

IN RE: PETITION FOR ADMIN. VARIANCE
W side Chestnut Avenue, 1100 feet S
of Joppa Road
9th Election District
5th Councilmanic District
(614 Chestnut Avenue)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
* CASE NO. 07-508-A

James Lawrence and Nancy Lee Fitzpatrick
Petitioners

* * * * *

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, James Lawrence and Nancy Lee Fitzpatrick. The variance request is for property located at 614 Chestnut Avenue. The variance request is from Sections 301.1 and 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a 14 foot rear setback in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct an 18 foot x 20 foot deck. Their home is a converted barn on an oddly shaped multi-angled lot. This places one side of the home close to one property line. The house is not completely rectangular and the deck will only extend out approximately four feet beyond the actual line of the house. There is no other reasonable placement or configuration of the deck. The property is 1.03 acres in size and zoned DR 2. The Petitioners provided letters of support from two of their adjacent neighbors, one of whom is Loyola Blakefield.

Zoning Advisory Committee Comments

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

COPIES RECEIVED FOR FILED
6-13-07
Rjg

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 May 20, 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.

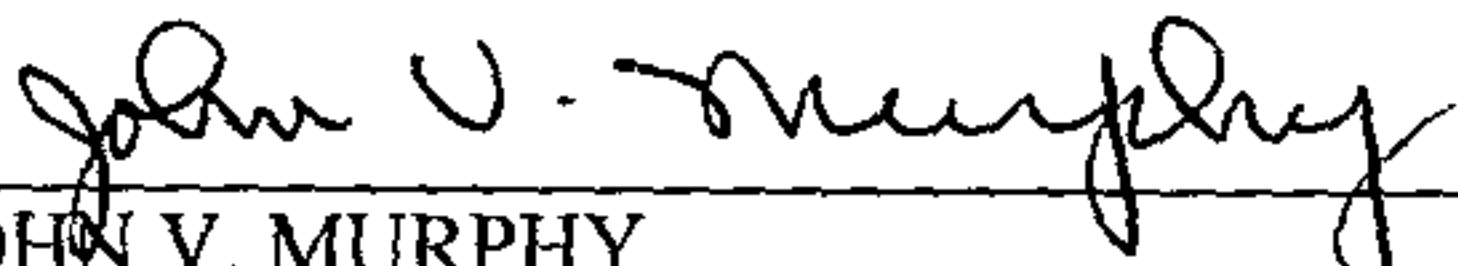
FROM RECEIVED FOR FILED
6-13-07
[Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of June, 2007 that a variance from Sections 301.1 and 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a 14 foot rear setback in lieu of the required 30 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

FORWARDED FOR FILING
6-13-07
BZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 13, 2007

JAMES LAWRENCE AND NANCY LEE FITZPATRICK
614 CHESTNUT AVENUE
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 07-508-A
Property: 614 Chestnut Avenue

Dear Mr. and Mrs. Fitzpatrick:

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 6014 CRESTNUT AVE
which is presently zoned DR2

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) 301.1, 1002, 30. (BCZR)

TO PERMIT AN OPEN PROJECTION (DECK) WITH A 14-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 30-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 _____

Legal Owner(s):

JAMES LAWRENCE FITZPATRICK
Name - Type or Print _____
James Lawrence Fitzpatrick
Signature _____
Nancy Lee Fitzpatrick
Name - Type or Print _____
Nancy Lee Fitzpatrick
Signature _____
6014 CRESTNUT AVE 4102962196
Address Telephone No. _____
TOWSON, MD 21204
City State Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

JAMES FITZPATRICK
Name _____
6014 CRESTNUT AVE 4103329265
Address Telephone No. _____
TOWSON MD 21204
City State Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 07-508-A
REV 10/25/01 6-13-07

Reviewed By D.T. Date 5/9/07
Estimated Posting Date 5/20/07

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 614 Chestnut 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):

Our home is not a traditional home on a traditional lot. It is a converted barn on an oddly shaped multi-angled lot. This places one side of our house close to one property line. We wish to put a reasonable sized deck (about 18x20 feet) off of the kitchen. This is the most reasonable site but places it close to a property line. Our house is not completely rectangular and the deck will only extend out approximately four feet beyond the actual line of the house. There is no other reasonable placement or configuration of the deck. A sight visit or view of the property map will illustrate this point. Thank you.

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.

Nancy Fitzpatrick
Signature
Nancy Fitzpatrick
Name - Type or Print

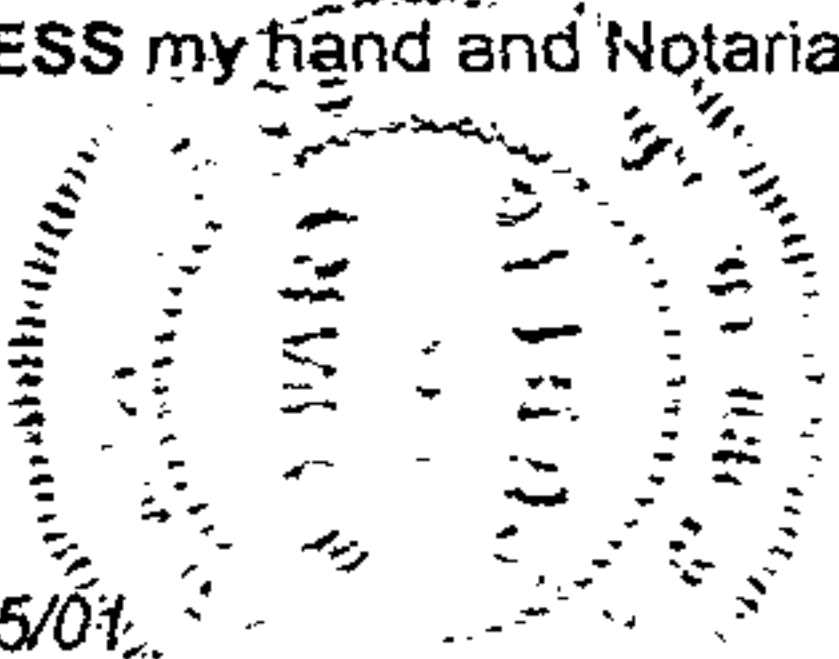
James L Fitzpatrick
Signature
James L Fitzpatrick
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of April 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nancy and James Fitzpatrick
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Robert B. Brew
Notary Public
My Commission Expires 6/30/2007

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 6014 Chestnut 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):

Our home is not a traditional home on a traditional lot. It is a converted barn on an oddly shaped multi-angled lot. This places one side of our house close to one property line. We wish to put a reasonable sized deck (about 18x20 feet) off of the kitchen. This is the most reasonable site but places it close to a property line. Our house is not completely rectangular and the deck will only extend out approximately four feet beyond the actual line of the house. There is no other reasonable placement or configuration of the deck. A sight visit or view of the property map will illustrate this point. Thank you.

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.

Nancy Fitzpatrick
Signature
Nancy Fitzpatrick
Name - Type or Print

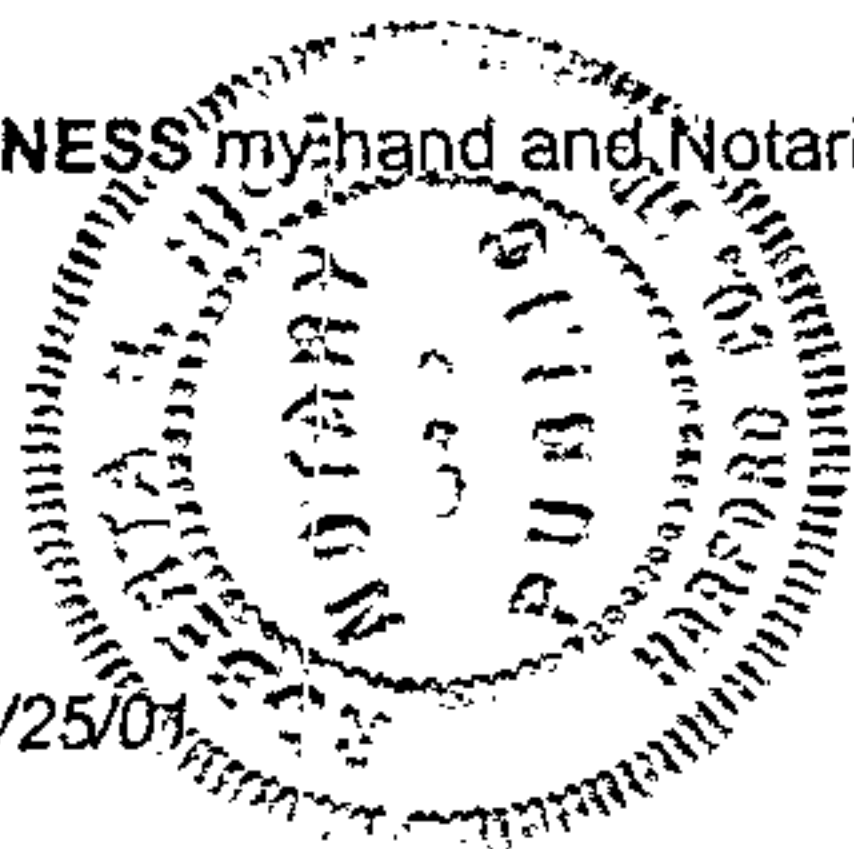
James L Fitzpatrick
Signature
James L Fitzpatrick
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of April 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nancy and James Fitzpatrick
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Robert Allen
Notary Public

My Commission Expires 6/30/2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 614 Chestnut Avenue
which is presently zoned D.R. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 301.1, 1302.3C. (BZR)

TO PERMIT AN OPEN PROJECTION (DECK) WITH A 14-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 30-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):

JAMES LAWRENCE FITZPATRICK
Name - Type or Print _____
James Lawrence Fitzpatrick
Signature _____
Marcy Lee Fitzpatrick
Name - Type or Print _____
Marcy Lee Fitzpatrick
Signature _____ 410 296 2196
614 CHESTNUT AVENUE
Address _____ Telephone No. _____
TOWSON, MD 21204
City _____ State _____ Zip Code _____ 410 332 9265

Representative to be Contacted:

JAMES FITZPATRICK
Name _____ 410 332 9265
614 CHESTNUT AVE
Address _____ Telephone No. _____ 410 296 2196
TOWSON, MD 21204
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 07-508-A

Reviewed By D.T. Date 5/9/07

REV 10/25/01 6-13-07

Estimated Posting Date 5/20/07

Zoning Description for 614 Chestnut Avenue

BEGINNING FOR THE SAME in the center of Chestnut Avenue, and at the end of the fifth line of the land which by deed dated December 21, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1050 Folio 150 was conveyed by Erwin Huber and wife to Louis K. Owen and wife and running thence bounding on the center of Chestnut Avenue south 45 degrees 48 minutes west thirty nine and five tenths feet (39.5 feet) thence running for lines of division now made the following courses and distances, viz: north 3 degrees 21 minutes east passing through an iron pipe situate near the west line of Chestnut Avenue one hundred and thirty three and one-half feet (133.5) to an iron pipe and north 44 degrees 11 minutes west one hundred and eighty one feet (181 feet) to intersect the first line of the land conveyed as aforesaid by Erwin Huber and wife to Louis K. Owen and wife thence bounding on the outline of said land the five following courses and distances, viz: North 45 degrees 49 minutes east forty-eight feet (48') more or less to an iron pipe north 77 degrees 25 minutes west one hundred and fifty and six tenths feet (150.6') to an iron pipe north 45 degrees 30 minutes east one hundred and seventy six feet (176') more or less south 44 degrees 11 minutes east two hundred and thirty eight feet (238') more or less and southerly two hundred and fifty five feet (255') more or less to the place of beginning. Containing 1.03 acres, more or less. **The improvements thereon being known as No. 614 Chestnut Avenue.**

Tax Id: 09-0906000160

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 508 -A Address 614 CHESTNUT AVE

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

Filing Date: 5/9/07 Posting Date: 5/20/07 Closing Date: 6/4/07

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

- 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.
- 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.
- 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.
- 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- 508 -A Address 614 CHESTNUT AVE

Petitioner's Name FITZPATRICK Telephone 410-296-2196

Posting Date: 5/20/07 Closing Date: 6/4/07

Wording for Sign To Permit AN OPEN PROTECTION (DECK) WITH A 14-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 30-FEET.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 07-508-A

Petitioner: FITZPATRICK

Address or Location: 614 CHESTNUT AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR & MRS. JAMES L. FITZPATRICK

Address: 614 CHESTNUT AVE.

TOWSON, MD 21204

Telephone Number: 410-296-2196

Revised 2/20/98 - SCJ

CERTIFICATE OF POSTING

RE: Case No: 07-508-A

Petitioner/Developer: FITZPATRICK

Date of Hearing/Closing: 6-4-07

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:

614 CHESTNUT AVE

The sign(s) were posted on

5-20-07
(Month, Day, Year)

Sincerely,

Robert Black 5-23-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

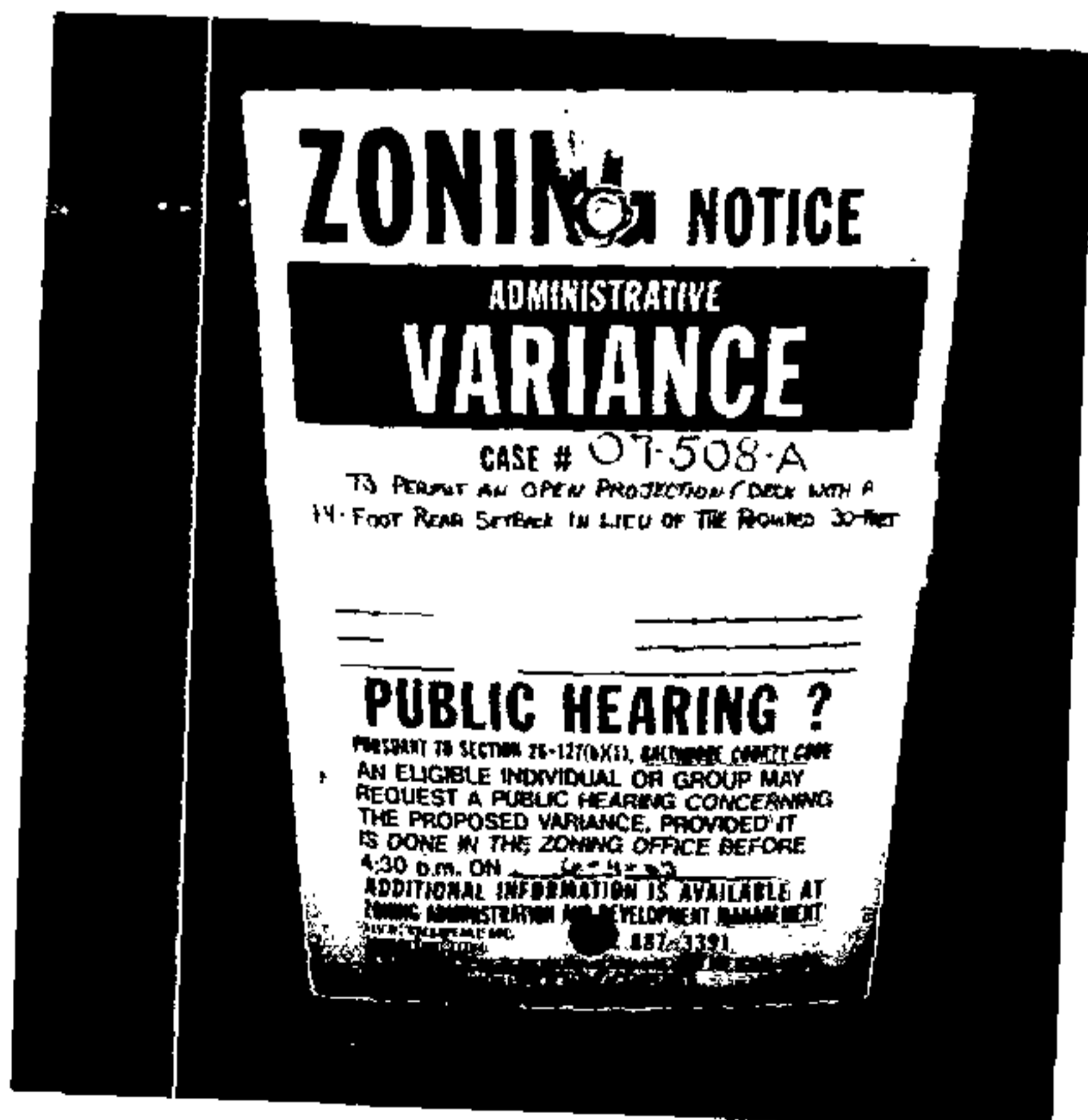
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

June 4, 2007

James Lawrence Fitzpatrick
Nancy Lee Fitzpatrick
614 Chestnut Avenue
Towson, MD 21204

Dear Mr. and Mrs. Fitzpatrick:

RE: Case Number: 07-508-A, 614 Chestnut Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 9, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



State Highway Administration

Maryland Department of Transportation

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

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

Date: MAY 15, 2007

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

RE: Baltimore County
Item No. 7-508-A
614 CHESTNUT AVENUE
LAWRENCE/FITZPATRICK 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. 7-508-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 ¹ Michael P. Bailey
Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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 18, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 7, 2007

508

Item Number: 500 through 511

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 21, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 21, 2007
Item Nos. 07-224, 500, 501, 501, 502, 503,
504, 505, 506, 507, 508, 509, 510, and 511

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- 05212007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 22, 2007

RECEIVED
MAY 25 2007

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

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-508- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:

Cynthia Murray

Division Chief:

Tom Luban

CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 22, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-508- Administrative Variance**


The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:



Division Chief:



CM/LL

OFFICE OF THE PRESIDENT

Monday, April 09, 2007

Dr. J. Lawrence Fitzpatrick '74
614 Chestnut Avenue
Towson, MD 21204-3704

Dear Larry,

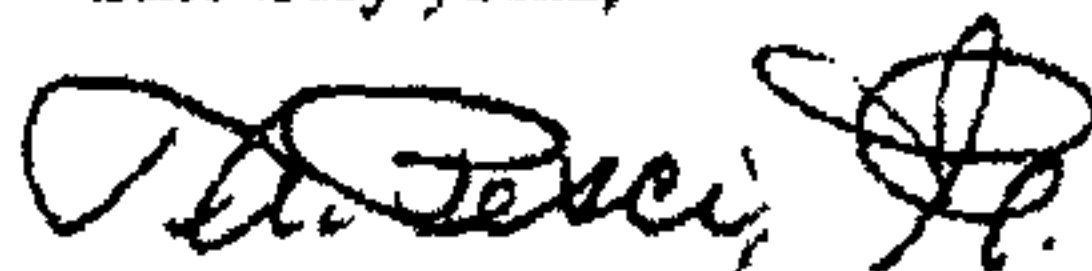
In response to your letter, neighbor to neighbor, with regard to proposed home improvements for an "open deck," I am happy to respond favorably to your request. On behalf of Loyola Blakefield, I think it is an admirable improvement that will be a benefit to you and your family. The Buildings & grounds Committee of the Board of Trustees is also in agreement. I see it as an improvement that will benefit you and in no way detract from Loyola Blakefield and its mission.

Hope everyone else in the immediate neighborhood is in agreement and that the road will be smooth toward approval of your plan.

Hope you had a good Easter. Now enjoy springtime and your new deck.

I will wave as I do my laps on the back track.

Sincerely yours,



Rev. Thomas A. Pesci, S.J.
President


James P. & Karen A. Whitcome
610 Chestnut Avenue
Towson, Maryland 21204

April 3, 2007

Re: 614 Chestnut Avenue
Proposed New Deck Construction

To Whom It May Concern:

We have reviewed the plans, and inspected the site, for the new deck being proposed by Dr. & Mrs. James L. Fitzpatrick to be added to the southwest corner of their residence at 614 Chestnut Avenue. We have no objections of any kind to the deck as planned, and support their efforts to improve their property in this manner.


Karen Whitcome

07-508-A



OFFICE OF THE PRESIDENT

Monday, April 09, 2007

Dr. J. Lawrence Fitzpatrick '74
614 Chestnut Avenue
Towson, MD 21204-3704

Dear Larry,

In response to your letter, neighbor to neighbor, with regard to proposed home improvements for an "open deck," I am happy to respond favorably to your request. On behalf of Loyola Blakefield, I think it is an admirable improvement that will be a benefit to you and your family. The Buildings & grounds Committee of the Board of Trustees is also in agreement. I see it as an improvement that will benefit you and in no way detract from Loyola Blakefield and its mission.

Hope everyone else in the immediate neighborhood is in agreement and that the road will be smooth toward approval of your plan.

Hope you had a good Easter. Now enjoy springtime and your new deck.

I will wave as I do my laps on the back track.

Sincerely yours,

Rev. Thomas A. Pesci, S.J.
President

P. O. Box 5819 Towson, Maryland 21285-6819

phone 443-841-3672 president@loyolablakefield.org fax 410-825-7756

07-508-A


James P. & Karen A. Whitcome
610 Chestnut Avenue
Towson, Maryland 21204

April 3, 2007

Re: 614 Chestnut Avenue
Proposed New Deck Construction

To Whom It May Concern:

We have reviewed the plans, and inspected the site, for the new deck being proposed by Dr. & Mrs. James L. Fitzpatrick to be added to the southwest corner of their residence at 614 Chestnut Avenue. We have no objections of any kind to the deck as planned, and support their efforts to improve their property in this manner.



James P. Whitcome
Karen A. Whitcome

1



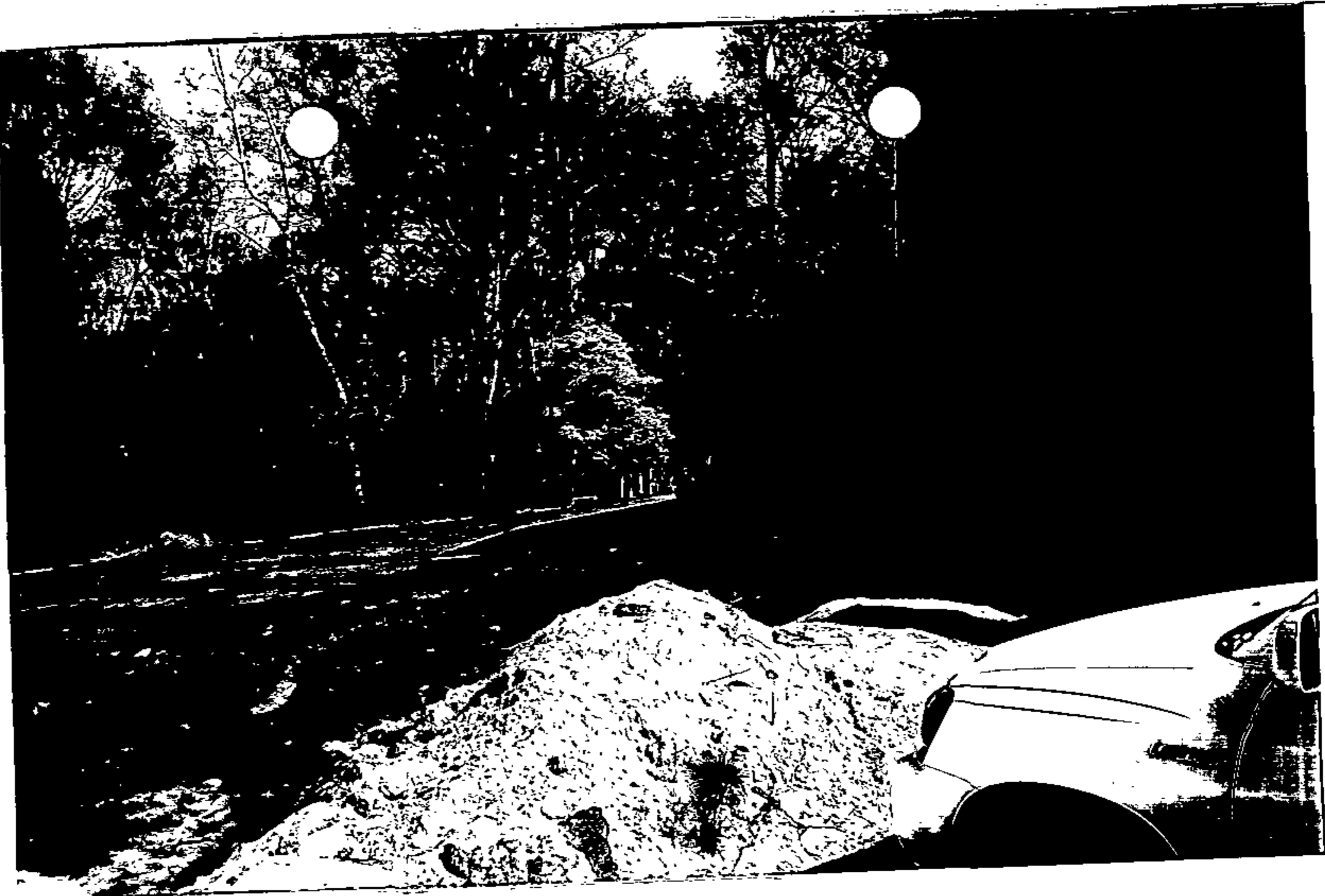
2



3



4



5

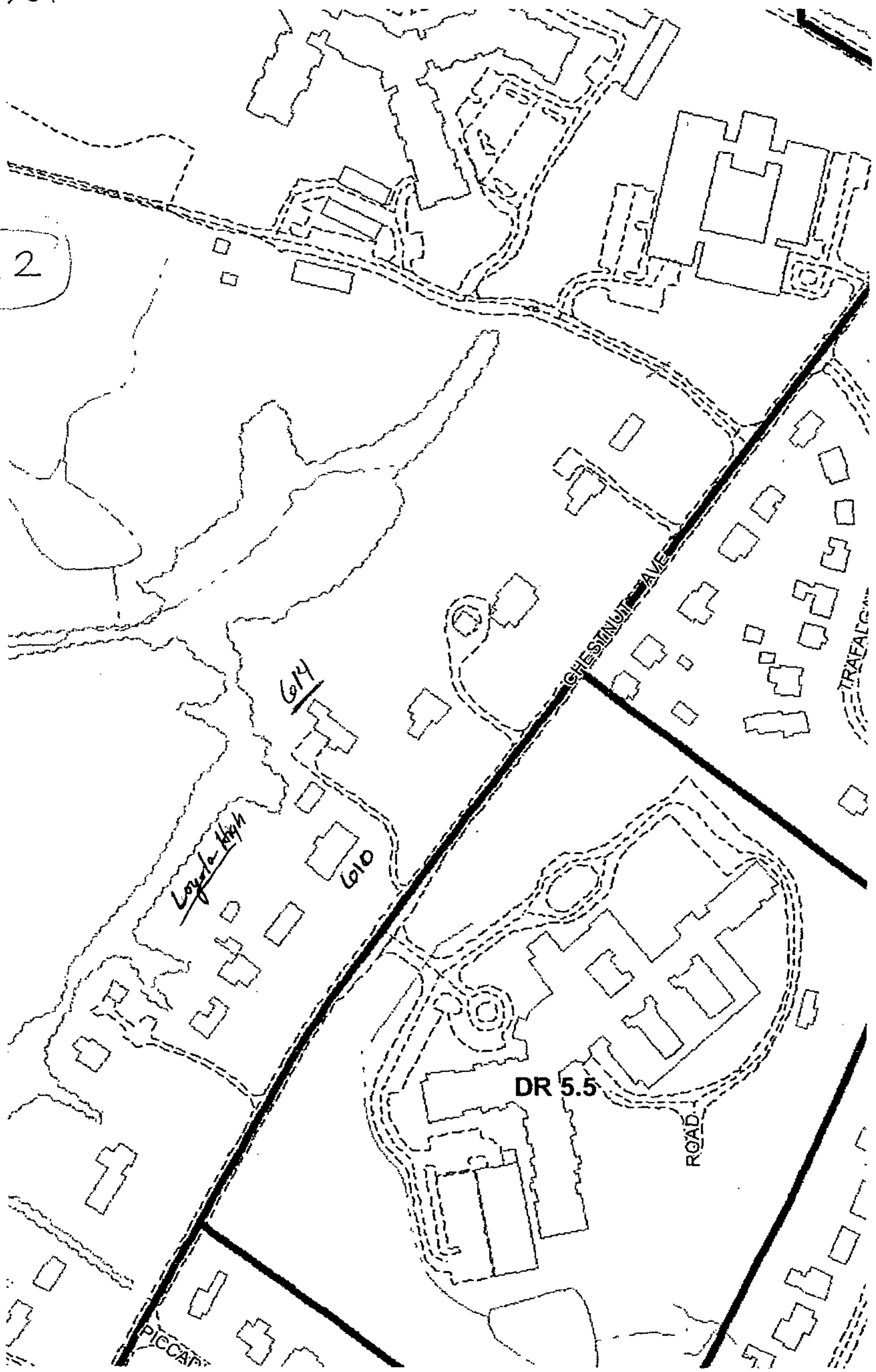


6



069C1

DR 2

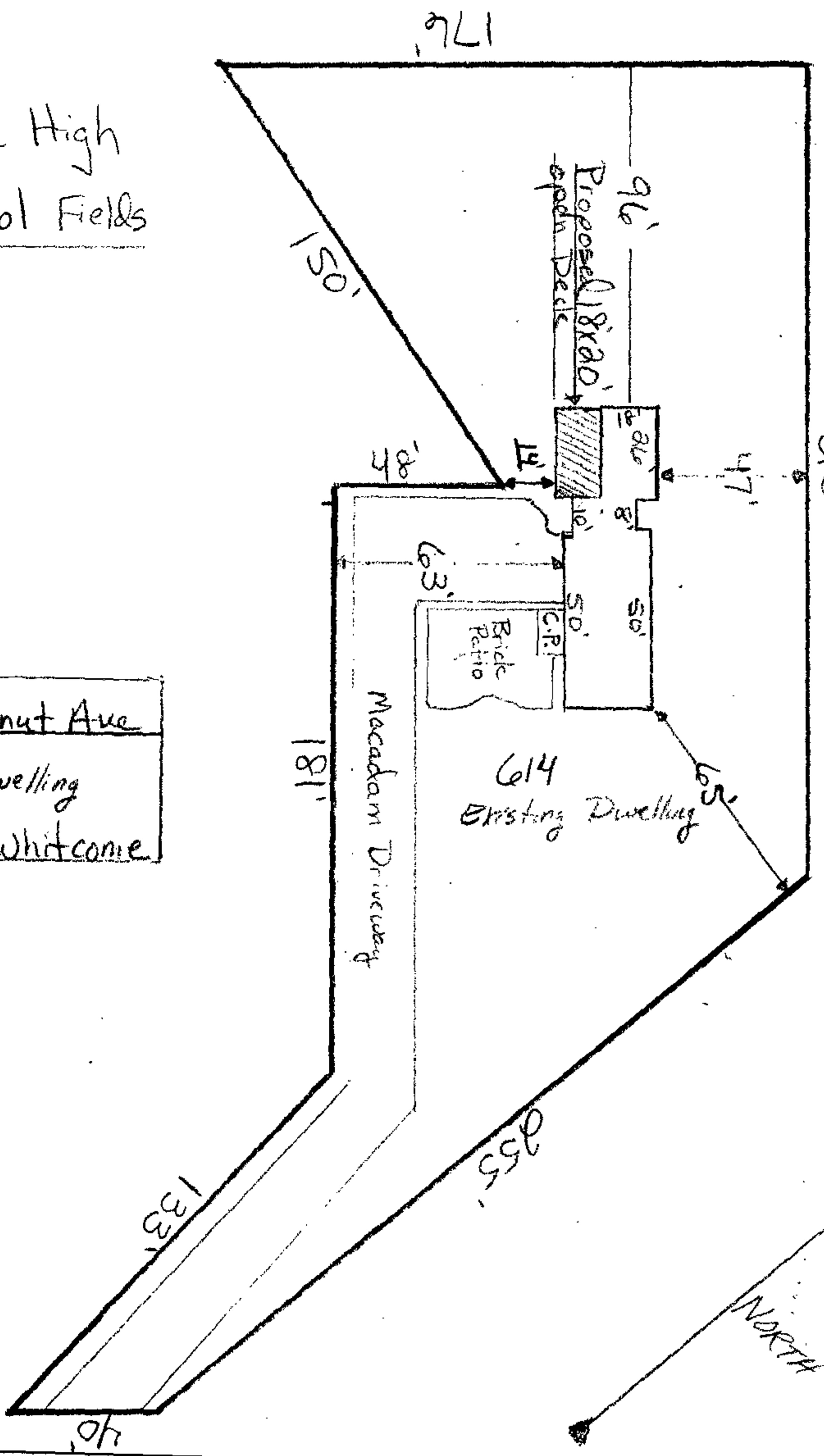


07-508-A

614 Chestnut Ave PLAN TO ACCOMPANY Petition for Zoning VARIANCE

BLAKE Hurst

Plot Book # 1867 Folio 505
 Dist # 9 TRR 119-09-0906000160
 Owner: JAMES Fitzpatrick
 Scale 1" = 50'



Loyola High School Fields

616
 Biff Hearn
 Existing Dwelling
 Front

610 Chestnut Ave
 Existing Dwelling
 JAMES Whitcome
 Front

CHESTNUT AVE.

Loyola Athletic Fields	Subject Property
Chestnut Ave	
TRAFALGUR RD	
Vicinity MAP	North
Scale 1" = 100'	
Location Information	
Election District #9	
Councilmanic District #5	
Zoning DRE 2	
Sever - Public	
WATER - Public	
Lot Size 1.03 Acre	
Historic NO	
Flood Plain NO	
Chesapeake Bay	
CRITICAL AREA NO	
Prior Zoning History: None	

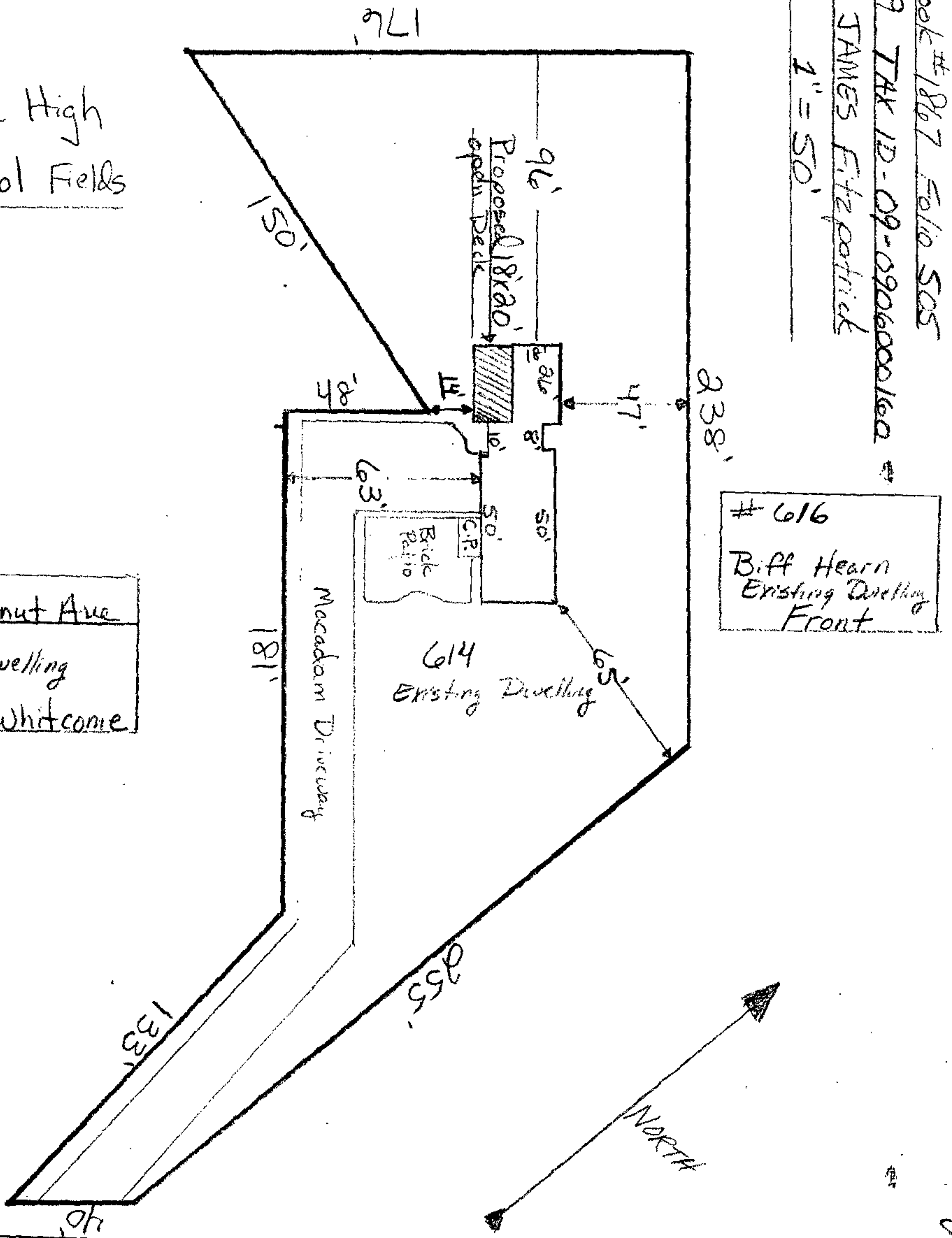
614 Chestnut Ave PLAN TO ACCOMPANY Petition for Zoning VARIANCE

BLAKE Hurst

Plot Book #1867 Folio 505
 Dist #9 TAX ID-09-0906000160
 Owner: JAMES Fitzpatrick
 Scale 1" = 50'

Loyola High School Fields

610 Chestnut Ave
 Existing Dwelling
 JAMES Whitcome
 Front



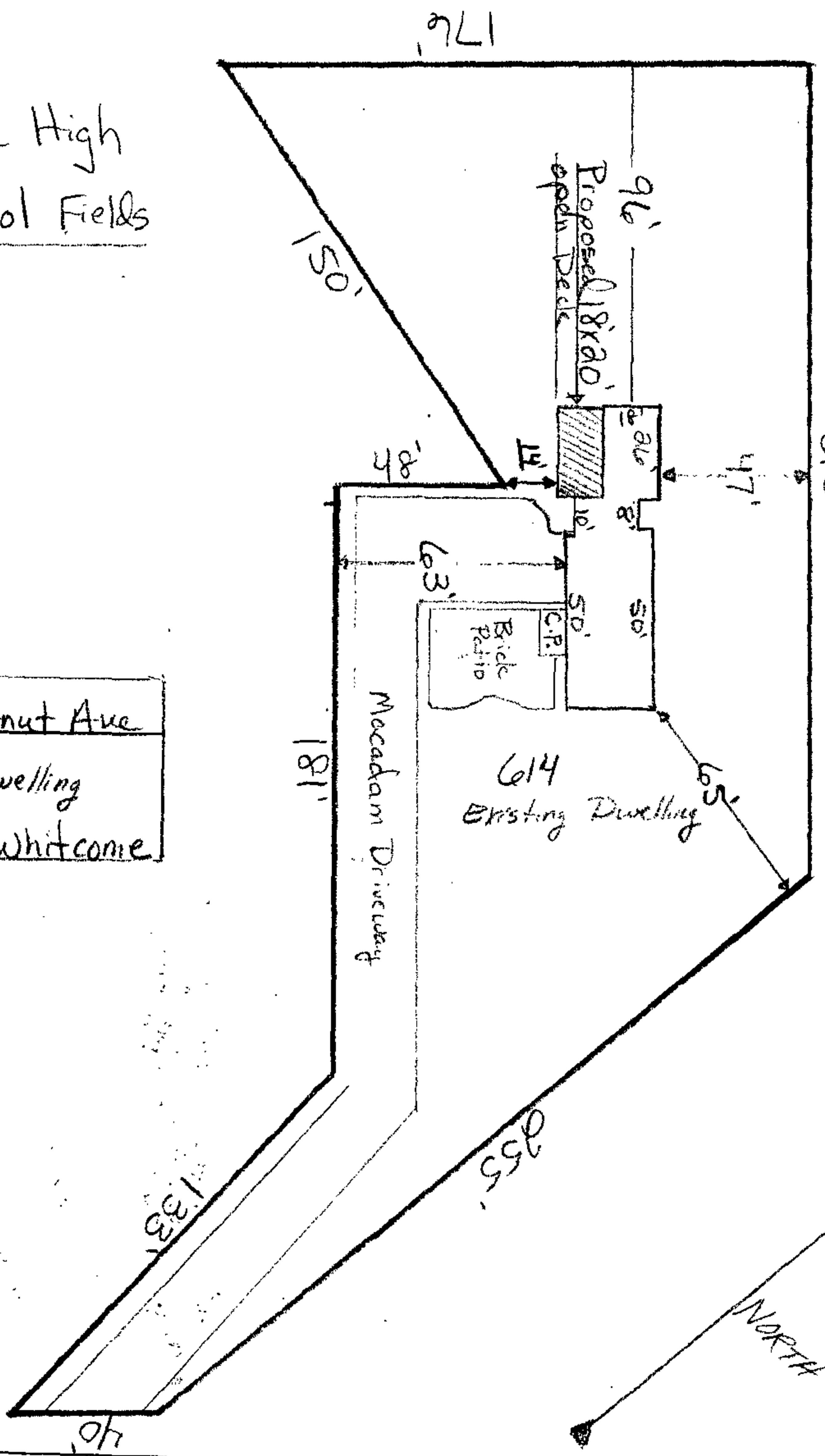
CHESTNUT AVE.

Loyola Athletic Fields	Subject Property
Chestnut Ave	
Picadilly Rd	
Vicinity MAP	
Scale 1" = 1000'	
Location Information	
Election District #9	
Councilmanic District #5	
Zoning DR 2	
Sewer - Public	
WATER - Public	
Lot Size 1.03 Acre	
Historic NO	
Flood Plain NO	
Chesapeake Bay CRITICAL AREA NO	
Prior Zoning Hearing: None	

614 Chestnut Ave. PLAN TO ACCOMPANY Petition for Zoning VARIANCE

BLAKE Hurst

Plat Book #1867 Folio 505
 Dist #9 Tax ID-09-0906000160
 Owner: JAMES Fitzpatrick
 Scale 1" = 50'



Loyola High School Fields

610 Chestnut Ave
 Existing Dwelling
 JAMES Whitcome
 Front

616
 Biff Hearn
 Existing Dwelling
 Front

CHESTNUT AVE.

Loyola Athletic Fields	Subject Property
Chestnut Ave	
Piccadilly Rd	
Vicinity MAP	
Scale 1" = 1000'	
Location Information	
Election District #9	
Councilmanic District #5	
Zoning DRE 2	
Sewer - Public	
WATER - Public	
Lot Size 1.03 Acre	
Historic NO	
Flood Plain NO	
Chesapeake Bay CRITICAL AREA NO	
Prior Zoning Hearing: None	

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27989

DATE 5/9/01 AMOUNT 0010016150
AMOUNT \$ 65.00

RECEIVED FROM HUBBARD COMPANY INC

FOR ITEM # 308 01-508-A

114 CHESTNUT AVE D. THOMPSON

REIMBURSEMENT WHITE - BANNER
PURCHASING YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADMIN TIME MM
5/9/2001 5:00:00 PM 0010016150 2
NEW YORK MAIN 2000 000
RECEIPT # 48723 5/9/2001 TRU
Dept 13 000 2000 VERIFICATION
CA NO. 00798
Receipt for \$65.00
\$65.00 13 \$65.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION