

IN RE: PETITION FOR ADMIN. VARIANCE
S side of Galena Road, 330 feet E of
Cranford Road
15th Election District
7th Councilmanic District
(1432 Galena Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
* CASE NO. 07-376-A

Richard C. and Luanne I. Szymanski
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, R Richard C. and Luanne I. Szymanski. The variance request is for property located at 1432 Galena Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a height of 28 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the additional garage height is necessary for storage. They provided a letter from the next door neighbor at 1434 Galena Road that indicates no objection to the increased garage height.

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 Office of Planning dated March 21, 2007 which contains restrictions. ZAC comments were received from the Bureau of Development Plans Review dated March 6, 2007 which contains restrictions. ZAC comments were received from the Department of Environmental Protection and Resource Management dated April 16, 2007 which contains restrictions. Copies of these comments are incorporated herein and made a part hereof the file.

RECEIVED FOR FILE

5-1-07

83

Applicable Law

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

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 4, 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 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 1st day of May, 2007 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a height of 28 feet in lieu of the permitted 15 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. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
5. The flood protection elevation for this site is 11.2 feet.
6. 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.
7. 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.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the County.
11. 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).
12. This property is within the Limited Development Area (LDA) of the CBCA. Any development of this property must comply with LDA 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 1432 Galena Road
which is presently zoned DR5.5

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) 400.3; BC22, TO PERMIT

A GARAGE WITH A HEIGHT OF 28ft. IN LIEU
OF THE PERMITTED 15ft.

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):

Richard G. Szymanski

Name - Type or Print

Signature

Luanne I. Szymanski

Name - Type or Print

Signature

1432 Galena Road

410.780.9454

Address

Telephone No.

Essex

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 23 day of March, 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. 07-376-A

REV 10/25/01

Reviewed By [Signature]

Date 2-22-07

Estimated Posting Date 3/4/07

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

1432 Galena Road
Address
Essex, 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):

More storage

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.

Richard C. Szymanski
Signature

Richard C. SZYMANSKI
Name - Type or Print

Luanne I. Szymanski
Signature

Luanne I SZYMANSKI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of Feb, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Shirley L. Beller
Notary Public

My Commission Expires July 1, 2008

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 376 -A Address 1432 GALENA Rd.

Contact Person: J. Meppen Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-22-07 Posting Date: 3/4 Closing Date: 3/19

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- 376 -A Address 1432 GALENA Rd.
Petitioner's Name RICHARD SZYMANSKI Telephone 410-780-9454
Posting Date: 3/4 Closing Date: 3/19
Wording for Sign: A VARIANCE
To Permit A GARAGE Height of 28ft.
IN LIEU OF THE PERMITTED 15ft.

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/neighbors 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: # 376
Petitioner: Richard Szymanski
Address or Location: 1432 GALENA RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard Szymanski
Address: 1432 GALENA RD.
BALTO. MD. 21221

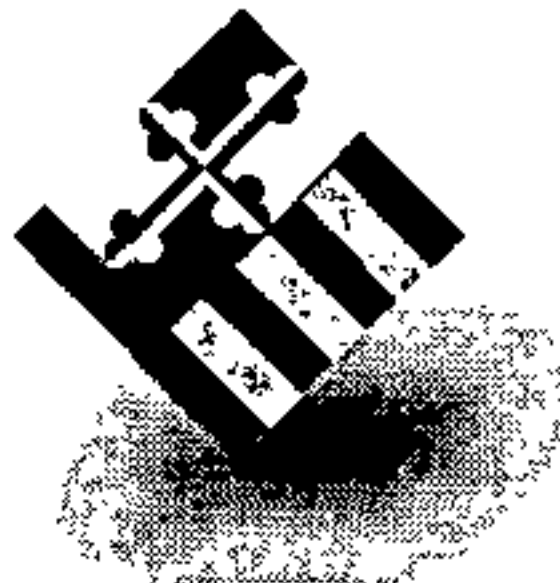
Telephone Number: 410-780-9454

ZONING DESCRIPTION
FOR
1432 GALENA ROAD

BEGINNING ON A POINT ON THE SOUTH
SIDE OF GALENA ROAD, WHICH IS
30ft WIDE AT A DISTANCE OF
330ft⁺ EAST FROM CRANFORD Rd.,
WHICH IS 30ft. WIDE. BEING LOT #42,
IN THE SUBDIVISION OF HYDE PARK, PLAT
BOOK 9, folio 59, CONTAINING 8400~~0~~,
ALSO KNOWN AS, 1432 GALENA Rd.

E.D. 15TH

C.D. 7TH



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 1, 2007

RICHARD C. AND LUANNE I. SZYMANSKI
1432 GALENA ROAD
ESSEX, MD 21221

Re: Petition for Administrative Variance
Case No. 07-376-A
Property: 1432 Galena Road

Dear Mr. and Mrs. Szymanski

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
for Baltimore County

JVM:pz

Enclosure

CERTIFICATE OF POSTING

RE: Case No.: 07-376-A

Petitioner/Developer: RICHARD
SZYMANSKI

Date of Hearing/Closing: 3-19-07

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:

1432 GALENA RD

The sign(s) were posted on 3-4-07
(Month, Day, Year)

Sincerely,

Robert Black 3-6-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

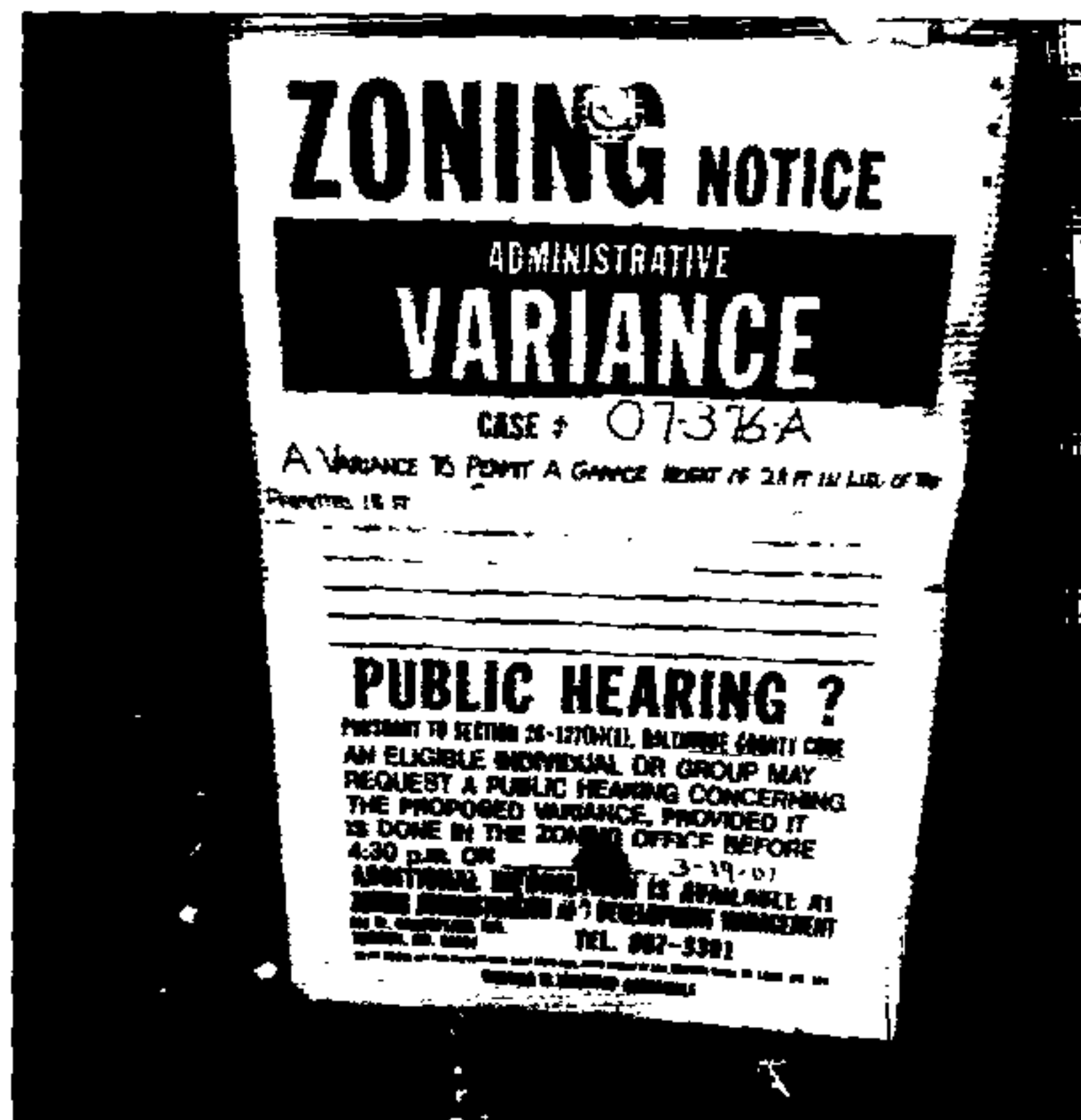
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



MAR 8 2007

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24077

DATE 2.22.07 ACCOUNT RO01-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: R. Szymanski 1432
Colonia Rd

FOR: Ad. UAR

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

PAID BY: 2/22/07 ACTION: 2/22/07 TIME: 15:15:12 DAY: 4
RECEIPT # 570082 2/22/07 OFFICE
Dept: 5 230 20000 OFFICE
CR NO: 024077

Receipt Tot: \$65.00
\$65.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION



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

March 19, 2007

Richard C. Szymanski
Luanne I. Szymanski
1432 Galena Road
Essex, MD 21221

Dear Mr. and Mrs. Szymanski:

RE: Case Number: 07-376-A, 1432 Galena Road

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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

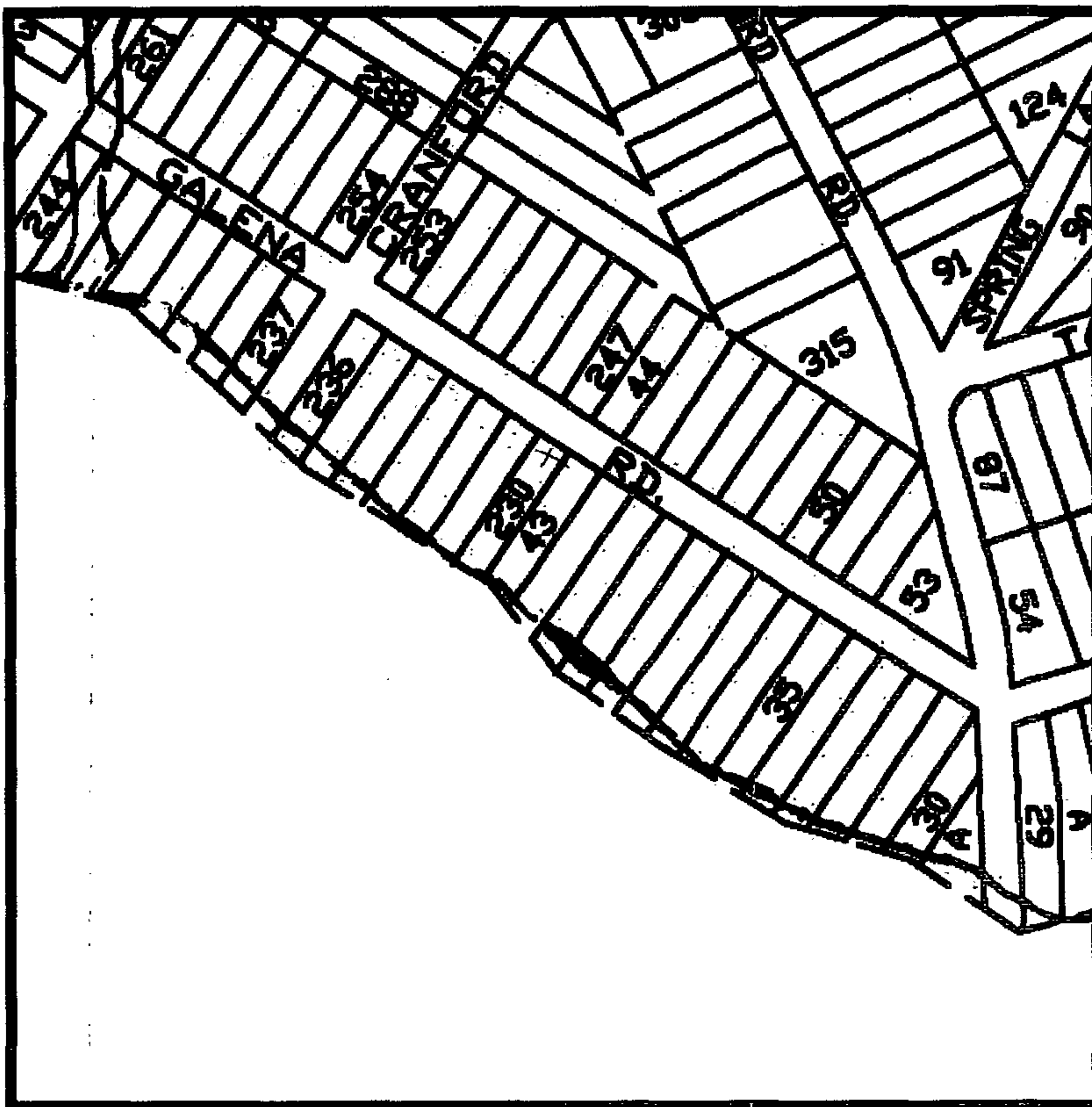
c: People's Counsel



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 15 Account Number - 1502371411



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

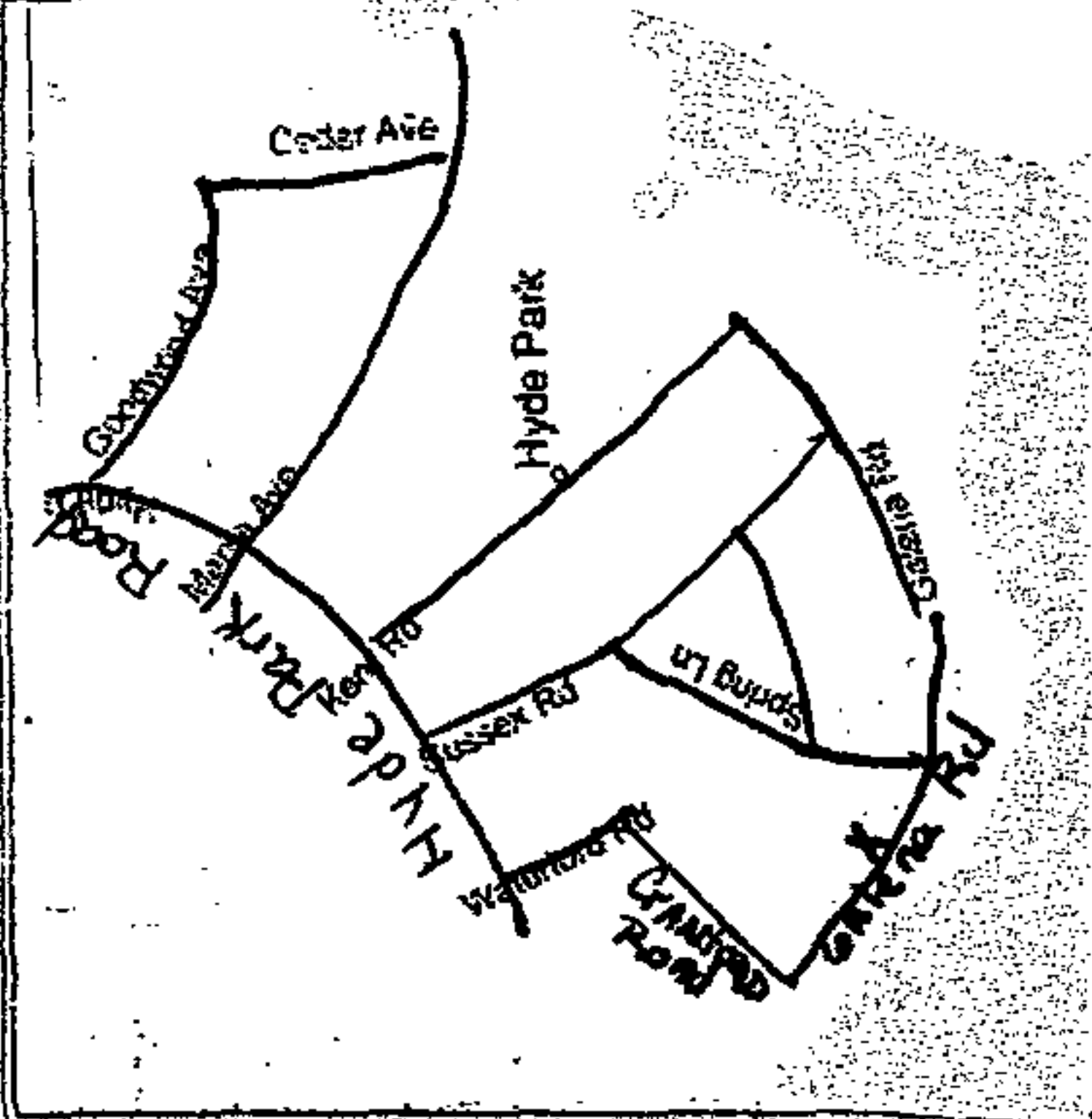
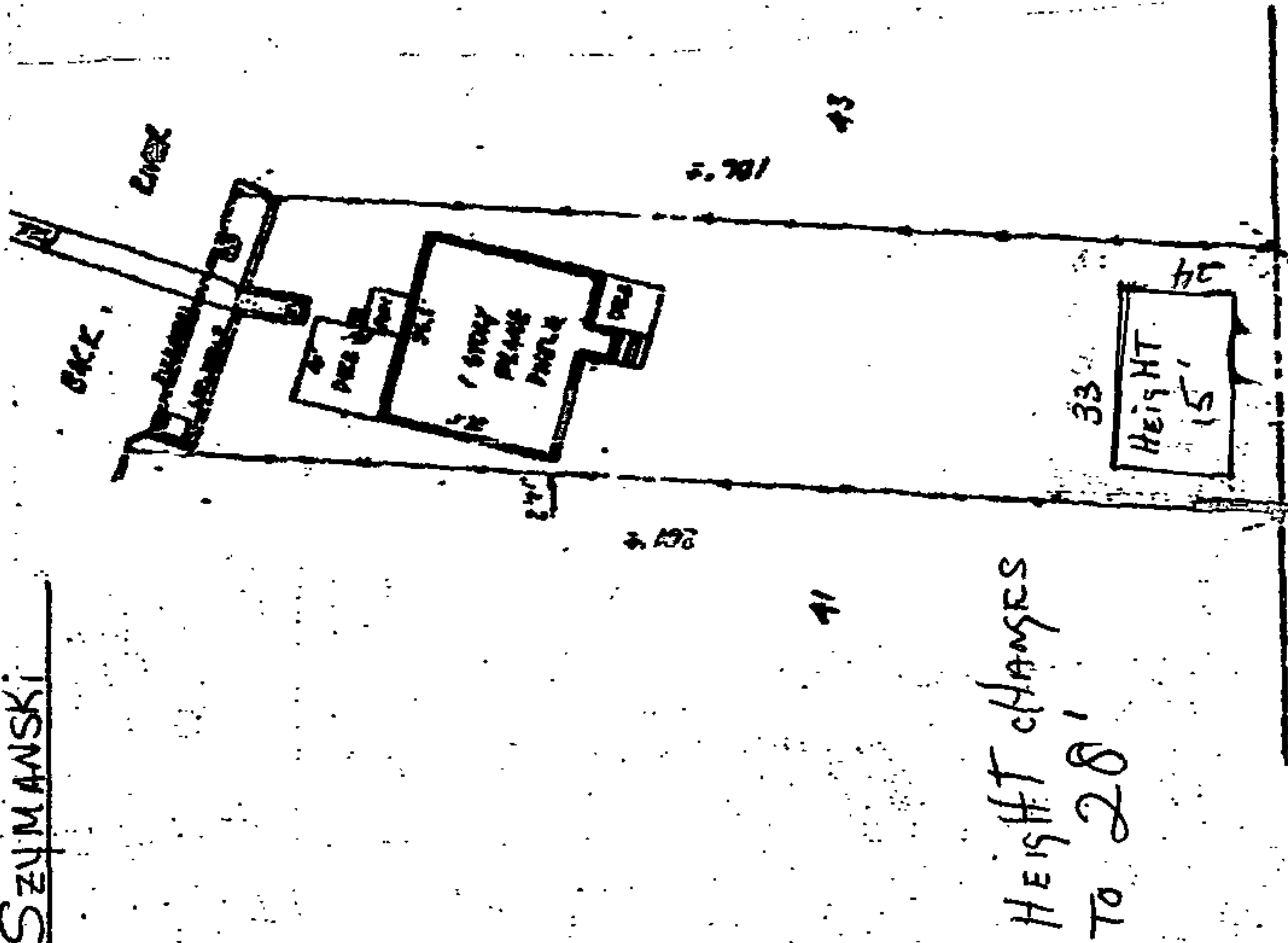
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 1432 Galena Road

SUBDIVISION NAME Hyde Park

PLAT BOOK # 9-59 FOLIO # 611 LOT # 42 SECTION # 1

OWNER Richard & Luanne SZYMANSKI



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7TH

1" = 200' SCALE MAP # 09703

ZONING DR 3.5

LOT SIZE 8400 SQUARE FEET

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 _____ ITEM # _____ CASE # _____

PREPARED BY Richard SZYMANSKI

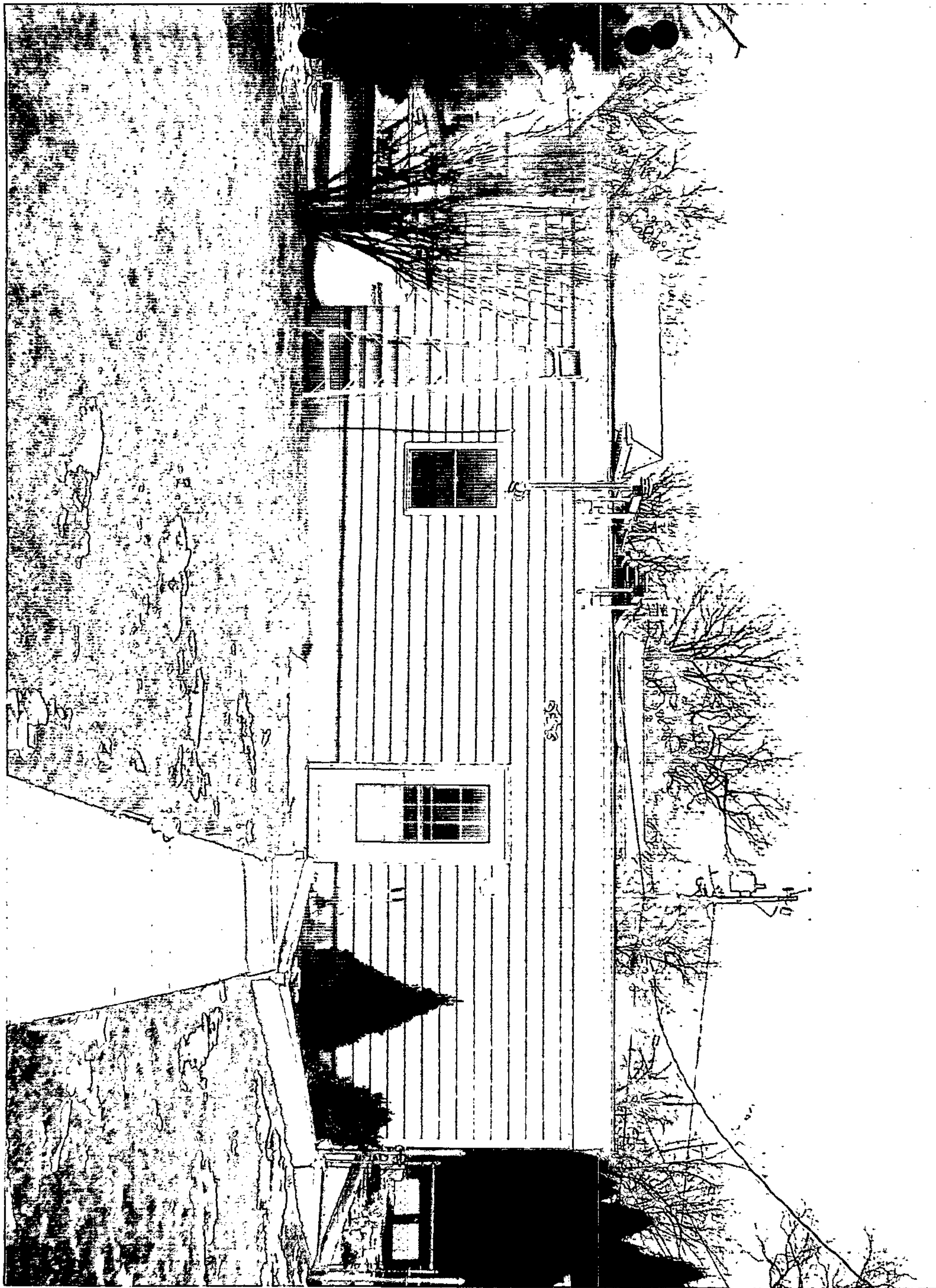
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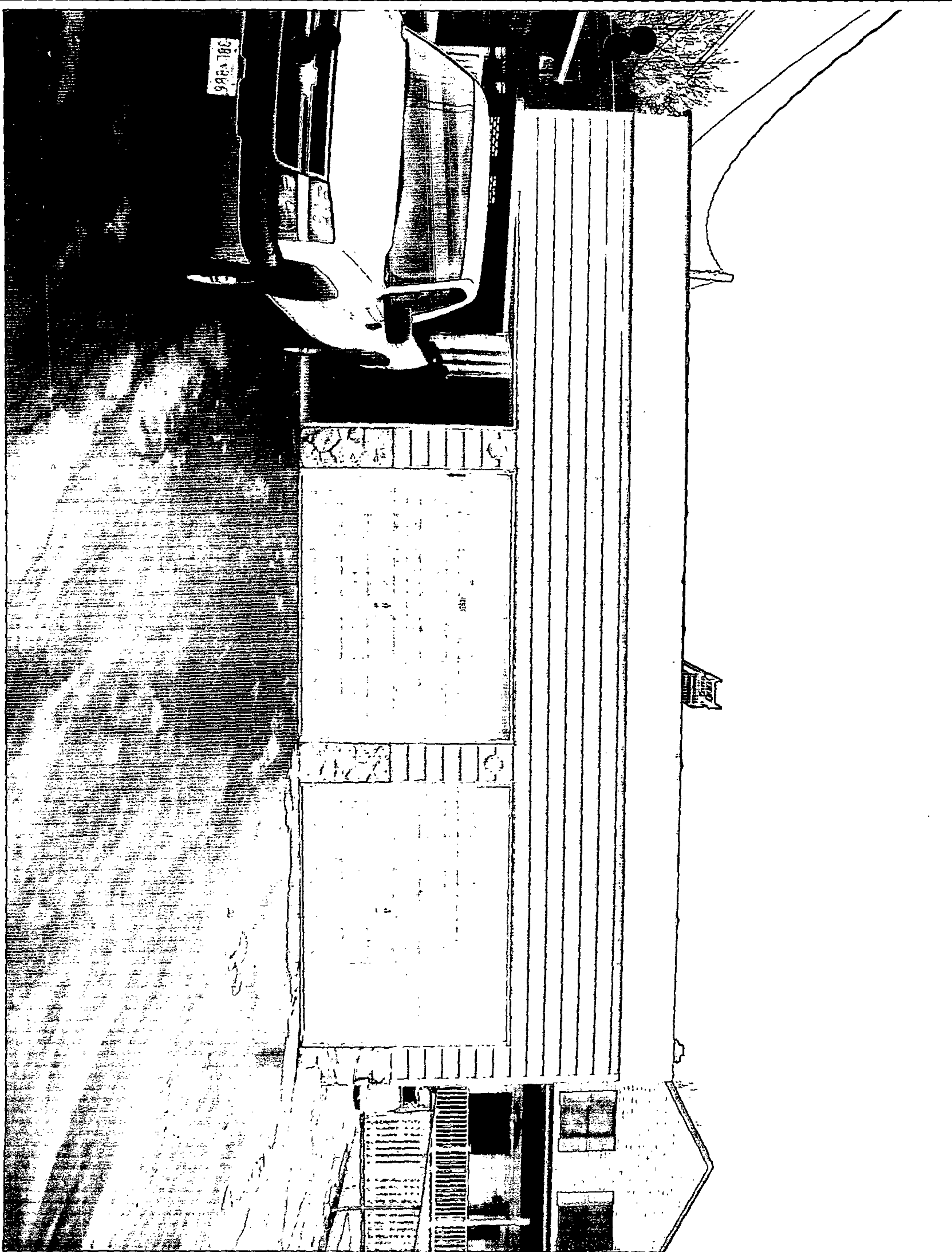
MAP: 097C3



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Patricia Zook - Case 07-376 - question re: Planning comments

From: Patricia Zook
 To: Murray, Curtis
 Date: 4/18/2007 10:45 AM
 Subject: Case 07-376 - question re: Planning comments

Hi Curtis -

just checking to see if Planning had any additional/other comments on this height variance for waterfront property

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

>>> Curtis Murray 3/26/2007 4:18 PM >>>

Ok Patti I will direct this concern to the Planner and see if there si any other comment on the matter.

Curtis J. Murray
 Development Planner
 Baltimore County Office of Planning
 County Courts Building
 401 Bosley Avenue
 Towson, Maryland 21204
 410-887-3480
 Fax: 410-887-5862
cjmurray@co.ba.md.us

>>> Patricia Zook 03/26/07 3:59 PM >>>

Hi Curtis -

I have a question about Planning's comments for the below-described case. The comments are the 'standard' comments for a garage higher than 15 feet - that the owner shall not convert the accessory structure into a dwelling unit or apartment; no sleeping quarters, living area, kitchen or bathroom facilities; and that the garage not be used for commercial purposes.

The Petitioner is requesting that the garage be 13 feet higher than permitted. The property is waterfront property. Is the impact to properties across the street whose water views will be blocked given consideration? The garage is 33'x24'x15' high, and requesting 28' high. Petitioner is adding another story to the garage.

I have the administrative file and was reviewing it and wanted to check with you on about this.

CASE NUMBER: 3761432 Galena RoadLocation: S side of Galena Road, 330 feet E of Cranford Road.15th Election District, 7th Councilmanic DistrictLegal Owner: Richard C. and Luanne I. Szymanski3/19/2007 ADMINISTRATIVE VARIANCE To permit a garage with a height of 28 feet in lieu of the permitted 15 feet.Patti Zook
 Baltimore County
 Office of the Zoning Commissioner
 410-887-3868
pzook@baltimorecountymd.gov

From: Curtis Murray
To: Zook, Patricia
Date: 3/26/2007 4:18:22 PM
Subject: Case 07-376 - question re: Planning comments

Ok Patti I will direct this concern to the Planner and see if there si any other comment on the matter.

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
410-887-3480
Fax: 410-887-5862
cjmurray@co.ba.md.us

>>> Patricia Zook 03/26/07 3:59 PM >>>
Hi Curtis -

I have a question about Planning's comments for the below-described case. The comments are the 'standard' comments for a garage higher than 15 feet - that the owner shall not convert the accessory structure into a dwelling unit or apartment; no sleeping quarters, living area, kitchen or bathroom facilities; and that the garage not be used for commercial purposes.

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

Patricia Zook - Case 07-376 - question re: Planning comments

From: Patricia Zook
To: Murray, Curtis
Date: 3/26/2007 3:59:35 PM
Subject: Case 07-376 - question re: Planning comments

Hi Curtis -

I have a question about Planning's comments for the below-described case. The comments are the 'standard' comments for a garage higher than 15 feet - that the owner shall not convert the accessory structure into a dwelling unit or apartment; no sleeping quarters, living area, kitchen or bathroom facilities; and that the garage not be used for commercial purposes.

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I have the administrative file and was reviewing it and wanted to check with you on about this.

CASE NUMBER: 376
1432 Galena Road
Location: S side of Galena Road, 330 feet E of Cranford Road.
15th Election District, 7th Councilmanic District
Legal Owner: Richard C. and Luanne I. Szymanski
3/19/2007

ADMINISTRATIVE VARIANCE To permit a garage with a height of 28 feet in lieu of the permitted 15 feet.
Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Re: Case 07-376-A and Case 07-398-A (administrative variances)

From: Dennis Kennedy
To: Zook, Patricia
Date: 5/1/2007 2:34 PM
Subject: Re: Case 07-376-A and Case 07-398-A (administrative variances)

Patti:

Yes, we realized that we were talking about garages. The flood protection requirements are nearly the same for a house and a garage. Our comments will direct the petitioner to the Buildings Engineer for a permit and the exact requirements will be spelled out there.
Dennis

>>> Patricia Zook 05/01/07 11:36 AM >>>
Hello Dennis -

We received comments from your department for the referenced cases. However, the comments seem to address the construction of a new home rather the construction of a garage. As such, we are wondering if your comments are different than the ones we received.

As always, thanks for your assistance, Dennis.

For your convenience, the descriptions are listed below:

CASE NUMBER: 07-376-A (administrative variance closed 3-19-07)

1432 Galena Road
Location: S side of Galena Road, 330 feet E of Cranford Road.
15th Election District, 7th Councilmanic District
Legal Owner: Richard C. and Luanne I. Szymanski
3/19/2007

ADMINISTRATIVE VARIANCE To permit a garage with a height of 28 feet in lieu of the permitted 15 feet.

CASE NUMBER: 07-398-A (administrative variance closed 4-2-07)

912 Thompson Boulevard
Location: S side Thompson Blvd, 312 feet NE of Sandalwood Road.
15th Election District, 7th Councilmanic District
Legal Owner: Richard and Michelle Fravel
Closing Date 4/2/2007

ADMINISTRATIVE VARIANCE To permit a proposed detached garage with a height of 27 feet in lieu of the permitted 15 feet.

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

Patricia Zook - Case 07-376-A and Case 07-398-A (administrative variances)

From: Patricia Zook
To: Kennedy, Dennis
Date: 5/1/2007 11:36 AM
Subject: Case 07-376-A and Case 07-398-A (administrative variances)
CC: Murphy, John

Hello Dennis -

We received comments from your department for the referenced cases. However, the comments seem to address the construction of a new home rather than the construction of a garage. As such, we are wondering if your comments are different than the ones we received.

As always, thanks for your assistance, Dennis.

For your convenience, the descriptions are listed below:

CASE NUMBER: 07-376-A (administrative variance closed 3-19-07)

1432 Galena Road

Location: S side of Galena Road, 330 feet E of Cranford Road.

15th Election District, 7th Councilmanic District

Legal Owner: Richard C. and Luanne I. Szymanski

3/19/2007

ADMINISTRATIVE VARIANCE To permit a garage with a height of 28 feet in lieu of the permitted 15 feet.

CASE NUMBER: 07-398-A (administrative variance closed 4-2-07)

912 Thompson Boulevard

Location: S side Thompson Blvd, 312 feet NE of Sandalwood Road.

15th Election District, 7th Councilmanic District

Legal Owner: Richard and Michelle Fravel

Closing Date 4/2/2007

ADMINISTRATIVE VARIANCE To permit a proposed detached garage with a height of 27 feet in lieu of the permitted 15 feet.

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

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 15 Account Number - 1502371411

Owner Information

Owner Name: SZYMANSKI RICHARD C, JR
SZYMANSKI LUANNE I Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1432 GALENA RD Deed Reference: 1) / 7890/ 611
BALTIMORE MD 21221-6006 2)

Location & Structure Information

Premises Address
1432 GALENA RD

Legal Description

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
97	23	287		WATERFRONT			42	3		9/ 59

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1934	3,042 SF	8,400.00 SF	34

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	124,400	170,500		
Improvements:	105,300	194,670		
Total:	229,700	365,170	274,856	320,012
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
BIELANSKI THADDEUS J	06/16/1988	\$80,000
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/ 7890/ 611	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: District - 15 Account Number - 1508006700

Owner Information

Owner Name:	EISENBIES CHARLES R POTTER KAREN E	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	1282 BATTERY AVE BALTIMORE MD 21230-4302	Deed Reference:	1) /20196/ 452 2)

Location & Structure Information

Premises Address

1434 GALENA RD

Legal Description

1434 GALENA RD
HYDE PARK

WATERFRONT

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	23	287				41	3	Plat Ref: 9/ 59

Special Tax Areas

**Town
Ad Valorem
Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1934	2,333 SF	8,400.00 SF	34
Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in As Of 07/01/2005	Assessments As Of 07/01/2006
Land:	124,400	170,500		
Improvements:	167,540	330,420		
Total:	291,940	500,920	291,940	361,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: SICILIANO GREGORY	Date: 06/08/2004	Price: \$525,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20196/ 452	Deed2:
Seller: SICILIANO GREGORY	Date: 12/01/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /19229/ 324	Deed2:
Seller: MCNERNEY JOSEPH PETER	Date: 05/16/2001	Price: \$300,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15209/ 673	Deed2:

Exemption Information

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: District - 15 Account Number - 1518000990

Owner Information

Owner Name: MCDONALD SCOTTIE D **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1430 GALENA RD **Deed Reference:** 1) /13517/ 119
 BALTIMORE MD 21221-6006 2)

Location & Structure Information

Premises Address
 1430 GALENA RD

Legal Description

1430 GALENA RD
 HYDE PARK

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	23	287					43	3	Plat Ref: 9/ 59

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built
 1988

Enclosed Area
 2,160 SF

Property Land Area
 7,850.00 SF

County Use
 34

Stories
 2

Basement
 NO

Type
 STANDARD UNIT

Exterior
 SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in As Of 07/01/2005	Assessments As Of 07/01/2006
Land:	123,500	170,500		
Improvements:	105,870	168,640		
Total:	229,370	339,140	229,370	265,960
Preferential Land:	0	0	0	0

Transfer Information

Seller: MCDONALD SCOTTIE D
Type: NOT ARMS-LENGTH

Date: 02/10/1999
Deed1: /13517/ 119

Price: \$0
Deed2:

Seller: FARKAS JOHN F
Type: IMPROVED ARMS-LENGTH

Date: 05/04/1988
Deed1: / 7852/ 419

Price: \$54,000
Deed2:

Seller:
Type:

Date:
Deed1:

Price:
Deed2:

Exemption Information

Partial Exempt Assessments

Class

07/01/2005

07/01/2006

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2007

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 12, 2007
Item No. 07-376

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 07-376-03062007.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
APR 16 2007

BY:

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *DL*
DATE: April 16, 2007
SUBJECT: Zoning Item # 07-376-A
Address 1432 Galena Road
Szymanski Property

Zoning Advisory Committee Meeting of March 5, 2007

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 Limited Development Area (LDA) of the CBCA. Any development on this property must comply with LDA regulations.

Reviewer: Kevin Brittingham

Date: 03/22/07

INTER-OFFICE CORRESPONDENCE

DATE: March 21, 2007

SUBJECT: 7-376 –Administrative Variance

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

Prepared by:

Section Chief:

RECEIVED

MAR 23 206.

700000 COMMISSIONER



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. 7-376-A
1432 GALENA ROAD
SZYMANSKI 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. 7-376-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,

For [^]Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

February 14, 2007

Zoning Commissioner of Baltimore County
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

*File
02-336 A*

Subject: Zoning Variance Request 1432 Galena Road

Dear Sir/Madam:

Please be advised I have no concerns or objections to the construction of a second story addition to Richard and Luanne Szymanski's 3 car garage located at the above referenced address.

Kindly submitted

Charles R. Eisenbies

Charles Eisenbies

Karen E. Potter

Karen Potter

Owners
1434 Galena Rd.
Essex, MD 21221

