

IN RE: PETITION FOR ADMIN. VARIANCE
NE side Fairgreen Road, 20 feet W
c/l Louth Road
12th Election District
7th Councilmanic District
(3413 Louth Road)

Steven Pater
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-310-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 owner of the subject property, Steven Pater. The variance request is for property located at 3413 Louth Road. The variance request is from Sections 301.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition to have a front yard of 7 feet, side yard 7 feet, rear yards of 10 feet and 19 feet in lieu of the required front averaged 20 feet, 10 feet and 30 feet respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner states that the garage addition will increase safety and provide a secure area of the home to shelter and protect personal property from vandalism and theft. The property is a corner lot and the house is set at an angle on the lot.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Department of Environmental Protection and Resource Management dated January 25, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

2-6-07
P3

Applicable Law

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

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 14, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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.

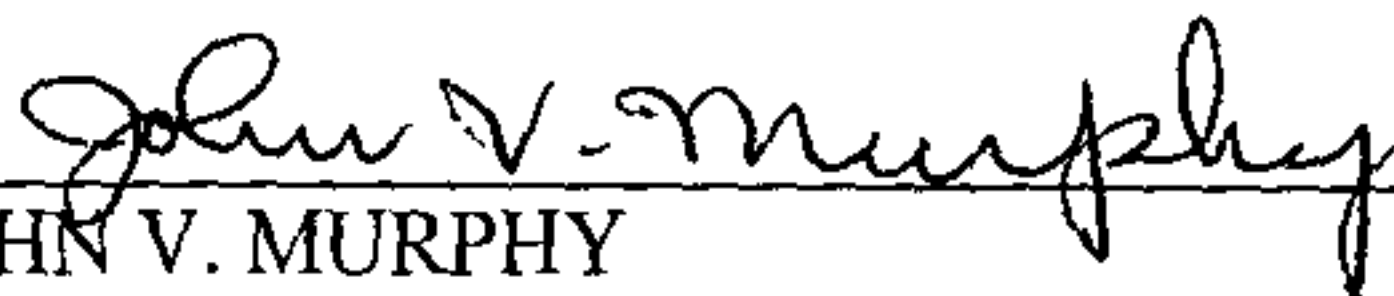
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

2-6-07
CB

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 6th day of February, 2007, that a variance from Sections 301.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition to have a front yard of 7 feet, side yard 7 feet, rear yards of 10 feet and 19 feet in lieu of the required front averaged 20 feet, 10 feet and 30 feet respectively be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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. This property is within the Intensely Developed Area (IDA) of the CBCA. Any development must comply with IDA regulations.

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



CBCA

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3413 Louth Road
which is presently zoned DR S.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, 1B02.3.C.1 BCZR

To permit an existing single family dwelling with addition to have a front yard of 7', side yard 7', rear yard of 10' and 19' in lieu of the required front averaged 20', 10' and 30' respectfully

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):

STEVEN PATER

Name - Type or Print

Signature

Name - Type or Print

Signature

3413 Louth Rd.

Address

Telephone No.

DUNDALK

MD

21222

City

State

Zip Code

Representative to be Contacted:

THOMAS NEUWILLER

Name

P.O. Box 218

410.8086579

Address

Telephone No.

White Marsh

MD

21162

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. 07-310-A

Reviewed By LTm Date 1/5/07

REV 10/25/01

Estimated Posting Date 1/14/07

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

3413 South Road
Address
Dundalk MD 21222
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):

This garage addition will increase safety and provide a secure area of the home to house and protect my personal property from vandalism and theft; being how the house is situated on the property and that neither of my neighbors ground could or would be acquired; leaves me with only this placement of the garage addition

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.


Signature

Steven PATER
Name - Type or Print

Signature

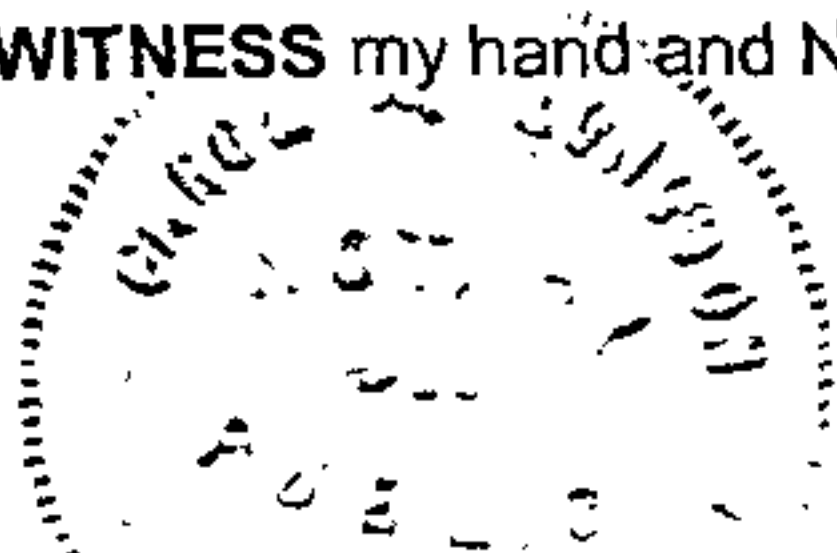
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of December, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared


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

AS WITNESS my hand and Notarial Seal



REV 10/25/01


Notary Public

My Commission Expires September 1, 2009

CAROL A. LONGDON
NOTARY PUBLIC STATE OF MARYLAND
My commission expires September 1, 2009

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

3413 Louth Road
Address
Dundalk MD 21222
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):

This garage addition will increase safety, And provide A secure Area of the home to house and protect my personal property from vandalism and theft; being how the house is situated on the property and that neither of my Neighbors ground could or would be Aquired; leaves me with only this Placement of the garage addition

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.

Steven Pater
Signature

Steven Pater
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of December, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Carol A. Longdon
Notary Public

My Commission Expires September 1, 2009

REV 10/25/01

CAROL A. LONGDON
NOTARY PUBLIC STATE OF MARYLAND
My commission expires September 1, 2009



CBCA

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3413 Louth Road
which is presently zoned DR S.S

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, 1B02.3.C.1 BC212

To permit an existing single family dwelling with addition to have a front yard of 7' side yard 7', rear yard of 10' and 19' in lieu of the required front AVERA NEB 20', 10' and 30' 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:

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

3413 Louth Rd

Address

Telephone No.

Dundalk

MD

21222

City

State

Zip Code

Representative to be Contacted:

Thomas Neuwiller

Name

P.O. Box 218

Address

Telephone No.

White Marsh

MD

21162

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 15 day of January, 2007 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. 07-310-A

REV 10/25/01

Reviewed By LTW Date 1/5/07

Estimated Posting Date 1/14/07

Zoning Description for 3413 Louth Road

Beginning at a point on the Northeasterly side of

Fairgreen Road which is 50' Feet

wide at the distance of 20" West of the

centerline of the nearest improved intersecting street Louth Road

which is 50' wide. Being Lot #12.

Block 1, Section #1 in the subdivision of Plat No.7 Dundalk

as recorded in Baltimore County Plat Book #13, Folio #22

containing .15 Acres. Also known as 3413 Louth Road

and located in the 12 Election District, 7th Councilmanic District.

CERTIFICATE OF POSTING

RE: Case No.: 07-310-A

Petitioner/Developer: STEVEN

PATER

Date of Hearing/Closing: 1-29-07

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:

3413 SOUTH RD

The sign(s) were posted on

1-14-07
(Month, Day, Year)

Sincerely,

Robert Black 1-17-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

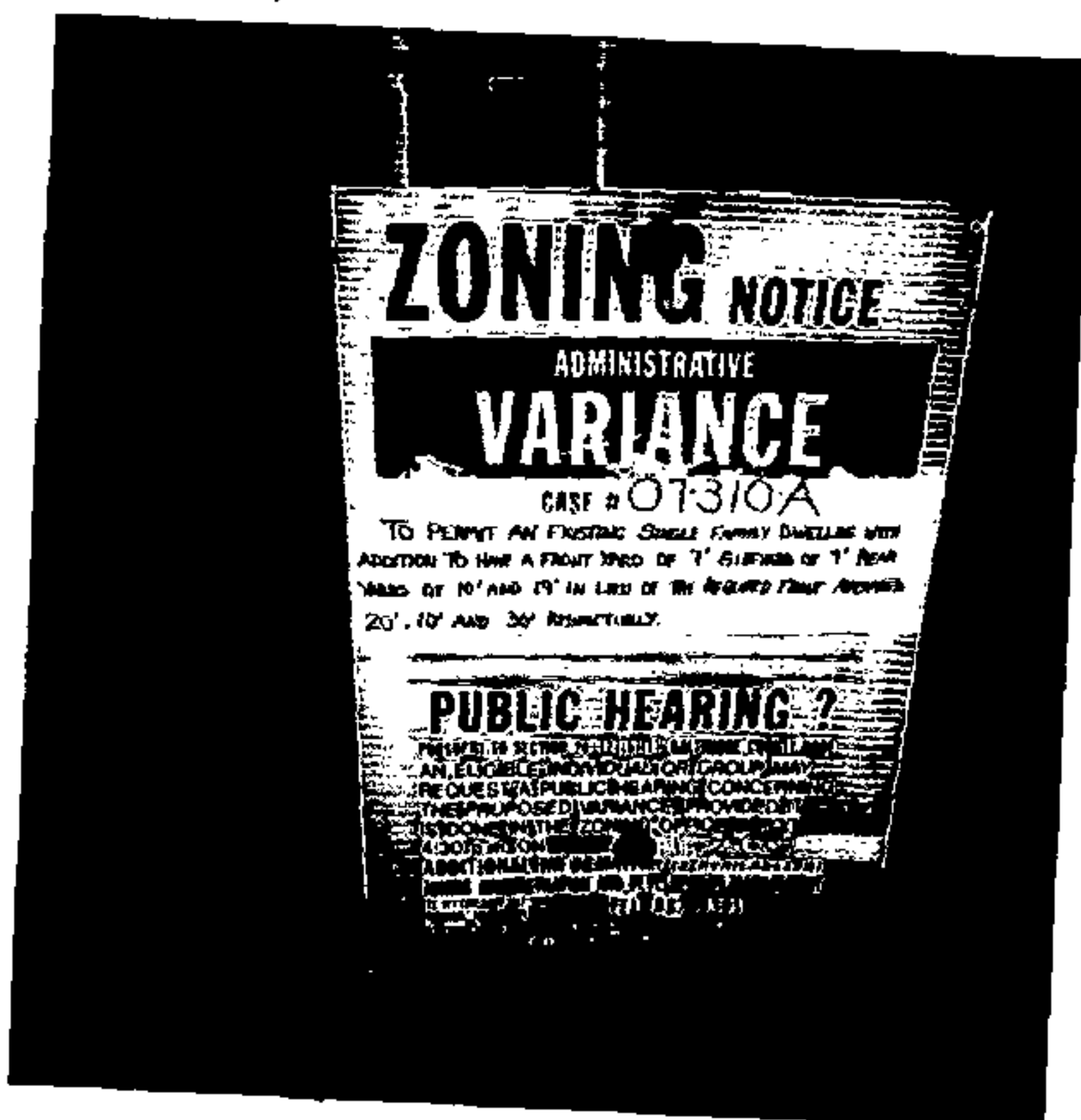
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23087

DATE 1/5/07 ACCOUNT 200,006,6150

AMOUNT \$ 65.00

RECEIVED FROM: THOMAS HEUWELCR

FOR: 07-310-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME FROM
1/08/2007 1/05/2007 14:15:13 15
REG-USD5 WALKIN JOHN MED
2>RECEIPT # 418573 1/05/2007 DEPT
Dept: S 528 ZIMING VERIFICATION
CR NO. 1023087

Receipt Tot \$45.00
\$65.00 CR \$1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 310 -A

Address 3413 LOUTH RD

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

Filing Date: 1/5/07 Posting Date: 1/14/07 Closing Date: 1/29/07

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

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- 310 -A Address 3413 LOUTH RD

Petitioner's Name STEVEN PATER Telephone 410 808 6579

Posting Date: 1/14/07 Closing Date: 1/29/07

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A FRONTYARD OF 7', SIDEYARD OF 7'
REARYARDS OF 10' AND 19' IN LIEU OF THE REQUIRED
FRONT AVERAGED 20', 10' AND 30' RESPECTIVELY

**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: 07-310-A
Petitioner: STEVEN PATER
Address or Location: 3413 LOUTH ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS NEUWILLER
Address: P.O. BOX 218
WHITE MARSH MD
21162
Telephone Number: 410. 808. 6579



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 29, 2007

Steven Pater
3413 Louth Road
Dundalk, MD 21222

Dear Mr. Pater:

RE: Case Number: 07-310-A, 3413 Louth Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 5, 2007.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Thomas Nuewiller P.O. Box 218 White Marsh 21162

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2007

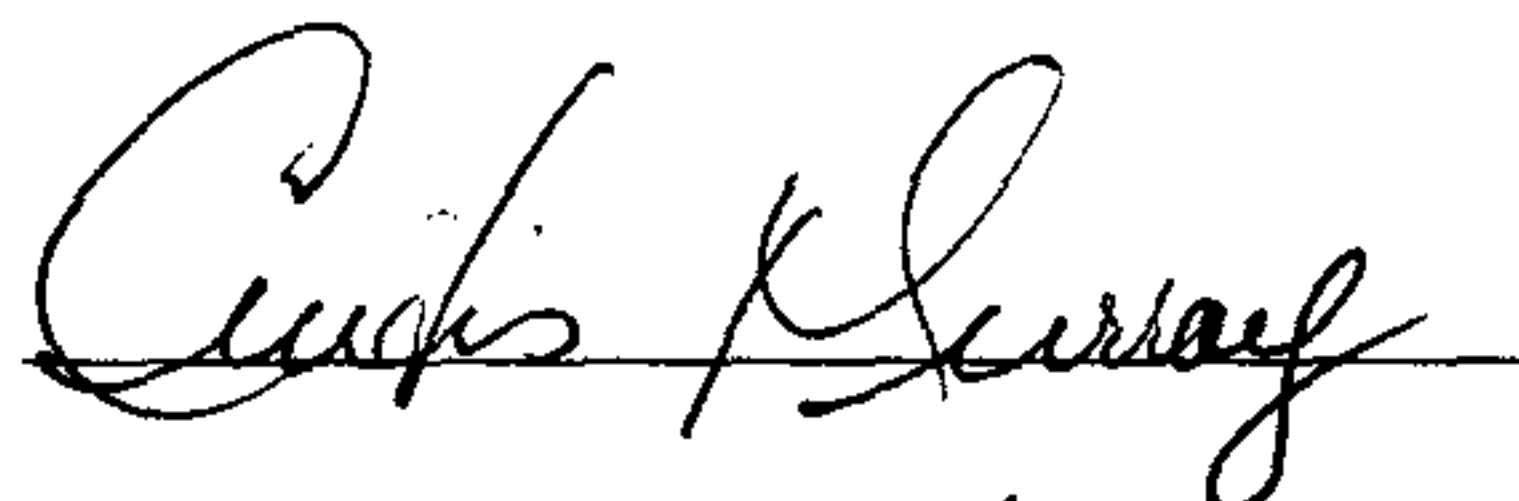
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-310- Administrative Variance

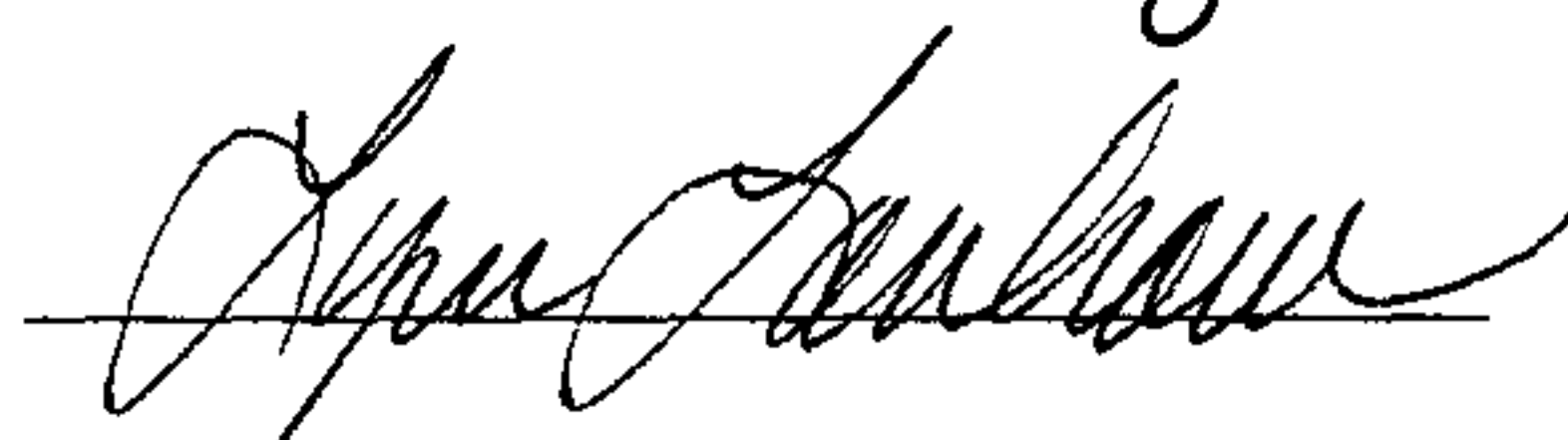
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

AJ
1-29-07

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JAN 2 2007

COMMISSIONER

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination JWL

DATE: January 25, 2007

SUBJECT: Zoning Item # 07-310-A
Address 3413 Louth Road
Pater Property

Zoning Advisory Committee Meeting of 01/22/07

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

X 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).

X 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:

This property is within the Intensely Developed Area (IDA) of the CBCA. Any development must comply with IDA regulations.

Reviewer: Kevin Brittingham

Date: 01/25/07



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

State Highway
Administration

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

Maryland Department of Transportation

Date: JANUARY 23, 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. 7-310 A
3413 LOUTH ROAD
PATER 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. 7-310A.

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2007
Item Nos. 07- 260,304, 307, 309, 310,
311, 312, 313, 314, 315, 317, 318, 319,
320, and 321

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-01222007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-310- Administrative Variance**

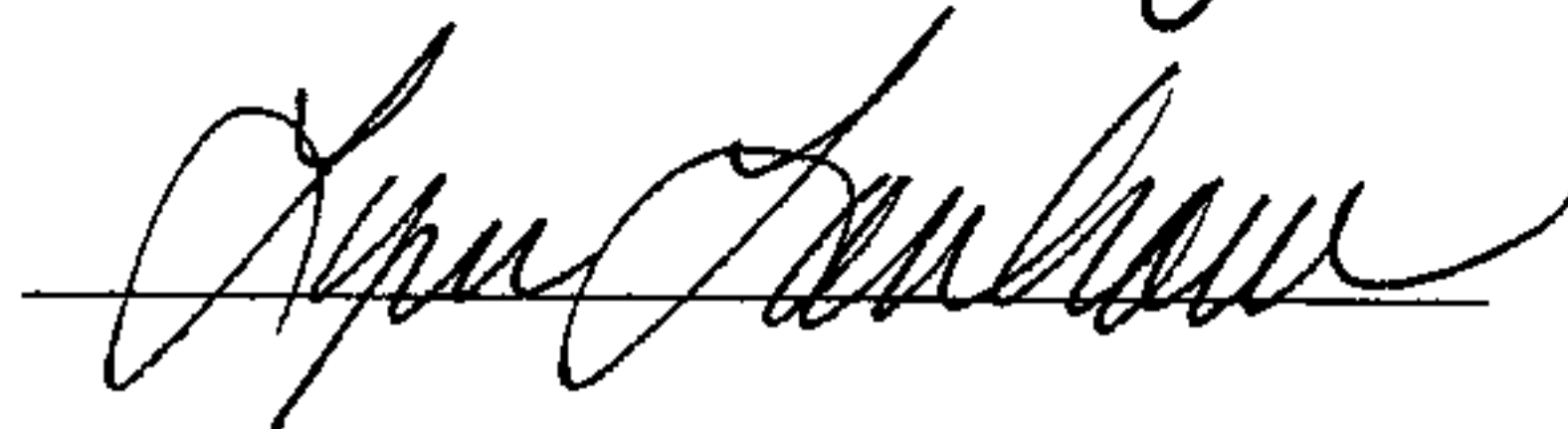
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

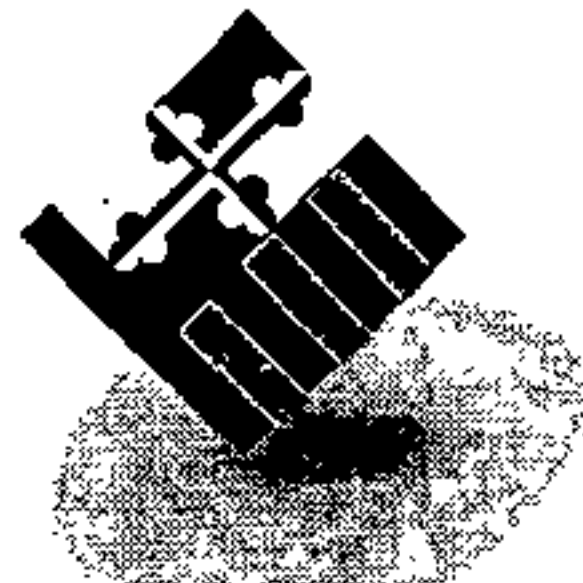
Prepared By:



Division Chief:



CM/LL



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 5, 2007

STEVEN PATER
3413 LOUTH ROAD
DUNDALK MD 21222

Re: Petition for Administrative Variance
Case No. 07-310-A
Property: 3413 Louth Road

Dear Mr. Pater:

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

c: Thomas Neuwiller, PO Box 218, White Marsh MD 21162

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

January 26, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 22, 2007

310

Item Number: 304 and 307 through 321

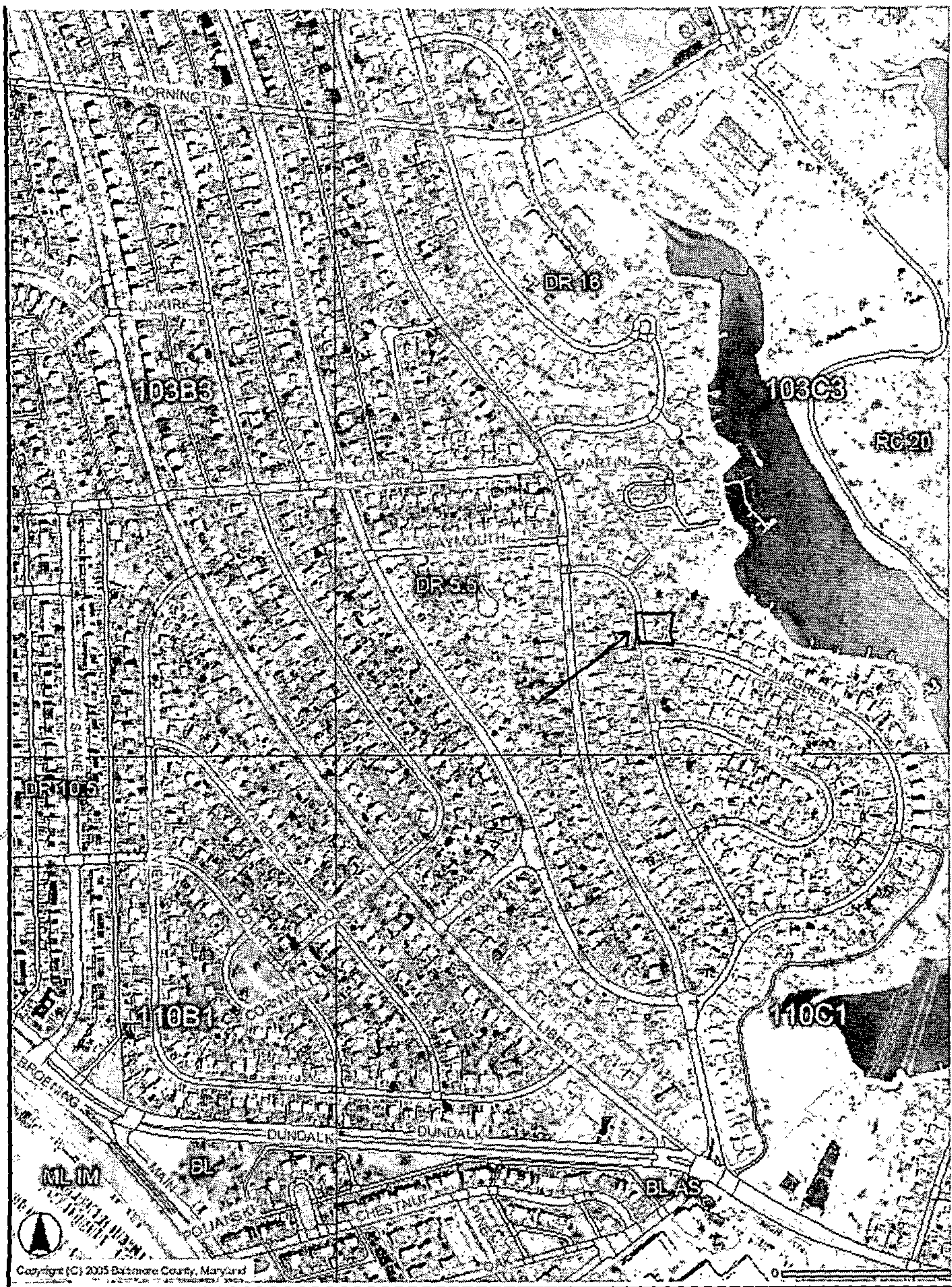
Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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





310



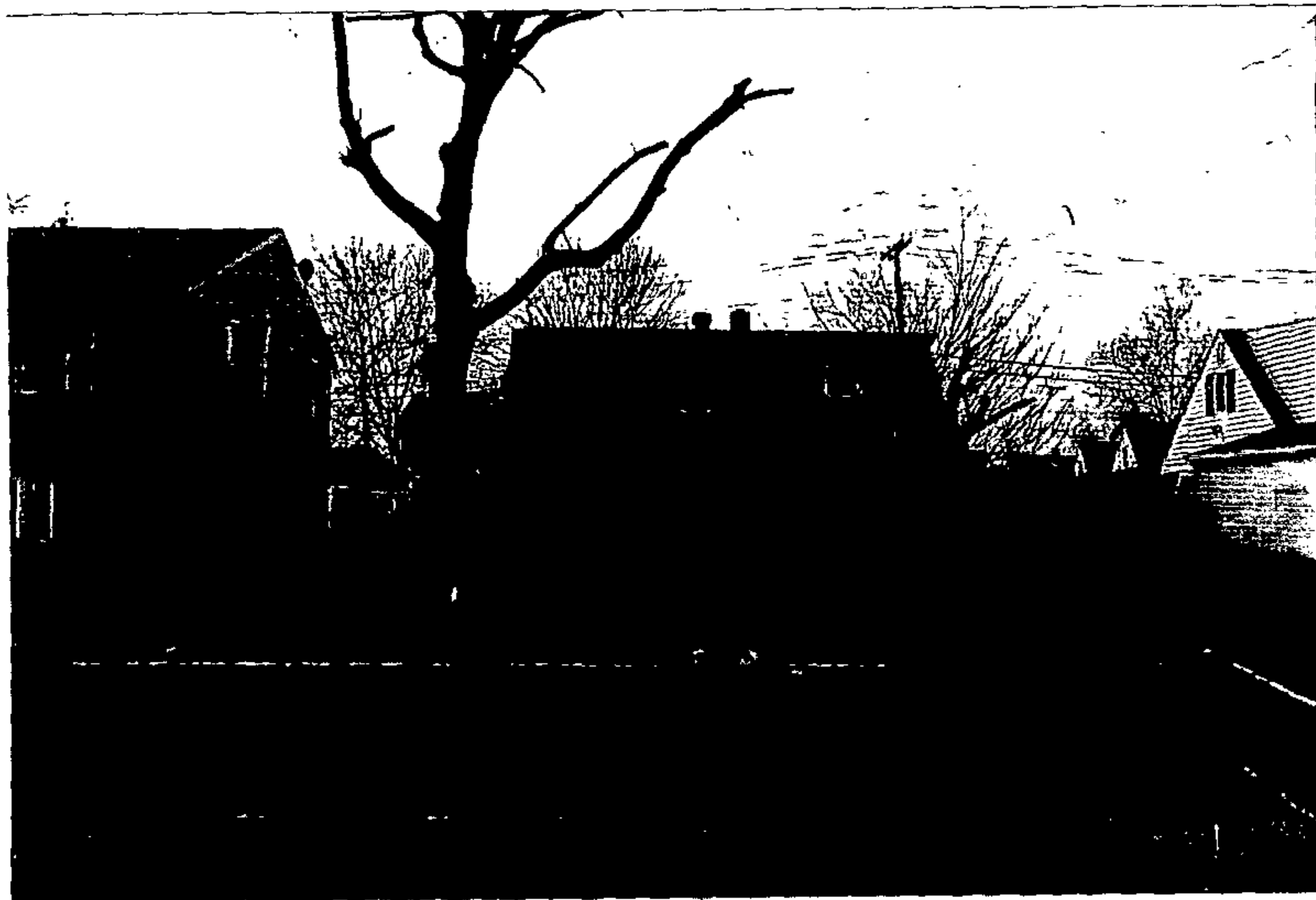
3413 Coath

3413 Coath





7701 Fair green - 2nd story
and enclosed Porch Addition



3408 Couth 2nd story Addition 310



3410 Louth 2 story addition

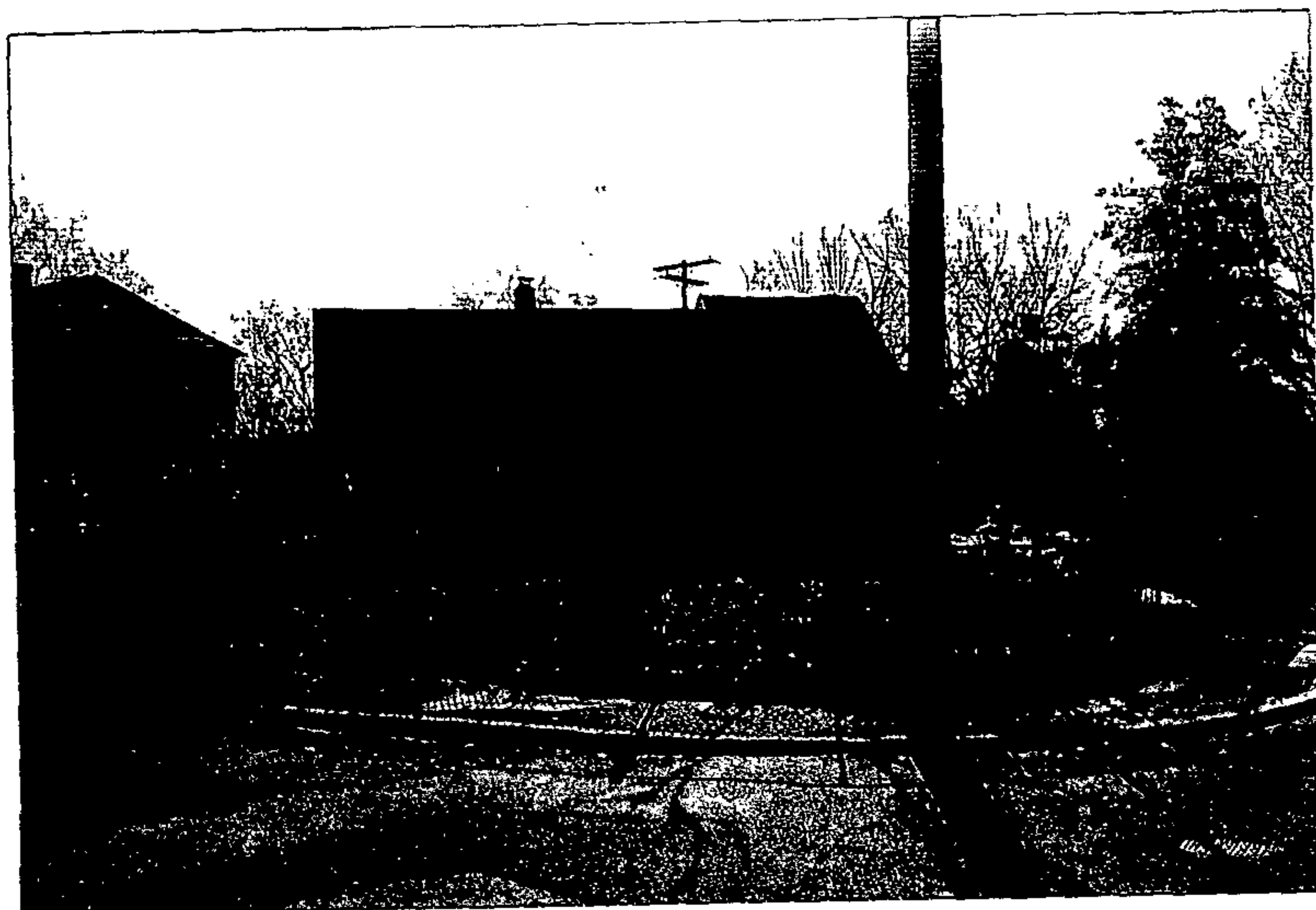
corner of Louth
+ FAirgreen
indicating
one way
on FAirgreen



3412 Louth 2 story addition



3411 South Rd.



7700 Fairgreen - sideyard addition
310

PLAT ID ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

PROPERTY ADDRESS 3413 Louth Road

SUBDIVISION NAME PLAT NO. 7 DUNDALK

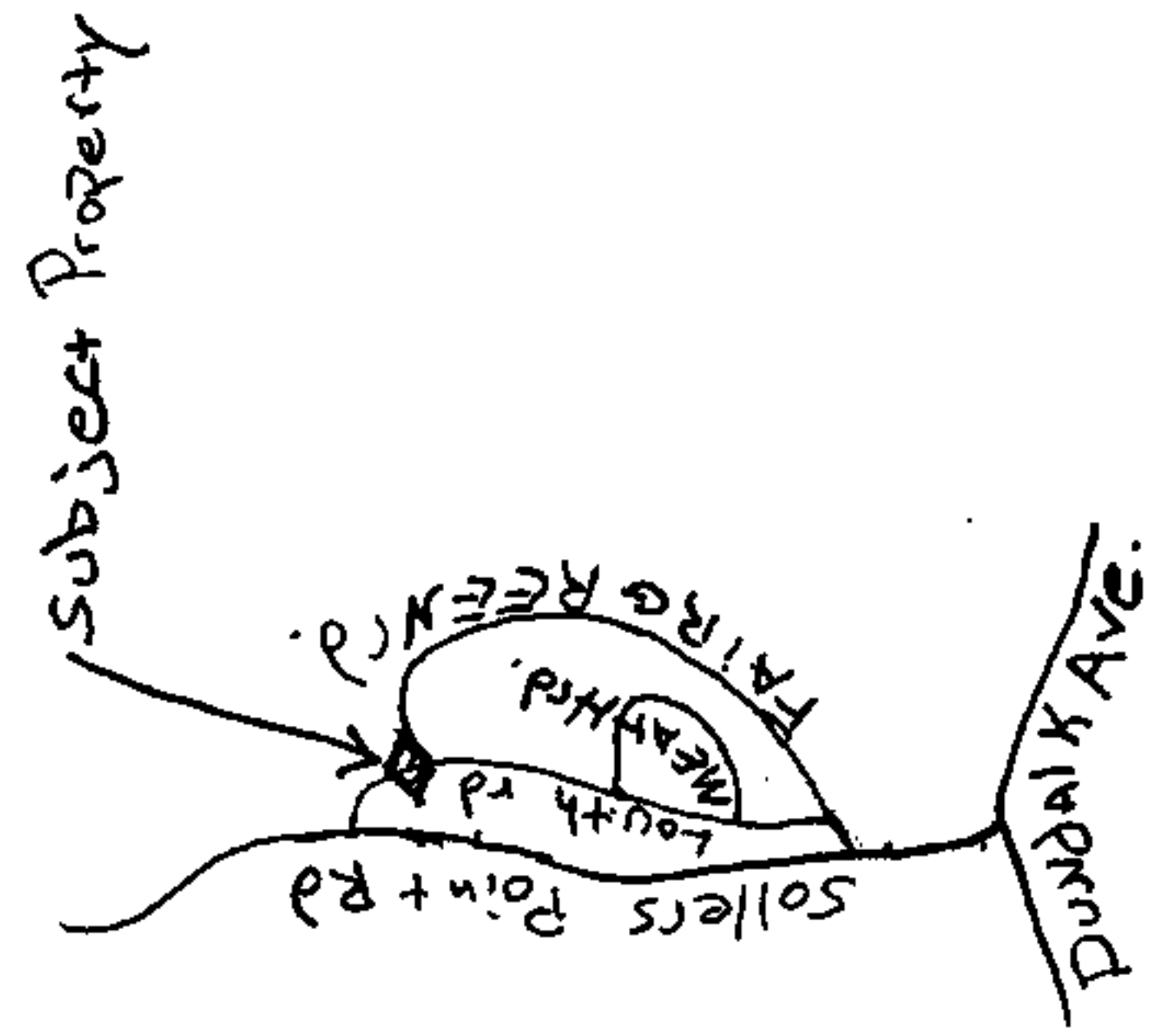
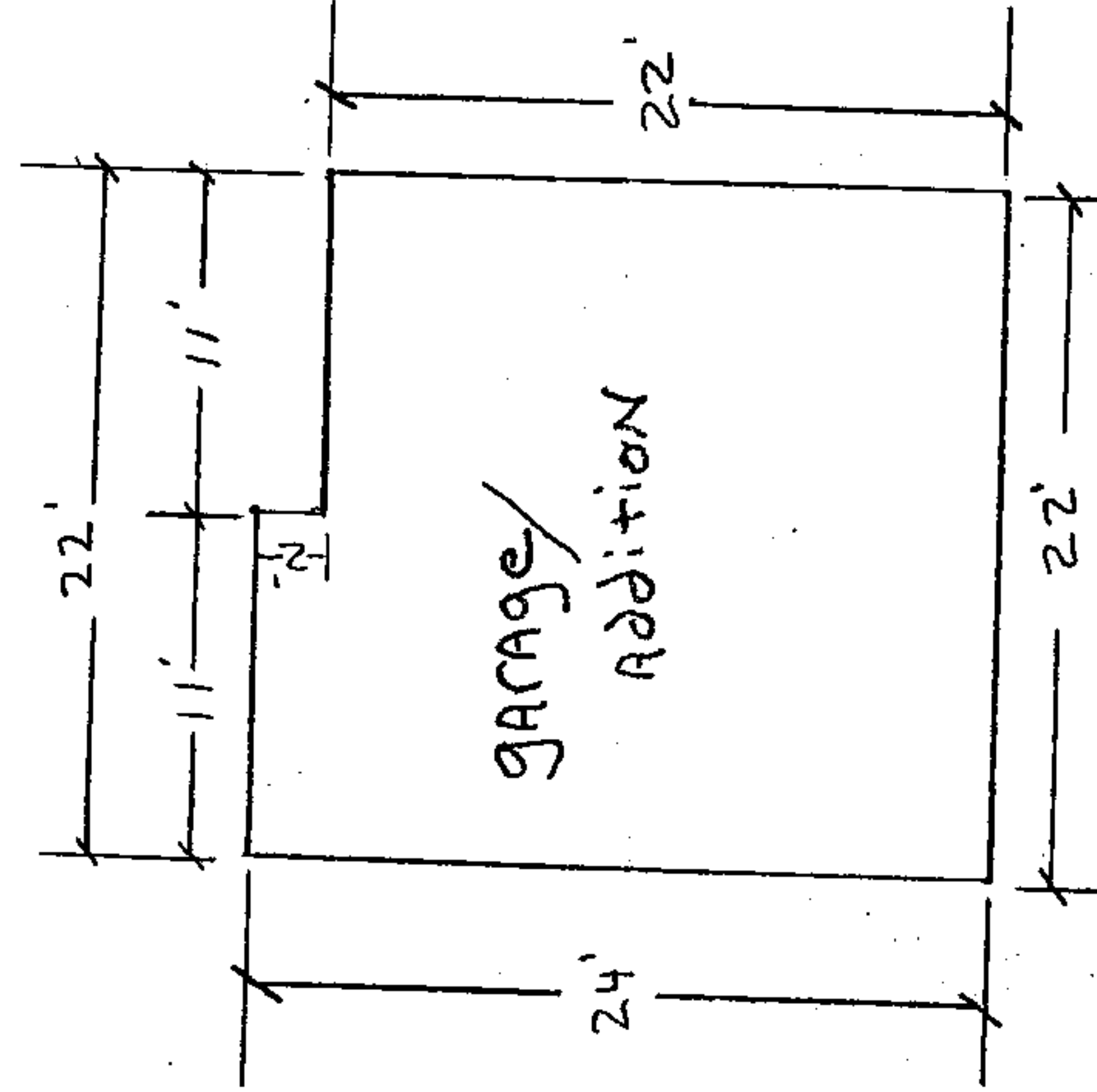
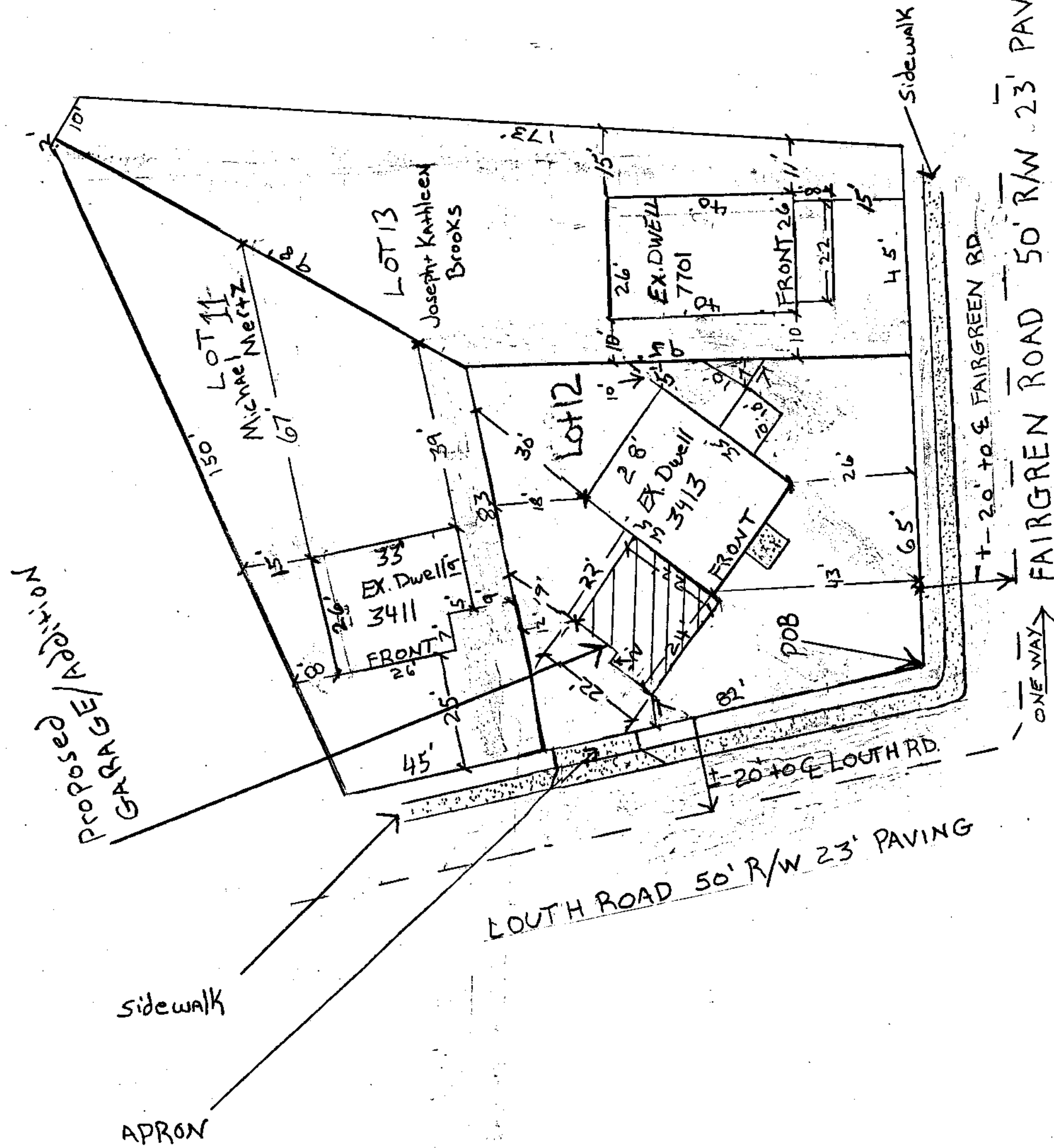
PLAT BOOK # 13 FOLIO # 22 LOT # 12 SECTION # 2

OWNER Steven Pater

310

Section 303.1 REQ

$$\frac{25}{40} + \frac{15}{40} \div (2) = 20' \text{ REQ FRONT SETBACK}$$



①

VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION
ELECTION DISTRICT 12
COUNCILMANIC DISTRICT 7
1" = 200' SCALE MAP # 103 CC
ZONING DR 5.5
LOT SIZE .15 ACRES 6.512 SQUARE FEET

PUBLIC ☒ PRIVATE ☐
SEWER ☒ WATER ☒
CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐
100 YEAR FLOODPLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARINGS

NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM# CASE#

CONCRETE

SCALE 1" = 30'
APPROVED BY:
DATE:

Prepared By - Thomas Newmiller