

IN RE: PETITION FOR ADMIN. VARIANCE

E side Vesper Avenue, 139 feet N
of Alvah Avenue
12th Election District
7th Councilmanic District
(1508 Vesper Avenue)

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

BALTIMORE COUNTY

Robert Przybylowicz and Shanda Hayden
-Przybylowicz
Petitioners

*

CASE NO. 07-485-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, Robert Przybylowicz and Shanda Hayden-Przybylowicz. The variance request is for property located at 1508 Vesper Avenue. The variance request is from Sections 303.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection with a setback of 12 feet in lieu of 16 feet for front average. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to build a new entry porch onto the front of their home. The houses on Vesper Avenue are extremely close to the street. There are no sidewalks on this portion of Vesper. Adding a new front porch of any usable size will require a variance from the setback.

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 Bureau of Development Plans Review dated May 3, 2007 which states that Vesper Avenue is a 40 foot wide right-of-way not 21 foot wide as shown on the site plan. In a June 4, 2007 e-mail the representative indicated that the change to the right of way width was purely technical and did

6-6-07
PB

not indicate the County wanted to widen the right of way on the Petitioner's property. This Commission made the change in red requested on Petitioner's exhibit 1.

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 29, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

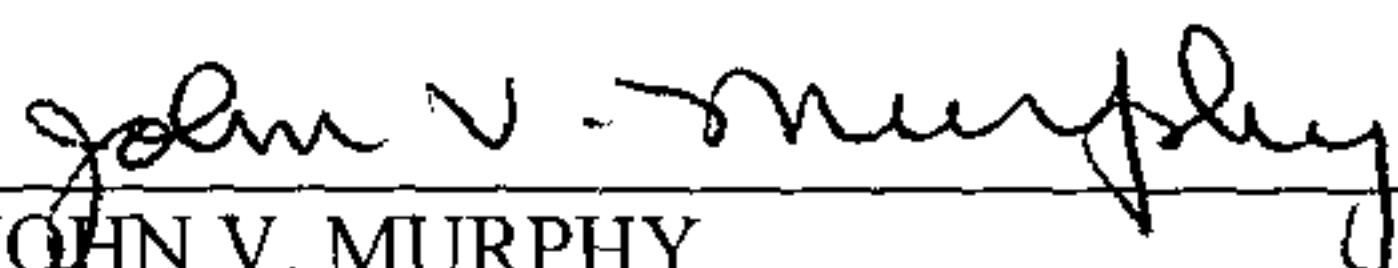
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 6 day of June, 2007 that a variance from Sections 303.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection with a setback of 12 feet in lieu of 16 feet for front average as shown on the redline exhibit 1 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 JUN 14 2007
6-6-07
BZ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 6, 2007

ROBERT PRZYBYLOWICZ AND SHANDA HAYDEN-PRZYBYLOWICZ
1508 VESPER AVENUE
BALTIMORE MD 21222

Re: Petition for Administrative Variance
Case No. 07-485-A
Property: 1508 Vesper Avenue

Dear Mr. and Mrs. Przybylowicz:

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at X 1508 VESPER AVE
which is presently zoned X DR 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) 303.1 AND 301.1 (BCZR)

TO PERMIT A PROPOSED OPEN PROJECTION WITH A SETBACK OF 12 FT
IN LIEU OF 16 FT. FOR FRONT AVERAGE.

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):

ROBERT PRZYBYLOWICZ

Name - Type or Print

Signature

SHANDA HAYDEN-PRZYBYLOWICZ

Name - Type or Print

Signature

1508 VESPER AVE - 916-284-3023

Address

Telephone No.

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 07 day of April 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. 07 485 A

Reviewed By JL

Date 4/23/07

REV 10/25/01

Estimated Posting Date 5/06/07

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

Address 1508 VESPER AVE
City BALTIMORE State MD Zip Code 21222

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):

ATTACHED

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

Robert Przybylowicz
Name - Type or Print

Signature

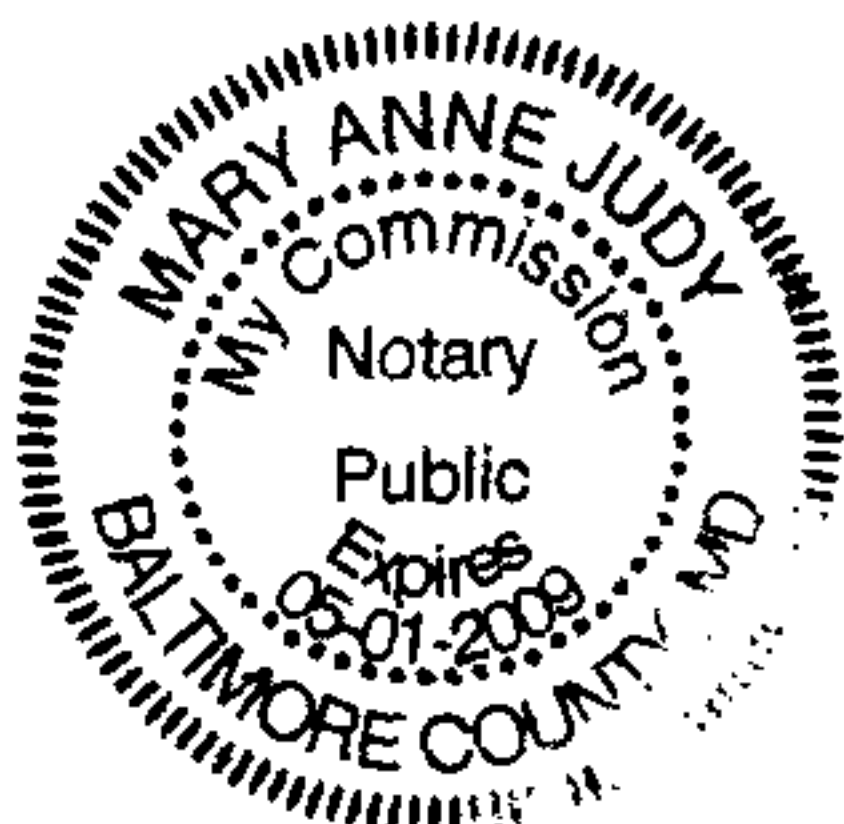
Shanda Hayden
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert Przybylowicz + Shanda Hayden
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

Notary Public

My Commission Expires

5/1/01

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

1508 VESPER AVE
Address
Baltimore MD 21222
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):

ATTACHED

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

Robert Przybylowicz
Name - Type or Print

Signature

Shanda Hayden
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert Przybylowicz & Shanda Hayden
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and ~~Notary~~ Seal



REV 10/25/01

Notary Public

My Commission Expires 5/1/09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at X 1508 VESPER AVE
which is presently zoned X DR 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) 303.1 AND 301.1 (BCZR)

TO PERMIT A PROPOSED OPEN PROJECTION WITH A SET BACK OF 12 FOOT
IN LIEU OF 16 FOOT FOR FRONT AVENUE

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):

Robert Przybylowicz

Name - Type or Print

Signature

SHARON HAYDEN-Przybylowicz

Name - Type or Print

Sharon Hayden

Signature

1508 VESPER AVE 410-284-3023

Address

Telephone No.

Baltimore MD 21222

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 07 day of April 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. 07485 A

REV 10/25/01

Reviewed By SL

Date 4/23/07

Estimated Posting Date 5/06/07

485

ZONING DESCRIPTION FOR 1508 VESPER AVENUE

Beginning at a point on the east side of Vesper Ave. which is 21 feet wide at the distance of 139 feet north of the centerline of the nearest improved intersecting street Alvah Ave. which is 19 feet wide. Being Lot #24.25.26 in the subdivision of Kimberly Farms as recorded in Baltimore Country Plat Book #WPC #7, Folio #127, containing 7260 square feet. Also known as 1508 Vesper Ave. and located in the 12 Election District, 7 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26770

485

✓

DATE 4/23/07

ACCOUNT

001 006 6150

AMOUNT \$

64.00

RECEIVED
FROM:

RV

FOR:

1508 VESPER AVE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

ALL RECEIPTS

BUSINESS

DATE 4/23/07

REC. # 001 006 6150

AMOUNT \$ 64.00

PAID TO 1508 VESPER AVE

BY 1508

PAID BY

1508

1508

1508

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-485-A

Petitioner/Developer: PRZYBYLOWICZ

Date of Hearing/Closing: 5-21-07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

1508 VESPER AVE

The sign(s) were posted on

5-6-07
(Month, Day, Year)

Sincerely,

Robert Black 5-7-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

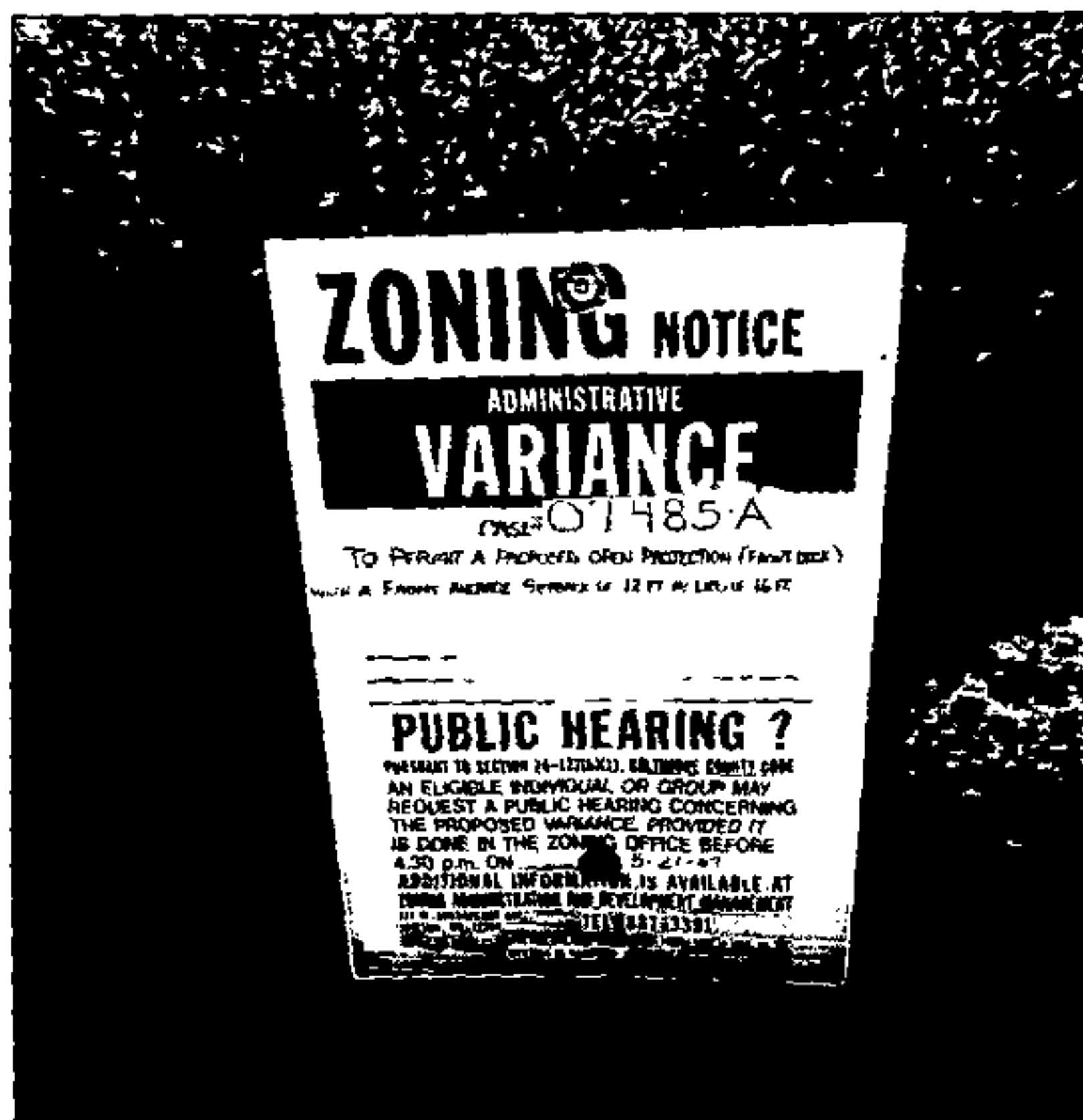
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07 485 -A

Address 1508 VESPER AVE

Contact Person: Lewis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/23/07

Posting Date: 5/06/07

Closing Date: 5/21/07

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 07 485 -A

Address 1508 VESPER AVE

Petitioner's Name PRZYBYLOWICZ

Telephone 410 284 3023

Posting Date: 5/06/07

Closing Date: 5/21/07

Wording for Sign: To Permit A PROPOSED OPEN PORCH/FRONT DECK WITH
A FRONT AVERAGE SETBACK OF 12 FT. IN LIEU OF 16 FT

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number:

07 485 A

Petitioner:

Robert Przybylowicz

Address or Location:

1508 VESPER AVE

PLEASE FORWARD ADVERTISING BILL TO

Name:

Robert Przybylowicz

Address:

1508 VESPER AVE.

DUNDALK

MD

21222

Telephone Number:

410-284-3023



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 23, 2007

Robert Przybylowicz
Shanda Hayden-Przybylowicz
1508 Vesper Avenue
Baltimore, MD 21222

Dear Mr. and Mrs. Przybylowicz:

RE: Case Number: 07-485-A, 1508 Vesper Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 23, 2007.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

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

May 4, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

Item Number: 474, 475, 477 and 479 through 487

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P. Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 3, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 7, 2007
Item No. 07-485

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Vesper Avenue is a 40-foot-wide right-of-way not 21-foot-wide as shown on the plan.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 07-485-05032007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 8, 2007

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

RECEIVED
MAY 10 2007

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-485- 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 Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL



State Highway
Administration

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

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

Maryland Department of Transportation

Date:

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

RE: Baltimore County
Item No. 7-485-A
1508 VESPER AVENUE
PRZYBYLOWICZ 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. 7-485-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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



E

MAKES
BURNS
1510 VESPER
32' From
EDGE OF
ROAD (Grass end)
(no Driveway) ↓

Przybylowicz
1508 VESPER
26' From
EDGE OF
Driveway ↓

Blankenship
1504 VESPER
31' From
EDGE OF
Driveway ↓

Honley
1502 VESPER
19' 10" From
EDGE OF
Driveway ↓

W

S

VESPER AVE

W

Exhibit for File 07-485

Patricia Zook - Re: Case 07-485-A on 1508 Vesper Avenue (administrative variance)

From: Dennis Kennedy
To: Zook, Patricia
Date: 6/4/2007 3:36 PM
Subject: Re: Case 07-485-A on 1508 Vesper Avenue (administrative variance)

Patti:

Yes, it meant that it was a technical correction.

It meant that we weren't looking for any future highway widening with the setback then being taken off of the future right-of-way. If indeed, it were a 21-foot-wide right-of-way, we would be requiring that the future 40-foot right-of-way be shown and the front setback be measured off of it. Instead, the plan preparer made an error. There is probably a 21-foot-wide pavement.

Dennis

>>> Patricia Zook 06/04/07 12:46 PM >>>

Hi Dennis -

Your comment on the above-listed case was: "Vesper Avenue is a 40-foot-wide right-of-way not 21-foot-wide as shown on the site plan".

We wanted to clarify that your comment is a technical correction is to indicate that Vesper Avenue is 40-foot wide right-of-way not 21- feet as shown on the site plan.

Thanks for your help.

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

Patricia Zook - Case 07-485-A on 1508 Vesper Avenue (administrative variance)

From: Patricia Zook
To: Kennedy, Dennis
Date: 6/4/2007 12:46 PM
Subject: Case 07-485-A on 1508 Vesper Avenue (administrative variance)

Hi Dennis -

Your comment on the above-listed case was: "Vesper Avenue is a 40-foot-wide right-of-way not 21-foot-wide as shown on the site plan".

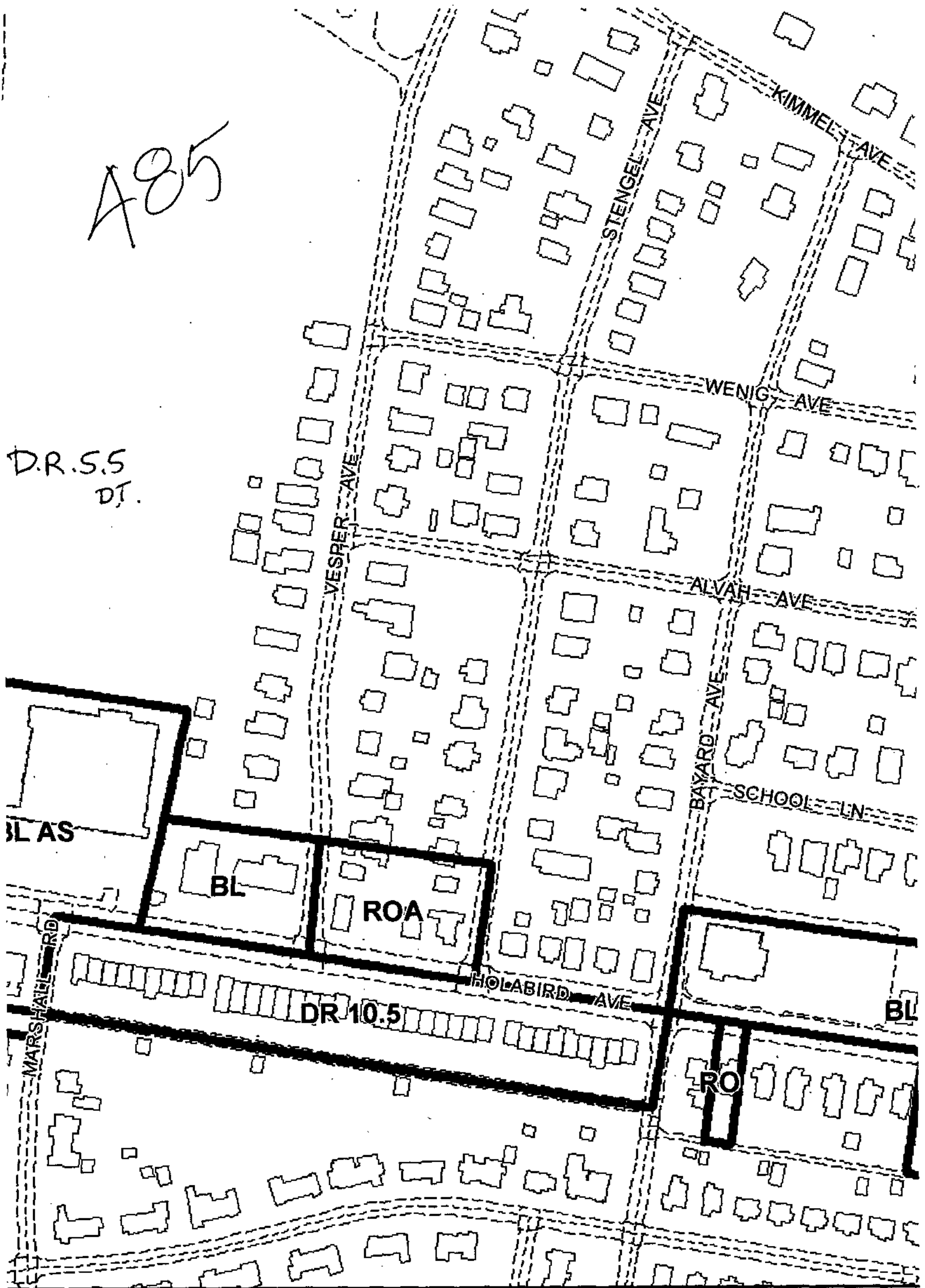
We wanted to clarify that your comment is a technical correction is to indicate that Vesper Avenue is 40-foot wide right-of-way not 21- feet as shown on the site plan.

Thanks for your help.

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

A85

D.R. 5.5
DT.



103B1

EXIBITS For File Item 07-485



04/23/07

In Front of 1508 VESPER

EXIBITS For File Item 07-485



04/23/07

In Front of 1804 VESPER

Blanken Ship
House

Eabbs For File Item 07-485



04/23/07

IN FRONT OF 1510 VESPER

Exhibit For File Item 07-485



Looking North From 1508 VESPER

NOTES:

Where Should measurements Begin or End
From Front of House

A. Black top end

B. DRIVEWAY END

C. Hedges

E01515 For File Item 07-485



04/23/07

Looking Southeast TOWARDS 1508 VESPER

Exhib For File 07-485



Looking North From 1500 VESPER
PASSED 1508 TOWARD HUNLEY HOUSE 1502

NOTE:

A 1502 Hunley House Projects Further toward
Street THAN 1508 Przepiowicz House

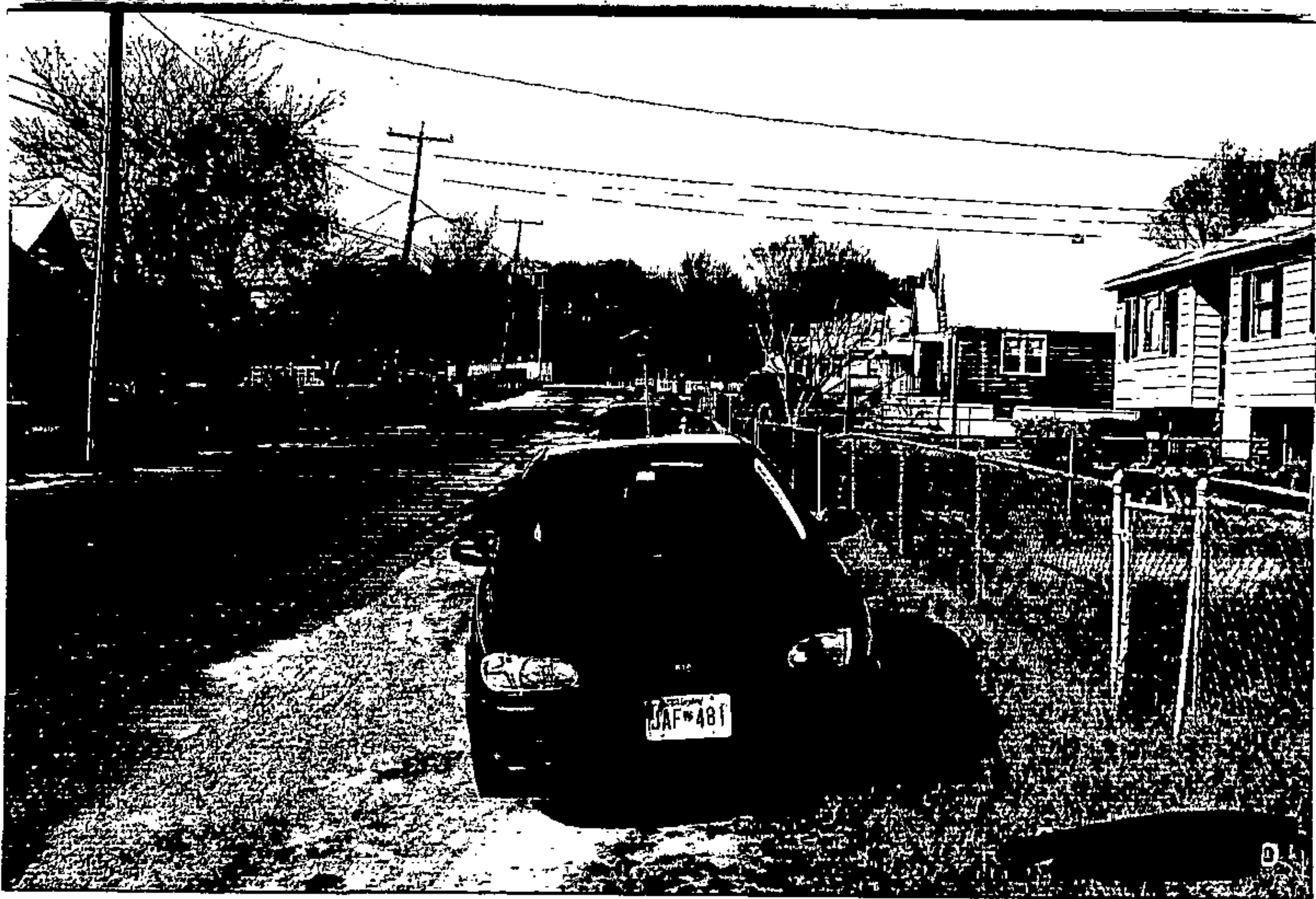
B Where NEW Entry Porch would END
BLUE LINE (GARDEN IS APPROX 42" INCHES)

Exhibits For File Item 07-485



Looking North And South From 1508 VESPER
AT ROAD EDGE, END OF DRIVEWAY !

EXIBITS For File Item 07-485



04/23/07
ACROSS Street From 1508 VESPER
Looking North.

NOTE:
NOTICE easement From Road to yards

EXIBTS For File Item 07-485



04/23/07

Across Street From 1508 VESPER
Looking South

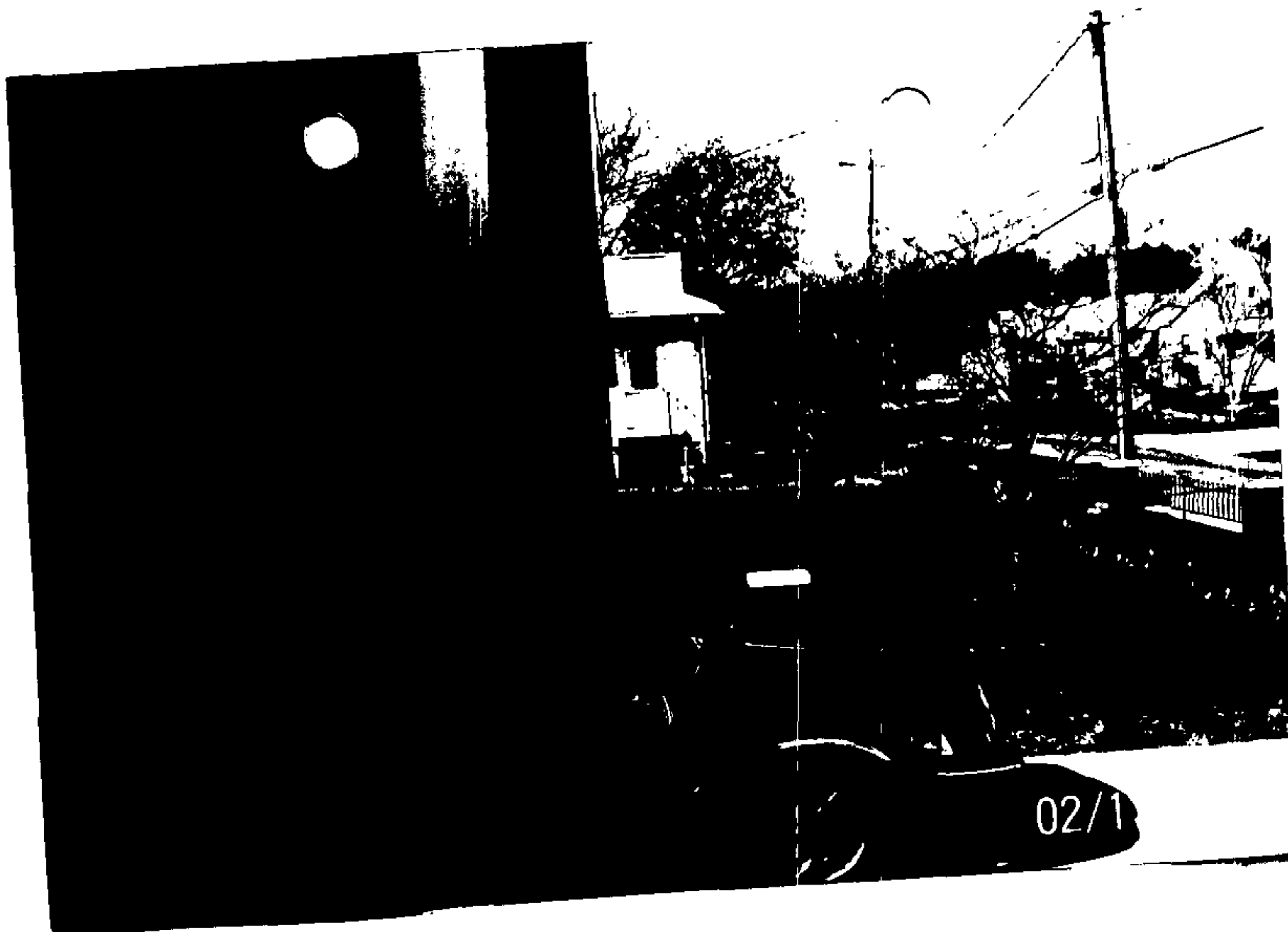
PRACTICAL DIFF & HARDSHIP
ATTACHMENT 1508 VESPER

WOULD LIKE TO BUILD AN ENTRY PORCH
BUT SINCE THE HOUSES ON MY STREET
ARE SO CLOSE TO ROAD IN SET BACK FEET
THAT A ZONING VARIANCE ~~WAS~~ IS NEEDED
TO TAKE PLACE FOR THIS CONSTRUCTION











PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

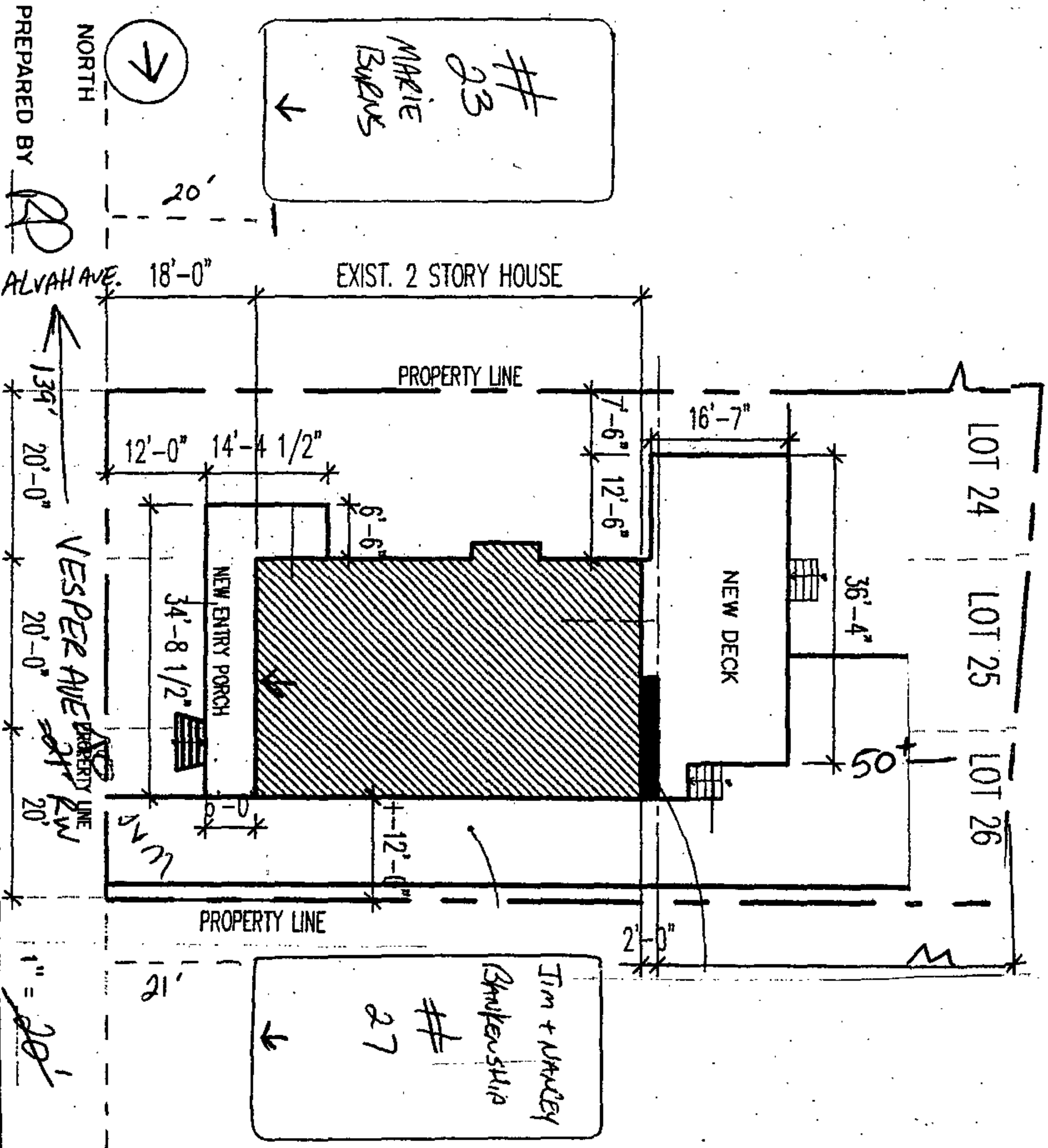
PROPERTY ADDRESS 1508 VESPER AVE

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

SUBDIVISION NAME Kimberly Farms

PLAT BOOK # 7 ^{WAC} FOLIO # 122 LOT # 24-26 SECTION # 1

OWNER Robert + Shanda Rezyklovcic



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 103

ZONING DE 55

LOT SIZE 1/4 ACREAGE 7260 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ YES ☐ NO

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐ YES ☒ NO

VICINITY MAP

SCALE: 1" = 1000'

ZONING OFFICE USE ONLY

REVIEWED BY IL 1485 CASE # 200