

IN RE: PETITION FOR ADMIN. VARIANCE
S side Debaugh Avenue, 430 feet N c/l
Bend Avenue
9th Election District
5th Councilmanic District
(618 Debaugh Avenue)

Greg S. and Rita H. Faller
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-461-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, Greg S. and Rita H. Faller. The variance request is for property located at 618 Debaugh Avenue. The variance request is from Sections 1B02.3.A.3 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with an 8 foot side setback in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to enclose the existing covered side porch in order to provide better and safer access to the house via the kitchen. The existing porch is 3 feet 9 inches leaving 8 feet 3 inches to setback line shared by 620 Denbaugh Avenue. The new enclosed porch will be the same size with the 8 foot setback (instead of the required 10 foot setback). They are seeking a variance of 2 feet to enclose the porch. The adjacent property owner at 620 Denbaugh Avenue, Helene Teagarden, is aware of their plans and supports them.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated May 16, 2007. That Office does not oppose the request as the proposed

5-22-07
CO-2005
[Signature]

improvements do not appear to negatively impact the immediately adjacent property owner or the surrounding community. A copy of this comment 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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 19, 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,

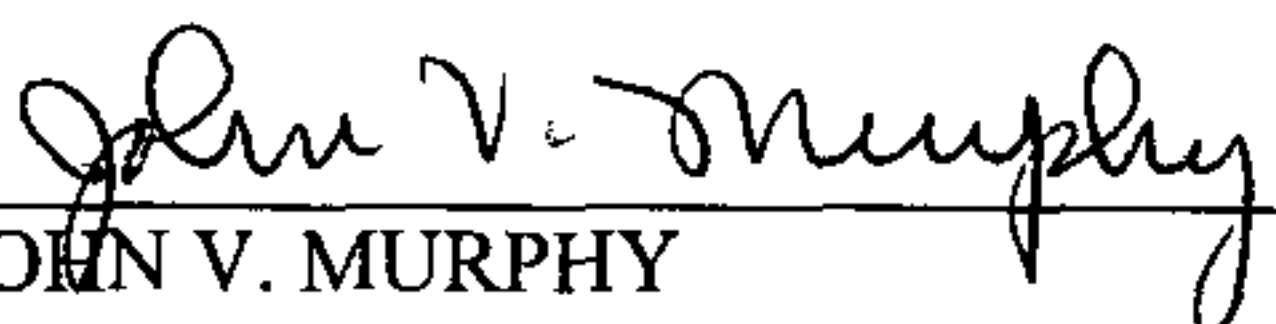
strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 22nd day of May, 2007 that a variance from Sections 1B02.3.A.3 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with an 8 foot side setback in lieu of the required 10 feet be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 618 DEBAUGH AVE.
which is presently zoned D.R. 5.5

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) 1B02.3A.3. & 1B02.3C.1. (DCZR)

**TO PERMIT AN ADDITION WITH AN 8-FOOT SIDE SETBACK IN
LIEU OF THE REQUIRED 10- 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):

GREG S. FALLER
Name - Type or Print _____
Signature [Signature] _____
Name - Type or Print GREG H. FALLER
Signature [Signature] _____
Address 618 DEBAUGH AVE Telephone No. 410 804-3755 (w)
TOWSON, MD 21204
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.

Zoning Commissioner of Baltimore County

CASE NO. 522-01 Reviewed By D.T. Date 4/11/07
REV 10/25/01 Estimated Posting Date 5/7/07

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

618 DEBAUGH AVE
Address
TOWSON MD 21204
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):

To enclose existing, covered side porch in order to provide better and safer access to house (via kitchen).

Existing porch is 3' 9", leaving 8' 3" to setback line shared by 620 Debaugh Avenue. New enclosed porch will be the same size with the same 8' setback (instead of the required 10' setback). We are asking for a variance of 2' to enclose the porch.

Helene Teagarden (owner of 620 Debaugh Avenue) is aware of our plans and supports them.

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
GREG S FALLER
Name - Type or Print

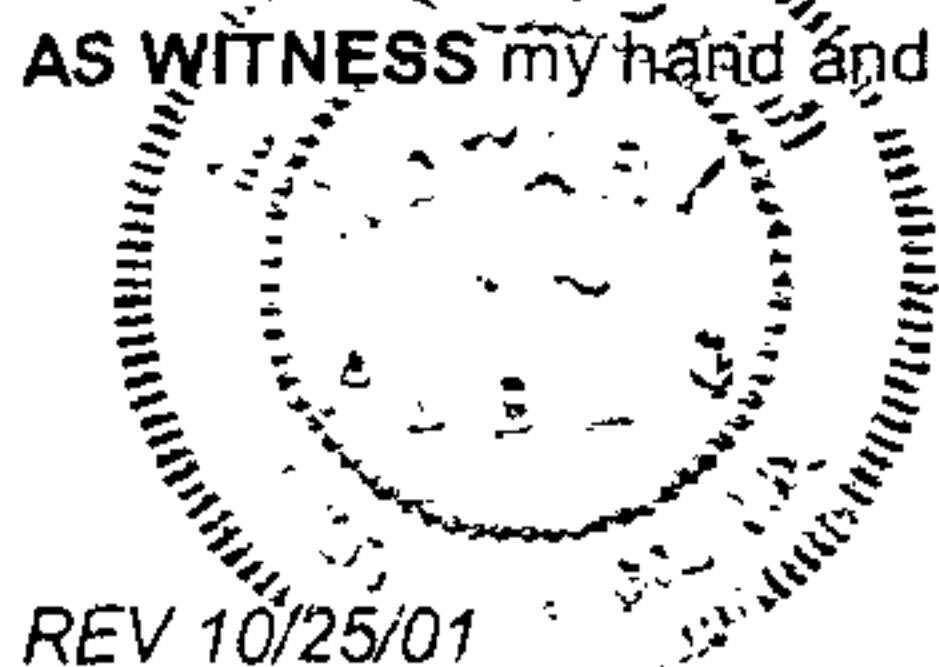

Signature
RITA H FALLER
Name - Type or Print

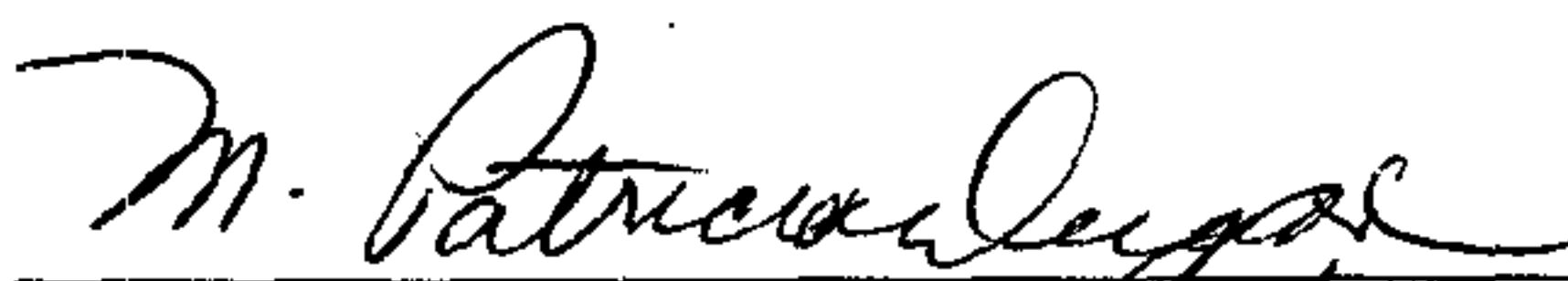
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of APRIL, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GREG S. FALLER & RITA H. FALLER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires 7/1/10

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

618 DEBAUGH AVE
Address
TOWSON MD 21204
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):

To enclose existing, covered side porch in order to provide better and safer access to house (via kitchen).

Existing porch is 3' 9", leaving 8' 3" to setback line shared by 620 Debaugh Avenue. New enclosed porch will be the same size with the same 8' setback (instead of the required 10' setback). We are asking for a variance of 2' to enclose the porch.

Helene Teagarden (owner of 620 Debaugh Avenue) is aware of our plans and supports them.

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]
Signature

GREG S FANNER
Name - Type or Print

[Signature]
Signature

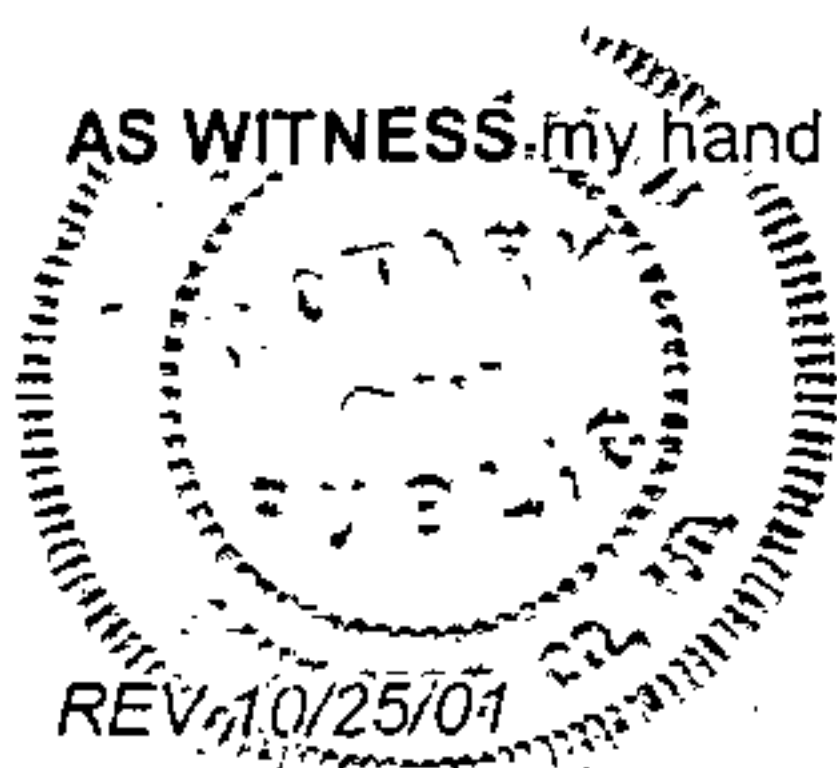
RITA H FANNER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 2017, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GREG S. FANNER & RITA H. FANNER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public

My Commission Expires 7/1/10



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 618 DEBAUGH AVE.
which is presently zoned D.R. 5.5

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) 1B02.3A.3. + 1B02.3C.1. (BCZR)

TO PERMIT AN ADDITION WITH AN 8-FOOT SIDE SETBACK IN LIEU OF THE REQUIRED 10-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):

Name - Type or Print ARAC S FALLER
Signature [Signature]
Name - Type or Print RITA H FALLER
Signature Rita H Faller
Address 618 DEBAUGH AVE Telephone No. 410 704-3855 (w)
TOWSON MD 21204
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.

Zoning Commissioner of Baltimore County

CASE NO. 07-461-A

Reviewed By D.T. Date 4/10/07

REV 10/25/01

Estimated Posting Date 5/7/07

5-22-07
86

ZONING DESCRIPTION

3 Copies

Zoning Description for 618 Debaugh Avenue, Towson Maryland 21204.

Beginning at a point on the south side of Debaugh Avenue which is 20 feet wide at the distance of 430 feet north of the centerline of the nearest improved intersecting street North Bend Avenue which is 18 feet wide. Also known as 618 Debaugh Avenue and located in the 9th Election District, 5th Councilmanic District.

Beginning for the same in the center line of a road 20 feet wide now known as DeBaugh Avenue at the end of the first line of the lot in deed from Marion Cox and wife to Andrew C. Witherspoon and wife dated March 6, 1940 and recorded among the Baltimore County Land Records in liber CWB, Jr. No. 1095, folio 240 and running thence northeasterly binding on the center line of DeBaugh Avenue and on part of the first line of the land in deed from Richard H. Pleasants and wife to said Marion Cox and wife dated September 4, 1925 and recorded among said land records in liber WPC No. 621, folio 308 50 feet thence northwesterly by a straight line and parallel with the second line of the lot conveyed by Marion Cox and wife to Andrew C. Witherspoon and wife as aforesaid 219.5 feet more or less to the third line of the lot conveyed by Richard H. Pleasants and wife to Marion Cox and wife above referred to thence southwesterly binding on part of said third line of said lot 50 feet to the end of the second line of the lot conveyed by Marion Cox and wife to Andrew C. Witherspoon and wife above referred to and thence reversing said second line and binding thereon 219.5 feet more or less to the beginning known as 618 DeBaugh Avenue.

07-461-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26703

DATE 4/11/07 ACCOUNT 0010066150
AMOUNT \$ 65.00

RECEIVED FROM: GREG FALLER

FOR: ITEM # 461 07-461-A

1018 DEBAUGH AVE D THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

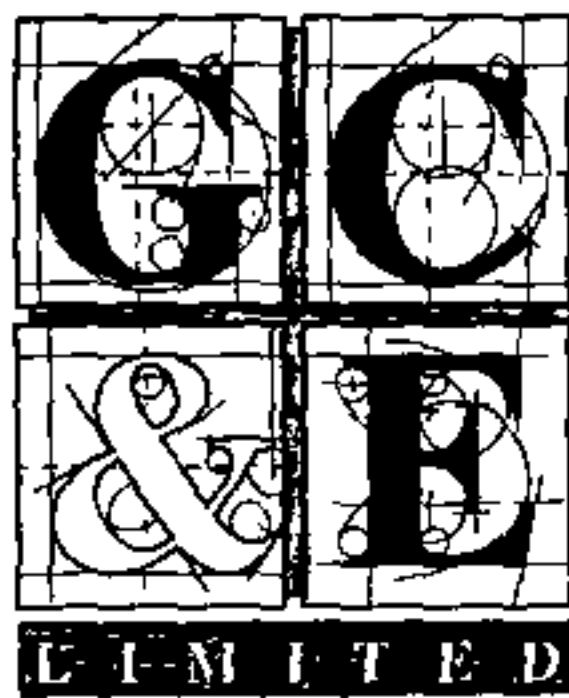
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME PER
4/12/2007 4/12/2007 11:12:42 1
REG. NO. 0010066150
RECEIPT # 327219 4/12/2007 0010
DEPT 5-520 ZONING VERIFICATION
CR NO. 006703

Receipt Tot 65.00
65.00 CR 9.07 EA
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# 07-461-A
PETITIONER/DEVE LOPER:
GREGORY & RITA FALLER
DATE OF CLOSING: May 7, 2007

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

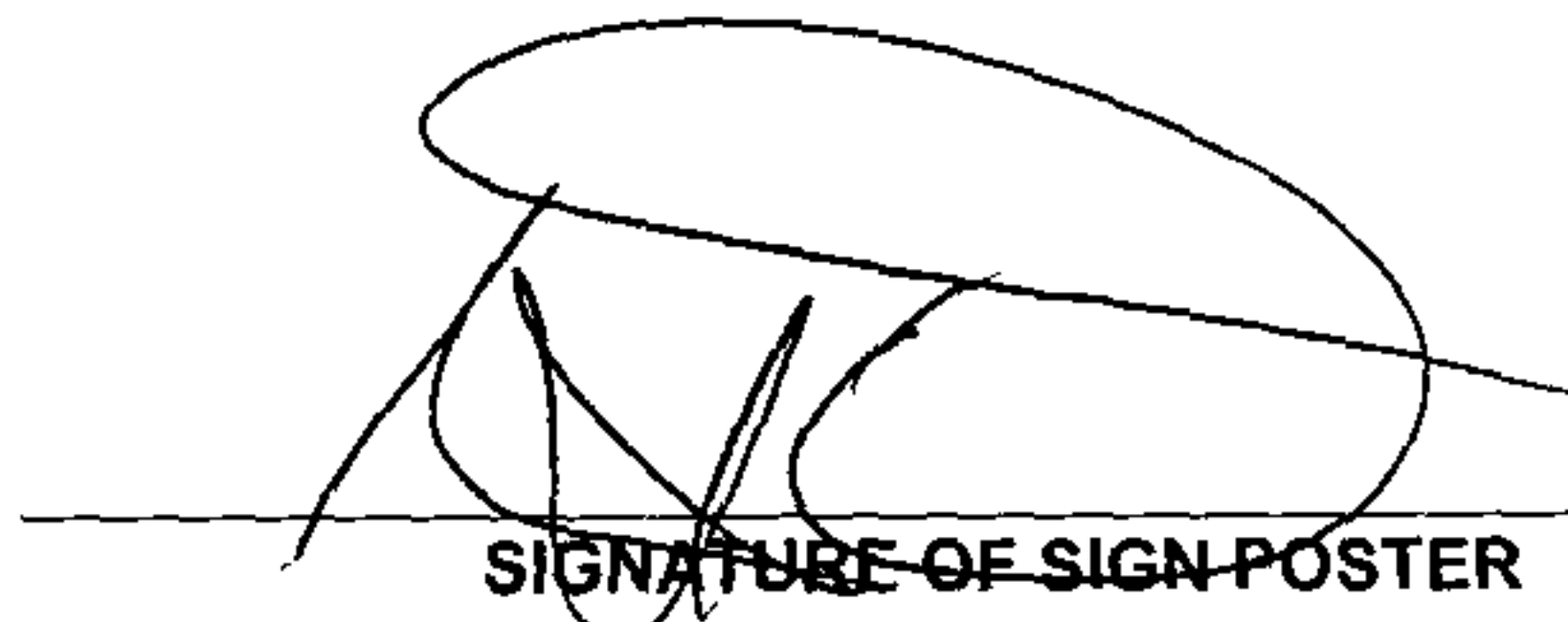
ATTENTION: KRISTEN MATTHEWS

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

(see page 2 for full size photo)

LOCATION:
618 Debaugh Avenue


SIGNATURE OF SIGN POSTER

John J. Dill

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

POSTED ON: April 19, 2007

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 07-461-A

To permit: An addition with an
8-foot side setback in lieu of the
required 10-feet.

PUBLIC HEARING?

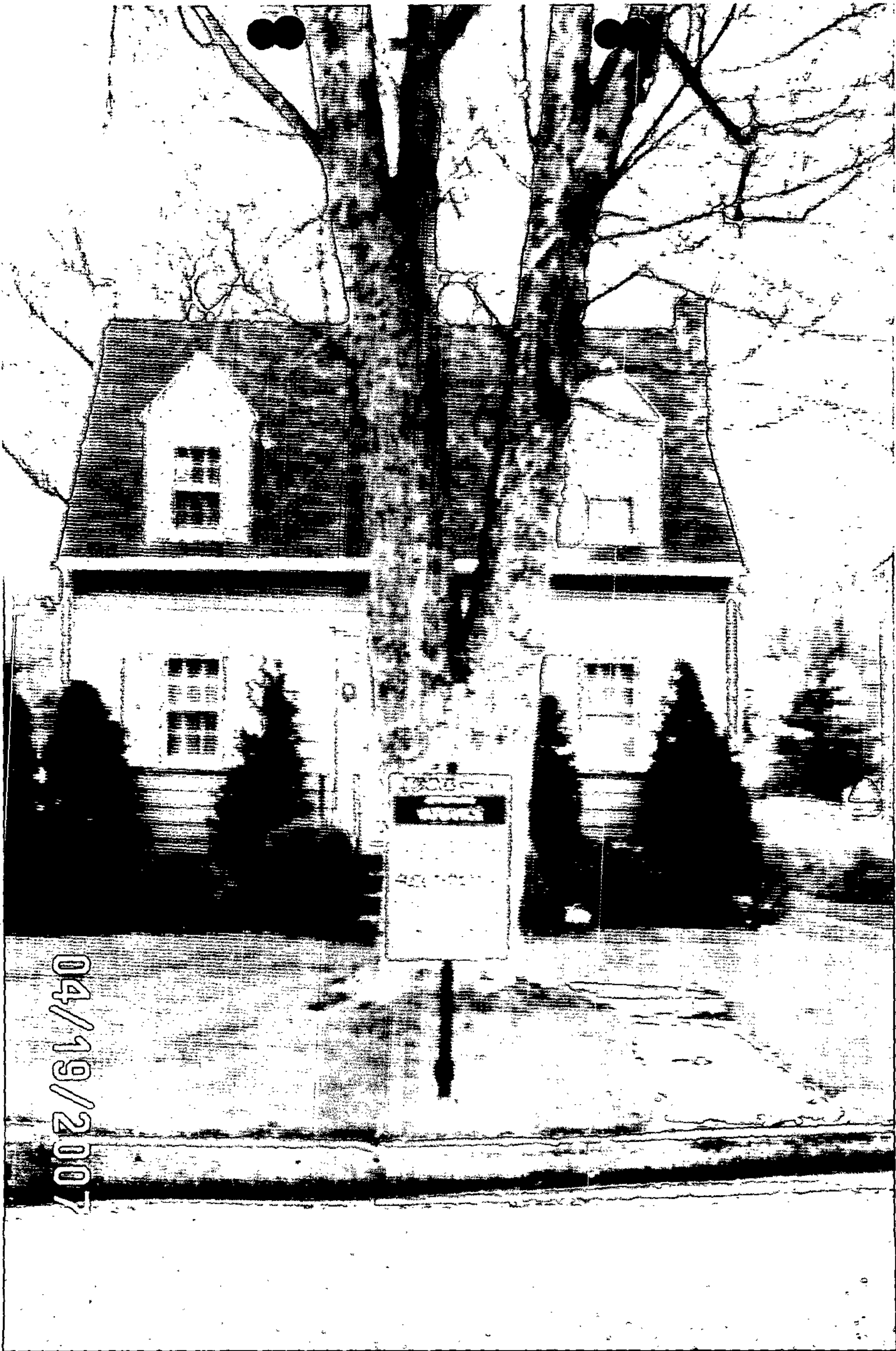
04/19/2007
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON May 7, 2007

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST IT IN A PUBLIC PLACE
HEARINGS ARE HANDICAPPED ACCESSIBLE



04/19/2007

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 461 -A Address 618 DEBAUGH AVE.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/11/07 Posting Date: 4/22/07 Closing Date: 5/7/07

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 06- 461 -A Address 618 DEBAUGH AVE.

Petitioner's Name FALLER Telephone 410-821-5297

Posting Date: 4/22/07 Closing Date: 5/7/07

Wording for Sign: To Permit AN ADDITION WITH AN 8-FOOT SIDE SETBACK
IN LIEU OF THE REQUIRED 10-FEET.



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

May 8, 2007

Greg S. Faller
Rita H. Faller
618 Debaugh Avenue
Towson, MD 21204

Dear Mr. and Mrs. Faller:

RE: Case Number: 07-461-A, 618 Debaugh Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 11, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2007

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

SUBJECT: 618 Debaugh Avenue
INFORMATION:

Item Number: 7-461

Petitioner: Greg S. Faller

Zoning: DR 5.5

Requested Action: Administrative Variance

RECEIVED
MAY 17 2007

BY:.....

SUMMARY OF RECOMMENDATIONS:

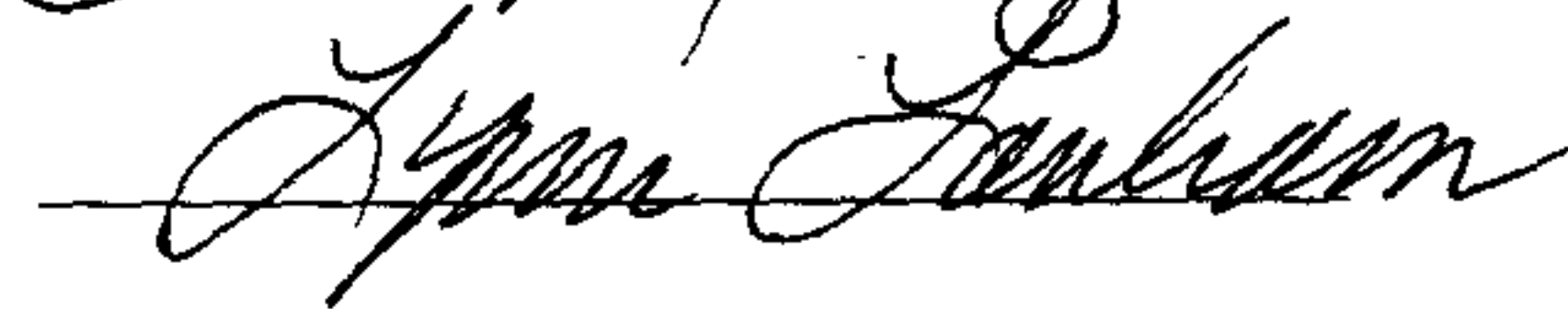
After review of the site plan and petition, this Office does not oppose the request to permit an addition to have an 8-foot building to side yard setback in lieu of the required 10 feet. The proposed improvements do not appear to negatively impact the immediately adjacent property owner or the surrounding community at large.

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

Reviewed by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 24, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2007
Item Nos. 07-454, 455, 456, 457, 458, 459,
461, 464, 465, 467, 468, 471, 472, and 473

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 04242007.doc

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

April 24, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 23, 2007

Item No.: 454, 455, 456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467, 468, 469, 470, 471, and 472.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office 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

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

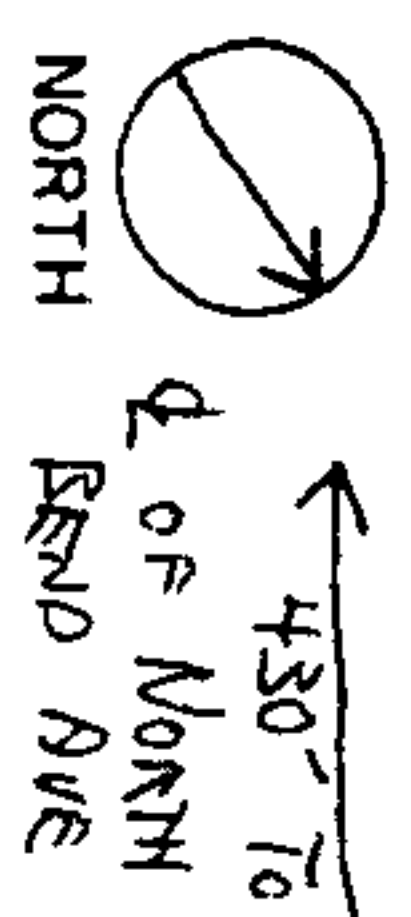
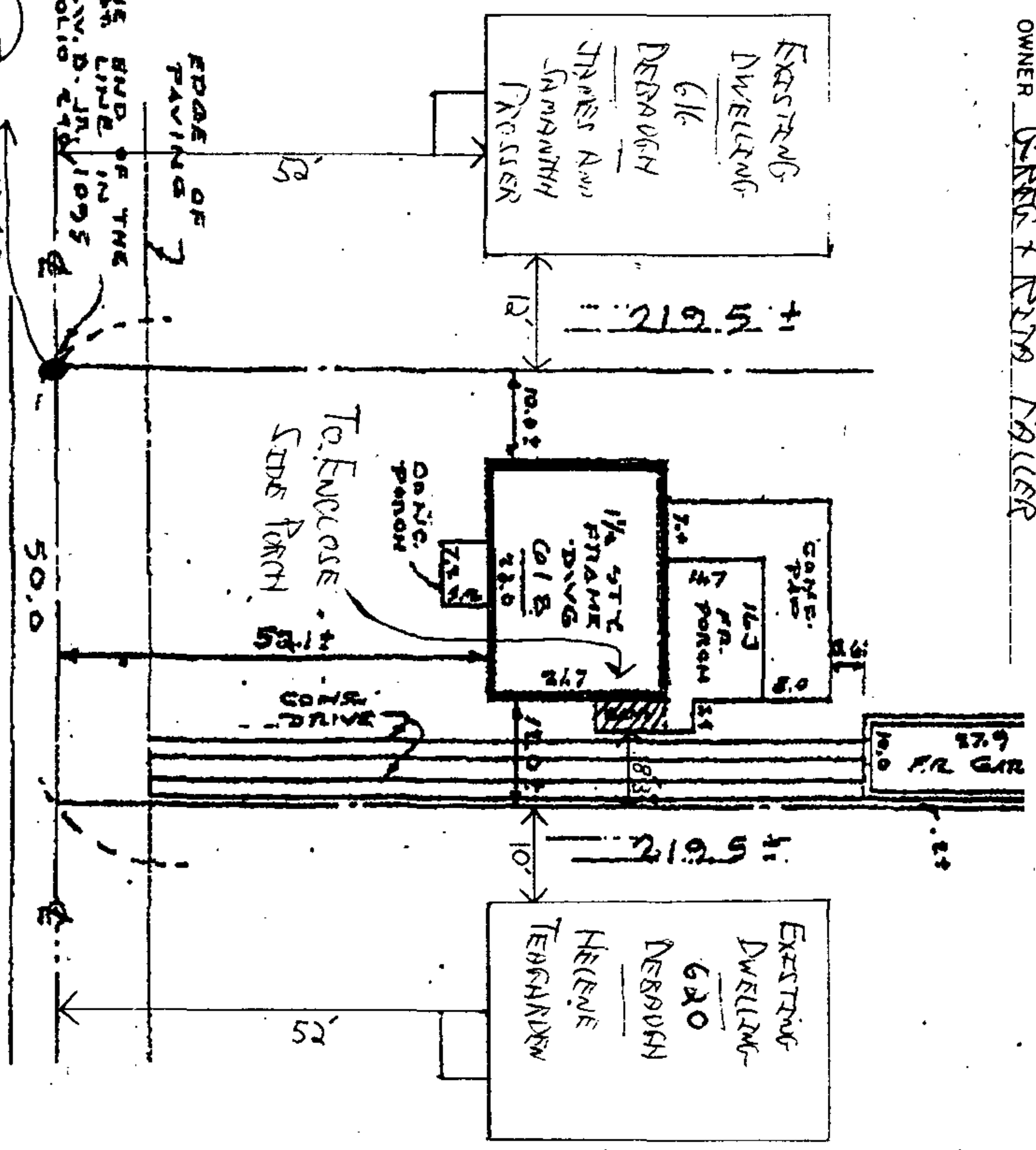
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 618 DEBAUGH AVENUE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WEST TOWSON

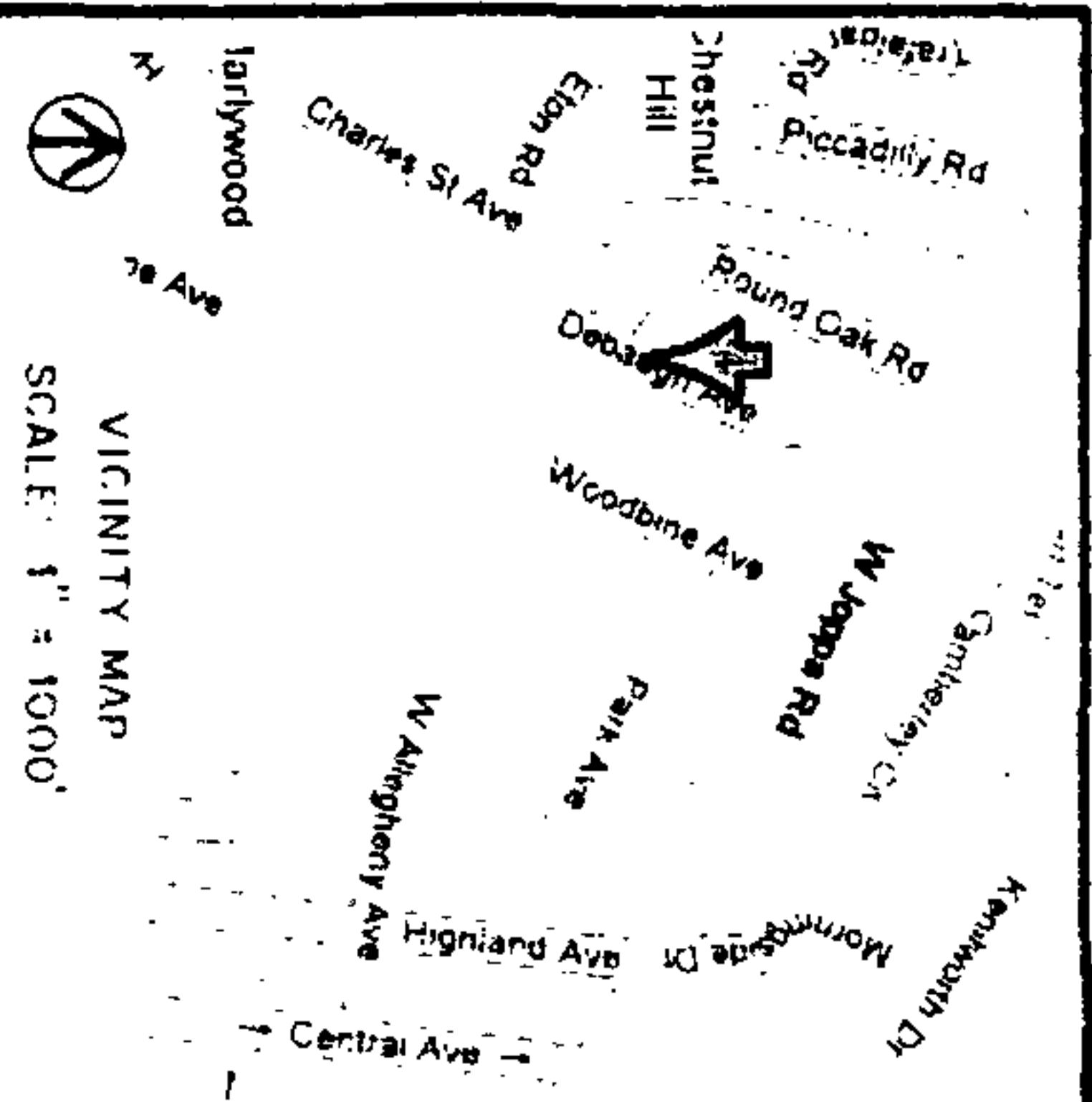
PLAT BOOK # FOLIO # LOT # SECTION #

OWNER Greg & Ann Fuller



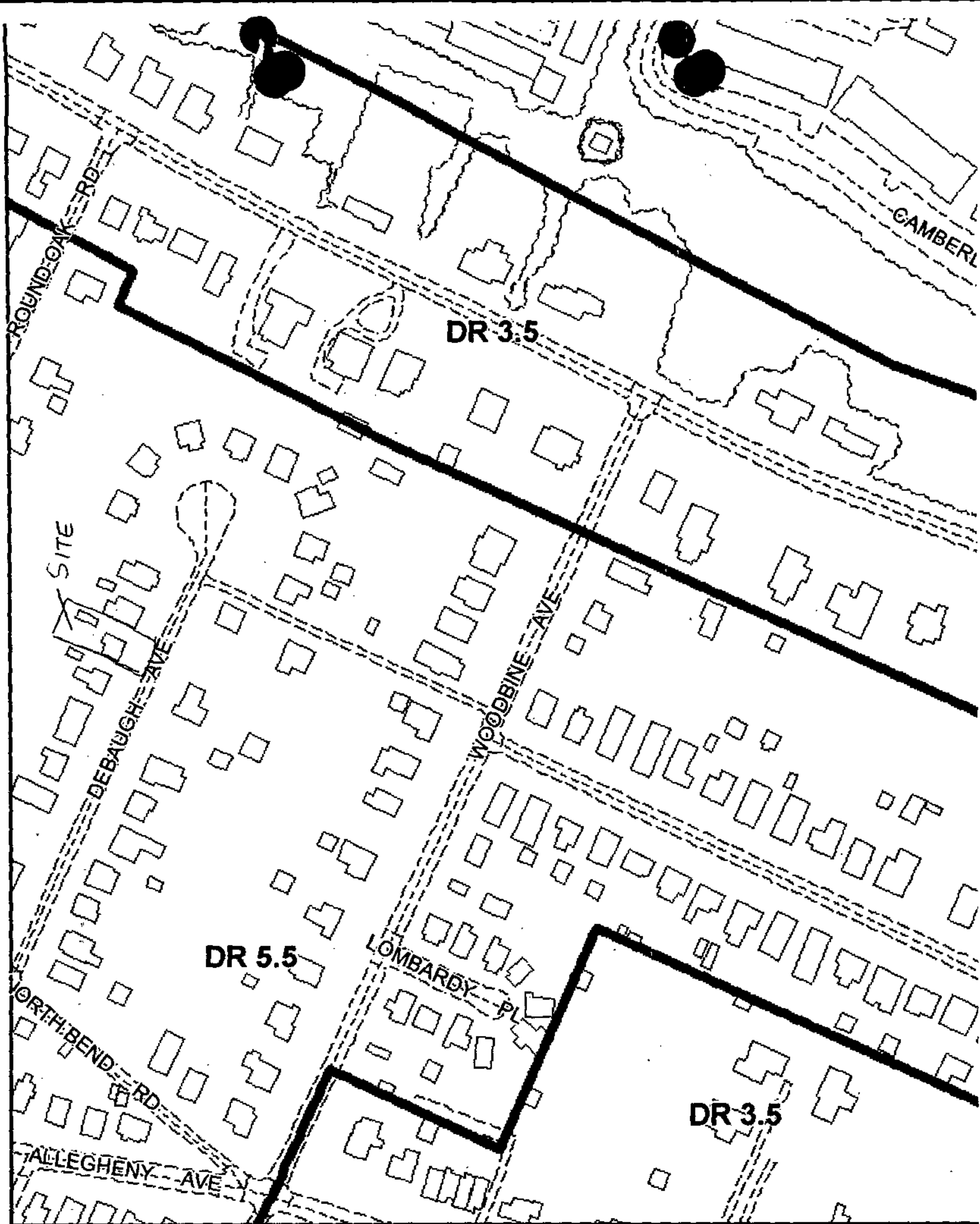
430' To
Q OF NORTH
DEBAUGH AVENUE
(20 FT. WIDE)

PREPARED BY Mark & Kristi And Greg Fuller SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION ELECTION DISTRICT <u>9</u> COUNCILMANIC DISTRICT <u>5</u> 1" = 200' SCALE MAP # <u>070A1</u> ZONING <u>DR 5.5</u>	
LOT SIZE ACRES <u>16.425</u> SQUARE FEET <u>11425</u>	PUBLIC PRIVATE SEWER ☒ ☐ WATER ☒ ☐
CHESAPEAKE BAY CRITICAL AREA 100 YEAR FLOOD PLAIN HISTORIC PROPERTY / BUILDING PRIOR ZONING HEARING	YES NO ☐ ☒ ☐ ☒ ☐ ☒ NONE
ZONING OFFICE USE ONLY REVIEWED BY ITEM # CASE # D.T. <u>461</u> <u>07-461-A</u>	



an Sheet: 070A1

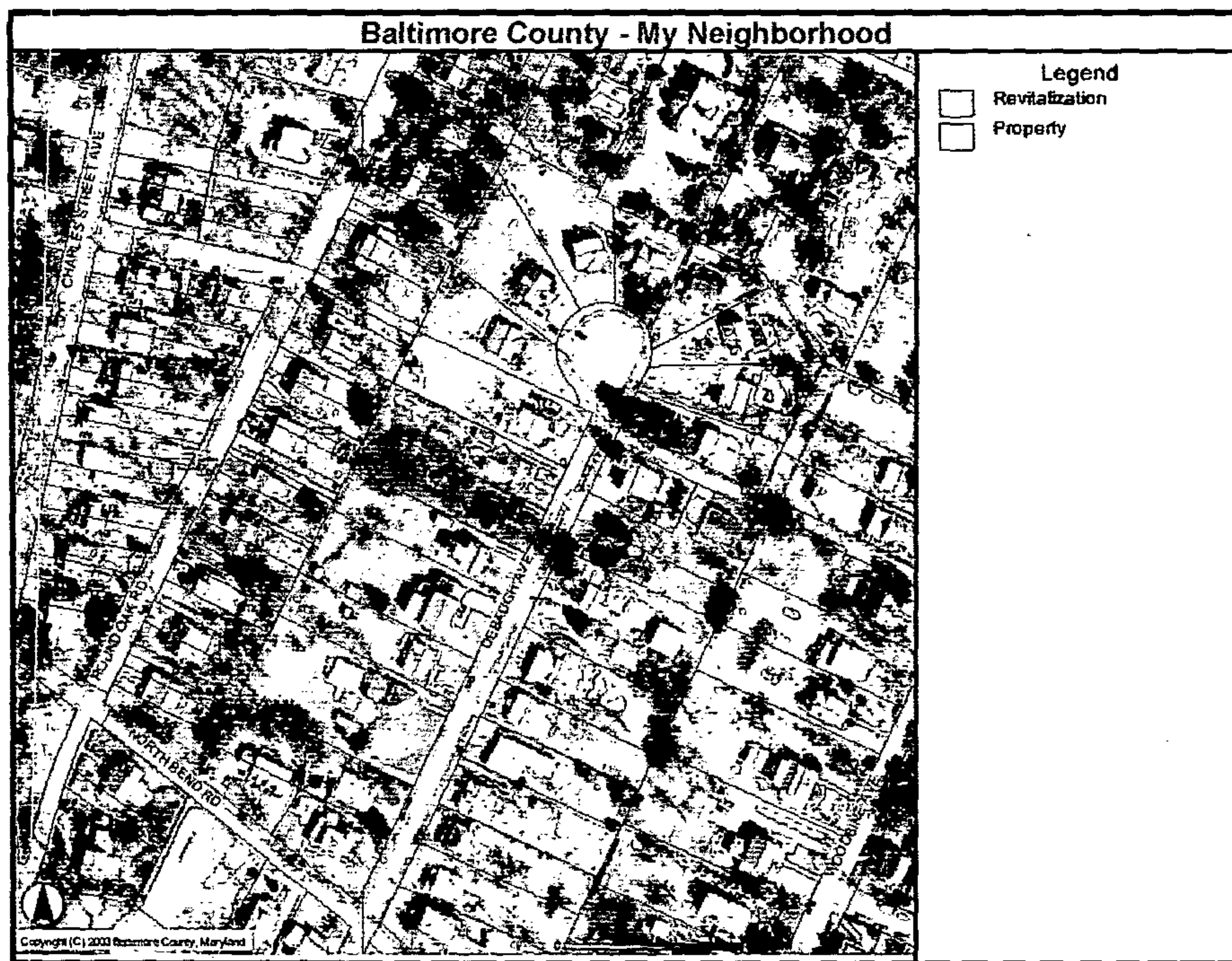
e:
 zoning depicted in this application incorporates the actions
 sociated with County Council Bills 82-04, 83-04, 84-04, 85-04,
 -04, 87-04, 88-04, and 89-04 adopted by the County Council on
 gust 31, 2004. The action associated with County Council Bill
 l-04 adopted on December 6, 2004 is also depicted. In addition,
 nty Board of Appeals actions from MC 05-01, MC 05-02, MC
 03, and MC 05-04 on February 9, 2005 are represented in this
 lication.

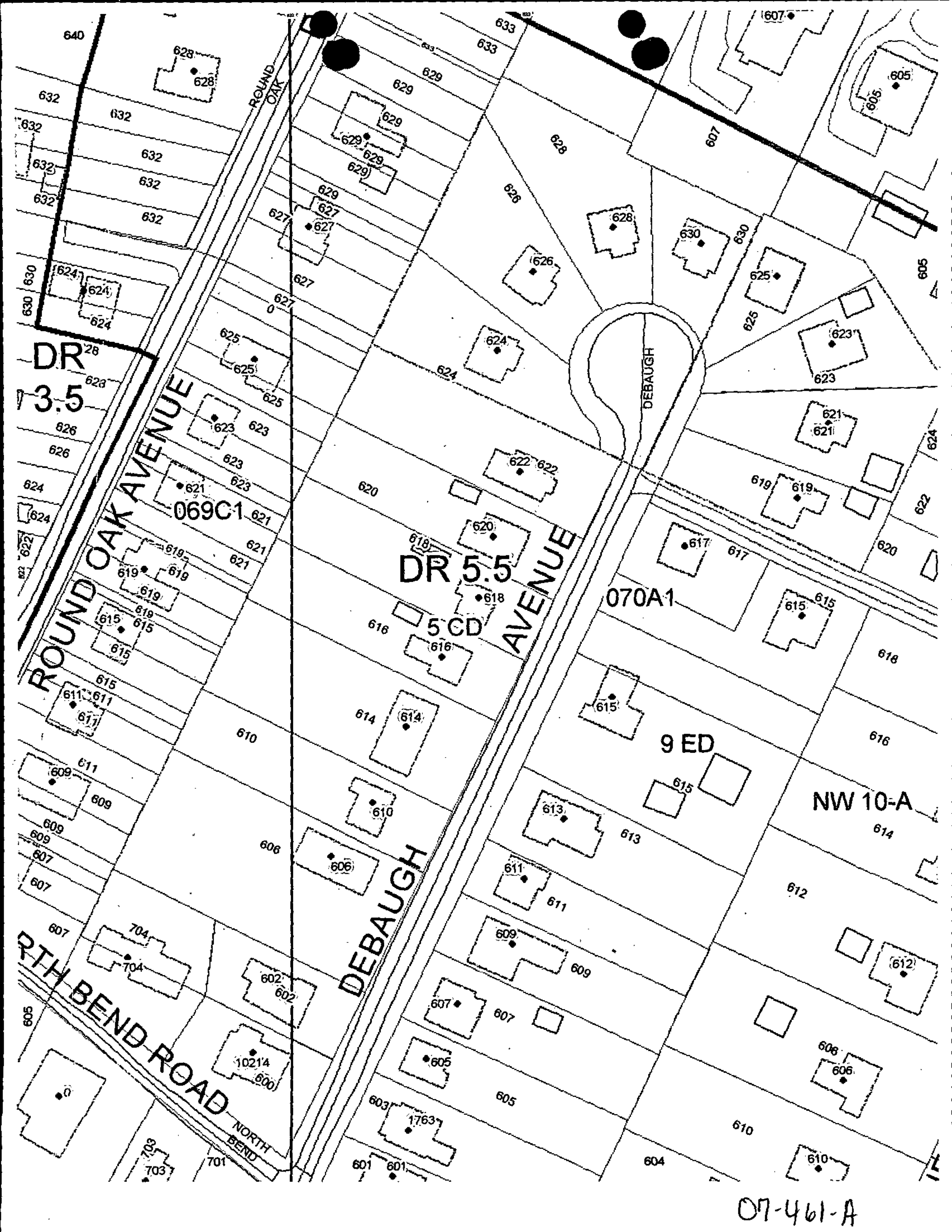
Legend



07-461-A

070A1







618 Debaugh Avenue



Looking North from front porch



Looking South from front porch



Covered side deck (to enclose)



Driveway between 618 and 620

07-461-A



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: 4/24/2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 7-461-A
618 DEBAUGH AVENUE
FALLER 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. 7-461-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,

Foster

Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2007

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

SUBJECT: 618 Debaugh Avenue

INFORMATION:

Item Number: 7-461

Petitioner: Greg S. Faller

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

After review of the site plan and petition, this Office does not oppose the request to permit an addition to have an 8-foot building to side yard setback in lieu of the required 10 feet. The proposed improvements do not appear to negatively impact the immediately adjacent property owner or the surrounding community at large.

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

Reviewed by:



Division Chief:
AFK/LL: CM

