

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NW corner of Endsleigh and Chilworth Avenues *
15th Election District * DEPUTY ZONING COMMISSIONER
6th Councilmanic District *
(302 Endsleigh Avenue) * BALTIMORE COUNTY

David Wayne Honeycutt *
Petitioner * CASE NO. 07-550-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 owner of the subject property, David Wayne Honeycutt. The variance request is for property located at 302 Endsleigh Avenue. The variance request is from Section 1B02.3.B (Sections VI.A.1, V.A.1, IV.A.1, III.A.13(a) of the 1945 Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage) with a side street setback of 9.5 feet in lieu of the minimum required 25 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct a 24 foot x 24 foot garage to protect vehicles and property from theft and vandalism. The owner will have a safe place to park his vehicle and enter the home. The parking pad and rear sidewalk will be replaced at the time of construction. An existing shed will be removed before construction is started.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The ZAC comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 17, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILED

7-31-07

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The Petitioner has filed the supporting affidavits and photographs 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 31st day of July, 2007 that a variance from Section 1B02.3.B (Sections VI.A.1, V.A.1, IV.A.1, III.A.13(a) of the 1945 Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage) with a side street setback of 9.5 feet in lieu of the minimum required 25 feet be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

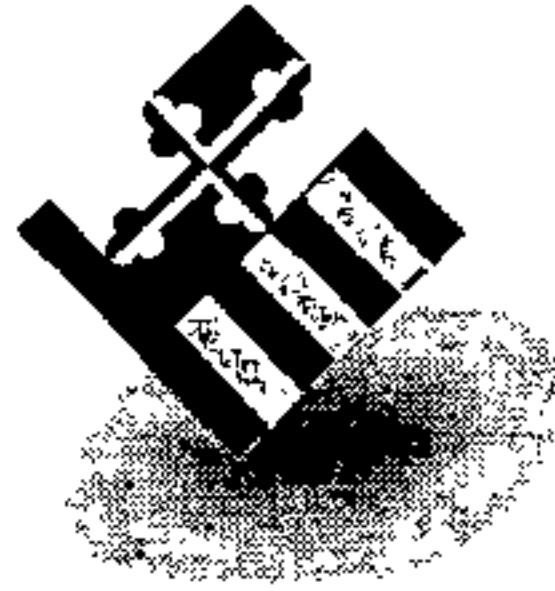
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

FOUR REMOVED FOR FILING
THB:pz

7-31-07

pb



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 31, 2007

DAVID WAYNE HONEYCUTT
302 ENDSLEIGH AVENUE
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 07-550-A
Property: 302 Endsleigh Avenue

Dear Mr. Honeycutt:

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 black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

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 302 Endsleigh AVE
Address
Baltimore MD 21220
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):

- 1) The proposed structure size exceeds minimum building requirement per regulations.
- 2) Installing the garage will insure the owner's property from theft and vandalism.
- 3) With the rise of strong Arm robberies, shoot and murders in the area at night the owner will have a safe place to park and enter the home.

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.

David W. Honeycutt
Signature

DAVID W. Honeycutt
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of February, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David W. Honeycutt
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kimberly Hundt
Notary Public
My Commission Expires 9-22-09





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 302 Endsleigh Avenue
which is presently zoned DR10.5 (Formerly D Res.)

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)

1 B O 2.3, B, BC2R (Sections VI. A.1, V. A.1, IV. A.1, III. A.13(d) of the 1945 Zoning Regulations) to permit a proposed accessory building (garage) with a side street setback of 9.5 feet in lieu of the minimum required 25 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):

DAVID WAYNE HONEYCUTT
Name - Type or Print

Signature

Name - Type or Print

Signature

302 Endsleigh AVE 410 687 4820
Address Telephone No.

Baltimore MD 21220
City State Zip Code

Representative to be Contacted:

DAVID WAYNE Honeycutt
Name

302 Endsleigh AVE 410 687 4820
Address Telephone No.

Baltimore MD 21220
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. 07-550-A

Reviewed By JCM

Date 6-7-07

REV 10/25/01

Estimated Posting Date 6/17/07

7-31-07

ps



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for the property located at 302 Endsleigh Avenue
which is presently zoned DR10.5 (Formerly D Res.)

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) 1B02.3.B, BC2R (Sections VI, A.1, V.A.1,

IV.A.1, III.A.13(a) of the 1945 Zoning Regulations) to permit a proposed accessory building (garage) with a side street set back of 9.5 feet in lieu of the minimum required 25 feet.

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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

302 Endsleigh AVE

Address

Telephone No.

Ba/to

MD

21220

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 July, 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. 07-550-A

REV 10/25/01

Reviewed By [Signature]

Date 6-7-07

Estimated Posting Date 6-7-07

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at 302 Endsleigh Ave
Address
Baltimore MD 21220
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):

- 1) The proposed structure size exceeds minimum building requirement per regulations.
- 2) ~~Install~~ Installing the garage, it will insure the owner's property from theft and vandalism.
- 3) With the rise of strong arm robberies, shooting and murders in the area at night the owner will have a safe place to park and enter the Home.

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.

David W. Honeycutt
Signature

DAVID W. Honeycutt
Name - Type or Print

Signature

Name - Type or Print

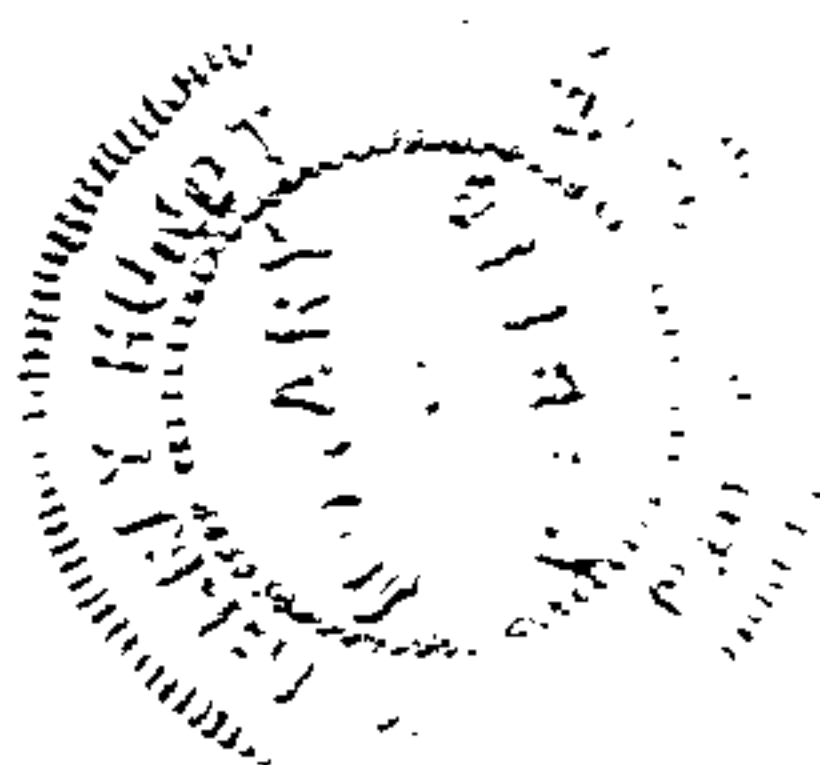
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of February, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David W. Honeycutt
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Gamberly Hunt
Notary Public
My Commission Expires 9/22/09





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 302 E. Edsleigh Avenue
which is presently zoned CR10.5 (Formerly D Res.)

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)

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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.

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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):

Name - Type or Print

Signature

Name - Type or Print

Signature

302 Edsleigh Ave 410 687 4820
Address Telephone No.

Baltimore MD 21220
City State Zip Code

Representative to be Contacted:

DAVID WAYNE Honeycutt
Name

302 Edsleigh Ave 410 687 4820
Address Telephone No.

Baltimore MD 21220
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. 07-550-A

REV 10/25/01

~~FORM RECEIVED FOR FILING~~

7-31-07

Reviewed By [Signature]

Date

6-7-07

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.

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302 Endsleigh Ave
Address
Baltimore MD 21220
City State Zip Code

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- 1) The proposed structure size exceeds minimum building requirement per regulations.
- 2) ~~Install~~ ^{ins} the garage, will insure the owner's property from Theft and vandalism.
- 3) With the rise of strong arm robberies, shoot and murders in the area at night the owner will have a safe place to park and enter the Home.

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

DAVID WAYNE Honeycutt
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of February, 2007 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David W. Honeycutt
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

9/22/09

ZONING DESCRIPTION FOR 302 Endsleigh Ave Balto MD
(address)

Beginning at a point on the West side of
(north, south, east or west)

Endsleigh Ave which is 60'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 15.24 North of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Chilworth AVE
(name of street)

which is 60' wide. *Being Lot # 232
(number of feet of right-of-way width)

Block _____, Section # 2 in the subdivision of Ballard Gardens
(name of subdivision)

as recorded in Baltimore County Plat Book # 19, Folio # 38,

containing 3528 SF. Also known as 302 Endsleigh AVE
(square feet or acres) (property address)

and located in the 15th Election District, 6 Councilmanic District.

550
No. 29207

6707

2001-006-6150

512

D. HONOLULU

302 END SL 19

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PINK AGENCY

YELLOW - CUSTOMER

SECRET

Reference

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Title

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CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-550-A

Petitioner/Developer: DAVID

HONEYCUTT

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:

302 ENDSLEIGH AVE

The sign(s) were posted on

6-17-07

(Month, Day, Year)

Sincerely,

Robert Black 6-17-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

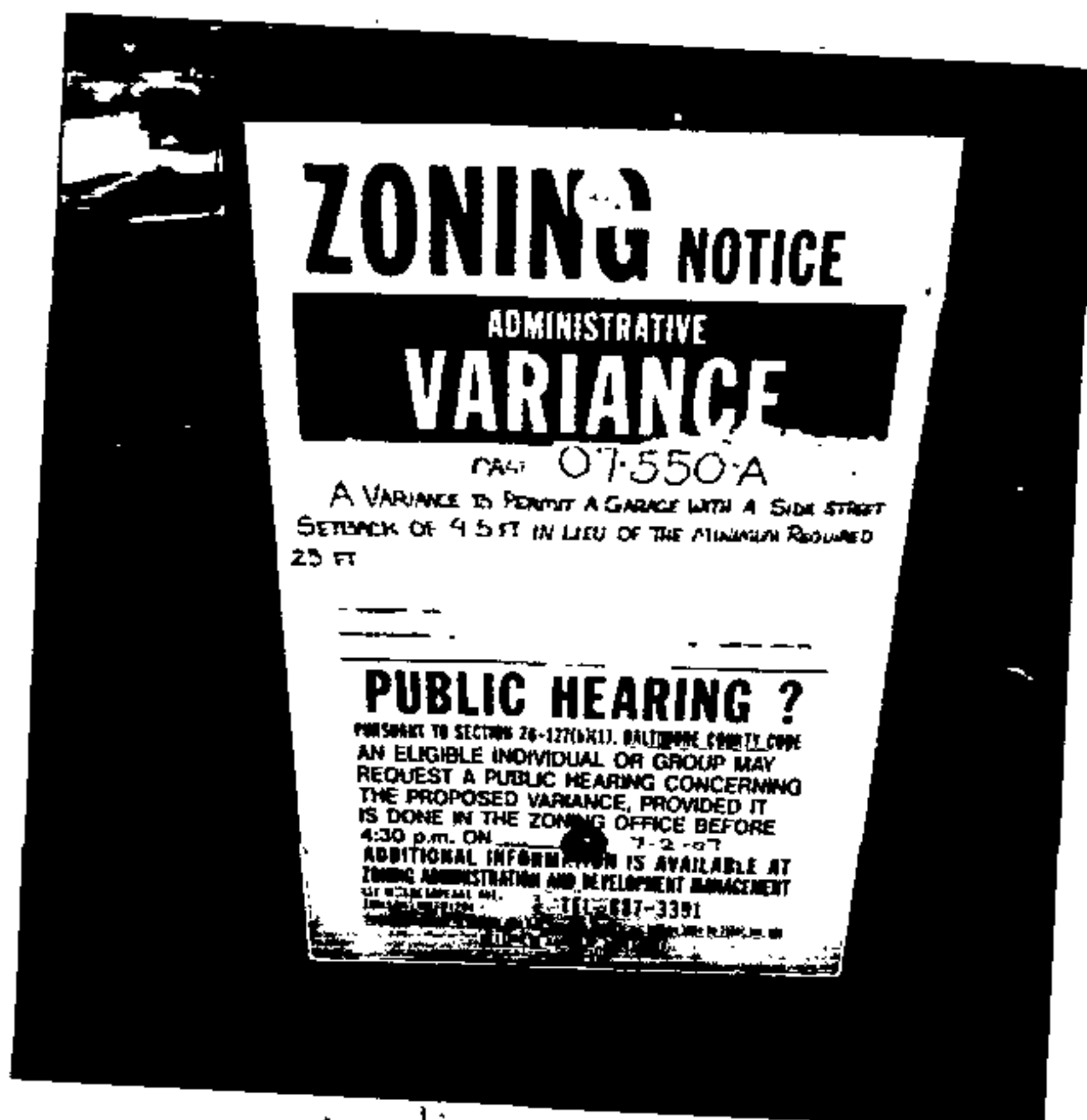
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



302 Endsleigh Ave
Baltimore Maryland 21220



Rear view of yard from alley.



Side view of yard from Chilworth Ave.



Front side view of yard from
corner of Chilworth Ave and Endsleigh Ave



Front view of yard from Endsleigh Ave.

The damaged parking pad and rear sidewalk will be replaced at time of construction.
The light blue shed is going to be deleted from the property before construction is started.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 550 -A Address 302 ENDsLEIGH Ave.

Contact Person: J. Menn Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6.7.07 Posting Date: 6/17 Closing Date: 7/2

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- 550 -A Address 302 ENDsLEIGH Ave.

Petitioner's Name DAVID HONEYCUTT Telephone 410-687-4820

Posting Date: 6/17 Closing Date: 7/2

Wording for Sign: A VARIANCE To Permit A GARAGE WITH A SIDE STREET

SETBACK OF 9.5ft. IN LIEU OF THE MINIMUM
REQUIRED 25ft.

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/neighbors 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 550
Petitioner DAVID Honey CUTT
Address or Location 302 Endsleigh Ave. BALD. Md. 21220

PLEASE FORWARD ADVERTISING BILL TO

Name SAH

Address SAH

Telephone Number 410-687-4820

DR 5.5

Middle River
Bird River Area Plan

DR 10.5

090C1

15 ED

6 CD

2NE 4-1

090C2

DR 16

P.B. 019038

P.B. 035038

P.B. 018035

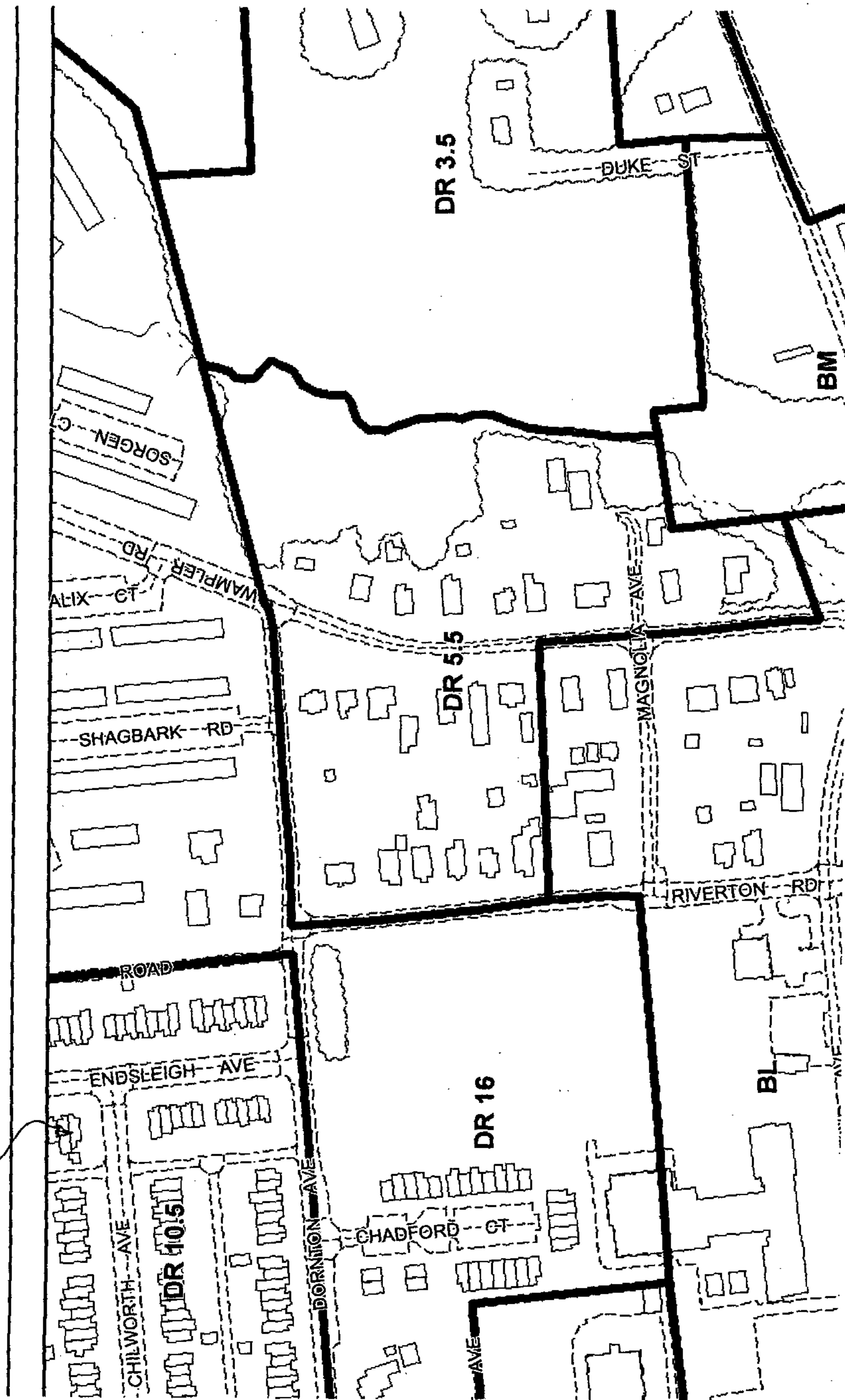
P.B.

P.B. 060059

DR 5.5

09002

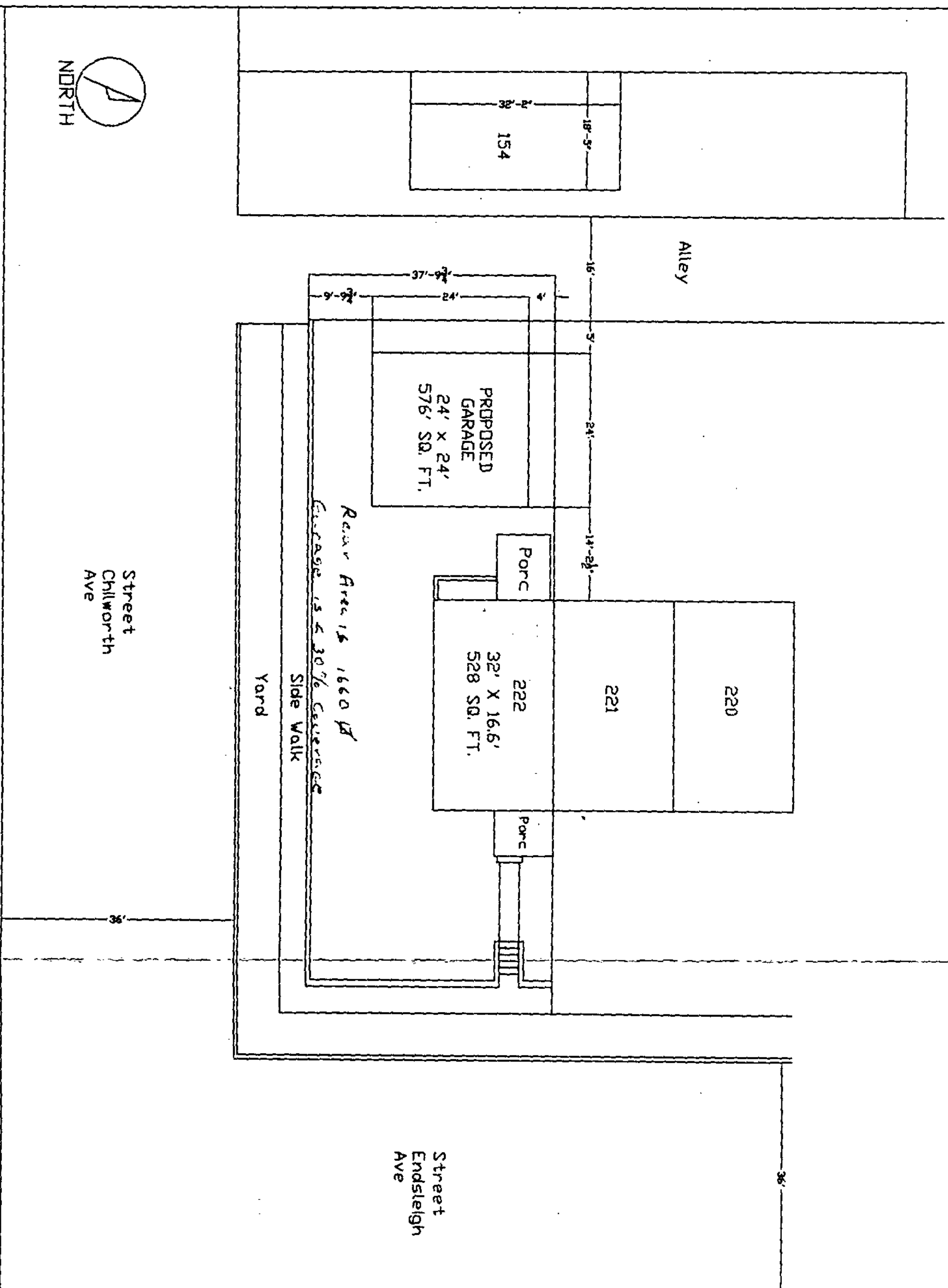
SITE



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

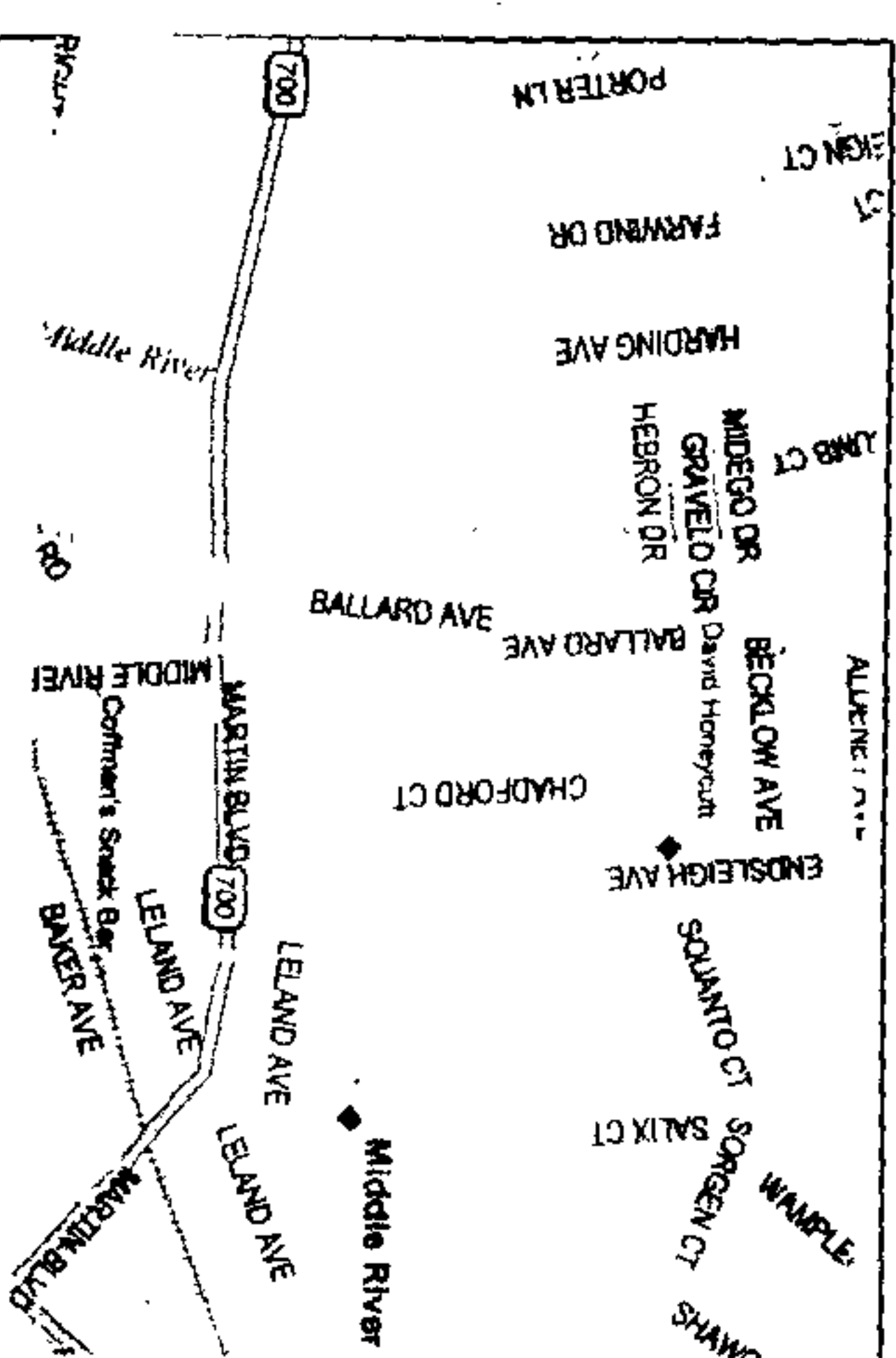
PROPERTY ADDRESS: 302 ENDSLEIGH AVE
SUBDIVISION NAME: BALLARD GARDENS

PLAT BOOK# 19 FOLIO# 38 LOT# 232 SECTION# 2
OWNER: DAVID WAYNE HONEYCUTT



PREPARED BY: DAVID W. HONEYCUTT

SCALE OF DRAWING = 1" = 20'



VICINITY MAP
SCALE = 1" = 1,066'

LOCATION INFORMATION	
ELECTION DISTRICT NO. 15TH	
COUNCILMANIC DISTRICT NO. 6	
1/8" = 1' SCALE MAP#	
ZONING DR10.5	
LOT SIZE .081	3528 SF
ACREAGE	SQUARE FEET
PUBLIC	PRIVATE
SEWER ☒	☐
WATER ☒	☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY/BUILDING	☐ ☒
PRIOR ZONING HEARING:	NONE

ZONING OFFICE USE ONLY
REVIEW BY ITEM # CASE #

JCM 550

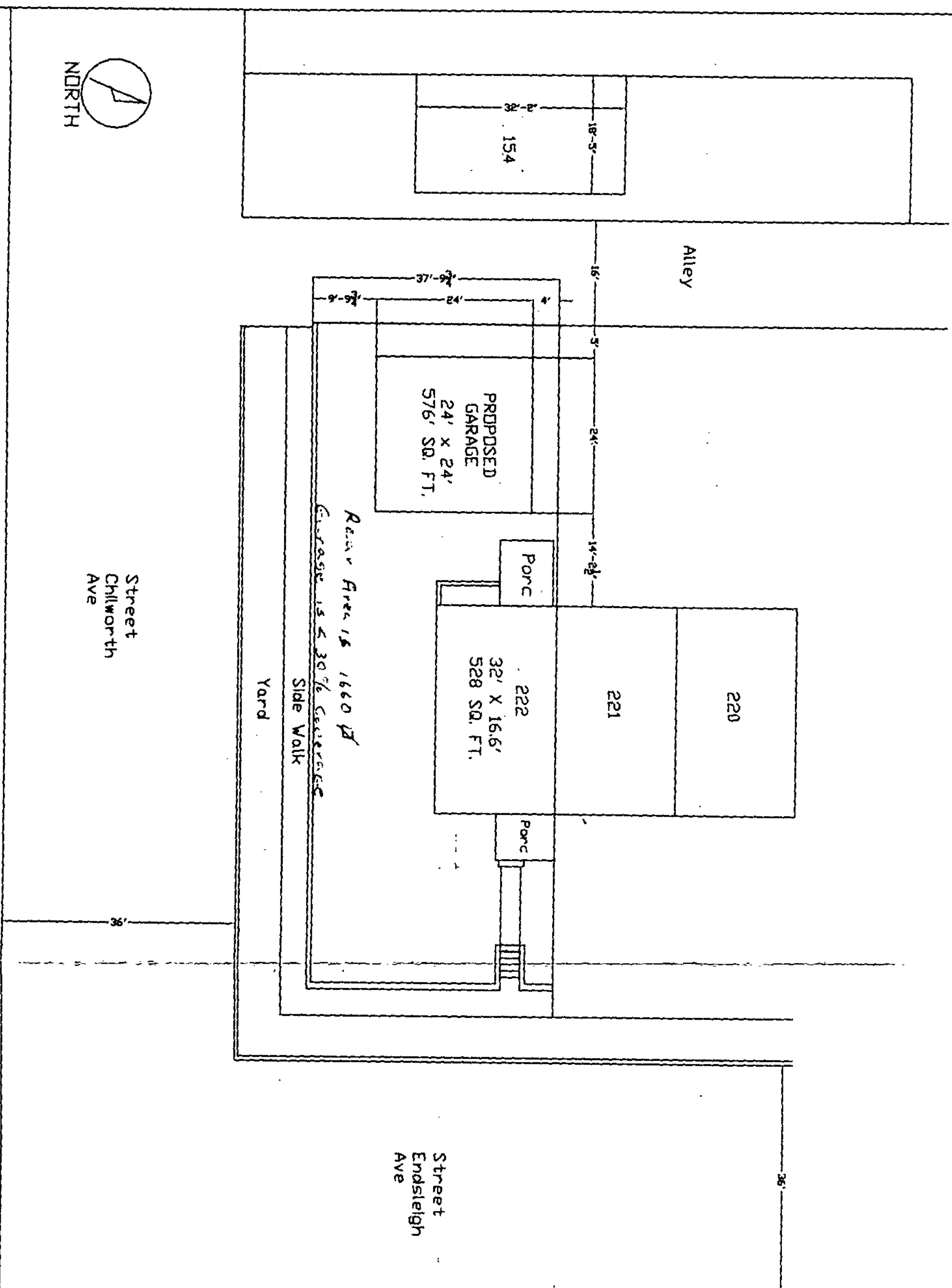
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 302 ENDSLEIGH AVE

SUBDIVISION NAME: BALLARD GARDENS

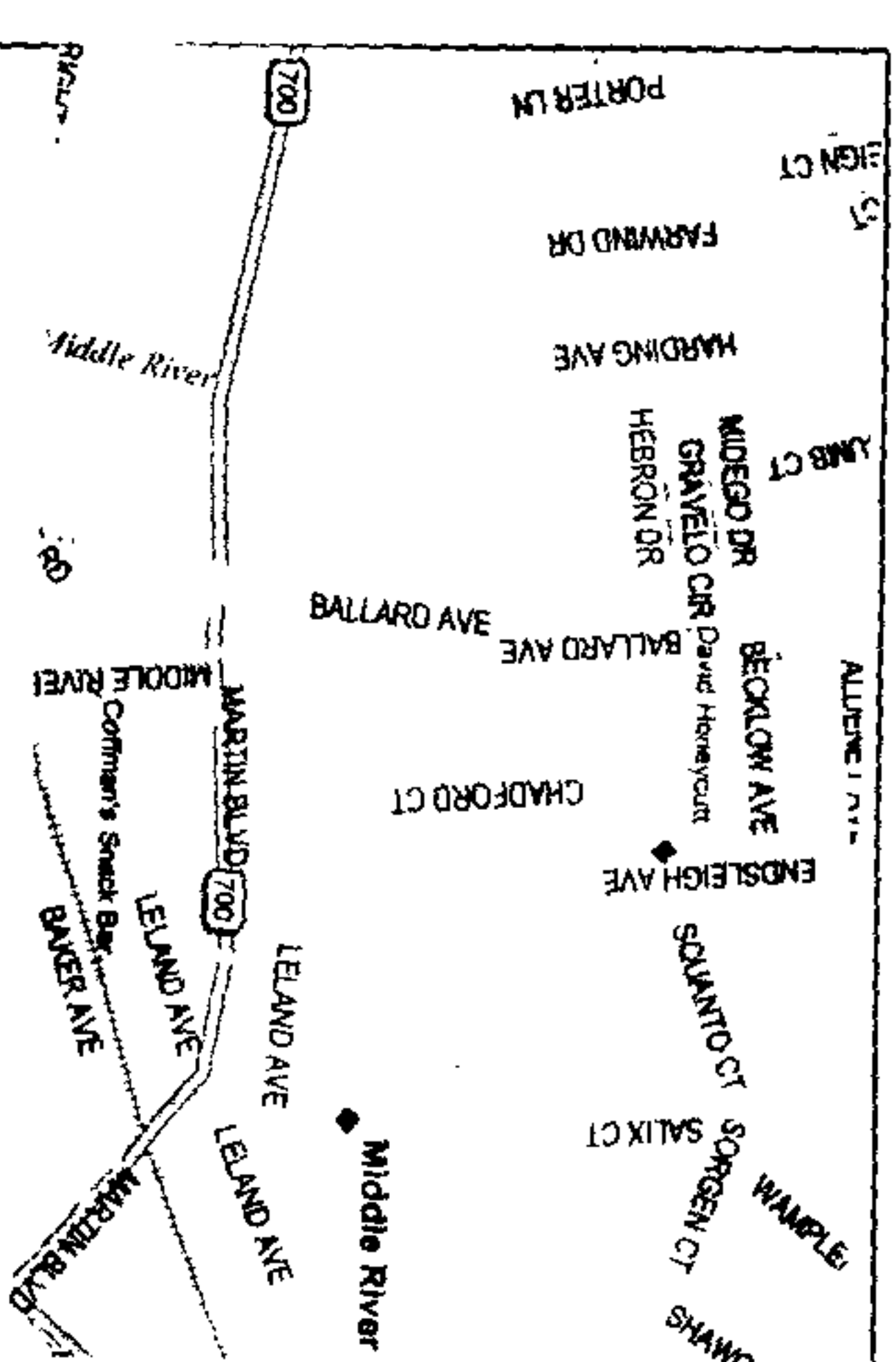
PLAT BOOK# 19 FOLIO# 38 LOT# 232 SECTION# 2

OWNER: DAVID WAYNE HONEYCUTT



PREPARED BY: DAVID W HONEYCUTT

SCALE OF DRAWING = 1" = 20'



VICINITY MAP
SCALE = 1" = 1,066'

LOCATION INFORMATION

ELECTION DISTRICT NO. 15TH
COUNCILMANIC DISTRICT NO. 6

1/8" = 1' SCALE MAP#

ZONING DR10.5

LOT SIZE

.081

ACREAGE

3528 SF

PUBLIC PRIVATE

SEWER

☒

☐

WATER

☒

☐

CHESAPEAKE BAY
CRITICAL AREA

☐

☒

100 YEAR FLOOD PLAIN

☐

☒

HISTORIC PROPERTY/
BUILDING

☐

☒

PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY
REVIEW BY ITEM # CASE #

JCM

550

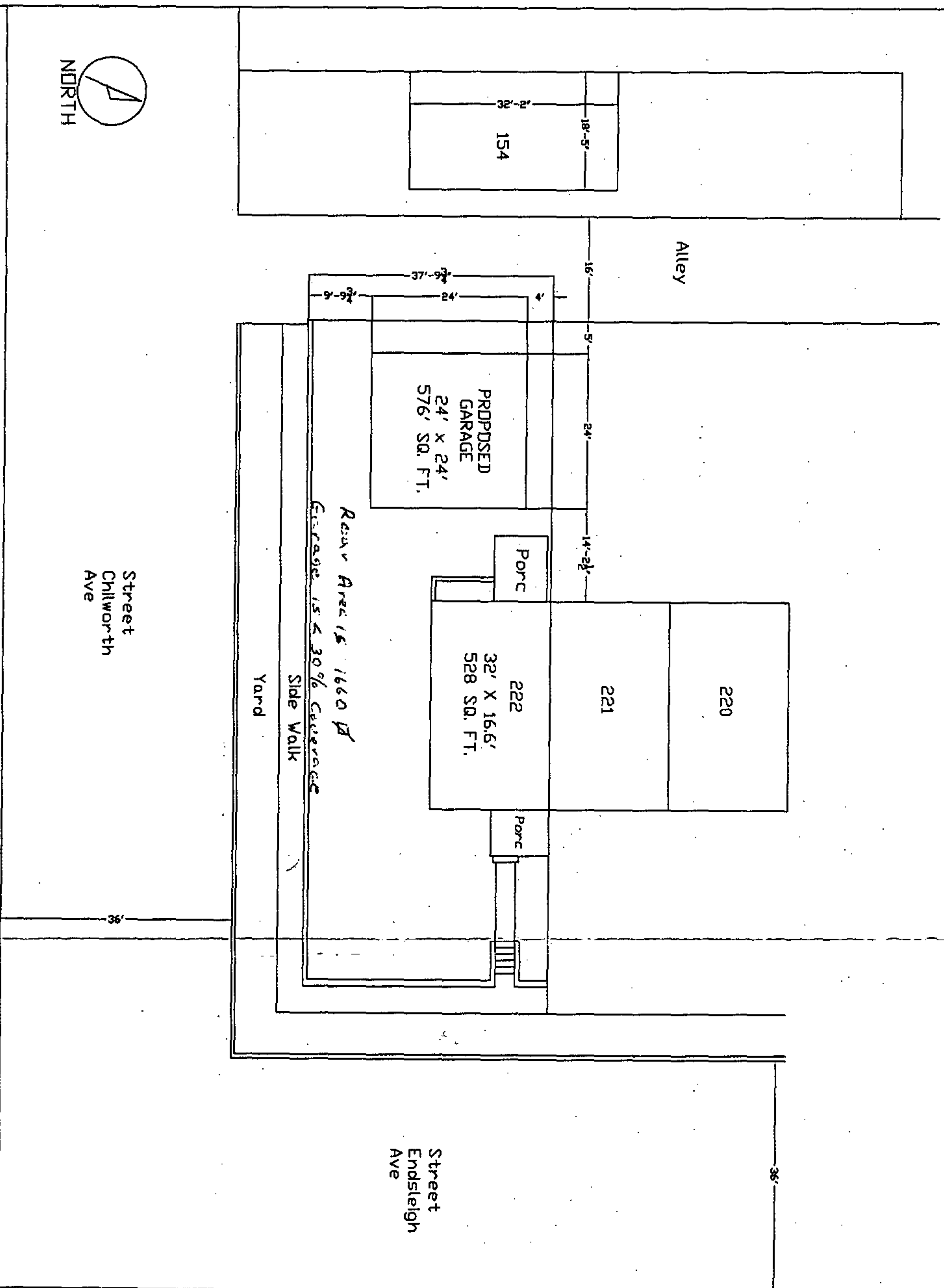
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PROPERTY ADDRESS: 302 ENDSLEIGH AVE

SUBDIVISION NAME: BALLARD GARDENS

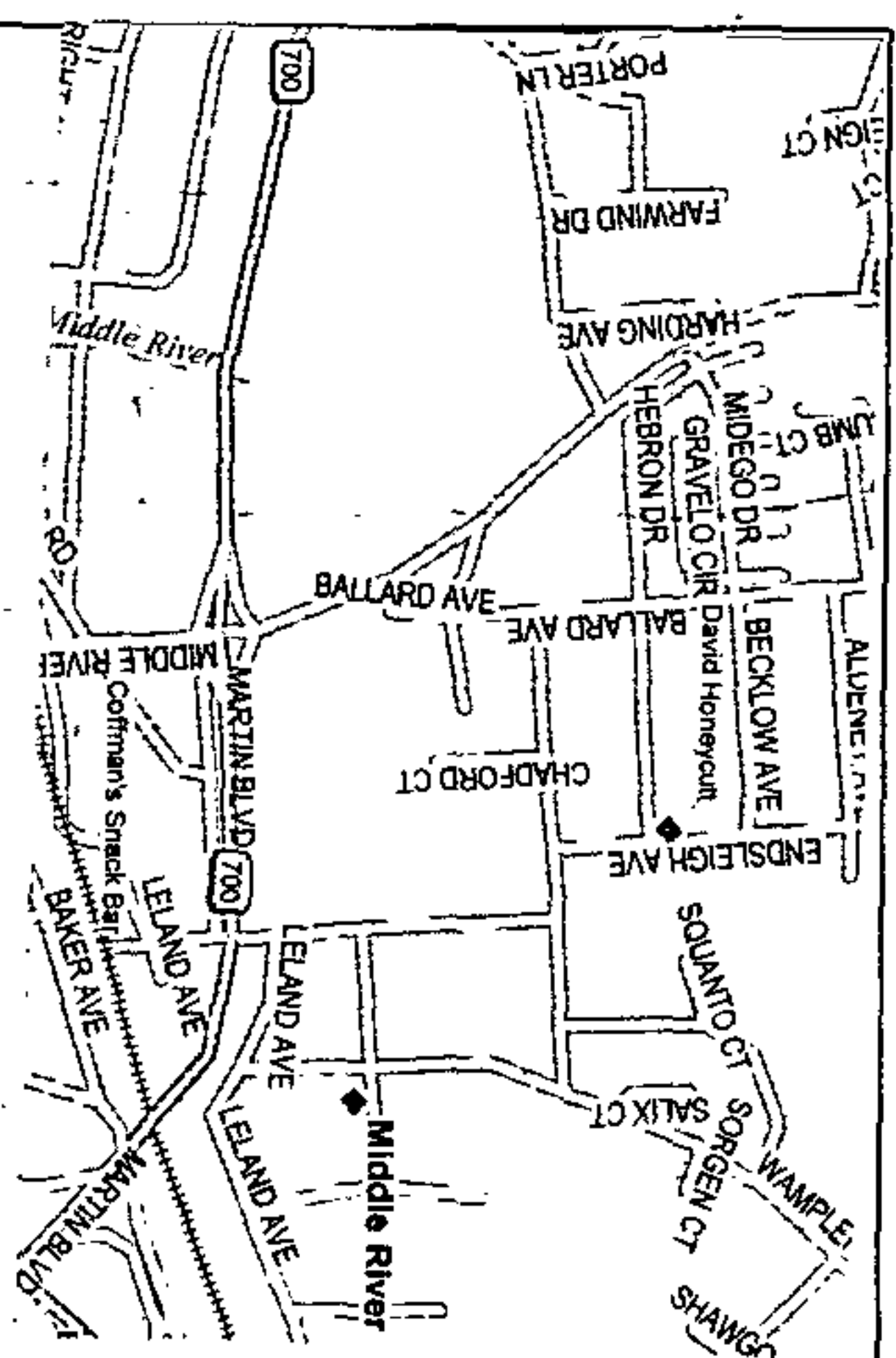
PLAT BOOK# 19 FOLIO# 38 LOT# 232 SECTION# 2

OWNER: DAVID WAYNE HONEYCUTT



PREPARED BY: DAVID W HONEYCUTT

SCALE OF DRAWING = 1" = 20'



VICINITY MAP
SCALE = 1" = 1,066'

LOCATION INFORMATION	
ELECTION DISTRICT NO. 15TH	
COUNCILMANIC DISTRICT NO. 6	
1/8" = 1' SCALE MAP#	
ZONING DR10.5	
LOT SIZE .081	3528 SF
ACREAGE	SQUARE FEET
PUBLIC	PRIVATE
SEWER ☒	☐
WATER ☒	☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY/ BUILDING	☐ ☒
PRIOR ZONING HEARING:	NONE

ZONING OFFICE USE ONLY	
REVIEW BY JCM	ITEM # 550
CASE #	



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

July 2, 2007

David Wayne Honneycutt
302 Endsleigh Avenue
Baltimore, MD 21220

Dear Mr. Honneycutt:

RE: Case Number: 07-550-A, 302 Endsleigh Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 7, 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



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 19, 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. 7-550-A
302 END SLEIGH AVENUE
HONEYCUTT 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. 7-550-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

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 25, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 18, 2007

Item Number: 550 Through 554 and 556

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



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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 25, 2007
Item Nos. 07-550, 551, 552, 553, and 556

DATE: June 21, 2007

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-06212007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 26, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-550- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

Patricia Zook - Administrative Variances - need Planning Comments

From: Patricia Zook
To: Murray, Curtis
Date: 7/17/2007 3:47 PM
Subject: Administrative Variances - need Planning Comments

Hi Curtis -

I received today the following administrative variance case files that closed 7-16-07 and all are missing comments from the Planning Office:

07-567-A
07-574-A
07-571-A
07-569-A and
07-568-A

Comments are still needed for administrative variance case 07-550-A that closed on 7-2-07.

Thanks for your help, Curtis.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - 2 Administrative Variances - Planning comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 7/16/2007 9:32 AM
Subject: 2 Administrative Variances - Planning comments needed

Hi Curtis -

We also need comments for the following:

07-550-A, administrative variance closed 7-2-07
07-555-A, administrative variance closed 7-9-07

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 26, 2007

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

RECEIVED
JUL 30 2007

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-550- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

Laurie Hay

Division Chief:

Pat Keller

CM/LL