



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 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. 7-511-A
800 HATHERLEIGH ROAD
BRADLEY 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. 7-511-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,

FOR¹ 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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 800 Hatherleigh Rd.
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) 1302.3.C.1 - to permit a

proposed addition (sunroom) to have a side yard setback of
7 1/2 feet in lieu of the required 10.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Mr. Gregory L. Bradley

Name - Type or Print

Signature

Mrs. Mary P. Bradley

Name - Type or Print

Mary P. Bradley

Signature

800 Hatherleigh Rd

Address

410-828-493

Telephone No.

Baltimore MD

City

State

21212

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 07-511-A

Reviewed By

RDD

Date

5/9/07

REV 9/15/98

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

800 Hatherleigh Road
Address
Baltimore Maryland 21212
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):

We are removing an existing 1-story sunporch on the west side of our house and replacing it with a 2-story addition. The existing sunporch is 10' from the Couch's property line, but the new 2-story addition will be about 2.5' wider and will therefore be about 7.5' from the Couch's property line.

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.

Gregory L. Bradley
Signature
Gregory L. Bradley
Name - Type or Print

Mary P. Bradley
Signature
Mary P. Bradley
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of May, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gregory L. & Mary P. Bradley
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date 5/14/07

Patricia A. Ogle
Notary Public
My Commission Expires 3/1/2010

ZONING DESCRIPTION FOR 800 Hatherleigh Road

Beginning for the same on the north side of Hatherleigh Road at the southwest corner of Lot No. 49, Block 20, on the plat hereinafter referred to which place of beginning is at the distance of 1230 feet Easterly from the corner formed by the intersection of the North side of Hatherleigh Road and the East side of York Road and running thence Easterly binding on the North side of Hatherleigh Road 100 feet to Lot No. 53 of Block 20 on said plat, thence Northerly and binding on said Lot No. 53, 125 feet to the Northernmost outline of Stoneleigh, thence Westerly binding on said outlines and parallel with Hatherleigh Road 100 feet to the Westernmost outline of said Lot No. 49, thence Southerly binding on said Westernmost outline 125 feet to the place of beginning. Being and comprising of Lots Nos. 49, 50, 51 and 52, Block 20, as shown on the Plat of Stoneleigh, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 87, and on the Revised Plat of Part of Stoneleigh, recorded as aforesaid in Plat Book W.P.C. No. 8, folio 85. The improvements thereon being known as No. 800 Hatherleigh Road and located in the 9th Election District, 5th Councilmanic District.

Item # 511

No. 27991

DATE _____

ACCOUNT

RECEIVED
FROM:

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

NO COPY

[illegible]

665.00
 665.00 ON
 Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 511 -A Address 800 Hatherleigh Rd

Contact Person: David Duvall 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.

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- 511 -A Address 800 Hatherleigh Rd

Petitioner's Name G Bradley Telephone 410 828 4193

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

Wording for Sign: To Permit a proposed addition (sunroom) to have a
side yard setback of 7 1/2 feet in lieu of the required 10

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: 07-511-A
Petitioner: Gregory L. Bradley
Address or Location: 800 Hatherleigh Rd, Baltimore, MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gregory L. Bradley
Address: 800 Hatherleigh Rd.
Baltimore MD 21212

Telephone Number: 410-828-4193

To: Director of Permits and Development Management
Timothy Kotroco
111 W. Chesapeake Avenue
Towson, MD 21204

26 May 2007

From: Greg and Pat Bradley
x 800 Hatherleigh Road
Baltimore, MD 21212

Subject: Cancellation of Variance Application
Case Number 07-511-A

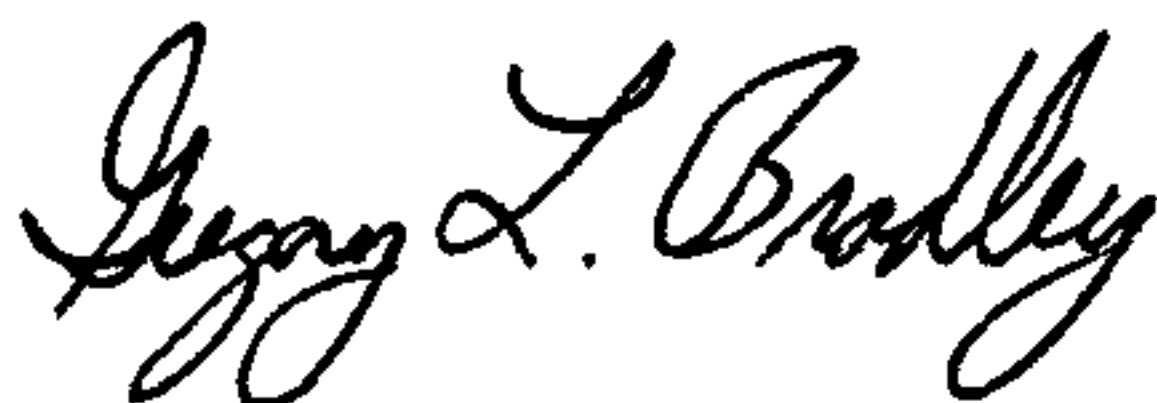
Dear Mr. Kotroco,

This is to notify you that we have decided to cancel our variance application, Case Number 07-511-A. Our case worker is Mr. David Duvall.

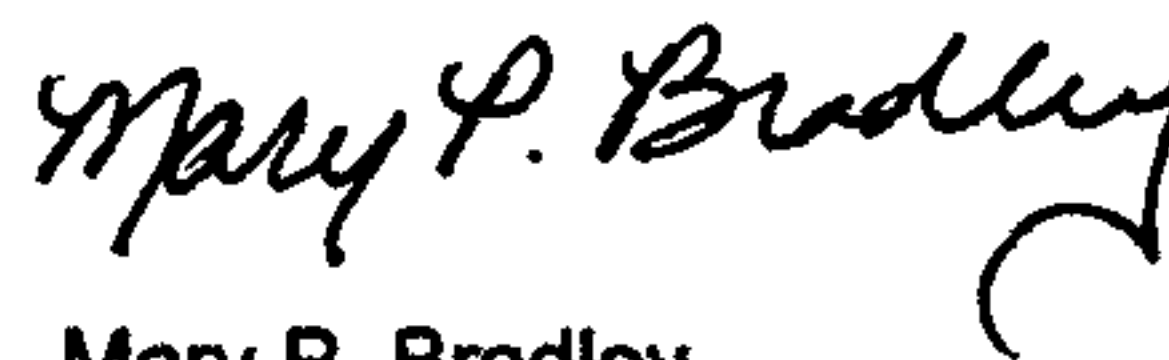
The reason for the cancellation is that our next door neighbor decided they didn't like the idea of our encroachment inside the 10 foot offset. We do not want to push it, so we will look at expansion in other areas of the property.

Thanks for your office's professionalism.

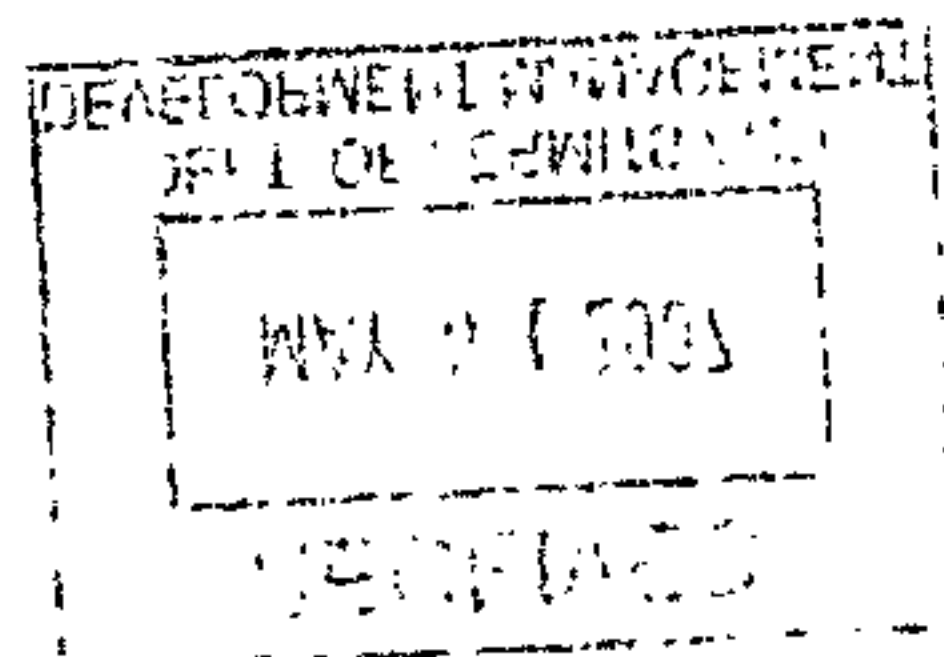
Sincerely,

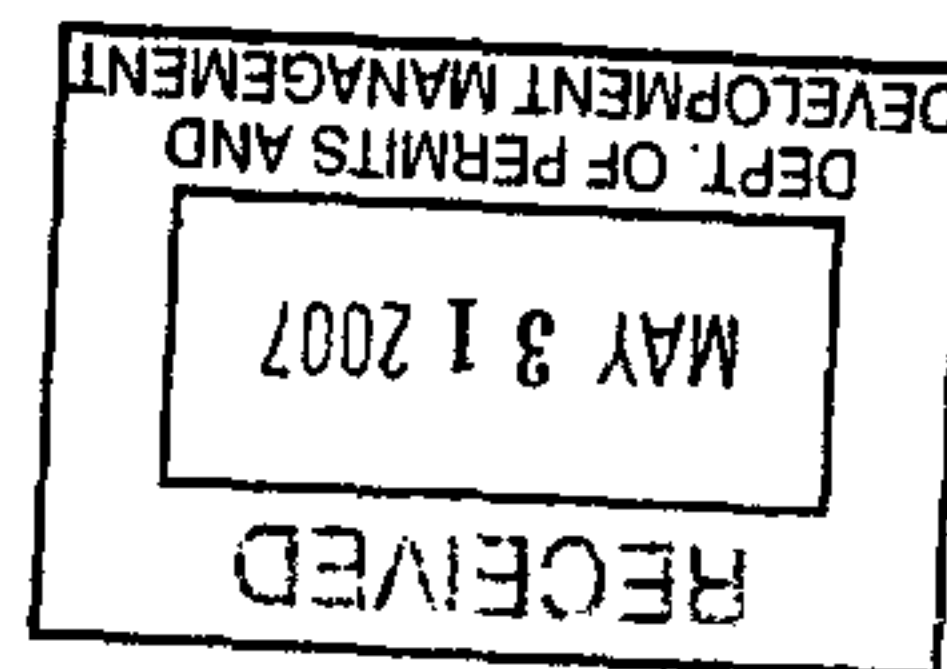


Gregory L. Bradley



Mary P. Bradley





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

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

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



Printed on Recycled Paper

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: 800 Hatherleigh Road

INFORMATION:

Item Number: 7-511

Petitioner: Gregory L. Bradley

Zoning: DR 5.5

Requested Action: Administrative Variance

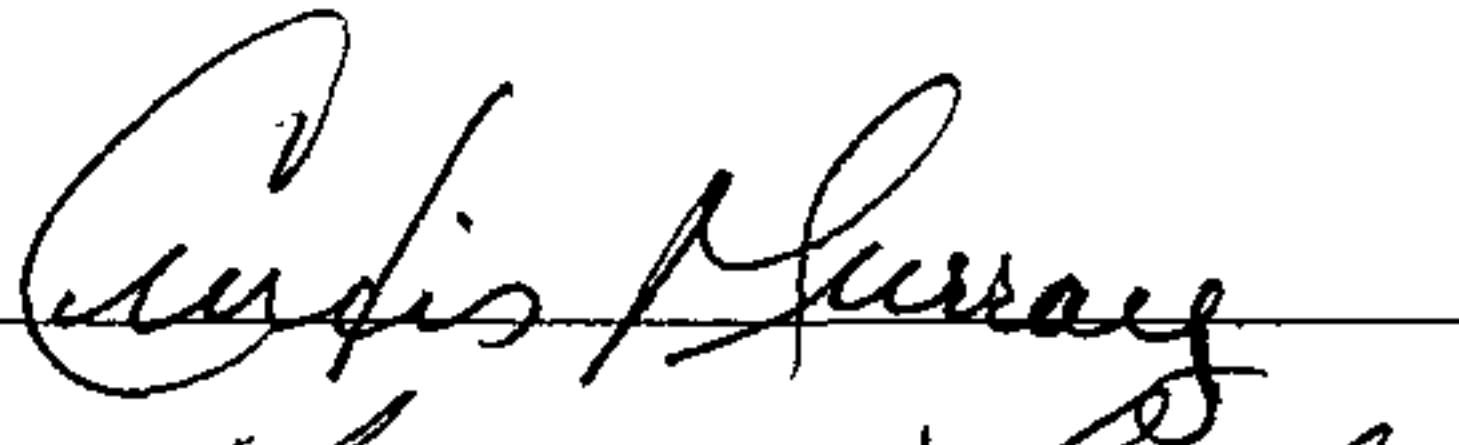
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request for a proposed addition (sunroom) to have a side yard setback of 7.5 feet in lieu of the required 10 feet. However, Office support is contingent upon this Office's approval of architectural elevation drawings for the proposed sunroom addition. Such elevations shall show the following.

- All three exterior facades for the improvements,
- Proposed finishing materials being for exterior surfaces
- Roofing materials
- Location/orientation of windows, doors, and shutters.

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

Reviewed by:



Division Chief:
AFK/LL: CM



ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 07-511-A

File Completed/Initials

5-10-07

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 800 Hatherleigh Rd.

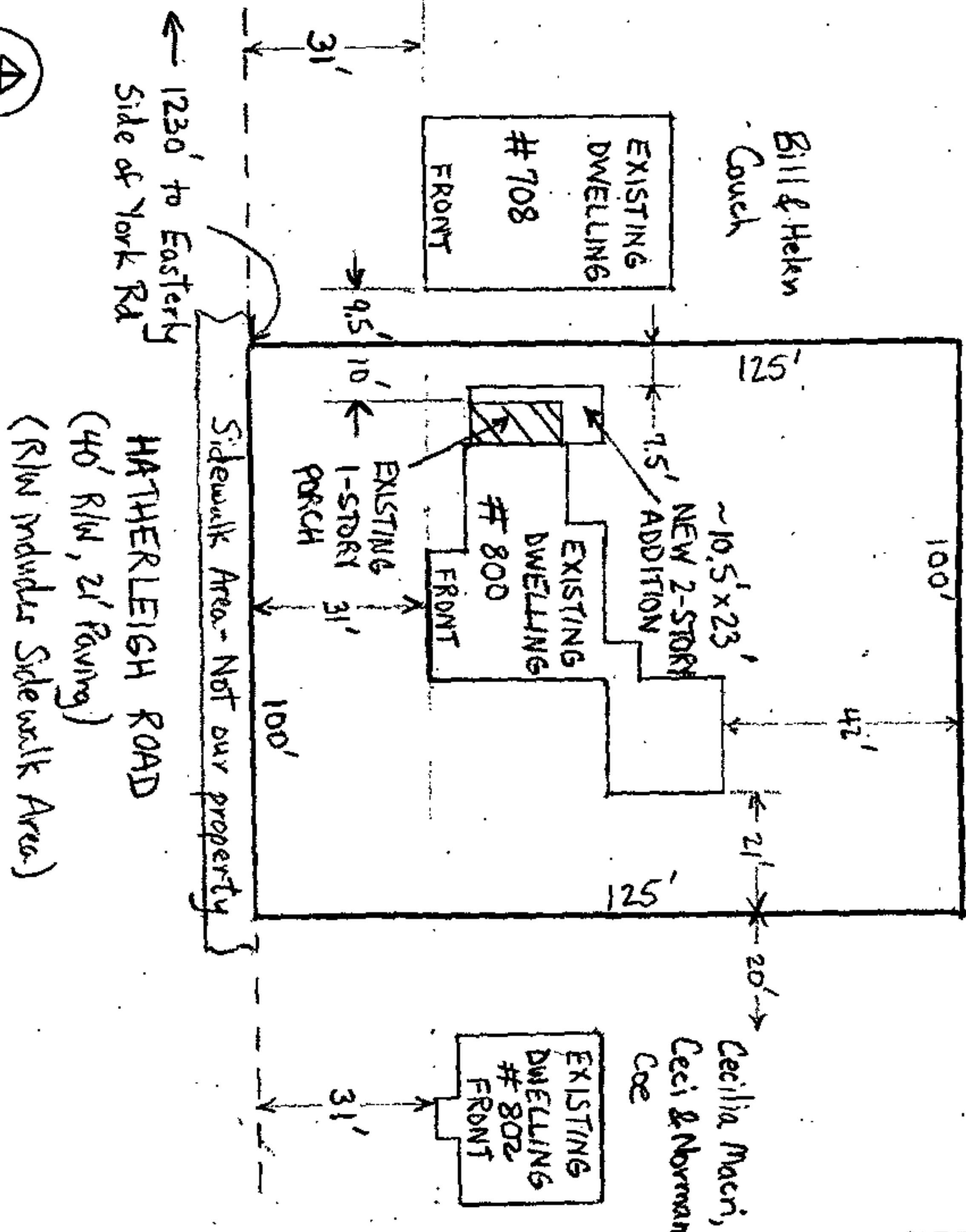
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Stoneleigh Lot Nos. 49, 50, 51, 52

PLAT BOOK # 8 FOLIO # 85 LOT # SECTION #

OWNER Gregory L. & Mary P. Bradley

Tax # 09 08 011 400

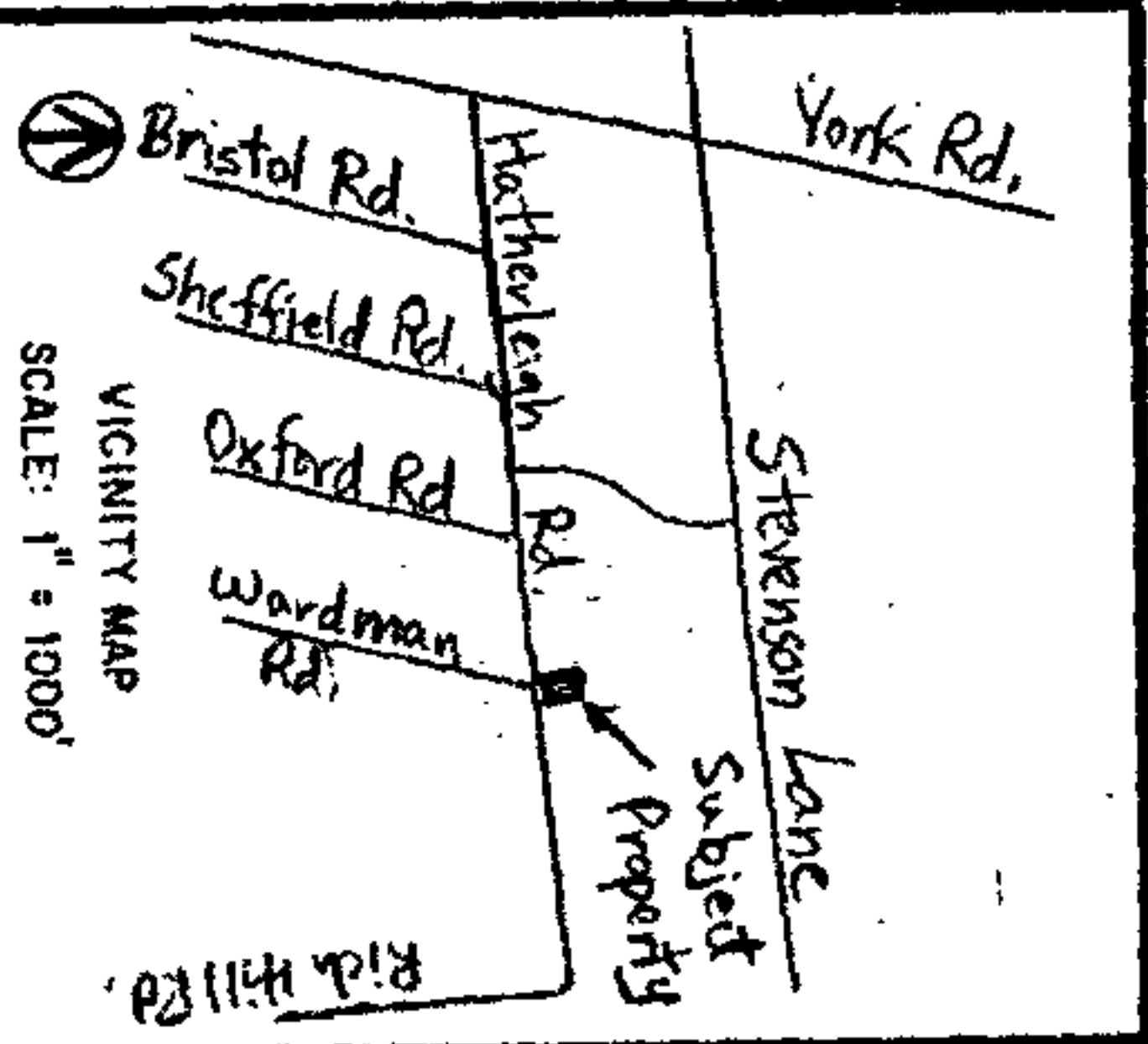


NORTH



PREPARED BY Owner

SCALE OF DRAWING: 1" = 40'



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 070A3

ZONING DR S.5

LOT SIZE 0.29

ACREAGE 12,500 SQUARE FEET

PUBLIC PRIVATE

SEWER

☒

☐

WATER

☒

☐

CHESAPEAKE BAY CRITICAL AREA

☐

☒

100 YEAR FLOOD PLAIN

☐

☒

HISTORIC PROPERTY/ BUILDING

☐

☒

PRIOR ZONING HEARING

NONE

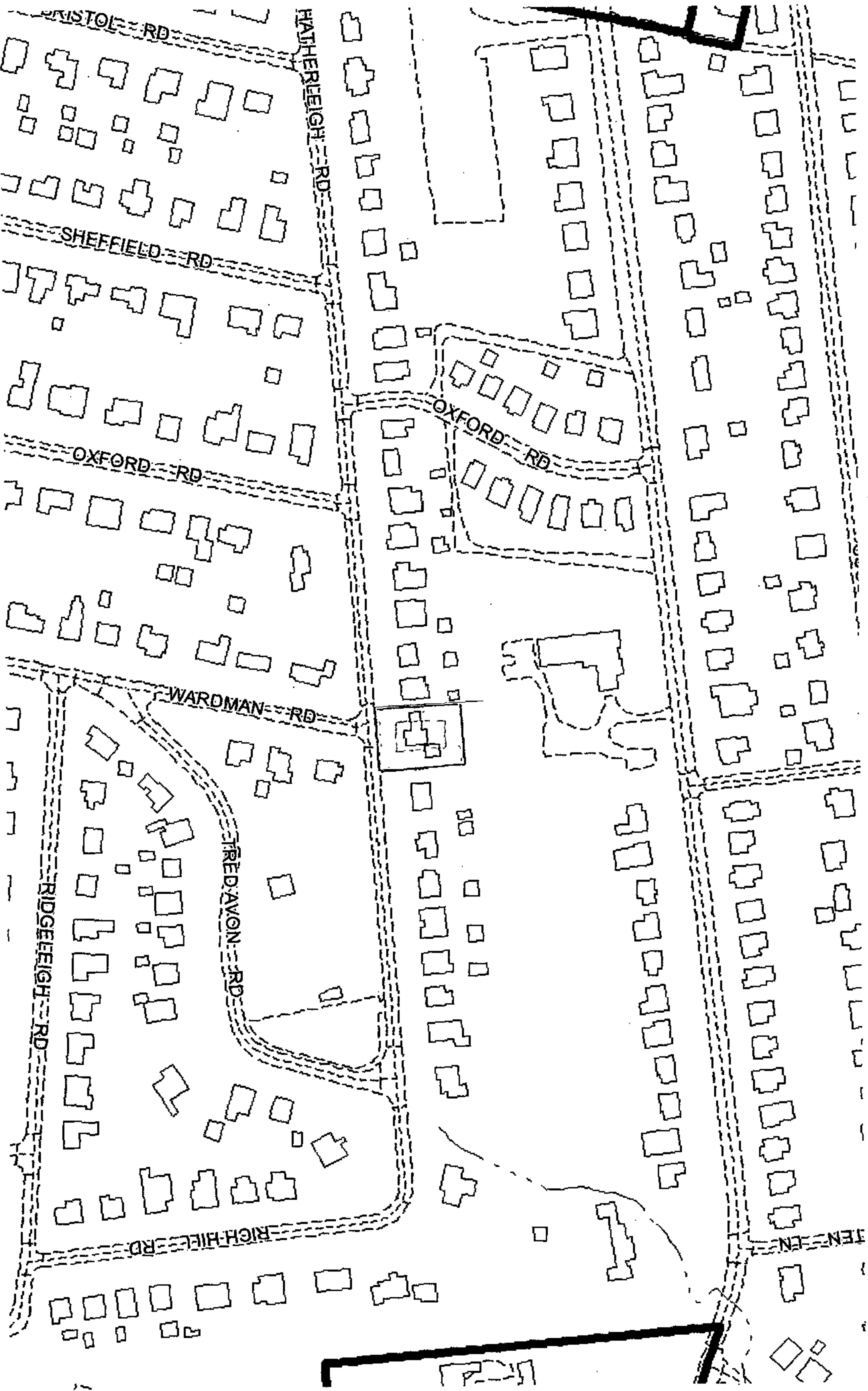
ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

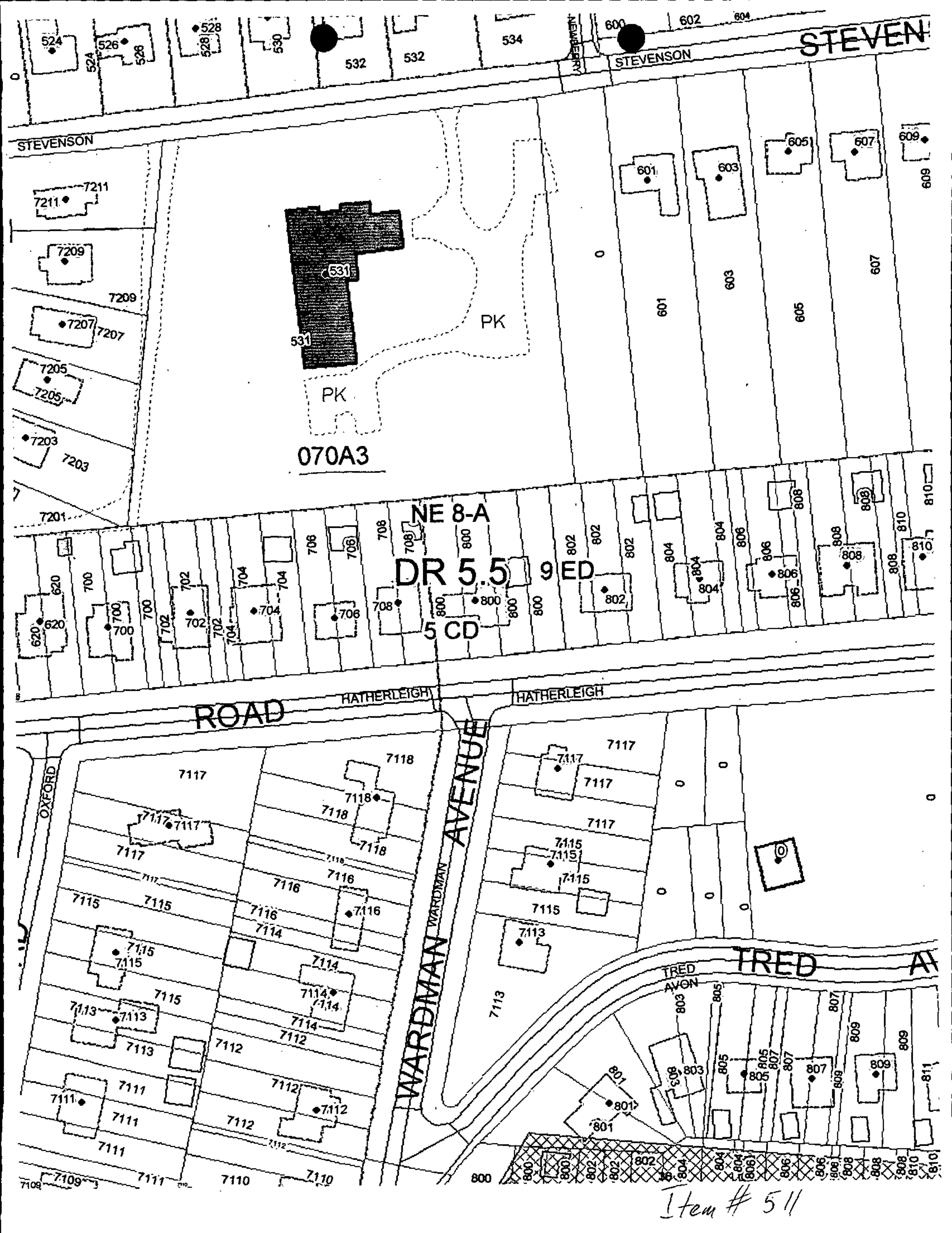
07-511-A

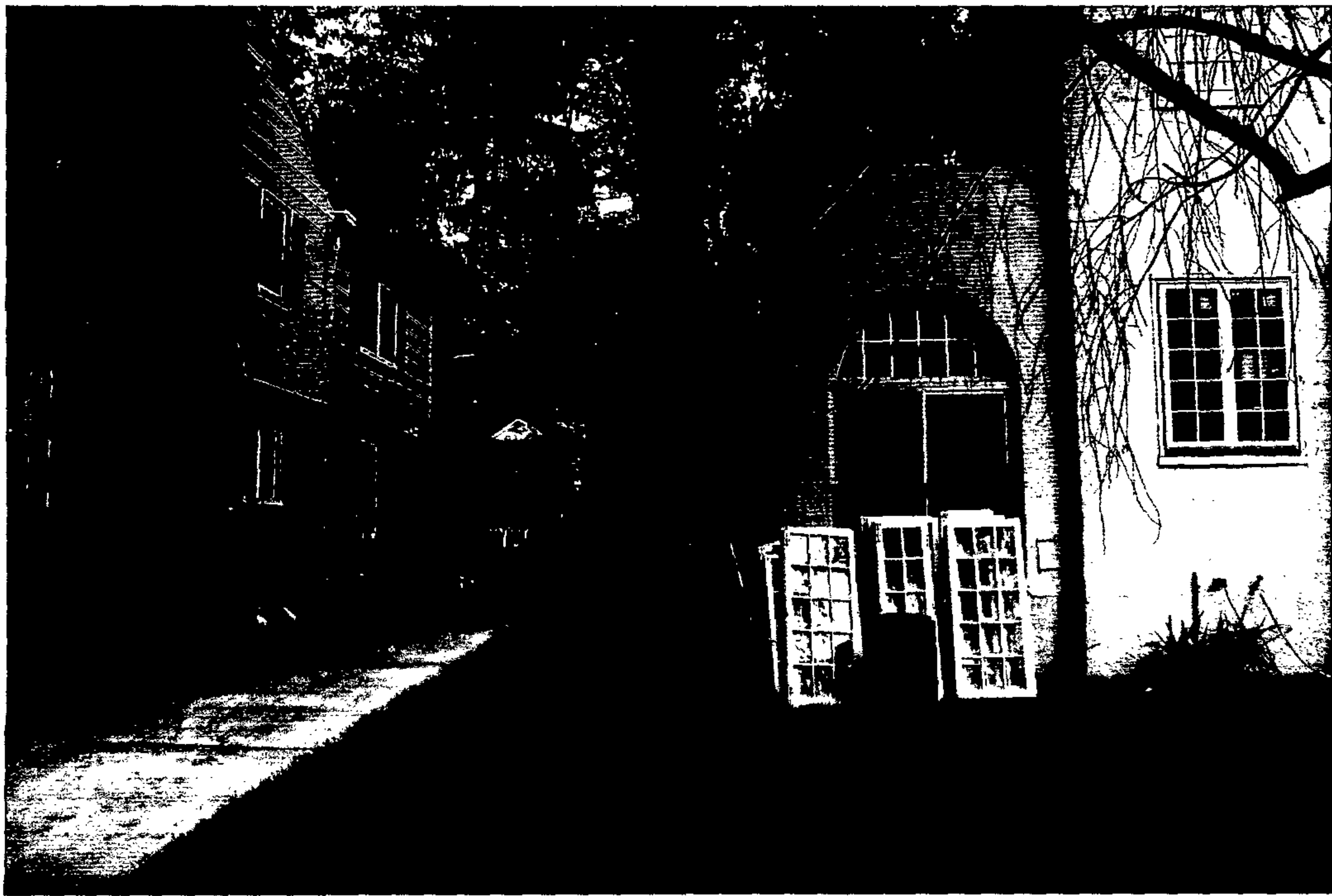
MAP 070A3

DR 55



Item #511





800 Hatherleigh Road

Facing North looking at West Side of House



Item #511

800 Hatherleigh Road

Two views of existing sunporch that is to be removed.



Item # 511