

IN RE: PETITION FOR ADMIN. VARIANCE
NW side of Topsfield Drive, 19 feet SE of
the c/l of Sherwood Road
8th Election District
3rd Councilmanic District
(10618 Topsfield Drive)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

Houshang H. and Shohreh A. Sohrab
Petitioners

* CASE NO. 07-572-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Houshang H. and Shohreh A. Sohrab, for property located at 10618 Topsfield Drive. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (proposed kitchen extension and living space) to be erected on rear of existing dwelling with a setback as little as 25 feet in lieu of the required 40 feet.. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 14 foot x 60 foot addition. The existing kitchen is too small and must be expanded. The parents of Shohreh A. Sohrab will soon be moving in and additional living space is needed for them. The addition will also enlarge the basement providing additional storage space.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Comments were received from the Office of Planning dated June 27, 2007 which does not oppose the Petitioners' request. The comment further indicates that the setback shall not be greater than 25 feet from the rear property line, and that the style, building materials and height of the addition are consistent with the existing dwelling.

FROM RECEIVED FOR FILED

7-31-07

PK

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 30, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 31st 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 an addition (proposed kitchen extension and living space) to be erected on rear of existing dwelling with a setback of 25 feet in lieu of the required 40 feet be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The setback shall not be greater than 25 feet from the rear property line.
3. The style, building materials and height of the addition shall be consistent with the existing dwelling.

ORDER RECEIVED FOR FILING

7-31-07
PK

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

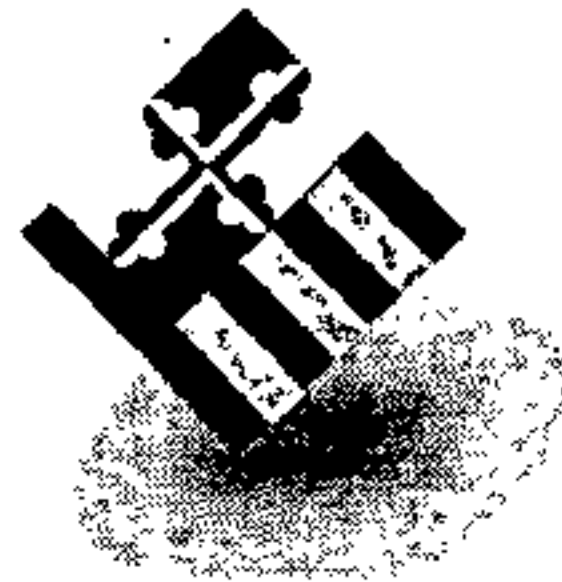

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

FILED RECEIVED FOR FILED

7-31-07

pg



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

HOUSHANG H. AND SHOHREH A. SOHRAB
10618 TOPSFIELD DRIVE
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance
Case No. 07-572-A
Property: 10618 Topsfield Drive

Dear Mr. and Mrs. Sohrab:

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 "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 10618 Topsfield 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) BC 2 R 1 B02.3C1

TO PERMIT AN ADDITION (PROPOSED KITCHEN EXTENSION AND LIVING SPACE)
TO BE ERECTED ON REAR OF EXISTING DWELLING WITH A SETBACK AS
LITTLE AS 25 FEET IN LIEU OF THE REQUIRED 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:

Legal Owner(s):

Mr. Houshang H. Sohrab

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Mrs. Shohreh A. Sohrab

Name - Type or Print

City

State

Zip Code

Signature

(410) 6280718 (H)

10618 Topsfield Drive

(410) 7042982 (W)

Address

Telephone No.

Cockeysville

MD

21030

Name - Type or Print

City

Signature

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

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.

CASE NO.

07-572 A

Reviewed By

Aaron Tsui

Date

6/20/2007

REV 9/15/98

Estimated Posting Date

7/1/07 - 7/16/07

RECEIVED FOR FILING

7-31-07

pb

Affidavit in Support of Administrative Variance

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

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

10618 Topsfield Drive

Address

Cockeysville

MD

21030

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) *Our kitchen is too small. Tupperware falls on our heads every day! There is no pantry and no space to put one, and not enough space for extra cabinets. This is a huge burden and gets worse when we have 25-30 guests, which happens regularly.*
- (2) *The parents of Shohreh Sohrab will soon be living with us permanently. They will need extra space for more comfort and independence.*
- (3) *The addition will eliminate the stairway in the back of the house, which is never used and has caused flooding in the basement, resulting in serious damage.*
- (4) *The addition will also eliminate the portion of our backyard lawn that is the hardest to mow. We are getting old and this will spare us some unnecessary hardship.*
- (5) *The house is over 40 years old and lacks sufficient storage and closet space. The addition will enlarge the existing basement, providing desperately needed area to store appliances and clothing.*

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.

H. Sohrab
Signature

Shohreh A. Sohrab
Signature

Houshang H. Sohrab

Name - Type or Print

Shohreh A. Sohrab

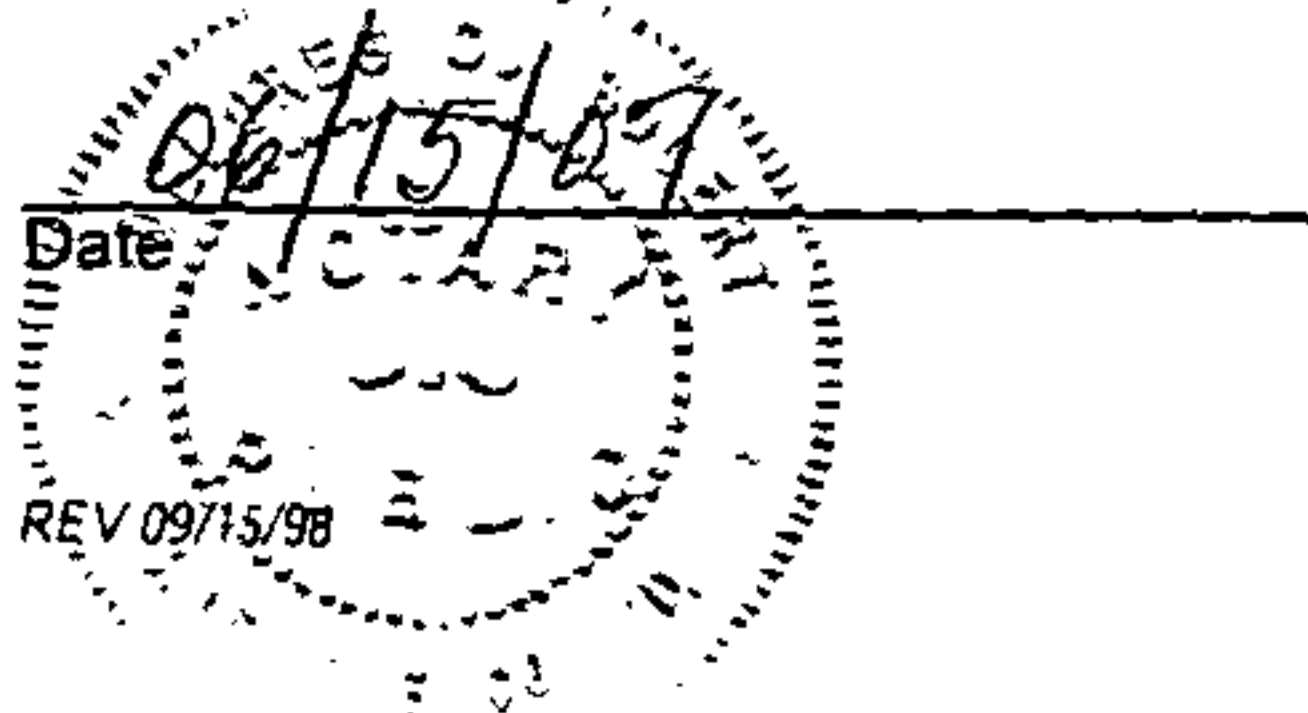
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Houshang H. Sohrab and Shohreh A. Sohrab
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal



Delores Bogert
Notary Public

My Commission Expires 02/01/2010

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

10618 Topsfield Drive

Address

Cockeysville

MD

21030

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) *Our kitchen is too small. Tupperware falls on our heads every day! There is no pantry and no space to put one, and not enough space for extra cabinets. This is a huge burden and gets worse when we have 25-30 guests, which happens regularly.*
- (2) *The parents of Shohreh Sohrab will soon be living with us permanently. They will need extra space for more comfort and independence.*
- (3) *The addition will eliminate the stairway in the back of the house, which is never used and has caused flooding in the basement, resulting in serious damage.*
- (4) *The addition will also eliminate the portion of our backyard lawn that is the hardest to mow. We are getting old and this will spare us some unnecessary hardship.*
- (5) *The house is over 40 years old and lacks sufficient storage and closet space. The addition will enlarge the existing basement, providing desperately needed area to store appliances and clothing.*

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

H. Sohrab

Signature

Shohreh A. Sohrab

Houshang H. Sohrab

Shohreh A. Sohrab

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Houshang H. Sohrab & Shohreh A. Sohrab

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

AS WITNESS my hand and Notarial Seal

06/15/07

Date

Shohreh A. Sohrab

Notary Public

My Commission Expires

2/01/2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10618 Topsfield 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) BCZK 1B02.3C1

TO PERMIT AN ADDITION (PROPOSED KITCHEN EXTENSION AND LIVING SPACE)
TO BE ERECTED ON REAR OF EXISTING DWELLING WITH A SETBACK AS
LITTLE AS 25 FEET IN LIEU OF OF THE REQUIRED 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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Mr. Houshang H. Sohrab

Name - Type or Print

Signature

Mrs. Shohreh A. Sohrab

Name - Type or Print

Signature

10618 Topsfield Drive

(410) 6280718 (H)

(410) 7042982 (W)

Address

Telephone No.

Cockeysville

MD

21030

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 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.

07-572-A

Reviewed By

A. Tsui

Date

6/20/07

REV 9/15/98

Estimated Posting Date

7/1/07 - 7/16/07

FILED RECEIVED FOR FILING

7-31-07

7-31-07

pk

ZONING DESCRIPTION FOR *10618 Topsfield Drive*

Beginning at a point on the *northwest* side of *Topsfield Drive* which is *50 feet* wide at the distance of *19 feet southwest* of the centerline of the nearest improved intersecting street *Sherwood Road* which is *38 feet* wide. Being Lot # 11, Block B, in the subdivision of Dun Rovin as recorded in Baltimore County Plat Book # 23, Folio # 12, containing 0.46 acres. Also known as 10618 Topsfield Drive and located in the 8th Election District, 3rd Councilmanic District

07-572 A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29247

DATE 6/20/2007 ACCOUNT 001-0066150

AMOUNT \$ 65.00

RECEIVED FROM: MR. Sobriab

FOR: 10618 TOPSFIELD DR

ADM. VARIANCE 07-572-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: MR. SOBRIAB
DATE: 6/20/2007
AMOUNT: 65.00
FOR: ADM. VARIANCE 07-572-A

PAID BY: MR. SOBRIAB
DATE: 6/20/2007
AMOUNT: 65.00
FOR: ADM. VARIANCE 07-572-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 07/03/07

Case Number: 07-572-A

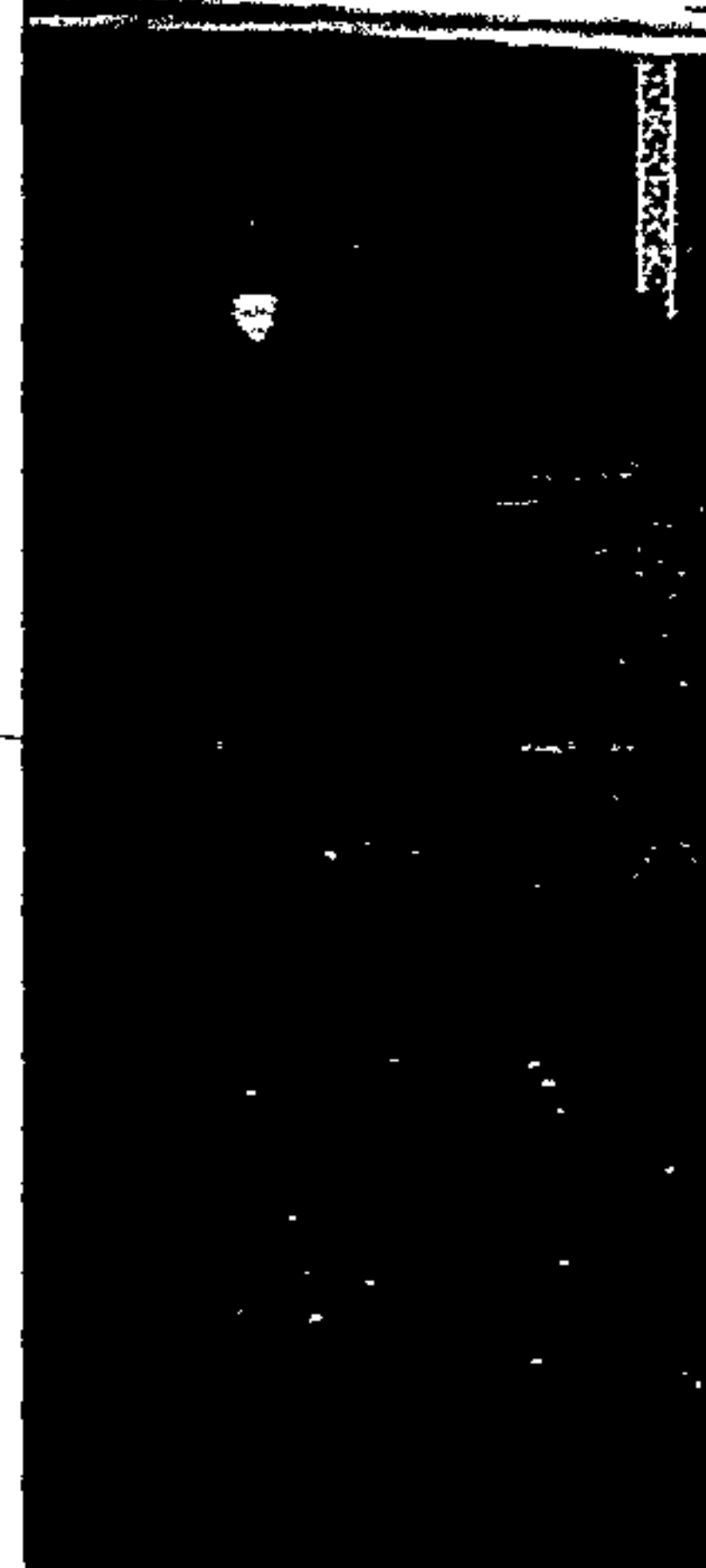
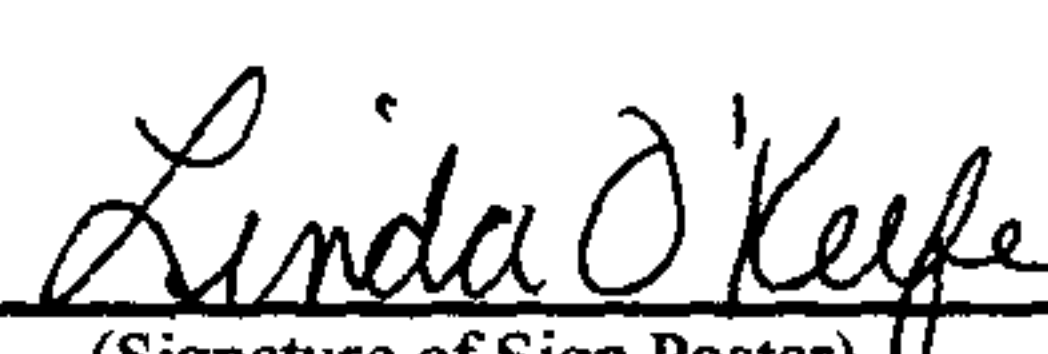
Petitioner / Developer: HOUSHANG H. SOHRAB

Date of Hearing (Closing): JULY 16, 2007

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

10618 TOPSFIELD DRIVE

The sign(s) were posted on: 06/30/07

	ZONING NOTICE	 (Signature of Sign Poster)
	ADMINISTRATIVE VARIANCE	Linda O'Keefe (Printed Name of Sign Poster)
	CASE # 07-572-A TO PERMIT AN ADDITION TO BE ERECTED ON REAR OF EXISTING DWELLING WITH A SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 40 FEET. 10618 TOPSFIELD DRIVE	523 Penny Lane (Street Address of Sign Poster)
	PUBLIC HEARING ? PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON <u>MON. JULY 16, 2007</u> ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING 301 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3000 DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF VIOLATION OF ACCESSIBLE	Hunt Valley, Maryland 21030 (City, State, Zip of Sign Poster)
		410 - 666 - 5366 (Telephone Number of Sign Poster)

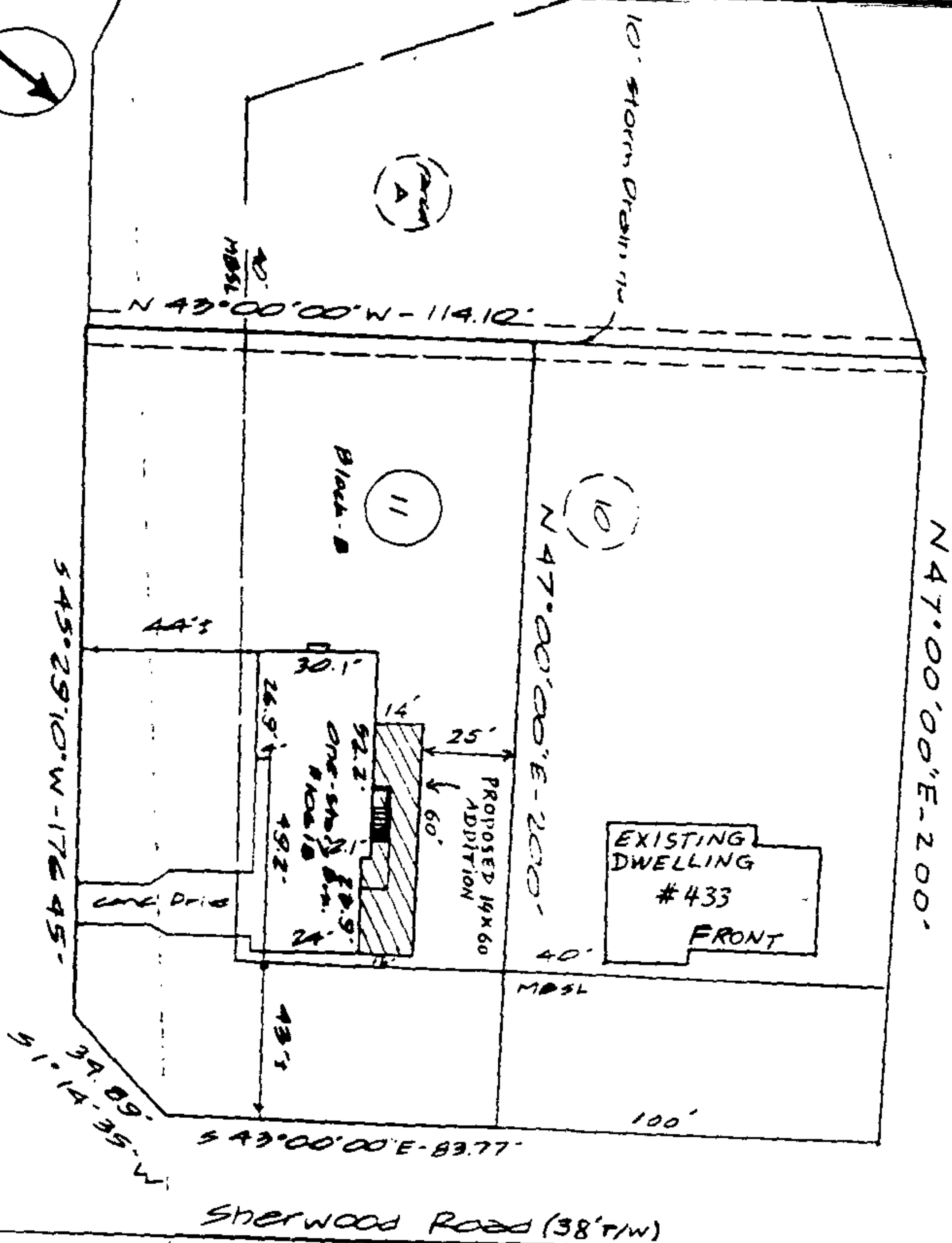
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 10618 TOPSFIELD DRIVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

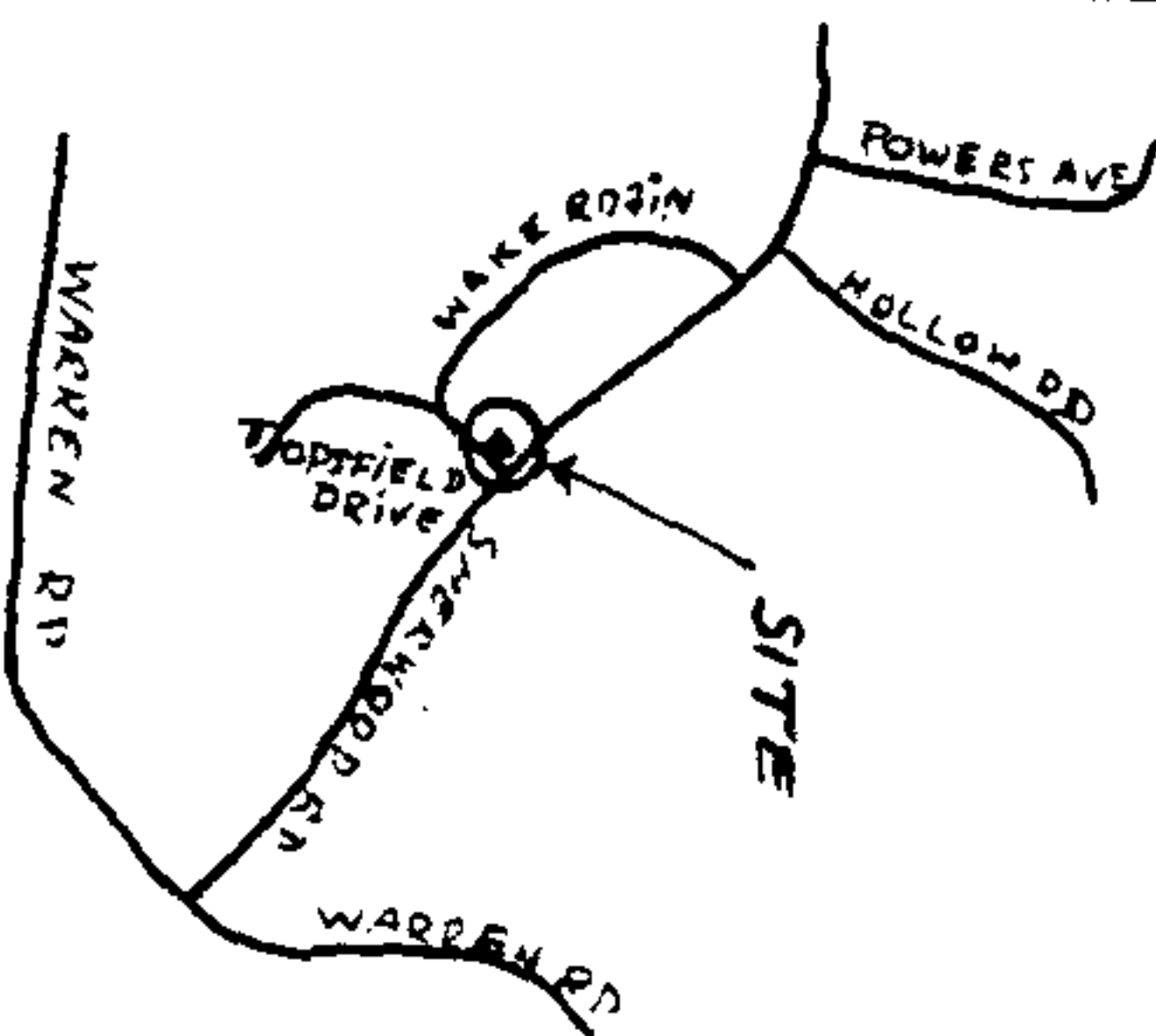
SUBDIVISION NAME DUN ROVIN

PLAT BOOK # 23 FOLIO # 12 LOT # 11 SECTION #

OWNER HOUSHANG & SHOHREH SOHRAB



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 051C1

ZONING DR2

LOT SIZE 0.46 20037.6

ACREAGE SQUARE FEET

PUBLIC ☐ PRIVATE ☒

SEWER ☐ WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

A. TSUI | 592 107-5924

PREPARED BY NTT ASSOCIATES INC.

SCALE OF DRAWING: 1" = 50'

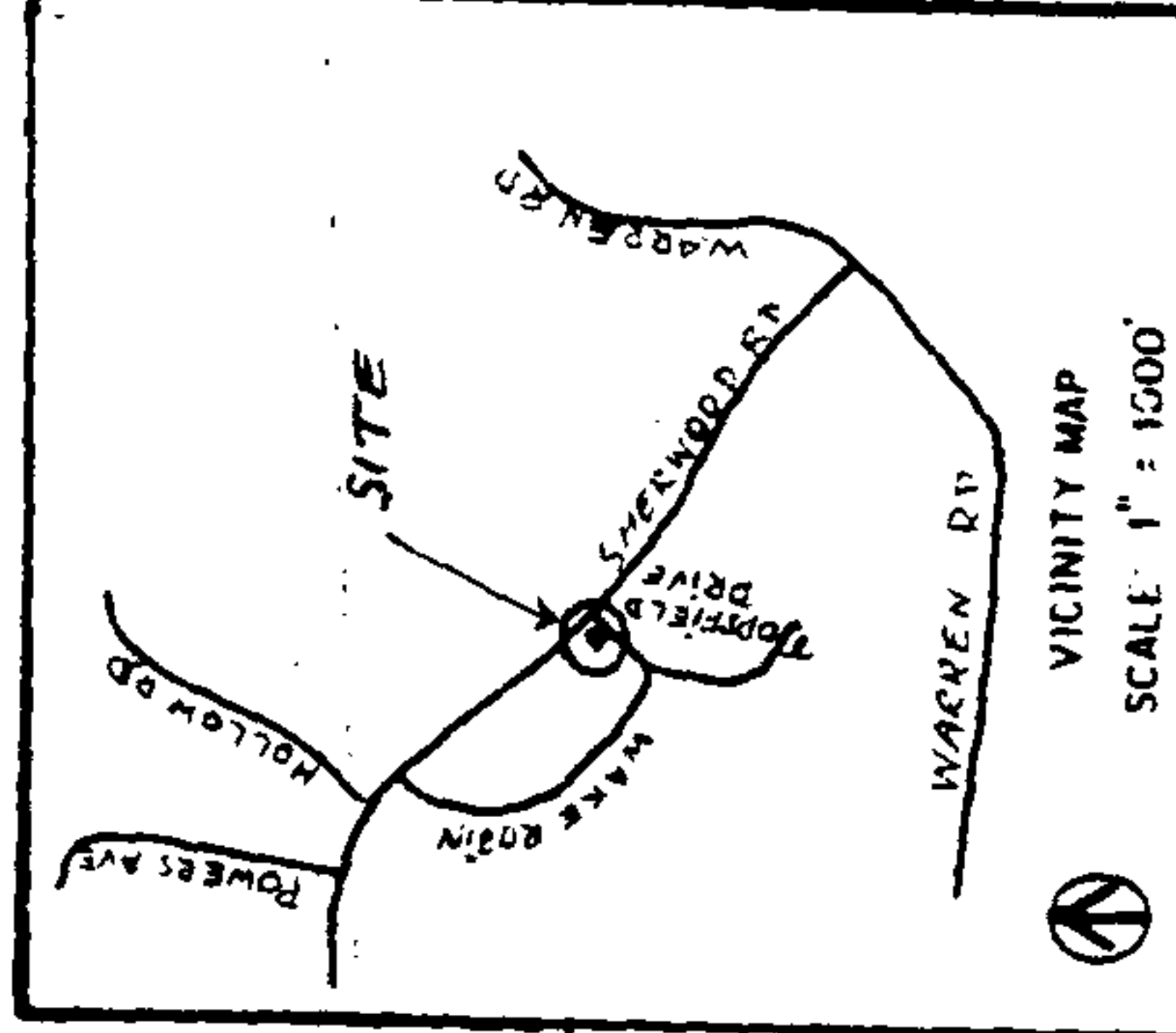
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 10618 TOPSFIELD DRIVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME DUN ROVIN

PLAT BOOK # 23 FOLIO # 12 LOT # 11 SECTION # 11

OWNER HOUSHANG & SHOHREH SOHRAB

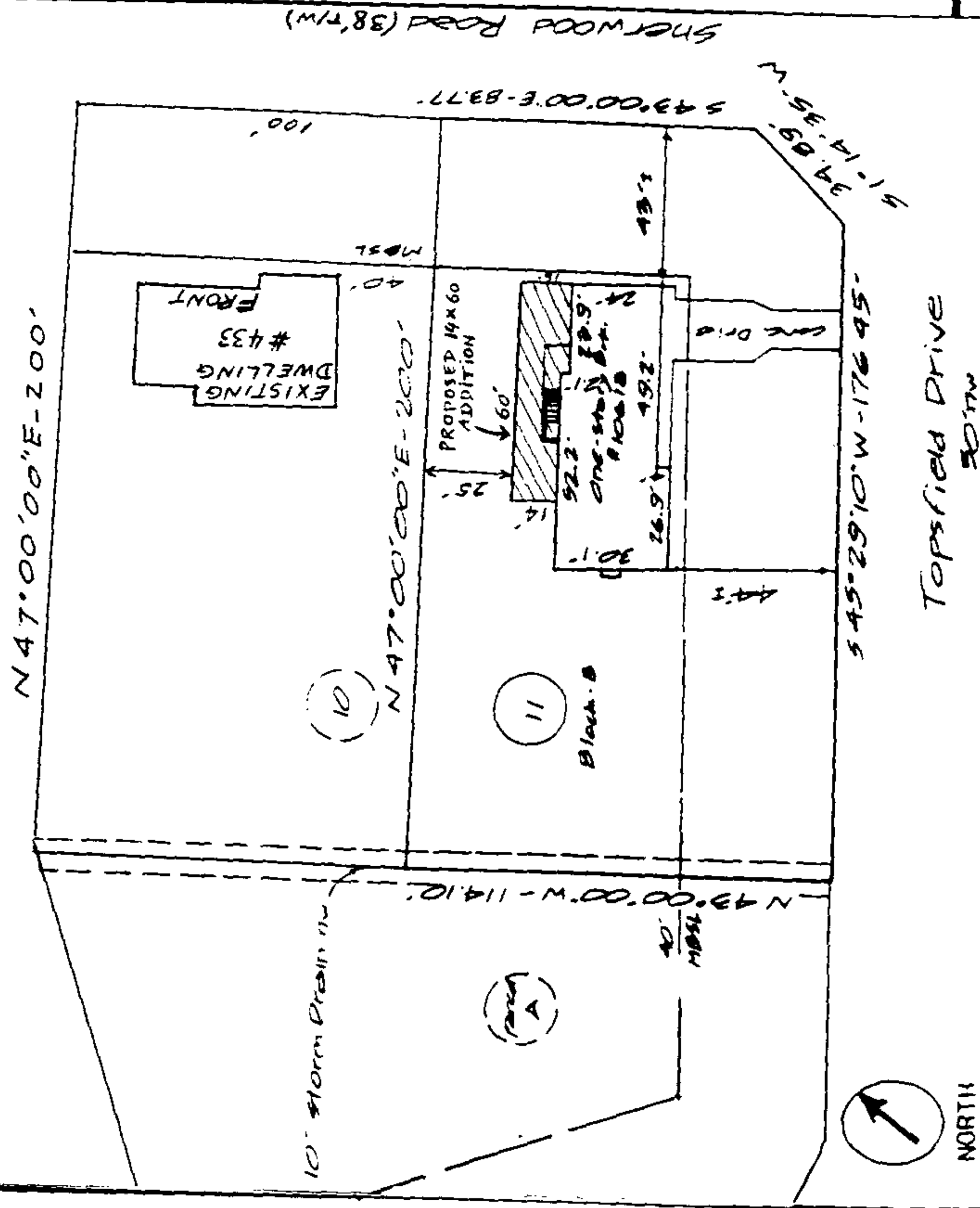


LOCATION INFORMATION

ELECTION DISTRICT 8
 COUNCILMANIC DISTRICT 3
 1" = 200' SCALE MAP # 051C1
 ZONING DR2
 LOT SIZE 0.46 ACRES 20037.6 SQUARE FEET
 PUBLIC ☐ PRIVATE ☒
 SEWER ☐ WATER ☒
 CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
 100 YEAR FLOOD PLAIN YES ☐ NO ☒
 HISTORIC PROPERTY/BUILDING YES ☐ NO ☒
 PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

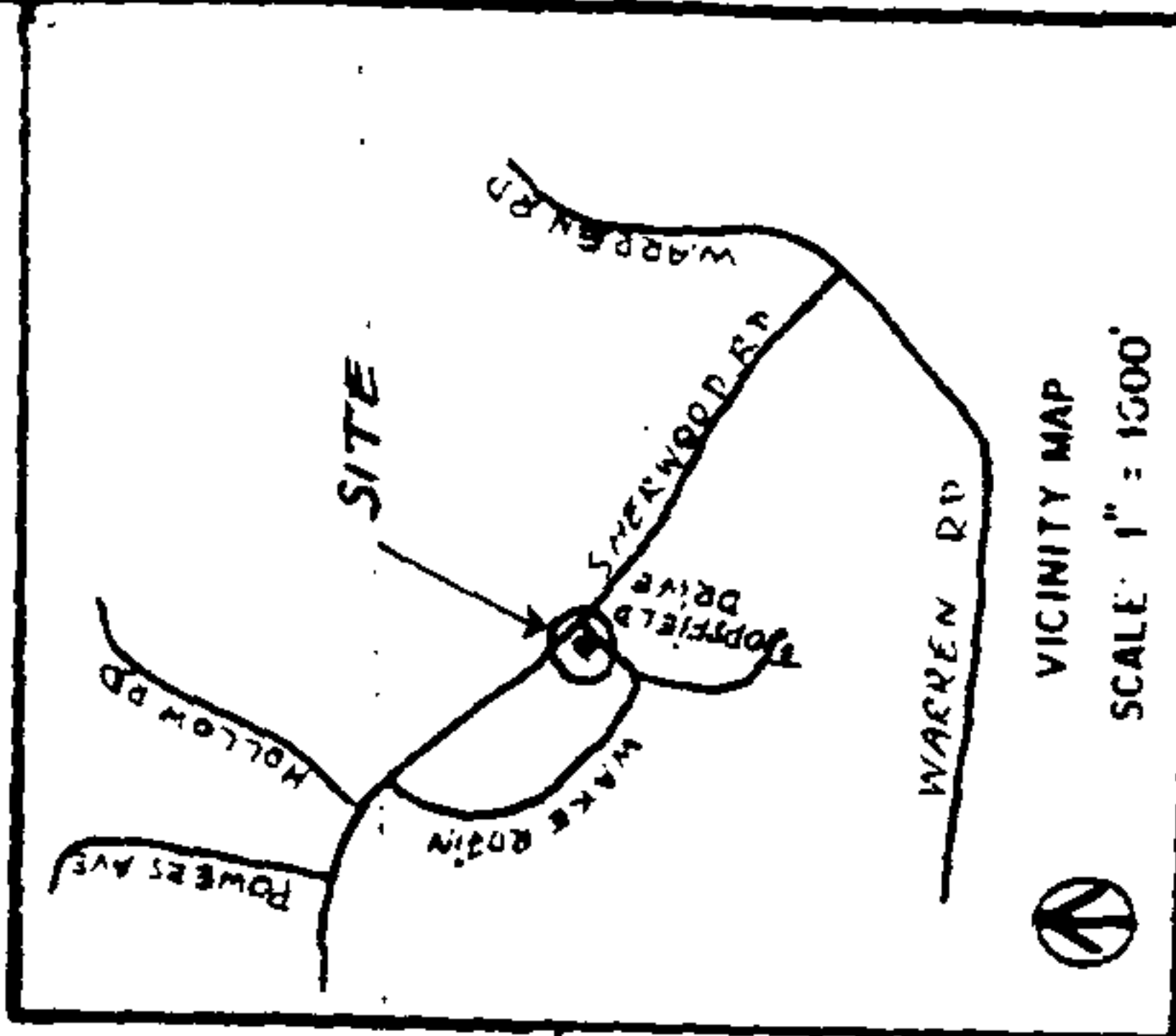
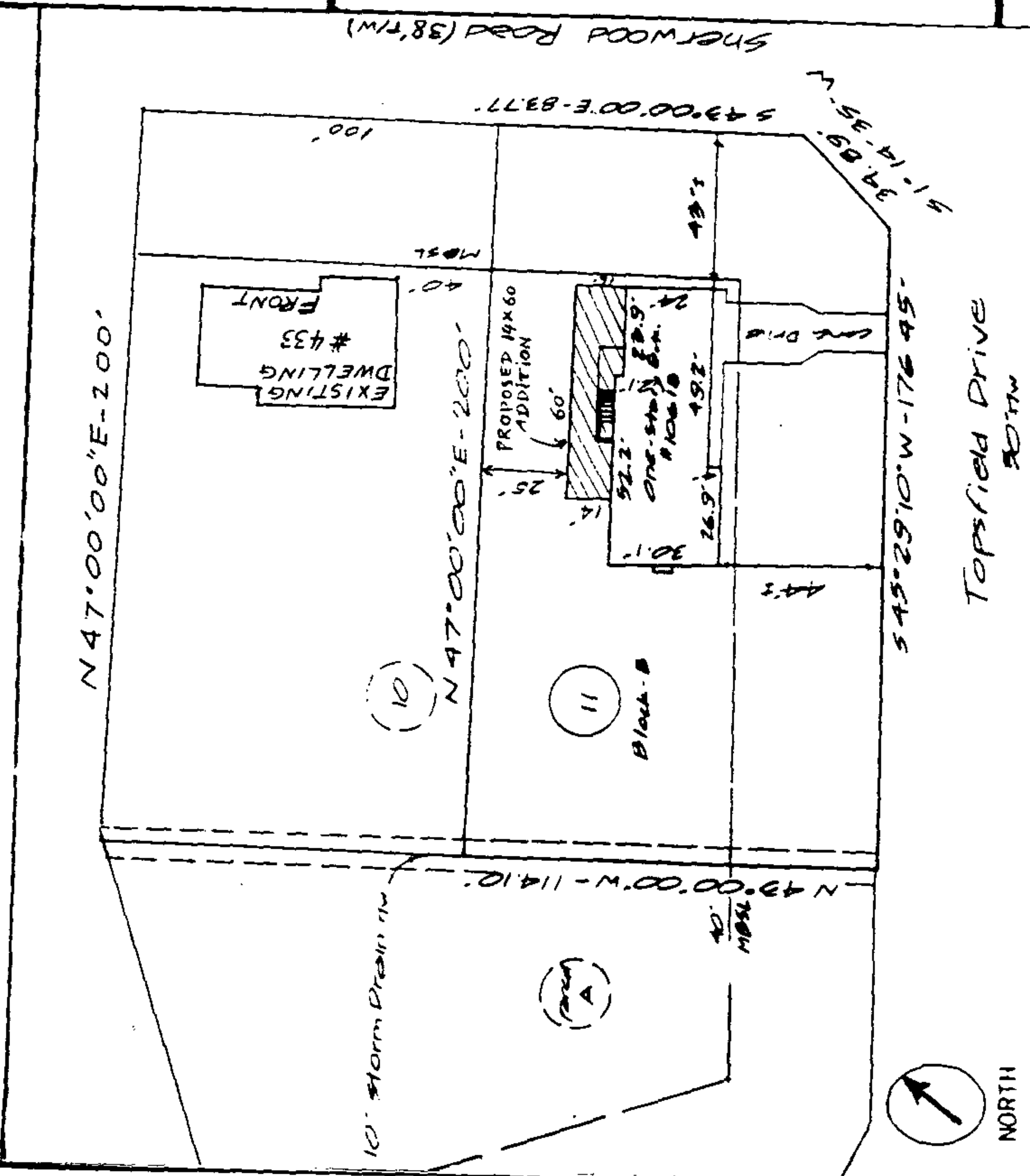
A. TSUI | 572-107-572A



PREPARED BY NTT ASSOCIATES INC. SCALE OF DRAWING: 1" = 50'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 10618 TOPSFIELD DRIVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION
SUBDIVISION NAME DUN ROVIN
PLAT BOOK # 23 FOLIO # 12 LOT # 11 SECTION #
OWNER HOUSHANG & SHUHREH SOHRAB



LOCATION INFORMATION	
ELECTION DISTRICT	8
COUNCILMANIC DISTRICT	3
1" = 200' SCALE MAP #	051C1
ZONING	DR2
LOT SIZE	0.46
ACREAGE	20037.6
SQUARE FEET	
SEWER	☐ PUBLIC ☒ PRIVATE
WATER	☒ ☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY / BUILDING	☐ ☒
PRIOR ZONING HEARING	NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #
A. TSUI 572 107-572A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 572 -A Address 10618 TOPSFIELD DR.

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

Filing Date: 6/20/2007 Posting Date: 07/01/2007 Closing Date: 07/16/2007

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- 572 -A Address 10618 TOPSFIELD DRIVE

Petitioner's Name HOUSHANG H. SOHRAB Telephone 410-6280718

Posting Date: 7.1.07 Closing Date: 7.16-07

Wording for Sign: To Permit AN ADDITION TO BE ERECTED ON REAR
OF EXISTING DWELLING WITH A SETBACK OF 25 FEET
IN LIEU OF THE REQUIRED 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 16, 2007

Houshang H. Sohrab
Shohreh A. Sohrab
10618 Topsfield Drive
Cockeysville, MD 21030

Dear Mr. and Mrs. Sohrab:

RE: Case Number: 07-572-A, 10618 Topsfield 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 20, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 27, 2007

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-572 - Administrative Variance

The Office of Planning does not oppose the requested variance to permit an addition (proposed kitchen and living space) to be built onto the rear of the dwelling, provided that the setback is no greater than 25 feet from the rear property line and that the style, building materials, and height are consistent with the existing dwelling.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bailek 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 27, 2007

FROM: 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 26, 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. 7-572-A
10618 TOPSFIELD RD
SOHRAB 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. 7-572-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,


Steven D. Foster, Chief
For 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

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



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1900011383

DR 1

3 CD

051C1

8 ED

DR 2

TOPSFIELD DRIVE

NW 17-A

SITE

WAKE ROBIN

07-572A

0819078660
425

427
427

0823057450

429

429

0816004570

0802038010

431

431

433

433

0816004040

0807084370

0813001551
P.B./FOLIO
023012

0813026020
424

426

426

10618

10618

10619

0819036195

10619

0811077201

P.B./FOLIO
023014

10612

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0819078550

10610

0812061480

TOPSFIELD

10615

0801054690

10615

P.B./FOLIO
028110

0807001471

10613



