

IN RE: PETITION FOR ADMIN. VARIANCE
W side Hammond Avenue, 200 feet W
C/1 1st Avenue
4th Election District
3rd Councilmanic District
(1 Hammond Avenue)

Brian and Stacey Abbott
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-391-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Brian and Stacey Abbott. The variance request is for property located at 1 Hammond Avenue. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a rear yard setback of 28 feet and a side yard building-to-building setback of 11.5 feet in lieu of the required 30 and 20, respectively; and to amend the Final Development Plan of Donofrio Property, Lot 5 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a 12 foot x 30 foot addition on the southwest side of the existing dwelling in order to create additional living space for the growing family. The addition will also contain a garage to house their vehicles to keep them safe, secure and out of the elements. The property is restricted by an existing drainage and utility easement that runs along the entire northerly boundary. The Petitioners provided letters of support from their neighbors who reside at 3 Hammond Avenue, 52 Hanover Road, 56 Hanover Road and 100 First Avenue.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

3-29-07
PB

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 7, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide 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 29th day of March, 2007 that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a rear yard setback of 28 feet and a side yard building-to-building setback of 11.5 feet in lieu of the required 30 and 20, respectively; and to amend the Final Development Plan of Donofrio Property, Lot 5 only 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.

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

RECEIVED FOR FILE
3-29-07
CJ



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1 Hammond Avenue
which is presently zoned D.R. 3.5

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) 1301.2.C.1.6 - to permit a

a proposed addition to have a rear yard setback of 28 feet and a side yard, building-to-building setback of 11 1/2 feet in lieu of the required 30 and 20, respectively; and to amend the Final Development Plan of Donofrio Property, lot 5 only

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:

Michael L. Snyder, Esquire

Name - Type or Print

Signature

Law Offices of Coady & Farley

Company

400 Allegheny Avenue

(410)337-0200

Address

Towson, MD

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

Brian Abbott

Name - Type or Print

Signature

Stacey Abbott

Name - Type or Print

Signature

1 Hammond Avenue

(410)526-3847

Address

Reisterstown, MD

Telephone No.

21136-1039

State

Zip Code

Representative to be Contacted:

Michael L. Snyder, Esquire.

Name

400 Allegheny Avenue

(410)337-0200

Address

Towson, MD

Telephone No.

21204

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of 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.

CASE NO. 07-391-A

Reviewed By RJD

Date 3/2/07

REV 9/15/98

Estimated Posting Date 3/29-07

Zoning Commissioner of Baltimore County



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1 Hammond Avenue
which is presently zoned D.R. 3.5

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) 1B01.2.C.1.6 - to permit a

proposed addition to have a rear yard setback of 28 feet and a side yard, building-to-building setback of 11 1/2 feet in lieu of the required 30 and 20, respectively; and to amend the Final Development Plan of Donofrio Property, lot 5 only 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:

Michael L. Snyder, Esquire
Name - Type or Print City
Signature
Law Offices of Coady & Farley
Company
400 Allegheny Avenue (410)337-0200
Address Telephone No.
Towson, MD 21204
City State Zip Code

Legal Owner(s):

~~Brian Abbott~~ Stacey Abbott
Name - Type or Print
Signature
Stacey Abbott Brian Abbott
Name - Type or Print
Signature
1 Hammond Avenue (410)526-3847
Address Telephone No.
Reisterstown, MD 21136-1039
City State Zip Code

Representative to be Contacted:

Michael L. Snyder, Esquire.
Name
400 Allegheny Avenue (410)337-0200
Address Telephone No.
Towson, MD 21204
City State Zip Code

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

CASE NO. 07-391-A

REV 9/15/98

Reviewed By RDD

Estimated Posting Date 3-29-01

Zoning Commissioner of Baltimore County

Date 3/29/01

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 1 Hammond Avenue
Address
Reisterstown, MD 21136-1039
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):

We are proposing a 12' x 30' addition to the southwest side of our existing dwelling in order to create additional living space for our growing family, and to create a garage to house our vehicles to keep them safe, secure and free from the elements.

Several special circumstances and conditions peculiar to the land exist thereby making strict compliance with the zoning regulations a practical difficulty and unreasonable hardship. Our property is restricted by an existing drainage and utility easement along the entire northerly boundary. This easement prevents us from erecting the proposed addition on the northerly side of our property, thereby limiting us to the southerly side of our property. Strict compliance with the zoning regulations prohibits us from constructing an addition of adequate size for additional living space and a garage wide enough to house our vehicles without variance. Placing the proposed addition on the west side of the property (in the rear of the existing dwelling) would create practical difficulty in accessing the garage and further require us to remove our existing deck and eliminate the majority of our existing backyard. Placing the proposed addition in this location would also create an architectural inconsistency within the neighborhood as the existing dwellings have side-attached garages.

We are handicapped by these conditions and special circumstances peculiar to our land requiring the proposed addition to be erected on the southerly side of our property. Please see the attached letters from our adjacent neighbors affirming they have no objection to our proposed addition.

In our efforts to create additional living space for our growing family and safe housing for our vehicles strict compliance with the zoning regulations presents a practical difficulty and unreasonable hardship.

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.

Brian Abbott
Signature

BRIAN ABBOTT
Name - Type of Print

Stacey Abbott
Signature

STACEY ABBOTT
Name - Type of Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of February, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRIAN ABBOTT & STACEY ABBOTT

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

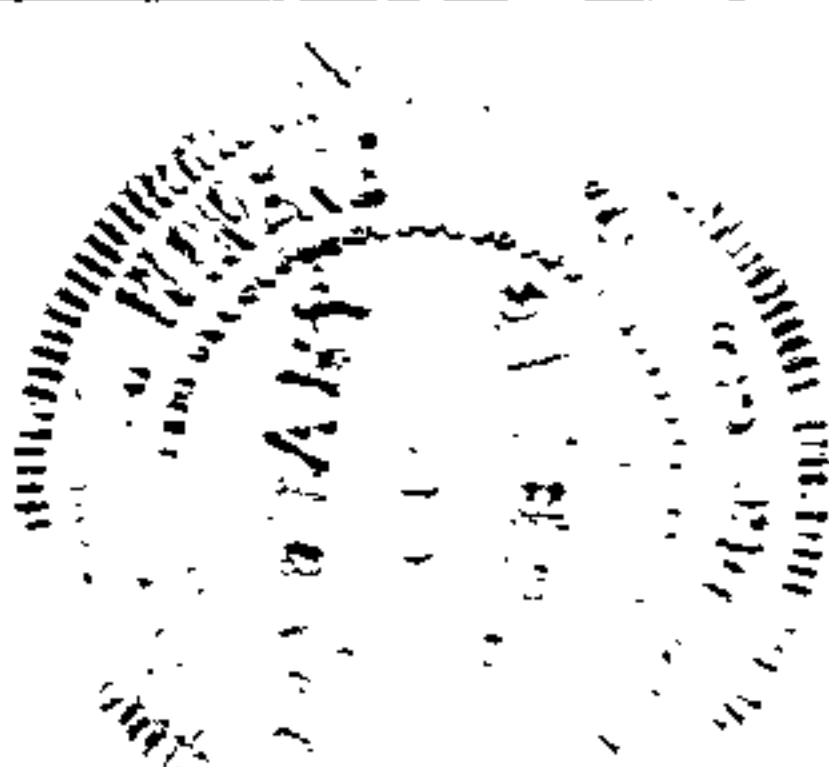
AS WITNESS my hand and Notarial Seal

2-26-07
Date

Lawrence A. Wineke
Notary Public

My Commission Expires Oct 1, 2007

REV 09/15/98



LAWRENCE A. WINEKE, NOTARY PUBLIC

Baltimore County
State of Maryland

My Commission Expires Oct. 1, 2007

**ZONING DESCRIPTION FOR
1 HAMMOND AVENUE, BALTIMORE, MD 21136**

BEGINNING at a point on the north side of Hammond Avenue which R-O-W varies at the distance of two hundred (200) feet from the centerline of the nearest improved intersecting street 1st Avenue which is fifty (50) feet wide. Being Lot No. 5, as shown on the Plat entitled, "SUBDIVISION PLAT, DONOFRIO PROPERTY IV-509", which Plat is recorded among the Land Records of Baltimore County in Plat Book S.M. No. 70, folio 69, containing 0.147 acres more or less. The improvements thereon being known as No. 1 Hammond Avenue and located in the 4th election district, 3rd Councilmanic district.

As recorded in a Deed from Dan Ryan Builders, Inc., to Brian Abbott and Stacey Abbott, husband and wife, recorded among the Land Records of Baltimore County in Liber S.M. folio 14827, folio 703.

Item # 391-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24923

DATE 3/2/07 ACCOUNT 001 001 150

AMOUNT \$ 115.00

RECEIVED FROM: _____

FOR: Cost of labor and material

Case # 07-391-A

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL THE DAY
 3/05/2007 3/02/2007 14:42:44 2

RECEIPT # 507319 3/02/2007 OFLH

DEPT 5 723 ZONING VERIFICATION

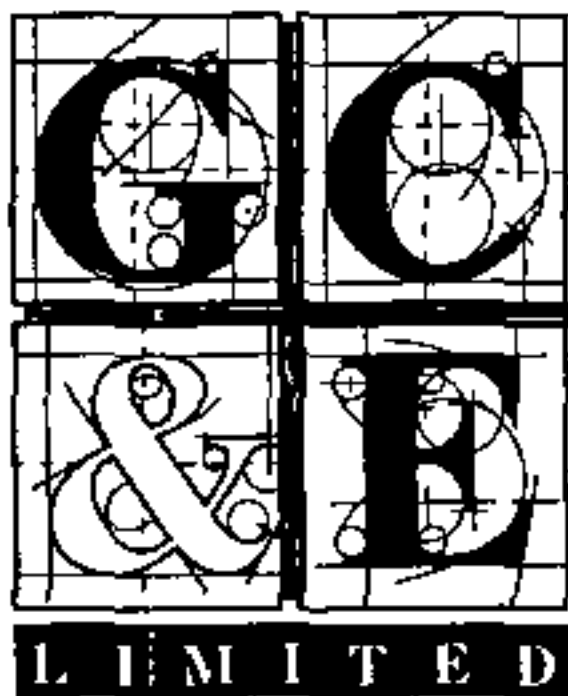
OR BU: 024923

Receipt Tot \$115.00

\$115.00 OK \$ 00.00

Baltimore County, Maryland

CASHIER'S VALIDATION



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#07-391-A
PETITIONER/DEVELOPER:
B & S Abbott
DATE OF CLOSING: 3/26/07

**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**

(see page 2 for full size photo)

LOCATION:
1 Hammond Avenue

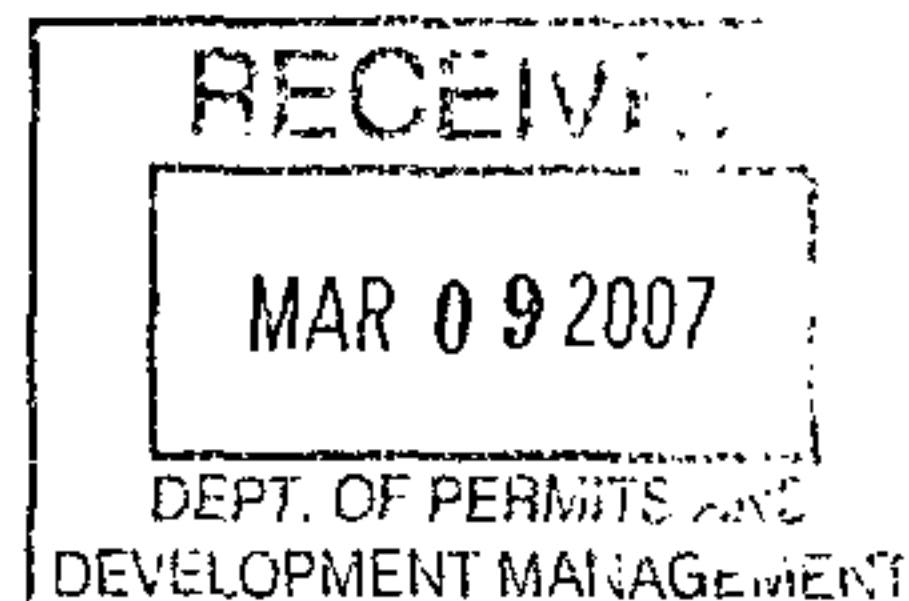


SIGNATURE OF SIGN POSTER

Bruce E. Doak

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

POSTED ON: 3/07/07



RECEIVED

MAR 09 2007

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 07-391.1

To permit: a proposed addition to an existing
section of 25 feet and a side yard building. The building is
located at 1111 1/2 Street, NW, Washington, DC 20004 and 24 feet
wide.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE CITY
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MARCH 20, 2007.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION DEPARTMENT
151 W. CHESAPEAKE AVE.
Baltimore, MD 21201
TEL. 410-687-3391

HEARINGS ARE HANDICAPPED ACCESSIBLE

03/07/2007

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 391 -A Address 1 Hammond Ave
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/2/07 Posting Date: 3/4/07 Closing Date: 3/26/07

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07- 391 -A Address 1 Hammond Ave
Petitioner's Name B + S Abbott Telephone 410 526 3847
Posting Date: 3/11/07 Closing Date: 3/26/07
Wording for Sign: To Permit a proposed addition to have a rear yard setback of 28 feet and a side yard, building-to-building setback of 11 1/2 feet in lieu of the required 30 and 20, respectively; and to amend the Final Development Plan of Donofrio Property, lot 5 only

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 07-391-A

Petitioner: Brian Abbott & Stacey Abbott

Address or Location: 1 Hammond Avenue, Reisterstown, MD 21136-1039

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. & Mrs. Brian Abbott

Address: 1 Hammond Avenue, Reisterstown, MD 21136-1039

Telephone Number: (410) 526-3847

Revised 2/20/98 - SCJ



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 26, 2007

Michael L. Snyder, Esquire
Law Offices of Coady & Farley
400 Allegheny Avenue
Towson, MD 21204

Dear Mr. Snyder:

RE: Case Number: 07-391-A, 1 Hammond Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 2, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Stacey Abbott Brian Abbott 1 Hammond Avenue Reisterstown, MD 21136-1039

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 20, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-391-Administrative Variance**

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

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

Prepared By:

Curtis Murray

Division Chief:

Kevin Sullivan

CM/LL

RECEIVED

MAR 23 2007

ZONING COMMISSION

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

SHA
Driven to Excel
State Highway
Administration
Maryland Department of Transportation

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

Date: MARCH 15, 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. 7-391A
1 HAMMOND AVENUE
ABBOTT 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. 7-391A.

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,

Michael P. Bailey

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

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

March 15, 2007

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

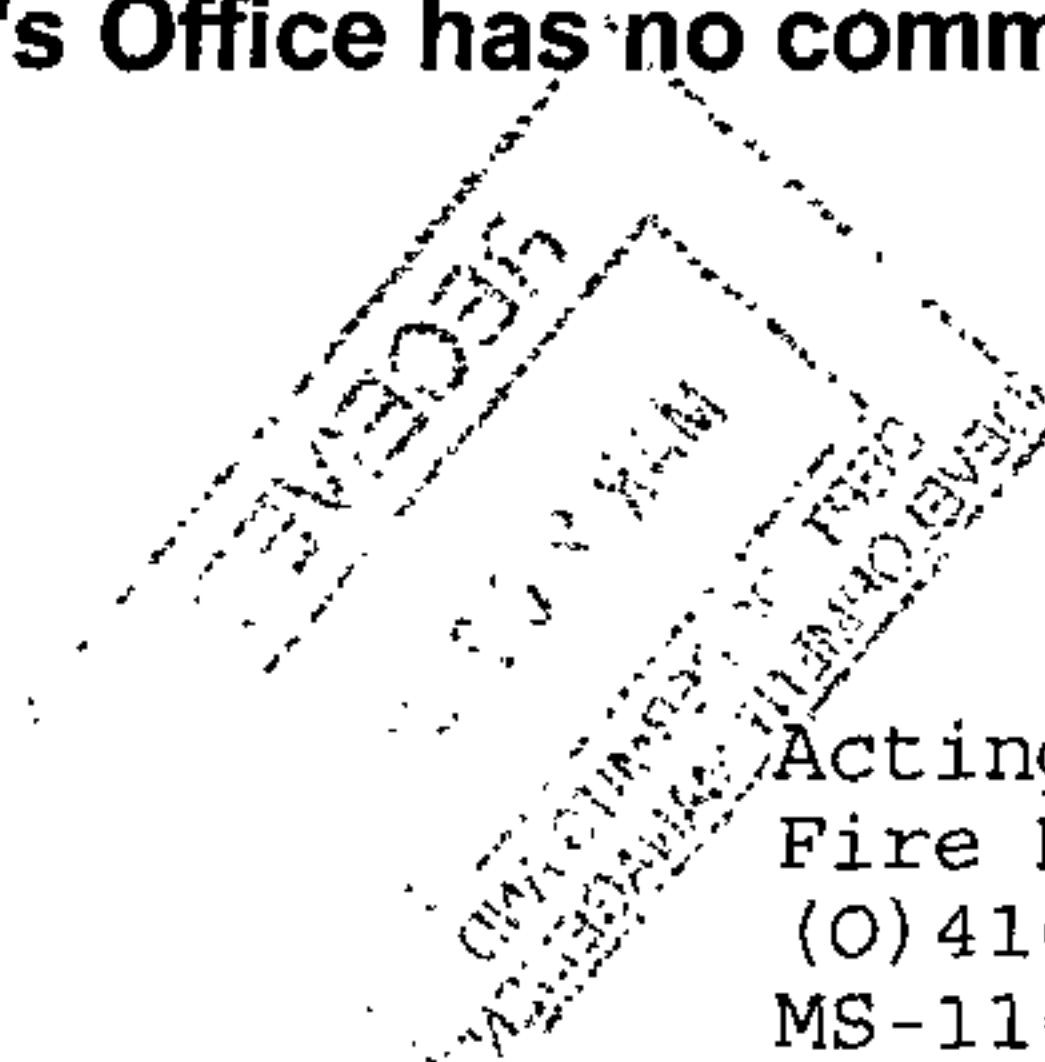
ATTENTION: Zoning Review planners

Distribution Meeting of: March 19, 2007

Item No.: 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401,
402, 403, 405, 406, 407, 408, 409.

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.

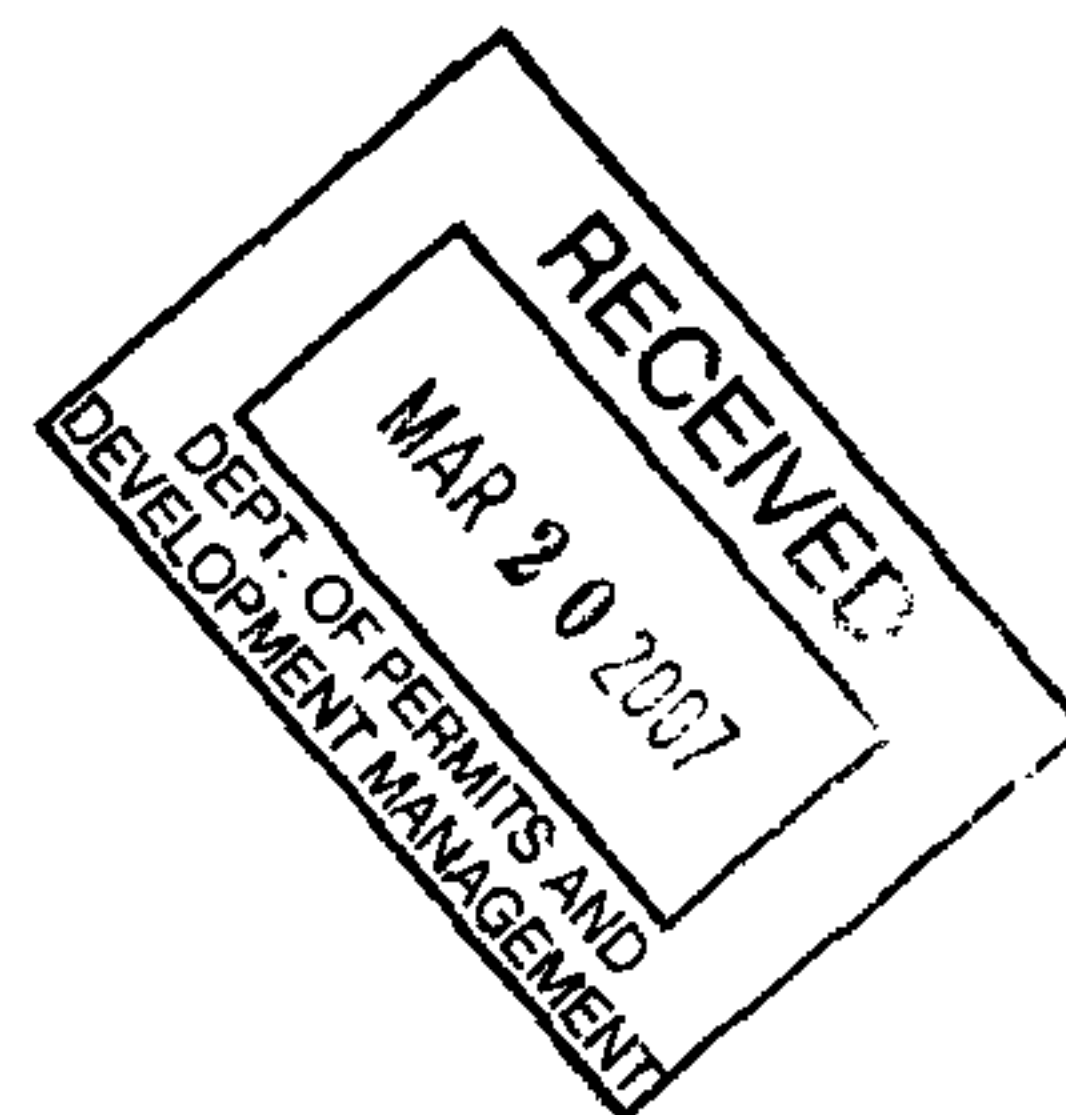
The Fire Marshal's Office has no comments at this time.



Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File





BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 19, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2007
Item Nos. 07-389, 390, 391, 392, 393,
394, 399, 400, 401, 402, 403, 404, 405
and 408

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS-03262007.doc

Mr. Boris Chernin
Mrs. Nina Chernin
3 Hammond Avenue
Reisterstown, MD 21136

Date: 2/20/07

Dear Zoning Commissioner:

We reside at 3 Hammond Avenue (Lot 6) directly adjacent to the Abbot's property on the south side. We have no objection to the proposed addition to Mr. and Mrs. Abbot's existing dwelling at 1 Hammond Avenue as shown on the Plat to Accompany Petition for Zoning Variance.

Sincerely,

B. Chernin

Boris Chernin

Nina Chernin

Nina Chernin

Item # 391

Ms. Kimber Wilson
52 Hanover Road
Reisterstown, MD 21136

Date: 2/24/07

Dear Zoning Commissioner:

I reside at 52 Hanover Road (Lot 1) directly adjacent to the Abbot's property on the west side. I have no objection to the proposed addition to Mr. and Mrs. Abbot's existing dwelling at 1 Hammond Avenue as shown on the Plat to Accompany Petition for Zoning Variance.

Sincerely,



Kimber Wilson

Item # 391

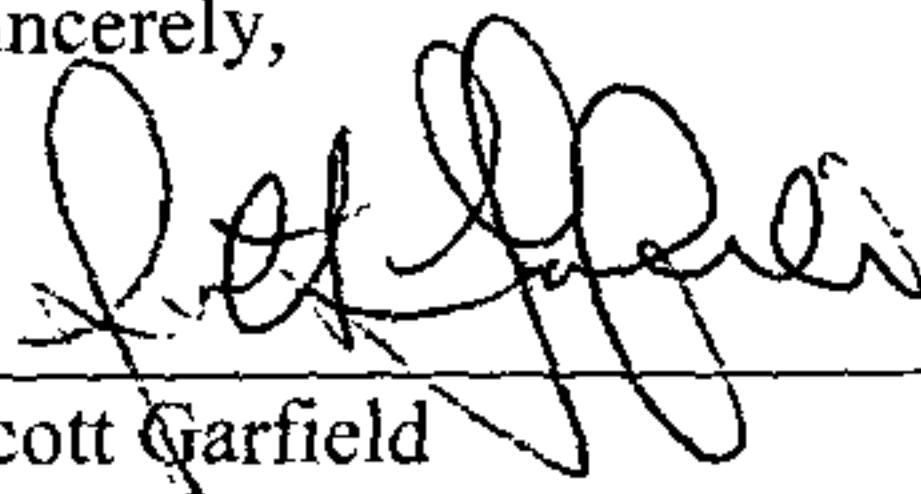
Mr. Scott Garfield
Mrs. Amy Jo Friedman-Garfield
56 Hanover Road
Reisterstown, MD 21136

Date: 02/24/07

Dear Zoning Commissioner:

We reside at 56 Hanover Road and also own the land located at 54 Hanover Road directly adjacent to the Abbot's property on the north side. We have no objection to the proposed addition to Mr. and Mrs. Abbot's existing dwelling at 1 Hammond Avenue as shown on the Plat to Accompany Petition for Zoning Variance.

Sincerely,



Scott Garfield

Amy Jo Friedman-Garfield

* Mrs. Friedman-Garfield was out of town on February 24, 2007. Her husband, Mr. Garfield stated that she has no opposition to the proposed addition.

Item #391

Mr. Robert A. Franklin
Mrs. Kathleen T. Franklin
100 1st Avenue
Reisterstown, MD 21136

Date: 2/21/07

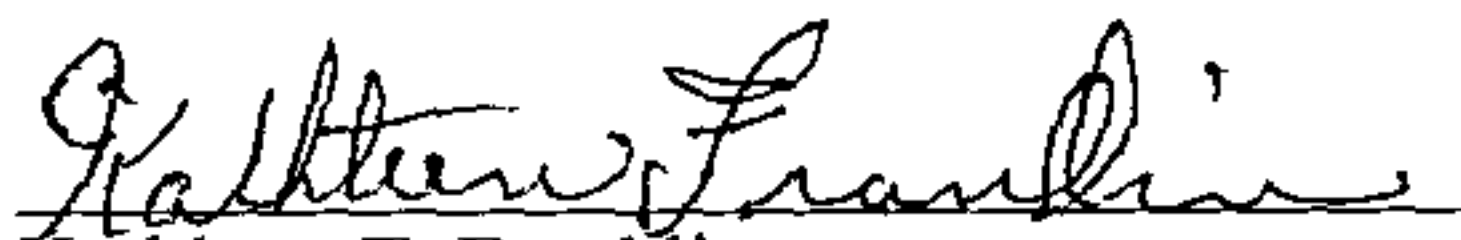
Dear Zoning Commissioner:

We reside at 100 1st Avenue directly adjacent to the Abbot's property on the north-east side. We have no objection to the proposed addition to Mr. and Mrs. Abbot's existing dwelling at 1 Hammond Avenue as shown on the Plat to Accompany Petition for Zoning Variance.

Sincerely,

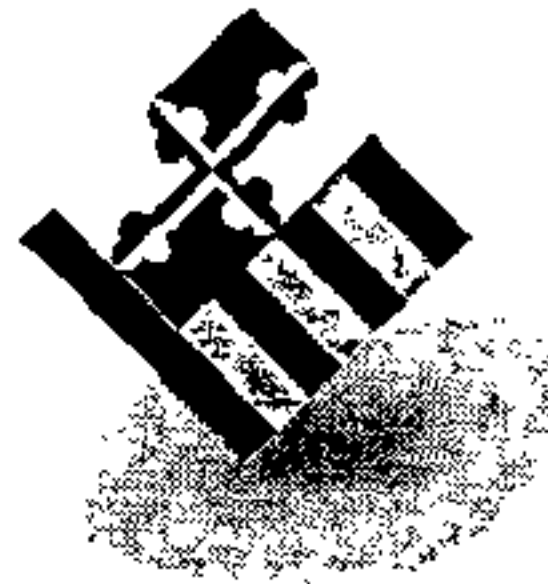


Robert A. Franklin



Kathleen T. Franklin

Item # 391



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 29, 2007

BRIAN AND STACEY ABBOTT
1 HAMMOND AVENUE
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 07-391-A
Property: 1 Hammond Avenue

Dear Mr. and Mrs. Abbott:

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,

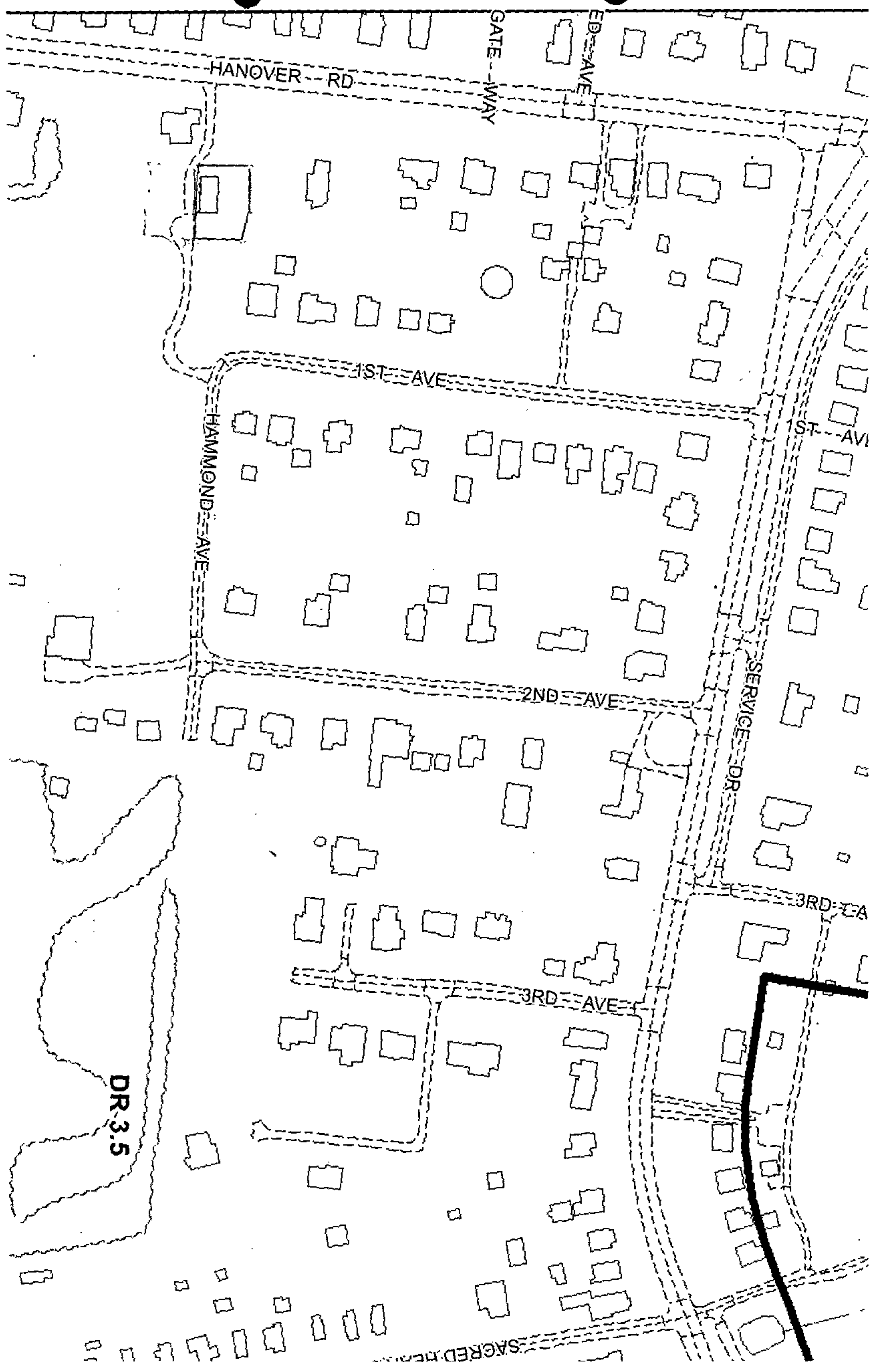
A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

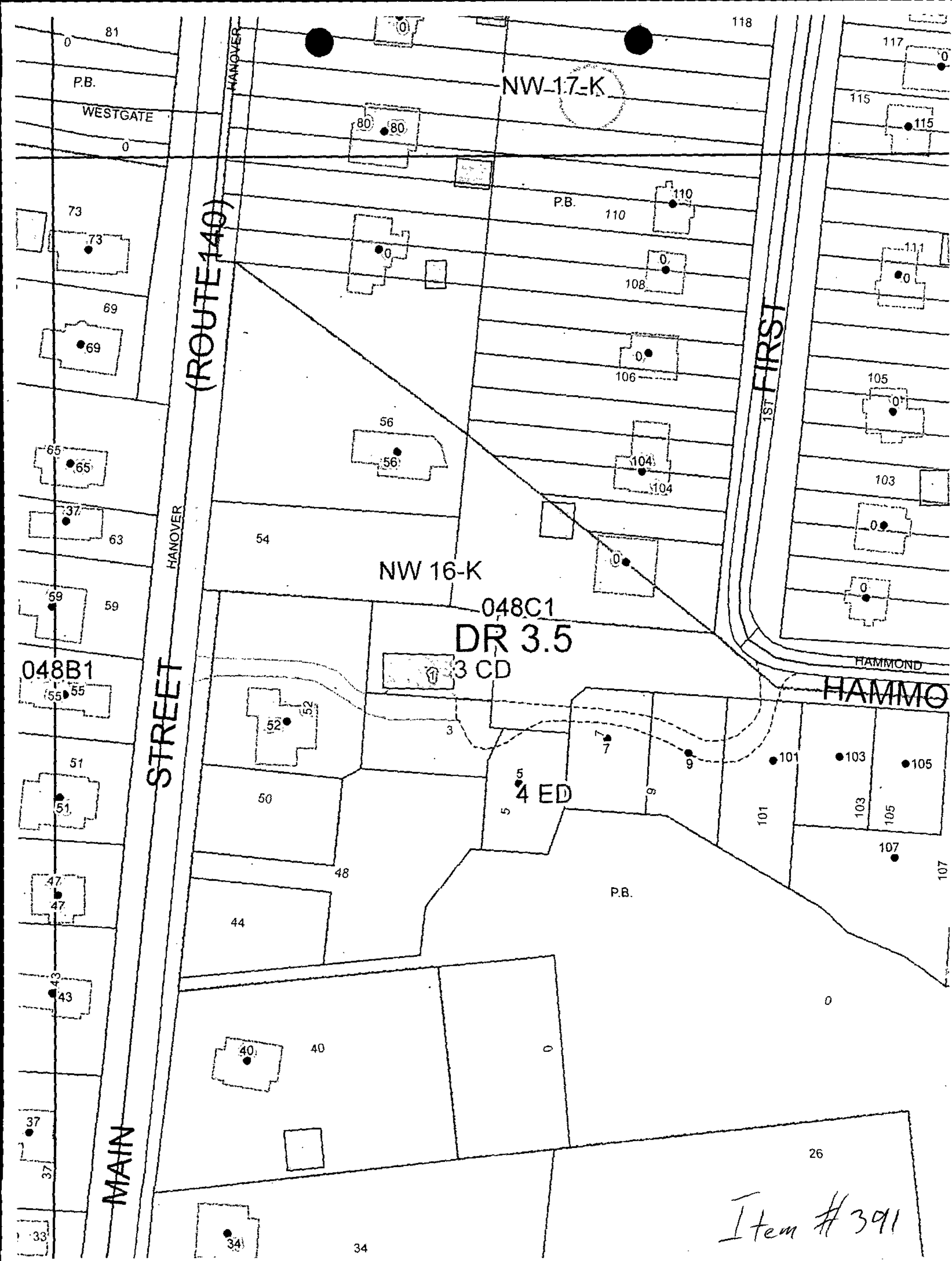
JVM:pz

Enclosure

Zoning Map 048C1



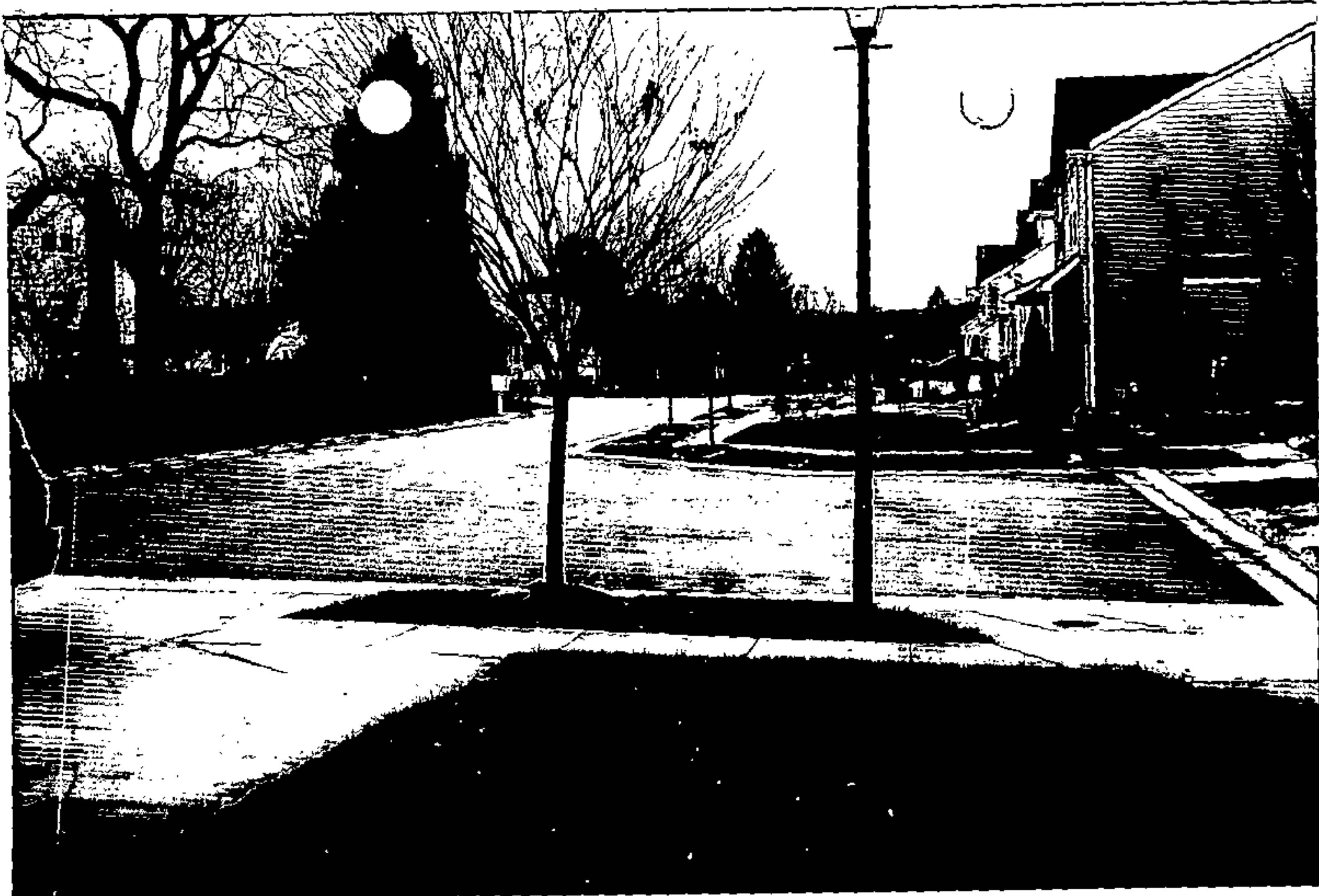
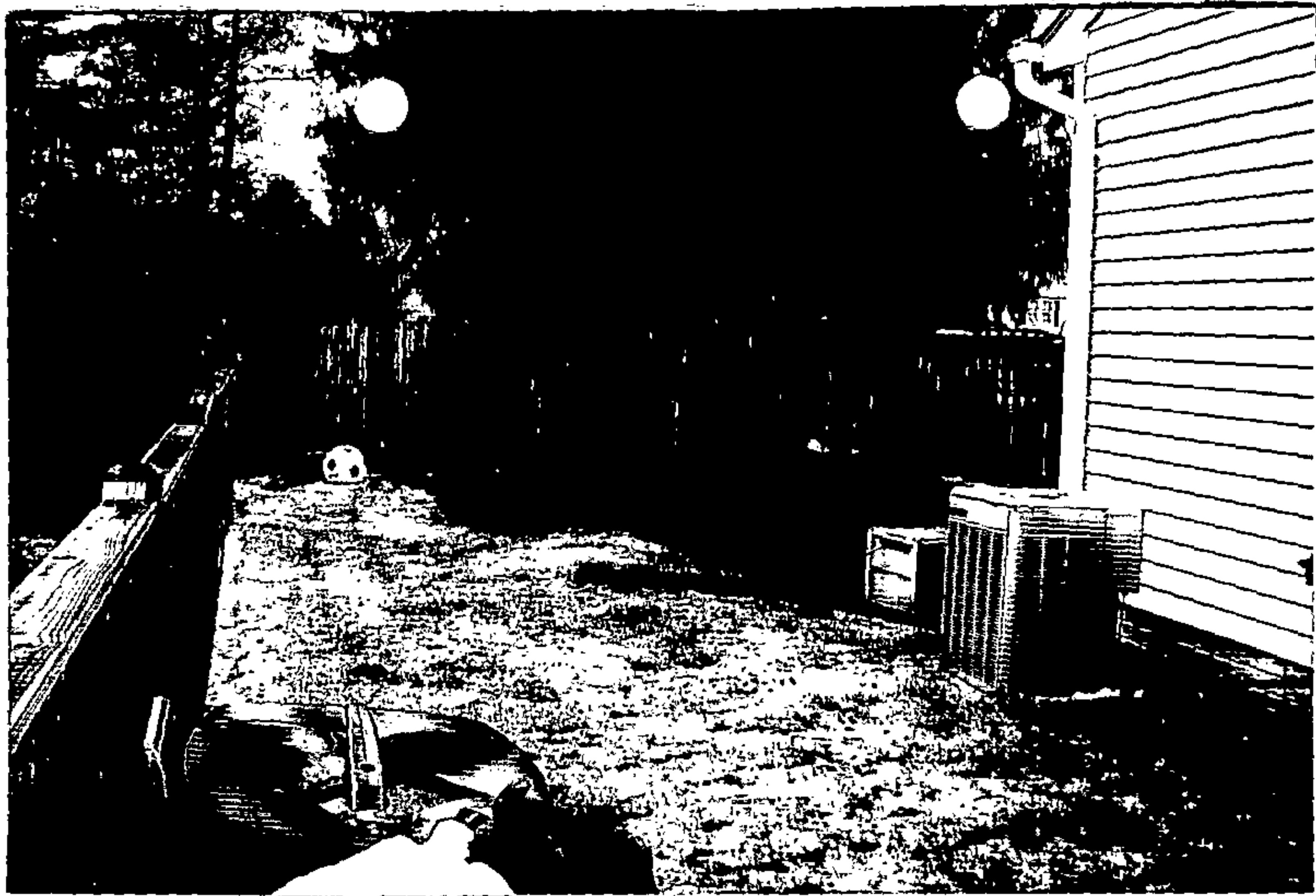
Item # 391



Item # 391

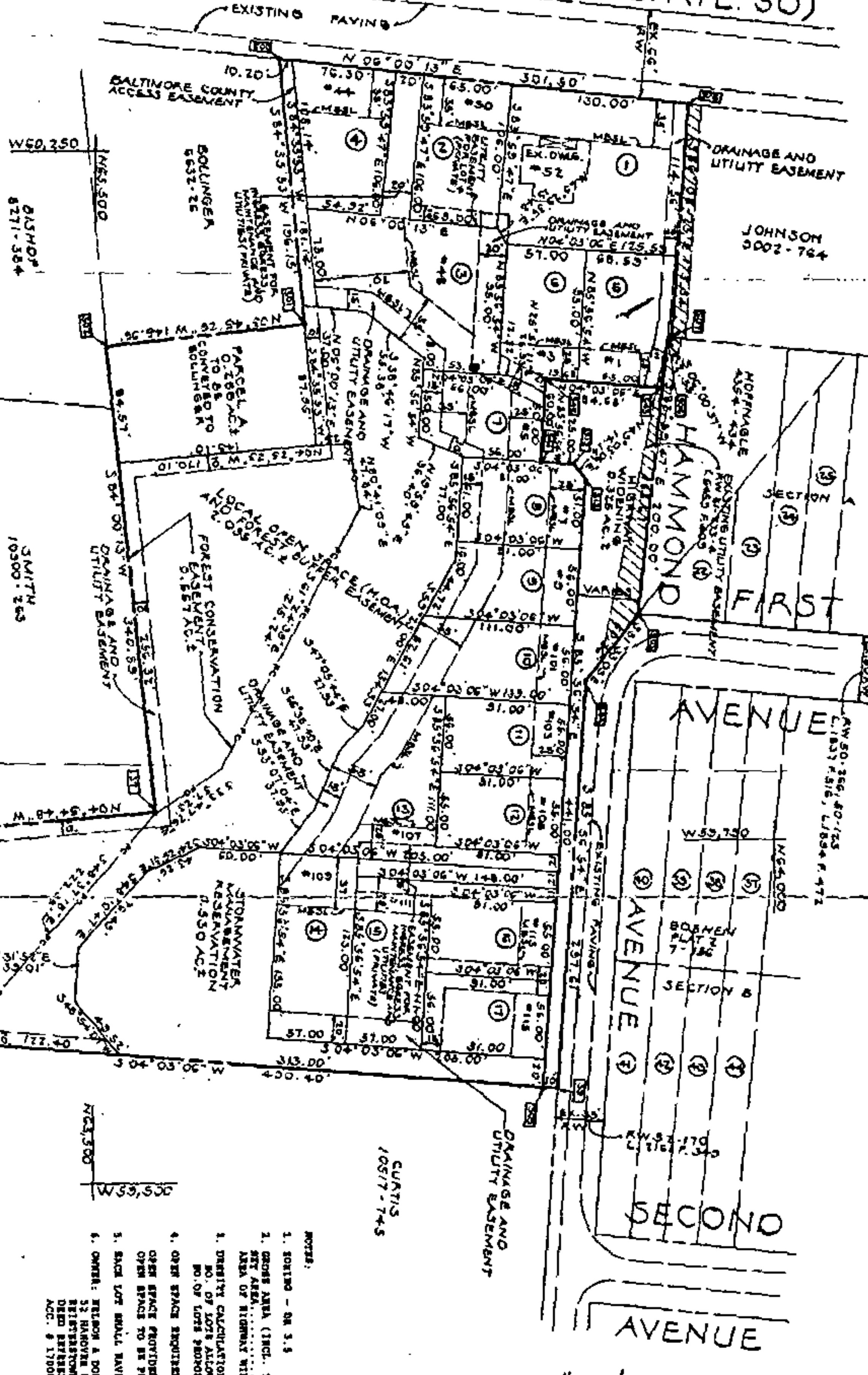




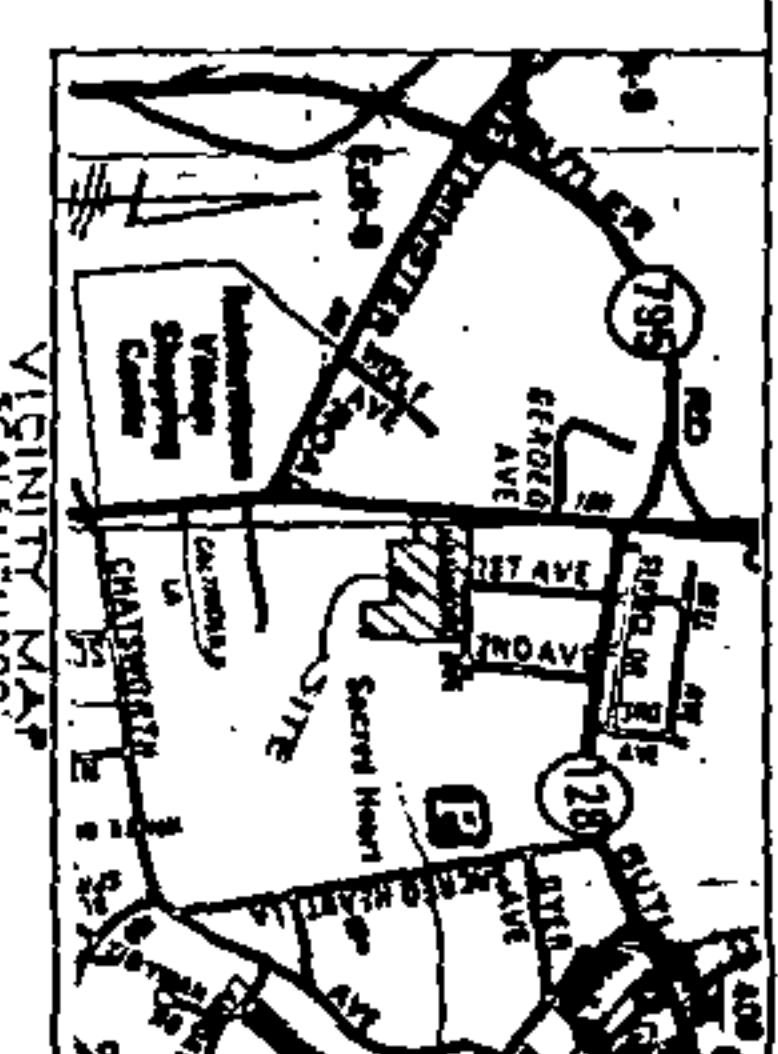


LOT	AREA
1	0.18
2	0.18
3	0.18
4	0.18
5	0.18
6	0.18
7	0.18
8	0.18
9	0.18
10	0.18
11	0.18
12	0.18
13	0.18
14	0.18
15	0.18
16	0.18
17	0.18
18	0.18
19	0.18
20	0.18

HANOVER ROAD (MD. RTE. 30)



NO.	NORTH	WEST
1	63,561.37	59,655.08
2	63,561.37	59,655.08
3	63,561.37	59,655.08
4	63,561.37	59,655.08
5	63,561.37	59,655.08
6	63,561.37	59,655.08
7	63,561.37	59,655.08
8	63,561.37	59,655.08
9	63,561.37	59,655.08
10	63,561.37	59,655.08
11	63,561.37	59,655.08
12	63,561.37	59,655.08
13	63,561.37	59,655.08
14	63,561.37	59,655.08
15	63,561.37	59,655.08
16	63,561.37	59,655.08
17	63,561.37	59,655.08
18	63,561.37	59,655.08
19	63,561.37	59,655.08
20	63,561.37	59,655.08



- NOTES:
1. DEDICATE - ON 3.5
 2. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.
 3. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.
 4. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.
 5. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.
 6. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.
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 12. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.
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 16. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.
 17. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.
 18. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.
 19. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.
 20. DEDICATE AREA (1/2 OF ADJACENT ROAD R/W) - 4.32 AC.

1. THE PROPERTY IS LOCATED IN THE CITY OF BALTIMORE, MARYLAND, AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE RECORDS OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING.
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CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD. 21040
(410) 673-8719

ENGINEER'S CERTIFICATION:
I, THE ENGINEER, HAVE REVIEWED THE PLAT AND THE RECORDS OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING, AND I CERTIFY THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING ORDINANCES AND THE RECORDS OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING.

APPROVED FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FORESTRY MANAGEMENT:
DATE: 2-18-98

APPROVED BY THE DIRECTOR OF PLANNING AND ZONING:
DATE: 3-26-98

SUBDIVISION PLAT
DONORIO PROPERTY
BALTIMORE COUNTY, MD.
SCALE: 1"=50'
AUGUST 15, 1997

MSB 584 1336 - 3601 70-69

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1 HAMMOND AVENUE

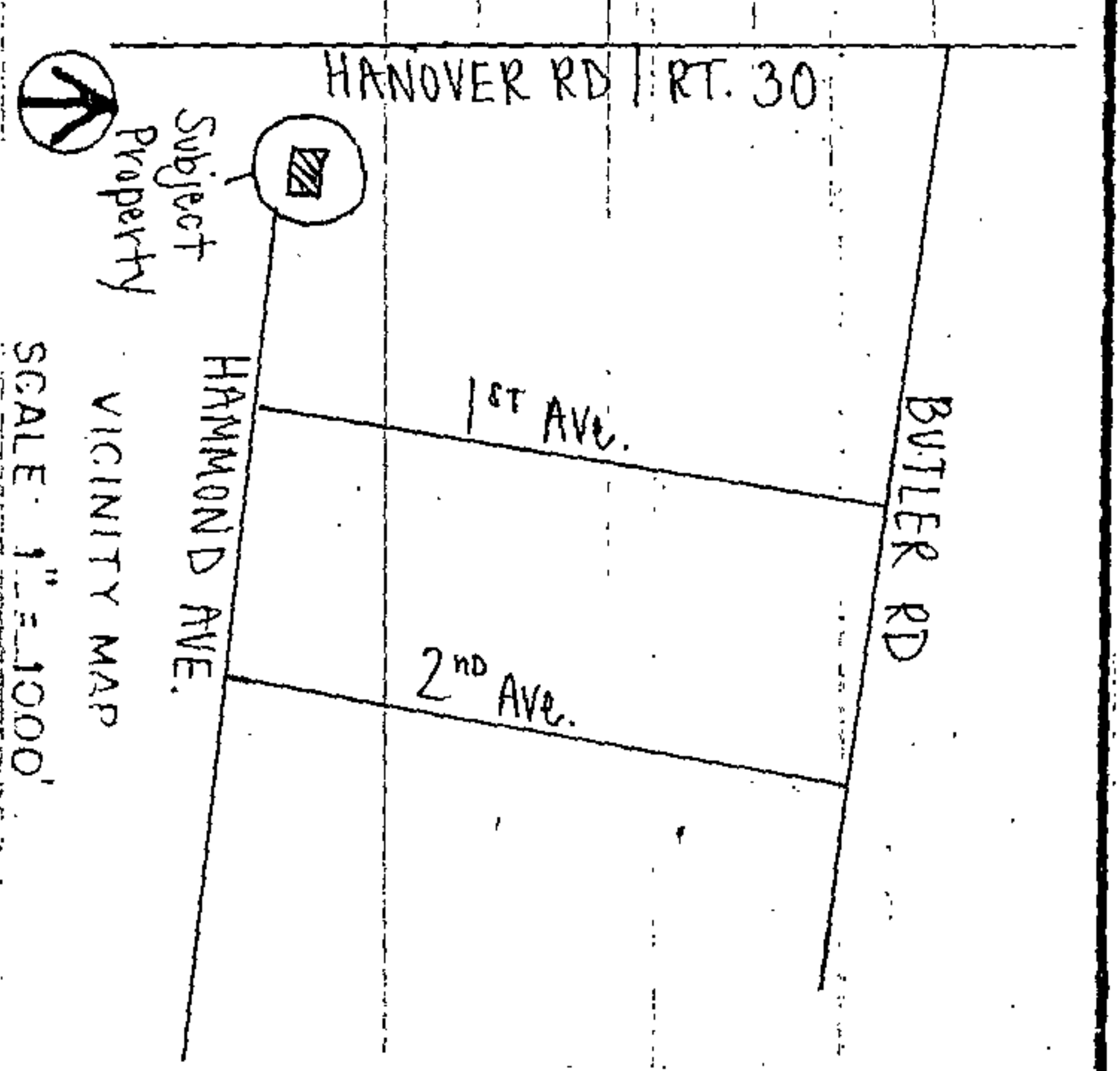
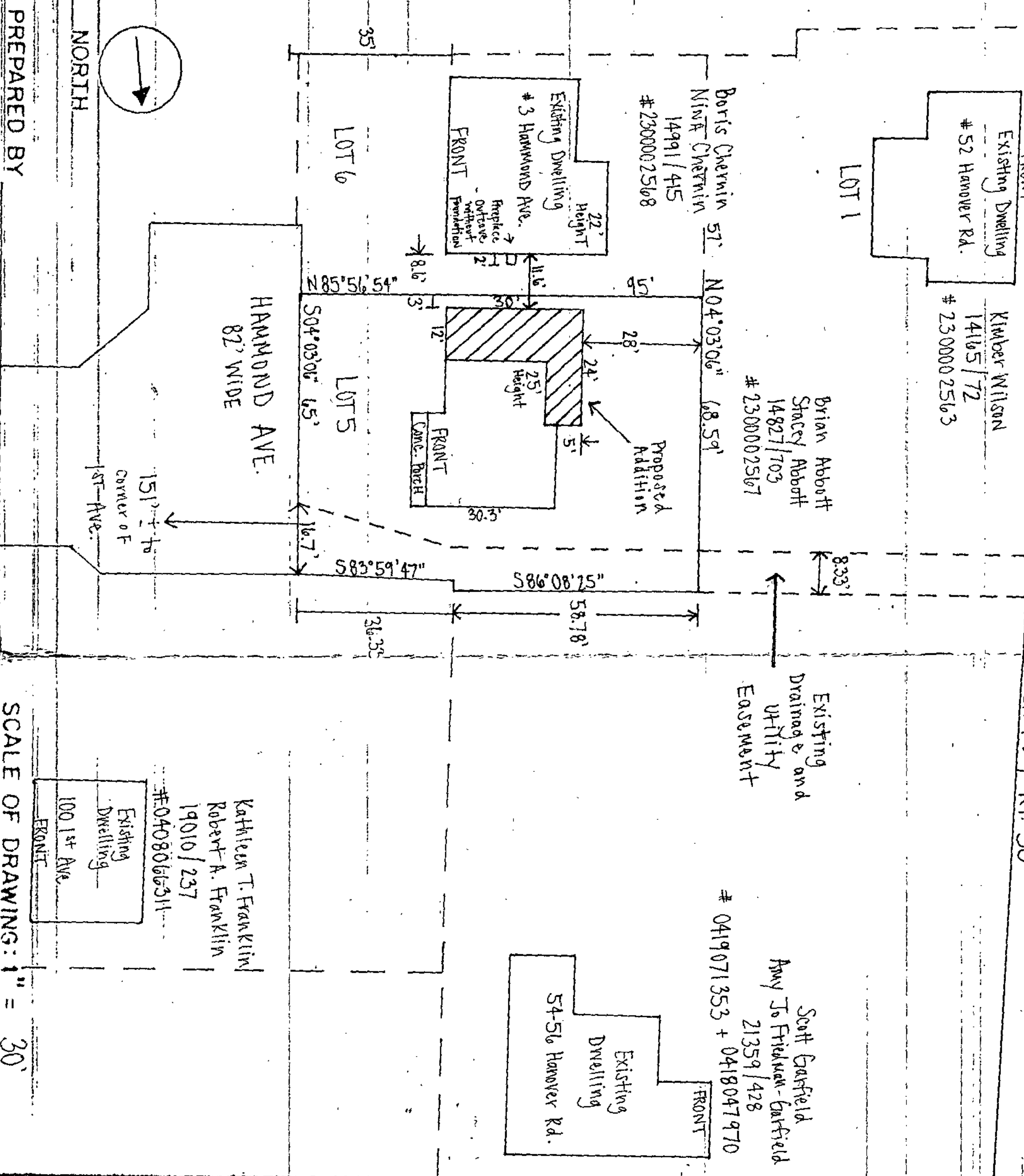
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME DONOFRIO PROPERTY

PLAT BOOK # 70 FOLIO # 69 LOT # 5 SECTION #

OWNER Brian + Stacey Abbott

HANOVER RD / RT. 30



SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 048C1

ZONING D.R. 3.5

LOT SIZE 0.147 6403.319 SQUARE FEET

ACREAGE 0.147

PUBLIC PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE # 02-294-A

PREPARED BY

SCALE OF DRAWING: 1" = 30'

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A REAR YARD OF 28' AND
A SIDE BUILDING FACE TO SIDE BUILDING FACE OF 11.5'
IN LIEU OF THE REQUIRED 30' AND ?
AND TO APPROVE A SINGLE LOT AMMOUNT FOR
LOT 5 ! DONORNO PROPERTY FINAL DEVELOPMENT PLAN.