

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Galena Road, NE corner of Galena and
Waterford Road
(1501 Galena Road)
15th Election District
7th Council District

August K. and Luann Tomak
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

* Case No. 07-548-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, August K. and Luann Tomak. Variance relief is requested from Sections 1B02.3A.5 and 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing addition with a 9 foot setback to street right-of-way and an 8.5 foot rear setback in lieu of the required 25 feet and 30 feet, respectively. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the size of the property which is long and narrow and the already constructed second story addition. The second floor addition overhang encroaches into the

RECEIVED FOR FILED
7-6-07
CO-91
[Signature]

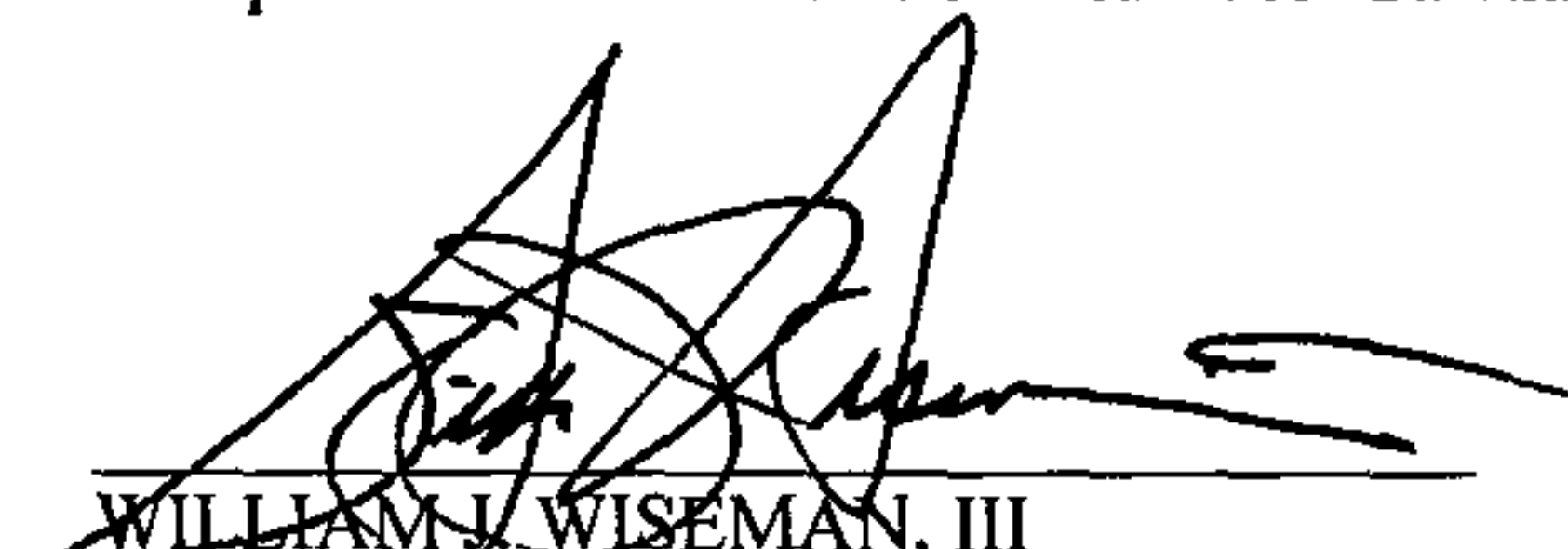
required setbacks. It is not practical to reduce the size of an already constructed addition. The Petitioners were granted building permit #863867 on August 3, 2006 to construct a second story addition over the existing first floor. The second story addition contains 3 bedrooms, 1 bathroom and a walk-in closet.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. The Office of Planning stated in their ZAC comment dated June 20, 2007, that many lots in the subject neighborhood are narrow in width and the variances sought appear to be within the character of the existing neighborhood pattern. The Petitioners are advised that they are required to provide a landscape buffer between 1501 and 1503 Galena Road. Thus, it appears that the relief requested can be granted without 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 Zoning Commissioner for Baltimore County this 6th day of July, 2007 that the Petition for Variance seeking relief from Sections 1B02.3A.5 and 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing addition with a 9 foot setback to street right-of-way and an 8.5 foot rear setback in lieu of the required 25 feet and 30 feet, respectively be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall provide a landscape buffer between 1501 and 1503 Galena Road.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 6, 2007

August K. and Luann Tomak
1501 Galena Road
Baltimore MD 21221

RE: Petition For Administrative Variance
Property: 1501 Galena Road
Case No. 07-548-A

Dear Mr. and Mrs. Tomak:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1501 GALENA RD
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 EXISTING ADDITION WITH A 9-FOOT SETBACK TO
STREET RIGHT-OF-WAY AND AN 8.5-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 25-FEET AND 30-FEET, RESPECTIVELY.

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):

AUGUST K. TOMAK
Name - Type or Print _____
Signature August K. Tomak _____
LUANN TOMAK
Name - Type or Print _____
Signature Luann Tomak _____
1501 Galena Rd. 410-391-7023
Address _____ Telephone No. _____
BALTO.MD 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

AUGUST K. TOMAK
Name _____
1501 GALENA RD
Address _____ Telephone No. _____
BALTO. MD 21221
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.

07-548-A

REV 10/25/01

7-6-07

Reviewed By

D.T.

Date

6/5/07

Estimated Posting Date

6/17/07

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

1501 GALENA RD
Address
BALTO 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):

I Applied for + received a permit for this second story addition, The contractor built it as we had discussed, The plans were reviewed and sealed by a engineer, on my first inspection I was told that the architect did not have the 2 foot overhang on the plans. so I was told to get my plans revised and did so by the same engineer. My problem now is the outside of this addition is completely done as it was upon my first inspection. I need this variance because if not the 2 46' walls will have to be moved in 2 feet or torn down, also the front + rear walls will have to be shortened by 2 feet, The bathroom plumbing would have to be redone completely and the bathroom moved, also the roof trusses would have to be altered. This situation has really put me in a tough spot financially if all this work that is done would have to be torn down and rebuilt. Please help, my original permit expires on 8-2-07. we need to move back in to this property as soon as possible. Please see on the pictures that this overhang does not interfere with anything.

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.

August K. Tomak
Signature

AUGUST K. TOMAK
Name - Type or Print

Luann Tomak
Signature

LUANN TOMAK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of JUNE, 2007, before me, a Notary Public of the State MD, of Maryland, in and for the County aforesaid, personally appeared

AUGUST K. TOMAK AND LUANN TOMAK
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Robert L. Brewster
Notary Public

My Commission Expires 2-8-09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1501 GALENA RD
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) 1202.3A.5., 1202.3B. (BCZR)

TO PERMIT AN EXISTING ADDITION WITH A 9-FOOT SETBACK TO
STREET RIGHT-OF-WAY AND AN 8.5-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 25-FEET AND 30-FEET, RESPECTIVELY.

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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):

AUGUST K. TOMAK
Name - Type or Print _____
Signature August K. Tomak _____
LUANN TOMAK
Name - Type or Print _____
Signature Luann Tomak _____
1501 GALENA RD 410-391-7023
Address _____ Telephone No. _____
BALTO. MD 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

AUGUST K. TOMAK
Name _____
1501 GALENA RD 410-391-7023
Address _____ Telephone No. _____
BALTO. MD 21221
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. 07-548-A
7-6-07

REV 10/25/01
7-6-07
pb

Reviewed By D. T. E. Date 6/5/07
Estimated Posting Date 6/17/07

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

1501 BALENA RD
Address
BALTO. 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):

I APPLIED FOR AND RECEIVED A PERMIT FOR THIS SECOND STORY ADDITION. THE CONTRACTOR BUILT IT AS WE HAD DISCUSSED. THE PLANS WERE REVIEWED AND SEALED BY AN ENGINEER. ON MY FIRST INSPECTION I WAS TOLD THAT THE ARCHITECT DID NOT HAVE THE 2 FOOT OVERHANG ON THE PLANS. I WAS TOLD TO GET MY PLANS REVISED AND DID SO BY THE SAME ENGINEER. MY PROBLEM NOW IS THE OUTSIDE OF THIS ADDITION IS COMPLETELY DONE AS IT WAS UPON MY FIRST INSPECTION. I NEED THIS VARIANCE BECAUSE IF NOT THE 2 46' WALLS WILL HAVE TO BE MOVED IN 2 FEET OR TORN DOWN, ALSO THE FRONT + REAR WALLS WILL HAVE TO BE SHORTENED 2 FEET, THE BATHROOM PLUMBING WOULD HAVE TO BE REDONE COMPLETELY AND THE BATHROOM MOVED, ALSO THE ROOF TRUSSES WOULD HAVE TO BE ALTERED. THIS SITUATION HAS REALLY PUT ME IN A TOUGH SPOT FINANCIALLY IF ALL THIS WORK THAT IS DONE WOULD HAVE TO BE TORN DOWN AND REBUILT. PLEASE HELP. MY ORIGINAL PERMIT EXPIRES ON 8-2-07. WE NEED TO MOVE BACK IN TO THIS PROPERTY AS SOON AS POSSIBLE. PLEASE SEE ON THE PICTURES THAT THIS OVERHANG DOES NOT INTERFERE WITH ANYTHING

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.

August K. Tomak
Signature

AUGUST K. TOMAK
Name - Type or Print

LuAnn Tomak
Signature

LUANN TOMAK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of JUNE, 2007, before me, a Notary Public of the State MD. of Maryland, in and for the County aforesaid, personally appeared

AUGUST K TOMAK AND LUANN TOMAK
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Robert L. Brown
Notary Public

My Commission Expires 2-8-09





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1501 GALENA RD
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) 1002.3A.5., 1002.3B. (BCZR).

TO PERMIT AN EXISTING ADDITION WITH A 9-FOOT SETBACK TO
STREET RIGHT-OF-WAY AND AN 8.5-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 25-FEET AND 30-FEET, RESPECTIVELY.

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.
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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):

AUGUST K. TOMAK
Name - Type or Print _____
Signature August K. Tomak _____
LUANN TOMAK
Name - Type or Print _____
Signature Luann Tomak _____
1501 GALENA RD 410-391-7023
Address Telephone No.
BALTO. MD 21221
City State Zip Code

Representative to be Contacted:

AUGUST K. TOMAK
Name _____
1501 GALENA RD 410-391-7023
Address Telephone No.
BALTO. MD 21221
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. 07-548-A
REV 10/25/01 7-16-07
206

Reviewed By D.T. Date 6/5/07
Estimated Posting Date 6/17/07

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

1501 GALENA RD
Address
BALTO. 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):

I Applied for AND received A permit for this SECOND STORY ADDITION, The CONTRACTOR BUILT AS we had discussed. The plans were Reviewed AND sealed By A ENGINEER, ON my FIRST INSPECTION I WAS Told THAT The ARCHITECT DID NOT HAVE The 2 FOOT OVERHANG ON The PLANS. I WAS Told To get my plans Revised AND did so By The SAME engineer. My problem NOW is The OUTSIDE OF This ADDITION is completely DONE AS IT WAS UPON my FIRST INSPECTION. I need This VARIANCE Because if NOT The 2 46' WALLS will have To Be MOVED IN 2 Feet OR TORN DOWN, ALSO The FRONT + REAR WALLS will have To Be shortened By 2 Feet, ALSO The BATHROOM plumbing would have To Be Redone completely AND the BATHROOM moved, ALSO The ROOF TRUSSES would have To Be ALTERED. This SITUATION has really PUT me in A TOUGH SPOT FINANCIALLY. if ALL This WORK DONE would have To Be TORN DOWN + REBUILT. Please help. My ORIGINAL permit expires on 8-2007, we need To MOVE BACK INTO This PROPERTY AS SOON AS POSSIBLE. Please see ON The PICTURES that This OVERHANG does NOT interfere with ANYTHING -

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.

August K. Tomak
Signature

AUGUST K. TOMAK
Name - Type or Print

Luann Tomak
Signature

LUANN TOMAK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4TH day of JUNE, 2007, before me, a Notary Public of the State MD of Maryland, in and for the County aforesaid, personally appeared

AUGUST K. TOMAK AND LUANN TOMAK
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Robert L. Brewster
Notary Public

My Commission Expires 2-8-09



ZONING DESCRIPTION FOR
1501 GALENA RD, BEGINNING AT A POINT
ON THE NORTH SIDE OF GALENA RD WHICH IS 50 FEET
WIDE AT THE DISTANCE OF -0- FEET OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
STREET WATERFORD ROAD WHICH IS 50 FEET WIDE.
BEING LOT # 54 IN THE SUB-DIVISION OF HYDE PARK
AS RECORDED IN BALTO CO. PLAT BOOK #9 Folio #59
CONTAINING 7,800 SQUARE FEET, ALSO KNOWN AS 1501 GALENA RD.
AND LOCATED IN THE 15TH ELECTION DISTRICT, 7TH
COUNCILMAN DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29200

DATE 6/5/07 ACCOUNT 0010066150
AMOUNT \$ 65.00

RECEIVED FROM: AUGUST K. TOMAK

FOR: ITEM # 548 07-548-A

1501 GALENA RD. D.T.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: 6/15/07 6/15/07 09:41:00 3
RECEIVED BY: WALKIN RECEIVED OFF
RECEIVED BY: RECEIPT # 428504 6/15/07 09:41:00 OFF
RECEIVED BY: 5 523 RECEIVED VERIFICATION
RECEIVED BY: CR NO. 072216
RECEIVED BY: Receipt Tot
RECEIVED BY: 665.00 CR 6.00 CA
RECEIVED BY: Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-548-A

Petitioner/Developer: Tomak

Date of Hearing/Closing: 7/2/07

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:

1501 GALENA RD

The sign(s) were posted on

6-17-07
(Month, Day, Year)

Sincerely,

Robert Black 6-19-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

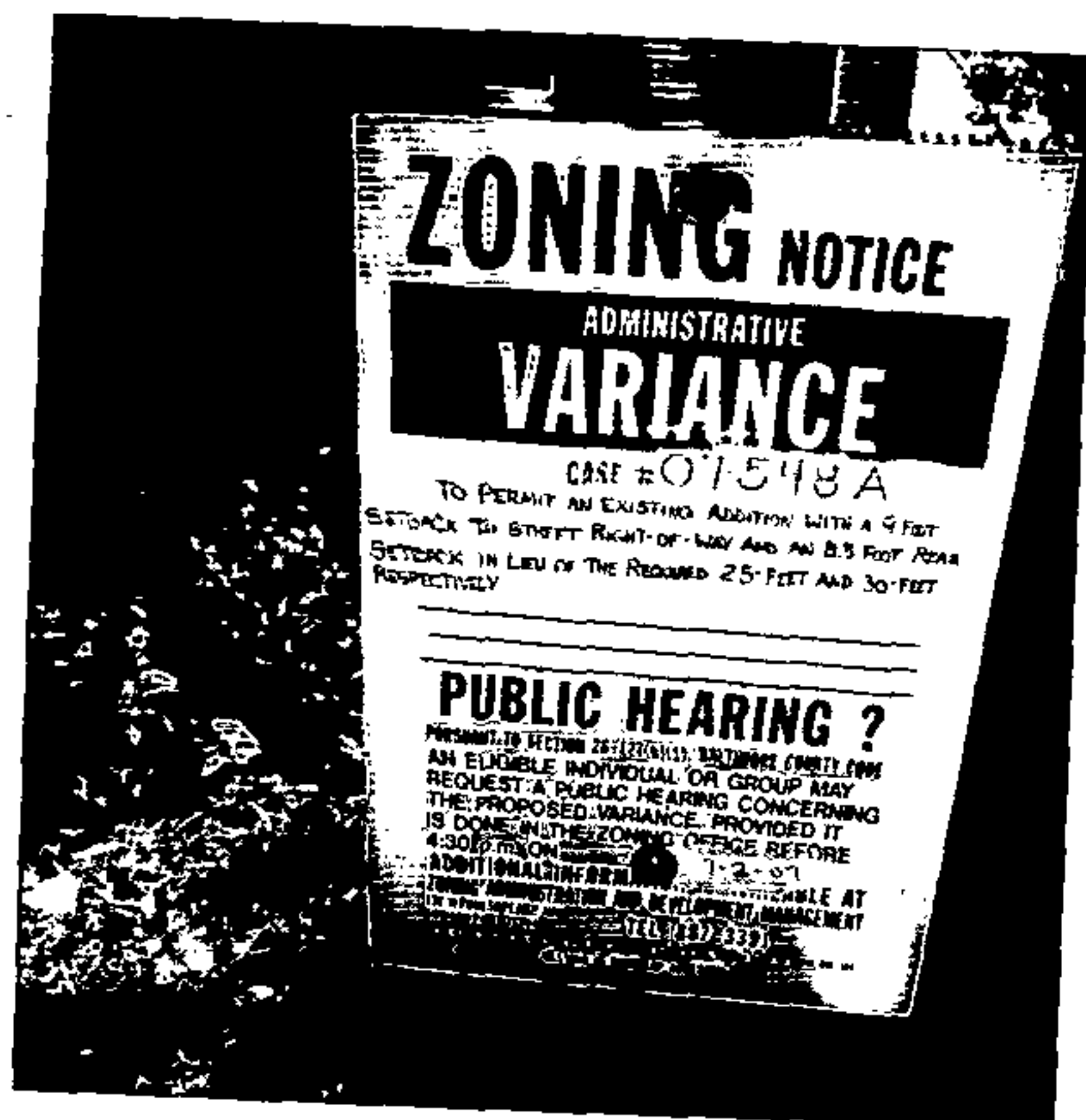
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 548 -A Address 1501 GALENA RD.

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

Filing Date: 6/5/07 Posting Date: 6/17/07 Closing Date: 7/2/07

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- 548 -A Address 1501 GALENA RD.

Petitioner's Name TOMAK Telephone 410-391-7023

Posting Date: 6/17/07 Closing Date: 7/2/07 ^{SETBACK}

Wording for Sign: To Permit AN EXISTING ADDITION WITH A 9-FOOT TO
STREET RIGHT-OF-WAY ~~SETBACK~~ AND AN 8.5-FOOT REAR
SETBACK IN LIEU OF THE REQUIRED 25-FEET AND 30-FEET,
RESPECTIVELY.

WCR - Revised 6/25/04

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 07-548-A

Petitioner TOMAK

Address or Location 1501 GALENA RD.

PLEASE FORWARD ADVERTISING BILL TO

Name MR. & MRS. AUGUST TOMAK

Address 1501 GALENA RD.

BALTO. MD 21221

Telephone Number 410-391-7023

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 548 -A Address 1501 GALENA RD.

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

Filing Date: 6/5/07 Posting Date: 6/17/07 Closing Date: 7/2/07

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.
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(Detach Along Dotted Line)

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USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

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Petitioner's Name TOMAK Telephone 410-391-7023

Posting Date: 6/17/07 Closing Date: 7/2/07 ^{SETBACK}

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STREET RIGHT-OF-WAY ~~SETBACK~~ AND AN 8.5-FOOT REAR
SETBACK IN LIEU OF THE REQUIRED 25-FEET AND 30-FEET,
RESPECTIVELY.

WCR - Revised 6/25/04

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 07-548-A

Petitioner TOMAK

Address or Location 1501 GALENA RD.

PLEASE FORWARD ADVERTISING BILL TO

Name MR. & MRS. AUGUST TOMAK

Address 1501 GALENA RD.

BALTO. MD 21221

Telephone Number 410-391-7023

AV
7/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 20, 2007

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

RECEIVED
JUN 25 2007

BY:.....

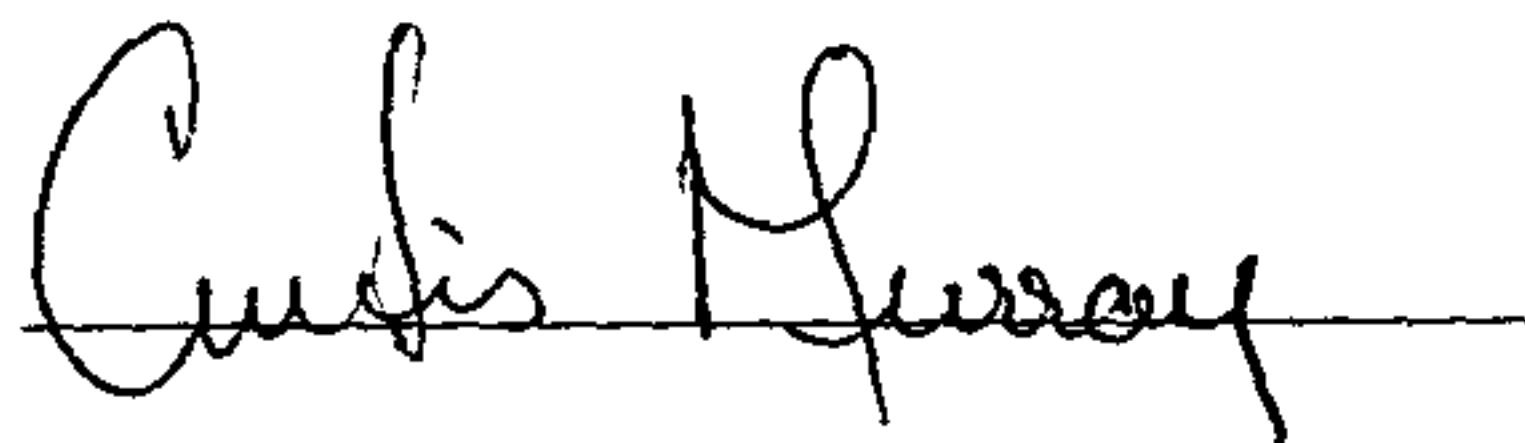
SUBJECT: Zoning Advisory Petition(s): Case(s) 07-548- Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. Many lots in the subject neighborhood are narrow in width and the variances sought appear to be within the character of the existing neighborhood pattern.

Provide a landscape buffer between 1501 and 1503 Galena Road.

For further questions or additional information concerning the matters stated herein, please contact Nkechi Hislop 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: June 14, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2007
Item Nos. 07-542, 543, 544, 547, 548, and 549

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-06142007.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

June 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 11, 2007

5

Item Number: 542 Through 549

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



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: JUNE 18, 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. 7-548-A
1501 GALENA ROAD
TOMAK 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. 7-548-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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 2, 2007

August K. Tomak
Luann Tomak
1501 Galena Road
Baltimore, MD 21221

Dear Mr. and Mrs. Tomak:

RE: Case Number: 07-548-A, 1501 Galena Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 5, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures
c: People's Counsel



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DIRECTOR

BUILDING PERMIT

BUILDINGS ENGINEER

PERMIT #: B638267 CONTROL #: MR DIST: 15 PREC: 17
DATE ISSUED: 08/03/2006 TAX ACCOUNT #: 1523155770 CLASS: 04

PLANS: CONST 2 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 1501 GALENA RD
SUBDIVISION: HYDE PARK

OWNERS INFORMATION

NAME: TOMAK AUGUST & LUANN
ADDR: 1501 GALENA RD, ESSEX, MD, 21221-6044

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: IN CBCA; CONST. 2ND STY ADD. OVER EX. 1ST FLR FOR
3 BEDRMS, 1 BATHRM, WALK IN CLOSET, 46'2X20'6X12'
947.10SF. MAP E13, ELEV. 16', ZONE C.

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD AND ADD.

EXISTING USE: SFD

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 7800SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC/NC

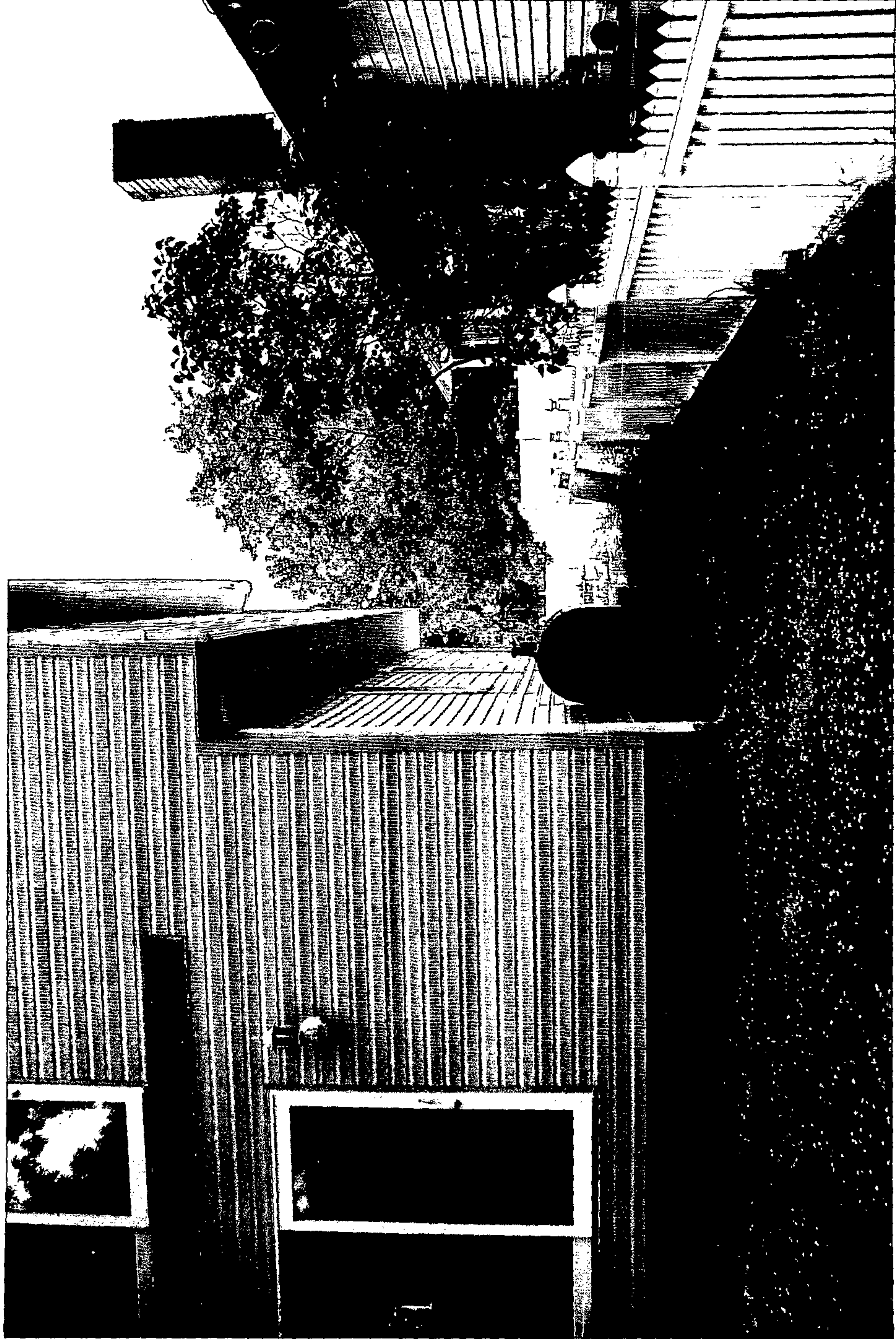
SIDE STR SETB:

REAR SETB: NC

THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.



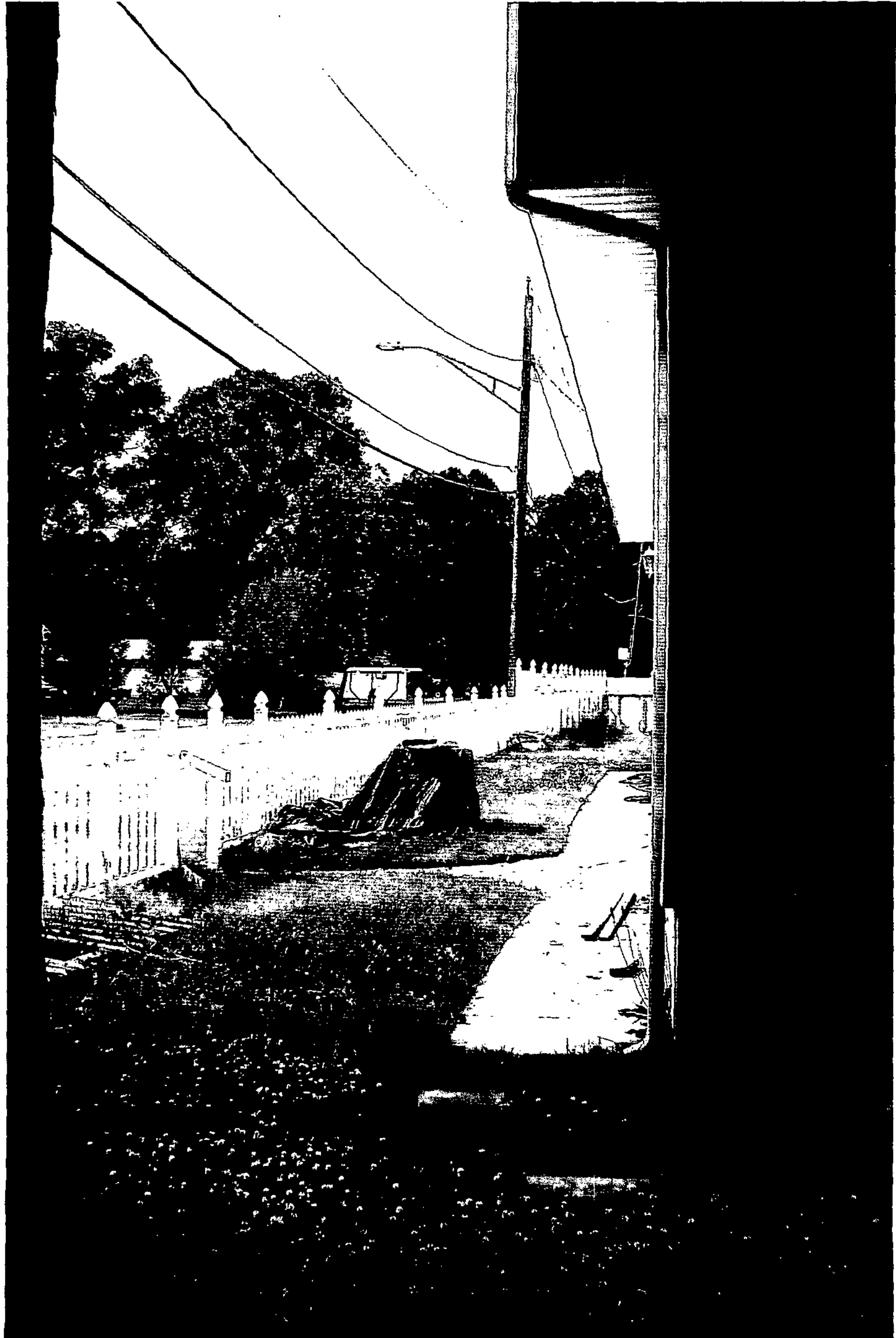


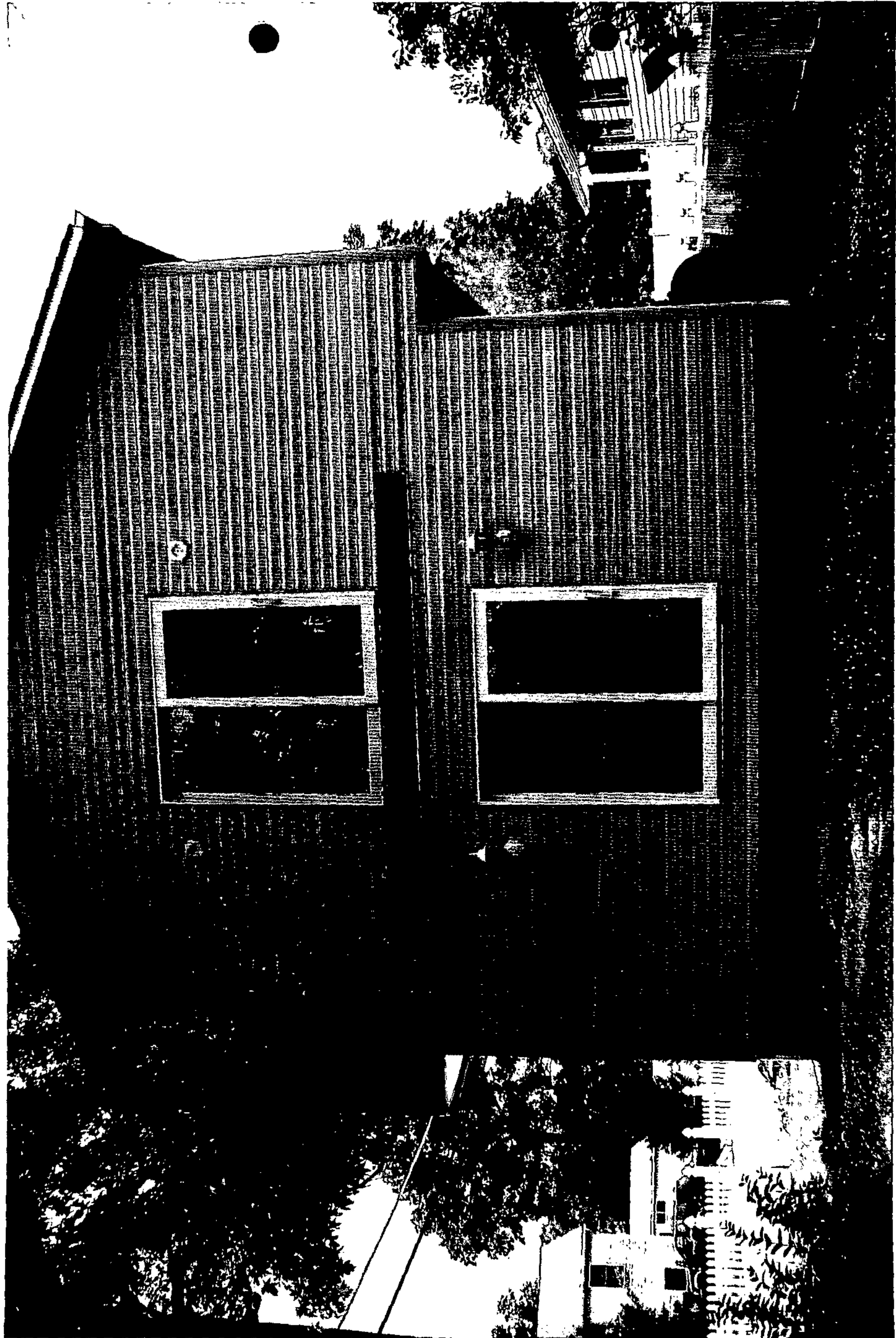
REAR

07-548-A

FRONT

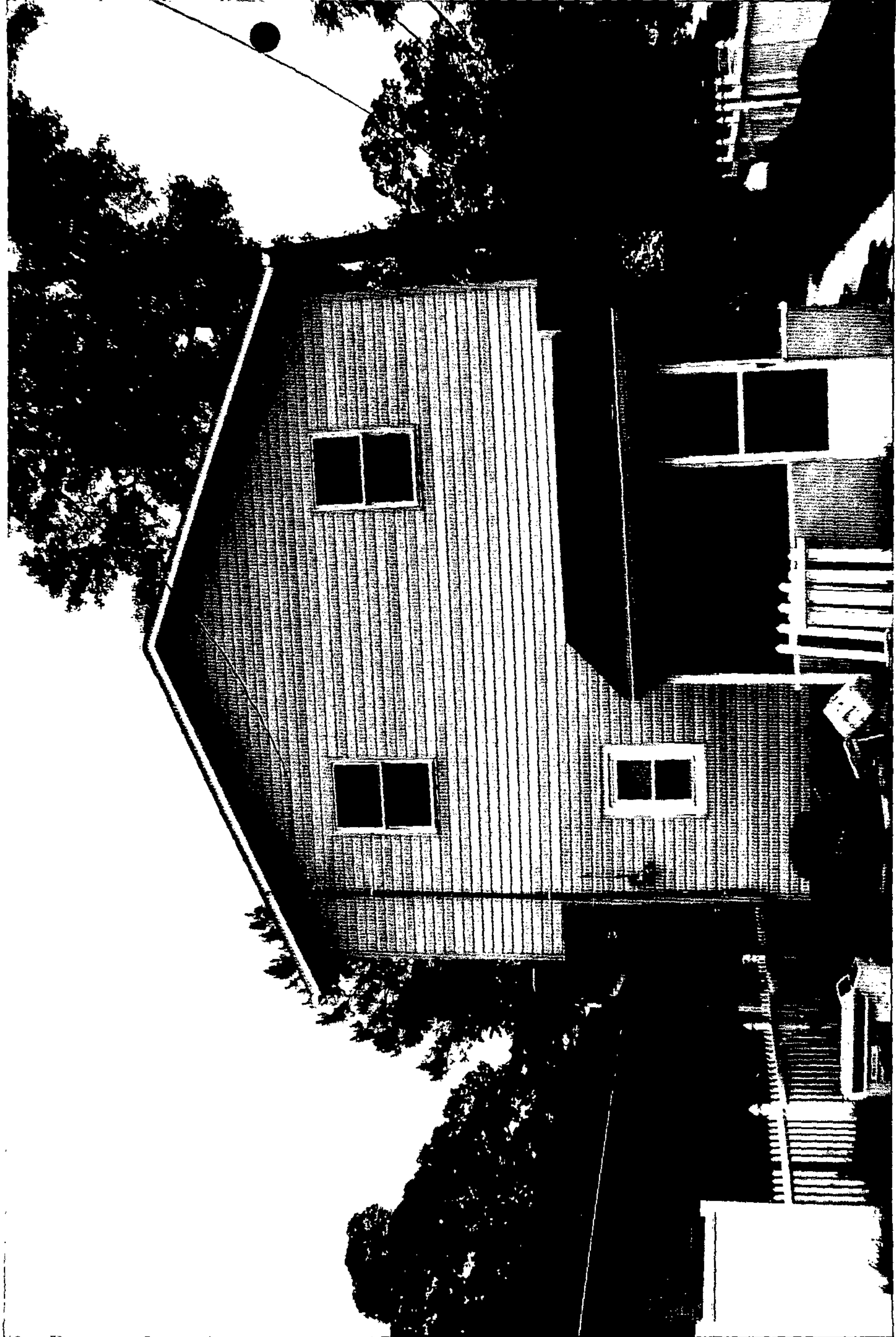
07-548-A





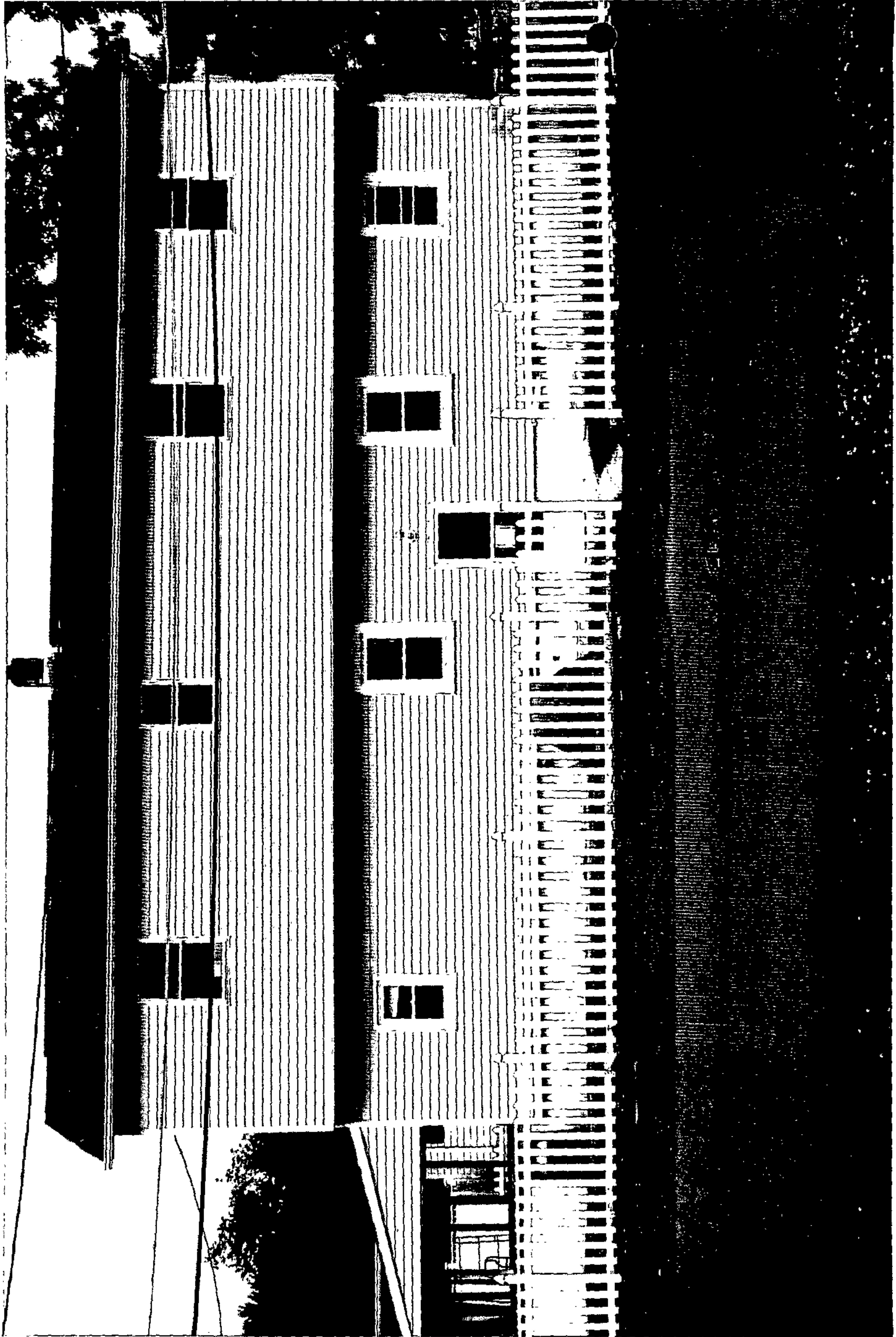
SIDE

07-548-A

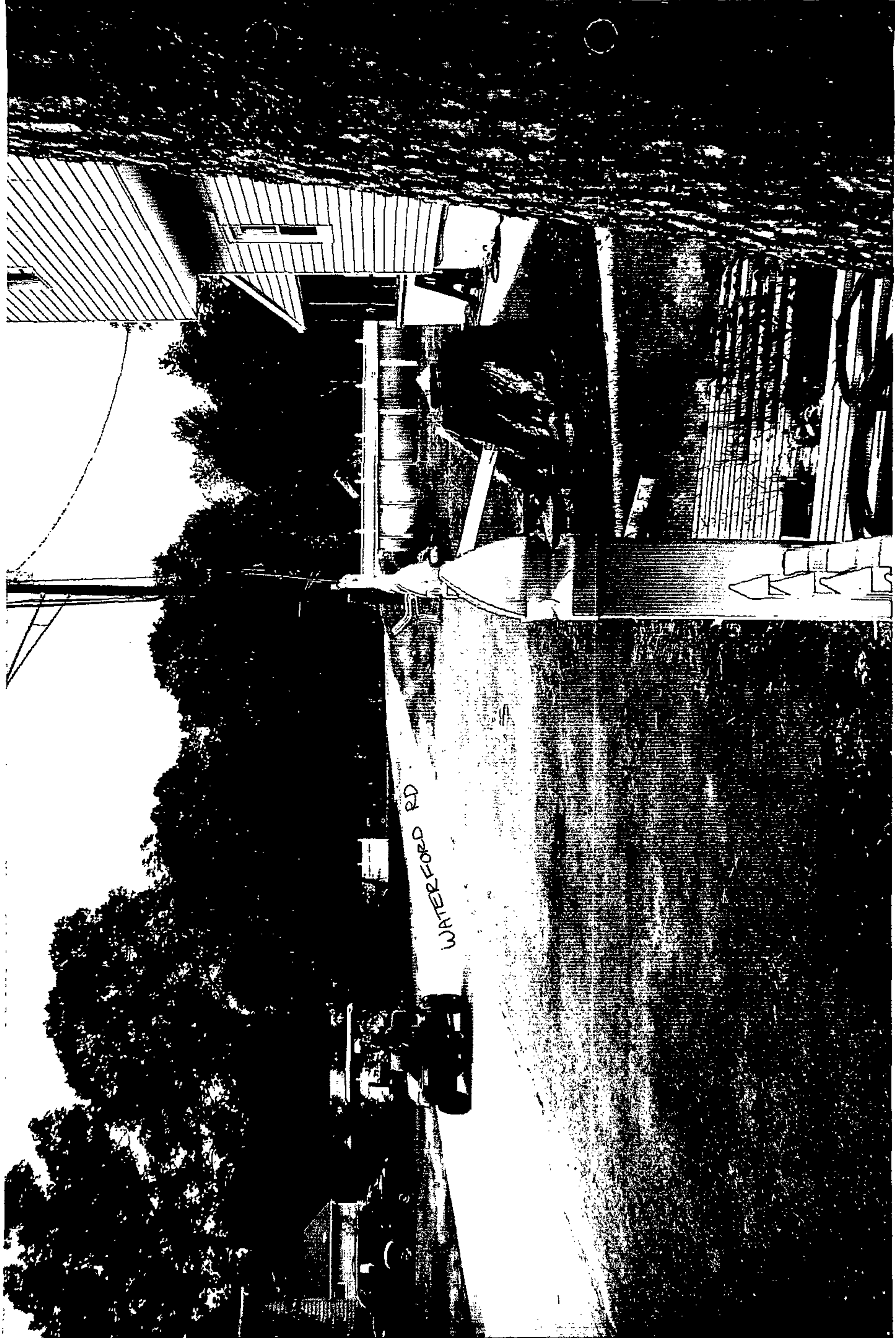


SIDE

07-548-A



07-548-A



07-548-A



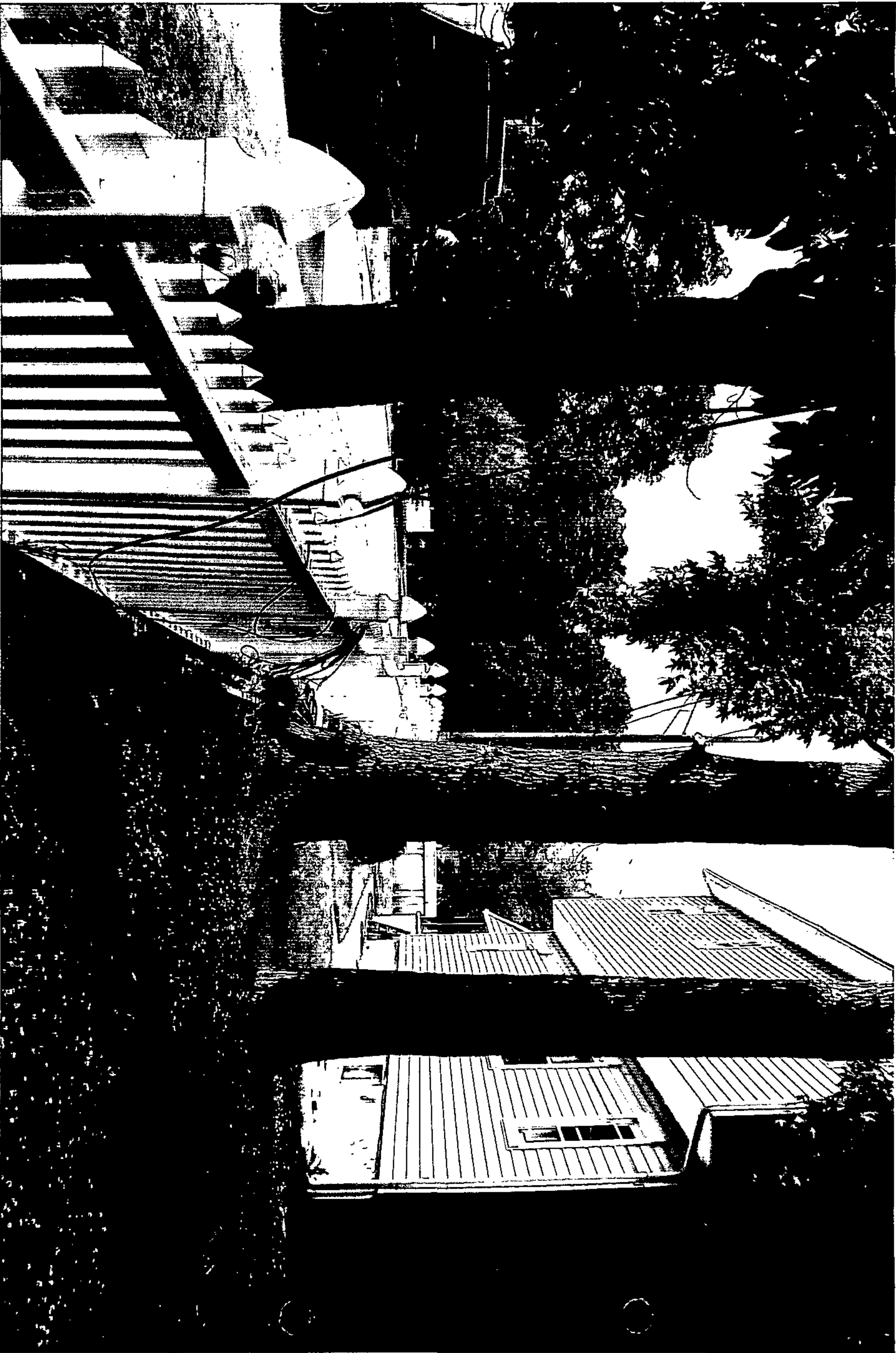
(L) SIDE OF DWELLING

07-548-A



FRONT

07-548-A



FRONT

07-548-A



BALTIMORE COUNTY
MARYLAND

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

Photos

Case No. 07-538-A

Return Service Requested



Front of 2737
facing South

07-538A



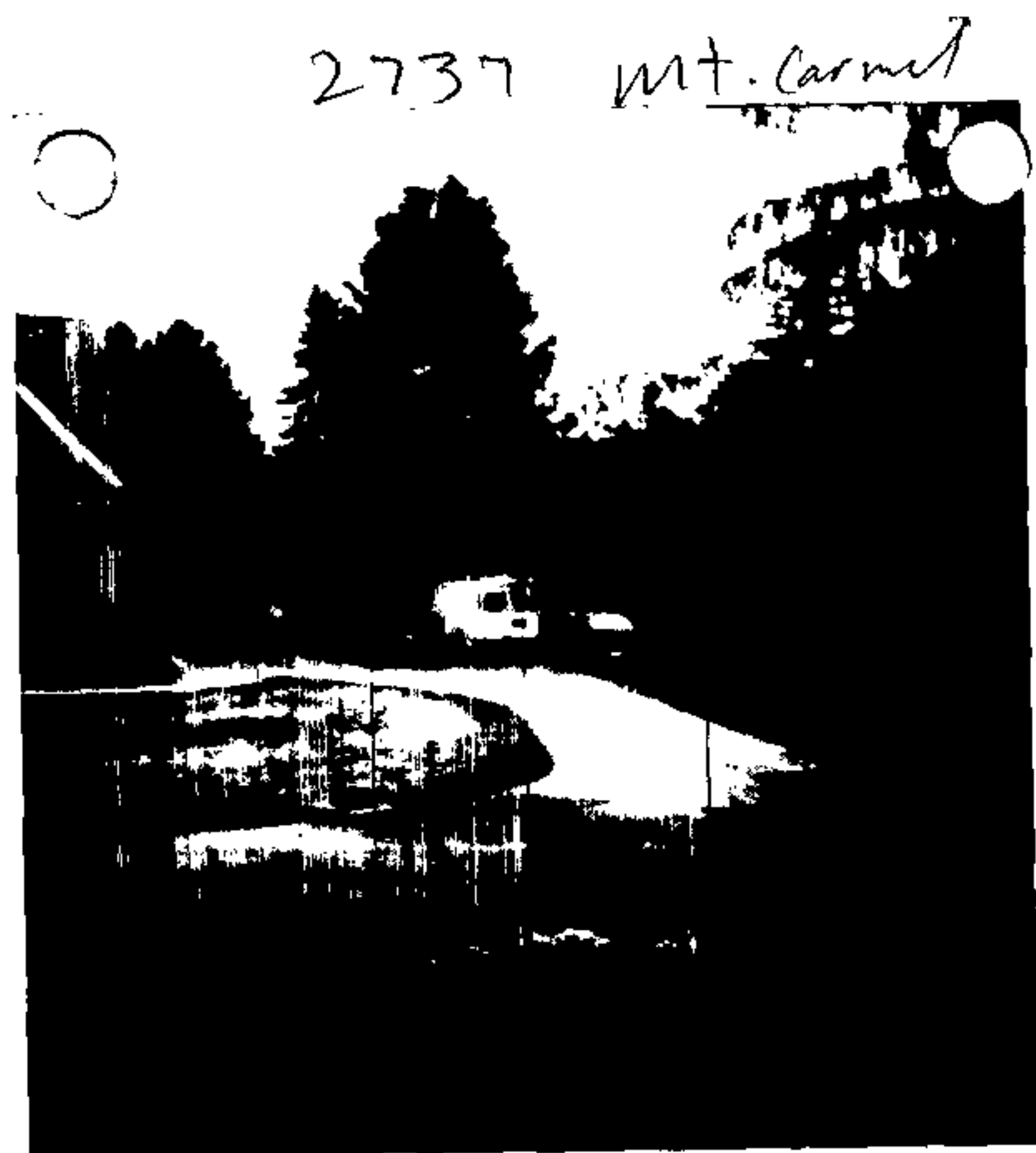
Garage side, area of
proposed addition.

07-538-A



East at back corner of
2737, facing nearest neighbor.

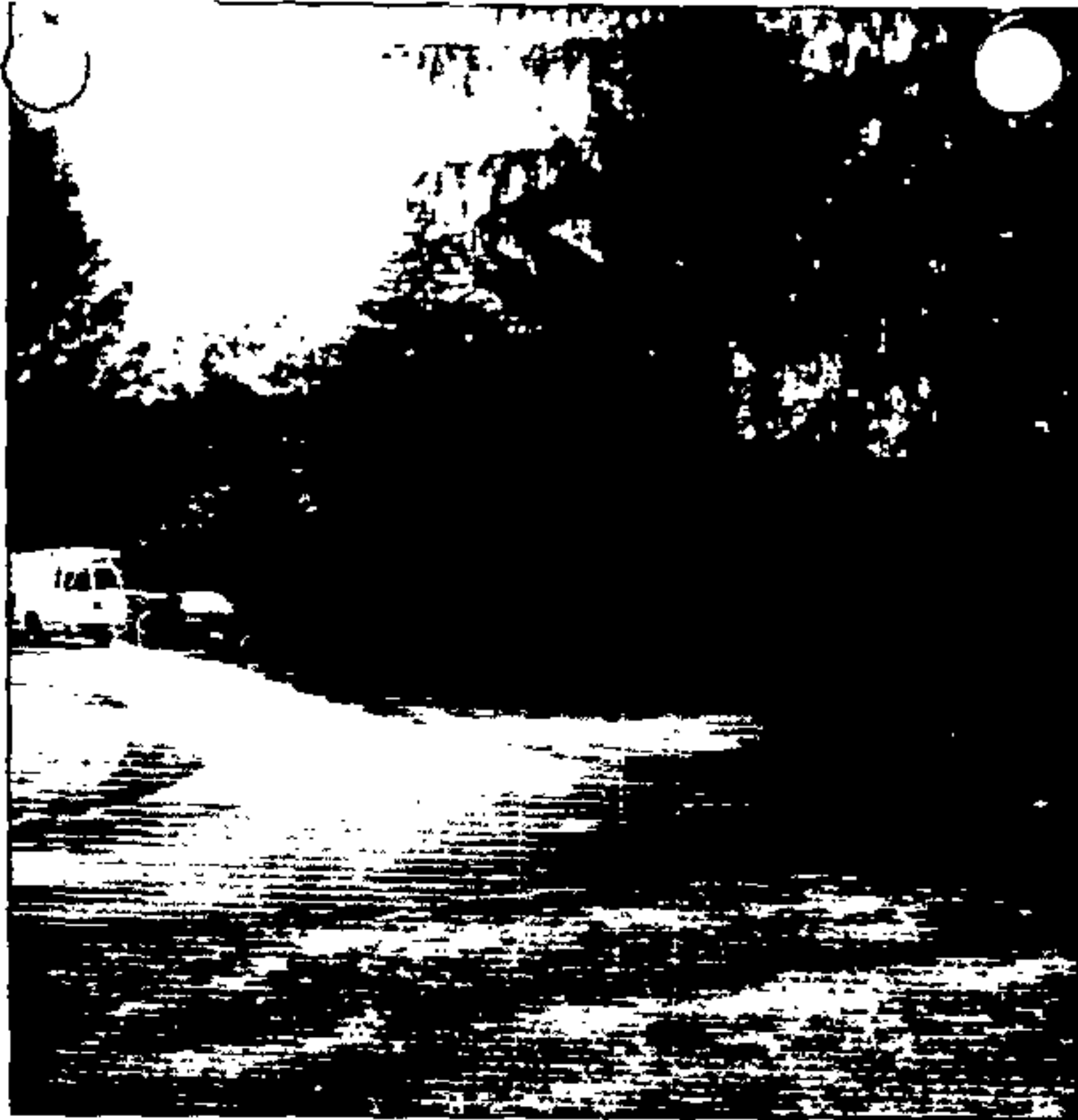
07-538-A



Area of proposed addition.

07-538-A

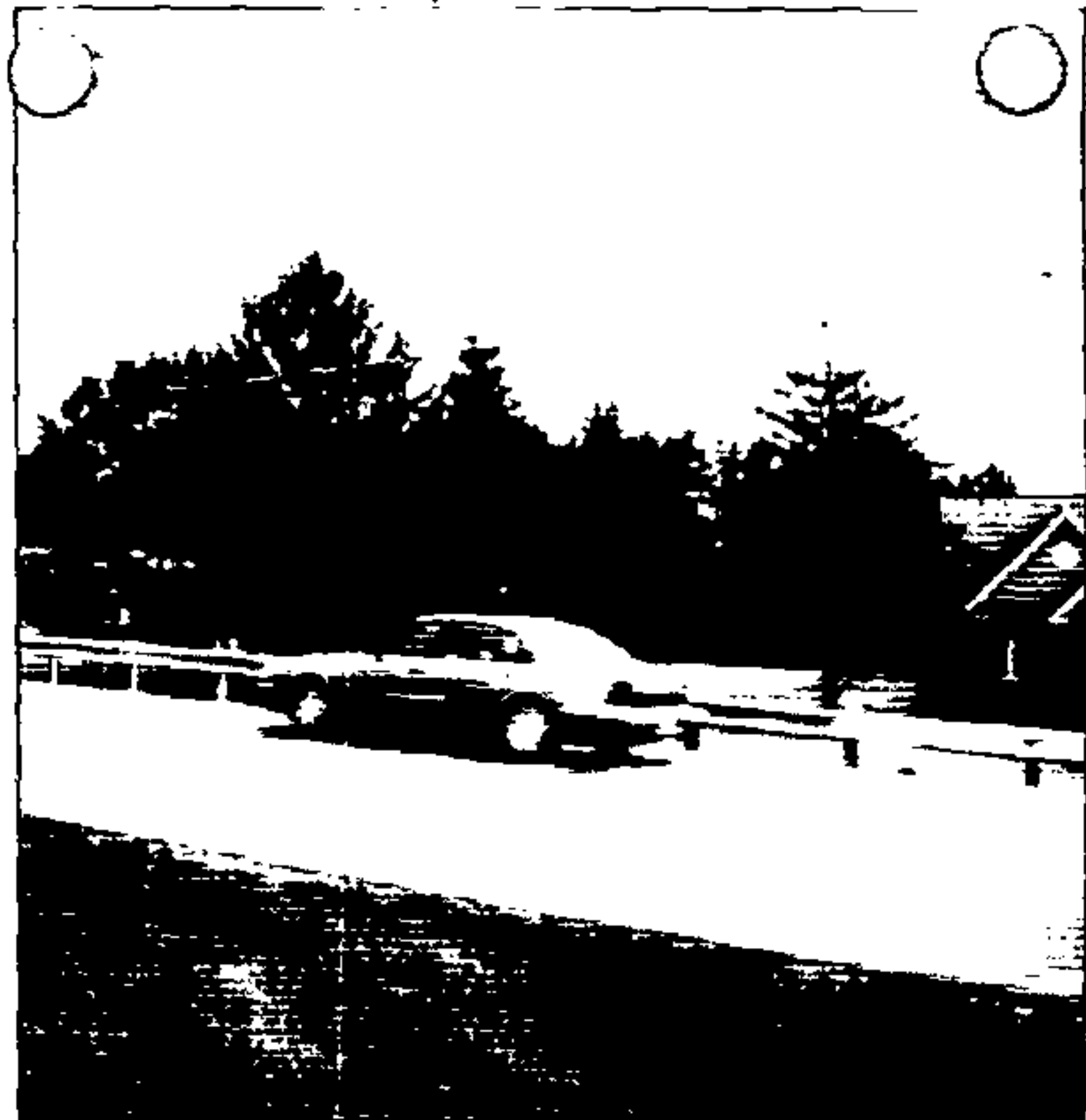
2737 Mt. Carmel



SW From Front Yard,
07-538-A

2735

Mt. Carmel 2737



South

07-538-A



Facing North from backyard
of 2737.

07-538-A

2737 Mt. Carmel



West towards Yeoho Rd.

07-538-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

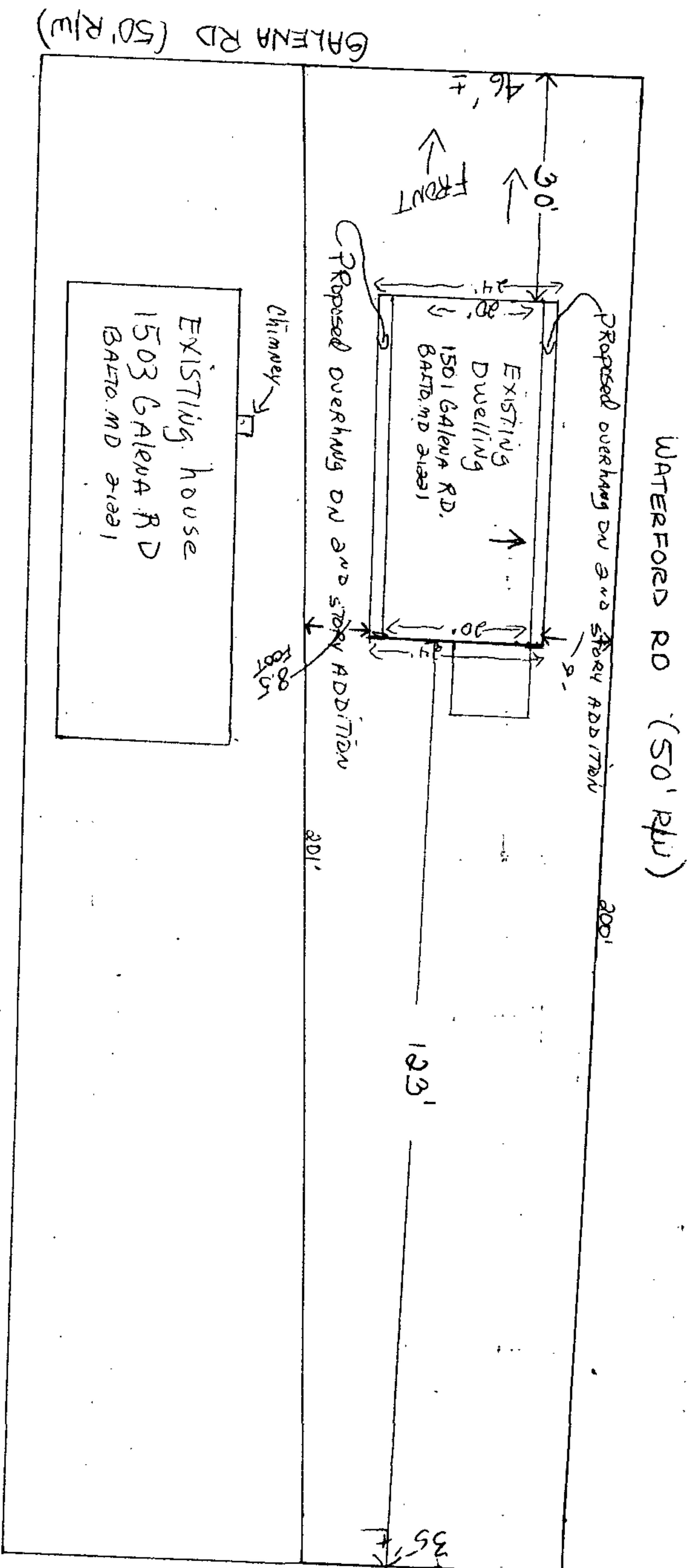
PROPERTY ADDRESS 1501 GALENA RD.

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

SUBDIVISION NAME HYDE PARK

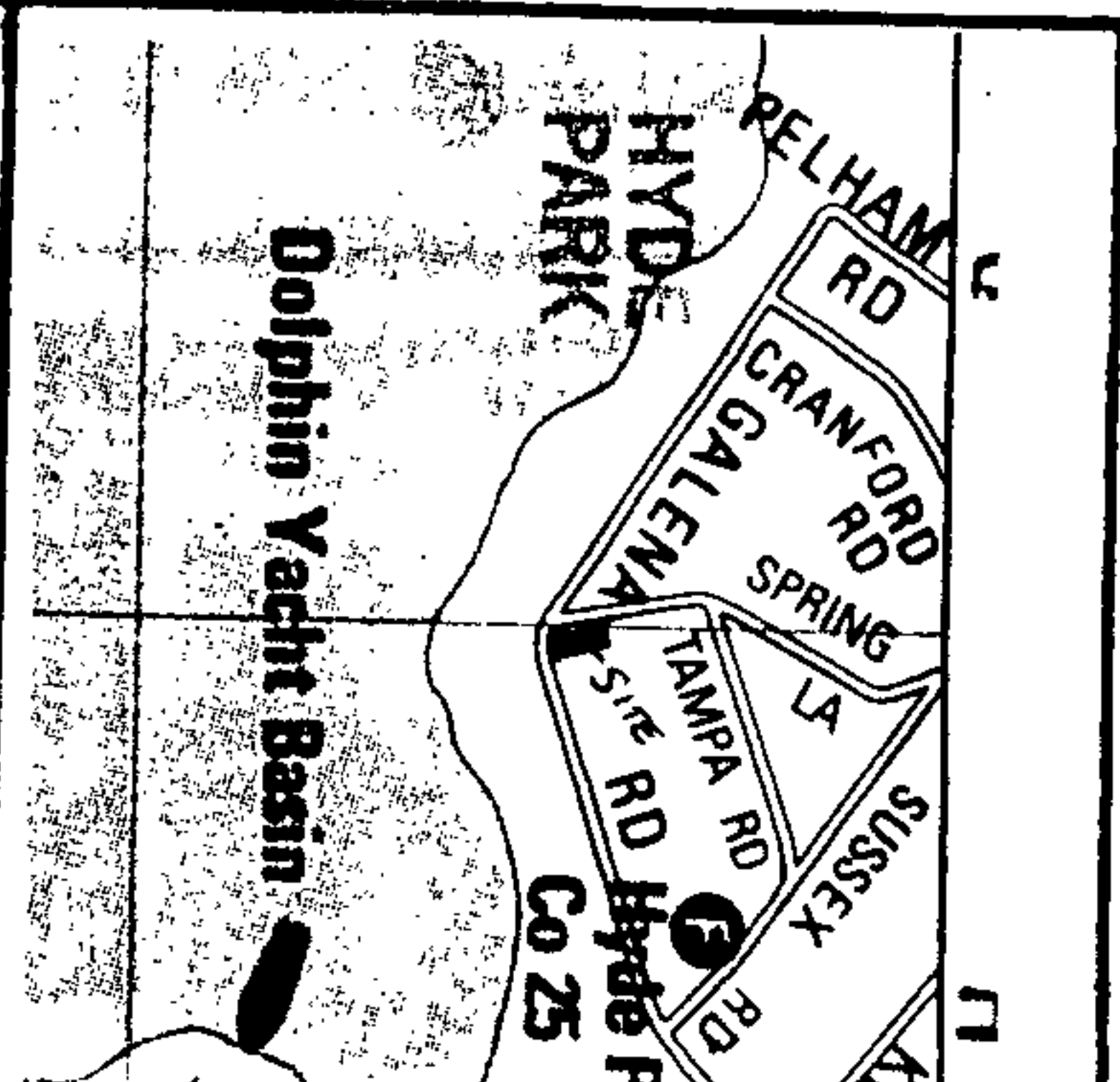
PLAT BOOK # 9, FOLIO # 59 LOT # 54 SECTION #

OWNER AUGUST R. & LUKAS TOMAK



7

1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 097023

ZONING D.R. 5.5

LOT SIZE

ACREAGE 7800 SQUARE FEET

PUBLIC PRIVATE

SEWER

IN

17

WATER

IN

17

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.

548

07-548-A