

IN RE: PETITION FOR ADMIN. VARIANCE
E side Woodward Drive, 150 feet S of
c/l Ross Street
15th Election District
7th Councilmanic District
(407 N. Woodward Drive)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
Jeffrey C. Bunch and Patricia A. Engel-Bunch
Petitioners * CASE NO. 07-520-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jeffrey C. Bunch and Patricia A. Engel-Bunch. The variance request is for property located at 407 N. Woodward Drive. The variance request is from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 6 foot side setback in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct the addition to provide much needed living space for their growing family. The addition will provide an additional bedroom and much needed storage in the basement. The addition will be in line with the existing home.

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.

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

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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 26, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

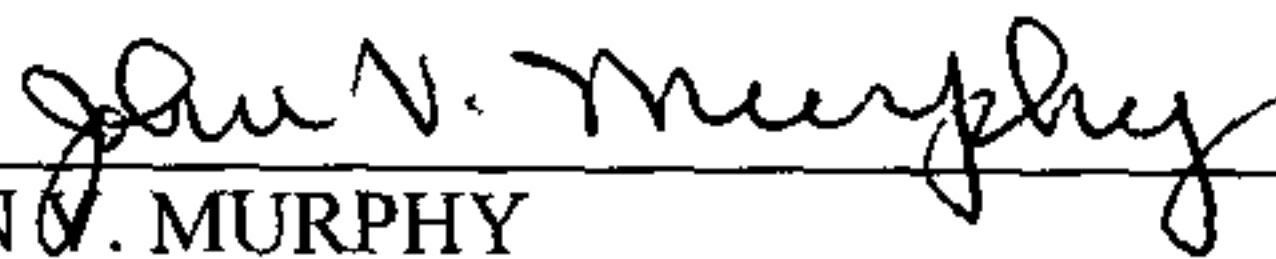
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of June, 2007 that a variance from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 6 foot side setback in lieu of the required 10 feet be and is hereby GRANTED, subject to the following:

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

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 18, 2007

JEFFREY C. BUNCH AND PATRICIA A. ENGEL-BUNCH
407 N. WOODWARD DRIVE
ESSEX MD 21221

Re: Petition for Administrative Variance
Case No. 07-520-A
Property: 407 N. Woodward Drive

Dear Mr. and Mrs. Bunch:

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 407 N. Woodward Drive
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3A.5., 1802.3B. (BCZR)

TO PERMIT AN ADDITION WITH A 6-FOOT SIDE SETBACK
IN LIEU OF THE REQUIRED 10-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07 day of May, 2007, 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. 07-520-A

REV 10/25/01

Reviewed By DT Date 5/14/07

Estimated Posting Date 5/27/07

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

407 N. Woodward Drive
Address
Essex MD. 21221
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):

LIST of REASONS of Hardship.

- ① HAVE A NEW BORN BABY, IN A TWO BEDROOM HOUSE, FAMILY IS GROWING.
- ② OUT GROWING HOUSE SPACE IS NEEDED.
- ③ PROPOSED ADDITION WOULD GIVE US THE ADEQUATE SPACE FOR A NEW BEDROOM FOR OUR FAMILY.
- ④ EXTENDING THE BASEMENT WOULD OPEN UP ROOM FOR DESPERATELY NEEDED STORAGE, AND FAMILY ROOM.

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.

Patricia A. Engel - Bunch
Signature
Patricia A. Engel - Bunch
Name - Type or Print

Jeffrey C. Bunch
Signature
Jeffrey C. Bunch
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of May, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey C. Bunch - Patricia A. Engel - Bunch
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Lynn M. Flaherty
Notary Public
My Commission Expires 1/11



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 407 N. Woodward Drive
which is presently zoned DR. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3A.5., 1802.3B. (BCZR)

TO PERMIT AN ADDITION WITH A 6-FOOT SIDE SETBACK
IN LIEU OF THE REQUIRED 10-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

Jeffrey C. Bunch
Name - Type or Print _____
Signature Jeff C B _____
Name - Type or Print Patricia A. Engel-Bunch
Signature Patricia A. Engel-Bunch _____
Address 407 N. Woodward Drive _____ Telephone No. WORK-443-677-2423
City Essex _____ State MD. _____ Zip Code 21221
Home 410-686-5943

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. 07-520-A

Reviewed By DT Date 5/14/07

REV 10/25/01

Estimated Posting Date 5/27/07

~~FORM RECEIVED FOR FILING~~

6-18-07

pb

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 407 N. Woodward Dr.
City Essex State MD. Zip Code 21221

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):

LIST OF REASONS OF HARDSHIP:

- ① HAVE A NEW BORN BABY, IN A TWO BEDROOM HOUSE, FAMILY IS GROWING.
- ② OUT GROWING HOUSE SPACE IS NEEDED.
- ③ PROPOSED ADDITION WOULD GIVE US THE ADEQUATE SPACE FOR A NEW BEDROOM FOR OUR FAMILY.
- ④ EXTENDING BASEMENT WOULD OPEN UP ROOM FOR DESPERATELY NEEDED STORAGE AND FAMILY ROOM.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Patricia A. Engel - Bunch
Name - Type or Print Patricia A. Engel - Bunch

Signature Jeff C Bunch
Name - Type or Print Jeffrey C. Bunch

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of May, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey C Bunch - Patricia A. Engel Bunch
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Lynn M. Flaherty
Notary Public
My Commission Expires 1/11



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 407 N. Woodward Drive
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3A.5, 1B02.3B. (BCZR)

TO PERMIT AN ADDITION WITH A 6-FOOT SIDE SETBACK
IN LIEU OF THE REQUIRED 10-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

MD.

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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 16 day of June, 2007, 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.

07-520-A

Reviewed By

D.T.

Date

5/14/07

REV 10/25/01

Estimated Posting Date

5/27/07

RECEIVED FOR FILE

6-18-07

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 407 N. Woodward Drive
City Essex State MD. Zip Code 21221

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):

LIST OF REASONS OF Hardship.

- ① HAVE A NEW BORN BABY, IN A TWO BED ROOM HOUSE, FAMILY IS GROWING.
- ② OUT GROWING HOUSE SPACE IS NEEDED.
- ③ PROPOSED ADDITION WOULD GIVE US THE ADEQUATE SPACE FOR A NEW BED ROOM FOR OUR FAMILY,
- ④ EXTENDING THE BASEMENT WOULD OPEN UP ROOM FOR DESPERATELY NEEDED STORAGE, AND FAMILY ROOMS

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.

Patricia A. Engel-Bunch
Signature
Patricia A. Engel Bunch
Name - Type or Print

Jeffrey C. Bunch
Signature
Jeffrey C. Bunch
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of May, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey C. Bunch - Patricia A. Engel-Bunch
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Lynn M. Flaherty
Notary Public
My Commission Expires 1/11

Jeffrey C. Bunch
407 N. Woodward Dr.
Baltimore, Md. 21221

Zoning Description

Zoning Description for 407 North Woodward Drive:

Beginning at a point on the east side of Woodward Drive which is 50 feet wide at the distance of 150 feet south of the centerline of the nearest improved intersecting street, Ross Street which is 50 feet wide. Being Lot # 3, Block H, Section C in the subdivision of Essex as recorded in Baltimore County Plat Book # 14, Folio # 23 containing 0.17 acres. Also known as 407 North Woodward Drive and located in the 15th Election District, 7 Councilmanic District.

07-520-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27996

DATE 5/14/07 ACCOUNT 0010066150
AMOUNT \$ 65.00

RECEIVED FROM: JEFF BUNCH

FOR: ITEM # 07-520-A 407 N. WOODWARD DR.

D. Thompson

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE 5/14/2007 TIME 4
BY WALTON KIRBY
RECEIPT # 570074 5/14/2007
DATE 5/14/2007 VERIFICATION
AMOUNT 65.00
Receipt Tot 65.00
PAID BY 65.00
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- 520 -A Address 407 N. WOODWARD DR.

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

Filing Date: 5/14/07 Posting Date: 5/27/07 Closing Date: 6/11/07

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- 520 -A Address 407 N. WOODWARD DRIVE

Petitioner's Name BUNCH Telephone 443-677-2423

Posting Date: 5/27/07 Closing Date: 6/11/07

Wording for Sign: To Permit AN ADDITION WITH A 6-FOOT SIDE SETBACK
IN LIEU OF THE REQUIRED 10-FEET.

WCR - Revised 6/25/04



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

June 11, 2007

Jeffrey C. Bunch
Patricia A. Engel-Bunch
407 N. Woodward Drive
Essex, MD 21221

Dear Mr. and Mrs. Bunch:

RE: Case Number: 07-520-A, 407 N. Woodward Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 14, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 31, 2007

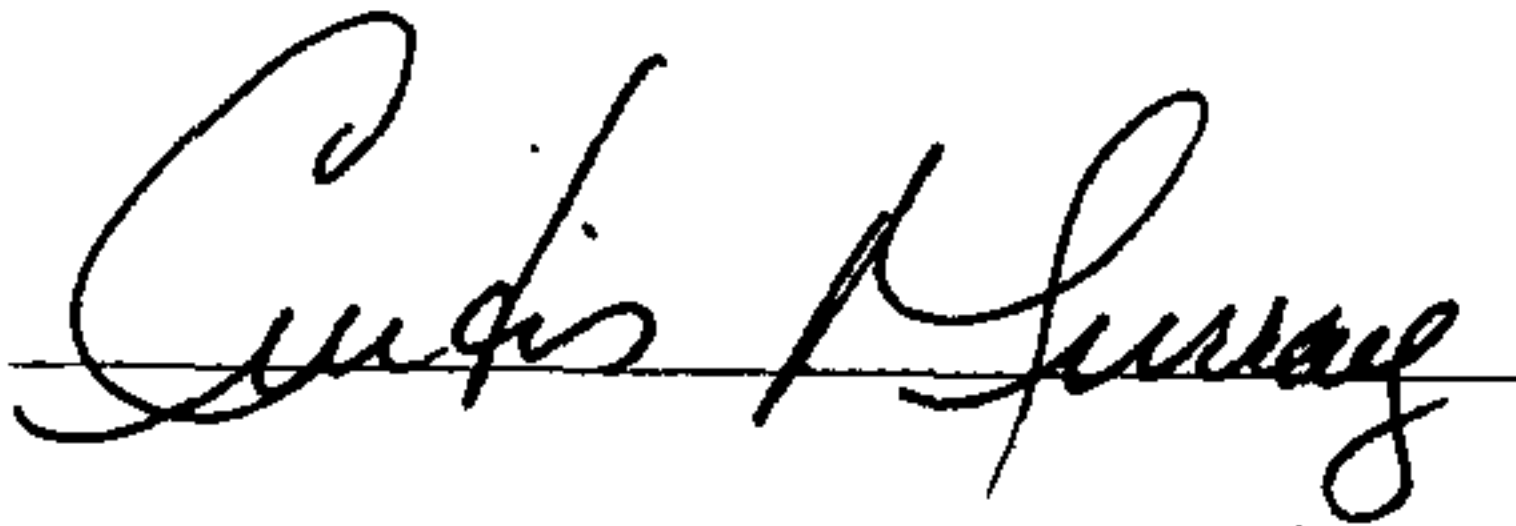
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-520- Administrative Variance

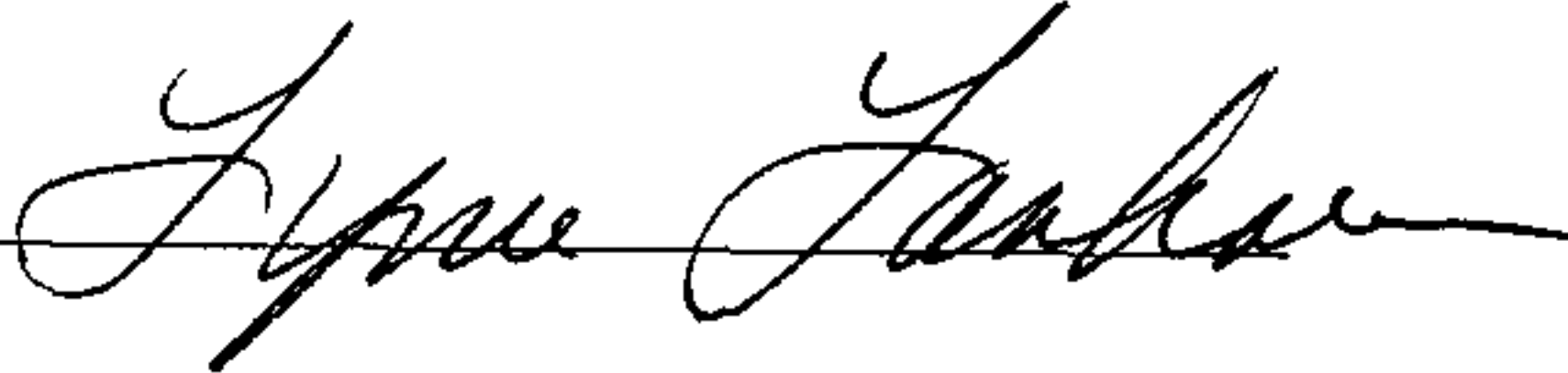
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 24, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2007
Item Nos. 07-500, 512, 513, 514, 515,
516, 517, 519, 520, 522, 523, 524, 525

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-05242007.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 24, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 21, 2007

5 ⁵²⁰
Item Number: 512 through 529 and 522 and 523

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

SHA
State Highway
Administration
Maryland Department of Transportation

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

Date: MAY 22, 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. 7-520-A
407 N. WOODWARD DRIVE
BUNCH 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. 7-520A.

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

Very truly yours,



For [^] Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

CERTIFICATE OF POSTING

RE: Case No: 07-520-A

Petitioner/Developer: BUNCH

Date Of Hearing/Closing: 6/11/07

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

Attention:

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
at 407 N. WOODWARD DR.

This sign(s) were posted on May 24, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 5/24/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE NO. 71-240-A

TO: FROM: IN: BY: DATE: 10/1/61

10/1/61

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PUBLIC HEARING ?

PERMIT TO BEGIN AN ACTION IN COURT SHALL NOT

BE GRANTED UNLESS THE COURT HAS

HEARD A PUBLIC HEARING CONCERNING

THE PROPOSED CHANGES. PROVIDED IN

IS DONE IN THE ZONING OFFICE BEFORE

A 30 DAY PERIOD.

THESE RULES AND REGULATIONS ARE AVAILABLE AT

THE ZONING OFFICE AND AT THE PLANNING BOARD

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Myra Ogle 5/26/07

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

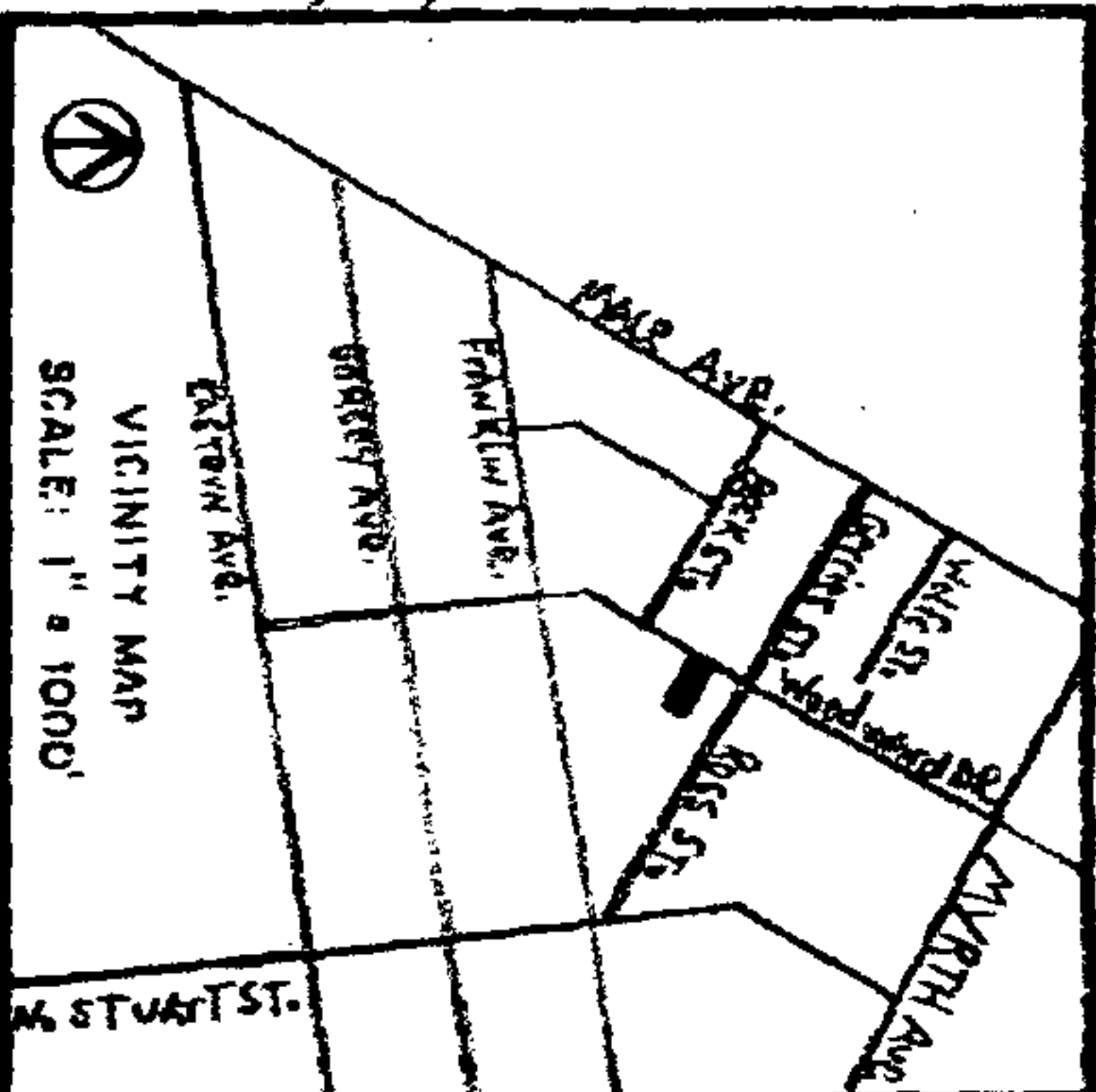
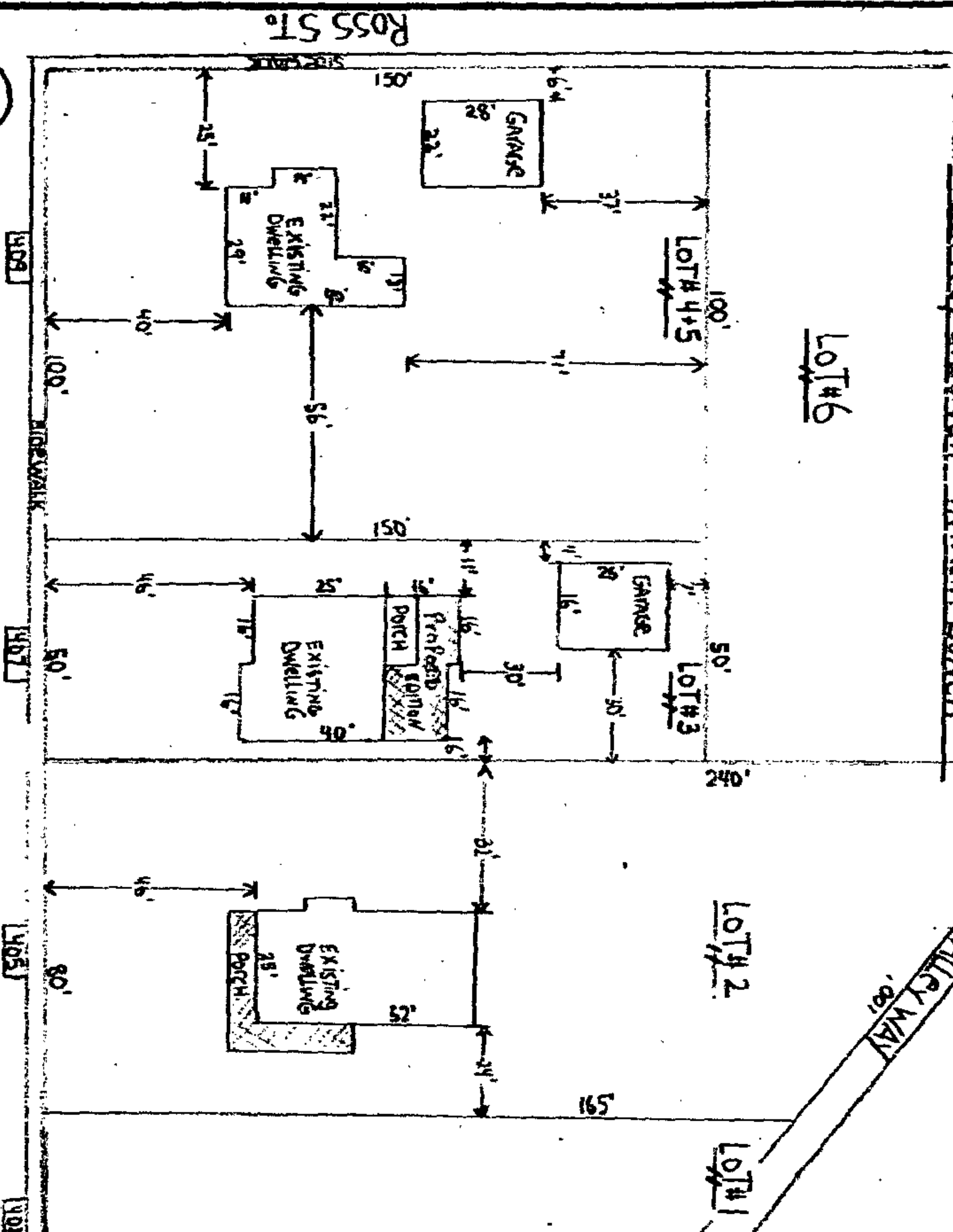
PROPERTY ADDRESS 407 N. Woodward Dr.

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

SUBDIVISION NAME THOMAS PLAT

PLAT BOOK # 14 FOLIO # 023 LOT # 3 SECTION # C

OWNER Jeffrey C. Bunch + Patricia Bunch



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 097-A1

ZONING DR 5.5

LOT SIZE 0.17 ACREAGE 7500 SQUARE FEET

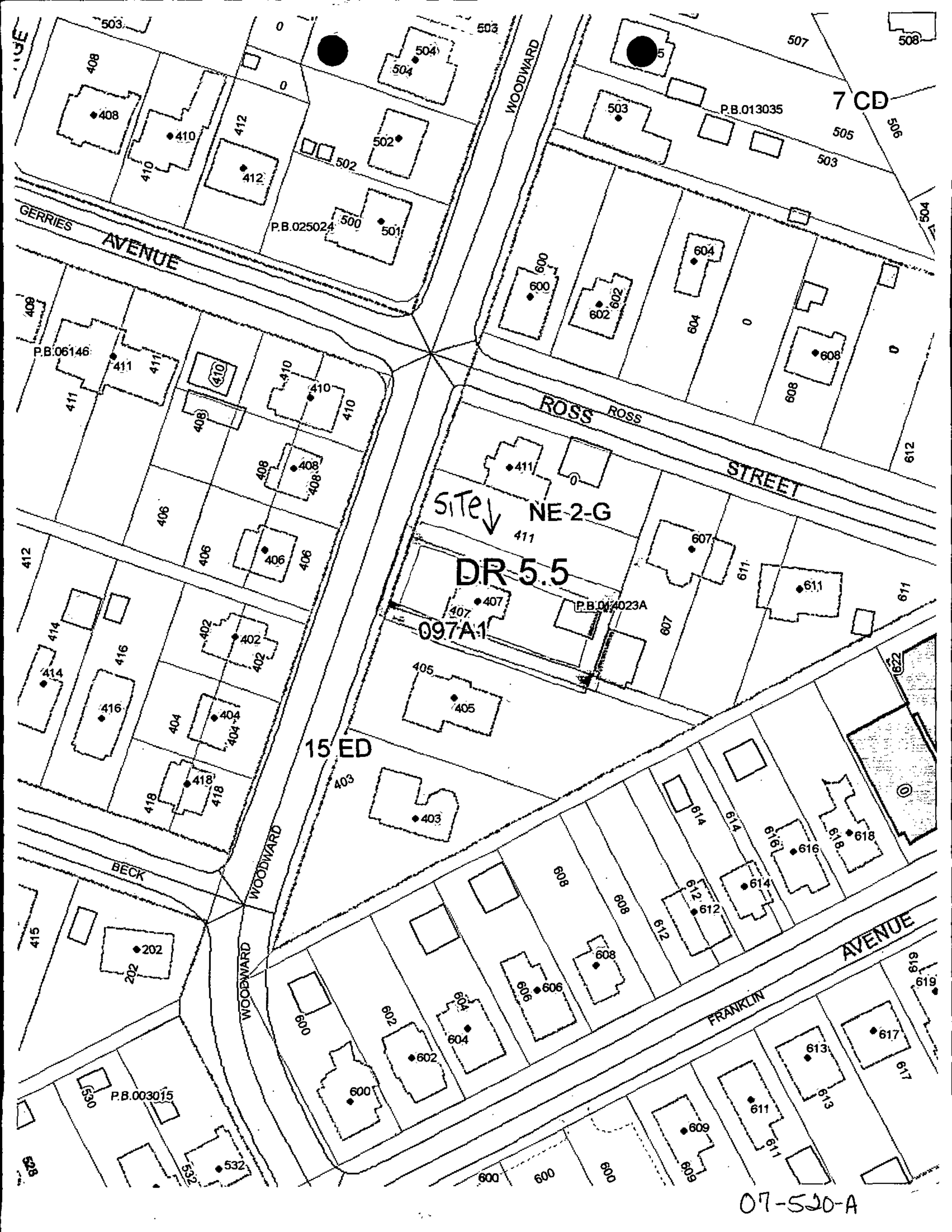
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY / BUILDING ☐ ☒
PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY DT ITEM # 520 CASE # 07-520-A

PREPARED BY J.C.B.

SCALE OF DRAWING: 1" = 40'



7 CD

SITE NE-2-G

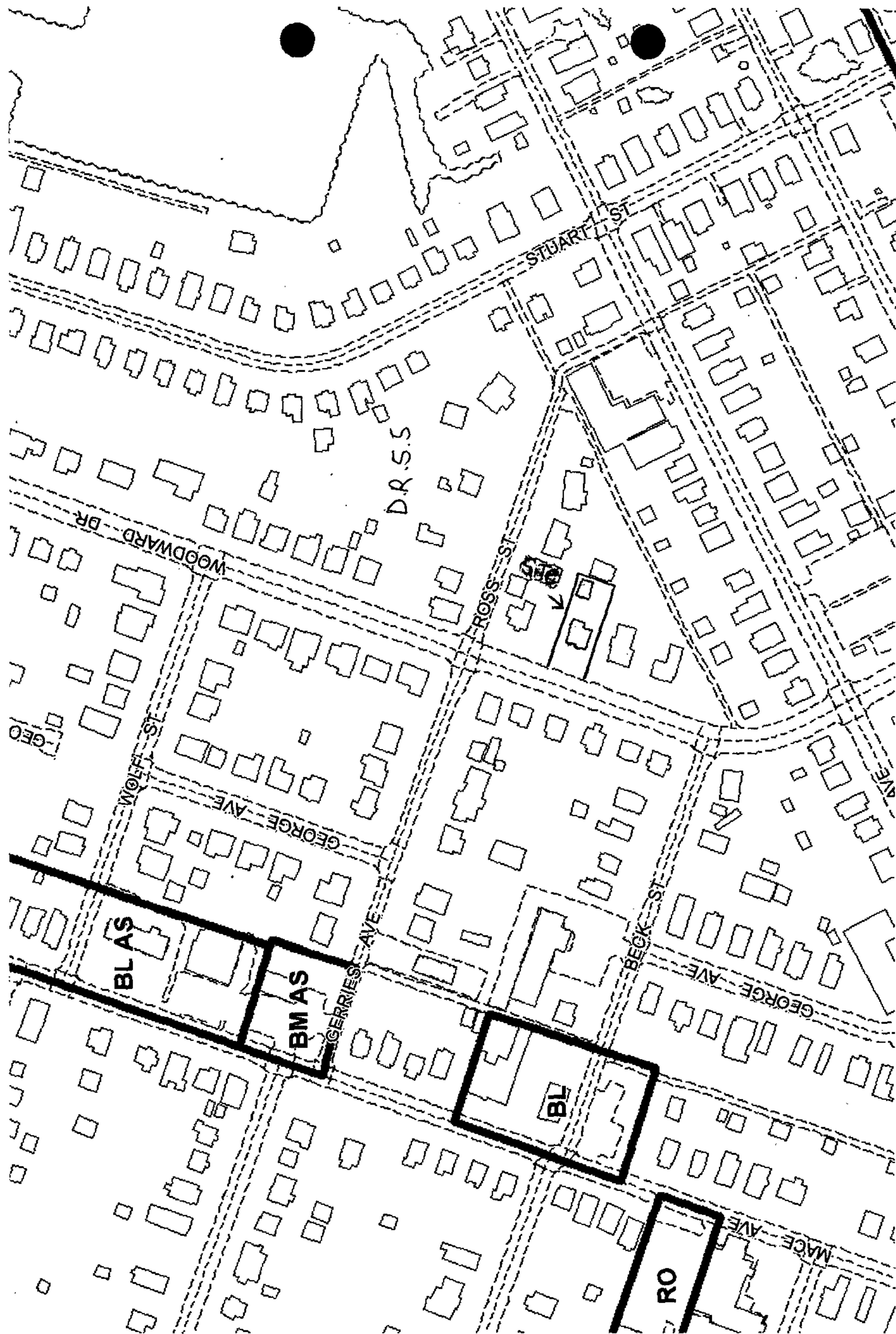
DR 5.5

097A1

15 ED

07-520-A

007A1



07-520-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

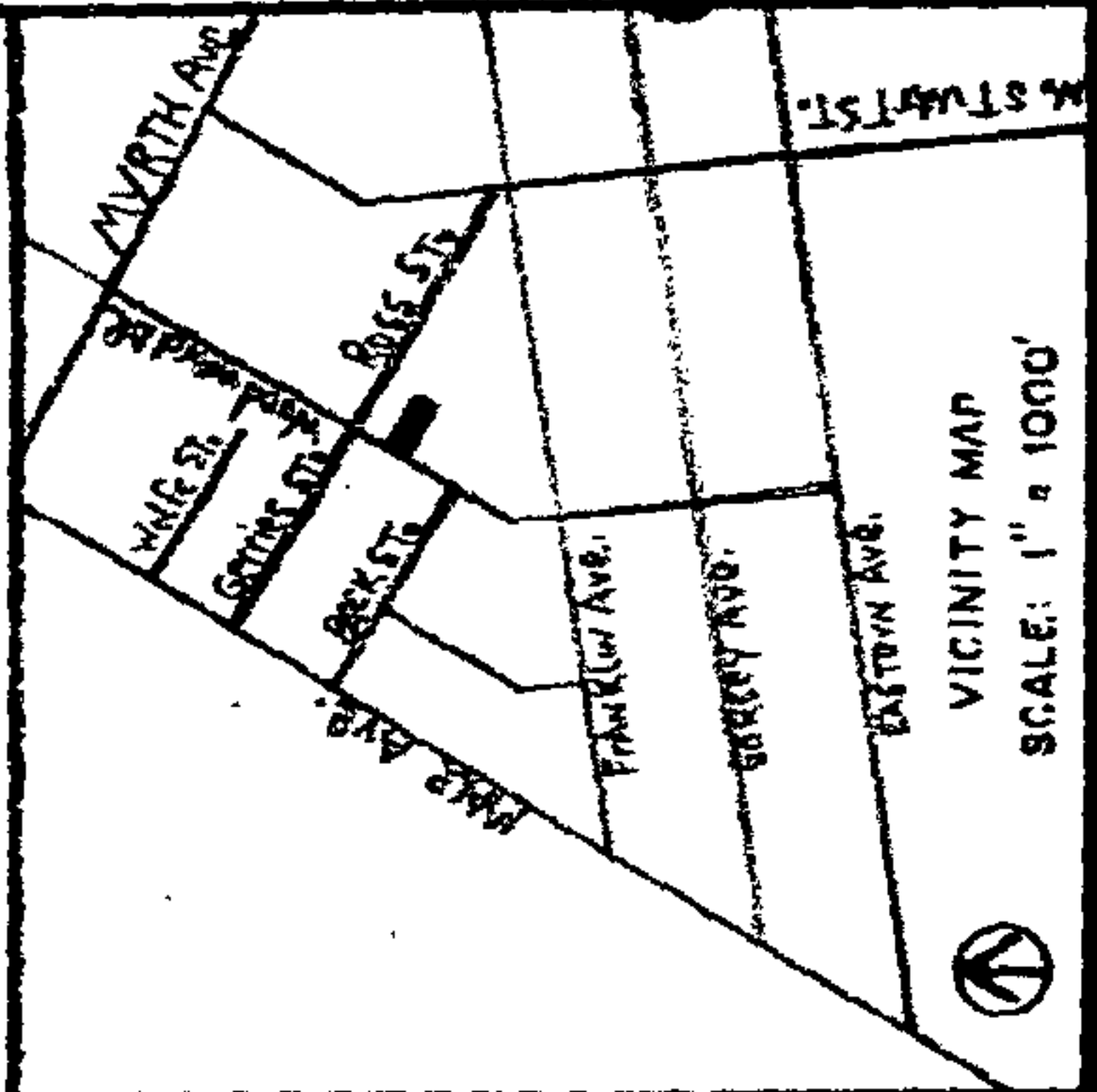
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 407 N. Woodward Dr.

SUBDIVISION NAME THOMAS PLAT

PLAT BOOK # 14 FOLIO # 023 LOT # 3 SECTION # C

OWNER Jeffrey C. Bunch + Patricia Bunch



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 097-A1

ZONING DR 5.5

LOT SIZE 0.17 ACRES 7500 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

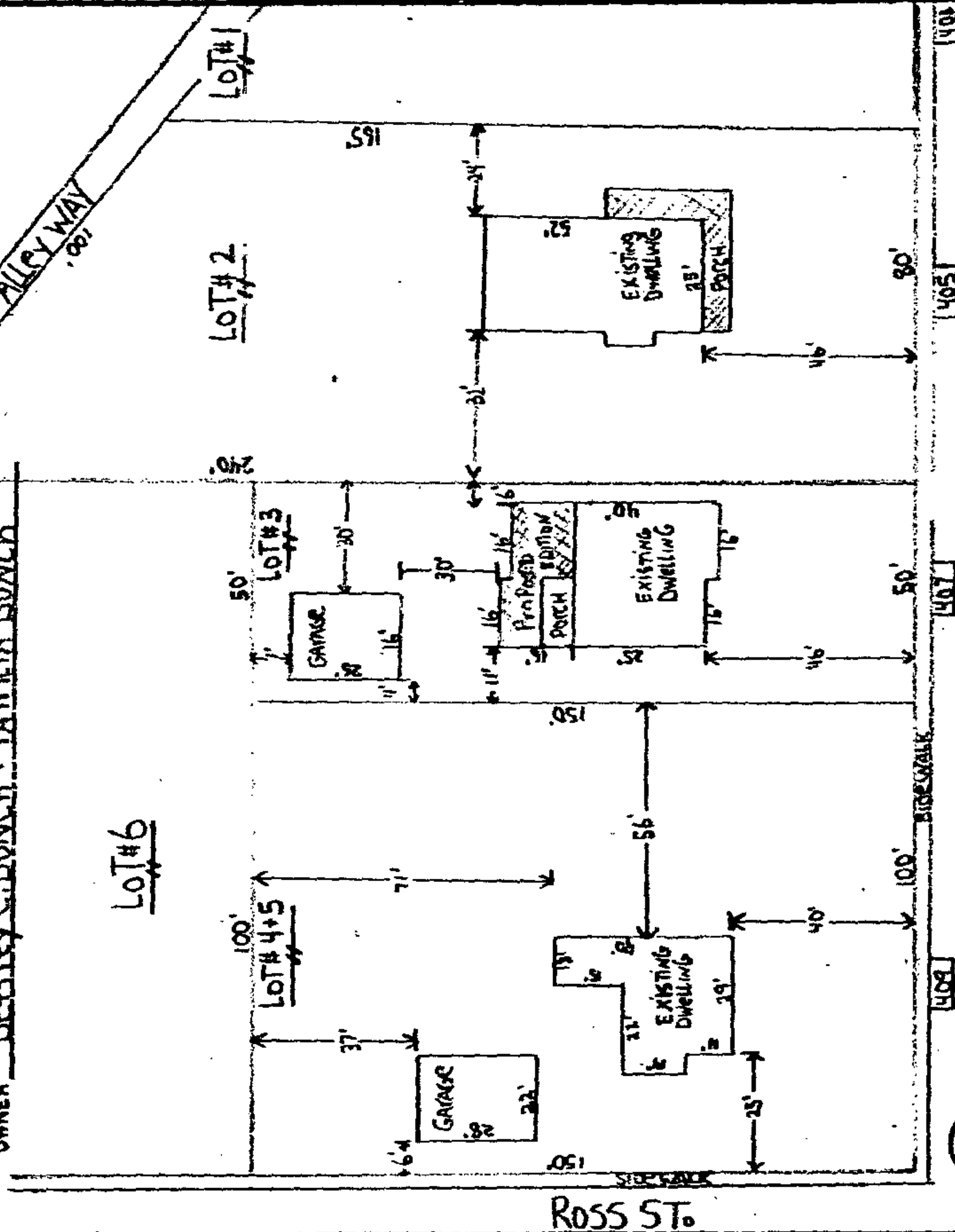
100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. 1520 07-520-A



NORTH

N. Woodward Dr.

PREPARED BY J.C.B. SCALE OF DRAWING: 1" = 40'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

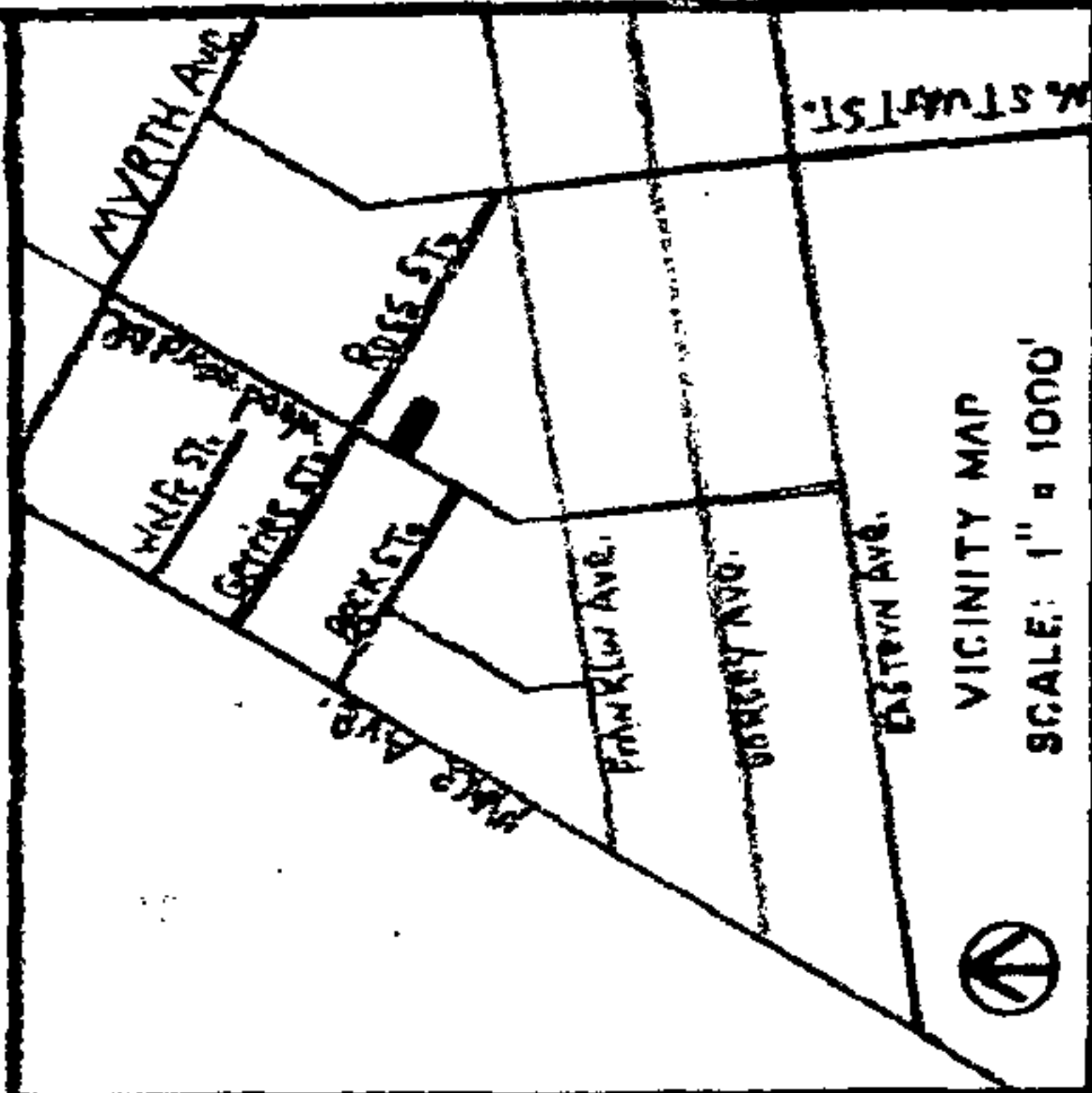
PROPERTY ADDRESS 407 N. Woodward Dr.

SUBDIVISION NAME THOMAS PLAT

PLAT BOOK # 14 FOLIO # 023 LOT # 3 SECTION # C

OWNER JEFFREY C. BUNCH + PATRICIA BUNCH

SEE PAGES B & G OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 125

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 097-A1

ZONING DR 5.5

LOT SIZE 0.17 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 #

SCALE OF DRAWING: 1" = 40'

DT. 520 07-520-A

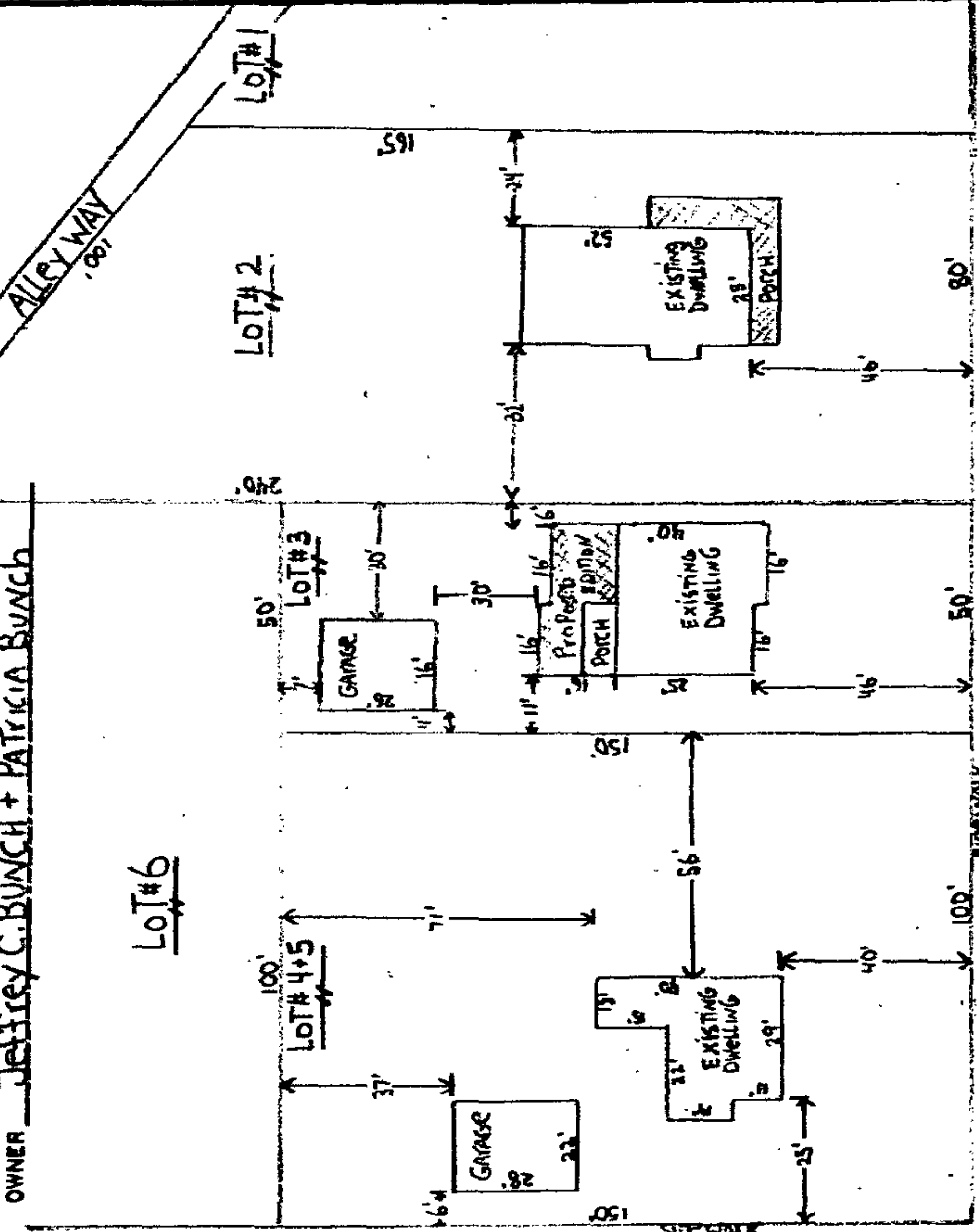
LOT#6

LOT#2

LOT#1

LOT#3

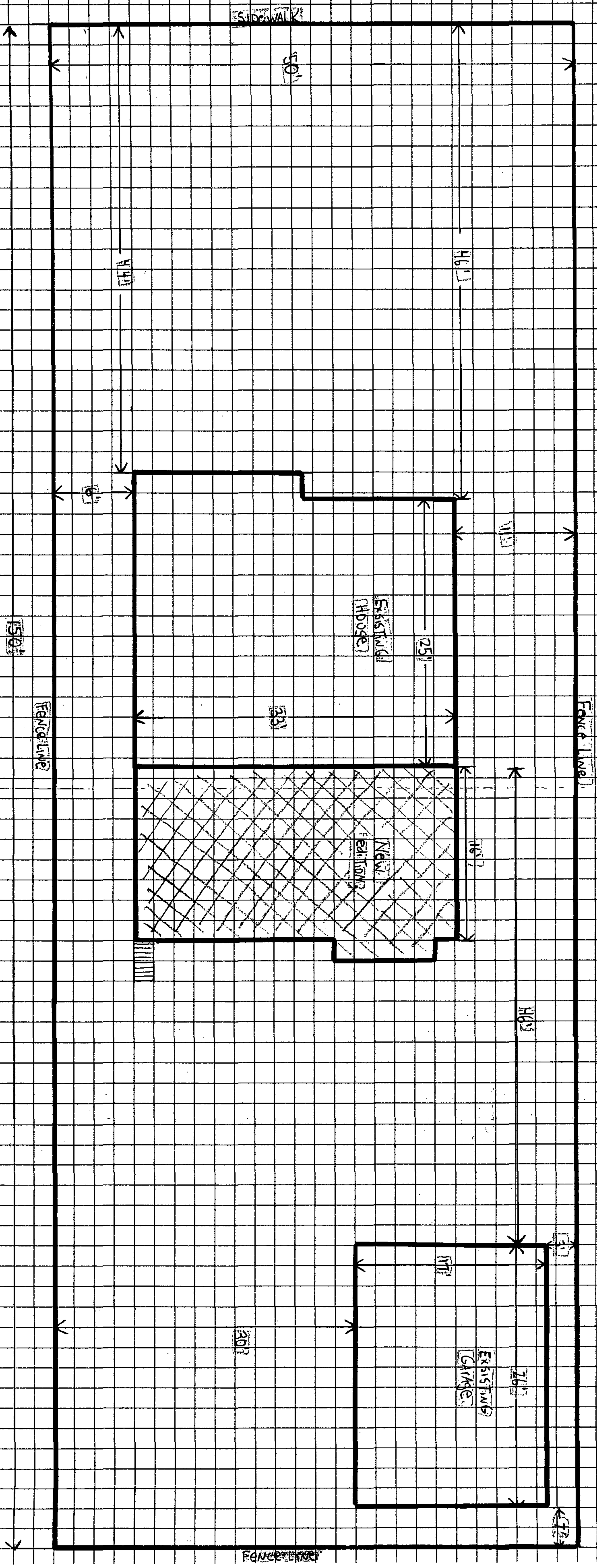
LOT#4+5



NORTH

N. WOODWARD DR.

PREPARED BY J.C.B.



07-5 5-A



APPRAISAL OF REAL PROPERTY

LOCATED AT:

407 N. WOODWARD DR.
LOT 3, BLOCK N, GRID 2, MAP 97, LIBER 14976, FOLIO 32
ESSEX, MD 21221

FOR:

1ST MARINER BANK
3301 BOSTON ST. BALTO. MD 21224

Borrower Copy

AS OF:

10/17/06

BY:

JOHN LIBERATORE
FM APPRAISALS LLC
3301 BOSTON ST. BALTO. MD 21224

Subject Photo Page

Borrower/Client	JEFFREY & PATRICIA BUNCH			
Property Address	407 N. WOODWARD DR.			
City	ESSEX	County	BALTIMORE	State MD Zip Code 21221
Lender	1ST MARINER BANK			



Subject Front

407 N. WOODWARD DR.

Sales Price
Gross Living Area 826
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1
Location ESSEX
View RESID/STREET
Site .17 ACRE
Quality AVG/ALUM
Age 51 YEARS



Subject Rear



Subject Street