

IN RE: PETITION FOR ADMIN. VARIANCE
S side N. Woodlynn Road, 270 feet W c/l
Woodlynn Terrace
15th Election District
7th Councilmanic District
(805 North Woodlynn Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
* CASE NO. 07-292-A

William Newton and Debra Teresa Hynes
Petitioners

* * * * *

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, William Newton and Debra Teresa Hynes. The variance request is for property located at 805 North Woodlynn Road. The variance request is from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed enclosed addition (sunroom) to have a front yard setback of 28.75 feet in lieu of the required front yard average of 37 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a sunroom on the front of their home. Mr. Hynes is a 100% service connected disabled veteran and needs the additional space to maneuver through the dining area and kitchen. He uses crutches, a walker and later on in life possibly a wheelchair.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Department of Environmental Protection and Resource Management dated January 30, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area

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2-28-07
[Signature]

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."

On January 30, 2007, a letter was sent to the Petitioners expressing concern that the proposed addition would jut out 10 feet more than the average setback which would be very noticeable and could change the character of the neighborhood. The Petitioners were given the opportunity to present further evidence about the neighborhood.

On February 16, 2007, the Petitioner submitted confirmation from the Department of Veterans Affairs that he is a 100% service connected disabled veteran. The Petitioners submitted extensive photographs of houses in their neighborhood. Looking at the Petitioners' photographs I note that other homes in his neighborhood have various additions on the front of their homes so it is not as if this request were the first intrusion into the front yards of these homes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 7, 2007 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

2-28-07
[Handwritten signature]

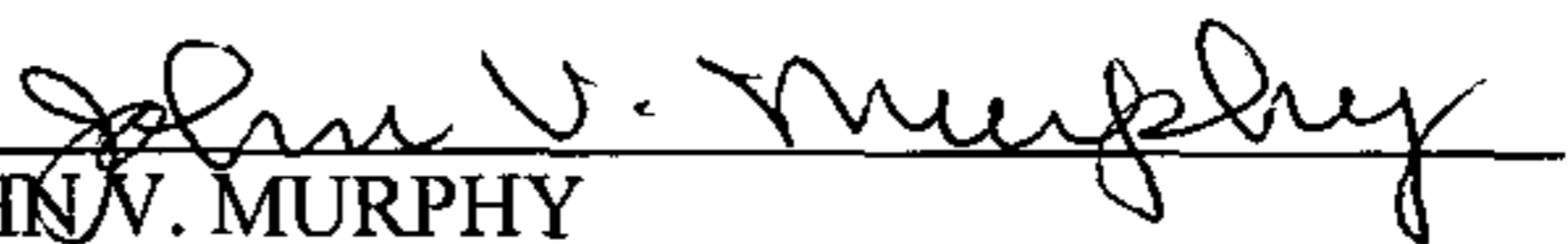
sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 28th day of February, 2007 that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed enclosed addition (sunroom) to have a front yard setback of 28.75 feet in lieu of the required front yard average of 37 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.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections, of the Baltimore County Code).
3. The property is located within the Intensely Developed Area (IDA) of the CBCA. The proposed addition may require mitigation for pollutant reduction if the area becomes greater than 250 square feet of additional impervious surface.

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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2-28-07
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 28, 2007

WILLIAM NEWTON AND DEBRA TERESA HYNES
805 NORTH WOODLYNN ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 07-292-A
Property: 805 North Woodlynn Road

Dear Mr. and Mrs. Hynes:

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 30, 2007

WILLIAM NEWTON AND DEBRA TERESA HYNES
805 NORTH WOODLYNN ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 07-292-A
Property: 805 North Woodlynn Road

Dear Mr. and Mrs. Hynes:

I have been given your administrative variance for review. I note that you are requesting to add an enclosed sunroom addition onto the front of your house. This addition would result in your home jutting out 10 feet more than the average setback which will be very noticeable.

Any variance which requests to build in the front yard is cause for very careful scrutiny. These structures can change the character of the neighborhood. Homes are required in DR 5.5 zones to be set back the average distance of the other homes on the street so that the view of the houses from the street is uniform.

I am very reluctant to grant this request for the reasons given. However, I did not want to deny the request without giving you an opportunity to submit further evidence about the neighborhood or to request a public hearing in this regard.

Please let me hearing from you in writing at your convenience.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

CBOA FLOOD

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County



for the property located at 805 North Woodlynn Rd
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) 303.1 - to permit a proposed

enclosed addition (sunroom) to have a front yard setback of 28 3/4 feet in lieu of the required front yard average of 37 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 _____

Legal Owner(s):

William Newton Hynes
Name - Type or Print _____
William Newton Hynes
Signature _____
Debra Teresa Hynes
Name - Type or Print _____
John J. Hynes
Signature _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

805 N. Woodlynn Rd. 510-391-2218
Address Telephone No.
Baltimore MD 21221
City State Zip Code

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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

CHESSEL J. MOORE
NOTARY PUBLIC
Baltimore County, MD
Reviewed By: [Signature] Date: 12/27/06

CASE NO. 07-292-A

REV 10/25/01

2-28-07

Estimated Posting Date 1/07/07

00057 A080

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 825 N. Woodlyon Rd.
Address
Baltimore MD 21221
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):

I, William Hynes am being treated for Arthritic Gout as well, as lower back Pain and leg problems at Fort Howard VA Center.
I wish to made a Dining Area next to the kitchen so I can get around on crutches, The Gout gets inflamed and I get in pain and in the kitchen there's no room for me to walk with Walker or Late possible wheelchair Excessable.

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.

William Newton Hynes
Signature

Debra Teresa Hynes
Signature

William Newton Hynes
Name - Type or Print

Debra Teresa Hynes
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8TH day of DECEMBER, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William Newton Hynes and Debra Teresa Hynes
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Crebel L. Moore
Notary Public Crebel L. Moore
BALTIMORE COUNTY, MD, Commission Expires 11-1-2007
My Commission Expires November 1, 2007

TOOFT ADD

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 805 N. Woodlyan Rd.
Address
Baltimore - MD 21221
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):

I, William Hynes am being treated for Arthritic Gout as well, as lower Back Pain and Leg problems at Fort Howard VA Center.

I wish to MAKE a Dining Area next to the Kitchen so I can get around on crutches. The Gout gets inflamed and I get in pain and in the Kitchen there's no room, for me to walk with Walker or 2ate possible with wheelchair. Excuseable.

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.

William Newton Hynes
Signature

William Newton Hynes
Name - Type or Print

Debra Teresa Hynes
Signature

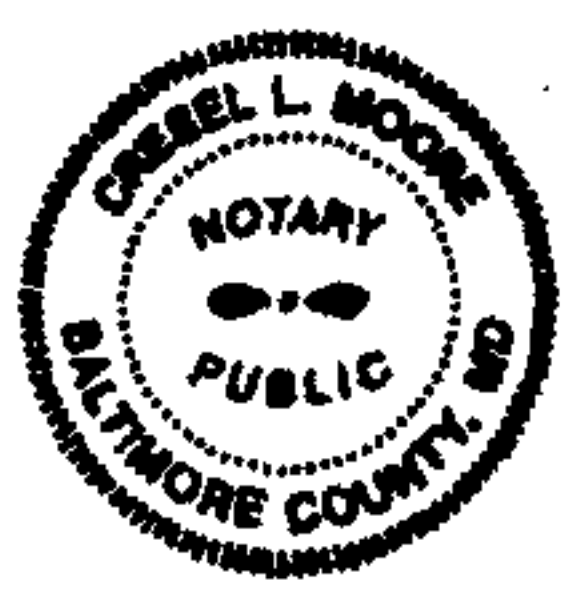
Debra Teresa Hynes
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8TH day of DECEMBER, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William Newton Hynes and Debra Teresa Hynes
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Creisel L. Moore
Notary Public Creisel L. Moore
BALTIMORE COUNTY, MD My Commission Expires 11-1-2007
My Commission Expires
November 1, 2007

CBCA FLOOD

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County



for the property located at 805 North Woodlynn Rd
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) 303.1 - to permit a proposed enclosed addition (sunroom) to have a front yard setback of 28 3/4 feet in lieu of the required front yard average of 37 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 _____

Legal Owner(s):

William Newton Hynes
Name - Type or Print _____
William Newton Hynes
Signature _____
Debra Teresa Hynes
Name - Type or Print _____
Debra Teresa Hynes
Signature _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

825 N. Woodlynn Rd 410-391-2218
Address Telephone No.
Baltimore MD 21221
City State Zip Code

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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

CRESEL J. MOORE
NOTARY PUBLIC
Zoning Commissioner of Baltimore County

CASE NO. 07-292-A
REV 10/25/01 2-28-07

Reviewed By _____ Date 12/27/06
Estimated Posting Date 1/07/07

Zoning Description for North
Woodlynn Rd.

Beginning at a point on the South Side
of North Woodlynn Rd on which is
30 feet of right-of-way width at the
distance of 270 feet, West of the
Centerline of the Nearest improved
intersecting street Woodlynn Terrace
which is 30 feet wide

Being Lot #100, Block 100, Section #2
in the subdivision of Martindale
as recorded in Baltimore County
Plot Book #14, Folio #149 containing
10670 sq. feet = .2445 Acres, Also
known as 805 North Woodlynn and
located in the 15th Election District
7th Councilmanic District.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 23071

DATE 12/27/06 ACCOUNT 2000 - 150

AMOUNT \$ 103.00

RECEIVED FROM: _____

FOR: Case # 07.192-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: WILLIAM WOOD DATE: 12/27/06
OFFICE: OFFICE OF BUDGET & FINANCE
CITY: BALTIMORE COUNTY: BALTIMORE
STATE: MD ZIP: 21201
FUND: 2000 PROJECT: 150
CHECK NO.: 10300 AMOUNT: 103.00
ISSUED BY: WILLIAM WOOD TITLE: CLERK

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-292-A

Petitioner/Developer: WILLIAM

HYNES

Date of Hearing/Closing: 1-22-07

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

ATTN: Kristen Matthews {(410) 887-3394}

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 located at:

805 NORTH WOODLYNN ROAD

The sign(s) were posted on

1-7-07
(Month, Day, Year)

Sincerely,

Robert Black 1-9-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

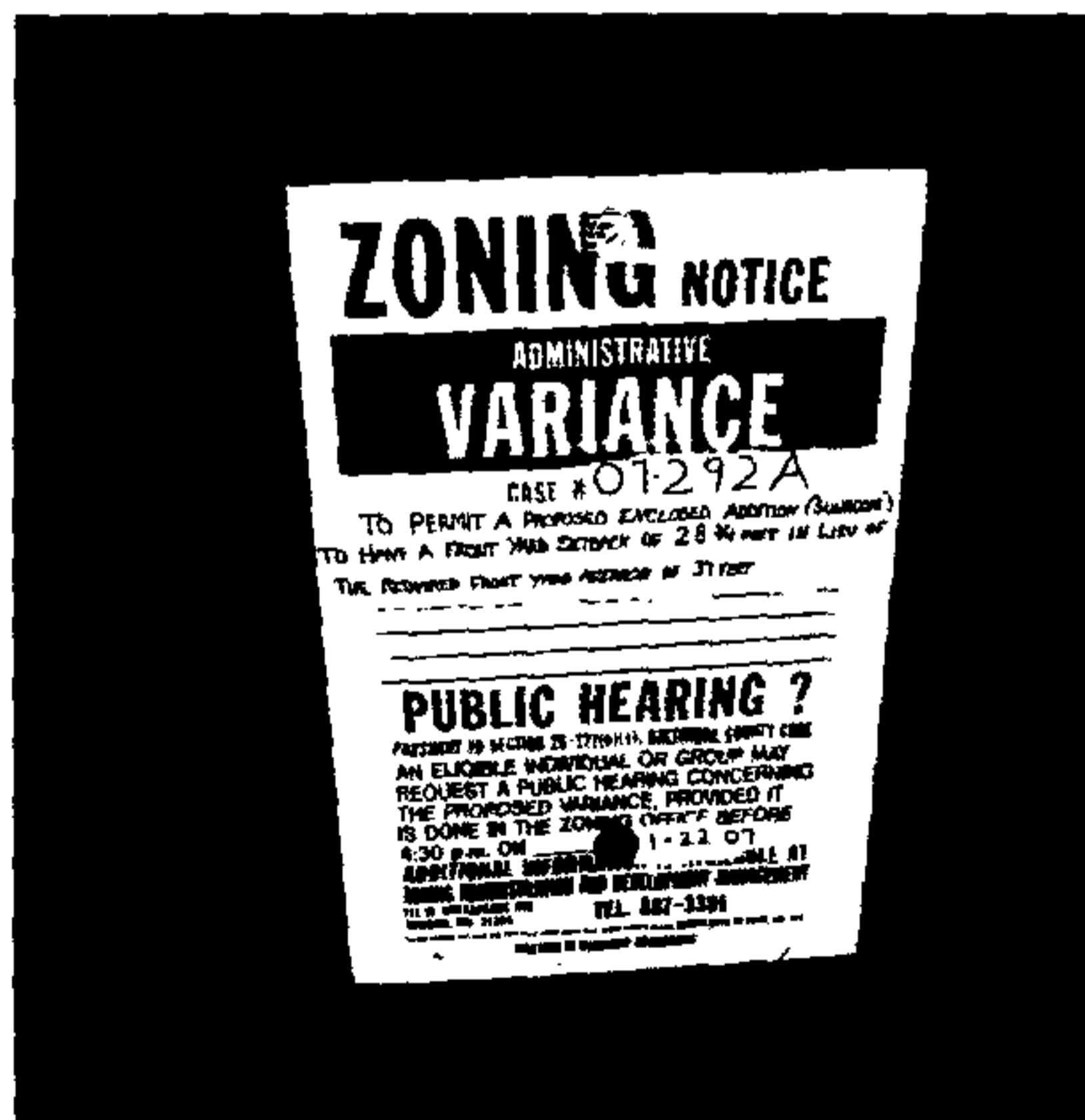
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 292 -A Address 805 North Woodlynn Road

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

Filing Date: 12/27/06 Posting Date: 1/07/07 Closing Date: 1/22/07

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- 292 -A Address 805 North Woodlynn Road

Petitioner's Name William Hynes Telephone 410 391 2218

Posting Date: 1/07/07 Closing Date: 1/22/07

Wording for Sign: To Permit a proposed enclosed addition (sunroom) to have a front yard setback of 28 3/4 feet in lieu of the required front yard average of 37 feet

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: 07-292-A

Petitioner: William N. Hynes

Address or Location: 805 N. Woodlynn Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: William N. Hynes

Address: 805 N. Woodlynn Rd
Essex Md. 21221

Telephone Number: 410 391 2218



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

January 22, 2007

William Newton Hynes
Debra Teresa Hynes
805 N. Woodlynn Road
Baltimore, MD 21221

Dear Mr. and Mrs. Hynes:

RE: Case Number: 07-292-A, 805 N. Woodlynn Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 27, 2006.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 3, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 8, 2006
Item Nos. 07-281, 284, 285, 286, 287, 288,
289, 291, ~~292~~, and 293

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-01032007.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



JAN 30 2007

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: January 30, 2007

SUBJECT: Zoning Item # 07-292-A
Address 805 North Woodlynn Road
(Newton/ Hynes Property)

Zoning Advisory Committee Meeting of January 1, 2007

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The property is located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA). The proposed additions(s) may require mitigation for pollutant reduction if the area becomes greater than 250 square feet of additional impervious surface.

Reviewer: Paul A. Dennis

Date: January 24, 2007

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2007

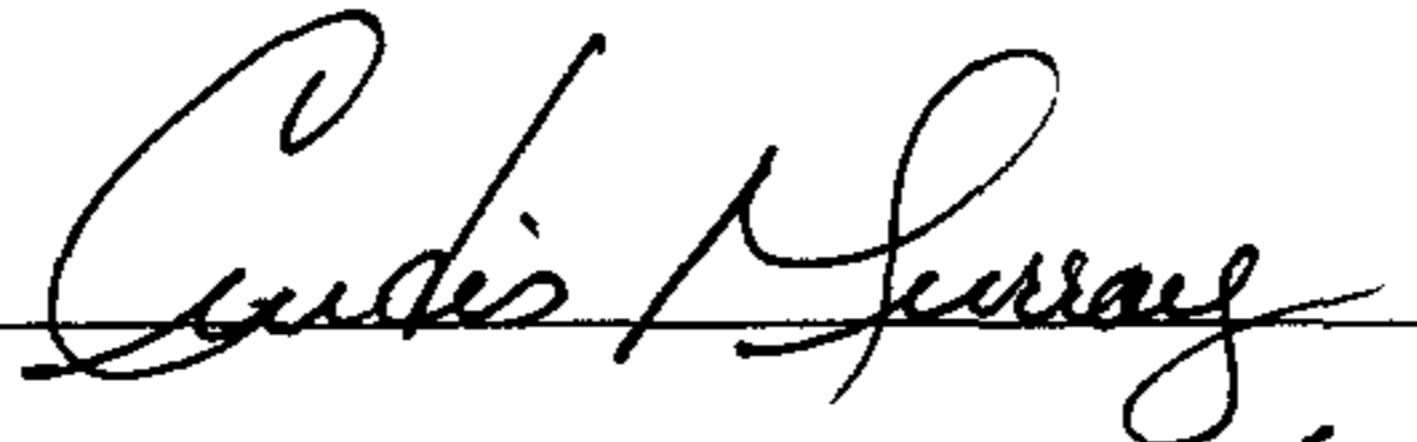
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-292- Administrative Variance**

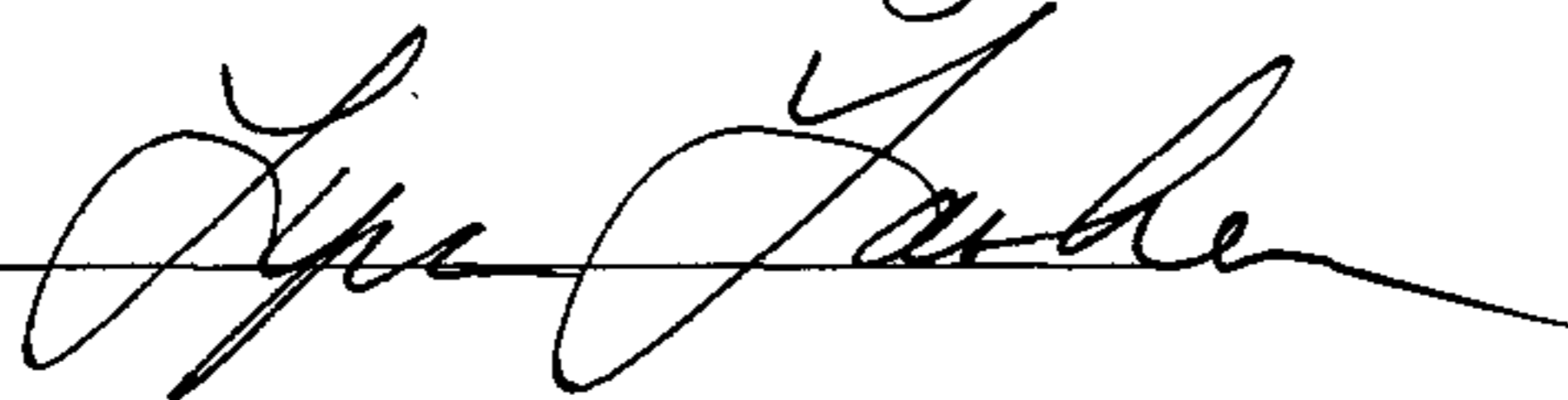
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

RECEIVED

JAN 0 5 2007

ZONING COMMISSIONER



State Highway Administration

Driven to Excel

Maryland Department of Transportation

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

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

Date: JAN 8, 2007

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

RE: Baltimore County
Item No. 7-292-A
805 NORTH WOODLYNN ROAD
HYNES PROPERTY
ADMINISTRATIVE VARIANCE

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. 7-292A.

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,

Handwritten signature of Michael Bailey

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



DEPARTMENT OF VETERANS AFFAIRS
Regional Office
Federal Building
31 Hopkins Plaza
Baltimore, MD 21201

February 16, 2007

Mr. William Hynes
805 N Woodlynn Rd
Baltimore, Md 21221

313/21-ST
Case #96282a

Dear Mr. Hynes:

This is to certify that the records of the U.S. Department of Veterans Affairs show that you are a 100 percent service connected disabled veteran under laws administered by our agency.

If you wish to speak to a Veterans Service Representative, you may reach our office at 410-230-4537.

Sincerely yours,

A handwritten signature in cursive script that reads "Cheryl R. Flohr".

Cheryl R. Flohr
Acting Veterans Service Center Manager

[Click here and type return address and phone and fax numbers]

Company Name Here

Fax

To: Mr. John B Murphy, Deputy Commissioner **From:** Mr. William Hynes

Fax: 410-887-3468 **Pages:** 2

Phone: 410-391-2218 **Date:** 02/16/2007

Re: Case # 07-292 A **CC:**

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

• **Comments:** Please include this as part of the package that Mr. Hynes submitted regarding the addition to his home.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 805 North Woodlynn Rd SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

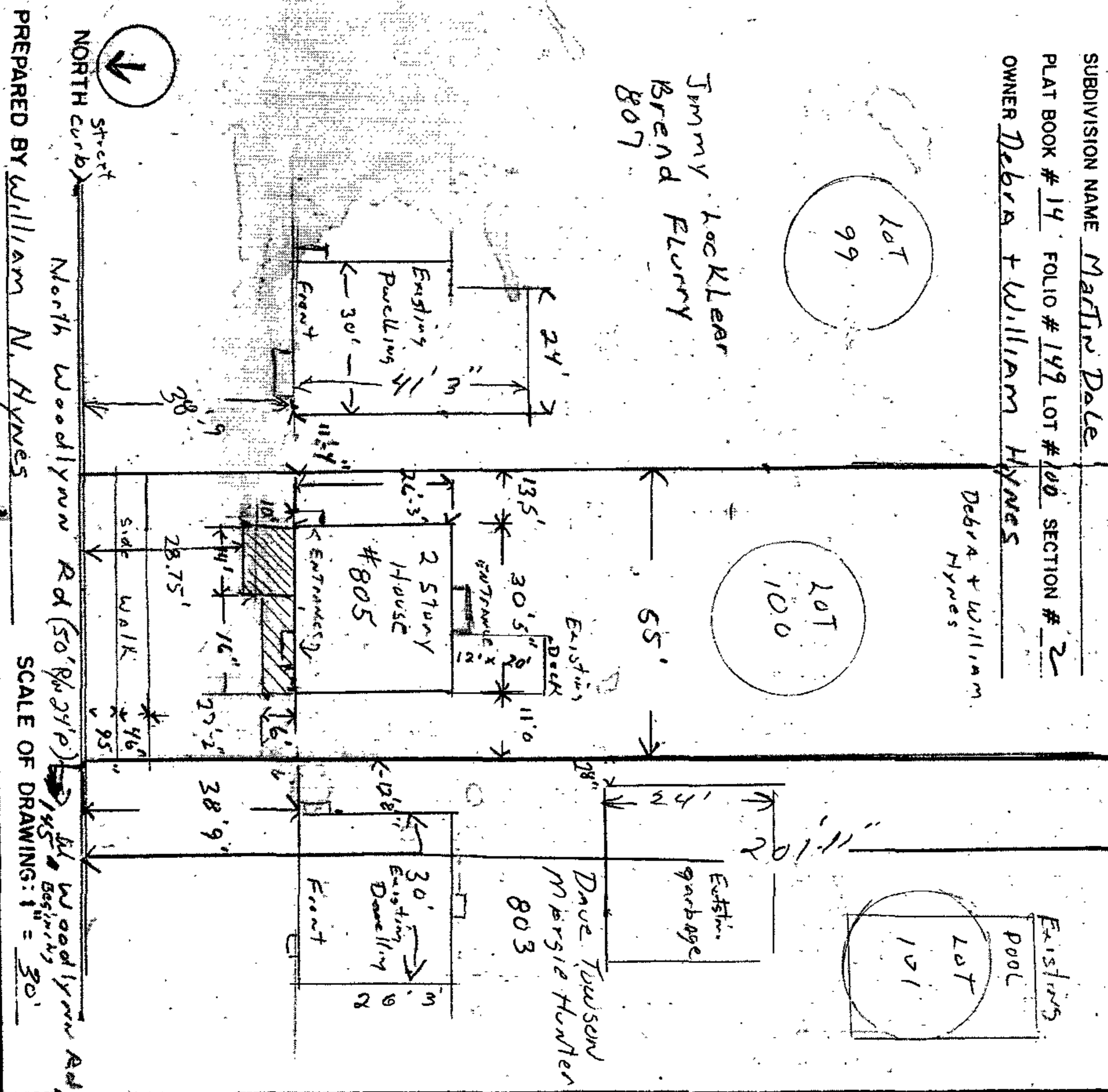
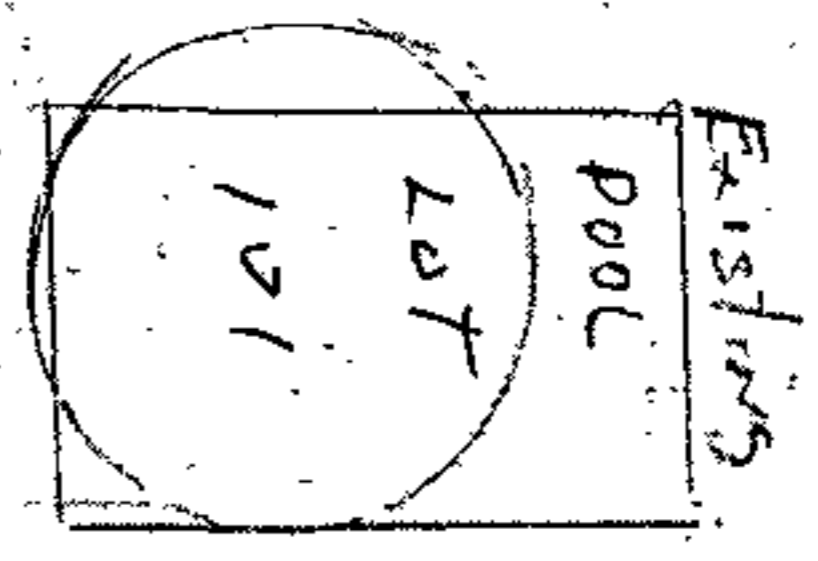
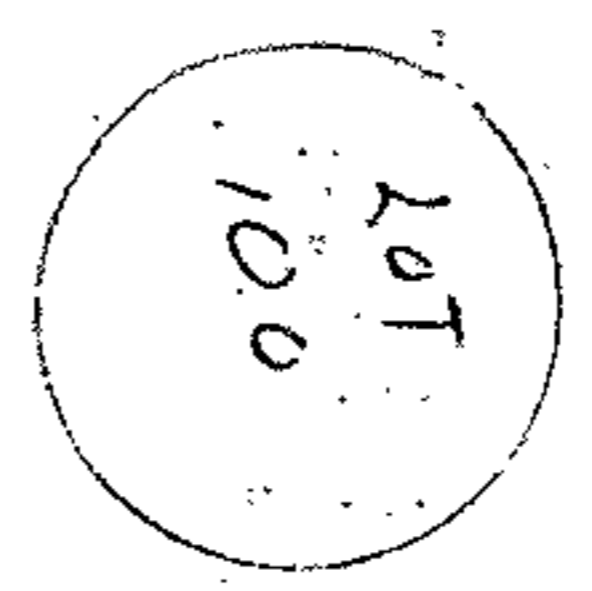
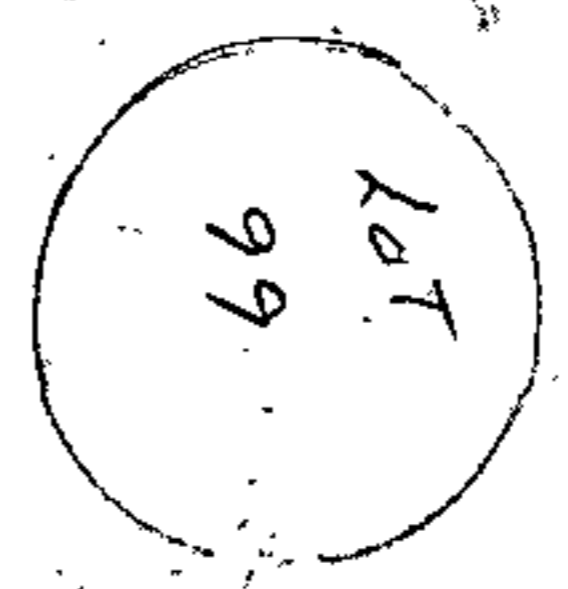
SUBDIVISION NAME Martin Dale

PLAT BOOK # 14 FOLIO # 149 LOT # 100 SECTION # 2

OWNER Debra + William Hynes

Jimmy Rocklear
Brend Flurry
807

Debra + William Hynes



PREPARED BY William N. Hynes

SCALE OF DRAWING: 1" = 30'

VICINITY MAP
 SCALE: 1" = 1000'

Location information:
 - Election District: 15+4
 - Councilmanic District: 7+4
 - 1" = 200' Scale Map # 0973B2
 - Zoning: DR 5.5
 - Lot Size: 2445
 - Acreage: 10670
 - Square Feet: 44555

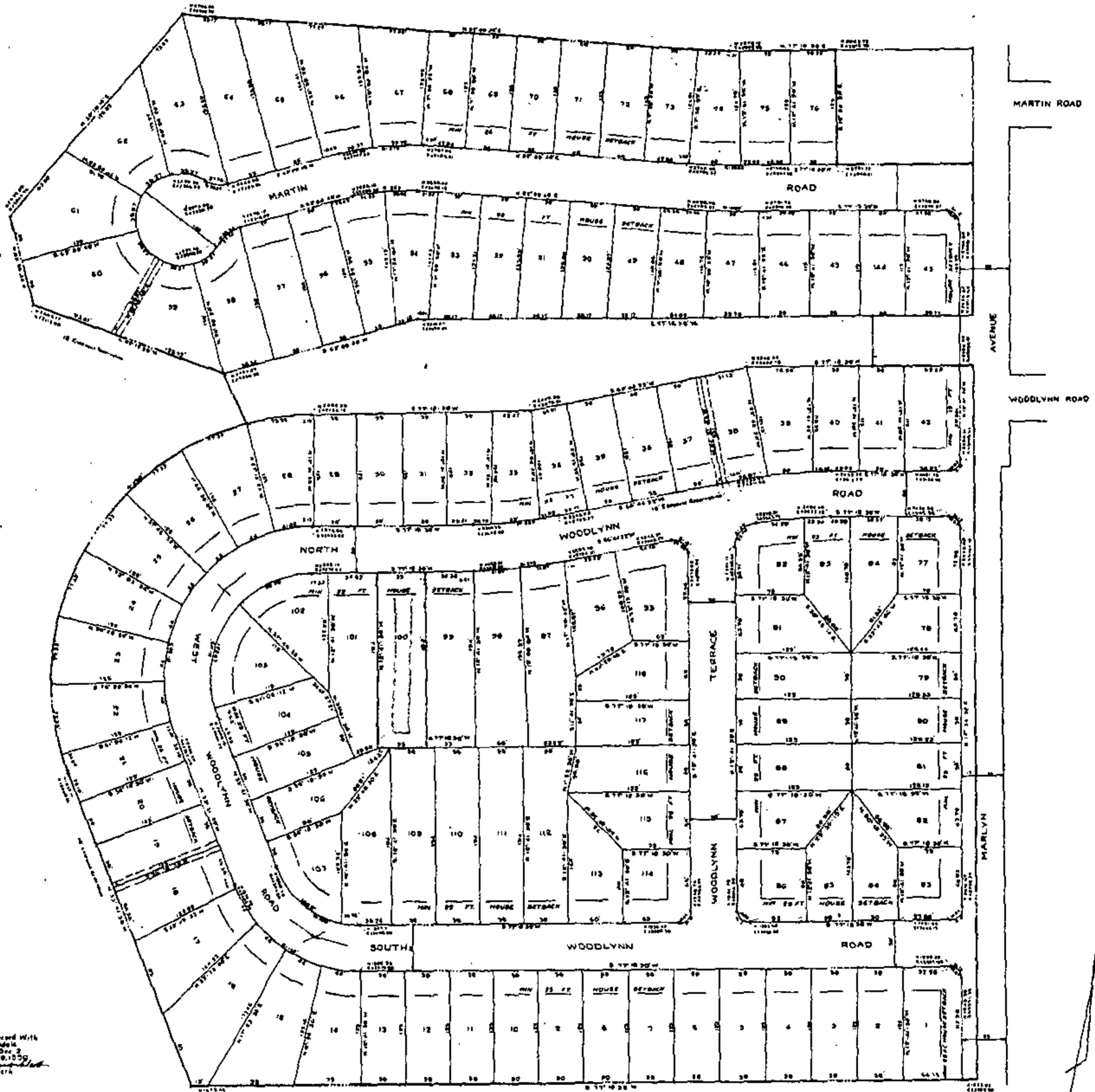
LOCATION INFORMATION

ELECTION DISTRICT: 15+4
 COUNCILMANIC DISTRICT: 7+4
 1" = 200' SCALE MAP # 0973B2
 ZONING: DR 5.5
 LOT SIZE: 2445
 ACREAGE: 10670
 SQUARE FEET: 44555

SEWER: PUBLIC PRIVATE
 WATER:

CHESAPEAKE BAY CRITICAL AREA: YES NO
 100 YEAR FLOOD PLAIN: YES NO
 HISTORIC PROPERTY / BUILDING: YES NO
 PRIOR ZONING HEARING: YES NO

ZONING OFFICE USE ONLY
 REVIEWED BY: [Signature] ITEM # 07-292-A
 CASE #



Filed for Record With
 from Martindale
 to Plat of Sec 2
 January 18, 1945
 Trust of J. H. Regard
 Clerk

NOTE:
 The streets and/or roads as shown hereon and the
 section thereon in each are for the purpose of
 description only and the same are not intended to
 be dedicated to public use, the fee simple title
 thereof is expressly reserved in the grantors of
 the deed to which this plat is attached, their heirs
 and assigns.

NOTE:
 Coordinates Shown On This Plat Are Based on Metropolitan
 District Of Baltimore County Coordinate System.

PLAT OF
 SECTION 2
MARTINDALE
 A DEVELOPMENT OF
J.H. REGARD REALTY CO.
 15TH DIST BALTO COUNTY
 Scale: 1" = 50' August 15, 1945

NOTE:
 The requirements of sections 72A, 72B and of Article 17 of the
 Annotated Code of Maryland, 1939 Edition (Title Clerk of Court, Subtitle
 Clerk of Circuit Courts) as far as they relate to the making of the plat
 and selling the same hereon have been complied with.

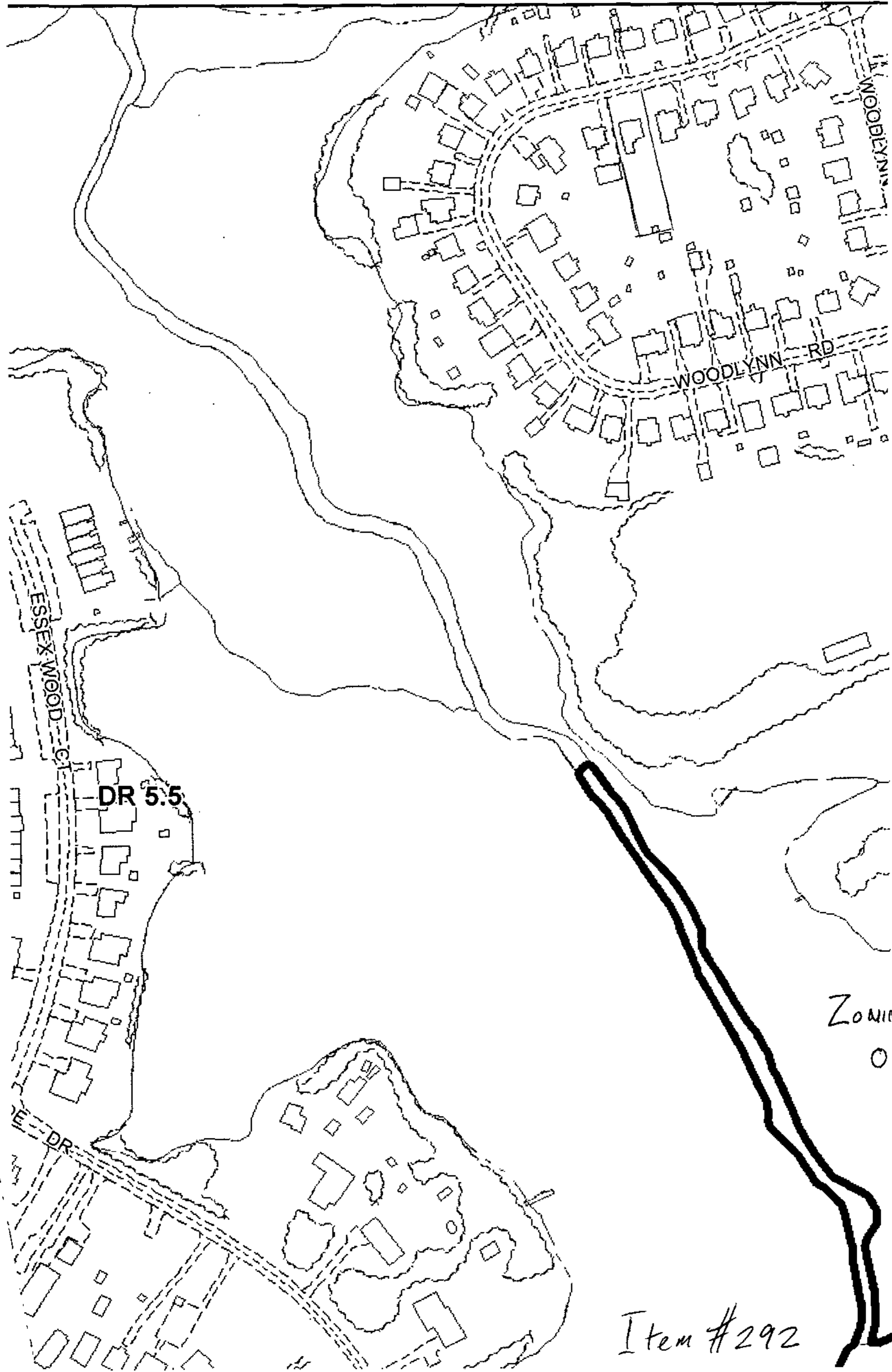
John H. Regard President
 Owner of the 1945 shown hereon
Joseph A. J. Thompson
 Registered Professional Engineer and Land Surveyor

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY
 Approved For STREET ALIGNMENT AND LOCATION
 By *J. L. O'Neil* Director
 Date *12/15/45*

Approved For BALTIMORE COUNTY Planning Commission
 By *Charles H. Hill* Chairman
 Date *12/15/45*

THOMPSON, GRACE AND MAVS, INC.
 ENGINEERS-CONTRACTORS
 FORTY THREE COMPANY BLDG.
 TOWSON 4, MARYLAND

Item # 292



DR 5.5

ZONING MAP
09732

Item #292



Item #292

Initial	Date (Fecha)	Time In	Time Promised	707415
Last Name (Apellido) <i>HYNES</i>			Twin Check	0704
First Name (Nombre)			Initials	
Case No 07-292-A			QC / Pkg Initials	
Phone (Telefono)			Order Number	
ATT: John V. Murphy			Print Count	<i>JF</i>
Address (Domicilio)				

Would you like...

Double Prints ? Y N
(¿Fotos Doble?)

Pictures on CD ? Y N
(¿Cuadros En el CD?)

Index Print ? Y N
(¿Fotos Índice?)

Special Instructions (Instrucciones Especiales)

My neighborhood is in my agreement for this project. Let me know if I need signatures from them I'm

DEPT. 85

William N. H.

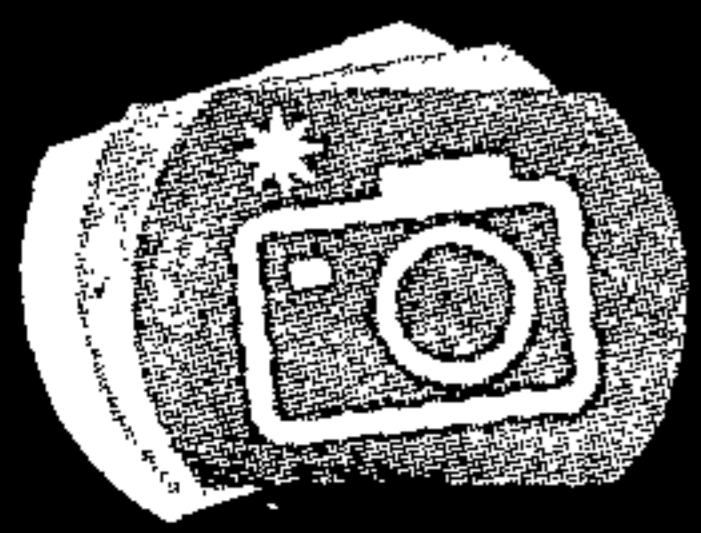


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Maona Rd



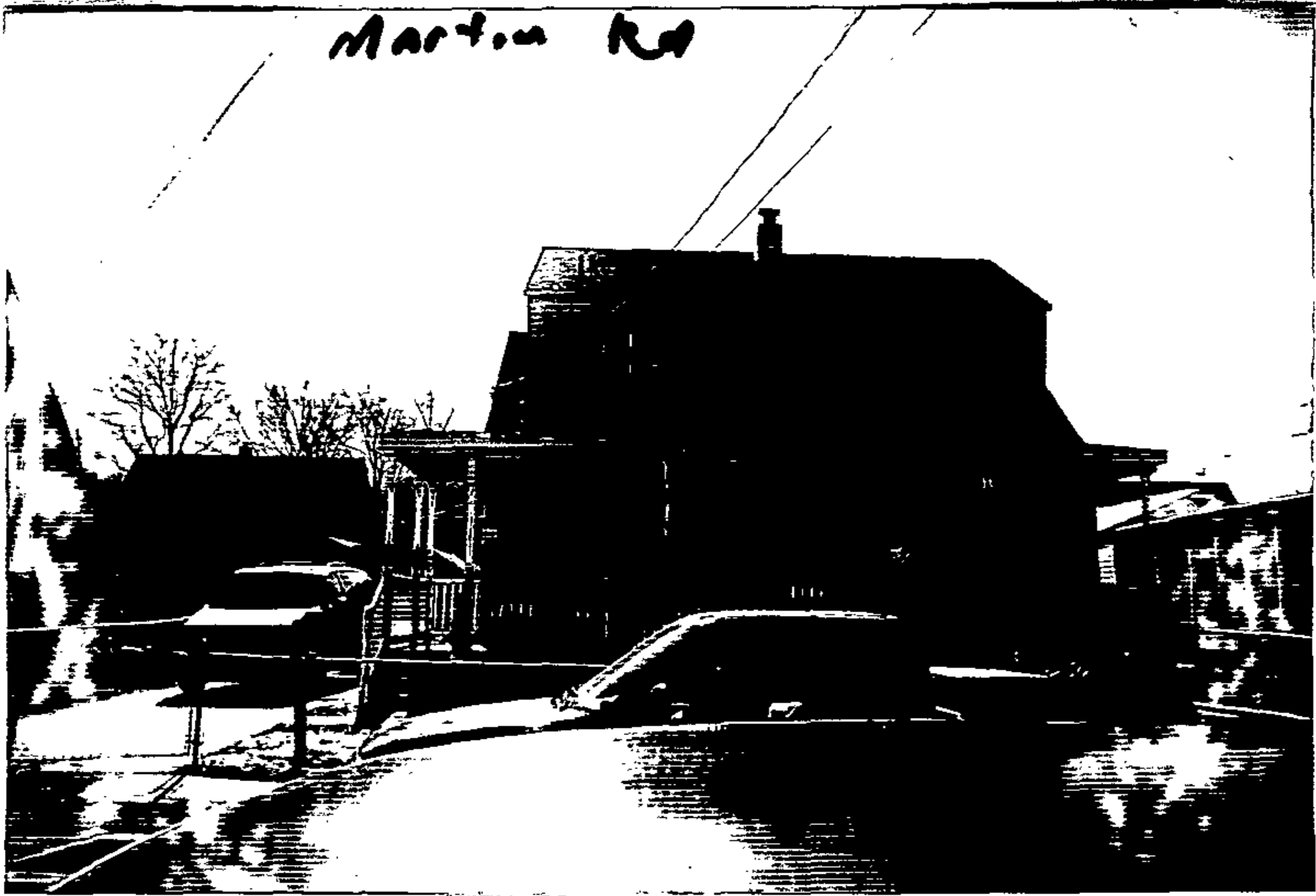




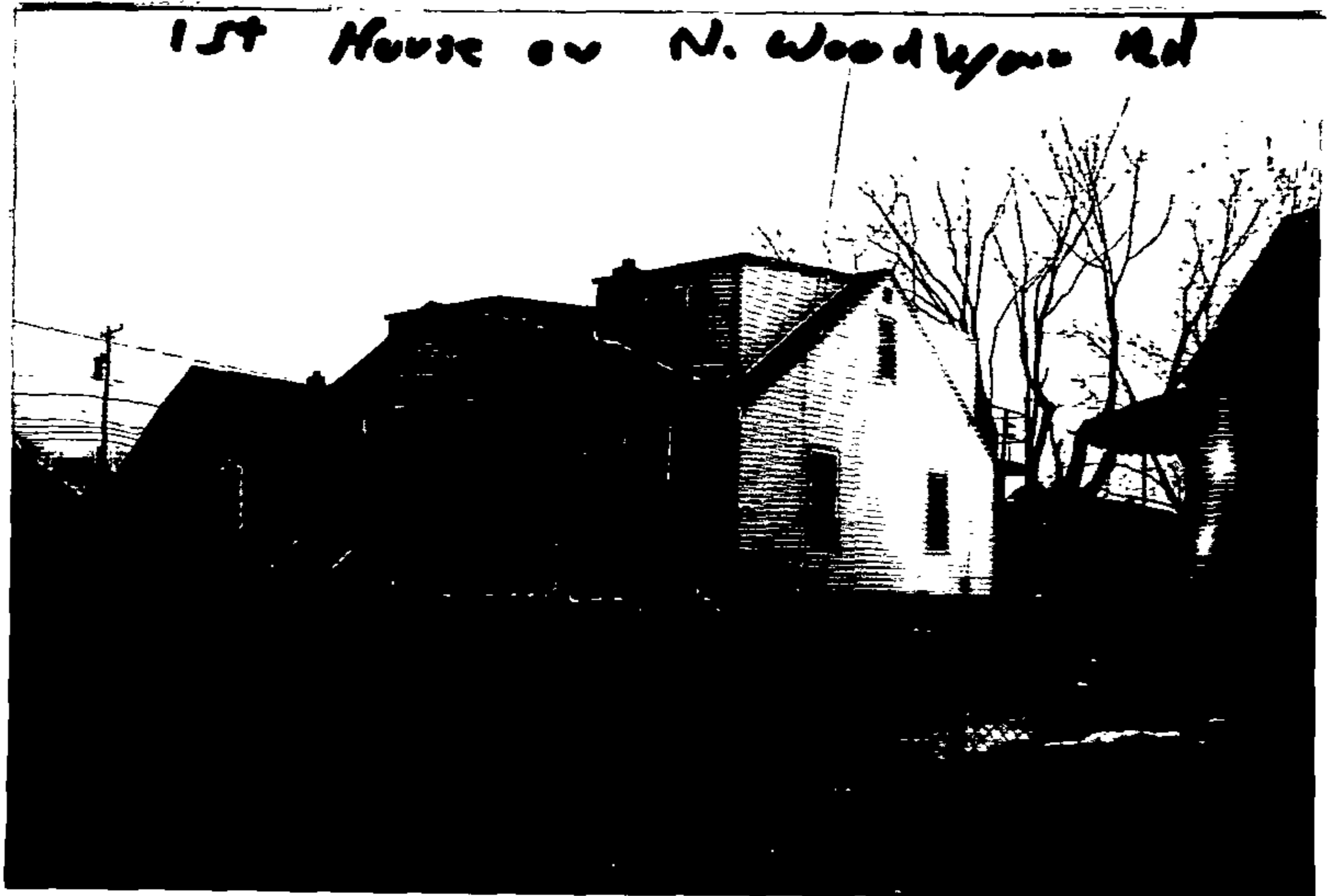




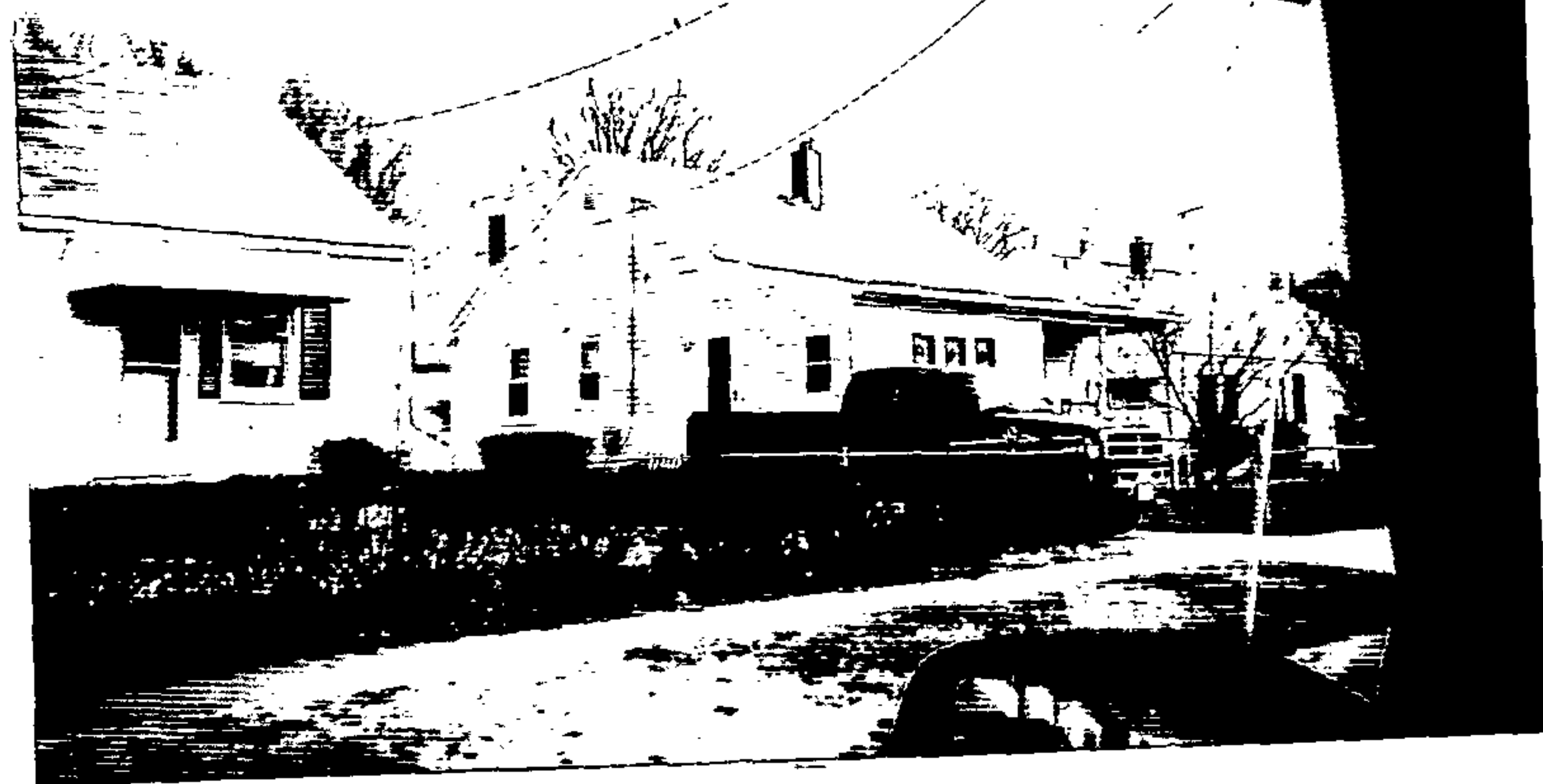
Martin Rd



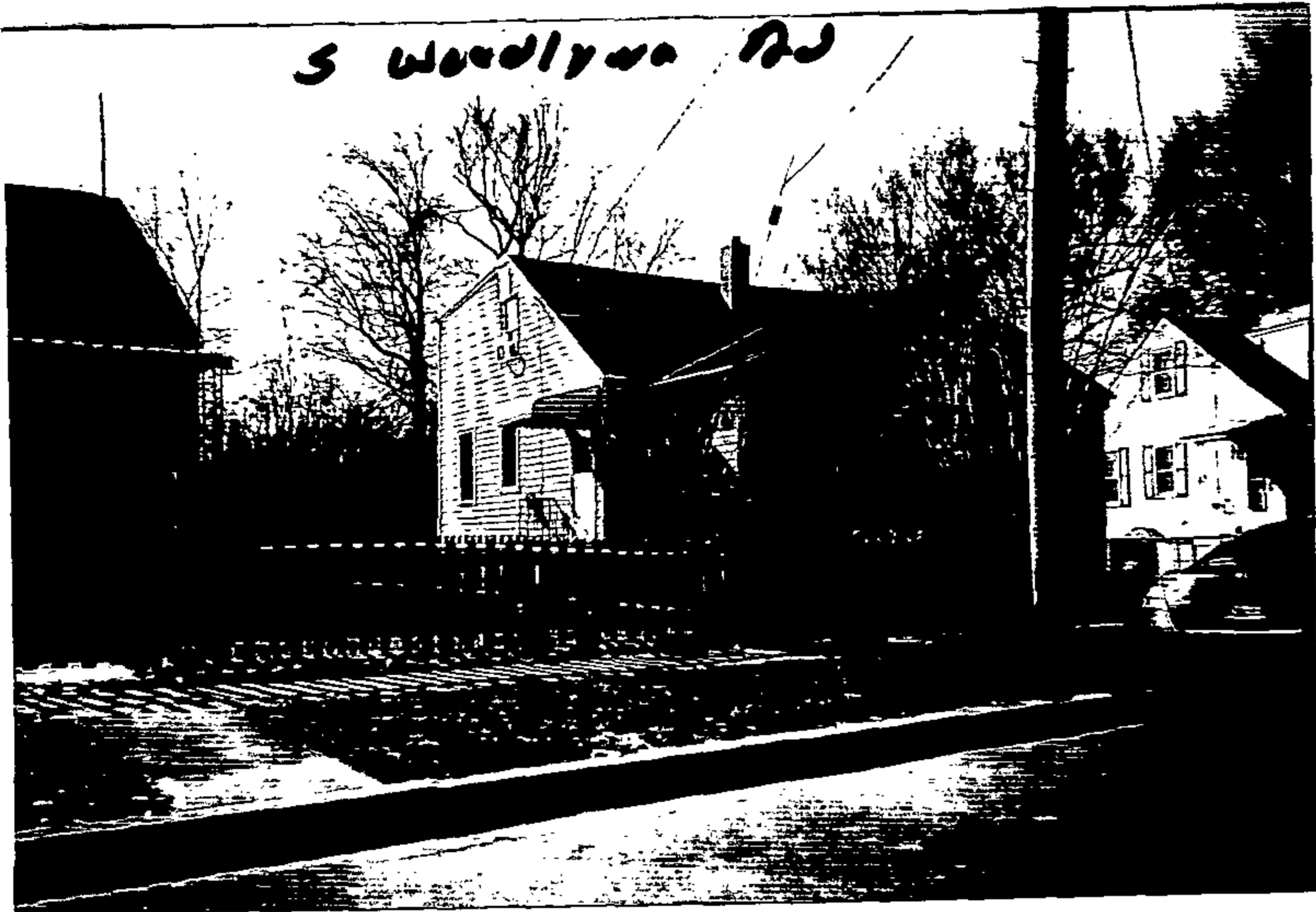
1st House on N. Woodlyon Rd



St. Woollyan Rd



S Woodlywa Rd



Malyan Ave







