BALTIMORE MD 21229

> Re: Petition for Administrative Variance Case No. 07-186-A Property: 4211 Fordham Road

Dear Mr. and Mrs. Sames:

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,

John V. Murphy

Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Richard King, Dream Design Build & Remodeling, Inc., 726 South Beechfield Avenue, Baltimore MD 21229

County Courts Building | 401 Bosley Avenue, Suite 405 | Towson, Maryland 21204 | Phone 410-887-3868 | Fax 410-887-3468 www.baltimorecountymd.gov



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

which is presently zoned _

owner(s) of the property situate in Baltimore County and made a part hereof, hereby petition for a Variance from S	ermits and Development Management. The undersigned, legal which is described in the description and plat attached hereto and section(s) 1802.3.C.I, 303.1 and 301.1.A - to
permit a proposed addition to have a fr	ont yard setback from the property line of front yard average of 40, and to permit a a front yard setback of 17 feet and a side
21 feet in lieu of the required maximum	front yard average of 40, and to permit or
proposed open projection (deck) to have	a front yard setback of 17 feet and a side
yard setback of 7 feet in lieu of the of the of the soning regulations of Baltimore County, to the zoni of this petition form.	required 30 and 7/2 respectively ing law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by I, or we, agree to pay expenses of above Variance, advertising regulations and restrictions of Baltimore County adopted pursuance.	, posting, etc. and further agree to and are to be bounded by the zoning
	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:	<u>Legal Owner(s):</u>
	Michael B Saves
Name - Type or Print	Name - Type or Print
Signature	Signature
Address Telephone No.	Name Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	4211 6000HAY-1 (2D) 410 247-0367 Address Telephone No.
Name - Type or Print	BALTYNOLE MID ZIZZY City State Zip Code
	Representative to be Contacted:
Signature	MOHAND VIW 1-
Company	Name
- Address Telephone No.	Address Telephone No.
City State Zip Code	MO: 2729 City State Zip Code
	o be required, it is ordered by the Zoning Commissioner of Baltimore County,
this that the subject matter regulations of Baltimore County and that the property be reposted.	er of this petition be set for a public hearing, advertised, as required by the zoning
	Zoning Commissioner of Baltimore County
	Reviewed By Date Date
REV 10/25/01	Estimated Posting Date
	The State of the S

for the property located at

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	4211 Pon	DHAM AD.	
	Address City	M)- State	21229 Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardship	wing are the facts up	pon which I/we base th	•
TWO CHICDREN PROM PROM HOWSE. HOUSE 15 SMA	u with onl	4/1 BATH.	ADD ING BOD DITTON
And MATH WHITE UP (AC)	ADING OCDE	R DETENIOR	ATUL STRUCTURE
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That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	rmal demand is file additional information	ed, Affiant(s) will be re	equired to pay a reposting and
Michael B Sames Signature	<u>,</u> Sign	nature 2	15-
Michael B- Sames Name - Type or Print	(ハ HACSTMA 1 me - Type or Print	n Sames
STATE OF MARYLAND, COUNTY OF BALTING I HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, per	, .	, <u>2006</u> , before	me, a Notary Public of the State
MICHAEL 15. OUNES	7		
the Affiant(s) herein, personally known or satisfactors. AS WITNESS my hand and Notarial Seal	actorily identified to m		UNDA J. THOMAN ARY PUBLIC STATE OF MARYLAND mmission Expires September 17, 2007
STATE OF THE PARTY	Notary Pub My Commi	ssion Expires	Lenker 17, 2007



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	4211	Fordham	Rd	_
-	*		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) 1 BO2.3. C.1, 303.1 and 301.1.A—
to permit a proposed addition to have a front yard setback from the property line of 21 feet in lieu of the required maximum front yard average of 40, and to permit a proposed open projection (deck) to have a front yard setback of 17 feet and a side yard setback of 7 feet in lieu of the required 30 and 7/2, respectively 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: Legal Owner(s): Name - Type or Print Name - Type or Print Signature Name - Type or Print Address Telephone No. Zip Code City State 410 247-0367 told ham Attorney For Petitioner: Telephone No. Address KSALTMORE State Name - Type or Print Representative to be Contacted: Signature Company Telephone No. Address Zip Code Zip Code City State A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning day of this regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore CASE NO. 07-186-A Reviewed By Date

Estimated Posting Date

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	4211 Fordham Road
	Address State Z1ZZ9 Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardship	owing are the facts upon which I/we base the request for an Administrative ip or practical difficulty):
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That the Affiant(s) acknowledge(s) that if a fo	ormal demand is filed, Affiant(s) will be required to pay a reposting and
advertising fee and may be required to provide	
Signature Signature	$\frac{2L+3}{\text{Signature}}$
· · ·	GLRISTINA M SIMES
Michael B Sames Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIN	
I HEREBY CERTIFY, this $\frac{19}{100}$ day of $\frac{0}{100}$ of Maryland, in and for the County aforesaid, pe	rsonally appeared
the Affiant(s) herein, personally known or satisfa	പ് ട്ര actorily identified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	
AS WITHESS THY Harlu and Ivolana Ocal	UNDA J. THOMAN NOTARY PUBLIC STATE OF MARYLAND
Strike St	Notary Public My Commission Expires September 17, 2007 Notary Public
	My Commission Expires September 17, 2007
REV 1.0/25/01	

ZONING DESCRIPTION FOR 4211 Fordham Road

Beginning at a point on the South side of Fordham Road which is 50'-0" wide at the distance of 185'-0" East of the centerline of the nearest improved intersecting street Warwick Road which is 50'-0" wide. Being Lot # 26,

Block 4, Section # --- in the subdivision of Kensington as recorded in Baltimore County Plat Book # 8, Folio # 46, containing 6156 sq ft. Also know as 4211 Fordham Road, and located in the 1 Election District, 1 Councilmanic District.

Item # 186

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NOTICE OF ZONING HEARING

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

Case: # 07-186-A

4211 Fordham Road

S/side of Fordham Road, 185 feet +/- E of centerline of Warwick Road

Warwick Road

1st Election District - 1st Councilmanic District
Legal Owner(s): Michael & Christina Sames

Variance: to permit a proposed addition to have a front
yard setback from the property line of 21 feet in lieu of
the required maximum front yard average of 40 feet, and
to permit a proposed open projection (deck) to have a
front yard setback of 17 feet and a side yard setback of 7
feet in lieu of the required 30 feet and 7.5 feet respective-

Hearing: Monday, January Room 407, County Courts nue, Towson 21204. 22, 2007 at 10:00 a.m. ir Building, 401 Bosley Ave

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/050 Jan. 4

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in the following weekly newspaper published in Baltimore County, Md., once in each of THIS IS TO CERTIFY, that the annexed advertisement was published 200 successive weeks, the first publication appearing

쳐 The Jeffersonian North County News NE Booster/Reporter Arbutus Times Owings Mills Times **Towson Times** Catonsville Times

18mm

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No: 07-186-A
	Petitioner/Developer: MICHAEC SAMES
	MICHAEL SAMES
· - · · · · · · · · · · · · · · · · · ·	Date Of Hearing/Closing: 11/20/06
Baltimore County Department of Permits and Development Manage County Office Building, Room 11 111 West Chesapeake Avenue	
Attention:	
Ladies and Gentlemen:	
This letter is to certify under the posterior of the post	enalties of perjury that the necessary d conspicuously on the property OHAM LOAD
·	
This sign(s) were nested on 1)	
This sign(s) were posted on No	(Month, Day, Year)
	Sincerely, Signature of sign Poster and Data)
(5	Signature of sign Poster and Date)
	Martin Ogle
	Sign Poster
	16 Salix Court Address
	Balto. Md 21220
	(443-629 3411)

im000852 (576x432x24b jpeg)



Martin Ogle 11/5/06



JAMES T. SMITH, JR. County Executive

TDecember 20, 2005 Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-186-A

4211 Fordham Road

S/side of Fordham Road, 185 feet +/- E of centerline of Warwick Road

1st Election District – 1st Councilmanic District

Legal Owners: Michael & Christina Sames

<u>Variance</u> to permit a proposed addition to have a front yard setback from the property line of 21 feet in lieu of the required maximum front yard average of 40 feet, and to permit a proposed open projection (deck) to have a front yard setback of 17 feet and a side yard setback of 7 feet in lieu of the required 30 and 7.5 feet respectively.

Hearing: Monday, January 22, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Michael & Christina Sames, 4211 Fordham Road, Baltimore 21229 Richard King, 726 S. Beechfield Avenue, Baltimore 21229

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 6, 2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director Department of Permits and Development Management December 27, 2006

Michael B. Sames Christina M. Sames 4211 Fordham Road Baltimore, MD 21229

Dear Mr. & Mrs. Sames:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 07-186-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded at the request of the deputy-zoning commissioner and is requiring a public hearing concerning the above-proposed administrative procedure.

The hearing has been scheduled, and the notice of hearing reflecting the hearing the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property will be reposted with the hearing date, time and location and will be done by this office. This notification will be published in the Jeffersonian and the billing will also be handled directly by this office thru Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact David Duvall at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

Supervisor Zoning Review

WCR:kim

C: Richard King, 726 S. Beechfield Avenue, Baltimore 21229

TO: PATUXENT PUBLISHING COMPANY

Thursday, January 4, 2007 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple Permits & Development Management 111 West Chesapeake Avenue Towson, MD 21204

410-887-3610

NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-186-A

4211 Fordham Road

S/side of Fordham Road, 185 feet +/- E of centerline of Warwick Road

1st Election District – 1st Councilmanic District

Legal Owners: Michael & Christina Sames

Variance to permit a proposed addition to have a front yard setback from the property line of 21 feet in lieu of the required maximum front yard average of 40 feet, and to permit a proposed open projection (deck) to have a front yard setback of 17 feet and a side yard setback of 7 feet in lieu of the required 30 and 7.5 feet respectively.

Hearing: Monday, January 22, 2007 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

					
Case Number 07-		Address	4211 F	ordham	Rd
Contact Person:	- Planner Please P	Print Your Name	<u> </u>	Phone Number	: 410-887-3391
Filing Date: 10/	24/06	Posting Date:	11/5/06	Closing D	ate: 11/20/06
Any contact made through the contact	with this office req person (planner) us	garding the statusing the case num	is of the adminber.	inistrative vari	ance should be
reposting mus	OST: The petitioner of this form) and the standard by onsible for all assorting the posting	one of the sign prociated costs	esponsible for osters on the a	all printing/pos approved list ar	ting costs. Any nd the petitioner
a ionitial requ	The closing date is uest for a public houblic hearing, the p	learing, Please	understand th	ist even if the	1,000 feet to file re is no formal
order that the	er the closing date. He may: (a) grade matter be set in 7 to 10 days of the go to public hearing.	for a public he he closing date)	aring. You was to what her	rny the request vill receive wri	ted relief; or (c)
commissioner changed givin	to a neighbor's formally and the second of the control of the second of the control of the contr	be forwarded to tring date time ar	you. The sind location	the zoning or ign on the pro	deputy zoning perty must be .
·		(Detach Along Dotted L	ine)		-
Petitioner: This Par	t of the Form is fo	or the Sign Poste	er Only	,	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	USE THE ADMINI	STRATIVE VARI	ANCE SIGN F	ORMAT	
Case Number 07-		Address <u>42</u>		am Rd	
Petitioner's Name		·	Tele	ephone <u>410</u>	247 0367
Posting Date: 11/	5/06	Clo		11/20/	·
Nording for Sign:7	o Permit a proj	posed addition	to have a	Front yard	setback From
the property	line of 21	fect in lieu or	the requi	red maximum	front vard
tront yard set	40, and to per back of 17 fe	et and a side	ed open pro	siection (dec	k) to have a
required 30 as	nd 71/z, respen	ctively	/		- Revised 6/25/04
BALTIM	ORE COUNTY DEPART	MENT OF PERMITS A	ND DEVELOPMEN	NT MANAGEMENT	

ZONING REVIEW

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: <u>07-186-A</u> Petitioner: <u>MIUS & TINA SAMES</u>
Address or Location: 4211 PORTHAM DO. 13/17- NO. 21229
PLEASE FORWARD ADVERTISING BILL TO: Name: MULE & TINA Shuks Address: 421 Pondidan 20- MAT- ND, 21229
Telephone Number: 40-247-0367



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

November 20, 2006

Michael B. Sames Christina M. Sames 4211 Fordham Road Baltimore, MD 21229

Dear Mr. and Mrs. Sames:

RE: Case Number: 07-186-A, 4211 Fordham Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 24, 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,

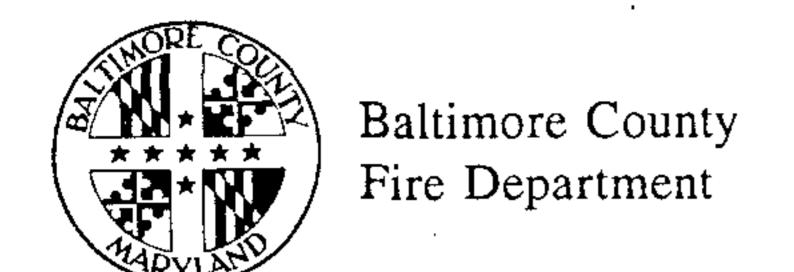
U. Callaball

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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 31, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 30, 2006

Item Number(s): 183 through 192

186

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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 31,2006

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

RE:

Baltimore County Item No. 7-186A 4211 FORDHAM ROAD JAMES PROPERTY

VARIANCE-PROPOSED ADDITION
FOR OPEN DECK

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. 7-186A.

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,

Steven D. Foster, Chief U

Engineering Access Permits

Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 13, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-186- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

RECEIVED

NOV 2 9 2006

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 3, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 6, 2006

Item Nos. 07-055, 183, 184, 185, 186, 187, 189, and 191

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-11032006.doc



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

August 9, 2007

Mr. Michael Sames 4211 Fordham Road Baltimore, MD 21229

Re: Spirit & Intent request; 4211 Fordham Road; case # 07-186-A; 1st Election District

Dear Mr. Sames:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the available zoning records, the following has been determined.

In case #07-186-A, the Zoning Commissioner granted relief from area regulations to construct an addition and porch on the front of the existing dwelling. Your request to encroach one additional foot on the sides and front of the property to construct an open projection (porch) meets the Spirit & Intent of the subject case and is **approved**. The porch's approved property line setbacks are as follows:

Front -16 ft. Side -6.5 ft.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis

Planner II, Zoning Review

Dream Design Build & Remodeling, Inc. 726 S. Beechfield Ave. Baltimore, Maryland 21229

> 410-368-3668 PH 410-368-3669 FAX

FAX

From: Richard King

Fax: 40 - 887 - 3960

Pages:

Regarding: BENCLANK SIGNATURES ON SURVEY
FOR SAMES NES IDENCE

.	DESTRUCT THE PROPERTY AND SOUTH AND	CURB & CORD & CO	47-0	PRISTING WELLING WARDING WARDI	DAVIS CONTRACTOR OF THE PARTY O		PROPERTY ADDRESS 4211
REVIEWED BY TEN TO OFFICE USE ONLY	CHESTIFEARE BAY CRITICAL AREA IGO YEAR FLOOD PLAIN HISTORIC PROPERTY / BUILDING PRIOR ZONGHB HEARING	SEWER PHBLIC PRIVATE	MAD # 101C2	SCALE 1" - 1000" COCATION INFORMATION ELECTION BISTRICT 4		TANKS OF THE PARTY	NCE SPECIAL HEARING

PANEL BP1003M

08:25:04 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/08/2007 TIME:

08/09/2007 GENERAL PERMIT APPLICATION DATA VLC 14:31:05 DATE:

PERMIT #: B666705 PROPERTY ADDRESS

RECEIPT #: A568075 4211

FORDHAM RD

CONTROL #: MR

SUBDIV: KENSINGTON

XREF #: B666705 TAX ACCOUNT #: 0107002320 DISTRICT/PRECINCT 01 01

OWNERS INFORMATION (LAST, FIRST)

FEE:

65.00

NAME: SAMES, MIKE AND TINA

PAID:

65.00

ADDR: 4211 FORDHAM RD

PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 06/08/2007 NAME: RICHARD KING

ISSUED: 06/08/2007 COMPANY: DREAM DESIGN BUILD AND REMODELING INC.

OCCPNCY:

ADDR1: 726 S. BEECHFIELD AVE

FINAL INSPECT:

ADDR2: BALTIMORE, MD 21229

INSPECTOR: 01R

PHONE #: 410-368-3668 LICENSE #: 89331

NOTES: KRA/VLC

PASSWORD:

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY PF2 - APPROVALS

PANEL BP1004M

08:25:08 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/08/2007 TIME:

08/09/2007 BUILDING DETAIL 1 DATE:

VLC

14:38:14

DRC#

PERMIT # B666705

PLANS: CONST 00 PLOT 2 PLAT 0

DATA 0 EL 1 PL 1

TENANT

BUILDING CODE:

CONTR: DREAM DESIGN BUILD & REMODLING INC

IMPRV 2

~

ENGNR:

USE 01

SELLR:

1E

WORK: CONSTRUCT ADDN ON FRONT OF SFD TO BE USED AS: FOUNDATION BASE

COV'D WRAP AROUND PORCH, 1ST FLR-ENTRANCE FOYER

CONSTRUC FUEL SEWAGE WATER

1E

12'X4'=58SF, 2ND FLR-BEDRM EXT-33'4"X12'6"X23'=

298SF.ALT TO RAISE ROOFLINE & EXPAND MSTR BEDRM

CENTRAL AIR

INSTALL BEAM TO CREATE BATHRM, INSTALL GAS F/P,

ESTIMATED COST

RMV SECTION OF WALL ON 1ST FLR.PLS ON SITE-MS

110,000.00

PROPOSED USE: SFD AND ADDITION

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED:

TOT APTS:

1 FAMILY BEDROOMS:

PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M

LAST UPDATE 06/08/2007

AUTOMATED PERMIT TRACKING SYSTEM 08:18:19 TIME: BUILDING DETAIL 2 08/09/2007 DATE:

VLC

14:38:14

PERMIT #: B666705

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR:

523

SIZE: 0050.00 X 0000.00

WIDTH:

FRONT STREET:

GARBAGE DISP:

DEPTH:

STREET: SIDE

SIDE STR SETB:

POWDER ROOMS:

HEIGHT:

FRONT SETB: 41'

BATHROOMS:

STORIES:

SETB: SIDE

7'6"/10'6

KITCHENS:

4

LOT NOS: 26 REAR SETB:

NC

CORNER LOT:

ZONING INFORMATION

BLOCK:

ASSESSMENTS LAND:

0076150.00

PETITION:

DISTRICT:

SECTION:

IMPROVEMENTS: 0149840.00

DATE:

LIBER:

000

TOTAL ASS.:

FOLIO: 046 MAP:

CLASS: 04

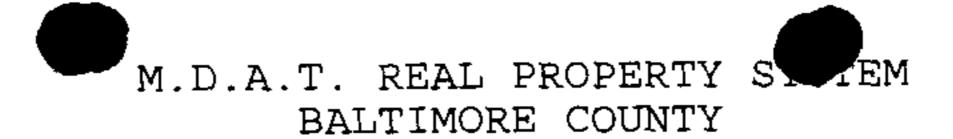
PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA:

PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU



LOCATION INFORMATION

DISTRICT: 01 ACCT NO: 0107002320

NAME: SAMES MICHAEL B

USE: RESIDENTIAL

PREMISES ADDRESS 4211 FORDHAM RD

LEGAL DESCRIPTION LT 26,27 PT 28

KENSINGTON

MAP GRID PARCEL SUBDIV SECT BLOCK LOT ASSESSMENT AREA

26 1240

PLAT NO :

PLAT REF:

8/

SPECIAL TAX AREAS -

12

101

PRIMARY STRUCTURE DATA YEAR BUILT ENCLOSED AREA 1,520 SF 1937

PROPERTY LAND AREA 6,156.00 SF

COUNTY USE 04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F3> TRANSFER/STRUCTURE INFO <F6> SELECT NEXT PROPERTY

Item #186



ARCHITECTURAL DESIGN • CONSTRUCTION • REMODELING

We'll build your idea with our expertise

September 15, 2006

Design Deposit in the amount of \$2000.00 received from Mike and Tina Sames for residence at 4211 Fordam Road.

Dream Design Build and Remodeling will provide initial designs and plans for renovations of residence to establish a cost for building of project.

Upon both parties entering into contract agreement, plans will be integral part of agreement and \$2000.00 credited towards agreement.

If no contract agreement is entered into, plans are property of Dream Design Build and Remodeling. Deposit will then be considered plans and consultation fee and not credited or refunded.

Thank you,

Richard King

Dream Design Build and Remodeling

Makala Dame

Item #186



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

November 30, 2006

MICHAEL B. AND CHRISTINA M. SAMES 4211 FORDHAM ROAD BALTIMORE MD 21229

> Re: Petition for Administrative Variance Case No. 07-186-A Property: 4211 Fordham Road

Dear Mr. and Mrs. Sames:

Your request for administrative variance has been given to me for review. I understand that you need additional living space for your family, but I am very concerned about locating it in the front of your home. Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) requires that the front yard setbacks be averaged. The intent of the regulations is to smooth out the line of homes along a street. Said another way your request would result in your home jutting out substantially more than the homes on each side. In addition request for a deck in the front yard is very unusual. I am concerned the addition and deck could change the pattern of development in the neighborhood.

Also I not sure why the addition and deck cannot be placed in the rear yard. It appears that there is sufficient room to construct the addition and deck at the rear of the home.

Would you kindly address these concerns in writing at your convenience or if you like I can set the matter in for public hearing.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

Jan v. murphy

JVM:pz





Patricia Zook - Case No. 07-186-A - hearing needed

From:

Patricia Zook

To:

Matthews, Kristen

Date:

12/7/2006 11:38:02 AM

Subject:

Case No. 07-186-A - hearing needed

CC:

Wiley, Debra

Hi Kristen -

Per Jack, please set in Case No. 07-186-A (administrative variance) for a hearing. The County is to advertise and post. The file will be returned to you.

Thanks for your help!

CASE NUMBER: 186 4211 Fordham Road

Location: S side Fordham Road, 185 feet +/- E centerline of Warwick Road.

1st Election District, 1st Councilmanic District Legal Owner: Michael B. and Christina M. Sames 11/20/2006

ADMINISTRATIVE VARIANCE To permit a proposed addition to have a front yard setback from the property line of 21 feet in lieu of the required maximum front yard average of 40 feet, and to permit a proposed open projection (deck) to have a front yard setback of 17 feet and a side yard setback of 7 feet in lieu of the required 30 and 7.5 feet, respectively.

Patti Zook
Legal Secretary
Baltimore County
Office of the Zoning Commissioner
410-887-3868

1.

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

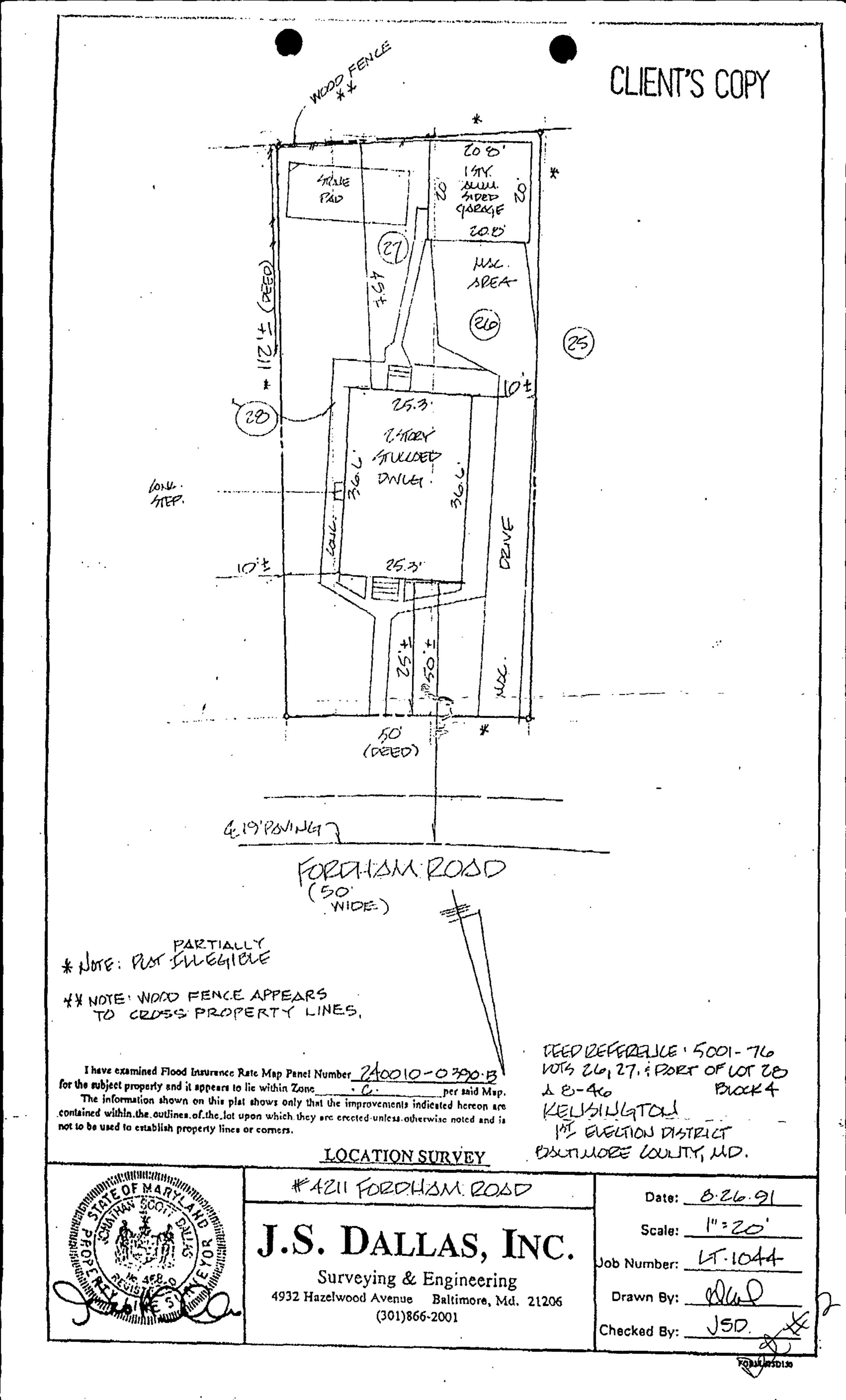
PETITIONER'S SIGN-IN SHEET

E-MAIL												
CITY, STATE, ZIP	Ballinge MD 21229	5. Cm.									•	
ADDRESS	Fordham Rd.	726 S. BBRHPANDAE.										
NAME	. .	FICHER MINIE										

1 -MOGG C KENSINGTON---RD--THE SHESHEST TO THE STEEL STATE OF THE STATE FEORDHAMA 4311 PORDHAN Manual 15 HADINGE (VE)

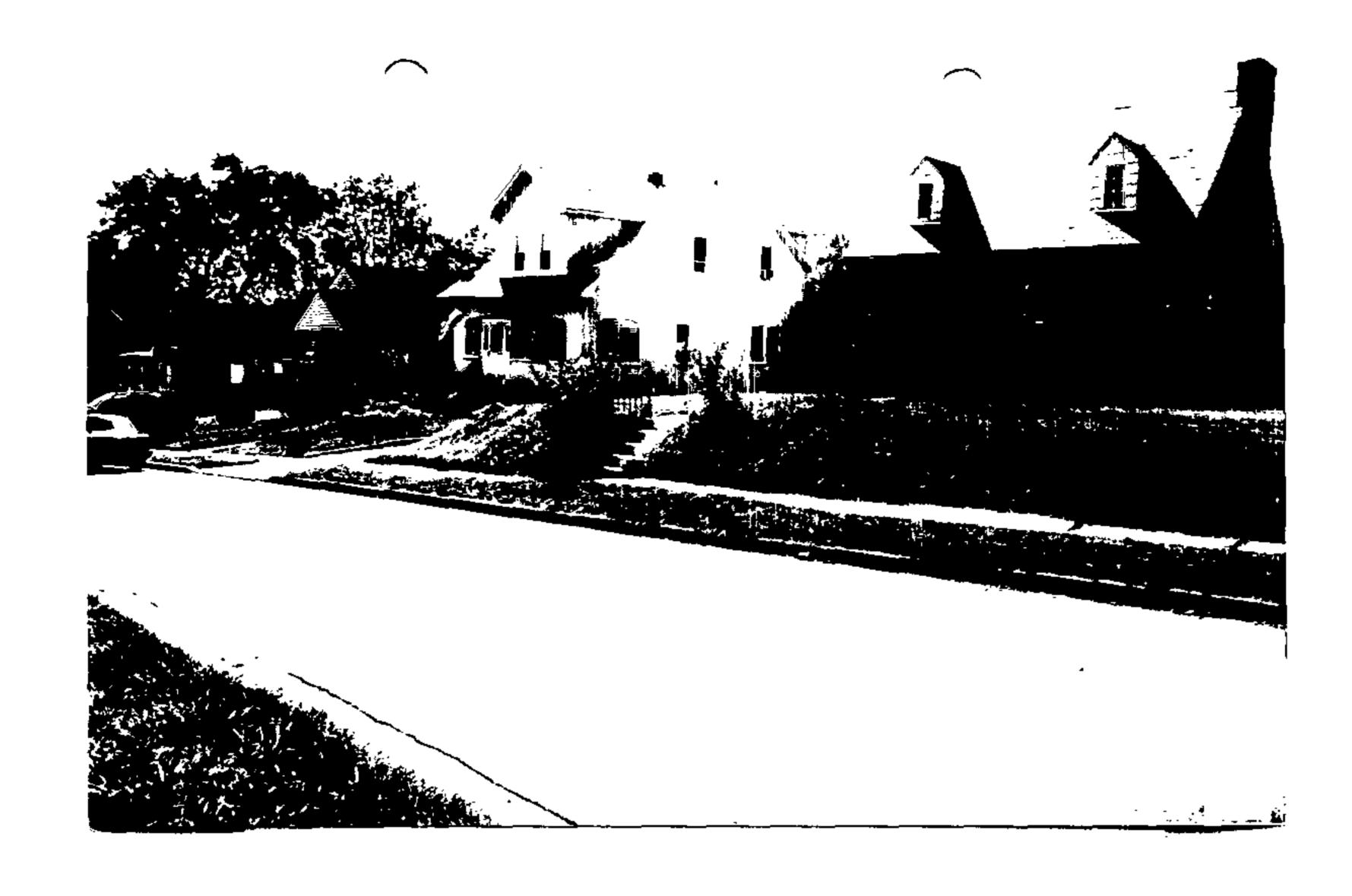
							-		والمفتحول والمد					وممرابيب والأ	-			J					منسب		
PREPARED BY R-LING.		4-11 COMISSES TORCH	4つではない 4	1 185-0"EAST OF MAENICK	7FT SIDE (SO	CESTANA DIANA	CURB >		21-7-1		FRONT 15-0" 11-6	#4207 #4213 #4213	(g)			1 (12)	MOLE THE STATE OF THE PARTY OF				WIER WILLS A LINIA VANANA SEC	26,77,28 10 10 10 10 10 10 10 10 10 10 10 10 10 1	VIGILION TOTAL DE SEE PAGES 5 8 6 OF THE CHECKLIST F	FLAI IN ACCOMPANY PETITION FOR ZONING WARIANC	1 1 1 2
107-186	REWED BY ITEM # LYSE ONLY	PRIOR ZONING HEARING	HISTORIC PROPERTY/	PLAIN	CHESAPEAKE BAY	WATER (X)	SEWER PUBLIC PRIVATE	ام	ZONING DR 5.5	MAP *	COUNCILMANIC DISTRICT 1	ELECTION DISTRICT 1	LOCATION INFORMATION	SCALE: 1" = 1000"	100			The state of the s	PROPERTY		CONTRACT OF THE PARTY OF THE PA	The same of the sa	OR ADDITIONAL REQUIRED INFORMATION	E SPECIAL HEARING	

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












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