IN RE: PETITION FOR VARIANCE

NW corner of Ruxton Road and

Ellenham Avenue

9<sup>th</sup> Election District

2<sup>nd</sup> Councilmanic District

(1900 Ruxton Road)

Clifford and Courtney Muller Petitioners \* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 07-377-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, Clifford and Courtney Muller. The Petitioners are requesting variance relief for property located at 1900 Ruxton Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 4 feet in lieu of the required 20 feet.

The property was posted with Notice of Hearing on March 19, 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,

TOPIC TOPIC

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: A ZAC comment letter was received from the Office of Planning dated March 26, 2007. That Office does not object to the request as it appears that the square footage of the proposed addition is well below the 50% threshold which would require a Design Review Panel meeting. A copy of the comment is incorporated herein and made a part hereof the file.

#### Interested Persons

Appearing at the hearing on behalf of the variance request were Courtney Muller, Petitioner, as well as Bruce Doak, with Gerhold, Cross & Etzel, Ltd., who prepared the site plan. Paul Muller, Jr., an adjacent property owner, attended in support of the request. Nancy Horst from the Ruxton Riderwood Lake Roland Area Improvement Association appeared at the hearing as an interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### Testimony and Evidence

The subject property contains 1.5 acres zoned DR 1 and is improved by the Petitioner's existing two story single family dwelling as shown in exhibit 1. The Petitioners would like to convert the existing sun room into a master bedroom and sun room on the east side of the house and extend and enlarge the existing kitchen on the west side of the house as shown in exhibit 1.

Mr. Doak explained that the existing house was built in 1921, and is not centrally located on the lot having been placed closer to the western boundary line. While this would not have mattered prior to zoning being imposed on the property, today the existing house encroaches on the 20 foot side yard setback restriction. Clearly any addition to the western side of the house such as the enlarged kitchen will further encroach into the side yard setback area.

Ms. Muller indicated that the existing kitchen which is located on the western side of the house is too small to be practical and recalled several of the alternatives she explored locating the proposed kitchen addition. One approach was to add a new kitchen to the east side of the house but this would require groceries and people to be transported across the back lawn to the new kitchen. Another was to add the kitchen to the back of the house but this would interfere with the stairs leading to the basement from the back yard. Finally she described a long narrow addition along the west side of the house but this would eliminate the mud room and covered porch shown in the first floor plan of exhibit 3A and produce an impractically long narrow kitchen configuration. While these alternatives do not require variances, she finally decided that the only reasonable location for the addition to the kitchen was extending the existing kitchen on the west side as shown. The present west side of the house has a fireplace bump out which is about 16 feet from the property line (again encroaches into the side yard setback requirements). She indicated that a practical addition would move the western face of the building to within 4 feet of the line for which she requests a variance.

Mr. Doak noted that the Planning Office ZAC comment requested clarification of the size of the additions vis a vis the existing structure. Additions over 50% have to be reviewed by the Design Review Panel. He added the foot print of each floor and the additions on exhibit 2 and concluded that the additions will result in a 24% increase in size not requiring DRP review.

A CONTRACTOR

Paul Muller Jr., who is not related to the Petitioners but lives next door, appeared at the hearing in support of the Petitioner's request even though he would be most affected by the addition. Mr. Doak and Ms. Horst noted that these homes share a common driveway which bends away from the Petitioner's home to get to the garages in the rear. One would assume the Petitioners own all property on the east side of the driveway because the area looks like an extension of Petitioners' side yard from Ruxton Road. Even though the Petitioners maintain the grass and shrubs in this area, as shown on exhibit 2 Paul Miller owns a substantial portion of the area. Given the circumstances the community association is not opposed to the request nor are the Mullers next door. Ms. Horst indicated that she understood why the Petitioners could not locate the addition to the kitchen in the rear yard.

However during the hearing the undersigned raised the issue of whether 4 feet to the boundary was enough distance to maintain the addition. A ladder used to access the roof might have to be located on the neighbor's property. This problem has caused several controversies in the past. After some discussion, Paul Muller agreed to grant the Petitioners an easement for temporary maintenance of the Petitioners' residence which would encompass all his property east of the edge of the common driveway and would further be recorded in the land records of the County so that future buyers of the Paul Muller home would become aware of burden prior to settlement.

Mr. Doak opined that the additions would not only be compatible in design and construction to the existing house but would be compatible with the neighborhood. See elevation of exhibit 3B.

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#### Findings of Fact and Conclusions of Law

From the evidence presented the additions will exceed the existing footprint of the house by only 24% and so will not require review by the DRP.

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. The house which was built many years before zoning was imposed on this property is not centrally located on the lot and already encroaches on the 20 foot setback requirement. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Each of the alternative locations for the new kitchen turned out to be impractical.

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. The neighbor most affected by the request supports the request and agreed to grant the Petitioners a maintenance easement to be recorded in the land records. This is a most generous gesture. The Community Association is not opposed.

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 Section 1B02.3.C.1 of the

Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 4 feet in lieu of the required 20 feet is hereby GRANTED subject to the following:

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; and

2. The Petitioner shall cause a document drafted by a qualified attorney to be recorded in the land records of the County describing an easement for temporary maintenance burdening the land of Paul and Margaret Muller in favor of the Petitioners and encompassing the Paul and Margaret Muller property east of the common driveway so that the Petitioners may enter onto the property of Paul and Margaret Muller on a temporary basis for the purpose of maintaining the subject addition. This is a condition precedent for the granting of the requested variances and if for any reason Paul and Margaret Muller fail to execute such an easement the variance granted herein shall be void.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz



JAMES T. SMITH, JR.

County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

April12, 2007

CLIFFORD AND COURTNEY MULLER 1900 RUXTON ROAD BALTIMORE MD 21204

Re: Petition for Variance
Case No. 07-377-A
Property: 1900 Ruxton Road

Dear Mr. and Mrs. Muller:

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: Bruce Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Suite 100, Towson, MD 21286

Paul Muller, Jr., 1902 Ruxton Road, Baltimore MD 21204

Nancy Horst, PO Box 204, Riderwood MD 21204



### Petition for Variance

#### to the Zoning Commissioner of Baltimore County

for the property located at 1900 RUXTELL	ROAD	
which is presently zoned_		

This Patition shall be filed with the Department of Permits and Development Management. The undersigned, legal conner(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 patition for a Variance from Section(s). SEE ATTACHED

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

TO BE PISCUSSED AT HEARING

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.

	: ! !		IWe do solemnly declare an perjury, that I/we are the legion is the subject of this Petition	ed affirm, under the penalties of all owner(s) of the property which
Contract Purchaser/	<u>Lessee:</u>		Legal Owner(s):	
Name - Type or Phri		<u> </u>	Name - Type or Print	ER //
Signature	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	Signarding TUEV MU	Rela
Address		Telephone No.	Name - Type or Print	LLER.
City	State	Zip Coce	Signature	
Attorney For Petition	ner:		1900 RUXTON ROA	4D
	,   	•	Address	Telephone Na.
Name - Type or Pmt	· · · · · · · · · · · · · · · · · · ·	<del></del> ,	BALTIMORE ME City	ZIZO4 State Zip Coca
Signature			Representative to be	4 ETZEL
Company	<u> </u>	<del></del>	BRUCE DOAK	c/o G.C. dE.
Adcress	·	Telephone No.	320 E. TOWSON	TOWN BLVD Telephone No.
City	State	Zip Cace	TOWSON MD	823-4470 State Zip Coca
			OFFICE	USE ONLY
Case No	377-A	· • •	ESTIMATED LENGTH	OF HEARING
<del></del>	4-12-07		UNAVAILABLE FOR PREVIEWED BY	HEARING Date 2/23/07

VARIANCE REQUESTED PER SECTION 1B02.3.C.1 OF THE B.C.Z.R. 1900 RUXTON ROAD

TO ALLOW AN ADDITION WITH A SIDEYARD SETBACK OF 4 FEET IN LIEU OF THE REQUIRED 20 FEET



#### Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

January 29, 2007

### ZONING DESCRIPTION MULLER PROPERTY 1900 Ruxton Road Baltimore County, Maryland

All that piece or parcel of land situate, lying and being in the Ninth Election District, Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at the intersection of the centerlines of Ellenham Avenue and Ruxton Road and running thence,

- 1) North 84°30'00" West 192.25 feet,
- 2) North 03°18'00" East 366.42 feet,
- 3) South 87°04'00" East 157.75 feet,
- 4) South 07°14'00" East 27.50 feet,
- 5) South 03°24'00" East 50.00 feet,
- 6) South 01°09'00" East 300.00 feet to the point of beginning.

Containing 1.51 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

2/12/07

RECEIVED CLICFORD MUCLER (SELECTION) (SELE	

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### 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: # 07-377-A
1900 Ruxton Road
N/west corner. of Ruxton
Road and Ellenham Avenue
9th Election District
2nd Councilmanic District
Legal Owner(s): Clifford & Courtney Muller
Variance: to permit an addition with a side yard setback of 4 feet in lieu of the required 20 feet.
Hearing: Wednesday,
April 11, 2007 at 10:00

00

Hearing: Wednesday, April 11, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson Courts Bosley 21204.

Zoning Commissioner's Office at (410) 887-3868.

(2) For Information concerning the File and/or Hearing, Contact the Zonling Review Office at (410) 887-3391. WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handleapped Accessible;
for special accommodations Please Contact the

L,2007

IIFY, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., 20C THIS IS TO CER each of once in

¥ The Jeffersonian

Arbutus Times

- Catonsville Times

  - Towson Times
- NE Booster/Reporter

Owings Mills Times

County News North 

Mulus

LEGAL ADVERTISING



#### Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

#### **CERTIFICATE OF POSTING**

RE: CASE#07-377 A
PETITIONER/DEVELOPER:
Clifford & Courtney Muller
DATE OF HEARING: April 11, 2007

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

**ATTENTION: KRISTEN MATTHEWS** 

**LADIES AND GENTLEMEN:** 

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:

1900 Ruxton Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: March 19, 2007

# 

CASE # :07-377-A

THE ZONING COMMISSIONER IN TOWSON, MD.

PLACE: 401 Bosley Avenue, Towson, MD

10:00 am Wednesday, April 11, 2007

TIME & DATE:

With a side yard of 4 feet in lieu of the required 20 feet.

THANKS NAME WANDICAPPED ACCESSIBLE

03/19/2007



## ZONNO NOTICE

CASE #:07-377-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD.

PLACE: 401 Bosley Avenue, Towson, MD

10.00 am Wodnesday April 11, 2007

TIME & DATE:

Variance: To permit an addition with a side yard of 4 feet in lieu of the required 20 feet.

03/19/200

PETITION FOR VARIANCE RE:

1900 Ruxton Road; NW corner Ruxton

Road & Ellenham Avenue

9<sup>th</sup> Election & 2<sup>nd</sup> Councilmanic Districts

Legal Owner(s): Clifford & Courtney Muller\*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

**BALTIMORE COUNTY** 

07-377**-**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 Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

A 2 0 9 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



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: 07-377-A

1900 Ruxton Road
N/west corner of Ruxton Road and Ellenham Avenue
9th Election District – 2nd Councilmanic District
Legal Owners: Clifford & Courtney Muller

Variance to permit an addition with a side yard setback of 4 feet in lieu of the required 20 feet.

Hearing: Wednesday, April 11, 2007 at 10:00 a.m. in Room 407, County Courts Building,

491 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Clifford & Courtney Muller, 1900 Ruxton Road, Baltimore 21204
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 22, 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 22, 2007 Issue - Jeffersonian

Please forward billing to:

Clifford & Courtney Muller C/o Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontown Blvd Towson, MD 21286

410-823-4470

#### **NOTICE OF ZONING HEARING**

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CASE NUMBER: 07-377-A

1900 Ruxton Road

N/west corner of Ruxton Road and Ellenham Avenue

9<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Clifford & Courtney Muller

Variance to permit an addition with a side yard setback of 4 feet in lieu of the required 20 feet.

Hearing: Wednesday, April 11, 2007 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

#### 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: 07-377-ム
Petitioner: CLIFFORD & COURTHEY MULLER
Address or Location: 1900 RUXTON ROAD
PLEASE FORWARD ADVERTISING BILL TO:
Name: <u>CLIFFORD &amp; COVETNEY MULLER</u>
Address: 1900 RUXTON ROAD
BALTIMORE, MD 21204
Telephone Number: <u>닉(0-8z3-4470</u>



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

April 5, 2007

Clifford Muller Courtney Muller 1900 Ruxton Road Baltimore, MD 21204

Dear Mr. and Mrs. Muller:

RE: Case Number: 07-377-A, 1900 Ruxton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 23, 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

Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontown Blvd Towson 21286

#### 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

**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 Nos. 07-374, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, and 388

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-03062007.doc

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** March 26, 2007

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

1900 Ruxton Road

**INFORMATION:** 

Item Number:

7-377

Petitioner:

Clifford and Courtney Muller

Zoning:

DR 1

Requested Action:

Variance

The subject property is within The Ruxton Riderwood Lake Roland Design Review area. The petitioner requests a side yard of 4 feet in lieu of the required 20 feet in order to add a proposed kitchen addition. A conversion of an existing sunroom into a master bedroom and sun room is proposed on the east side of the dwelling that does not require a variance.

#### SUMMARY OF RECOMMENDATIONS:

While it appears that the square footage of the proposed addition is well below the 50% threshold, which requires a Design Review Panel meeting, the Office of Planning requests that the petitioner's surveyor note the square footage of the existing dwelling and the square footage of all additions.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Reviewed by

Division Chief:

AFK/LL: CM



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. 7-377-A 1900 RUXTON ROAD

MULLER PROPERTY

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. 7-377A

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,

A Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

## PLEASE PRINT CLEARLY

CASE NAME Muce CASE NUMBER 07-327 DATE 4/11/67

# PETITIONER'S SICILIFIED

E-MAIL	13										
STATE	BACTINDRE, MUDALIZA	10 21286									
ADDRESS	1900 RUKTON RO	320 E. Towsown Bus									
PAUL M. 1 100 10	Z Z	Bruco E. Doak	Creeno Ceore : Erasi								

## PLEASE PRINT CLEARLY

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Щ	<b>IBEF</b>	
CASE NAM	NOM	
SE	CASE	(TE
S	CZ	4

# CITIZEN'S SIGN-IN SHEET

E- MAIL	ruxriderabe pl.net											
CITY, STATE, ZIP	Rederinged MD 21204											
ADDRESS	5.6											
NAME	ST Receptor	• •										







