IN RE: PETITION FOR VARIANCE

E Bowleys Quarters Road, 320 feet

N of c/l Galloway Road

15<sup>th</sup> Election District

6<sup>th</sup> Councilmanic District

(931-933 Bowleys Quarters Road, Lots 75 and 76) \* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Madaline S. Voris and Mary J. Campbell-Voris

\*

\*

Quality First Builder, Lanzhi Wang

Contract Purchaser

CASE NO. 07-375-A

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

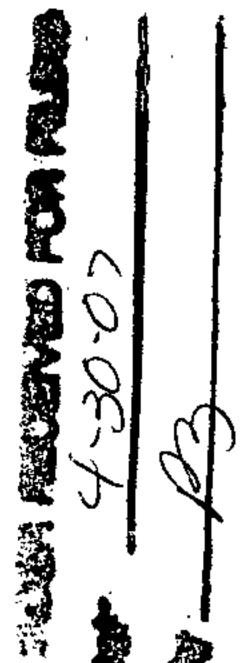
This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Madaline S. Voris and Mary J. Campbell-Voris, and Quality First Builder, Lanzhi Wang, the contract purchaser. The Petitioners are requesting variance relief for property located at 931-933 Bowleys Quarters Road, Lots 75 and 76. The variance request is from Sections 1A04.3.A and 1A04.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling on a lot with an area of 0.7759 acres and 25 foot side setbacks with a height of 43 feet in lieu of the required 1.5 acres, 50 feet and 35 feet, respectively.

The property was posted with Notice of Hearing on March 26, 2007 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on March 27, 2007 to notify any interested persons of the scheduled hearing date and relief requested.

## **Applicable Law**

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

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



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

## Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comment letters were received from the Bureau of Development Plans Review dated March 6, 2007 and from the Office of Planning dated February 7, 2007, both of which contain restrictions. Copies of the comment letters are incorporated herein and made a part hereof the file.

## **Interested Persons**

Appearing at the hearing on behalf of the variance request was Ronald Meyer for the property owners and the contract purchaser. Richard Conant appeared at the hearing as an interested citizen and did not participate in the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

## Testimony and Evidence

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30-00

The subject waterfront property contains 0.7759 acres +/- zoned RC 5 is mostly wooded and unimproved. Mr. Meyer indicated that this property is composed of Lots 75 and 76 of the Bowley's Quarters Subdivision which was recorded in the land records of the County in 1921 as shown by the subdivision plat, exhibit 2. He noted that theses lots were laid out 50 feet wide much before the zoning regulations were imposed on the property. Combining two lots as

proposed in the subject case still will allow not building of any structure considering the 50 foot side yard setback requirements of RC 5 zoning. Again even though the two lots are comparatively very deep at 300 feet combining the two lots produces only 0.77 acres of land whereas the after imposed RC 5 regulations require 1.5 acres. No property is available on either side to purchase and so increase the area of the property. As a result once again no structure could be built on the property. He opined that this imposed a hardship and practical difficulty on the Petitioner.

The Petitioner would like to build a new 50 by 50 foot single family dwelling located on the common boundary between the lots as shown in exhibit 1. This results in 25 foot side yard setbacks as shown which Mr. Meyer indicated was the minimum practical size for the new home given its location on the waterfront and considering the other homes in the area.

He also noted the comments of the Bureau of Development Plans Review which require the first floor of the structure to be elevated 11 feet above the flood plain. Any practical and livable dwelling must have two stories of living space and room for a standup attic for storage. As a result the peak of the roof could be as high as 43 feet above ground level. He noted that there is no water view development on the other side of Bowley's Quarters Road which would have its view of the water blocked by the new dwelling. See aerial photograph of the area in exhibit 3. Finally he noted that the new home will be in line with the garages and not the homes on adjoining lots so that the new dwelling will not block the water view of either neighbor.

Upon questioning at the hearing Mr. Meyer admitted that the Petitioner could design the house with less width and therefore request less of a side yard setback variance but to achieve the same size house the dwelling would extend further back into the wooded lot. This would remove more existing tress than the proposed layout. Finally he opined that the new home

would be compatible with the community in architectural style and size but pointed out that many of the existing home are located on one 50 foot wide lot resulting in much greater density than with the proposed arrangement. In any case he agreed that the architectural plans for the dwelling could be reviewed by the Planning Office for compatibility.

## Findings of Fact and Conclusions of Law

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I find by a preponderance of evidence this subdivision and the subject lots were created much before the zoning was imposed on the area. The imposition of the side yard setback and area zoning requirements of RC 5 on this property disproportionably impacts the subject property as compared to others in the zoning district. In addition the fact that the property is subject to tidal flooding similarly disproportionately impacts the property regarding RC 5 height regulations as the first floor of any new dwelling can not be used for living space.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no land available on either side to increase the side yard setbacks or acreage of the property.

Regarding density I noted that there are many dwellings in the community on 50 foot wide lots so that this request actually decreases the potential density by using two 50 foot wide lots.

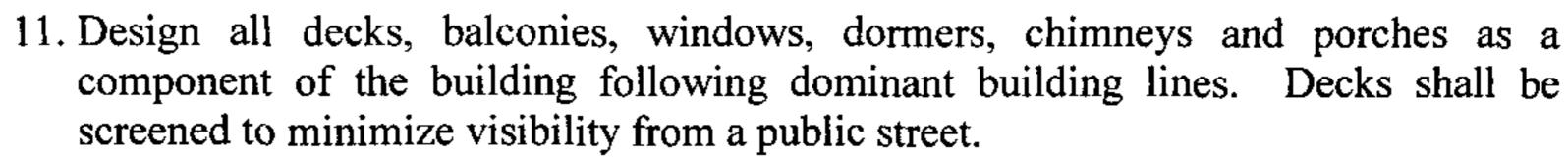
Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. This proposal exceeds the pattern of development of the community and will not adversely affect the character of the neighborhood.

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

THEREFORE, IT IS ORDERED, this \_\_\_\_\_\_ day of April, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Sections 1A04.3.A and 1A04.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling on a lot with an area of 0.7759 acres and 25 foot side setbacks with a height of 43 feet in lieu of the required 1.5 acres, 50 feet and 35 feet, respectively is hereby GRANTED to the following conditions:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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. The Petitioner's accepted the condition of approval that they could not obtain a building permit until the public sewer line was operational at their property.
- 2. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
- 3. The flood protection elevation for this site is 11.2 feet.
- 4. In conformance with *Federal Flood Insurance* Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
- 5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
- 6. The building engineer shall require a permit for this project.
- 7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
- 8. Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the County.
- 9. Submit photographs of existing adjacent dwellings to the Office of Planning.
- 10. Submit building elevations (all sides) of the proposed dwelling to the Office of Planning for review and approval. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) use the same finish materials and architectural details on the front, side and rear elevations. Use of quality material such as brick, stone or cedar is encouraged.



- 12. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building, on the site, providing consistency in materials, colors, roof pitch and style.
- 13. Provide landscaping along the public road.

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

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

## OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 07-375-A
Petitioner: QUALITY FIRST BUILDER   LANZHI WANG
Address or Location: 931-933 BOWLEYS QUARTERS RA.
PLEASE FORWARD ADVERTISING BILL TO:
Name: RONALD B. MEYER
Address: 4240 KLEIN AVE.
NOTTINGHAM, MD 21236
Telephone Number: 410-868-7568

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## **Zoning Description**

ZONING DESCRIPTION FOR 931-933 Bowleys Quarters Road, Middle River, MD 21220

Beginning at a point on the east side of Bowleys Quarters Road, which is 30 feet wide, at a distance of 320 feet north of the centerline of the nearest improved intersecting street, Galloway Road, which is 30 feet wide. As recorded in Plat for Bowleys Quarters Liber WPC 7, Folio 13: SSE 100 feet, then turning NE 372 feet to the mean water line of Seneca Creek, a tributary of the Chesapeake Bay, then turning NW 100 feet, finally turning SW 304 feet more or less to the point of beginning. Also known as Lots 75 and 76 Bowleys Quarters Road, Middle River, MD 21220, and located in the 15th Election District, 6th Councilmanic District.





## Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at Bowleys Ounters Road, Lots 75+76 which is presently roused <u>RC5</u>

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Definitions 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) 1904. 39. - 1904. B. J. (BCZR)

To permit a dwelling on a lot with an area of 0.7759 acres and 25-foot side setbacks with a height of 43-feet in lieu of the required 1.5 acres, 50-feet and 35-feet, respectively.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

(see attached)

Property is to be posted and advertised as prescribed by the zoning regulations.

L. of the sures to pay expenses of above Varience, advantising, posting, etc. and further agree to and we to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuem to the zoning law for Baltimore County.

(the contract purchaser)

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Contract Purchasent.	5599 <u>:</u>		Legal Owner(s):		
Quality First Builder, L.	arrzhi Wang		Madaline S. Voris		
Name - Type or Print	.0	-	* Madaline S	l'orie	/
Signature		<del></del>	Squattre		
9828 Magledt Road		410-870-0758	Mary J. Campbell-V	oris	<u> </u>
	MD	21234	Marces Cour Prom	aleco-Horis	)
Parkville	\$ C. M. A.	Zep Code	Signature ()		
Agent For Peditioner	<u></u>		947 Bowleys Ouarter	s Road	
Ronald B. Meyer			Address Middle River	MD	Telephone No 21220
Norte - Type of Print	(2) On	······································	City	366	Zip Code
Signature Consultation	20/10		Representative to be	Contrated	
Company		<del></del>	Ronald B. Meyer		
4240 Klein Avenue		410-868-7568	4240 Klein Avenue		410-868-7568
Address		telephore No.	Address		Telephone No.
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## Petition for Watter Variable 201-933 Bowleys Quarters Road, Middle River, MD 21220

Petitioner has contracted to purchase Lots 75 and 76, a.k.a. the above addresses, which total only 3/4 acre and a total width of 100 feet. The lots sit about 3 feet above sea level. Zone RC 5 requires a minimum 1.5-acre lot with 50-foot right and left side setbacks. Furthermore, living space in the coastal flood zone must be 11.5 feet above sea level, and the building height restriction is 35 feet.

Petitioner desires to build a single-family house of approximately 65'W x 50'L, straddling the lot line between lot 75 and lot 76, with sufficient height to enjoy a view of the coastal waterways that persuaded petitioner to buy the property in the first place. Living area must be about 8.5 feet above grade, leaving 26.5 feet for a two-floor home with attic storage.

Petitioner believes a reasonable enjoyment of her property, and similar use among dozens of homes already built along the same shoreline, are sufficient reasons to grant a waiver of lot size and lot side setback requirements for a single-family home. Even at 65 feet wide, side setbacks would be 17.5 feet each.

Petitioner also believes, given the requirement to forgo 8.5 feet of living space at grade, that reasonable enjoyment of her property is sufficient justification to ease the building height restriction by about 8.5 feet, so that space that might have been used for basement storage can instead be attic storage.

Petitioner requests (1) a side setback waiver, (2) a lot size waiver, and (3) a height restriction waiver, for the reasons stated above.



JAMES T. SMITH, JR. County Executive

March 15, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

## NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-375-A

931-933 Bowleys Quarters Road, Lots75 & 76

E/side of Bowleys Quarters Road, 320 feet north of centerline of Galloway Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Madeline S. Voris & Mary J. Campbell-Voris

Contract Purchaser: Quality First Builder, Lanzhi Wang

Variance to permit a dwelling on a lot with an area of 0.7759 acres and 25-foot side setbacks with a height of 43 feet in lieu of the required 1.5 acres, 50-feet and 35-feet respectively.

Hearing: Wednesday, April 11, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

with Kotroco

TK:klm

C: Ronald Meyer, 4240 Klein Avenue, Nottingham 21236 Madaline Voris, Mary Campbell-Voris, 947 Bowleys Quarters Road, Middle River 21220 Lanzhi Wang, 9828 Magledt Road, Parkville 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 27, 2007.

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 27, 2007 Issue - Jeffersonian

Please forward billing to:
Ronald Meyer
4240 Klein Avenue
Nottingham, MD 21236

410-868-7568

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E/side of Bowleys Quarters Road, 320 feet north of centerline of Galloway Road
15<sup>th</sup> Election District — 6<sup>th</sup> Councilmanic District
Legal Owners: Madeline S. Voris & Mary J. Campbell-Voris
Contract Purchaser: Quality First Builder, Lanzhi Wang

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Hearing: Wednesday, April 11, 2007 at 9:00 a.m. in Room 407, County Courts Building, 407 Bosley Arenue, Towson 21204

WILLIAM J. WISEMAN III ZONING COMMISSIONER FOR BALTIMORE COUNTY

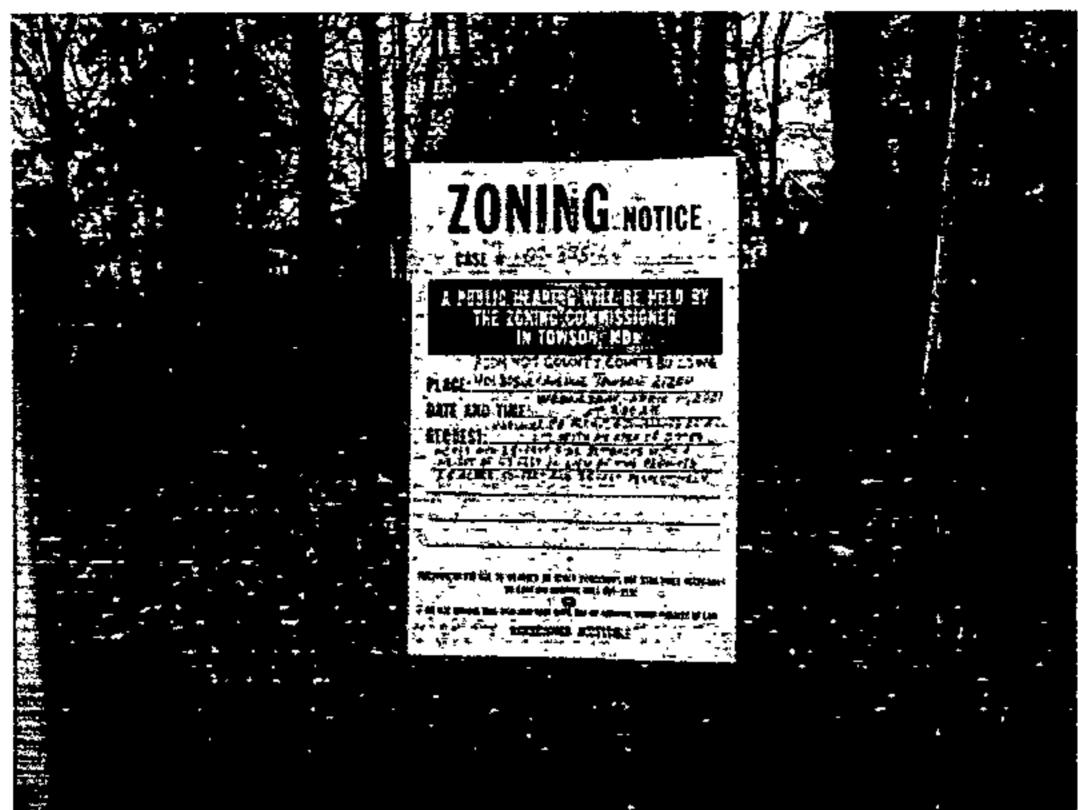
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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

## CERTIFICATE OF POSTING

	RE: Case No: 01-315-4
	Petitioner/Developer: RONACD  MEYER
	Date Of Hearing/Closing: 4/11/07
Baltimore County Department of Permits and Development Man County Office Building, Room 111 West Chesapeake Avenue	agement
Attention:	
Ladies and Gentlemen:	
sign(s) required by law were po-	e penalties of perjury that the necessary sted conspicuously on the property -933 BOWLEYS QUALTERS ROAD
Lot 5 75 57	
This sign(s) were posted on	March 24, 3007  (Month, Day, Year)  Sincerely,  Warth 2 3/26/07  (Signature of sign Poster and Date)  Martin Ogle  Sign Poster  16 Salix Court  Address  Balto. Md 21220  (443-629 3411)
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Methode 3/24/01

## **NOTICE OF ZONING HEARING**

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

Case: #07-375-A

931-933 Bowleys Quarters Road, Lots 75 & 76

E/side of Bowleys Quarters Road, 200 feet north of centerline of Galloway Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Madeline S. Voris & Mary J. Campbell-Voris

Contract Purchaser: Quality First Builder, Lanzhi Wang

Variance: to permit a dwelling on a lot with an area of 0.7759 acres and 25-foot side setbacks with a height of 43 feet in lieu of the required 1.5 acres, 50-feet and 35-feet respectively.

Hearing: Wednesday, April 11, 2007 at 9:00 a.m. In Roam 407, County Courts Building, 401 Bosley Ave-me, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for-, special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

JT/3/747 Mar. 27

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

¥ The Jeffersonian

Arbutus Times

- Catonsville Times
  - Towson Times
- Owings Mills Times
- NE Booster/Reporter
- County News North

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LEGAL ADVERTISING



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

April 30, 2007

MADALINE S. VORIS AND MARY J. CAMPBELL-VORIS 947 BOWLEY'S QUARTERS ROAD MIDDLE RIVER MD 21220

Re: Petition for Variance Case No. 07-375-A

Property: 931-933 Bowleys Quarters Road, Lots 75 and 76

Dear Ms. Voris and Ms. Campbell-Voris:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

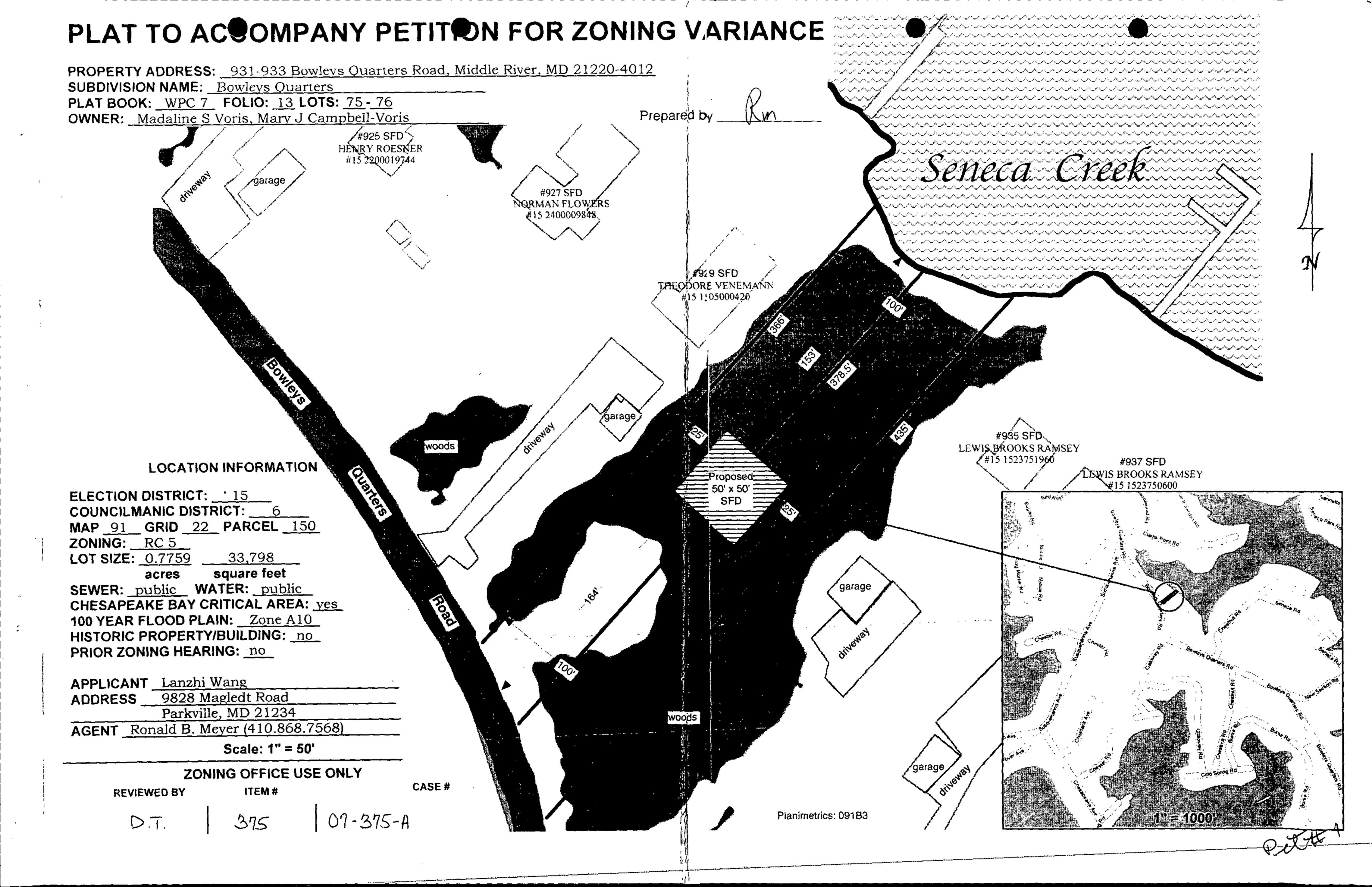
Very truly yours,

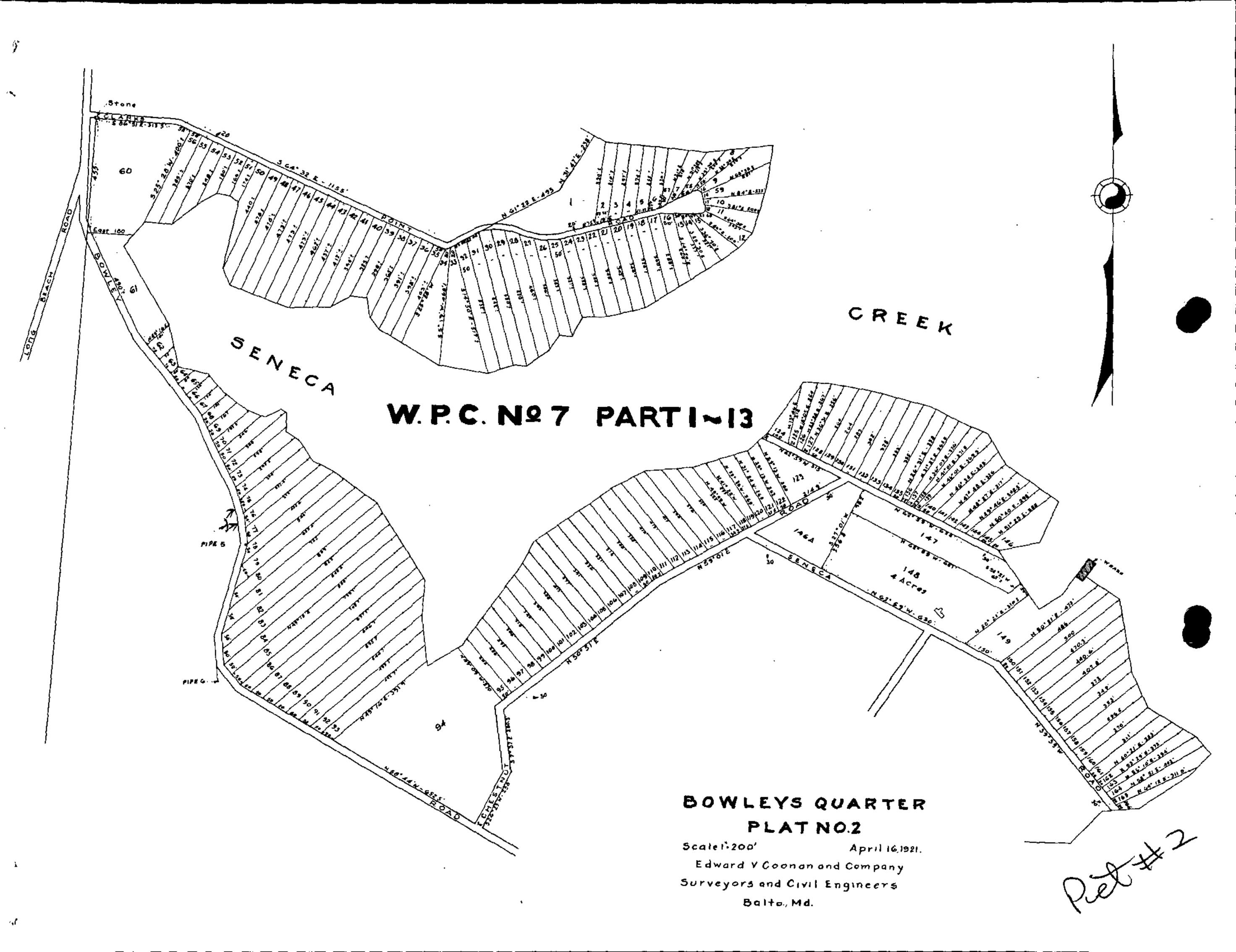
John V. Murphy

Deputy Zoning Commissioner

JVM:pz Enclosure

c: Richard Meyer, 4240 Klein Avenue, Nottingham MD 21236 Quality First Builder, Lanzhi Wang, 9828 Magledt Road, Parkville MD 21234 Richard Conant, 77 MacFarland Avenue, Ivyland PA 18974





## PLEASE PRINT CLEARLY

CASE NAME CASE NUMBERO 1-515-A DATE

# PETITIONER'S SIGN-IN SHEET

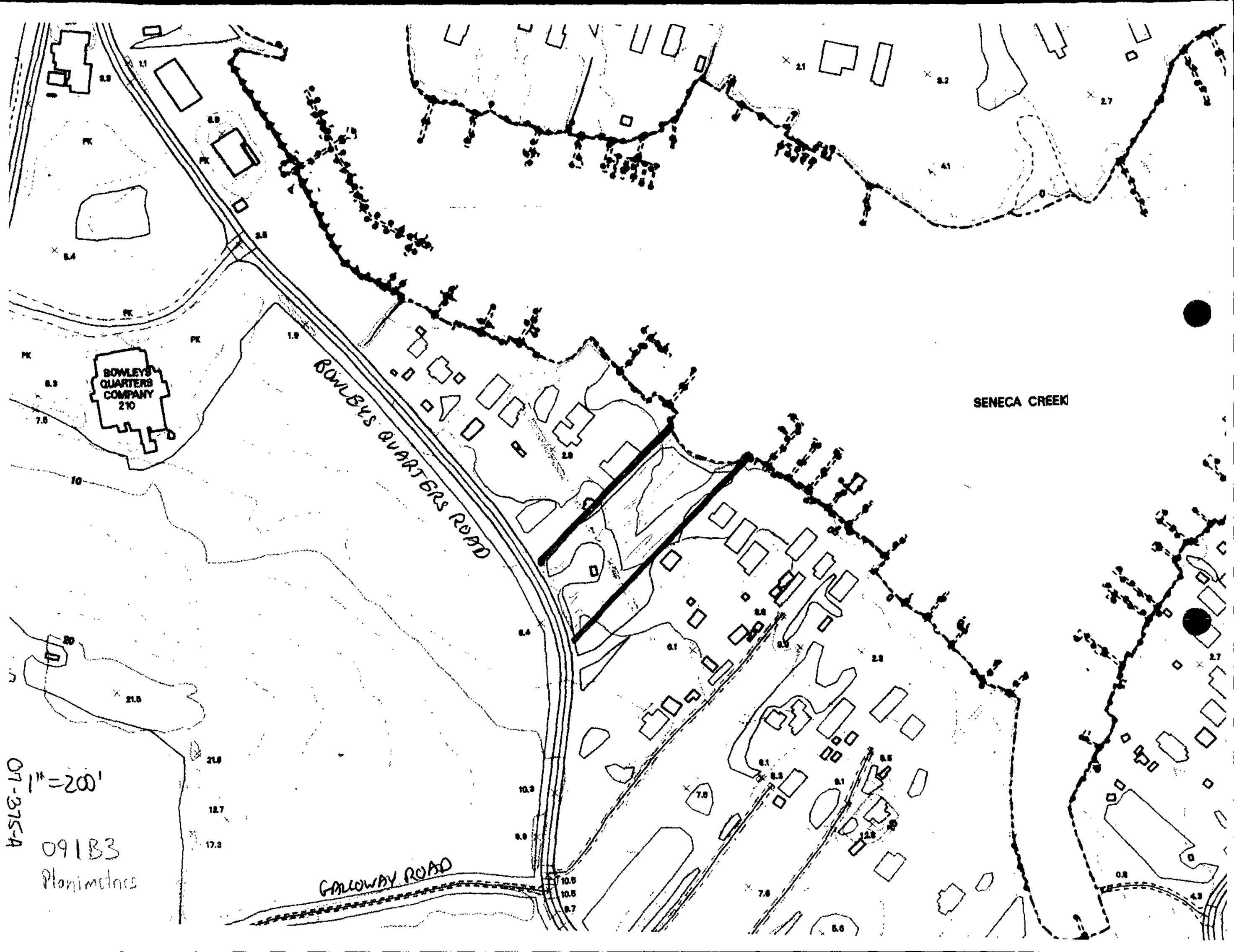
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CITY, STATE, ZIP Wethingham, MD 21236										
4240 Klein Acame FE									-	
Romald B. Meyer										

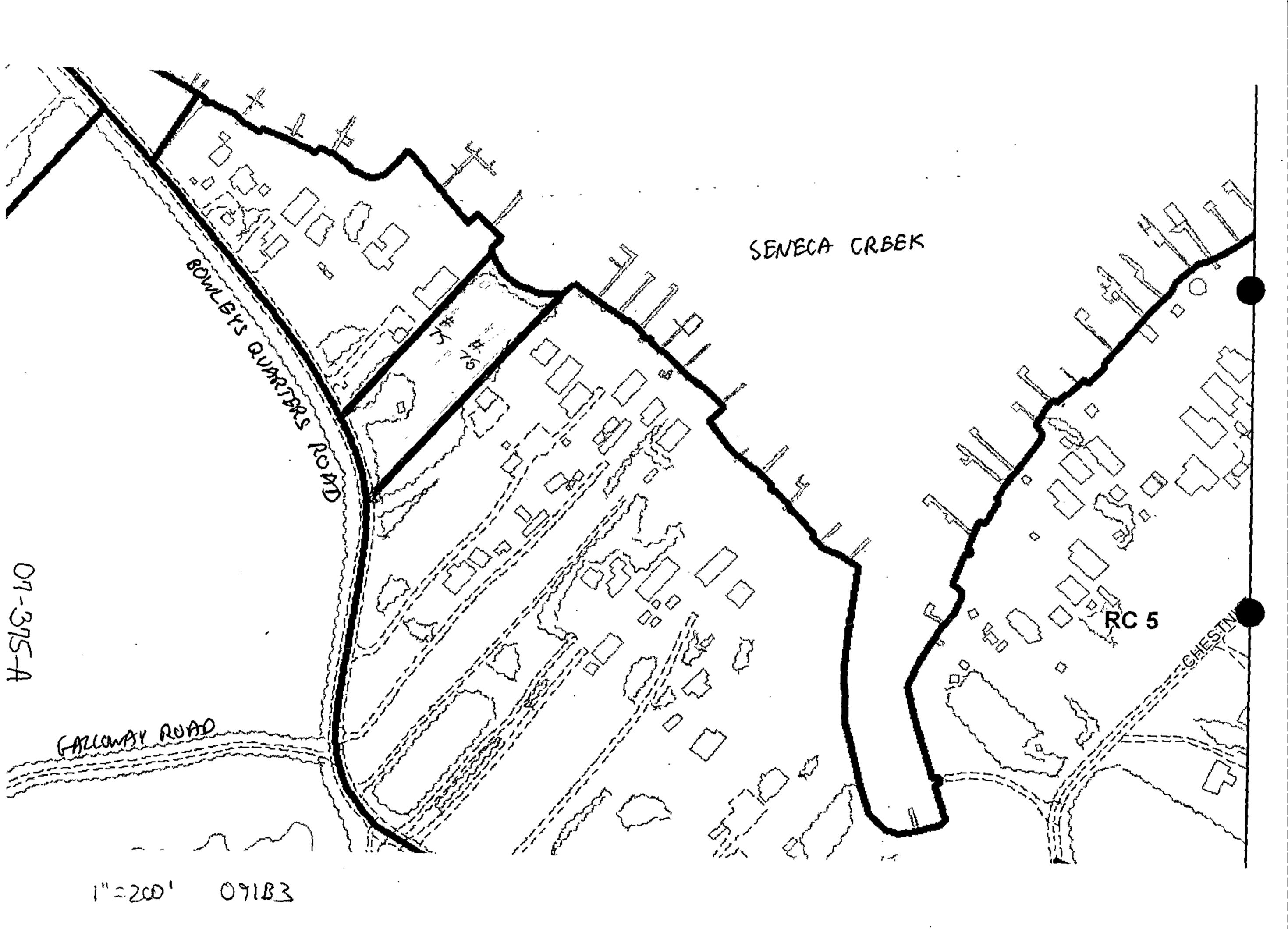
## PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-375-A
DATE

## CITIZEN'S SIGN-IN SHEET

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NAME	RICHARD COMMIT										







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## Wednesday, April 11, 2007

To Whom It May Concern:

I, <u>Lanzhi Wang</u>, the Petitioner in the Zoning Variance Hearing scheduled in Baltimore County for Wednesday, April 11, 2007, authorize Mr. **Ronald B. Meyer** to speak on my behalf.

Lanzhi Wang

Date



## Patricia Zook - Hearings on April 11 - Planning comments needed

From:

Patricia Zook

To:

Murray, Curtis

Date:

4/5/2007 10:26:43 AM

Subject:

Hearings on April 11 - Planning comments needed

Hi Curtis -

The following cases are scheduled for hearings on Wednesday, April 11, 2007 and we need comments from the Office of Planning:

07-375-A, located at 931-933 Bowleys Quarters Road, Lots 75 and 76

07-378-A, located at 224 Gaywood Road

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

## Patricia Zook - Case 07-375 - hearing held Wednesday April 11

From:

Patricia Zook

To:

Murray, Curtis

Date:

4/11/2007 1:18 PM

Subject:

Case 07-375 - hearing held Wednesday April 11

## Hi Curtis-

The hearing for case 07-375 was held on Wednesday, April 11.

The property is in the RC 5 zone and new homes must show they meet the performance standard. We need Planning to define what they want submitted so that a finding can be made. This would then need to be incorporated into the Order. The Order is drafted, so we are just waiting for Planning's comments.

Thanks for your help.

## Hi Curtis -

The following cases are scheduled for hearings on Wednesday, April 11, 2007 and we need comments from the Office of Planning:

07-375-A, located at 931-933 Bowleys Quarters Road, Lots 75 and 76

07-378-A, located at 224 Gaywood Road

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

RE: PETITION FOR VARIANCE

931-933 Bowleys Quarters Rd; Lots 75 & 76

E/S Bowleys Quarters Rd, 320' N Galloway Rd\*

15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts

Legal Owner(s): Madaline & Mary Voris

Contract Purchaser(s): Quality First Builder

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

**FOR** 

**BALTIMORE COUNTY** 

07-375-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9<sup>th</sup> day of March, 2007, a copy of the foregoing Entry of Appearance was mailed Ronald Mayer, 4240 Klein Avenue, Nottingham, MD 21236, Representative for Petitioner(s).

RECEIVED

; £3 0 9 2007

Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County ·



JAMES T. SMITH, JR. County Executive

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

April 5, 2007

Ronald B. Meyer 4240 Klein Avenue Nottingham, MD 21236

Dear Mr. Meyer:

RE: Case Number: 07-375-A, 931-933 Bowleys Quarters Road, Lots 75 & 76

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 22, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Madaline S. Voris Mary J. Campbell-Voris 947 Bowleys Quarters Rd Middle River

21220

Quality First Builder Lanzhi Wang 9828 Magledt Road Parkville 21234

## 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

March 9, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 5,2007

Item Number: 374 through 388

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

Printed on Recycled Paper



## BALTIMORE COUNTY, MARYLAND

## INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** March 6, 2007

Department of Permits & Development

Management

DAY

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For March 12, 2007 Item No. 07-375

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 07-375-03062007.doc

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 7, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Bowleys Quarters Road, Lots 75 and 76

**INFORMATION:** 

Item Number: 7-375

Petitioner:

Madeline S. Voris

Zoning:

RC 5

Requested Action:

Variance

## SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

- 1. Photographs of existing adjacent dwellings.
- 2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
- 3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

- 4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
- 5. Provide landscaping along the public road.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay with the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

CM/LL

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 7, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

APR 1 7 2007

**SUBJECT:** 

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**INFORMATION:** 

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Petitioner:

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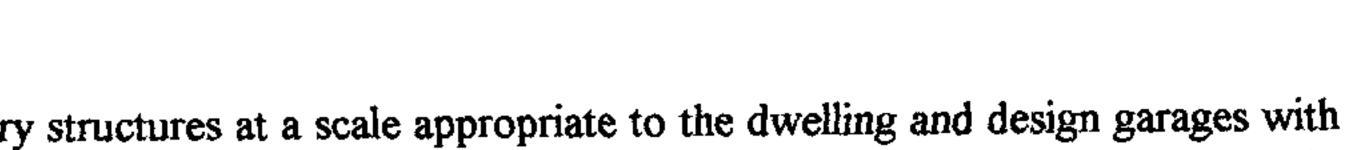
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Prepared By:

Division Chief:

CM/LL



Martin O'Malley, Governor Anthony Brown, Lt. Governor

John D. Porcari, Secretary Designate Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 6, 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. 7-375-A

931-933 BOWLEYS QUARTERS RD

LOTS 75 6 76

VORIS/CAMPBELL-VERIS PROPERTY

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. 7-375 A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief Engineering Access Permits

Division

SDF/MB