IN RE: PETITION FOR ADMIN. VARIANCE NE side Valley Creek Drive, corner E side Lukewood Drive 2nd Election District 4th Councilmanic District **(6734 Valley Creek Drive)**	*	BEFORE THE DEPUTY ZONING COMMISSIONER BALTIMORE COUNTY
David and Patricia Foster *Petitioners*	*	CASE NO. 07-207-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, David and Patricia Foster. The variance request is for property located at 6734 Valley Creek Drive. The variance request is from Sections 1B02.3.B and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition (sunroom) to have a rear yard setback of 26 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the location of the proposed sunroom lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the house. The sunroom will help insulate and reduce heating bills as well as to reduce road and other ambient noises. The sunroom will provide a place to sit outdoors without concern for bugs or the sun's rays. Petitioner states the proposed sunroom will improve the overall appearance of the house. The lot size does not lend itself to any addition of adequate size without a variance. The sunroom measures 15 feet x 10 feet in size.

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.

RECEIVED FOR FILING
Date 12/13/06
By

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 9, 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.

RECEIVED FOR FILING
Date 12-13-06
By

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of December, 2006, that a variance from Sections 1B02.3.B and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition (sunroom) to have a rear yard setback of 26 feet in lieu of the required 30 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

ORDER RECEIVED FOR FILING
Date 12-13-06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 13, 2006

DAVID AND PATRICIA FOSTER
6734 VALLEY CREEK DRIVE
BALTIMORE MD 21207

Re: Petition for Administrative Variance
Case No. 07-207-A
Property: 6734 Valley Creek Drive

Dear Mr. and Mrs. Foster:

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

RECEIVED FOR FILING
12/13/06

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6734 Valley Creek Dr. Balt. MD 21207

which is presently zoned 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)

1B02.3.B BCZR
1B02.3.C.1
TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUNROOM) TO HAVE A REARYARD OF 26' IN LIEU OF THE REQUIRED 30'

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):

David Foster
Name - Type or Print

X David Foster
Signature

Patricia Foster
Name - Type or Print

Patricia Foster
Signature

6734 Valley Creek Dr. 410-298-4842
Address Telephone No.

Baltimore, MD 21207
City State Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Gregory Falter)
Name

224 8th Ave NW 410-760-1919
Address Telephone No.

Glen Burnie, MD 21061
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, *this* ____ *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. 07-207-A (Amended) **Reviewed By** CTR **Date** 11/6/06

REV 10/25/01 **Estimated Posting Date** 12/13/06 12/19/06

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6734 Valley Creek Dr. Balt. MD 21207

which is presently zoned 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)

1B02.3.B BCZR
1B02.3.C.1

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUNROOM) TO HAVE A REARYARD OF 26' IN LIEU OF THE REQUIRED 30'.

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):

David Foster
Name - Type or Print

X David Foster
Signature

Patricia Foster
Name - Type or Print

X Patricia Foster
Signature

6734 Valley Creek Dr. 410-298-4842
Address Telephone No.

Baltimore, MD 21207
City State Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Gregory Falter)
Name

224 8th Ave NW 410-760-1919
Address Telephone No.

Glen Burnie, MD 21061
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ 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. 07-207-A (FILING)

REV 10/25/01

12-13-06

Reviewed By LTM **Date** 11/6/06

Estimated Posting Date 11/29/06

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 David & Patricia Foster

Address

6734 Valley Creek Dr. Baltimore, MD 21207

City State Zip Code

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

1. This area lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the dwelling.

2. Insulate and reduce heating bills.

3. Reduce road and other ambient noises.

4. A place to sit outdoors without concern for bugs, flies, mosquitos, the suns harmful rays etc...

5. Improve the overall appearance of the house.

6. The restrictive of the lot does not lend itself to any addition of adequate size without a variance.

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

David Foster

Signature

x David Foster

Name - Type or Print

Patricia Foster

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID FOSTER & PATRICIA FOSTER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 11/01/2009

REV 10/25/01

*ZONING DESCRIPTION FOR **6734 VALLEY CREEK DR.***

*BEGINNING AT A POINT ON THE **EAST** SIDE OF **VALLEY CREEK DR.** WHICH IS **50'** WIDE AT THE DISTANCE OF **0' SOUTH** OF THE NEAREST IMPROVED INTERSECTING STREET **LUKEWOOD DR.** WHICHIS **50'** WIDE. BEING LOT # **2** BLOCK **D,** SECTION IN THE SUBDIVISION OF **HILLTOP ESTATES** AS RECORDED N COUNTY PLATBOOK # **22**, FOLIO # **53**, CONTAINING **11,136 SQ'** . ALSO KNOWN AS **6734 VALLEY CREEK DR** LOCATED IN THE **02ND** ELECTION DISTRICT, **04TH** COUNCILMANIC DISTRICT.*

207

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21787

DATE 11/6/06

ACCOUNT 1001 006 6150

AMOUNT $ 65 00

RECEIVED FROM: PATIO ENC INC

FOR: 07-207-A

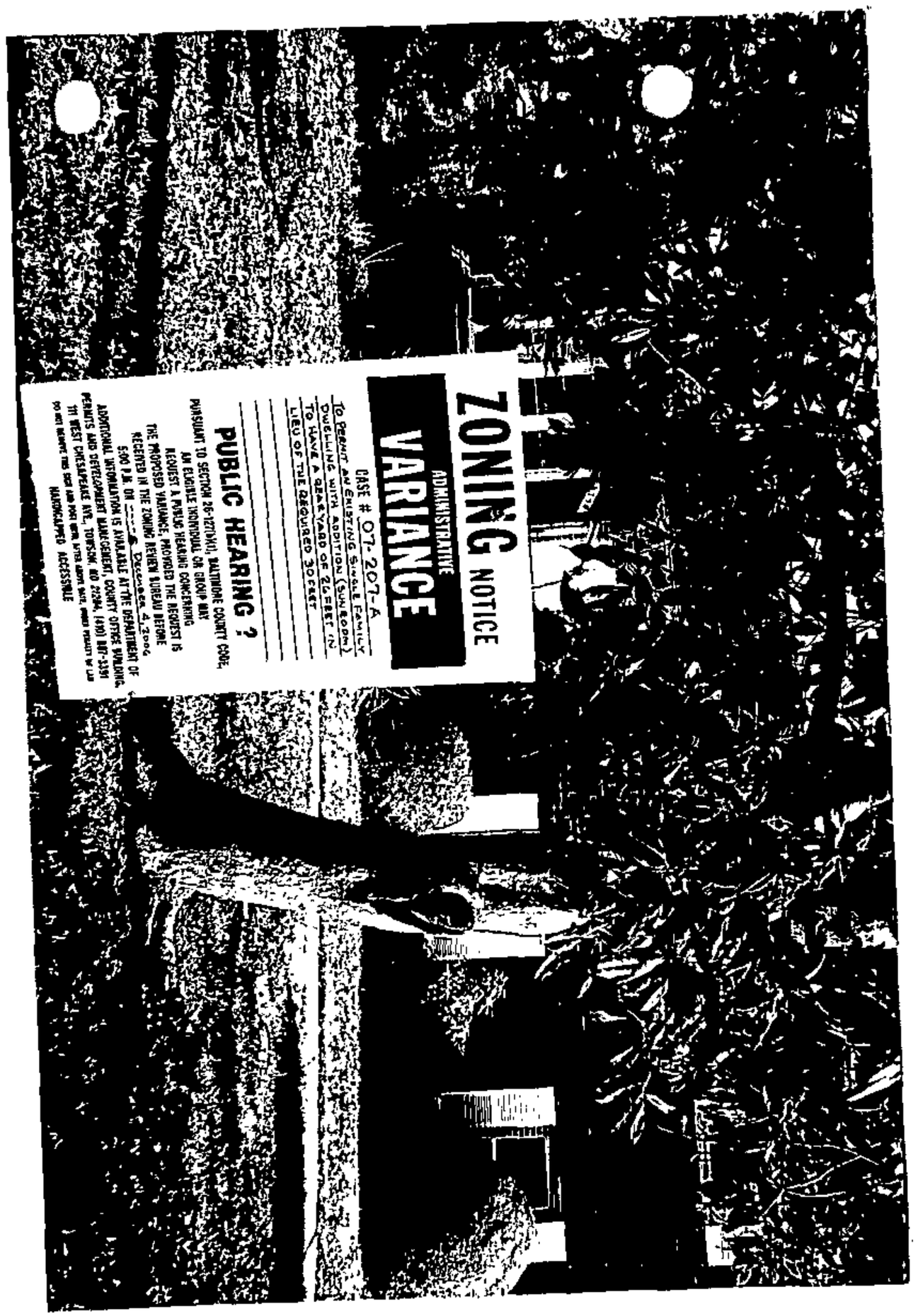
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

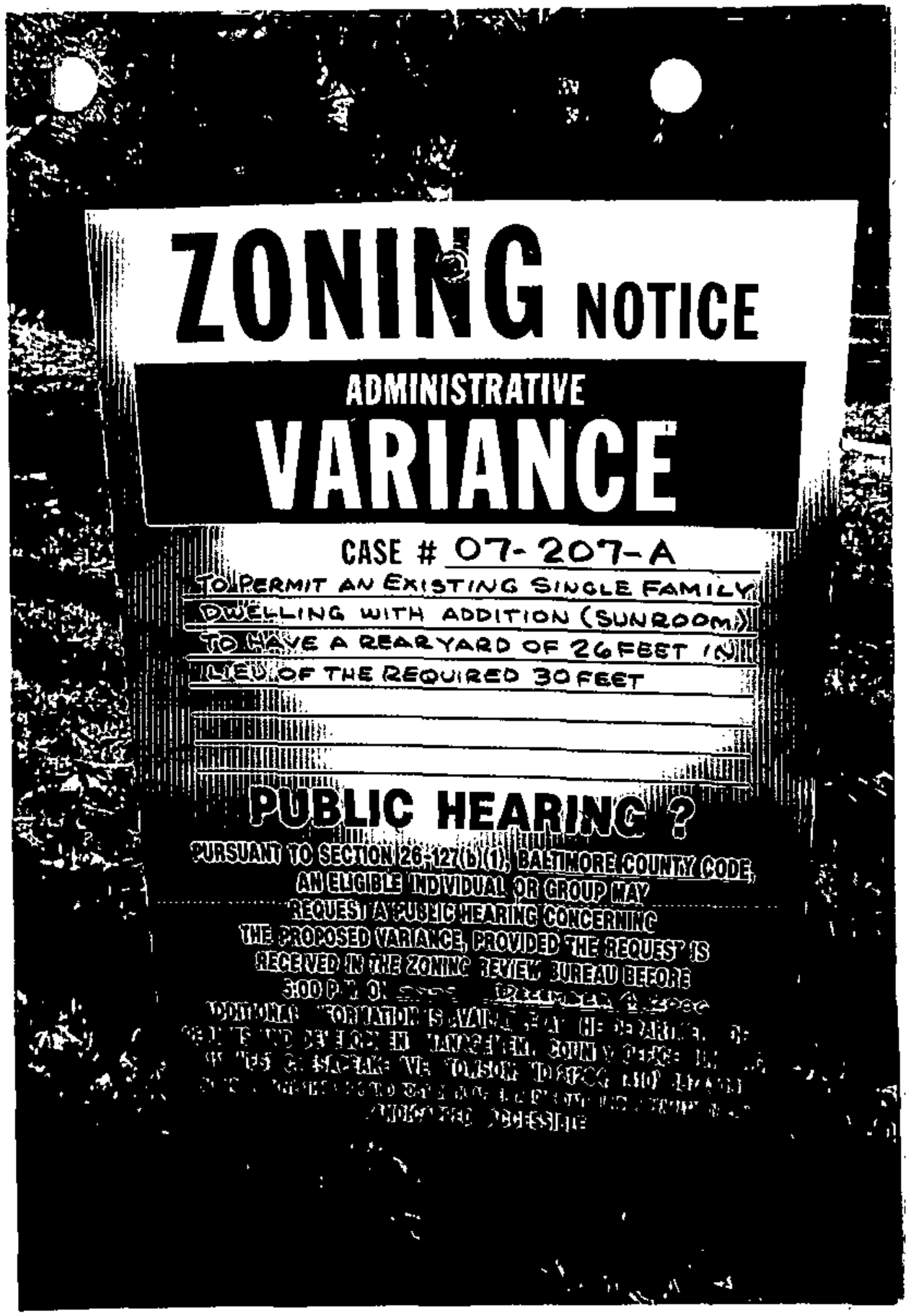
PATIO RECEIPT

REGISTER ACTION TYPE DRW
11/06/2006 11/06/2006 14:23:57
REG 0004 CASHIER KATHY
RECEIPT # 5 11/06/2006 OFFICIAL
PAID BY PATIO ENCLOSURES INC
CHECK

Receipt Tot. 465.00
465.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 07-207-A
TO PERMIT AN EXISTING SINGLE FAMILY
DWELLING WITH ADDITION (SUNROOM)
TO HAVE A REARYARD OF 26 FEET IN
LIEU OF THE REQUIRED 30 FEET
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 December 4, 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 HEARING
HANDICAPPED ACCESSIBLE


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 07-207-A
TO PERMIT AN EXISTING SINGLE FAMILY
DWELLING WITH ADDITION (SUNROOM)
TO HAVE A REARYARD OF 26 FEET IN
LIEU OF THE REQUIRED 30 FEET
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
3:00 P.M. ON

CERTIFICATE OF POSTING

RE: Case No.: 07-207-A

Petitioner/Developer: DAVID FOSTER ET UX

Date of Hearing/Closing: DEC, 4, 2006

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

Attention: **Christen Matthews**

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the propery located at

6734 VALLEY CREEK DRIVE

The sign(s) were posted on NOV. 9, 2006
(Month, Day, Year)

Sincerely,

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

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

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

(410) 242-4263
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07-207 -A Address 6734 VALLEY CREEK DR

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/6/06 **Posting Date:** 11/19/06 **Closing Date:** 12/4/06

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07-207 -A Address 6734 VALLEY CREEK DR

Petitioner's Name DAVID FOSTER ET UX Telephone

Posting Date: 11/19/06 **Closing Date:** 12/4/06

Wording for Sign: *To Permit* AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUNROOM) TO HAVE A REARYARD OF 26' IN LIEU OF THE REQUIRED 30'

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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: 07-207-A

Petitioner: FOSTER, DAVID & PATRICIA

Address or Location: 6734 VALLEY CREEK DR. BALT. MD. 21207.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc. (attn: Permit Dept)

Address: 224 8th ave NW

Glen Burnie, MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 5, 2006

David Foster
Patricia Foster
6734 Valley Creek Drive
Baltimore, MD 21207

Dear Mr. and Mrs. Foster:

RE: Case Number: 07-207-A Comments, 6734 Valley Creek Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 11, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Patio Enclosures, Inc. Gregory Falter 224 8th Avenue NW Glen Burnie 21061

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

November 16,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 13, 2006

Item Number(s): 203 through 212

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 14, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For November 20, 2006
Item Nos. 07-202, 203, 204, 205, 206, 207, 208, 209, 210, 211, and 212

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-11142006.doc

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) 7-207- 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lynn Lanham

CM/LL

RECEIVED
NOV 17 2006
ZONING COMMISSIONER

W:\DEVREV\ZAC\7-207.doc

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

SHA State Highway Administration — Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-13-2006

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

RE: Baltimore County
Item No. 7-207-A
6734 VALLEY CREEK DRIVE
FOSTER PROPERTY
VARIANCE - FOR SUNROOM
IN LIEU OF REAR YARD 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. 7-207A .

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

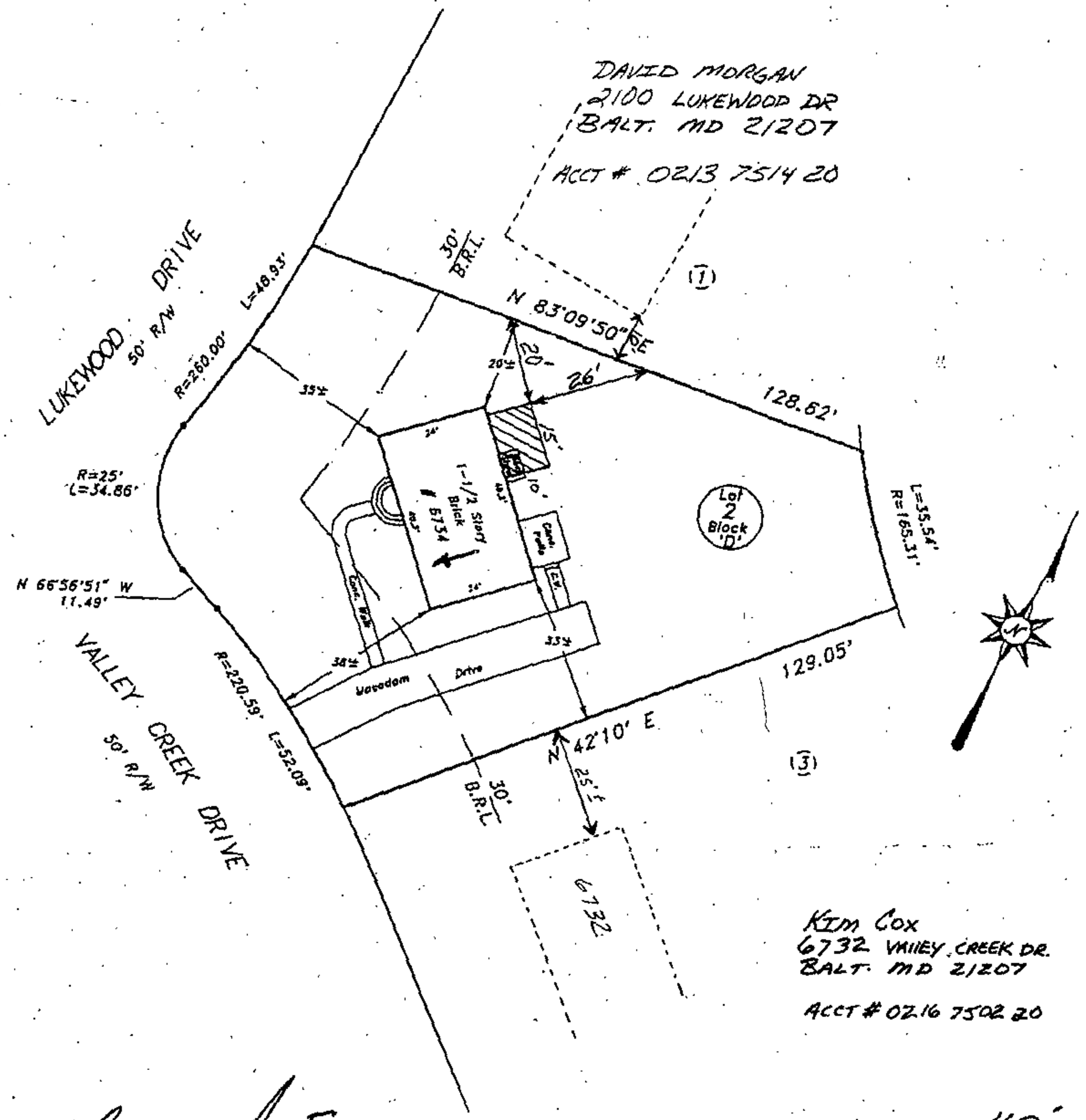
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

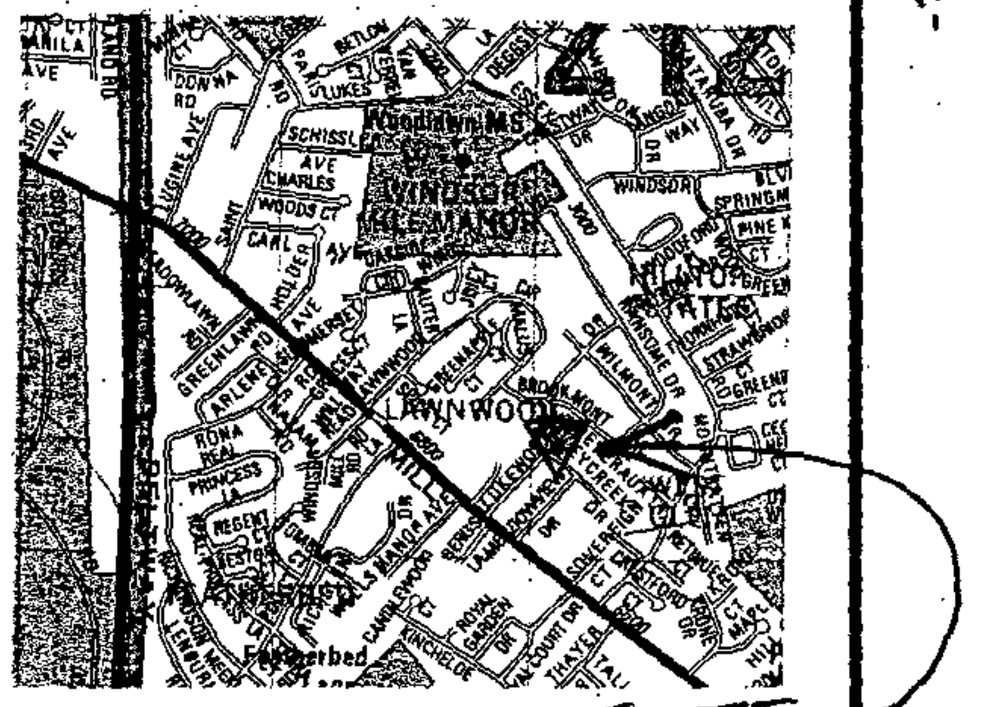
PROPERTY ADDRESS 6734 VALLEY CREEK DR. BALTIMORE, MD. 21207.

SUBDIVISION NAME HILLTOP ESTATES.

PLAT BOOK # 22 FOLIO # 53 LOT # 2 SECTION # ____

OWNER DAVID & PATRICIA FOSTER.





VICINITY MAP

SCALE: 1" = 2,273'

LOCATION INFORMATION

ELECTION DISTRICT 02

COUNCILMANIC DISTRICT 04

1" = 200' SCALE MAP # 088A2

ZONING DR 5.5

LOT SIZE .25 ACREAGE 11,136 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
CTR	207	

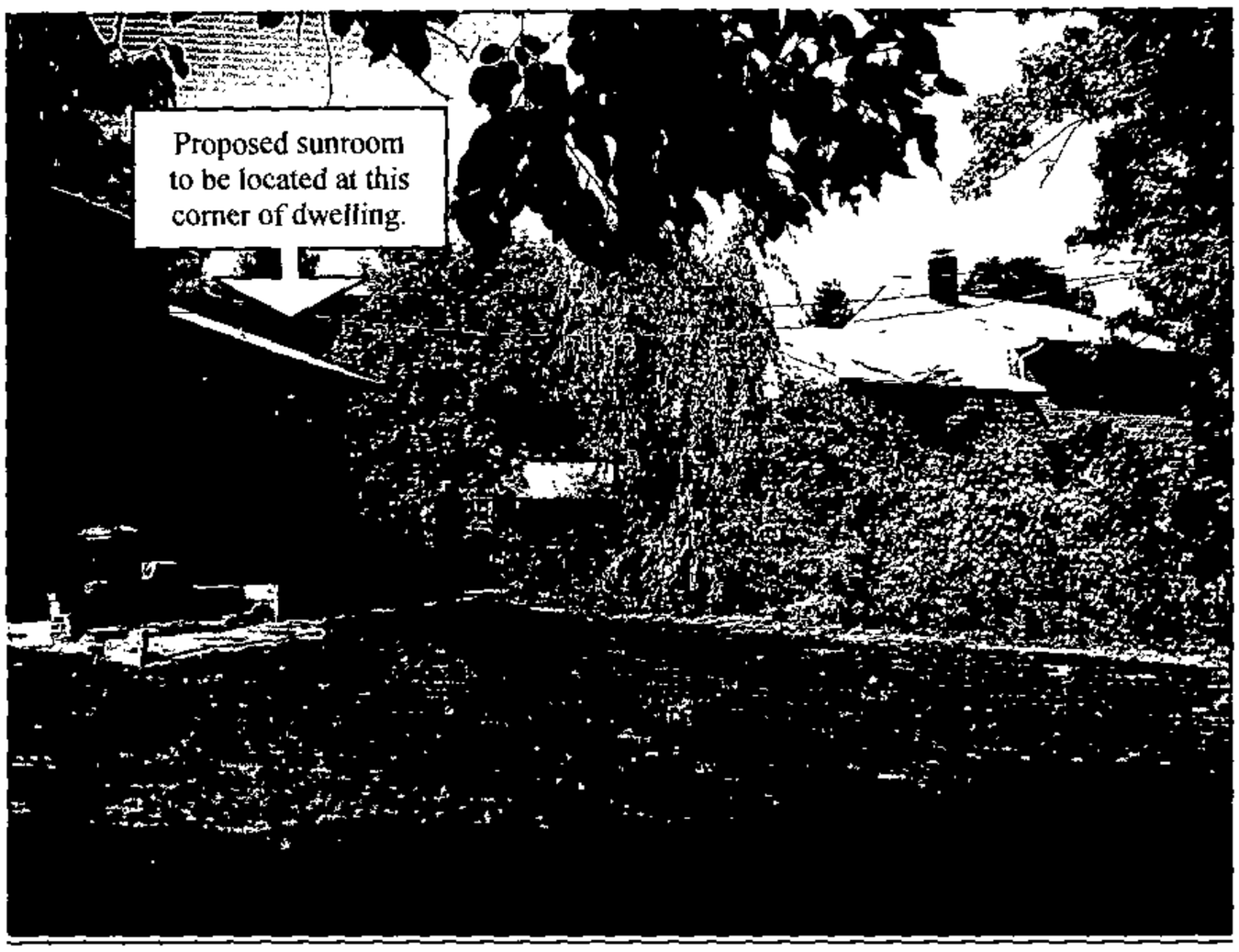
PREPARED BY Gregory A. Falter.

SCALE OF DRAWING: 1" = 40'

6734 Valley Creek Dr
Balt MD 21207
088A2
DR 5.5
LAWNWOOD
LUKEWOOD
MEADOWVIEW
VALLEY CREEK
BROOKM

207

VARIANCE PHOTO'S FOR:
DAVID & PATRICIA FOSTER
6734 VALLEY CREEK DR.
BALTIMORE, MD 21207



View of rear corner of dwelling where proposed sunroom is to be located.

#207