

IN RE: PETITION FOR ADMIN. VARIANCE
E side of Lakehurst Drive, 495 feet N to
the c/l of Lakeview Road
9th Election District
2nd Councilmanic District
(6005 Lakehurst Drive)

Debra Redmond Dreher
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-555-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, Debra Redmond Dreher. The variance request is for property located at 6005 Lakehurst Drive. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition on side and front of existing dwelling with a 17 foot 3 inch side setback and a sum side setback of 37 feet 8 inches in lieu of the required sum side setback of 40 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct a front porch addition and an addition onto the right side of the house and this latter addition is the one that necessitates this zoning variance. They have designed the additions to preserve and enhance the original home and achieves the desired results without compromising the integrity of the architectural standards of the community. The addition in the location as indicated on the site plan, lends itself best to interior functionality of the home.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated July 12, 2007. That Office does not oppose the Petitioner's request. The subject

ORDER RECEIVED FOR FILED
7-17-07
[Signature]

property is within the Ruxton Riderwood Lake Roland Design Review Area and has to adhere to the guidelines of the adopted Community Plan of 2001. The proposed addition is approximately 28% of the total square footage of the existing house and therefore does not have to go before the Design Review Board. A representative from the Planning Office visited the site and determined that the existing topography and vegetation would not be disturbed and the proposed addition to the house would not have a negative impact on the adjacent property and the neighborhood. Additionally, the submitted architectural elevation drawings show that the proposed materials are compatible with the existing home. A copy of the comment is incorporated herein and made a part hereof the file.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 24, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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.

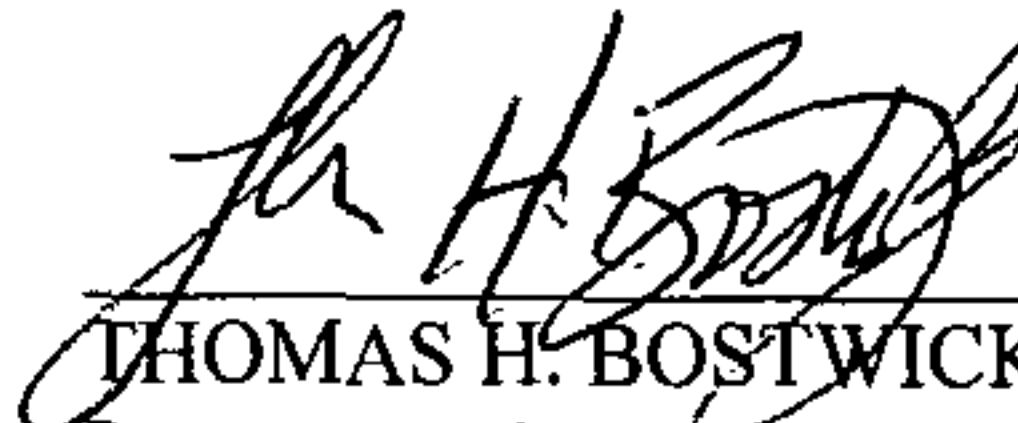
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

ORDER RECEIVED FOR FILING
7-17-07
PB

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of July, 2007, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition on side and front of existing dwelling with a 17 foot 3 inch side setback and a sum side setback of 37 feet 8 inches in lieu of the required sum side setback of 40 feet be and is hereby GRANTED, subject to the following:

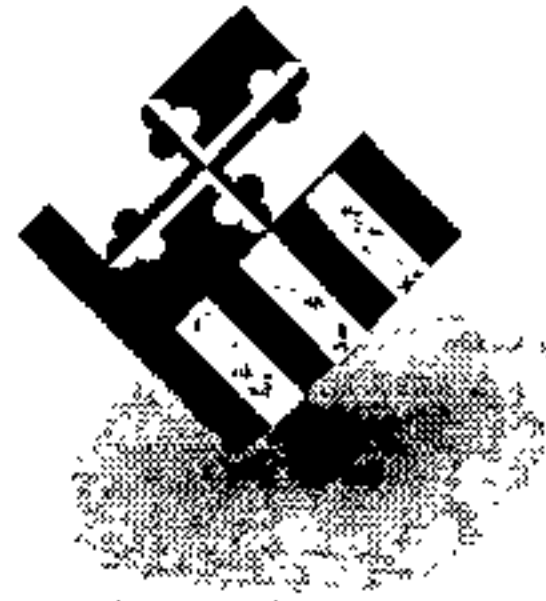
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order 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

THB:pz

ORDER RECEIVED FOR FILING
20- 7-17-07
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 17 2007

DEBRA REDMOND DREHER
6005 LAKEHURST DRIVE
BALTIMORE MD 21210

Re: Petition for Administrative Variance
Case No. 07-555-A
Property: 6005 Lakehurst Drive

Dear Ms. Dreher:

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 dark ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6005 Lakehurst Drive
which is presently zoned DR 2

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

TO PERMIT A PROPOSED ADDITION ON SIDE AND FRONT OF EXISTING DWELLING WITH A 17'3" SIDE SETBACK AND A SUM SIDE SETBACK OF 37'8" IN LIEU OF REQUIRED SUM SIDESETBACK OF 40 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):

Debra Redmond Dreher

Name - Type or Print

Signature

Name - Type or Print

Signature

6005 Lakehurst Drive 410-372-0667

Address

Telephone No.

Baltimore MD 21210

City

State

Zip Code

Representative to be Contacted:

Debra Dreher

Name

6005 Lakehurst Drive 410-340-9390

Address

Telephone No.

Baltimore MD 21210

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. 07-555-A

REV 10/25/01

Reviewed By A. Tsui

Date 6/13/2007

Estimated Posting Date 6/24/07 - 7/9/07

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

6005 Lakehurst Drive
Address
Baltimore MD 21210
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):

SEE ATTACHMENT.

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.

Debra Dreher
Signature

Debra Dreher
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Debra Dreher
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Cathi F. Horst
Notary Public

My Commission Expires 1 May 2011

Debbie Dreher
6005 Lakehurst Drive
Baltimore, MD 21210

Reasons for applying for a variance:

We have a brick rancher, which makes it difficult and cost prohibitive to renovate the existing footprint as opposed to simply adding on to the structure.

In adding on to the house we have designed an addition that preserves and enhances the original home and achieves the desired results we are looking for without compromising the integrity of the architectural standards of the community.

Without the variance the proposed expansion will suffer greatly in its exterior appeal and interior functionality. The exterior gable will be more façade like and will reduce the usual floor space considerably as we would be forced to redesign and reduce room width so as not to create an unbalanced and unappealing exterior.

There is a considerable green space between our residence and the Lakehurst condo complex and the addition would have no impact on their property or sightlines.

07-555-A



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6005 Lakehurst Drive
which is presently zoned DR2

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

TO PERMIT A PROPOSED ADDITION ON SIDE AND FRONT OF EXISTING DWELLING WITH A 17'3" SIDE SETBACK AND A SUM SIDE SETBACK OF 37'8" IN LIEU OF THE REQUIRED SUM SIDE SETBACK OF 40 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

6005 Lakehurst Drive 410-372-0667
Address Telephone No.

Baltimore MD 21210
City State Zip Code

Representative to be Contacted:

Debra Dreher
Name

6005 Lakehurst Drive 410-340-9390
Address Telephone No.

Baltimore MD 21210
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. 07-555-A

REV 10/25/01

Reviewed By A. Tsou Date 6/13/07

Estimated Posting Date 6/24/07 - 7/09/07

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 6005 Lakehurst Drive
City Baltimore State MD Zip Code 21210

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):

SEE ATTACHMENT

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.

Debra Dreher
Signature

Signature

Debra Dreher
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Debra Dreher
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Cathi F. Horst
Notary Public

My Commission Expires 1 May 2011

Debbie Dreher
6005 Lakehurst Drive
Baltimore, MD 21210

Reasons for applying for a variance:

We have a brick rancher, which makes it difficult and cost prohibitive to renovate the existing footprint as opposed to simply adding on to the structure.

In adding on to the house we have designed an addition that preserves and enhances the original home and achieves the desired results we are looking for without compromising the integrity of the architectural standards of the community.

Without the variance the proposed expansion will suffer greatly in its exterior appeal and interior functionality. The exterior gable will be more façade like and will reduce the usual floor space considerably as we would be forced to redesign and reduce room width so as not to create an unbalanced and unappealing exterior.

There is a considerable green space between our residence and the Lakehurst condo complex and the addition would have no impact on their property or sightlines.

07-555-A

ZONING DESCRIPTION

Zoning Description for : 6005 Lakehurst Drive
Baltimore, MD 21210

As recorded in Deed Liber 14, Folio 68 and include measurements and directions here and on the plat in the correct location. N10 49'35"W 110 ft., S79 10'25"W 183 ft., S10 49'35"E 110', N79 10'25"E 183 ft.

07-555-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29237

DATE 6/13/2007 ACCOUNT 001-0066150

AMOUNT \$ 65.00

RECEIVED FROM: Debra Reedmond Dichter

FOR: 600 St. Lakehurst Dr. 21210

Adm. Variance Case No. 07-355-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME YEAR
6/19/2007 6:37 PM 1052102 9

ISSUED BY: BALTIMORE COUNTY

RECEIPT # 31749-5/13/2007 OFFICE

DATE: 5 SEP 2008 VERIFICATION

CH NO. 007237

Receipt For \$65.00

\$65.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07555-A

Petitioner/Developer: DEBRA

DREHER

Date of Hearing/Closing: 7-9-07

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}

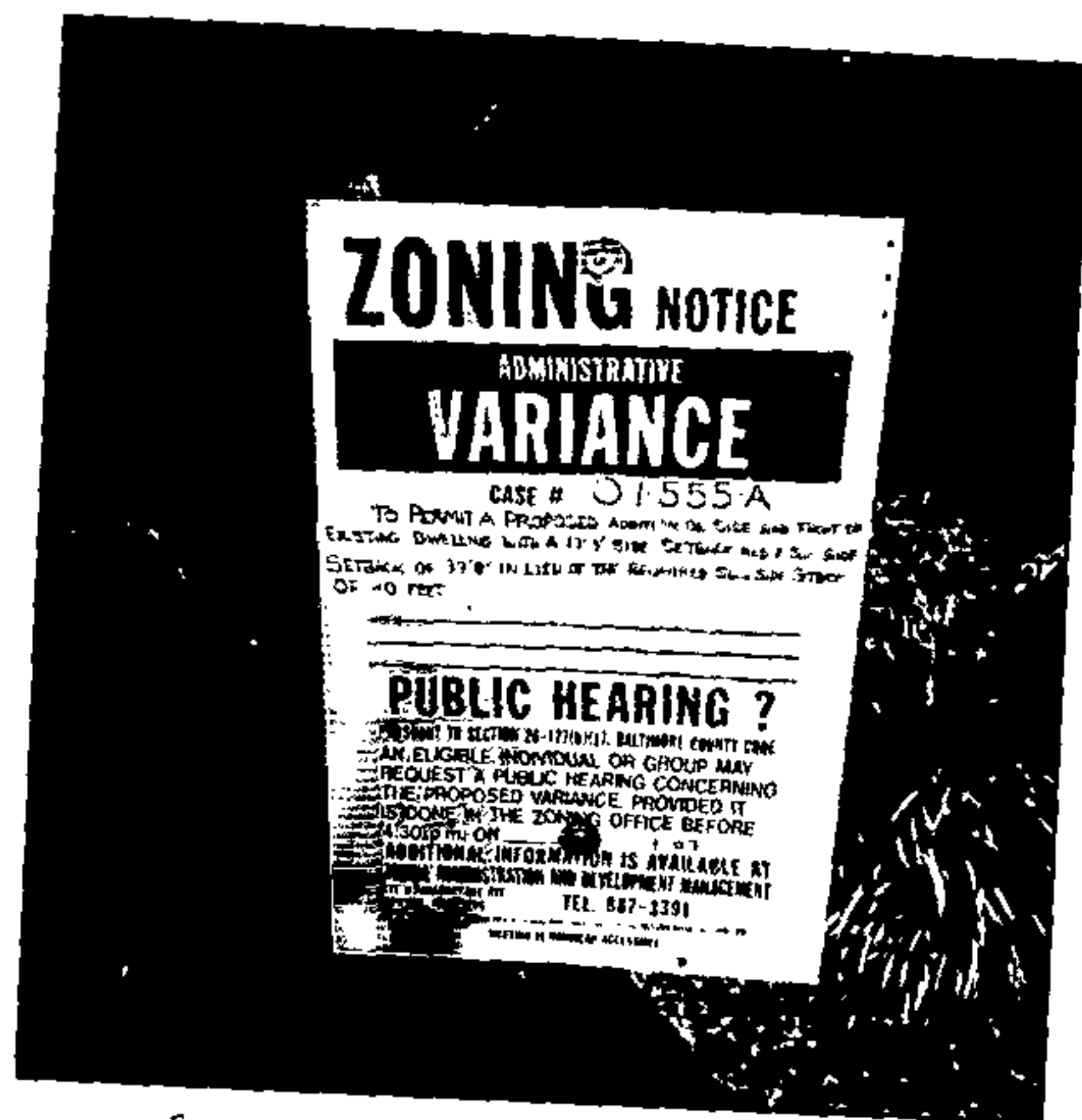
Ladies and Gentlemen:

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:

6005 LAKEHURST DR

The sign(s) were posted on 6-24-07
(Month, Day, Year)

Sincerely,



Robert Black 6-26-07
(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)

6005 Lakehurst Drive
Baltimore, MD 21210

Condo Building



Proposed Addition

Front



Condo Building
6003 Lakehurst Drive

Area for Proposed Addition





Area for proposed addition.
View from back of house
looking forward.

up-dated

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 555 -A Address 6005 LAKEHURST DR.

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/13/07 Posting Date: 6/24/07 Closing Date: 7/09/07

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- 555 -A Address 6005 LAKEHURST DRIVE
Petitioner's Name DEBRA DREHER Telephone 410-340-9390

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit A: PROPOSED ADDITION ON SIDE AND FRONT OF
EXISTING DWELLING WITH A 17'3" SIDE SETBACK AND A SUM SIDE
SETBACK OF 37'8" IN LIEU OF THE REQUIRED SUM SIDE SETBACK
OF 40 FEET



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 9, 2007

Debra Redmond Dreher
6005 Lakehurst Drive
Baltimore, MD 21210

Dear Ms. Dreher:

RE: Case Number: 07-555-A, 6005 Lakehurst Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 13, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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 25, 2007

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

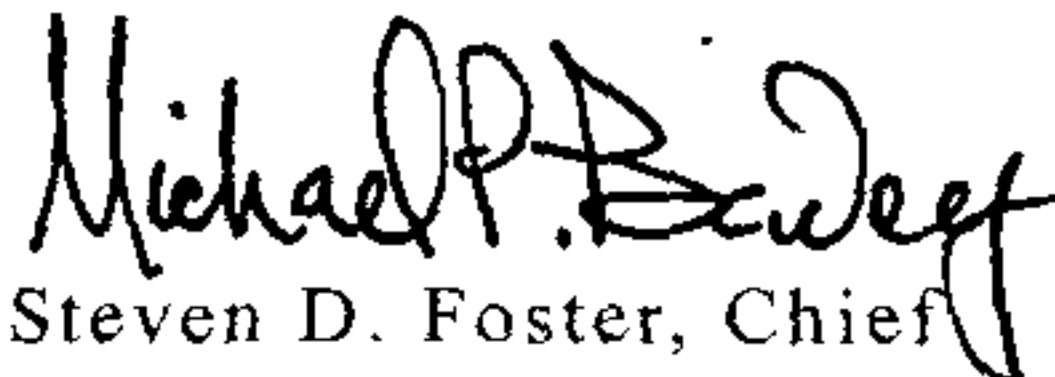
RE: Baltimore County
Item No. 7-555-A
6006 LAKEHURST DRIVE
DREHER PROPERTY
ADMINISTRATIVE VARIANCE

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. 7-555-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

INTEROFFICE CORRESPONDENCE

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

DATE: June 27, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2007
Item Nos. 07-521, 555, 557, 558, 559, 560,
561, 562, 563, 564, 565, 566, 567, 568, 569,
570, 571, and 572

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-06272007.doc



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

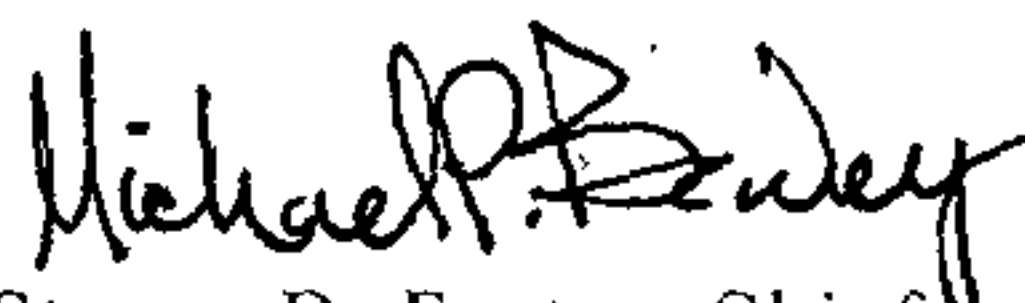
RE: Baltimore County
Item No. 7-555-A
8810 CHESAPEAKE AVENUE
SHOEMAKER PROPERTY
VARIANCE

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. 7-555-A.

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

Very truly yours,


For 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

INTER-OFFICE CORRESPONDENCE

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

DATE: July 12, 2007

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

SUBJECT: 6005 Lakehurst Drive

INFORMATION:

Item Number: 7-555

Petitioner: Ms. Debra Redmond Dreher

Zoning: DR 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

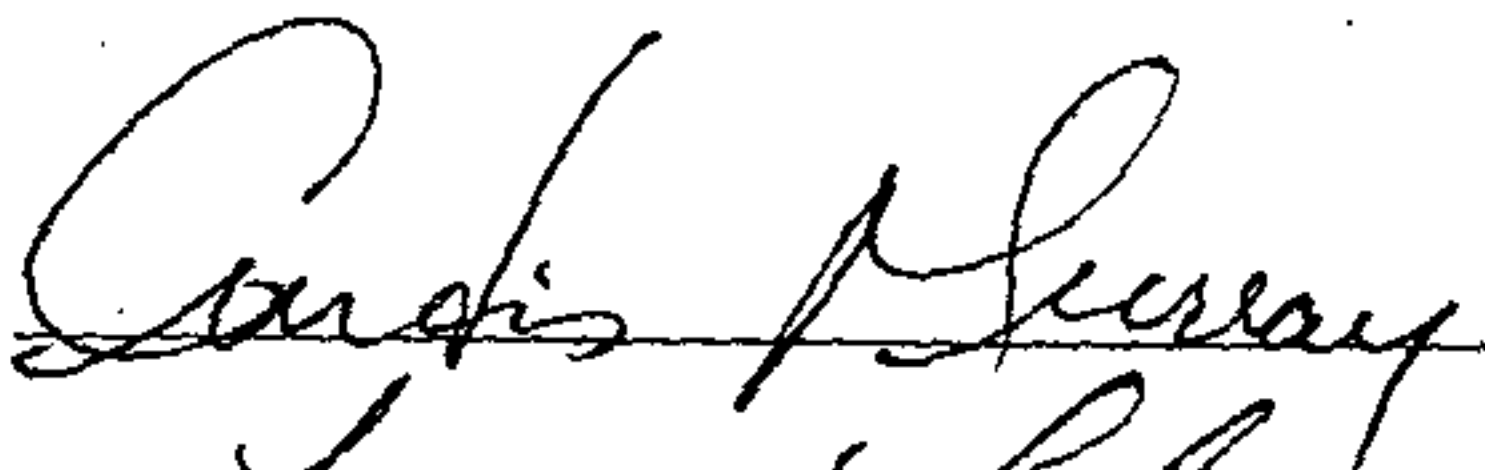
The Office of Planning does not oppose the petitioner's request. The subject property is within the Ruxton Riderwood Lake Roland Design Review Area and has to adhere to the guidelines of the adopted Community Plan of 2001.

However, the proposed addition is approximately 28% of the total square footage of the existing house and therefore does not have to go before the Design Review Panel.

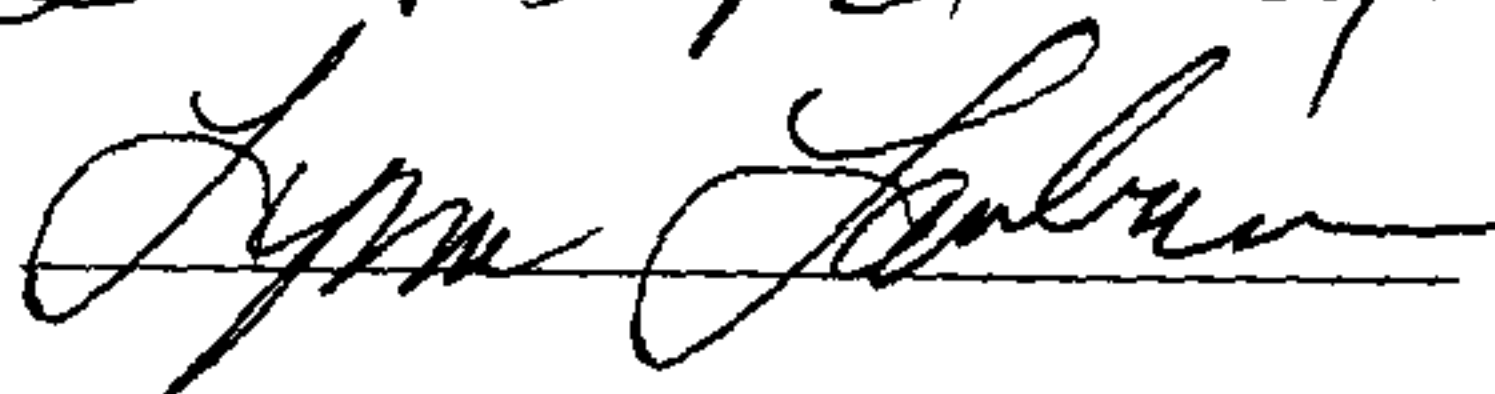
After visiting the site, the Office of Planning feels that the existing topography and vegetation would not be disturbed and the proposed addition to the house would not have a negative impact on the adjacent property and the neighborhood. Additionally, the submitted architectural elevation drawings show that the proposed materials are compatible with the existing home.

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

Reviewed by:



Division Chief:
AFK/LL: CM



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

July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 25, 2007

Item Number 555 through 572

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 12, 2007

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

SUBJECT: 6005 Lakehurst Drive

INFORMATION:

Item Number: 7-555

Petitioner: Ms. Debra Redmond Dreher

Zoning: DR 2

Requested Action: Administrative Variance

RECEIVED
JUL 16 2007

BY:

SUMMARY OF RECOMMENDATIONS:

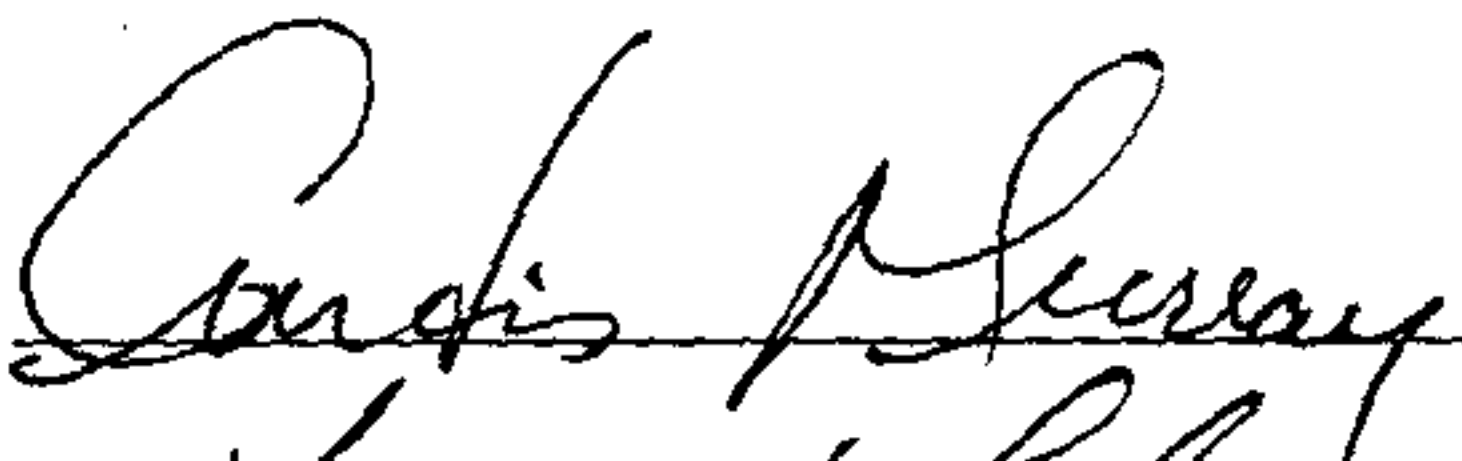
The Office of Planning does not oppose the petitioner's request. The subject property is within the Ruxton Riderwood Lake Roland Design Review Area and has to adhere to the guidelines of the adopted Community Plan of 2001.

However, the proposed addition is approximately 28% of the total square footage of the existing house and therefore does not have to go before the Design Review Panel.

After visiting the site, the Office of Planning feels that the existing topography and vegetation would not be disturbed and the proposed addition to the house would not have a negative impact on the adjacent property and the neighborhood. Additionally, the submitted architectural elevation drawings show that the proposed materials are compatible with the existing home.

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

Reviewed by:



Division Chief:
AFK/LL: CM



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

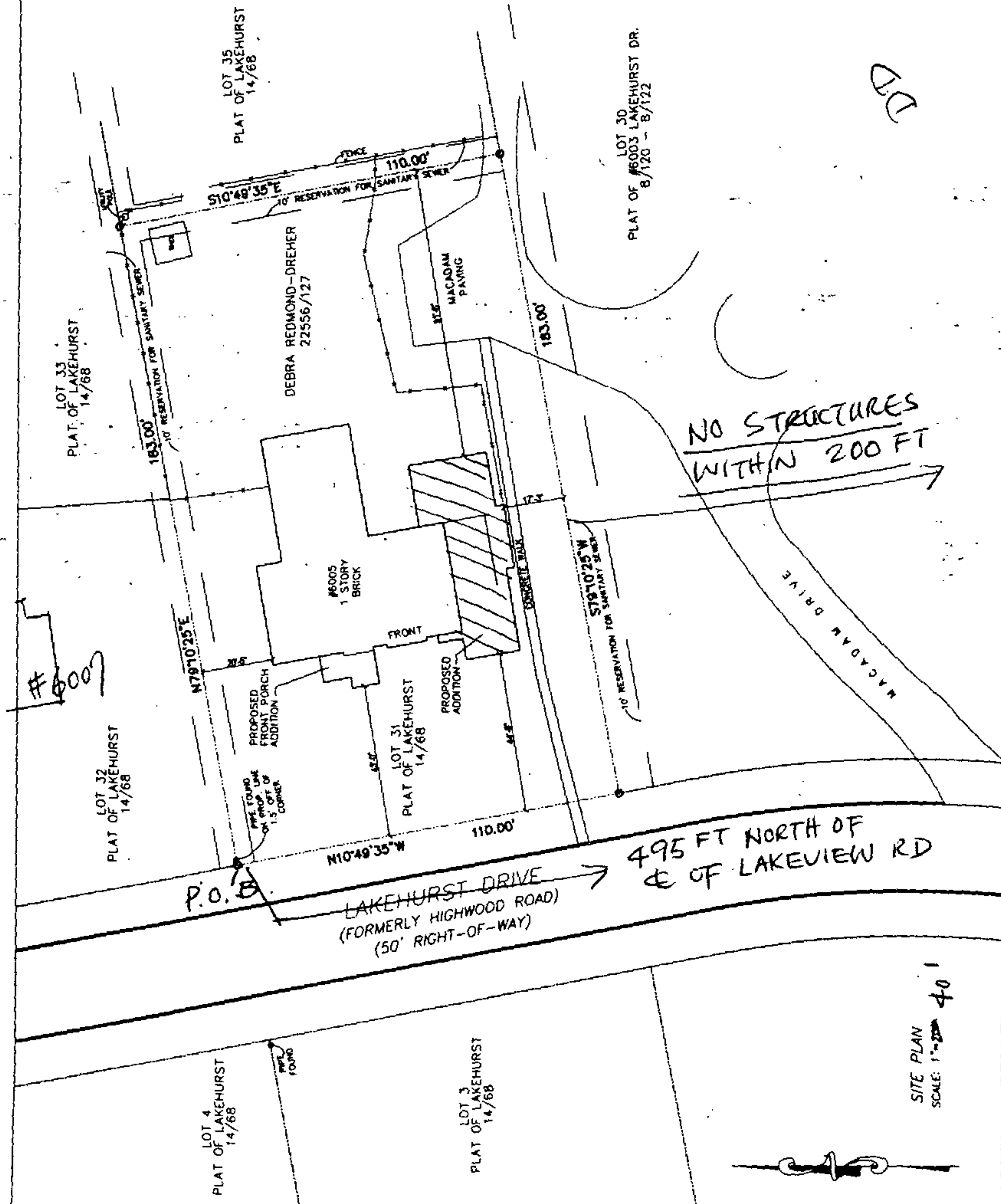
MARYLAND 21210

PROPERTY ADDRESS: 6005 LAKEHURST DRIVE

SUBDIVISION NAME: LAKEHURST

PLAT BOOK: 14 FOLIO: 68 SECTION:

OWNER: DEBRA REDMOND-DREHER



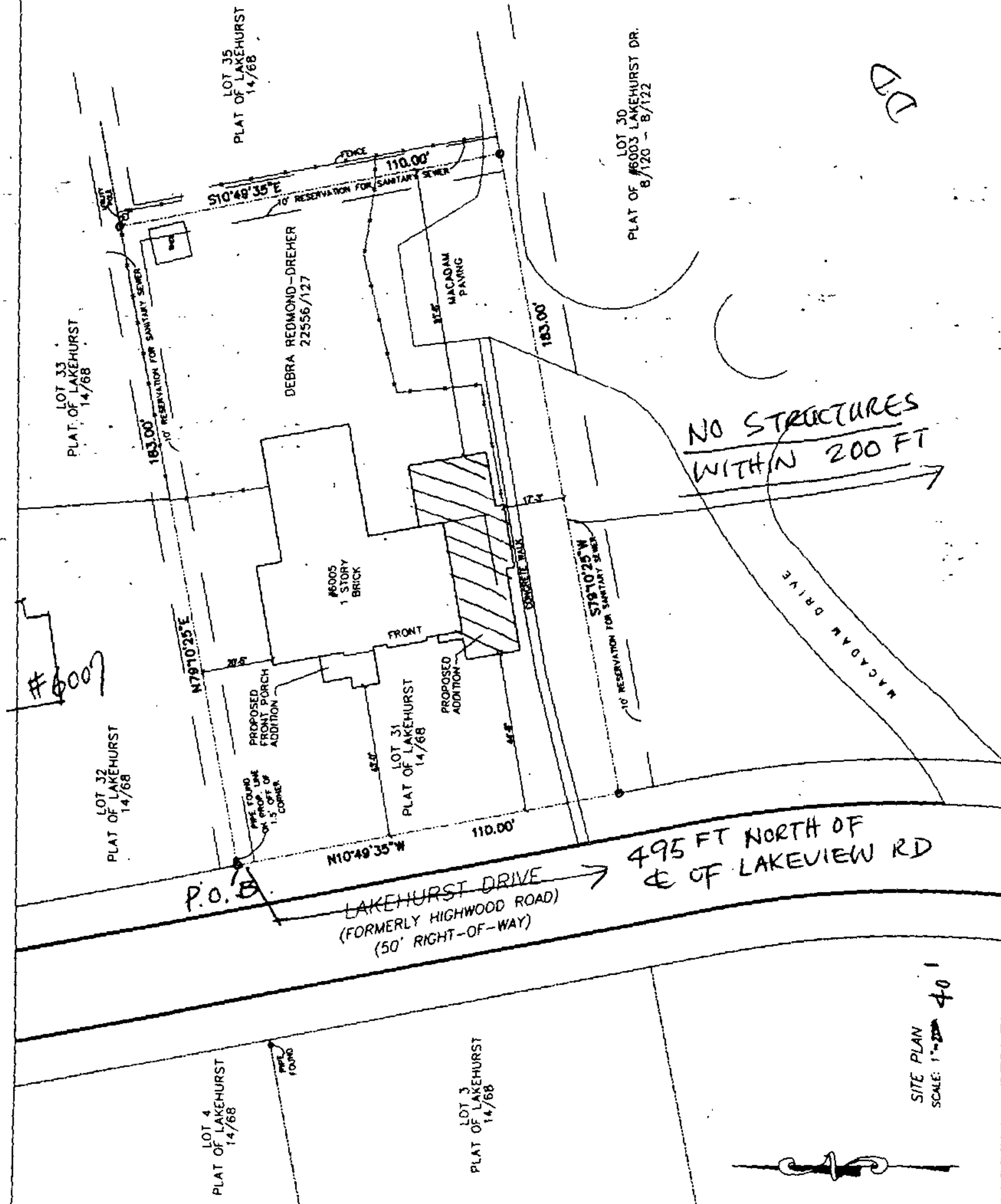
PLAT TO ACCOMPANY PETITION FOR VARIANCE

MARYLAND 21210

SUBDIVISION NAME: LAKEHURST

PLAT BOOK: 14 FOLIO: 68 SECTION:

OWNER: DEBRA REDMOND-DREHER



SITE PLAN
SCALE: 1"=200'

LOCATION INFORMATION

ELECTION DISTRICT: 9TH

COUNCILMANIC DISTRICT: 2

1"=200' SCALE MAP #: 079C1

LOT SIZE: ACRES, 70,130 SQ. FT.

SEWER: PRIVATE

WATER: PUBLIC

CHESAPEAKE BAY CRITICAL AREA: NO

100 YEAR FLOOD PLAIN: NO

HISTORIC PROPERTY/BUILDING: NO

PRIOR ZONING HEARING: NONE

ZONE = DIR-2

ZONING OFFICE USE ONLY

REVIEWED BY:

ITEM #:

CASE #

A-Tsu

555

07-555-A

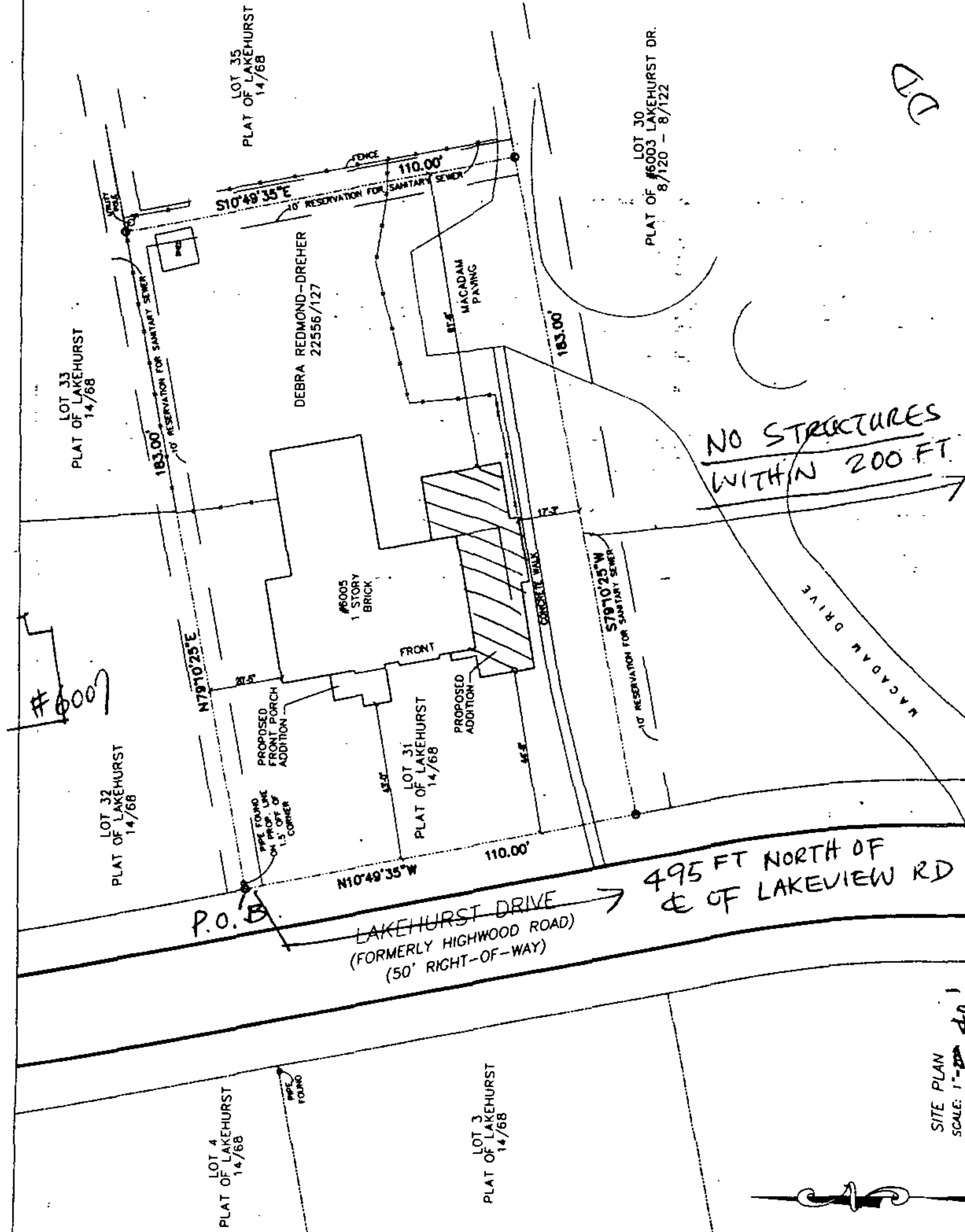
MARYLAND 21210

PROPERTY ADDRESS: 6005 LAKEHURST DRIVE

SUBDIVISION NAME: LAKEHURST

PLAT BOOK: 14 FOLIO: 68 SECTION:

OWNER: DEBRA REDMOND-DREHER



SITE PLAN
SCALE: 1"=20'

LOCATION INFORMATION

ELECTION DISTRICT: 9TH

COUNCILMANIC DISTRICT:

1"=200' SCALE MAP #: 079C1

LOT SIZE: 2.13/100 ACRES, 231,300 SQ. FT.

SEWER: PRIVATE

SEWER: 1 MILE
WATER: PUBLIC

CHESAPEAKE BAY CRITICAL AREA: NO

100% TRABELOCID PLAIN: NO

100 YEAR FLOODPLAIN; NO
HISTORIC PROPERTY / BUILDING; NO

HISTORIC PROPERTY / BUILDING:
PRIOR ZONING- HEARING: NONE

ZONE = DIR-7

ZONING OFFICE USE ONLY

REVIEWED BY:

ITEM #:

CASE #.

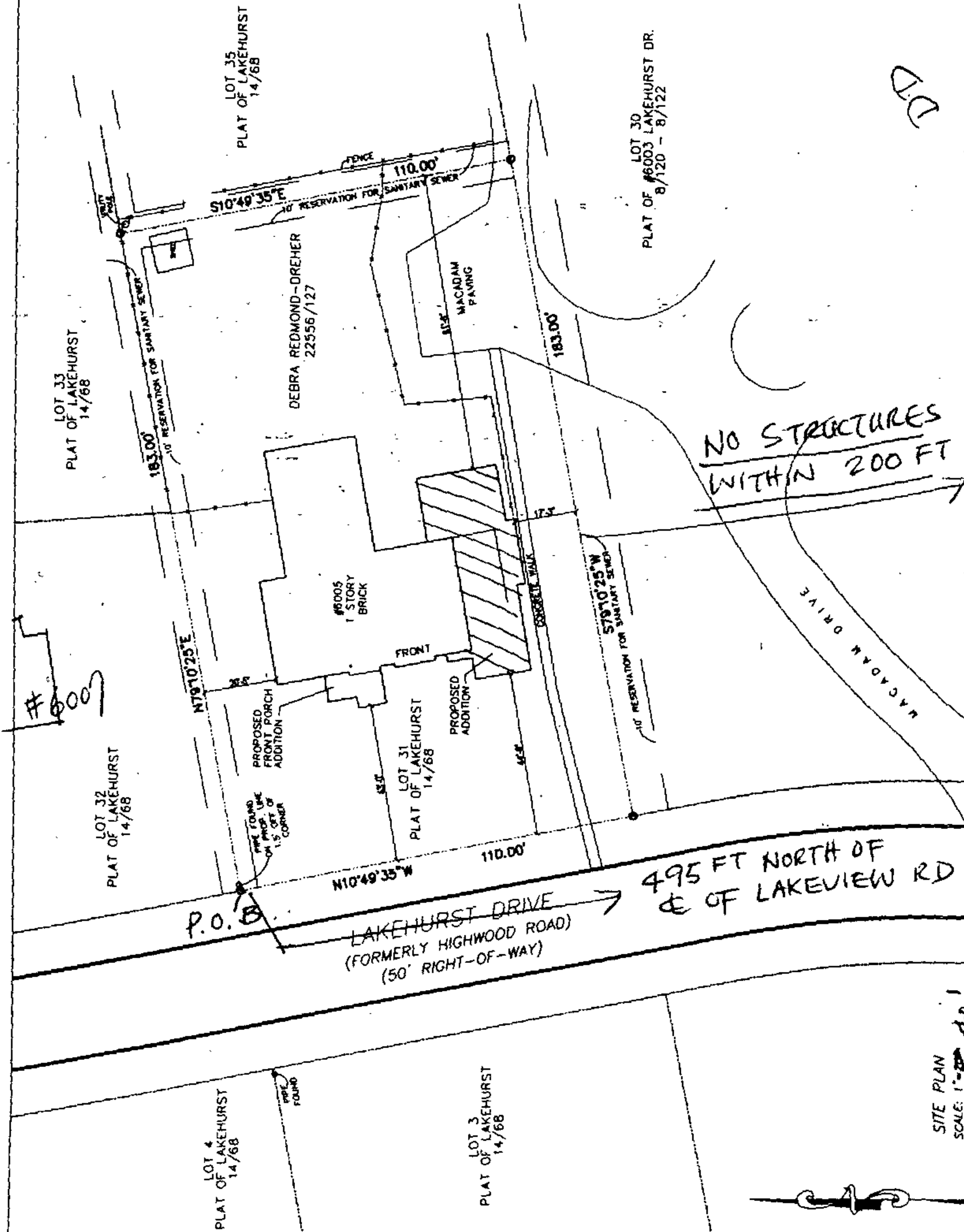
A. Tsui

555

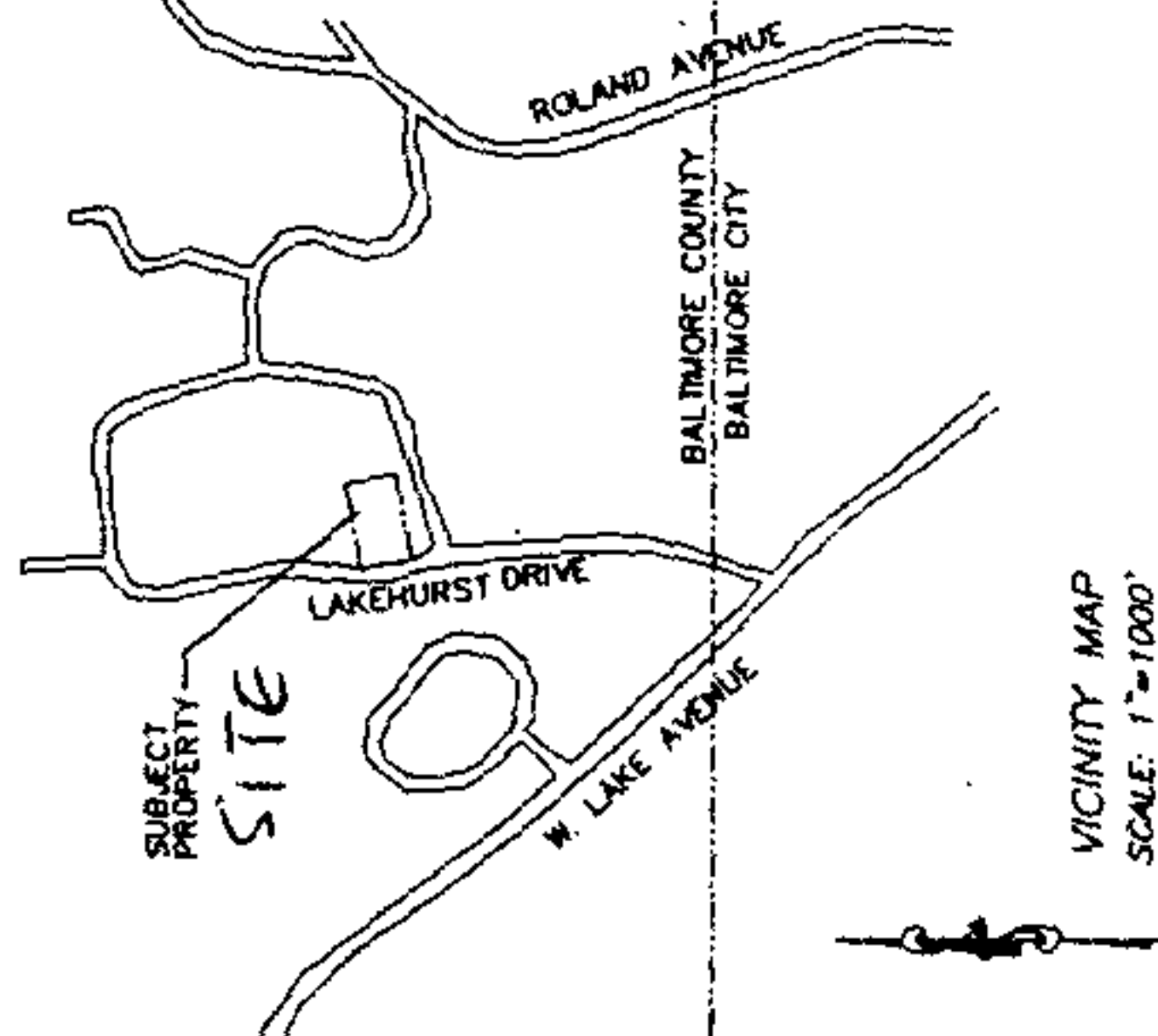
07-555-A

PLAT TO ACCOMPANY PETITION FOR VARIANCE

PROPERTY ADDRESS: 6005 LAKEHURST DRIVE, MARYLAND 21210
 SUBDIVISION NAME: LAKEHURST
 PLAT BOOK: 14 FOLIO: 68 SECTION:
 OWNER: DEBRA REDMOND-DREHER



SITE PLAN
 SCALE: 1"=40'



LOCATION INFORMATION

ELECTION DISTRICT: 8TH
 COUNCILMANIC DISTRICT: 2
 1"=200' SCALE MAP #: 079C1
 LOT SIZE: ACRES, 20,130 SQ. FT.
 SEWER: PRIVATE
 WATER: PUBLIC
 CHESAPEAKE BAY CRITICAL AREA: NO
 100 YEAR FLOOD PLAIN: NO
 HISTORIC PROPERTY/BUILDING: NO
 PRIOR ZONING HEARING: NONE
 ZONE: DR-2

ZONING OFFICE USE ONLY

REVIEWED BY: A. Tsui

ITEM #:

555

CASE #:

07-555-A