

IN RE: PETITION FOR ADMIN. VARIANCE *

BEFORE THE

SE side Hopewell Avenue, 1436 feet NW of

Back River Neck Road

15th Election District *

DEPUTY ZONING COMMISSIONER

6th Councilmanic District *

BALTIMORE COUNTY

(1651 Hopewell Avenue)

Richard Modzelewski

Petitioner *

CASE NO. 07-442-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Richard Modzelewski. The variance request is for property located at 1651 Hopewell Avenue. The variance request is from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a front yard setback of 27 feet in lieu of an averaged front setback of 48 feet and a side yard setback of 12 feet in lieu of side setback of 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner states the main reason for the addition is because entry to the house is very difficult. When opening the front door you walk directly into the stairway. The space between the entry door and stairway is only 30 inches. It is impossible to walk between rooms while the door is open. He is unable to meet the setbacks due to the home's location on the narrow and deep lot. The lot is approximately 100 feet wide by 350 feet deep. The house is located within the first 75 feet of the lot.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Department

6-11-07
PZ

of Environmental Protection and Resource Management dated June 4, 2007 and contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

Applicable Law

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

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 7, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

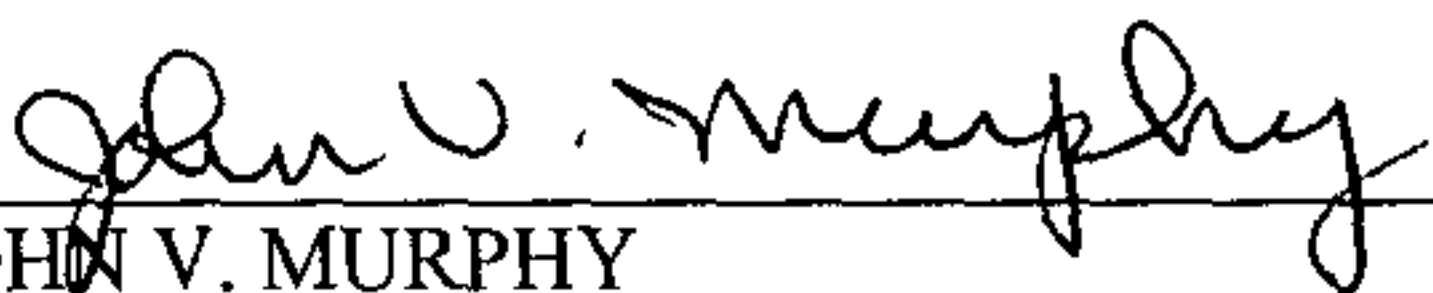
RECEIVED FOR FILE
6-11-07
[Signature]

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 11th day of June, 2007, that a variance from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a front yard setback of 27 feet in lieu of an averaged front setback of 48 feet and a side yard setback of 12 feet in lieu of side setback of 15 feet be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections, of the Baltimore County Code).
3. This property is within the Limited Development Area (LDA) of the CBCA. LDA regulations state that the lot is limited to 5,445 square feet of impervious surface area and that 15% tree cover be maintained.

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 11, 2007

RICHARD MODZELEWSKI
1651 HOPEWELL AVENUE
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 07-442-A
Property: 1651 Hopewell Avenue

Dear Mr. Modzelewski

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

CBCA

ORIGINAL KEEP IN FILE



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1651 HOPEWELL AVENUE
which is presently zoned DR 2

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) 1802, 3, C, 1 & 303.1,

TO PERMIT A PROPOSED ADDITION WITH A FRONT YARD
SETBACK OF 27 FEET IN LIEV OF AN AVERAGED
FRONT SETBACK OF 48 FEET AND A SIDE YARD
SETBACK OF 12 FEET IN LIEV OF SIDE SETBACK
OF 15 FEET.

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 MODZELEWSKI

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

BALTO.

MD

City

State

Telephone No.

21221

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 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. 07 442 A

REV 10/25/01

Reviewed By JL

Date 3/30/07

Estimated Posting Date 4/23/07

Zoning Commissioner of Baltimore County

6-11-07

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

1651 HOPEWELL AVE.
Address
BALTO. 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):

THE MAIN REASON TO BUILD AN ADDITION IS BECAUSE ENTRY TO OUR HOUSE IS VERY DIFFICULT. WHEN OPENING THE DOOR YOU WALK DIRECTLY IN TO THE STAIRWAY. THE SPACE BETWEEN THE ENTRY DOOR AND STAIRWAY IS ONLY 30". IT IS IMPOSSIBLE TO WALK BETWEEN ROOMS WHILE THE DOOR IS OPEN. CAN NOT MEET SETBACKS DUE TO EXISTING HOUSE LOCATION.

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.

R. Modzelewski
Signature
RICHARD MODZELEWSKI
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

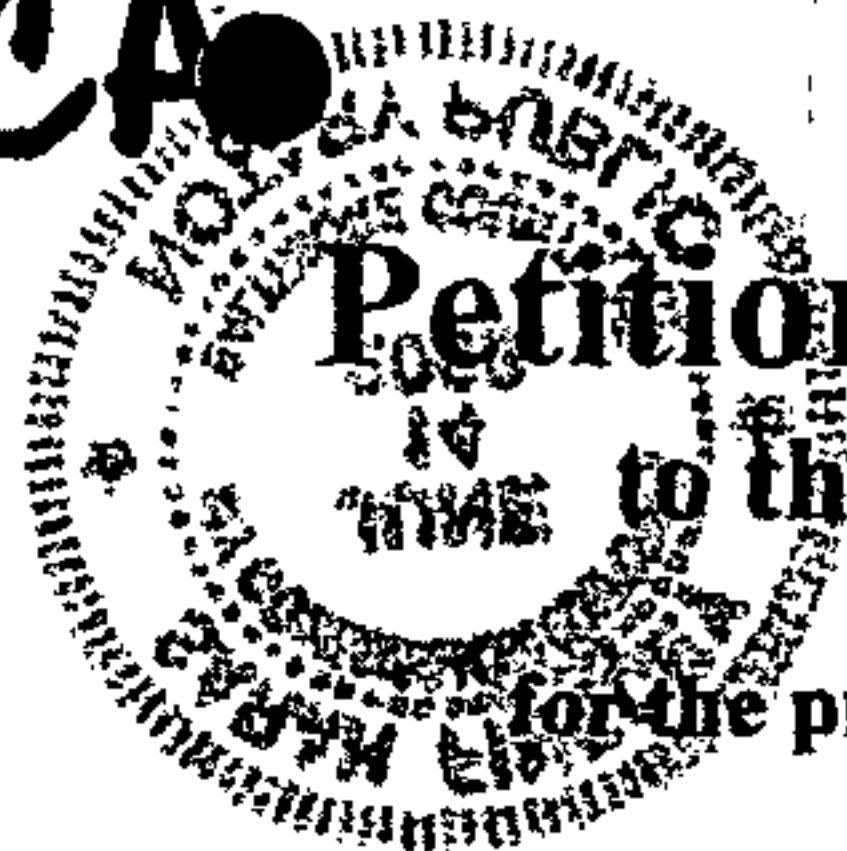
Richard Modzelewski
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Sarah Finecey
Notary Public
My Commission Expires 6-14-08

CBCA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1651 HOPEWELL AVENUE
which is presently zoned DR 2

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TO PERMIT A PROPOSED ADDITION WITH A FRONT YARD SETBACK OF 27 FEET IN LIEU OF AN AVERAGED FRONT SETBACK OF 48 FEET AND A SIDE YARD SETBACK OF 12 FEET IN LIEU OF SIDE SETBACK OF 15 FEET.

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.

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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 MODZELEWSKI
Name - Type or Print _____
R. Modzelewski
Signature _____
Name - Type or Print _____
Signature _____
1651 HOPEWELL AVE 410-85736
Address _____ Telephone No. _____
BALTO. 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 _____ 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. 07-442-A Reviewed By JL Date 3/30/07
REV 10/25/01 6-11-07 Estimated Posting Date 4/23/07

Zoning Commissioner of Baltimore County

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at

Address: 1051 HOPEWELL AVE
BALTO, 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):

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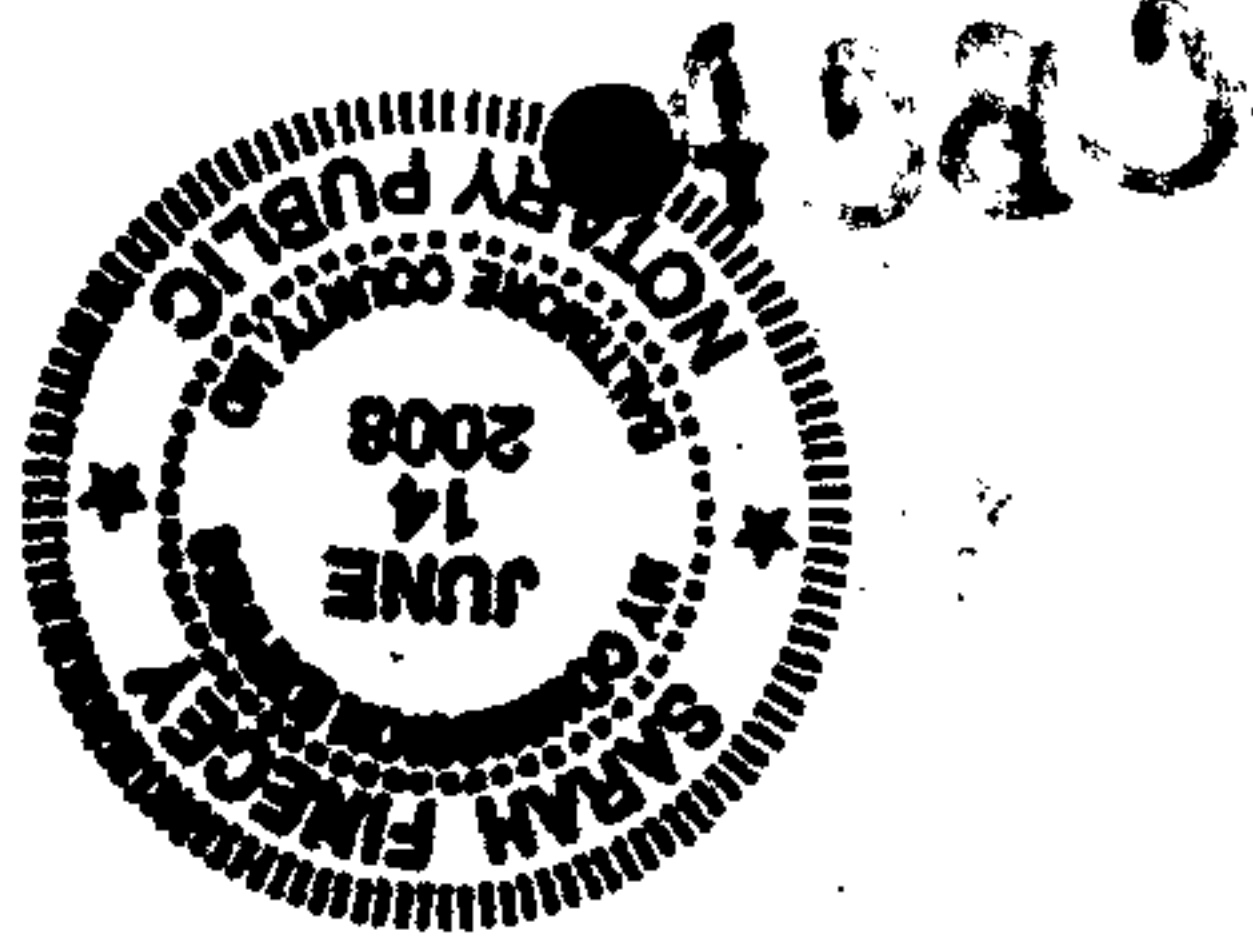
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature	R. Modzelewski	Signature	
Name - Type or Print	RICHARD MODZELEWSKI	Name - Type or Print	

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Richard Modzelewski, (the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

My Commission Expires 6-14-08
Notary Public
Sarah Fine

x 3

CBCA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1651 HOPEWELL AVENUE
which is presently zoned DR 2

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) 1B02, 3, C, 1 & 303.1

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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.

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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 MODZELEWSKI
Name - Type or Print _____
Signature R. Modzelewski _____
Name - Type or Print _____
Signature _____
1651 HOPEWELL AVE 410-8573627
Address _____ Telephone No. _____
BALTO. MD 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

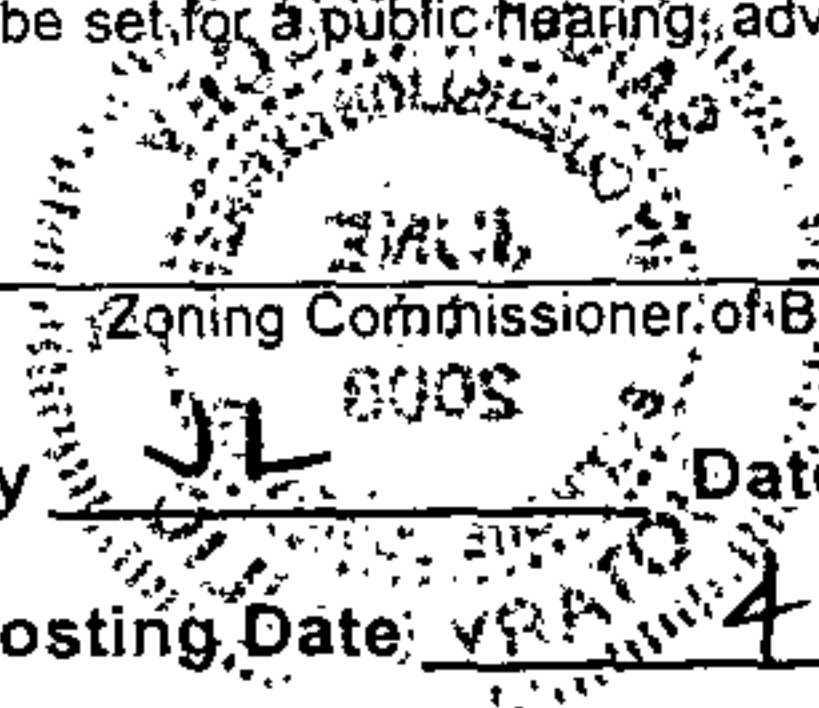
A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County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

CASE NO. 07 442 A

REV 10/25/01

Reviewed By JL 8005 Date 3/30/07

Estimated Posting Date: 4/23/07



~~NOT RECEIVED FOR FILING~~
6-11-07
pb

Affidavit in Support of Administrative Variance

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1051 HOPEWELL AVE
Address
BALTO. MD 21221
City State Zip Code

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R. Modzelewski
Signature
RICHARD MODZELEWSKI
Name - Type or Print

Signature
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal



Sarah Finecey
Notary Public
My Commission Expires 6-14-08

ZONING DESCRIPTION FOR 1651 HOPEWELL AVENUE.

AAZ

Beginning at a point on the Southeast ^{east}~~east~~ side of Hopewell Avenue which is 50 feet wide at the distance of 1436 feet ^{EAST NW}~~Northwest~~ of the centerline of the nearest improved intersecting street Back River Neck Road which is 75 feet wide. *Being Lot #32, in the subdivision of Midriver Park as recorded in Baltimore County Plat Book #4, Folio #12, containing 35500 square feet. Also known as 1651 Hopewell Avenue and located in the 15th Election District, 6th Councilmanic District.

No. 25008

ACCOUNT 001 006 6150

AMOUNT \$ 65.00

RECEIVED
FROM:

FOR: Res Van 1651 Hopkewell

Q

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

100

20:17:11 04/27/07 14:06:20
 20:17:11 04/27/07 14:06:20
 20:17:11 04/27/07 14:06:20

RECEIVED
JAN 15 1964
U.S. AIR FORCE
OFFICE OF THE
JOINT CHIEFS OF STAFF
WASHINGTON, D.C.

Sept 19 4:45 PM
Sept 19 4:45 PM

CASHIER'S VALIDATION

CR216 WITH LIST
TO APP.
3/30

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07 442 -A

Address 1651 HOPEWELL AVE.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/30/07

Posting Date: 4/8/07

Closing Date: 4/23/07

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 07 442 -A

Address 1651 HOPEWELL AVE

Petitioner's Name MODZELEWSKI

Telephone 410 857 3627

Posting Date: 4/8/07

Closing Date: 4/23/07

Wording for Sign: To Permit A PROPOSED ADDITION WITH A FRONT YARD SETBACK OF 27 FT IN LIEU OF THE REQUIRED 48 FT AND A SIDE YARD SETBACK OF 12 FT IN LIEU OF THE REQUIRED 15 FT.

WCR - Revised 6/25/04

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/neighborhood 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:

07 442 A

Petitioner:

MODZELEWSKI

Address or Location:

1651 HOPEWELL AVE BALTO. MD 21221

PLEASE FORWARD ADVERTISING BILL TO

Name:

RICHARD MODZELEWSKI

Address:

1651 HOPEWELL AVE

BALTO. MD 21221

Telephone Number:

410 - 6876413

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1651 HOPEWELL AVE

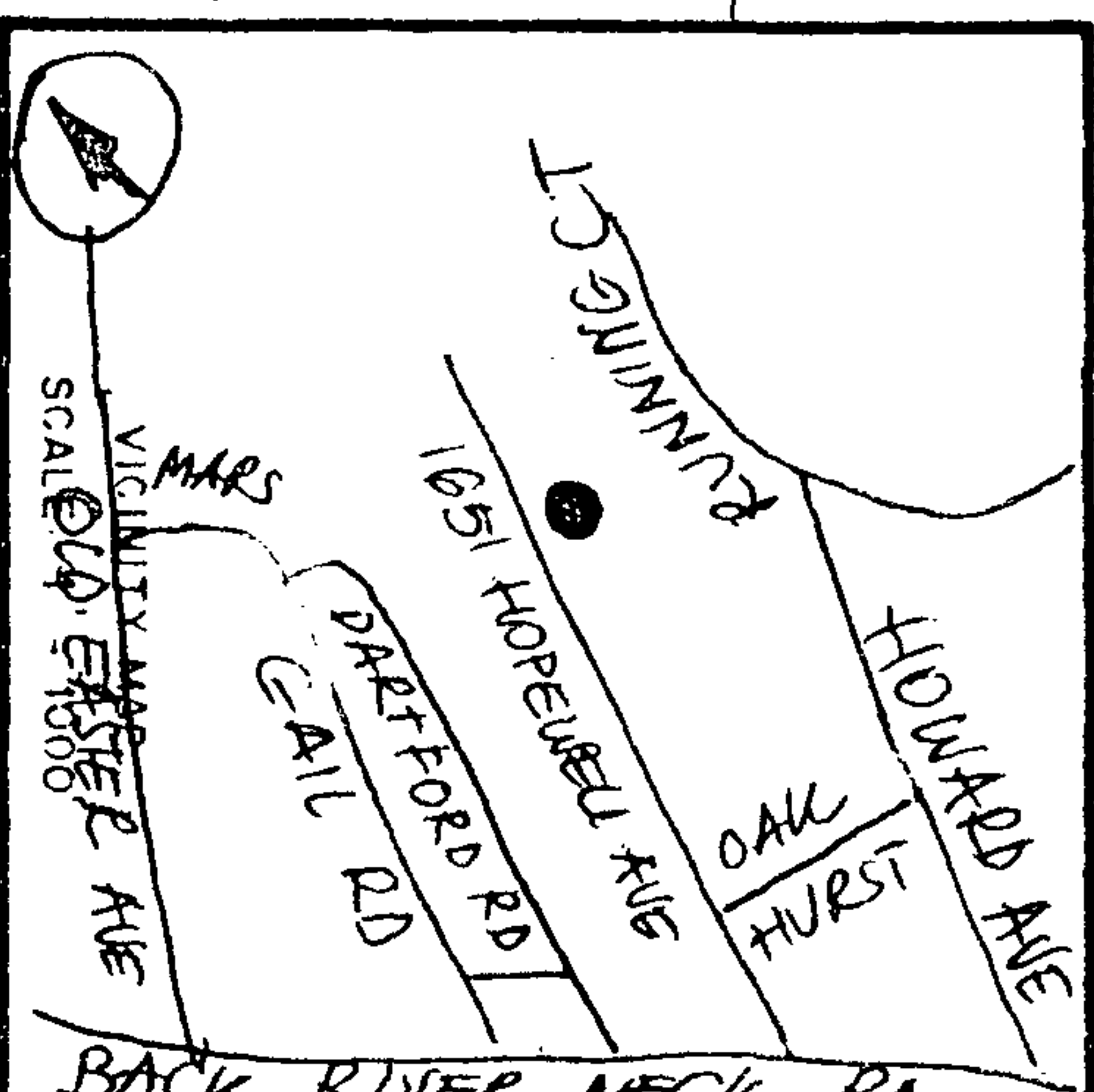
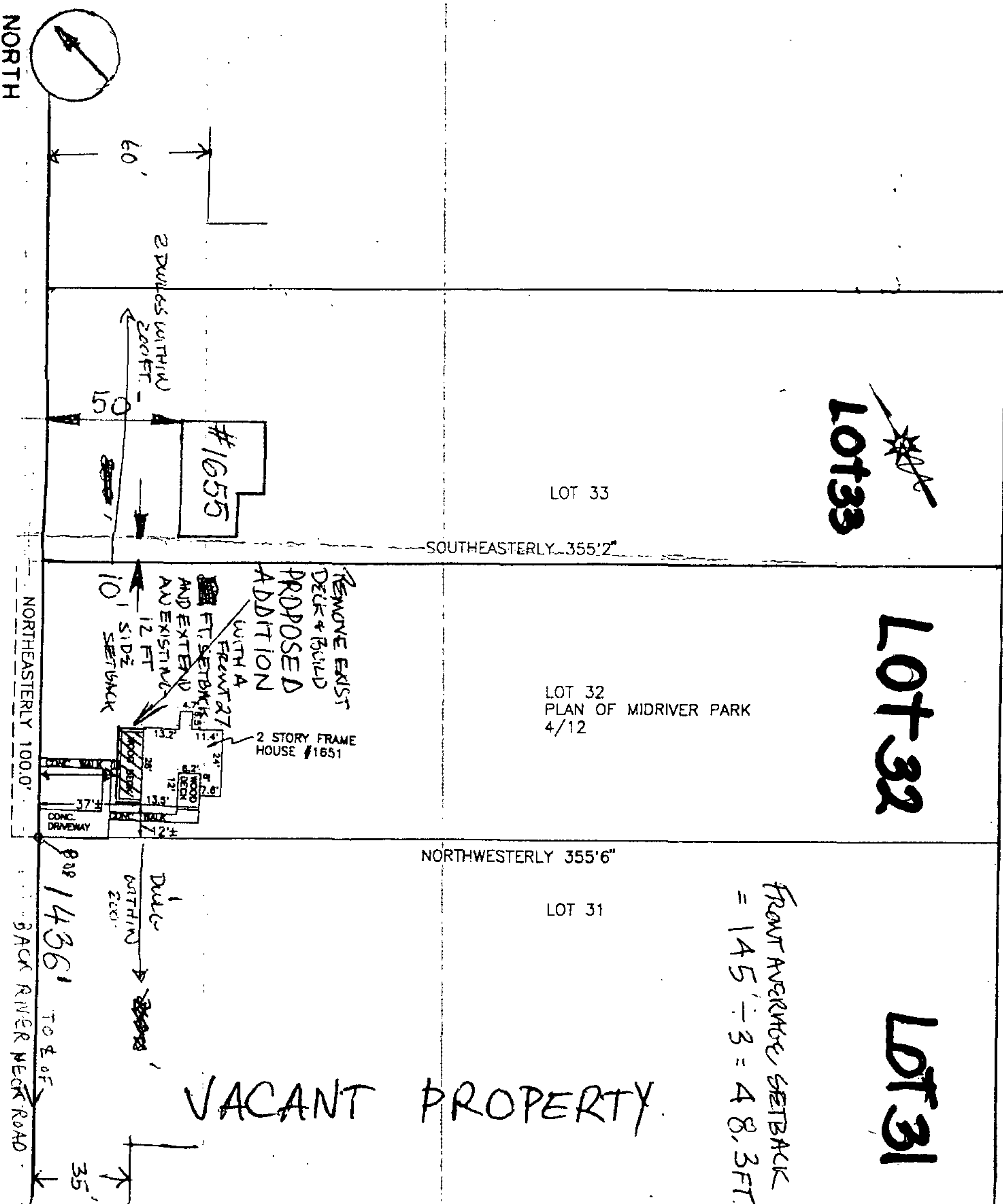
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME MIDRIVER PARK

PLAT BOOK # 4 FOLIO # 12 LOT # 32 SECTION # ---

OWNER RICHARD MODZELEWSKI

SOUTHWESTERLY 100.0'



LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 090C3

ZONING DR 2

LOT SIZE 0.9 ACREAGE 35500 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 None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY DUNER R. M. MAR 30/07 HOPEWELL AVENUE 50' R/W SCALE: 1" = 50'



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

April 24, 2007

Richard Modzelewski
1651 Hopewell Avenue
Baltimore, MD 21221

Dear Mr. Modzelewski:

RE: Case Number: 07-442-A, 1651 Hopewell Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 30, 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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

State Highway
Administration

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

Maryland Department of Transportation

Date: April 9, 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. 7-442-A
1651 HOPEWELL AVE
MODZELEWSKI 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. 7-442-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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JUN 07 2007

BY:

TO: Timothy M. Kotroco
FROM: Jeff Livingston, DEPRM - Development Coordination *JWL*
DATE: June 4, 2007
SUBJECT: Zoning Item # 07-442-A
Address 1651 Hopewell Avenue

Zoning Advisory Committee Meeting of March 9, 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. LDA regulations state that the lot is limited to 5,445 square feet of impervious surface area and that 15% tree cover be maintained.

Reviewer: Kevin Brittingham

Date: 6/04/07

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 2007

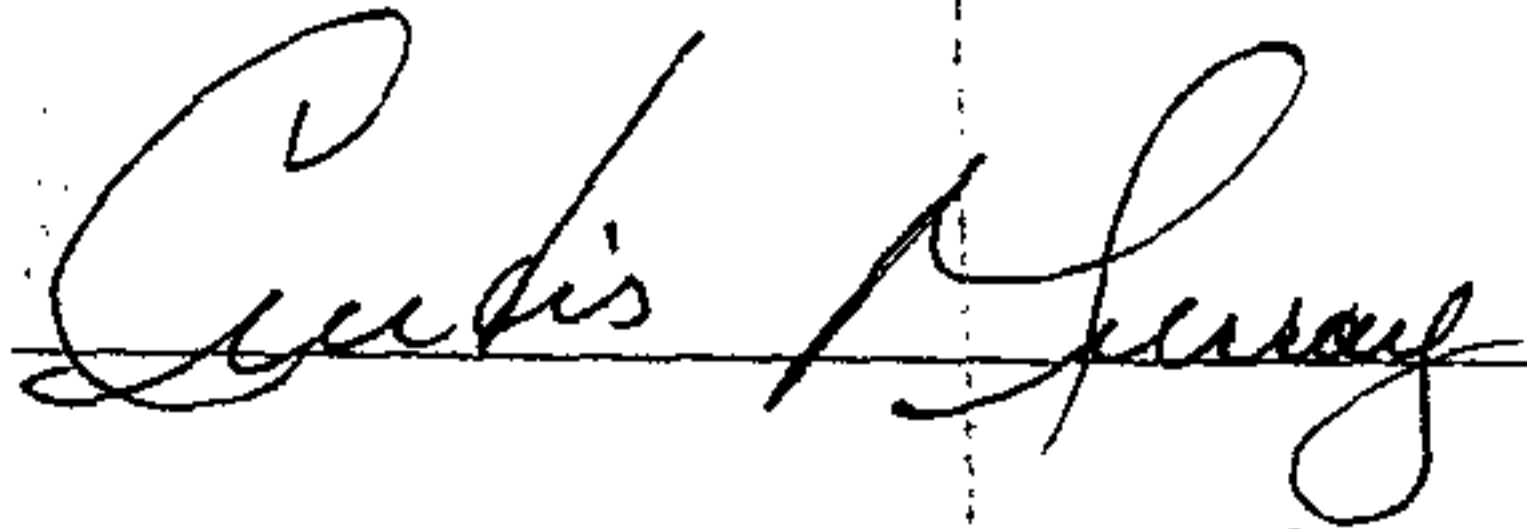
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-442- Administrative Variance

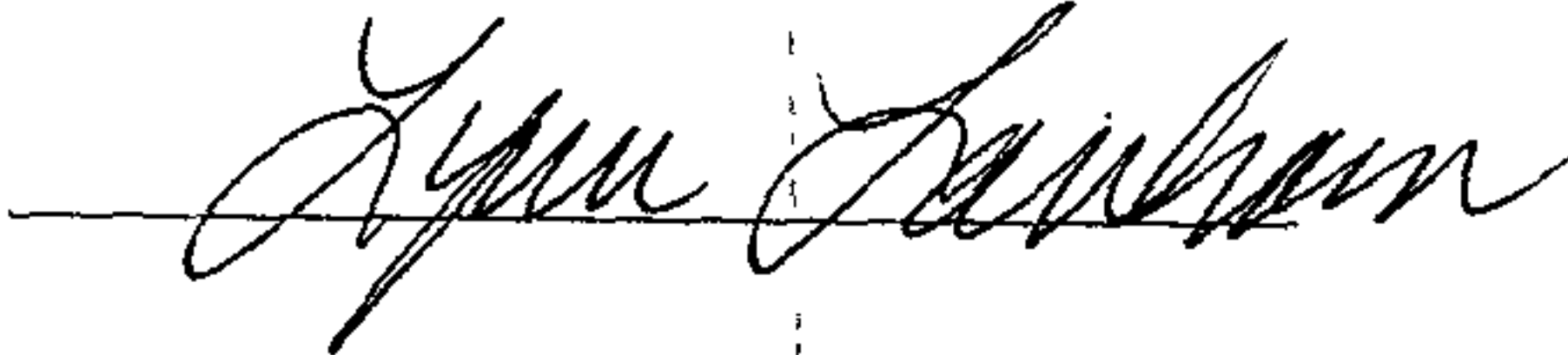
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

Patricia Zook - 07-471-A (administrative variance-closed 5-14-07)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 5/31/2007 11:28:10 AM
Subject: 07-471-A (administrative variance-closed 5-14-07)

Hi Jeff -

We are waiting for DEPRM comments for the above-referenced case located at 950-A Thompson Blvd.0

Comments are still needed for cases 07-460-A and 07-442-A. /

Thanks.

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

Patricia Zook - Administrative Variances - DEPRM comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 5/22/2007 11:53 AM
Subject: Administrative Variances - DEPRM comments needed

Hi Jeff -

We need comments from DEPRM for the following administrative variance cases:

07-460-A and 07-442-A

Thanks for your help.

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

Patricia Zook - Case 07-442-A

From: Patricia Zook
To: Livingston, Jeffrey
Date: 5/14/2007 4:04 PM
Subject: Case 07-442-A

Hi Jeff -

We need of DEPRM comments for the above-referenced case that closed on Monday, April 23.

Thanks for your help.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 2007

RECEIVED
APR 19 2007

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

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-442- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

Laurie Hay

Division Chief:

Gym Tarkenton

CM/LL

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

April 10, 2007

ATTENTION: Zoning Review planners

Distribution Meeting of: April 9, 2007

Item No.: 439, 440, 441, 442, 443, 445, 446, 447, 448, 449, 450, 451, 452, and 453.

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: April 16, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 16, 2007
Item Nos. 07-440, 442, 444, 445, 446, 447, 448, 451, and 452

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-04132007.doc

CERTIFICATE OF POSTING

RE: Case No: 07-442-A

Petitioner/Developer: MODZELEWSKI

Date Of Hearing/Closing: 4/23/07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

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
at 1651 HOPEWELL AVE.

This sign(s) were posted on April 7, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 4/7/07
(Signature of Sign Poster and Date)

Martin Ogle

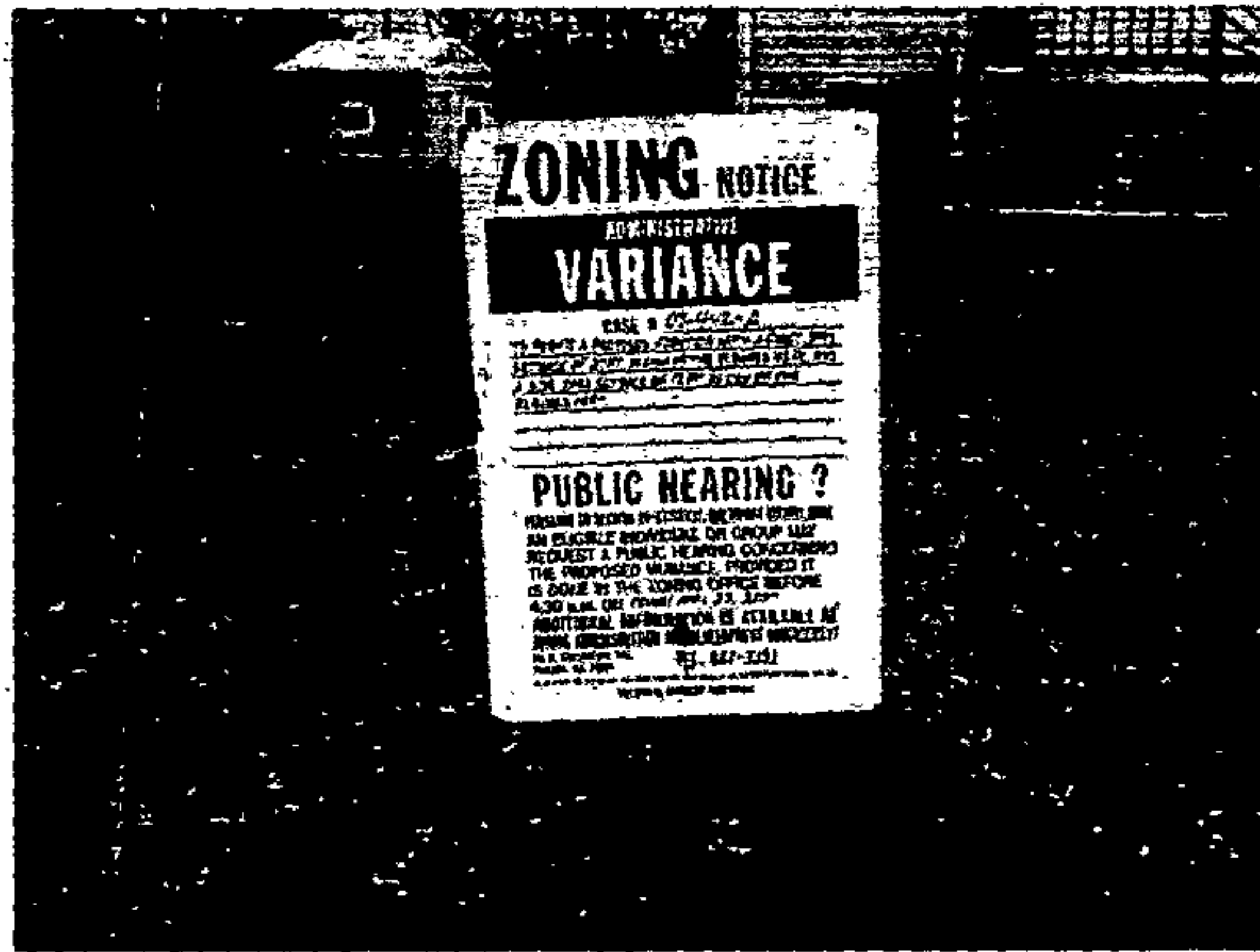
Sign Poster

16 Salix Court

Address

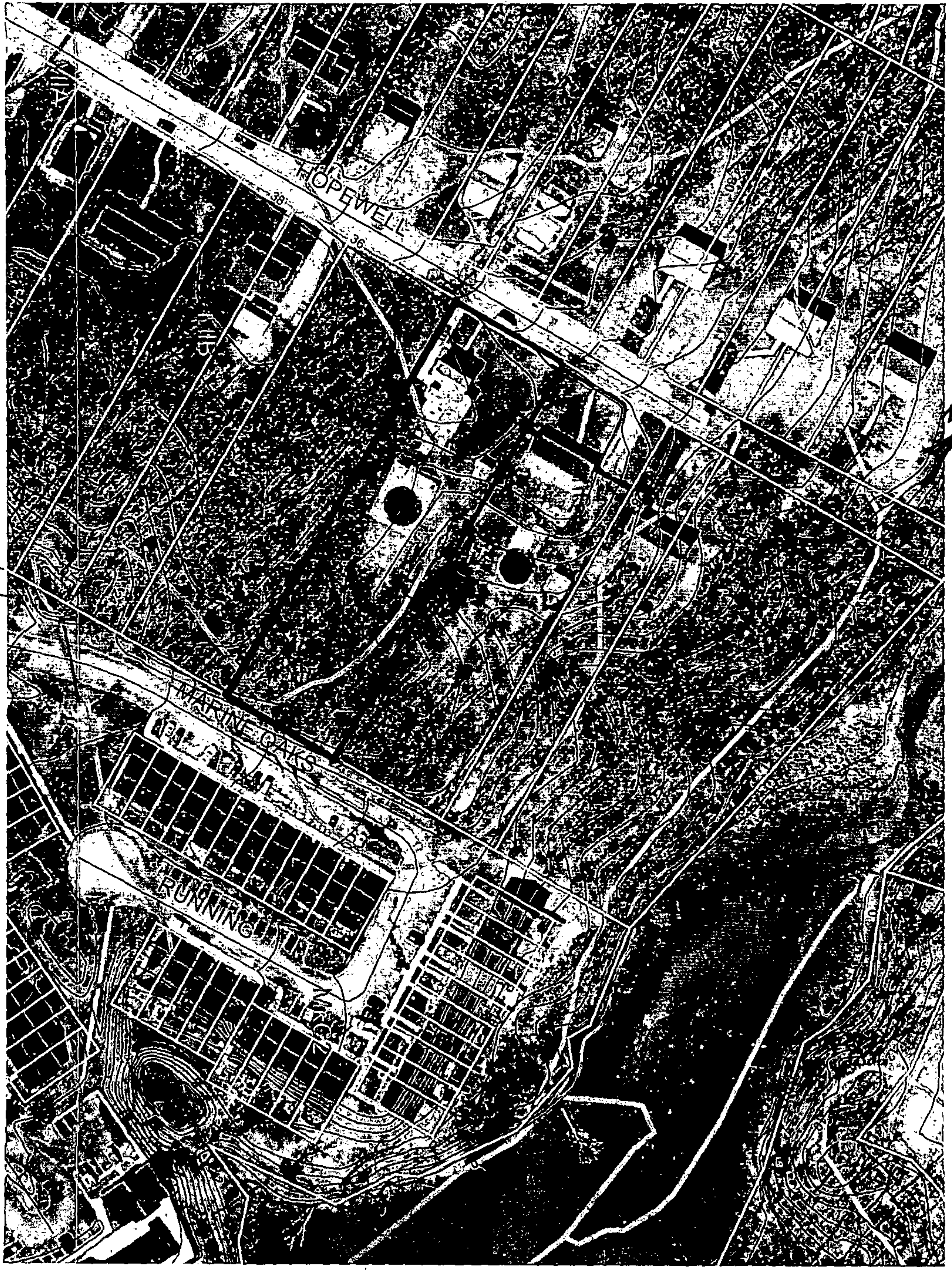
Balto. Md 21220

(443-629 3411)



mydm 4/7/07

442



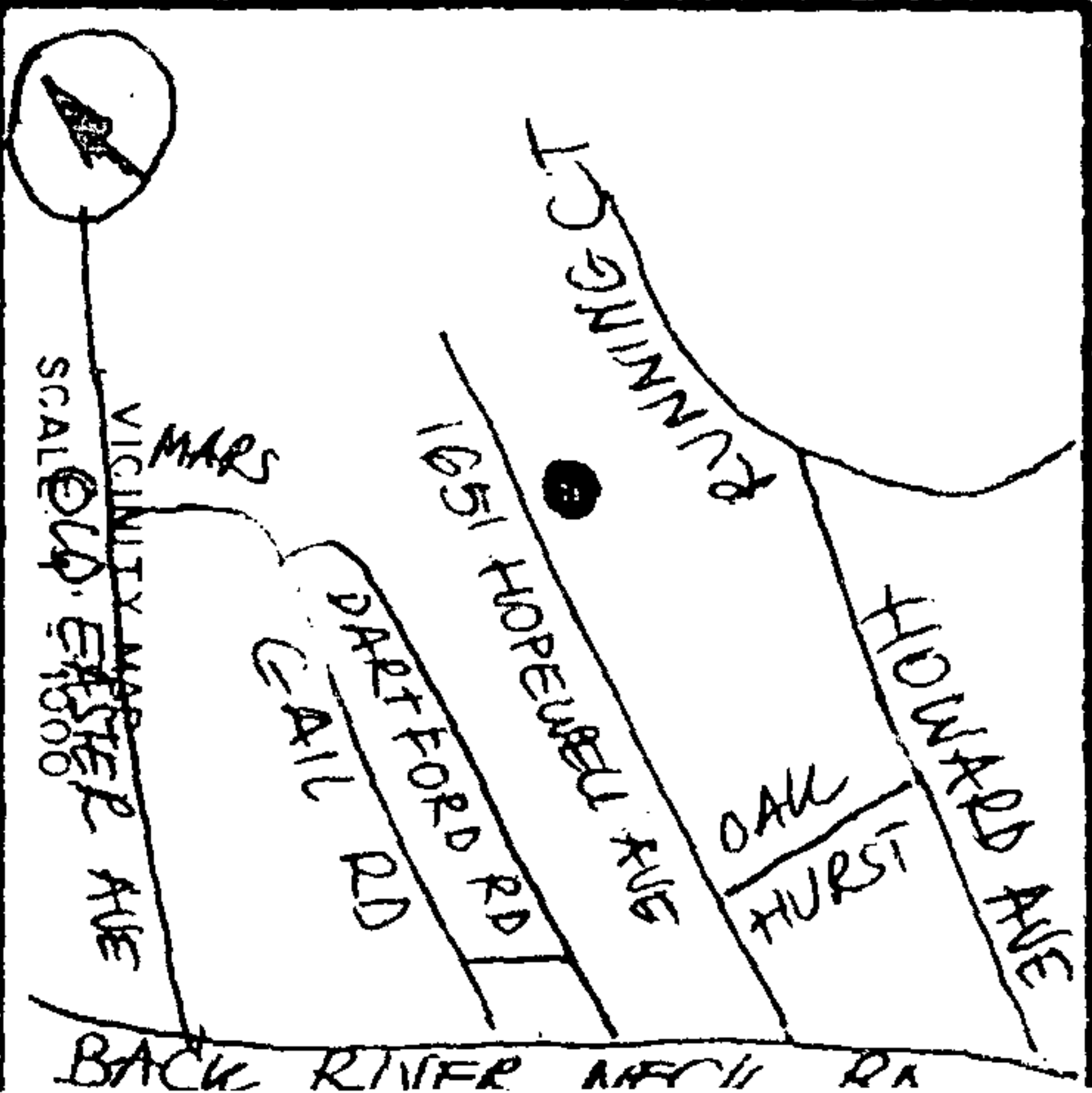
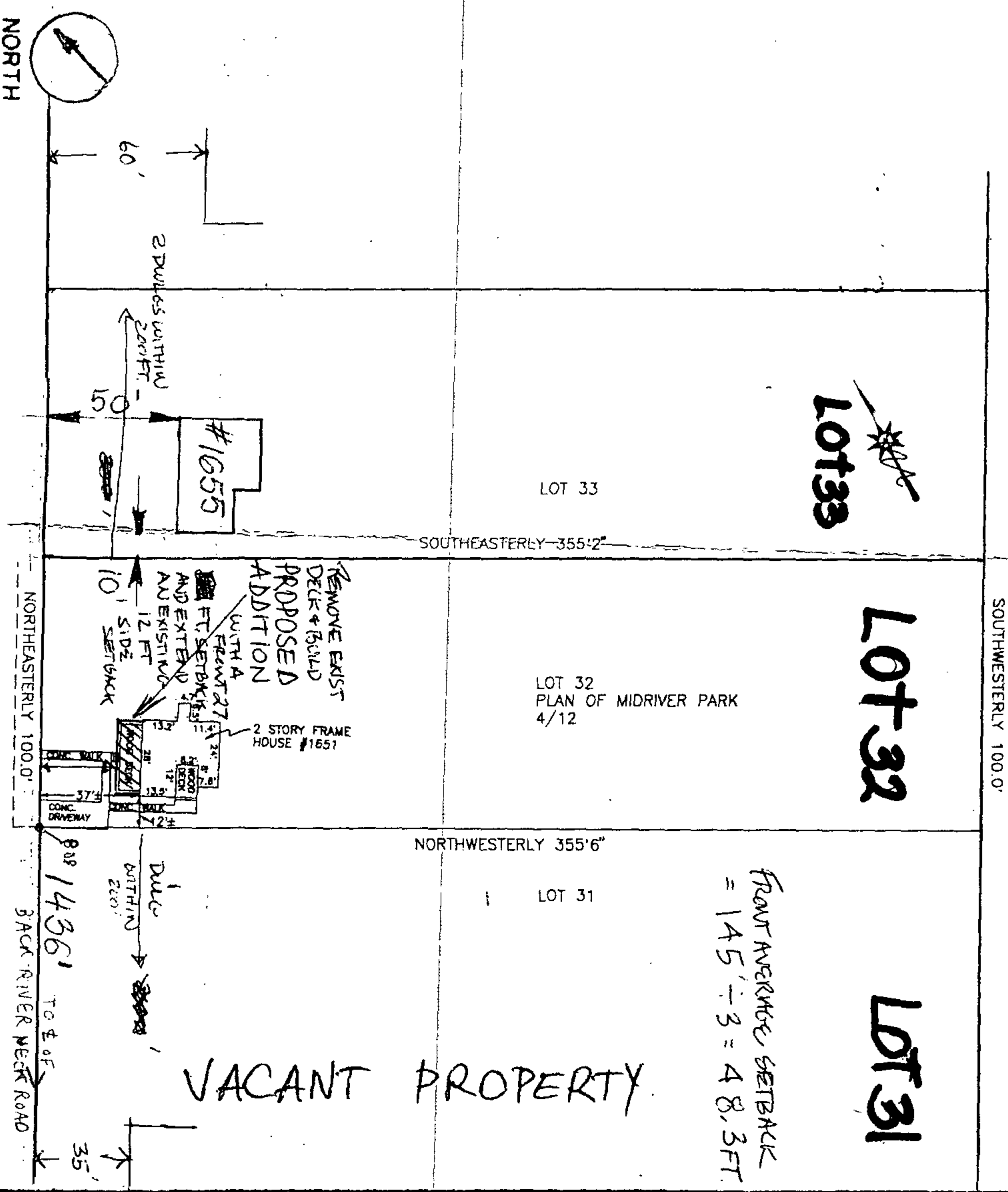
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1651 HOPEWELL AVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME MIDRIVER PARK

PLAT BOOK # 4 FOLIO # 12 LOT # 32 SECTION # ---

OWNER RICHARD MODZELEWSKI



LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 0900C3

ZONING DR 2

LOT SIZE 0.9 ACREAGE 35500 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 None

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

442

PREPARED BY DUNER R. M. MAR 30/07 50R/W

HOPEWELL AVENUE

SCALE: 1" = 50'

DR 16

P.B.074004

1656

DR 16

P.B.074005

442

MAP
090C3

7-CD

DR 16

NE 2-H

15 ED

NE 2-I

SITE

DR 2

6 CD

RUNNING

MARINE OAKS

RUNNING COURT

097C1

P.B.072070

REACHING

MARINE OAKS