

IN RE: PETITION FOR VARIANCE

E side of Vista Lane, 110 feet S side of
c/l of Belfast Road
(2009 Vista Lane)
8th Election District
3rd Councilmanic District

Estate of Frances C. Willard;
Robert E. Covahey, Personal Representative
Legal Owner/Petitioner
Bobby A. and Cheri Williams
Contract Purchaser

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* OF BALTIMORE COUNTY
*
* **Case No. 07-494-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the above-captioned property, Estate of Frances C. Willard; Robert E. Covahey, Personal Representative, and the contract purchasers, Bobby A. and Cheri Williams. Petitioners request variance relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling with a 25 foot front setback in lieu of the required front average setback of 40 feet. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were the contract purchasers, Bobby and Cheri Williams. Appearing as an interested citizen and on behalf of the Yorkshire/Haverford Association, Inc. was its Treasurer, Louis W. Miller.

Testimony and evidence presented disclosed that the subject property is a rectangular-shaped parcel approximately 60 feet wide and approximately 125 feet deep and contains a gross area of 7,500 square feet, or .172 acres more or less, zoned D.R.5.5, and located in the Lutherville-Timonium area of Baltimore County. The subject parcel is presently unimproved.

~~FOR RECEIVED FOR FILED~~
8-2-07
PZ

Petitioners have purchased the lot and desire to construct a two-story contemporary single-family dwelling, which will become part of the Yorkshire subdivision to the immediate south. The neighborhoods in the vicinity of Petitioners' lot are relatively mature, with many of the homes built in the 1940's and 1950's. However, the Yorkshire subdivision where Petitioners' lot is located contains newer homes, built in the early 1980's. The immediately adjacent dwelling to the north is 51 Belfast Road, located at the corner of Belfast Road and Vista Lane. This home was built in the early 1950's. It should also be noted that while this home has Belfast Road as its legal address, the home fronts Vista Lane (the same frontage as Petitioners' proposed dwelling), with a driveway coming into the side of the property on Belfast Road.

The aforementioned homes that were built in the 1980's have virtually identical front yard setbacks of approximately 25 feet, with consistently similar house sizes and front and rear yard measurements. Petitioners wish to construct a dwelling that preserves the same front yard setback as the existing dwellings on Vista Lane. Where they appear to run into difficulty, thereby necessitating variance relief, is in relation to the front average setback requirement. This is due to the fact that the home located at 51 Belfast Road, but fronting Vista Lane, has a front yard setback of approximately 55.8 feet. Thus, the front average setback is approximately 40 feet. Photographs illustrating the placement of this home and the other homes in the Yorkshire subdivision near Petitioners' lot were marked and accepted into evidence as Petitioners' Exhibit 3A through 3J.

Also testifying at the hearing was Louis Miller. Mr. Miller initially expressed opposition to variance relief from the 40 foot average front yard setback requirement; however, given the opportunity to review Petitioners' site plan and photographs, Mr. Miller did not oppose Petitioners' request as presented, and speculated as to whether Petitioners were even required to

FROM RECEIVED FOR ALB
8-2-01
PB

request variance relief in this case, based on the distance from the centerline of Vista Lane to the front of the proposed dwelling. Mr. Miller also submitted a number of exhibits including photographs of the immediate area and SDAT printouts and diagrams, which were marked and accepted into evidence as Protestant's Exhibits 1 through 16. Also received and made part of the file was a letter dated July 19, 2007 from the immediate neighbor and owner of 51 Belfast Road, Michael Alexander. Mr. Alexander indicated he had no problem with the variance request to permit a 25 foot setback as long as it was limited to the site plan as submitted as Petitioners' Exhibit 1, which showed a 20 foot by 20 foot area on the front left-hand side of the proposed dwelling as it faces the street. This area was shown on the site plan as attached to the front of Petitioners' proposed dwelling and Petitioners indicated this to be the location of the proposed garage to the dwelling.

Based on the testimony and evidence, I find that special circumstances or conditions exist that are peculiar to the land or structure which is subject to the variance request. The site plan shows a lot approximately 125 feet long with proposed construction of a dwelling approximately 33 feet deep by 34 feet wide. This area of the proposed dwelling easily meets the front setback requirements. The 20-foot by 20-foot attached garage fronting approximately three-fifths of the proposed dwelling is where Petitioners believe they are in need of variance relief. The zoning regulations require an average front yard setback of 40 feet, based on the placement of 51 Belfast Road, in relation to the other Yorkshire subdivision homes on Vista Lane. However, I find that strict compliance with the zoning regulations of Baltimore County would result in practical difficulty. The placement of the singular home at 51 Belfast Road, even though it faces Vista Lane presents an untenable situation for Petitioners. On the one hand, based on a review of Petitioners' site plan, if they moved back the location of their proposed dwelling to meet the 40-

~~FROM RECEIVED FOR FILED~~
8-2-07
P3

foot average front yard setback, their home would be more in line with the home on 51 Belfast Road, but would be approximately 15 feet further back from the road than the other adjacent homes at 2007, 2005, 2003, 2001, and 1925 Vista Lane. On the other hand, granting the variance relief will place Petitioners' proposed dwelling in line with the other adjacent homes, but almost 30 feet closer to the road than 51 Belfast Road. I cannot envision that the spirit and intent of the B.C.Z.R. is to have such an anomalous combination of results. That being said, in my view, Petitioners have demonstrated that strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship. I further find that Petitioners have satisfied the requirements of Section 307 and *Cromwell v. Ward*, 102 Md. App. 691 (1995) for relief to be granted, and that the placement of the proposed home will be compatible with the pattern of development in the neighborhood. Thus, I find that relief can be granted without injury to the public health, safety and general welfare, and that there will be no detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 2nd day of August, 2007 that the Petition for Variance seeking relief from Section 303.1 of the Baltimore County Zoning Regulations to permit a proposed dwelling with a 25 foot front setback in lieu of the required front average setback of 40 feet is hereby GRANTED, subject to the following:

1. 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

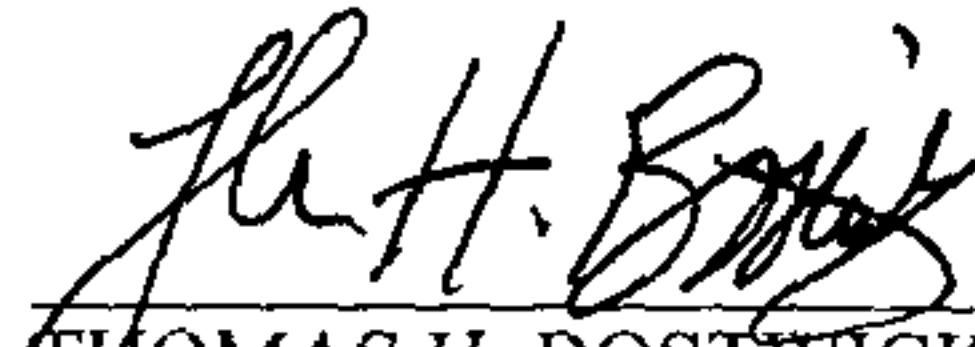
~~NOT RECEIVED FOR FILING~~

8-2-07

PJ

2. The relief granted herein is limited to the parameters set forth in Petitioners' site plan. Any material deviation from the location and layout of the proposed dwelling, or any increase in the area of the dwelling as it appears on the site plan within the front average setback of 40 feet shall require an additional variance request and zoning hearing.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILES
8-2-07
pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 2, 2007

BOBBY A. AND CHERI WILLIAMS
2034 NORTH ROLLING ROAD
WINDSOR MILL MD 21244

Re: Petition for Variance
Case No. 07-494-A
Property: 2009 Vista Lane

Dear Mr. and Mrs. Williams:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Estate Of Frances C. Willard; Robert E. Covahey, Personal Representative, 4107
Cremson Drive, Phoenix, MD 21131
Louis W. Miller, 44 E. Timonium, Timonium MD 21093
Michael Alexander, Gerhold Cross & Etzel Ltd., Suite 100, 320 East Towsontown Blvd.,
Towson MD 21286



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 2009 VISTA LANE
which is presently zoned PR 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) SECTION 303.1

TO PERMIT A PROPOSED DWELLING WITH A 25 FEET FRONT SETBACK IN LIEU OF THE REQUIRED FRONT AVERAGE SETBACK OF 40 FEET

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

SEE ATTACHMENT

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:

Bobby A. Williams Cheri Williams
Name - Type or Print
Bobby A. Williams Cheri Williams
Signature
2034 N. Rolling RD (410) 597-9951
Address Telephone No.
WINDSOR MILL MD 21244
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 07-494 A

REV 9/15/98

Legal Owner(s):

ESTATE OF FRANCES C. WILLARD
Name - Type or Print

Signature
ROBERT E. COVAITEY PER. REP.
Name - Type or Print
Robert E. Covaitay
Signature
4107 CRENSON DRIVE 410 592-8297
Address Telephone No.
PHOENIX MO. 21131
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By A. TSH Date 7/30/07

FOUR RECEIVED FOR FILMS

8-2-07
PB

Re: Zoning Variance Case no. 07-494A

Reasons for requesting variance for 2009 Vista Lane

1. Building to a 25' setback is typical for houses on the east side of Vista Lane.
2. Increased backyard area will provide more room for child play in a safe and secure environment vs. increased exposure to traffic traveling north and south along Vista Lane.
3. Existing grade breaks near 25' front yard setback. Increasing setback to 40' would require disturbing the land to regrade for street level parking. Utilizing the 25' setback would reduce excavation and allow more of the land to go undisturbed.
4. The property known as 51 Belfast Road and located at the Southeast intersection of Belfast Road and Vista Lane has driveway and stair access from Belfast Road. The front yard setback should apply to the property being oriented towards Belfast Road and not Vista Lane which would remove the average front yard setback requirement per code 303.1.

Zoning Description

Zoning description for 2009 Vista Lane Timonium, MD 21093.

Beginning at a point on the East side of Vista Lane which is 40 feet wide at the distance of 110 feet South of centerline of the nearest improved intersecting street Belfast Road which is 40 feet wide. Being Lot # 1, Block _____, Section J in the subdivision of Yorkshire as recorded in Baltimore County Plat Book # 78. Folio # 203 containing 7500 square feet. Also known as 2007 Vista Lane and located in the 8th Election District, 3rd Councilmanic District.

07-494A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25081

DATE 04/30/07 ACCOUNT 001-0066150

AMOUNT \$ 65.00

RECEIVED FROM: Betty Sullivan

FOR: 2009 VISTA LANE VARIANCE

09-494-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS 60100 4/30/2007 14:59:41 2

5/02/2007 4/30/2007 14:59:41 2

RECEIPT # 115002 4/30/2007 0510

DR NO. 025001 Receipt for \$65.00

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 07-494-A

2009 Vista Lane
E/End of Vista Lane, 110 feet south side of centerline
of Belfast Road

8th Election District - 3rd Councilmanic District
Legal Owner(s): Estate of Frances C. Willard, Robert Co-
valley, Personal Representative

Contract Purchaser: Bobby A. & Cheri Williams
Variance: to permit a proposed dwelling with a 25-foot
front setback in lieu of the required front average setback
of 40 feet.

Hearing: Wednesday, July 18, 2007 at 11:00 a.m. In
Room 407, County Courts Building, 401 Bosley Ave-
nue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for
special accommodations Please Contact the Zoning Com-
missioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing,
Contact the Zoning Review Office at (410) 887-3391.

JT 7/608 July 3 140741

CERTIFICATE OF PUBLICATION

7/5/2007

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 7/3/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 07/03/07

Case Number: 07-494-A

Petitioner / Developer: ROBERT COVAHEY~
BOBBY & CHERI WILLIAMS

Date of Hearing (Closing): JULY 18, 2007

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
2009 VISTA LANE

The sign(s) were posted on: 06/29/07

ZONING NOTICE
CASE # 07-494-A

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

ROOM 407 COUNTY COURTS BLDG.
PLACE: 401 BOSLEY AVE. TOWSON 21204
DATE AND TIME: WEDNESDAY, JULY 18, 2007
AT 11:00 A.M.
REQUEST: VARIANCE TO PERMIT A
PROPOSED DWELLING WITH A
25 FOOT FRONT SETBACK IN LIEU OF THE
REQUIRED FRONT AVERAGE SETBACK OF
40 FEET. 2009 VISTA LANE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CERTAIN HEARINGS CALL 410-336-1111
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. EXCEED PENALTY OF LAW
HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 30, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-494-A

2009 Vista Lane

E/side of Vista Lane, 110 feet south side of centerline of Belfast Road

8th Election District – 3rd Councilmanic District

Legal Owners: Estate of Frances C. Willard, Robert Covahey, Personal Representative

Contract Purchaser: Bobby A. & Cheri Williams

Variance to permit a proposed dwelling with a 25-foot front setback in lieu of the required front average setback of 40 feet.

Hearing: Wednesday, July 18, 2007 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert Covahey, 4107 Cremson Drive, Phoenix 21131
Bobby & Cheri Williams, 2034 N. Rolling Road, Windsor Mill 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 3, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 3, 2007 Issue - Jeffersonian

Please forward billing to:
Bobby & Cheri Williams
2034 N. Rolling Road
Baltimore, MD 21244

410-597-9951

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-494-A

2009 Vista Lane

E/side of Vista Lane, 110 feet south side of centerline of Belfast Road

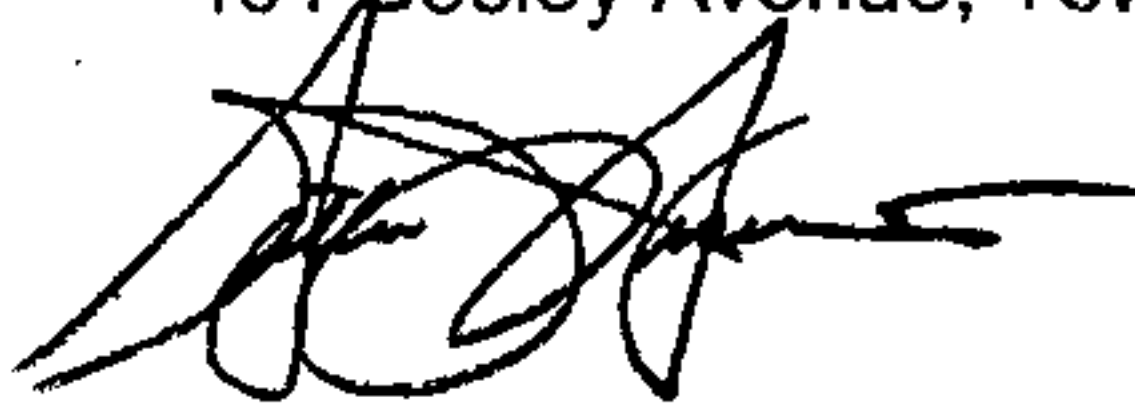
8th Election District – 3rd Councilmanic District

Legal Owners: Estate of Frances C. Willard, Robert Covahey, Personal Representative

Contract Purchaser: Bobby A. & Cheri Williams

Variance to permit a proposed dwelling with a 25-foot front setback in lieu of the required front average setback of 40 feet.

Hearing: Wednesday, July 18, 2007 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The 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 07-494-A
Petitioner Bobby + Cheri Williams
Address or Location 2009 Vista Lane MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name Bobby + Cheri Williams
Address 2034 N. Rolling Rd
Baltimore MD 21244
Telephone Number 410-597-9951



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

July 12, 2007

Bobby A. Williams
Cheri Williams
4107 Cremson Drive
Phoenix, MD 21131

Dear Mr. and Mrs. Williams:

RE: Case Number: 07-494-A, 2009 Vista Lane

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 30, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures

c: People's Counsel
Robert Covahey 4107 Cremson Drive Phoenix 21131

RE: PETITION FOR VARIANCE * BEFORE THE
2009 Vista Lane; E/S Vista Lane, 110' S/S *
C/line of Belfast Road * ZONING COMMISSIONER
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): Estate of Frances Willard * FOR
by Robert Covahey, PR * BALTIMORE COUNTY
Contract Purchaser(s): Bobby & Cheri Williams*
Petitioner(s) * 07-494-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of May, 2007, a copy of the foregoing Entry of Appearance was mailed Robert Covahey, PR, 4107 Cremson Drive, Phoenix, MD 21131, and Bobby & Cheri William, 2034 N. Rolling Road, Windsor Mill, MD 21244, Petitioner(s).

RECEIVED

MAY 18 2007

Per _____

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

July 19, 2007

Honorable Thomas G. Bostwick
Office of the Zoning Commissioner
M.S. 3401
401 Bosley Avenue
Towson, MD. 21204
(410)-887-4386

RECEIVED
JUL 19 2007

BY:.....

Re: Case Number 07-494-A

Dear Mr. Bostwick:

Unfortunately, I was unable to attend yesterday's zoning hearing for the Williams Property at #2009 Vista Lane. I am the immediate neighbor and own the corner lot at #51 Belfast Road. I have no problem with the request for variance to permit a 25 foot front setback in lieu of the front average of 40 feet as long as this is limited to the site plan submitted with the variance request. The site plan (attached) shows a 20 x 20 foot area on the front left hand side of the proposed house as it faces the street. I am requesting that your order limit the request to this site plan and should the owners of #2009 Vista Lane want to change the house layout and increase the area of building within the front average setback of 40 feet that another zoning hearing be required. My concern is that if any front portion of the proposed dwelling is extended further to the right, my view would be limited to the side wall of the house. I believe my request to be amiable with the owners of #2009 Vista Lane and to be within the purpose of the zoning regulations. If there is anything else you may need, please let me know. Thank you.

Sincerely,


Michael Alexander

CC: Kristen Matthews, Office of Zoning (file copy)

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 2009 VISTA LANE

SUBDIVISION NAME YORKSHIRE

PLAT BOOK # 78 FOLIO # 203 LOT # 1 SECTION # J

OWNER

LOT 4

10' PRIVATE UTILITY EASEMENT

MYRON WILLARD JR DECEASED
FRANCES WILLARD DECEASED
C/O ROBERT E. COVATY
TAX ACCOUNTANT
YORKSHIRE SUBDIVISION
DEED GLB1918, P. 584

CONTRACT LESSEE
Bobby Williams
CHERRY WILLIAMS
Tax # Z500002142
NOVEMBER 1974

PROPOSED
2 STORY
DWELLING
#2009

EXISTING
DWELLING

FROM

55.8'

1 COT 2 AND 3

VISTA LANE (40' R/W, 32' PAVING)

110' TO G OF BELFAST ROAD

NORTH

(prop. 50' R/v1) →

PREPARED BY
BW

SCALE OF DRAWING: 1" = 30'

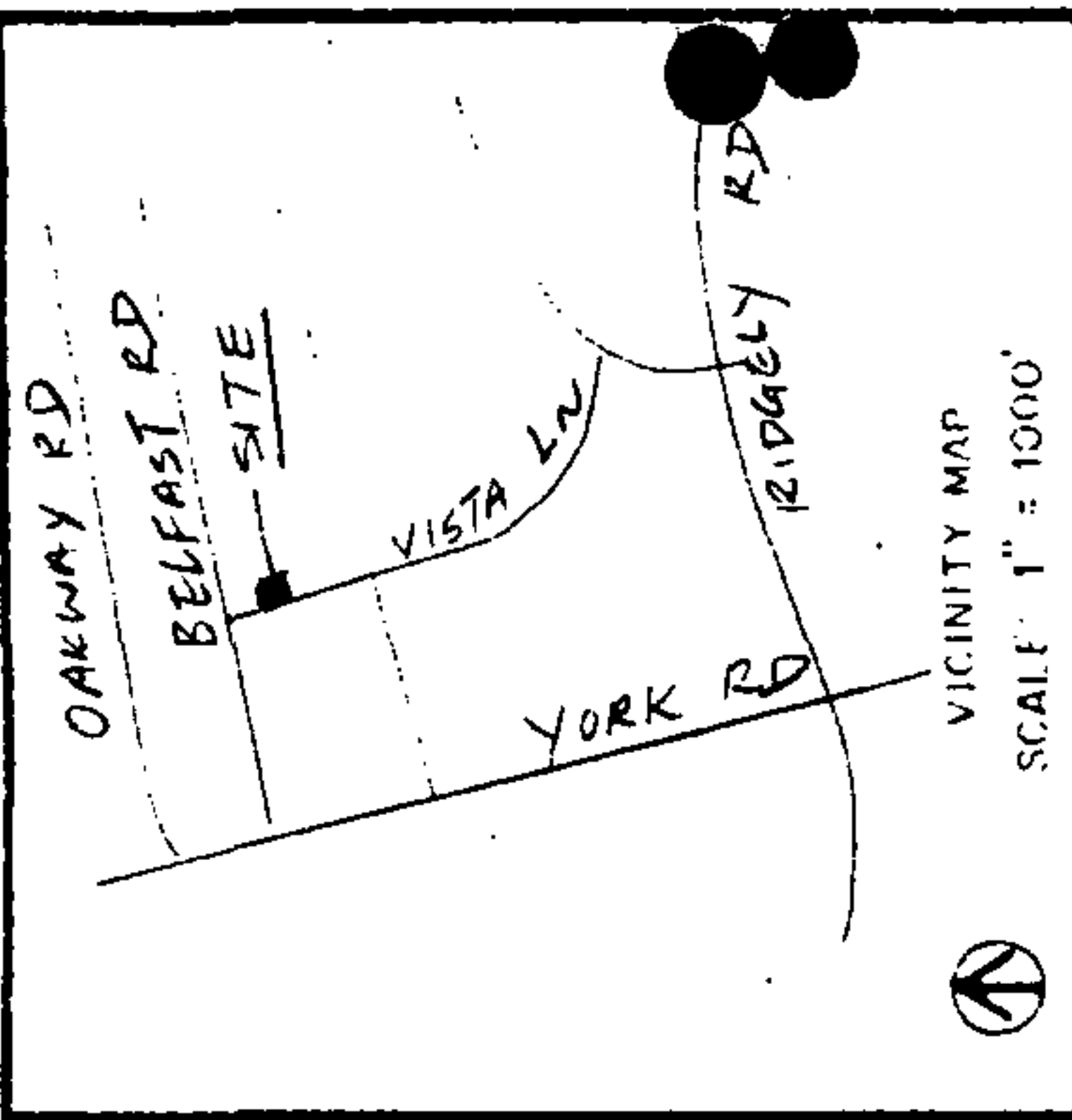
GRANDE MONTE
Tax Account #0819028412
DEED #181881536
YORKSHIRE SUBDIVISION
LOT 14

EXISTING DWELLING #2007

Front

52

5' HIGHWAY
WIDENING A



LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1" = 200' SCALE MAP # 60C1

ZONING DR 5.5

LOT SIZE .172

ACREAGE

P11F

MEMS

WATER

531

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

AKTsu | 494 | 07.494 A

TB

7/18

11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 23, 2007

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

RECEIVED
MAY 25 2007

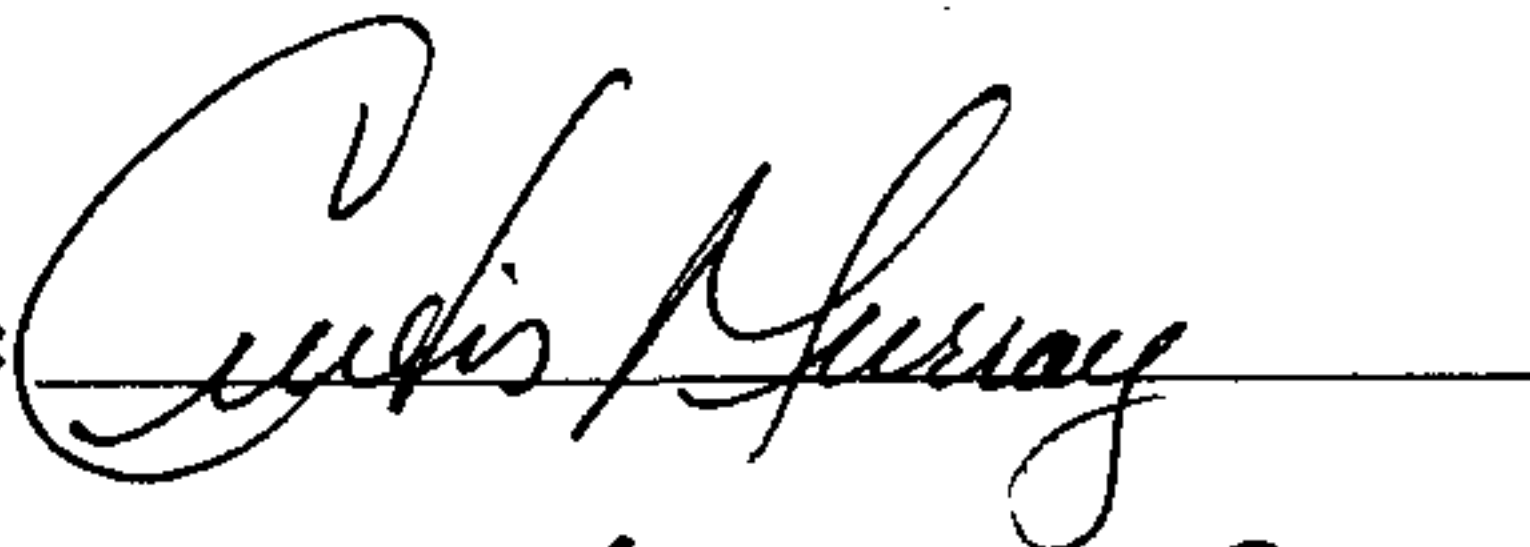
BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-494- Variance

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

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 23, 2007

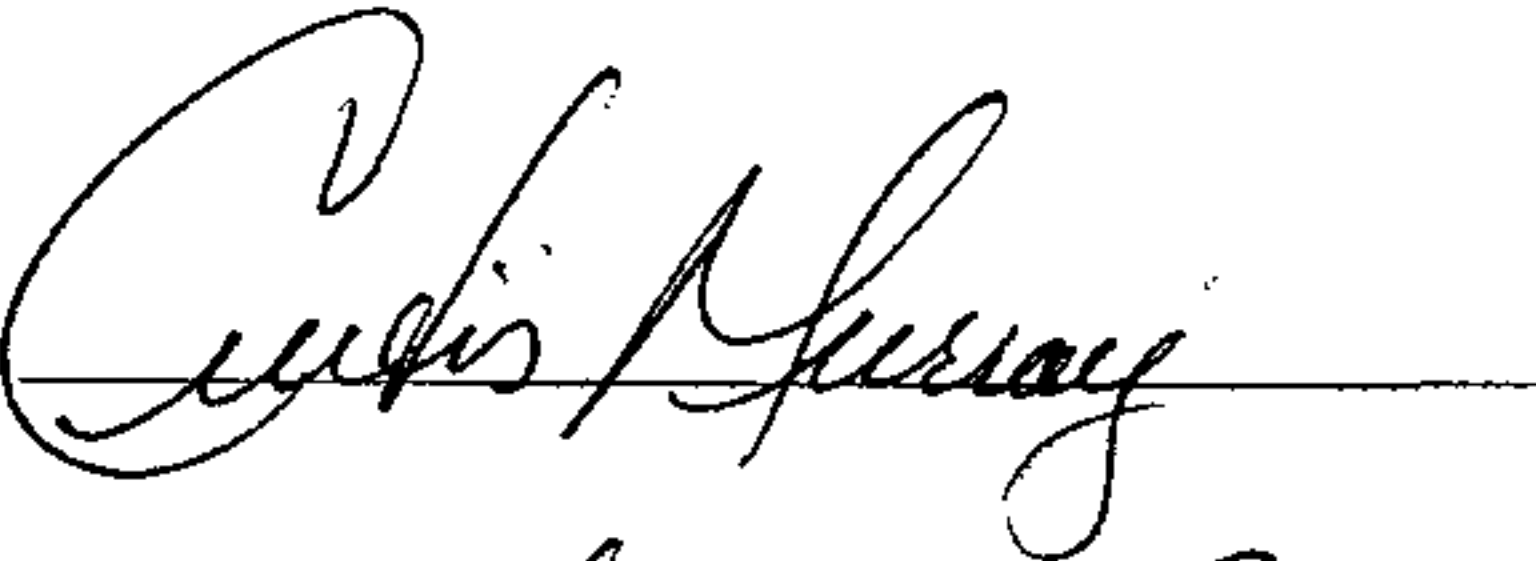
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-494- Variance**

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

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 8, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 14, 2007
Item Nos. 07-476, 488, 489, 490, 491, 492,
493, 494, 496, 497, and 499

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- 05072007.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

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

May 10, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 7, 2007

494

Item Number: 476,488 through 499

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



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: MAY 7, 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. 7-494-A
2009 VISTA LANE
ESTATE OF FRANCIS C. WILLARD
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. 7-494-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,

FOIA

Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

DATE

E-MAIL

Spinsports@aol.com

DATE _____

E-MAIL

LE4BO@AOL.COM

Case No.:

07-494-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Zoning Map	
No. 3 A-)	Photographs of Property	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 2009 VISTA LANE

SUBDIVISION NAME YORKSHIRE

PLAT BOOK # 78 FOLIO # 203 LOT # 1 SECTION # J

OWNER _____

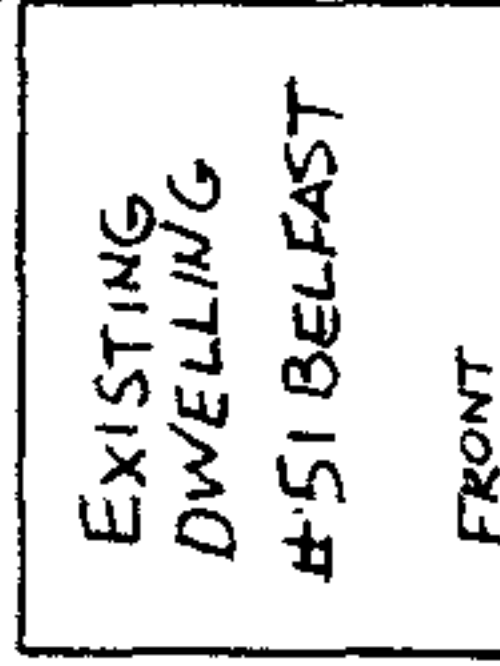
PETITIONER'S

EXHIBIT NO. 1

LOT 4

10' PRIVATE UTILITY EASEMENT

MYRON WILLARD JR DECEASED
FRANCES WILLARD DECEASED
C/O ROBERT E. COVANEY
TAX ACCOUNT #
YORKSHIRE SUBDIVISION
DEED GUB1918, F. 584

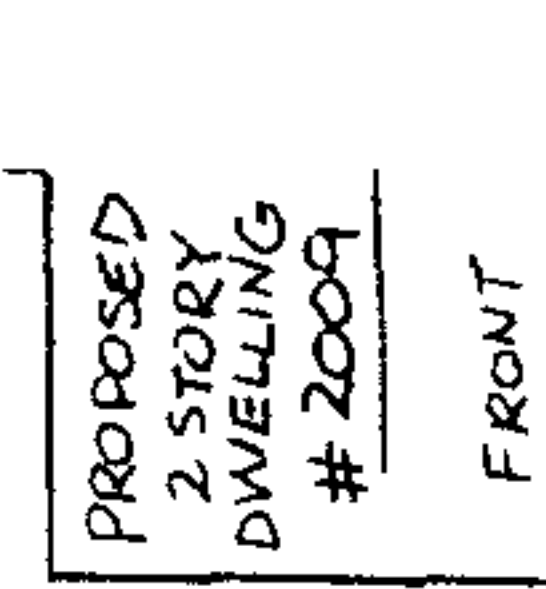


13.8'

13'

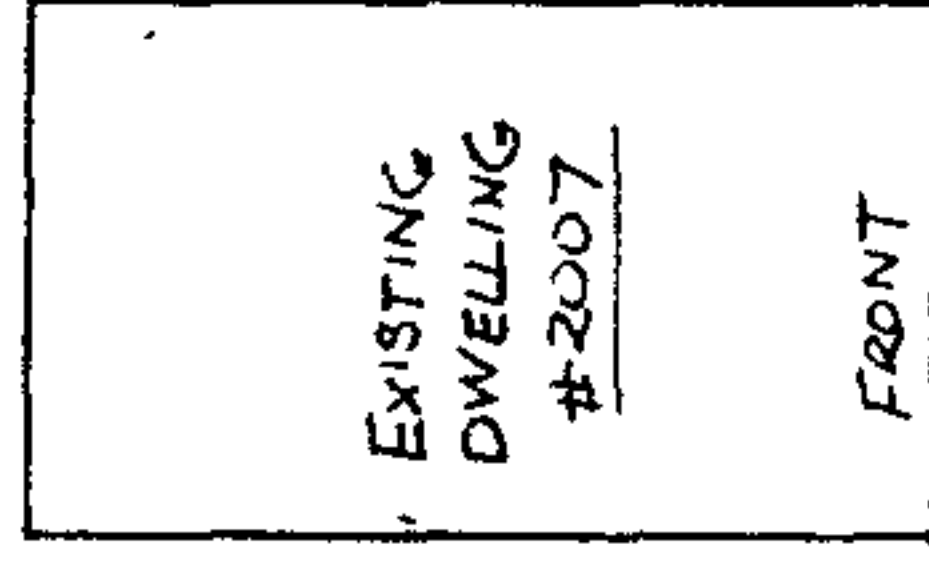
CONTRACT LESSEE
Bobby Williams
CHERYL WILLIAMS
TAX # 25000002142
YORKSHIRE SUBDIVISION 47'

13'



13'

10'

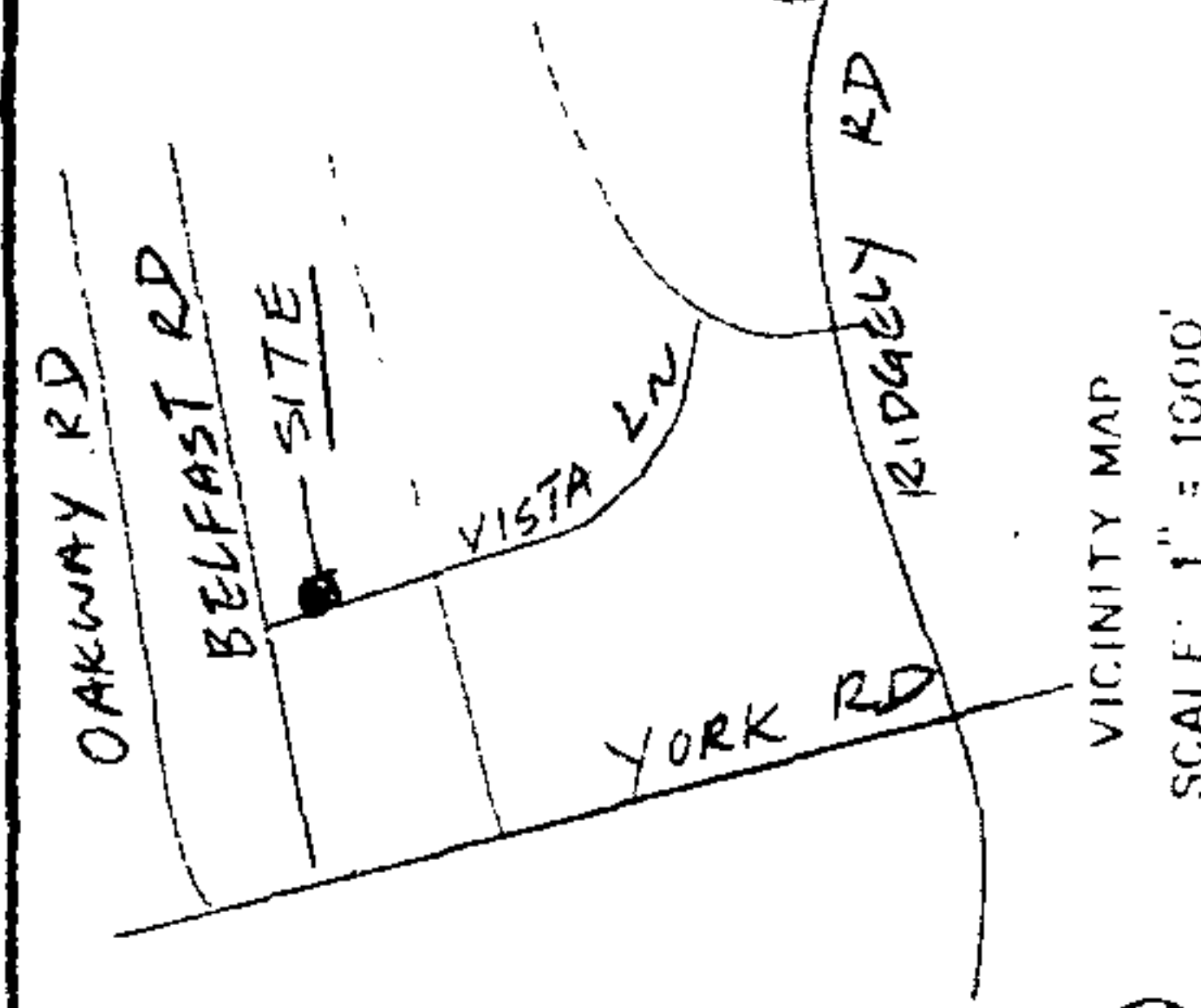


10'

GRANDE MONTE
TAX ACCOUNT #0819028412
DEED #18188/536
YORKSHIRE SUBDIVISION
LOT 14



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 60C1

ZONING DR 5.5

LOT SIZE .172 ACRES 7500 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

A.K. Tseu 494 07-494A



NORTH

VISTA LANE (40' R/W, 32' PAVING)

10' TO E OF BELFAST ROAD

5' HIGHWAY WIDENING AREA

(PROP. 50' R/W)

SCALE OF DRAWING: 1" = 30'

PREPARED BY BW



PETITIONER'S

EXHIBIT NO.

2

DR 3.5

INDEX TO PHOTOS FOR CASE No.7-578-A.

Photos taken by Louis W. Miller, Treasurer, Yorkshire-Haverford Community Association, Inc. July 16 & July 17, 2007 of the property identified as 2009 Vista Land, Timonium, Md. This is part of the property currently listed as 51 Belfast Road in the Estate of Frances C. Willard.

A. Department of Assessments and Taxation map of the property and area. Area noted in yellow.

1. Zoning Notice on the west-south fence.
2. Southwest corner marker peg. (Comment: Note portion of house, fence, and driveway of 2007 Vista Rd.)
3. East rear marker peg. (Comment: Note 2007 fence and back of house.)
4. Northwest corner marker peg. (Comment: Estimated front width of lot to be 60 feet)
5. South properties from the subject property. (Comment: 2007, 2005, 2003, 2001. See Md. State Tax & Assessment records attached. **Also see Map Given**)
6. Northwest view from 2005 sidewalk showing fence between 2007 and subject property 2009. (Comment: Note sidewalk setback and is 40 feet from middle of Vista land to front of houses.)
7. North view of Vista Lane across Belfast Rd. Note street culvert recently made and new curb line across Belfast Rd. Set back on Belfast Rd is 40 feet.
8. Longer view of No. 7 above.
9. Southwest corner marker noted as 50 Belfast Rd and cement marker.
10. East view of Estate property from Vista Lane corner. (Comment: Note original house and eastern neighbor's house) Note ink mark for east property line.

11. Northwest corner marker noted to be 52 Belfast Rd.

12. Southern view into now vacant property noting rear marker peg and 3 of 4 other pegs. Estimate these three are future building limits.

13. Southwest view from Belfast Rd noting current 51 Belfast Rd.

Submitted by Louis W. Miller.



File: Yrk-Hvd Index to photos 2009 Vista case.doc

#

ZONING NOTICE

CASE # 07-494-A

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

ROOM 407 COUNTY COURTS BLDG.

PLACE: 401 BOSLEY AVE. TOWSON 21204

DATE AND TIME: WEDNESDAY, JULY 18, 2007

AT 11:00 A.M.

REQUEST: VARIANCE TO PERMIT A

PROPOSED DWELLING WITH A

25 FOOT FRONT SETBACK IN LIEU OF THE

40 FEET REQUIRED FRONT AVERAGE SETBACK OF

40 FEET. 2009 VISTA LANE

POSTPONEMENTS DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE SOMEWHAT DIFFICULT
TO COUNTER HEARING CALL 410-331-7100

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



4



5





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007b)

Go Back
View Map
New Search
GroundRent

Account Identifier: District - 08 Account Number - 0819028412

Owner Information

Owner Name: GRANDE MONTE Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2007 VISTA LN Deed Reference: 1) /18188/ 536
LUTHERVILLE TIMONIUM MD 21093-4257 2)

Location & Structure Information

Premises Address: 2007 VISTA LA Legal Description: 2007 VISTA LA YORKSHIRE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
60	12	505			J		14	2	Plat Ref:	13/ 90

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1982	1,896 SF	10,000.00 SF	04

Stories	Basement	Type	Exterior Siding
2	YES	STANDARD UNIT	

Value Information

	Base Value	Value As Of 01/01/2005	Phase-In Assessments As Of 07/01/2006	As Of 07/01/2007
Land	51,250	86,250		
Improvements:	129,320	158,320		
Total:	180,570	244,570	223,236	244,570
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
D ADDARIO CARLO ERNESTO	06/12/2003	\$210,000
Type: IMPROVED ARMS-LENGTH	Deed1: /18188/ 536	Deed2:
KIRSCH FRED T, JR	09/02/1994	\$153,500
Type: IMPROVED ARMS-LENGTH	Deed1: /10733/ 382	Deed2:
KIRSCH FRED T, JR	01/08/1987	\$0
Type: NOT ARMS-LENGTH	Deed1: / 7380/ 305	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Click here for a plain text ADA comp screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 08 Account Number - 1900011643

Owner Information

Owner Name: JACOB RUSSELL W
JACOB KIMBERLY M Use: RESIDENTIAL

Mailing Address: 2005 VISTA LA
LUTH-TIMONIUM MD 21093-4257

Principal Residence: YES
Deed Reference: 1) / 8489/ 668
2)

Location & Structure Information

Premises Address
2005 VISTA LA

Legal Description

YORKSHIRE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
60	12	505			J		15	2		13/ 90

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1982

Enclosed Area
1,896 SF

Property Land Area
10,000.00 SF

County Use
04

Stories
2

Basement
YES

Type
STANDARD UNIT

Exterior
SIDING

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	51,250	86,250		
Improvements:	126,320	154,650		
Total:	177,570	240,900	219,790	240,900
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
SPENCER TED K	05/24/1990	\$175,000
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/ 8489/ 668	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA comp screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 08 Account Number - 2000012500

Owner Information

Owner Name: KIRSCH FRED T,JR Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 422 QUARTER CREEK DR Deed Reference: 1) /16245/ 3
QUEENSTOWN MD 21658-1269 2)

Location & Structure Information

Premises Address
2003 VISTA LN

Legal Description

.2391 AC
2003 VISTA LN ES
YORKSHIRE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
60	12	505			J		16	2	1	13/ 90

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1982

Enclosed Area
1,896 SF

Property Land Area
10,415.00 SF

County Use
04

Stories
2

Basement
YES

Type
STANDARD UNIT

Exterior
SIDING

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	51,350	86,350		
Improvements:	118,970	145,440		
Total:	170,320	231,790	211,300	231,790
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Type:	Date:	Deed1:	Deed2:	Price:
KIRSCH SHARON D	NOT ARMS-LENGTH	03/25/2002	/16245/ 3		\$0
KIRSCH FRED T,JR	NOT ARMS-LENGTH	03/30/2000	/14383/ 165		\$0
KIRSCH FRED T,JR	IMPROVED ARMS-LENGTH	01/08/1987	//7380		\$305

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA comp screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 08 Account Number - 2000012501

Owner Information

Owner Name: KIRSCH FRED T,JR Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 422 QUARTER CREEK DR Deed Reference: 1) /16445/ 128
QUEENSTOWN MD 21658-1269 2)

Location & Structure Information

Premises Address
2001 VISTA LN

Legal Description

.2520 AC
2001 VISTA LN ES
YORKSHIRE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
60	12	505			J		17	2	1	13/ 90

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1982

Enclosed Area
1,896 SF

Property Land Area
10,977.00 SF

County Use
04

Stories
2

Basement
YES

Type
STANDARD UNIT

Exterior
SIDING

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	51,490	86,490		
Improvements:	118,970	145,440		
Total:	170,460	231,930	211,440	231,930
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
KIRSCH SHARON D	05/24/2002	\$0
Type: NOT ARMS-LENGTH	Deed1: /16445/ 128	Deed2:
KIRSCH FRED T,JR	03/30/2000	\$0
Type: NOT ARMS-LENGTH	Deed1: /14383/ 168	Deed2:
KIRSCH FRED T,JR	01/08/1987	\$0
Type: NOT ARMS-LENGTH	Deed1: / 7380/ 305	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

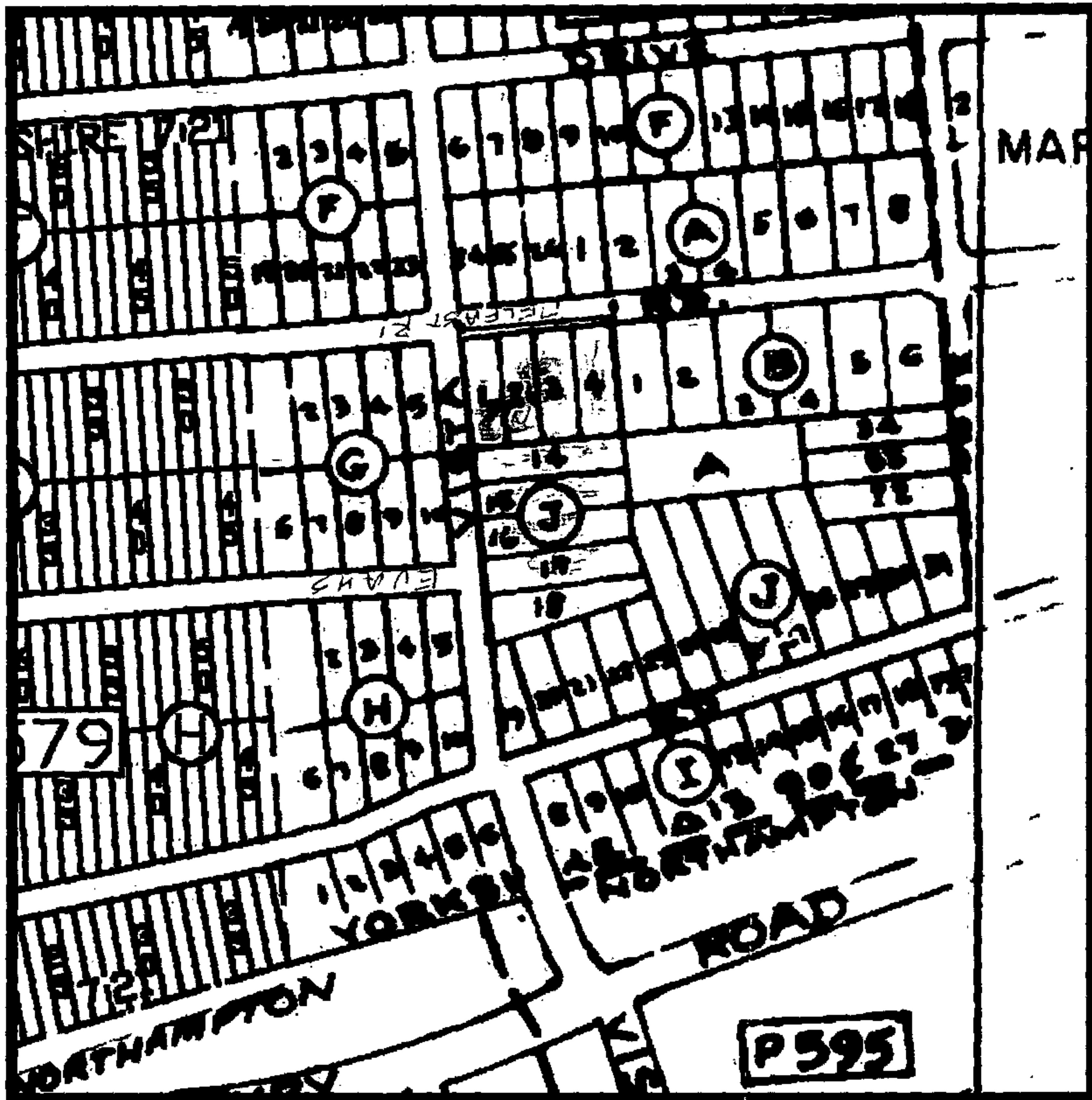


Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

5E

District - 08 Account Number - 2000012501



5E

Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html





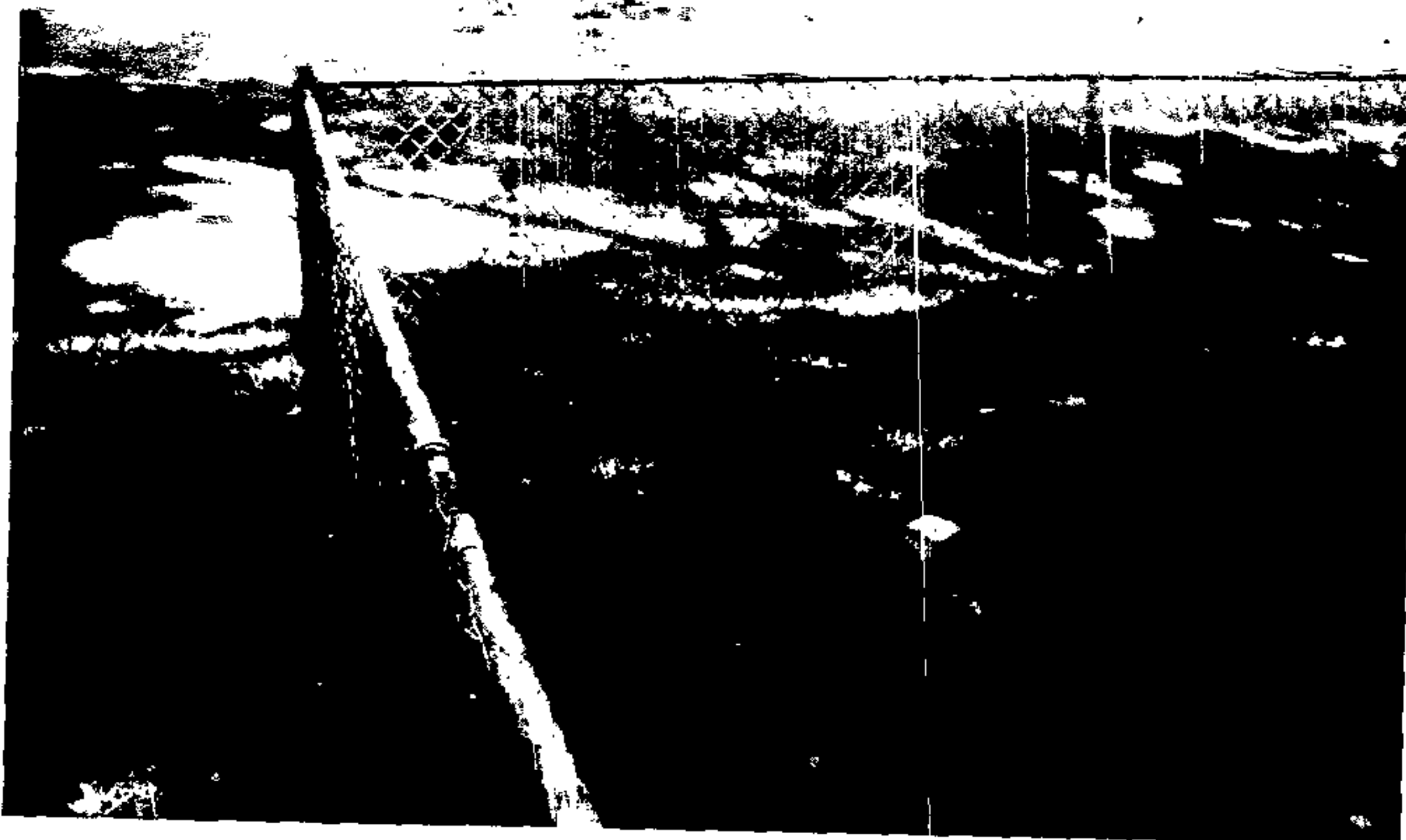
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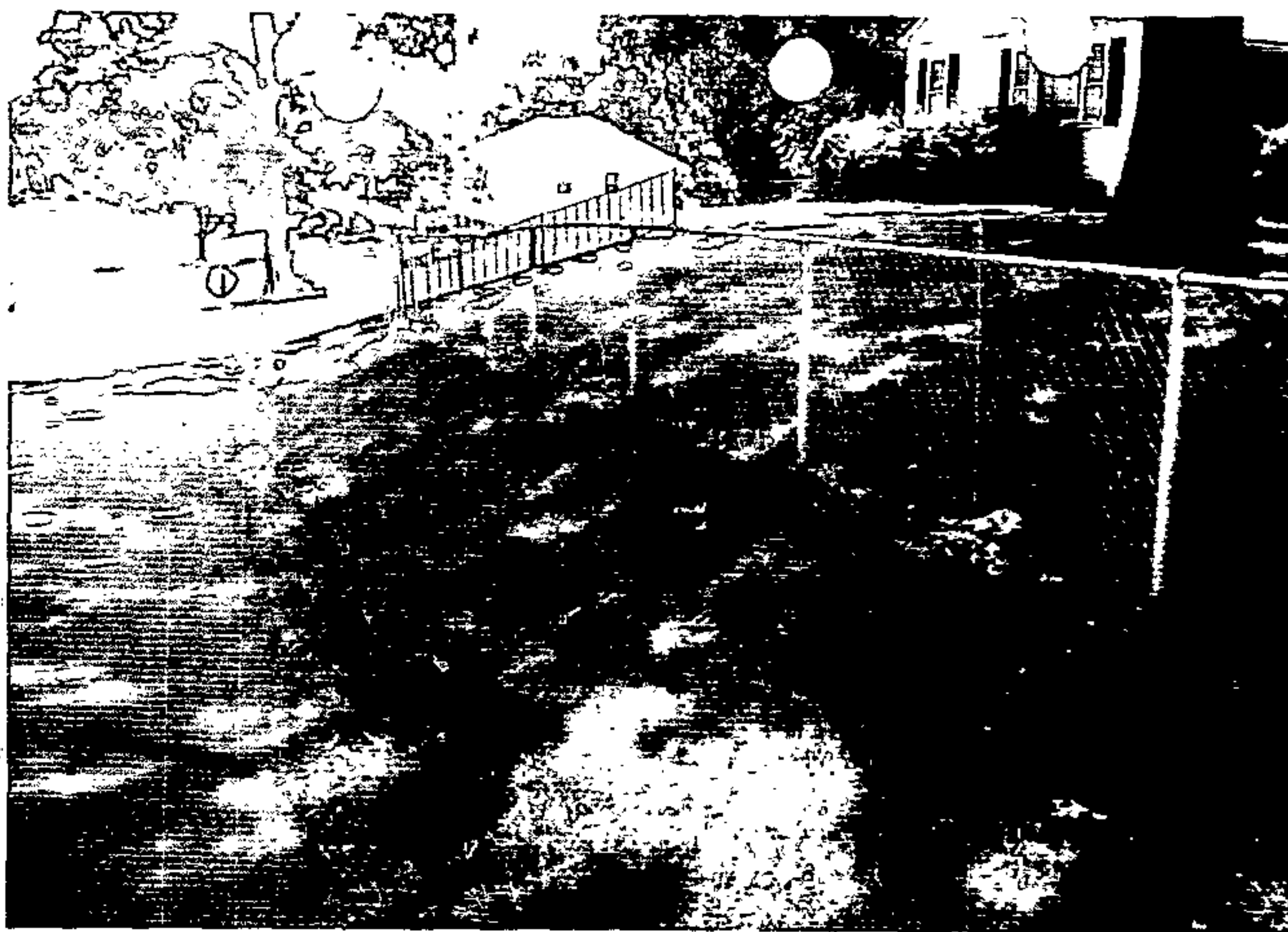
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8



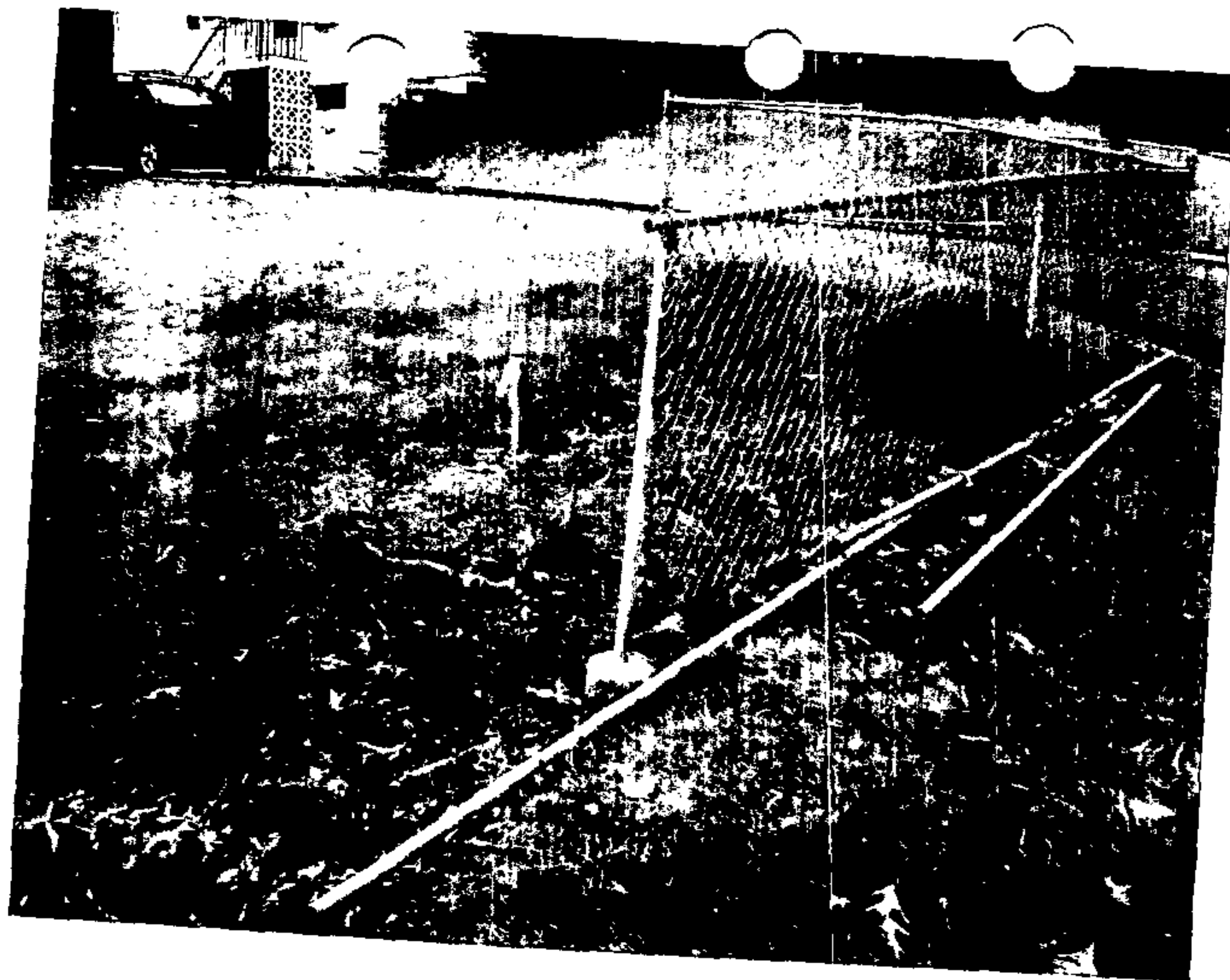
9



10



10A



11



12



13



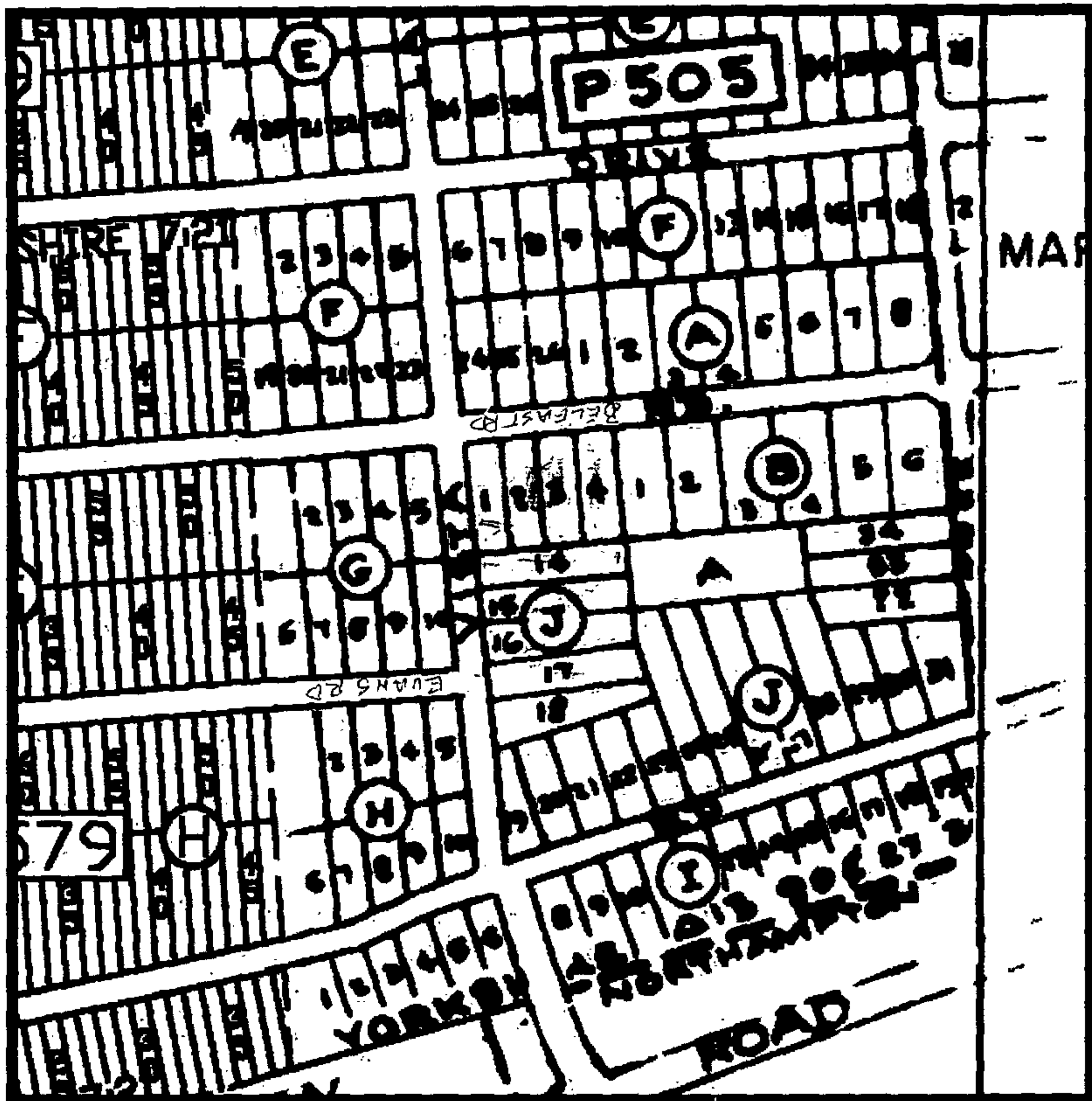
Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Z C

14

District - 08 Account Number - 0819028412



Property maps provided courtesy of the Maryland Department of Planning ©2004.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html



YORKSHIRE / HAVERFORD ASSOCIATION, Inc.

Richard Jarvis Huffman, President

35 Cinder Road, Timonium Maryland 21093-4233

410-252-0635 E-mail: HUFDAD@PEOPLEPC.COM

July 16, 2007

The Baltimore County Zoning Commissioner

401 Bosley Avenue

Towson, Maryland 21204

RE: Case # 7-494-A

Thank you for the fine community service of the informational notice of hearing sign posted at 2009 Vista Lane, Timonium Maryland. As noted on the sign, a variance to the law has been requested by, I believe, the estate of the late owner which is asking that the existing average set back of 40 feet be reduced to only 25 feet.

As a neighbor property owner and as President of the Yorkshire- Haverford Community Association (an area of 980 homes) I, representing our Association, am opposed to this variance.

The negative effect of granting this variance, disregards the set back law of 40 feet. The owners of the five contiguous properties adjacent to and south of 2009 Vista Lane would be subjected to having their front views up and down Vista Lane restricted to seeing the side of a new construction instead of seeing clearly down the street as they can now since all the properties on the street honor the 40 foot setback. Who wants a house built next door blocking your front yard view?

Additionally, such a violation of the law would also perpetuate a violation of the aesthetics of this beautiful young block of houses in which all of the construction is set back and creates an airy and open pocket of attractive suburban residential atmosphere. A new house constructed 15 feet out in front of the rest of the block would constitute a consistent eyesore, which would result in a lessening of the resale value of the properties of the incumbent families.

And finally, let's reward the builders and families of the incumbent owners who honored a wise setback law instead of rewarding a profit driven request to disregard the law. My association has photos of the subject variance request site and its corner lot marking stakes which we will present as needed to support our opposition to this requested disregard of the community.

We request you turn down the request for variance and hear us as the taxpayers of many years as opposed to new ownership entering the neighborhood for profit without consideration for the neighborhood.

Respectfully submitted,

Richard J. Huffman
Richard Huffman, President

Yorkshire-Haverford Community Association, Inc.
Louis W. Miller, Treasurer
44 E. Timonium Rd.
Timonium, Maryland, 21093-3424
Phone: 410-252-3444, Email: Leabo@aol.com

July 17, 2007

Zoning Commissioner, Baltimore County
410 Bosley Ave.
Towson, Maryland, 21204

Re: Case # 7-578-A

Dear Mr. Commissioner,

My name and address above introduces me as a citizen tax payer of Baltimore County. My wife and I have been residents for over 54 years, 50 of them in Timonium. Upon buying our home in 1956, I became involved in the local Community Association, Haverford Community Association. During the subsequent years the old Timonium Improvement Association, the Yorkshire Community was started and a combination was made of all three, called Yorkshire-Haverford Community Association, Inc. We have been involved all during those 50 years.

I have served in all offices of this association and more effectual as Zoning Chair. Thus, this letter to you on the above mentioned Case number. I have also been active in the Greater Timonium Community Council as Zoning Chair and served four of the past six years as President. This Council has 51 active Community Associations as its paid membership.

Given my experience with Baltimore County government, councilmen, and legal representatives allows me to oppose the granting of this variance from 40 feet to 25 feet.

I will appear to testify, present photos of the property and adjacent neighborhood, which results in my opposition.

This property of the estate is being split up to optimize its value, which I agree is reasonable. However, to provide variances to do so is wrong and does affect the neighborhood. By the way, this Community Association has over 950 homes. We value our standard of living and try hard to maintain those values.

Please deny this variance. There is plenty of room to comply with the setback regulations.

Thank you,


Louis W. Miller, Treasurer

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	_____	FT.
B	_____	FT.
C	80.8	FT.
D	_____	FT.
E	50	FT.
F	_____	FT.

$$\text{TOTAL } (130.8) \div (2) = 65.4$$

of dwellings

REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS

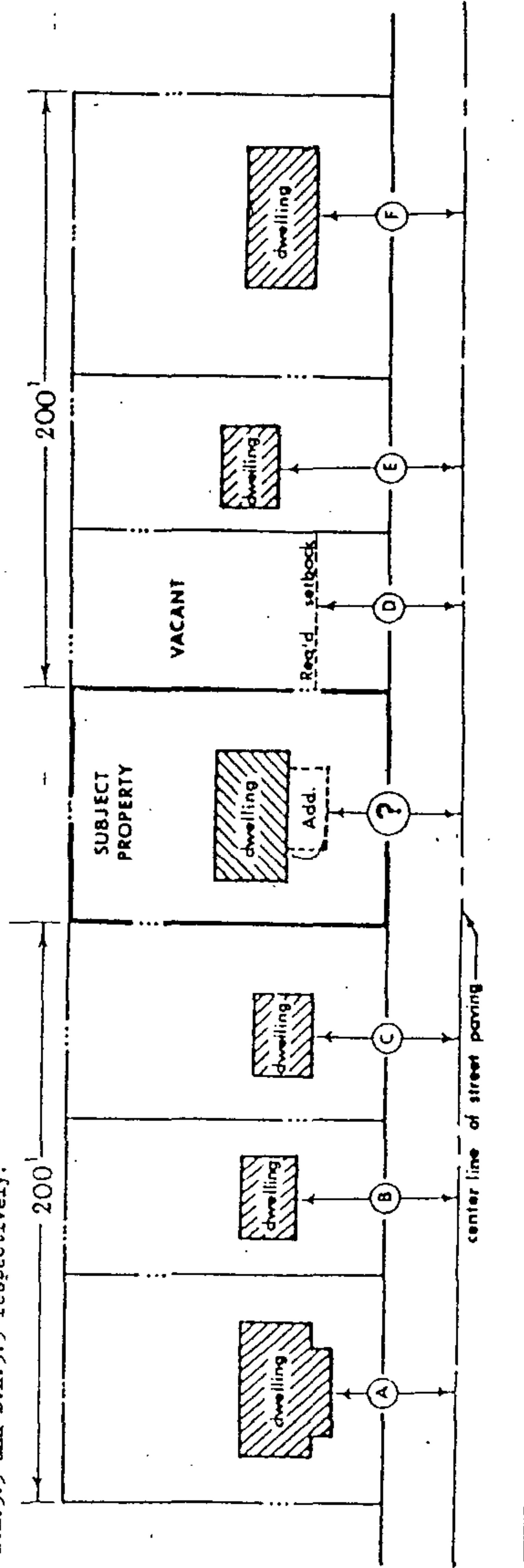
- D.R.2 - 65 ft.
- D.R.3.5- 55 ft.
- D.R.5.5- 50 ft.

62
CN

BOBBY WILLIAMS
applicant's name

2009 VISTA LANE
building address

4/30/07
date



11
11
22

75.8

45

120.8

60.8

2

10.8

30

65.4

130.8

DATE: 05/01/2007

ASSESSMENT TAXPAYER SERVICE

TIME: 09:16:13

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HIST	DEL	LOAD DATE
25 00 002142	08	2-0	04-00	N	NO		04/18/07

WILLARD MYRON L, JR (DEC) DESC-1.. .172AC

WILLARD FRANCES C (DEC) DESC-2.. ADDITION TO YORKSHIRE

C/O ROBERT E COVAHEY PREMISE. 02009 VISTA LN

4107 CREMSON DR 00000-0000

PHOENIX MD 21131-1920 FORMER OWNER:

-----FCV-----			-----TRANSFER DATA-----		----PROPERTY ID----	
	PRIOR	PROPOSED	NUMBER.....		LOT.....	
LAND:	49,500	84,500	DATE.....		BLOCK....	
IMPV:	0	0	PURCHASE PRICE..	0	SECTION..	J
TOTL:	49,500	84,500	GROUND RENT.....	0	PLAT.....	
PREF:	0	0	DEED REF LIBR..	00000	BOOK.....	0078
CURT:	0	0	DEED REF FOLIO..		FOLIO....	0203
DATE:	03/07	03/07	YEAR BUILT.....		MAP.....	0060
			NEW CONSTR YR...		GRID.....	0012
					PARCEL...	0505

TAXABLE BASIS

84,500	LOT WIDTH..	.00	SB
0	LOT DEPTH..	.00	WB
0	LAND AREA..	7500.000 S	SS

ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT WD

DATE: 05/01/2007

STANDARD ASSESSMENT INQUIRY (2)

TIME: 09:17:09

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
25 00 002142	08	2-0	04-00	N	NO		04/18/07
LOT....	1	BOOK....	0078	MAP.....	0060	LOT WIDTH.....	.00
BLOCK..		FOLIO...	0203	GRID....	0012	LOT DEPTH.....	.00
SECTION..	J			PARCEL..	0505	LAND AREA...	7500.000 S
PLAT..						YEAR BUILT.....	00

-----TRANSFER DATA-----

NUMBER..... 000000
 DATE.....
 PURCHASE PRICE..... 0
 GROUND RENT..... 0
 DEED REF LIBER..... 00000
 DEED REF FOLIO..... 0000
 CONVEYED IND..... 0
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. 00-00-000000

CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO

09793

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2009 VISTA LANE

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

SUBDIVISION NAME YORKSHIRE

PLAT BOOK # 78 FOLIO # 203 LOT # 1 SECTION # J

OWNER _____

LOT 4

10' PRIVATE UTILITY EASEMENT

MYRON WILLARD JR DECEASED
FRANCES WILLARD DECEASED
C/O ROBERT E. COVANEY
TAX ACCOUNT #
YORKSHIRE SUBDIVISION
DEED GUB1918, F.584

EXISTING DWELLING #51 BELFAST

CONTRACT LESSEE
Bobby Williams
CHERI WILLIAMS
TAX #2500003142
YORKSHIRE SUBDIVISION 47'

PROPOSED 2 STORY DWELLING #2009

GRANDE MONTE
TAX ACCOUNT #0819028412
DEED #18188/536
YORKSHIRE SUBDIVISION

EXISTING DWELLING #2007



110' TO Q. OF BELFAST ROAD

VISTA LANE (40' R/W, 32' PAVING)

(PROP. 50' R/W) →

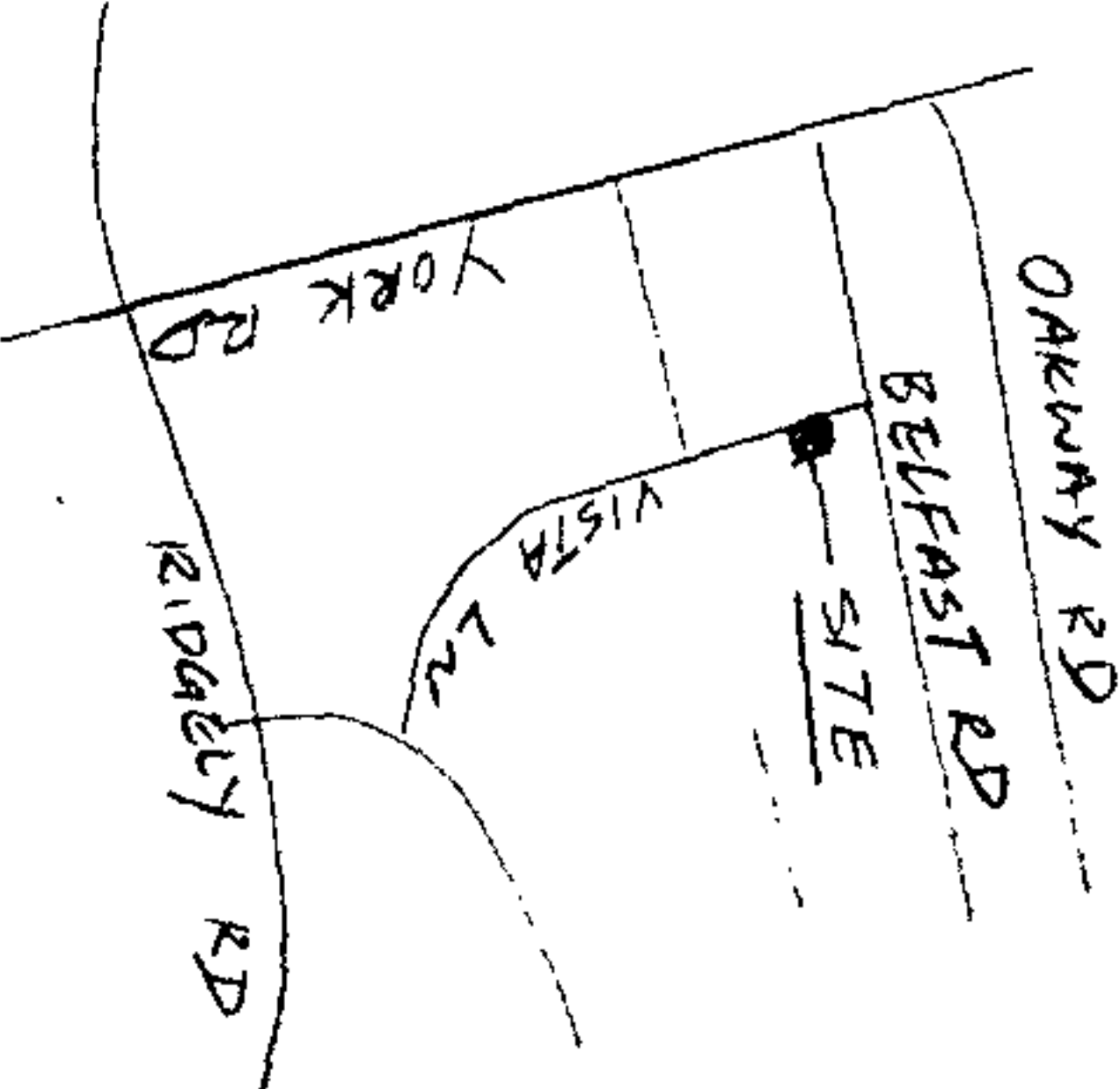
5' HIGHWAY WIDENING AREA

PREPARED BY BW

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 60C1

ZONING DR 5.5

LOT SIZE .172 ACRES 7500 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

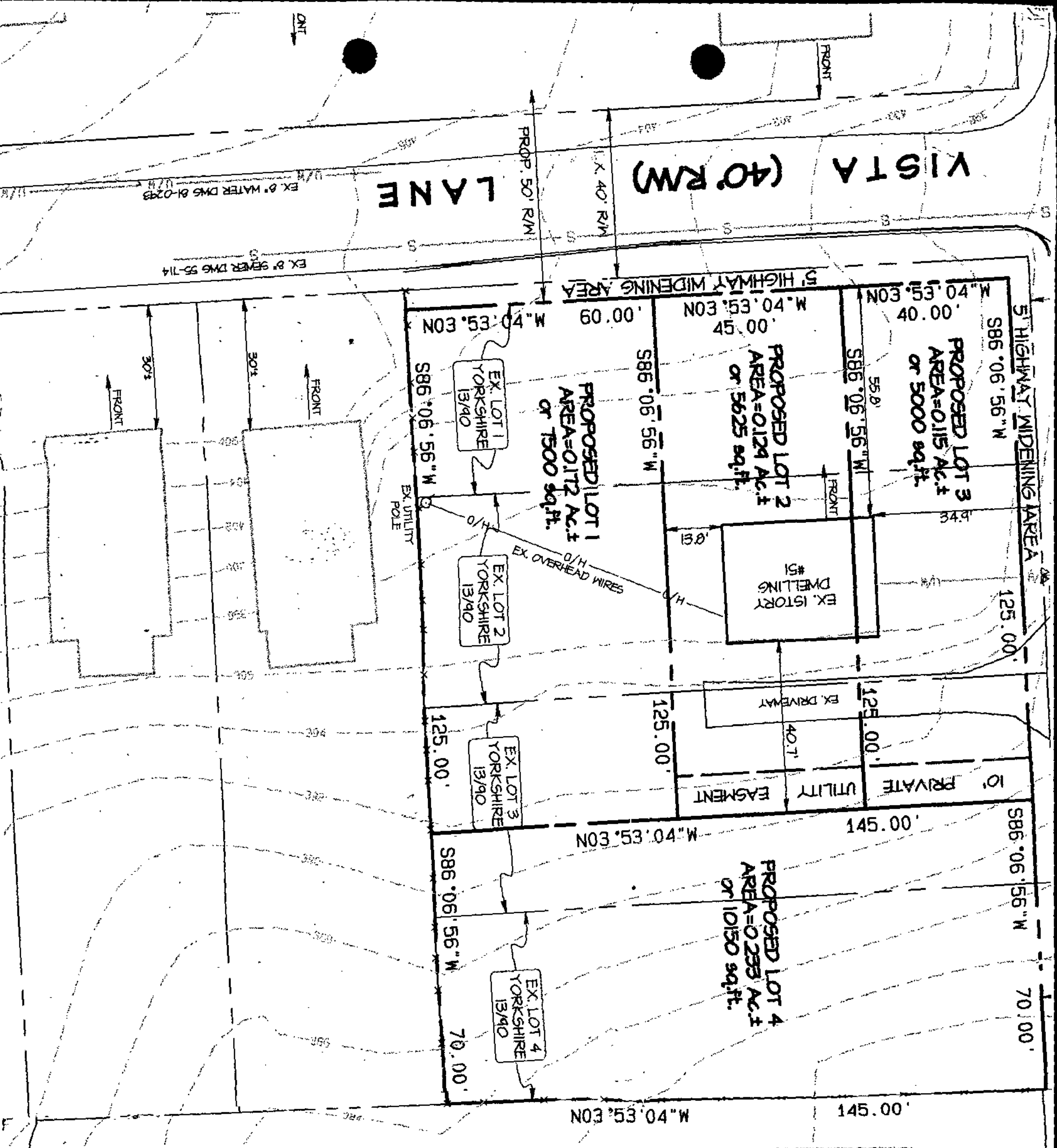
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

A.K. Tshu 494 09-494 A

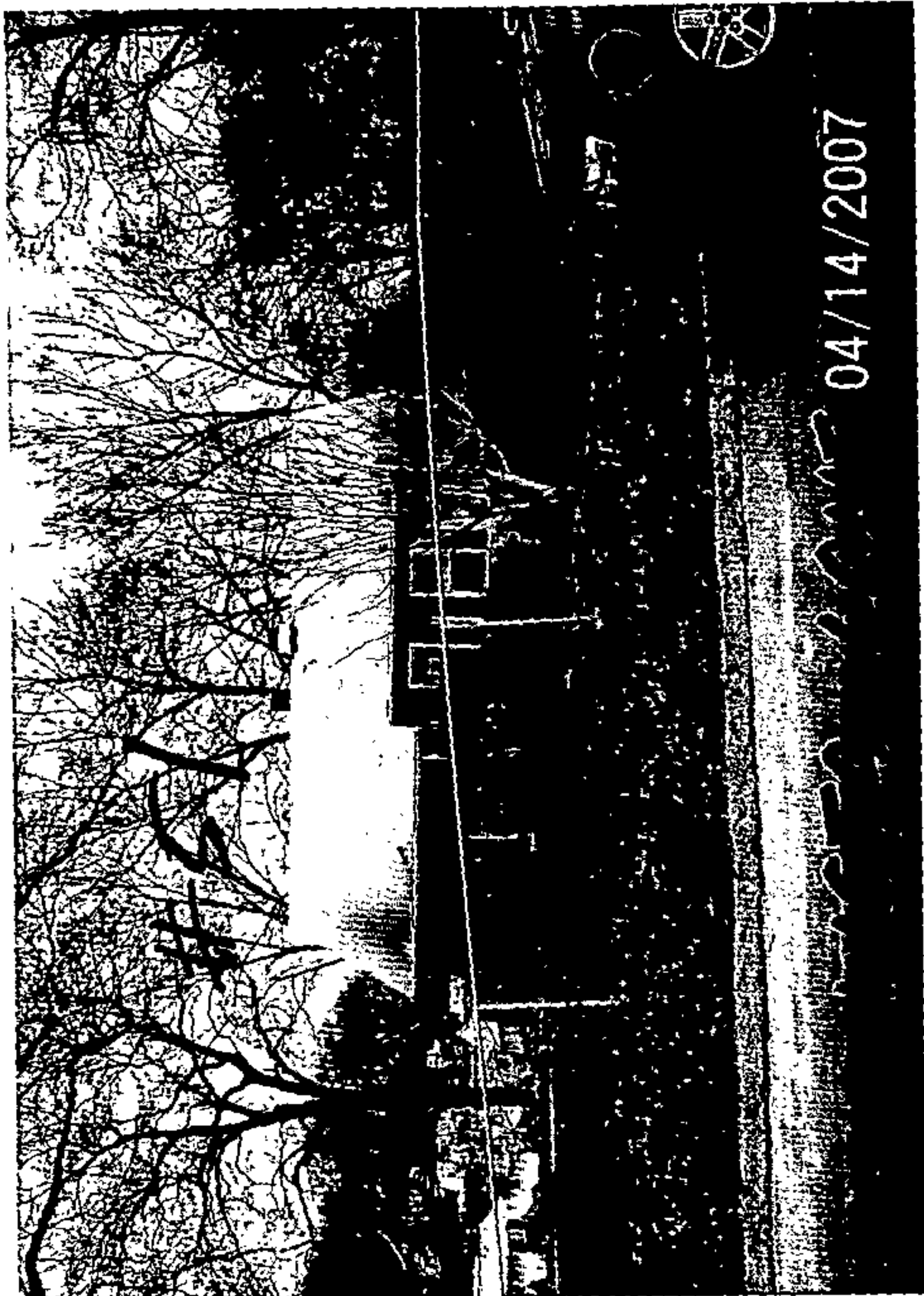


4 ORIGINAL LOTS BEFORE
AND AFTER LOT LINE
ADJUSTMENT BY AN EXEMPTION

Byattler 4/30/07

Chen woo 4/30/07

09-494-A



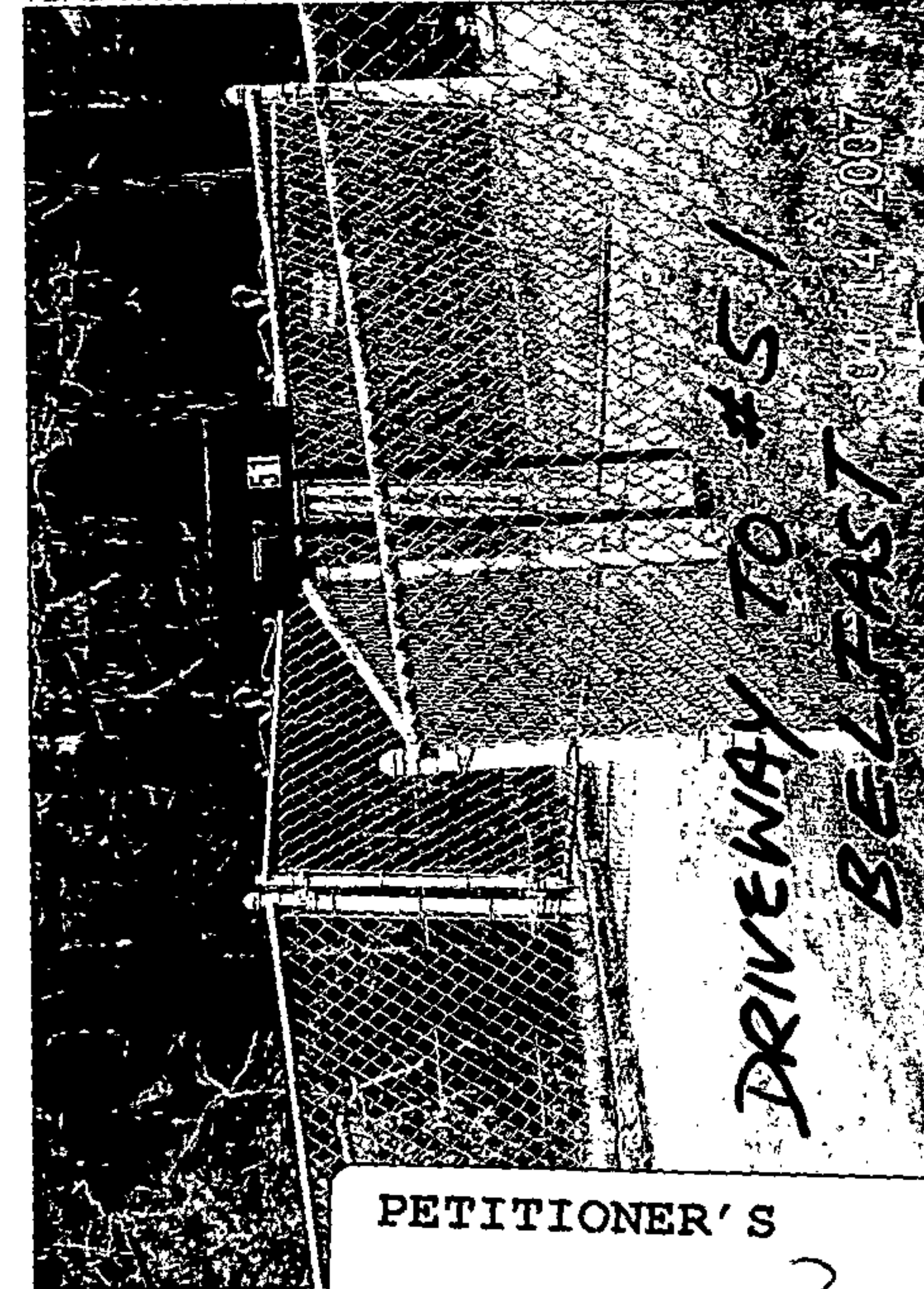
04/14/2007



04/14/2007



04/14/2007



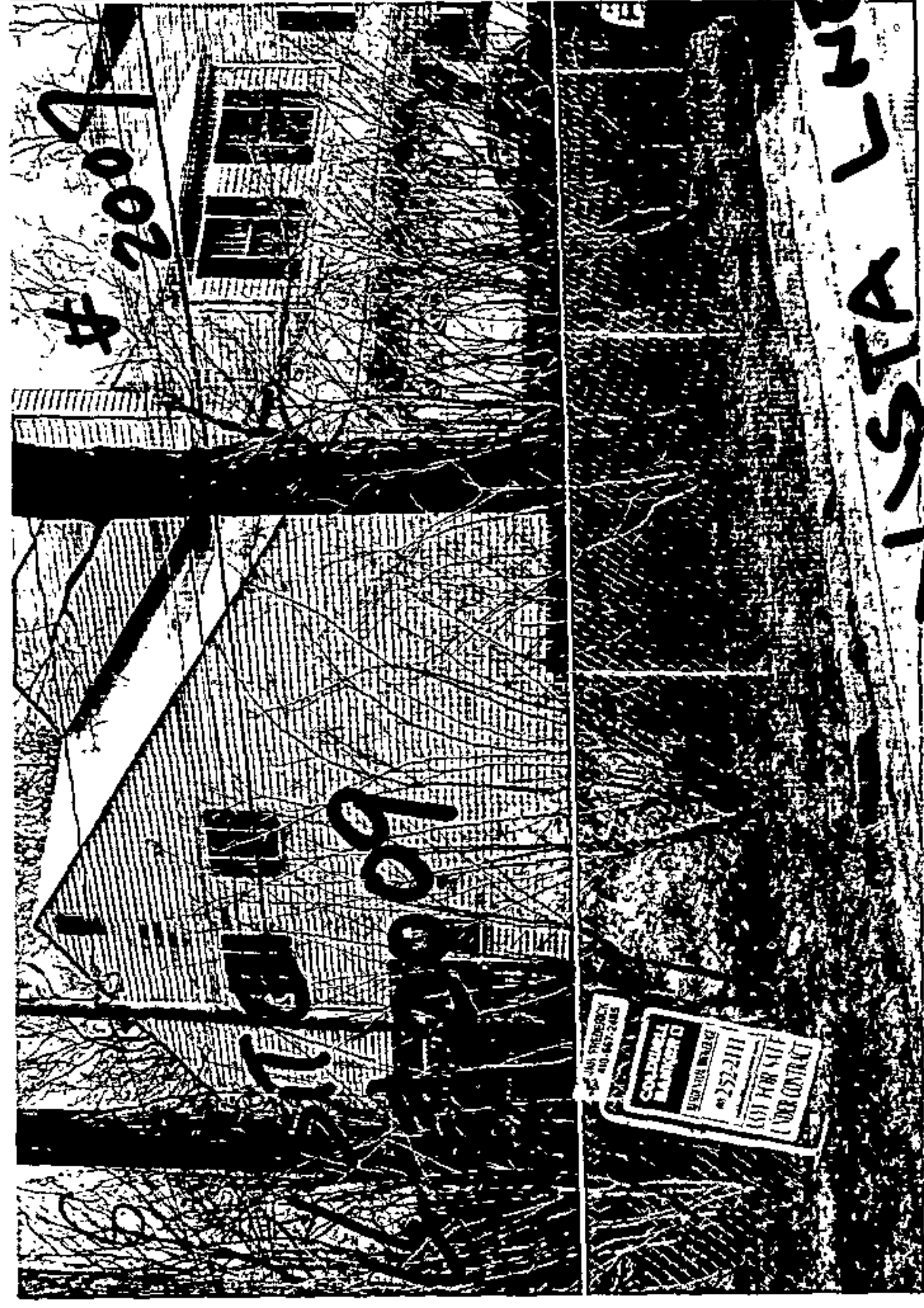
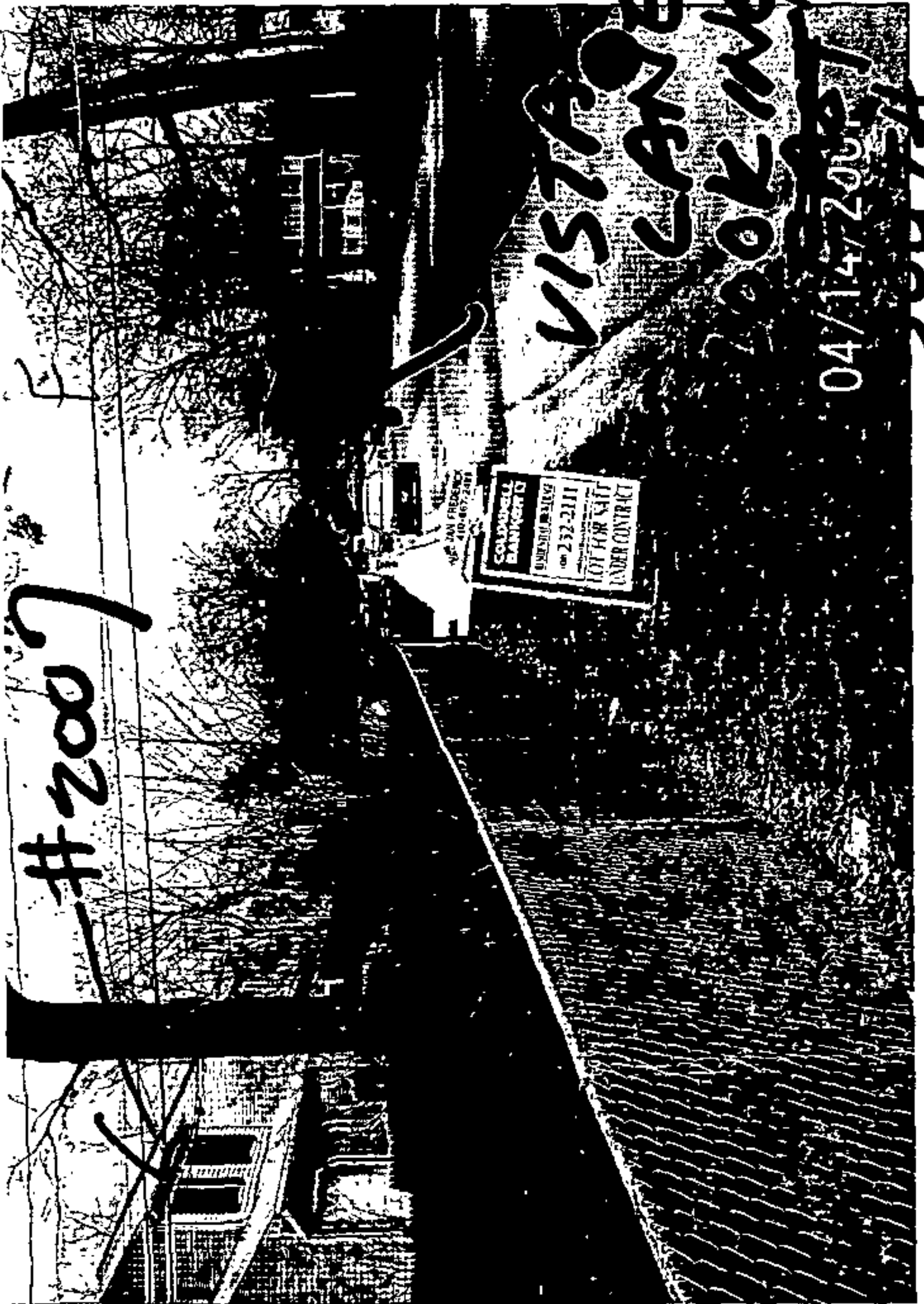
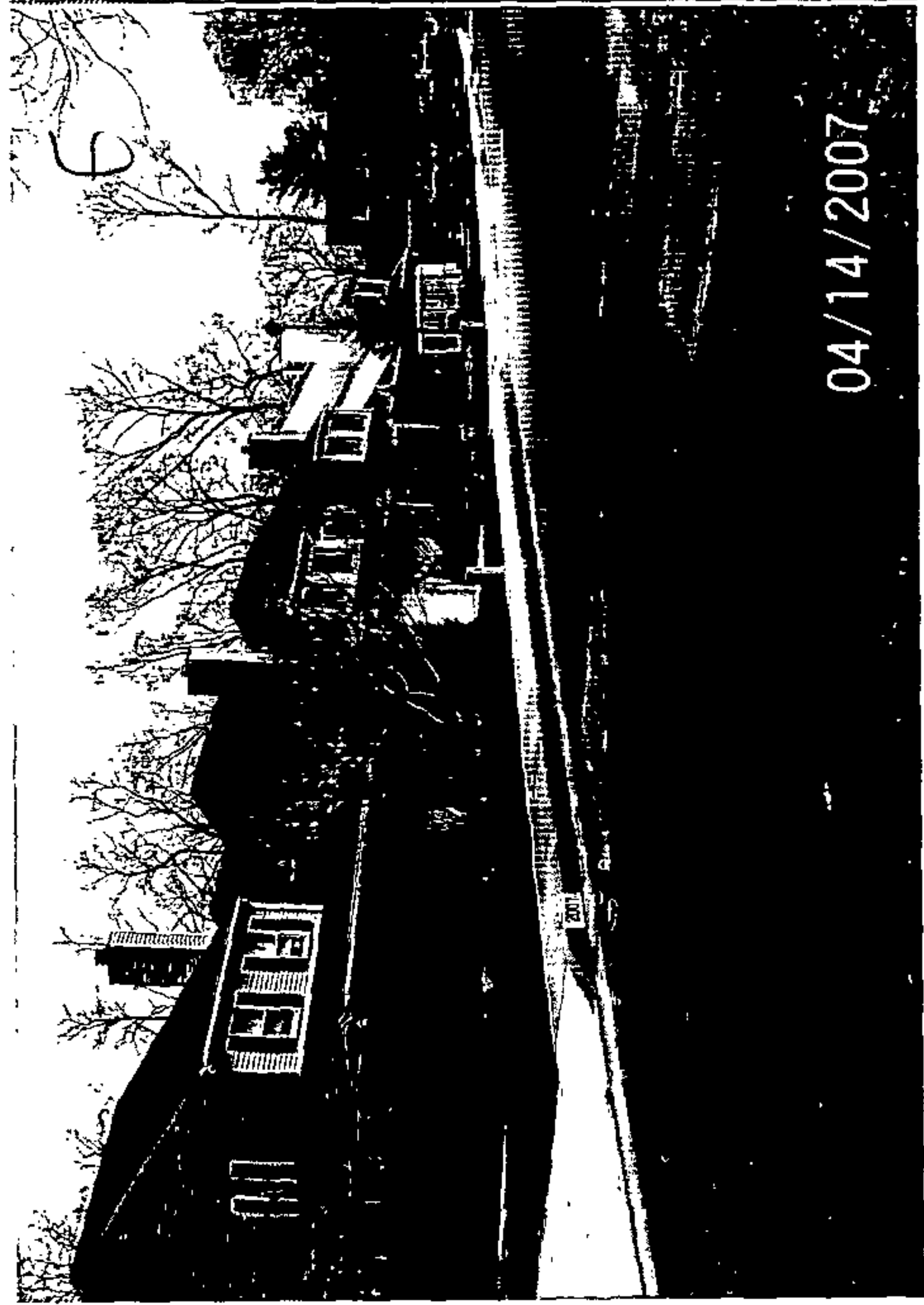
04/14/2007

DRIVEWAY TO #51
BELFAST
ON LEFT SIDE

PETITIONER'S

EXHIBIT NO.

3





07-494-A