IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Westchester Avenue, 410 feet SW of Oella Avenue 1st Election District 1st Councilmanic District

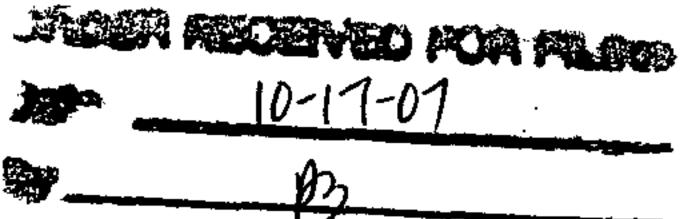
(2411 Westchester Avenue)

John and Michele Hurt Petitioners

- * BEFORE THE
- * DEPUTY ZONING
- * COMMISSIONER
- * FOR BALTIMORE COUNTY
- * Case No. 08-138-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, John and Michele Hurt for property located at 2411 Westchester Avenue. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard with a height of 20 feet in lieu of the required rear yard and height of 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 24 foot x 36 foot detached garage with loft. There is a slope beginning approximately 12 feet from the front of the house which would require fill to construct the driveway, and would require the construction of approximately 160 feet of additional driveway. The rear yard location of the garage would be approximately 120 feet further from the existing entrance. There is no back door accessible to the rear yard and would require modification to the existing deck. The rear yard also contains a 10 foot wide forest buffer/forest conservation access easement. The property is a panhandle lot, does not front on the road, and is screened by dense vegetation and topographic setting. The garage will have minimal impact on the neighborhood. The proposed location of the detached garage currently contains a large storage shed that will be removed and placed elsewhere on the property. The subject property contains 2.37 acres and is heavily wooded on all sides.

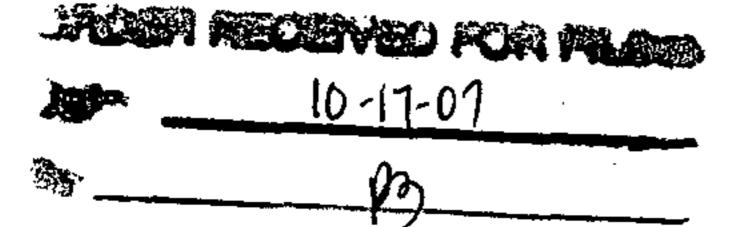


The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated September 27, 2007, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 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.



- 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 Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
- 3. The accessory structure shall not be used for commercial purposes.

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



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

October 17, 2007

JOHN AND MICHELE HURT 2411 WESTCHESTER AVENUE ELLICOTT CITY MD 21043

Re: Petition for Administrative Variance
Case No. 08-138-A
Property: 2411 Westchester Avenue

Dear Mr. and Mrs. Hurt:

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,

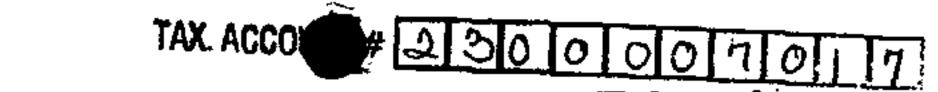
THOMAS H. BOSTWICK Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	2411 WESTCHEST	ER AVE.
	h is presently zoned_	<u> </u>

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) HOO, I, HOO, B (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) IN THE FRONT YARD WITH A HEIGHT OF 20-FEET IN LIEU OF THE REQUIRED REAR YARD AND HEIGHT OF 15-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.

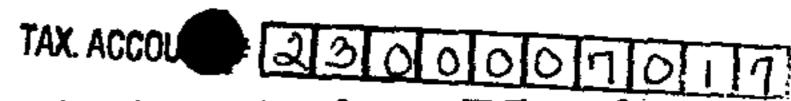
•	•	•	perjury, t	solemnly declare that I/we are the l bject of this Petit	legal owner(s) of	er the penalties of the property which
Contract Purch	aser/Lessee:		<u>Legal</u> (Owner(s):		•
NA			Joh	in Hurt		
Name - Type or Print		······································	Name - T	ype or Print	-	
Signature	·		Signature	hele Itu	rt	
Address	-	Telephone No.	Name - T	ype or Print	Just	
City	State	Zip Code	Signature			
Attorney For Pe	etitioner:			Westchest	er Ave 4	10-480-1747
N/A			Address E.//ic	ott City	MD	Telephone No. 2/043
Name - Type or Print	<u> </u>		City		State	Zip Code
			Repres	sentative to b	e Contacted	<u>.</u>
Signature	•		Mic	hele Hur	<u>t</u>	<u> </u>
Company			Name			40 480 1747
Address		Telephone No.	Address F///c	off City	MD	Telephone No. 2/043
City	State	Zip Code	City		State	Zip Code
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REV 10/25/01	WELLEVED FOR		Estimated Pos	ting Date	9/30/0	<u> </u>
	10-11-01				'	

Affida Vit 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.

competent to testify thereto in the event that a p	• · · · · · · · · · · · · · · · · · · ·	rd thereto.
That the Affiant(s) does/do presently reside at	2411 Westchester Ave	
	Ellicott City MD	21043
	City State	Zip Code
That based upon personal knowledge, the follo Variance at the above address (indicate hardshi	wing are the facts upon which I/we base the reip or practical difficulty):	quest for an Administrative
Justification for construction of 24'x36'x20'(h) garage w/in 8 feet of property line and in fro	ont of existing house.
of house, resulting in need for fill to construct (2) would result in removal of three mature to require the construction of approximately 16 maintain and increased impervious area; (4) entrance; (5) There is no back door accessifications off the deck; (6) would require the extension of the extension of the extension of the extension of the deck; (6) would require the extension of the extension	ue to: (1) slope drop off beginning approximate the driveway and associated higher cost to conculip poplar trees which are a feature of the poplar trees additional driveway and associated alternative location is approximately 120 feet ble to the rear yard, therefore, would require ension of electric for lighting; (7) setback of the ear yard is more isolated and therefore increases.	nstruct and maintain; roperty; (3) would cost to construct and t further from existing the construction of 8 feet needed in order
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Dolla	Miehele Hu Signature	<u>t</u>
Signature John Hurt	Michele Hurt	
Name - Type or Print	Name - Type or Print	
•	•	
STATE OF MARYLAND, COUNTY OF BALTIN	MORE. to wit:	
of Maryland, in and for the County aforesaid, per the Affiant(s) herein, personally known or satisfa	$\frac{S \in PT}{S}$, 0 , before me, a resonally appeared $\frac{S \in PT}{S \cap S}$, $\frac{S \cap S}{S \cap S}$	a Notary Public of the State
AS WITNESS my hand and Notarial Seal	Notary Public	
	My Commission Expires FEB 0	1 - 1

REV 10/25/01



I/We do solemnly declare and affirm, under the penalties of



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2411 WESTCHESTER AVE.	_
which is presently zoned D.R.	

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) 100.1 100.5 (BCFR)

TO PERMIT AN ACCESSORY (GARAGE) IN THE FRONT YARD WITH A HEIGHT OF SO-FEET IN LIEU OF THE REQUIRED REAR YARD AND HEIGHT OF 15-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.

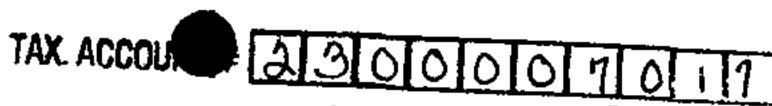
perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): Name - Type or Print Name - Type or Print Signature Signature Name - Type or Print Address Telephone No. Zip Code City State 2411 Westchester Ave 410-480-1747 Attorney For Petitioner: Address Telephone No. Ellicott Ci Zip Code Representative to be Contacted: Signature Michele Hurt Company 2411 Westchester Ave 410 480 1747 Telephone No. Address Telephone No. Zip Code State Zip Code City A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning this Each day of regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County CASE NO. Reviewed By Estimated Posting Date _ REV 10/25/01 0-17-07

Affida Vit 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.

competent to testify thereto in the event that a p	ublic hearing is schedule	d in the future with r	regard thereto.
That the Affiant(s) does/do presently reside at	2411 Westche	ster Ave	<u></u>
	Address Ellicott City	MD	21043
	City	State	Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardship	wing are the facts upon ip or practical difficulty):	which I/we base the	e request for an Administrative
Justification for construction of 24'x36'x20'(h) garage w/in 8 feet of	property line and i	n front of existing house.
Alternative locations/siting are impractical de of house, resulting in need for fill to construct (2) would result in removal of three mature to require the construction of approximately 16 maintain and increased impervious area; (4) entrance; (5) There is no back door accessifications of the deck; (6) would require the extra allow for turn access to the garage; (8) revandalism/burglary/personal harm.	ct driveway and associatulip poplar trees which 50 feet of additional drive alternative location is able to the rear yard, the tension of electric for light	ted higher cost to are a feature of the eway and associate approximately 120 erefore, would requal thing; (7) setback	construct and maintain; ne property; (3) would ted cost to construct and feet further from existing aire the construction of of 8 feet needed in order
This property is also unique in that it is a particle vegetation and topographic setting. Therefore there will also be no impact on ingress/egree. The property abutting (Hall property) on the	ore, there will be no or i	minimal visual impa Westchester Aven	act on the neighborhood. ue.
side of the Trolley trail and no dwelling or ou			
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Signature	Signaturi	ehele Hu	ert
John Hurt		chele Hurt	
Name - Type or Print		Type or Print	<u> </u>
•	-		
STATE OF MARYLAND, COUNTY OF BALTIN	MORE, to wit:		
I HEREBY CERTIFY, this 18 day of	SEAT ersonally appeared	<u>07</u> , before m	ne, a Notary Public of the State
JOHN HURT and 1	VICHELE HU	RT	<u>, —, ——, ——, —— —— —— —— —— —— —— —— —— —— </u>
the Affiant(s) herein, personally known or satisfa	actorily identified to me as	s such Affiant(s).	
AS WITNESS my hand and Notarial Seal			

REV 10/25/01





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	2411	WESTCHES	STER	AVE.
— —				_ (

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) 400.1,400.3 (604)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) IN THE FRONT YARD WITH A HEIGHT OF 20-FEET IN LIEU OF THE REQUIRED REAR YARD AND HEIGHT OF 15-FEET.

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•		•	I/We do solemnly declare and affirm, under the penal perjury, that I/we are the legal owner(s) of the propert is the subject of this Petition.	ties of y which
Contract Purchase	•		Legal Owner(s):	
N/A	· , •	•	John Hurt	
Name - Type or Print	-		Name - Type or Print	: 1
Signature		·	Signature Michele Hurt	
Address	*	Telephone No.	Name-Type or Print Meelele Hust	
City	State	Zip Code	Signature	
Attorney For Petitic	oner:		2411 Westchester Ave 4/0-480-	· · · · · · · · · · · · · · · · · · ·
N/1			Ellicott City MD 210	
Name - Type or Print	•		City	Zip Code
O'complete and the second seco			Representative to be Contacted:	
Signature	·	· <u> </u>	Michele Hurt	
Company			Name 2.411 Westchester Ave 4/0 480	
Address		Telephone No.		hone No. 43
City	State	Zip Code	City State	Zip Code
A Public Hearing having this day of regulations of Baltimore Cou	tha	it the subject matter of	e required, it is ordered by the Zoning Commissioner of Baltimo this petition be set for a public hearing, advertised, as required by	re County, the zoning
The same of the sa	• .		Zoning Commissioner of Baltimore County	
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REV 10/25/01	10-17-07		timated Posting Date 93007	<u>. </u>

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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Signature		Much	ele Hurt	
Name - Type or Print			le Hurt	·
STATE OF MARYLAND, COUNTY OF BALTIN	MORE, to wit:	A 50		
I HEREBY CERTIFY, this 18 day of of Maryland, in and for the County aforesaid, pe	MICHELE	HURT		e, a Notary Public of the State
the Affiant(s) herein, personally known or satisfa	actorily identified	to me as suci	i Amani(5).	
AS WITNESS my hand and Notarial Seal		· · · · · · · · · · · · · · · · · · ·	_	
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Notary Public

My Commission Expires Feb. 2009

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

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DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

ZONING DESCRIPTION FOR 2411 WESTCHESTER AVENUE

LOT 3, SOUTHEAST SIDE OF WESTCHESTER
AVENUE AT 410 FEET SOUTH-WESTERLY OF OELLA AVENUE
PART OF LOT NO. 5 SHOWN ON A PLAT BY M.J. ROBINSON
DATED DEC 21, 1878 RECORDED IN LIBER W.M.I. 119 FOLIO 522
ELECTION DISTRICT 1C1, BALTIMORE COUNTY, MARYLAND

CONTAINING 103,170 SQUARE FEET (2.3685 ACRES) MORE OR LESS

2411 Westchester Avenue

EXHIBIT A DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road Baitimore, Maryland 21212 (410) 377-2600 (410) 377-2625 Fax

DESCRIPTION

LOT 3, SOUTHEAST SIDE OF WESTCHESTER AVENUE

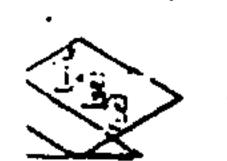
AT 410 FEET SOUTH-WESTERLY OF OELLA AVENUE

PART OF LOT NO. 5 SHOWN ON A PLAT BY M.J. ROBINSON

DATED DEC. 21, 1878 RECORDED IN LIBER W.M.I. 119 FOLIO 522

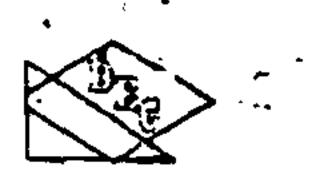
ELECTION DISTRICT 1C1, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southwesterly side of Lot No. 5 at South 38 degrees 10 minutes 33 seconds East 201.72 feet from the northwest corner shown and designated "F" on a plat by M.J. Robinson dated Dec. 21, 1878 which is recorded among the Land Records of Baltimore County, Maryland in Liber W.M.I. 119 Folio 522, said plat being a 5 lot subdivision of a portion of a Deed dated Dec. 28, 1846 from Union Bank of Maryland to Oliver W. Wheeler recorded among the aforesaid County Land Records in liber J.W.S. 1 Folio 36, said corner "F" being also on the centerline of Westchester Avenue and the point of beginning of a Deed describing said Lot No. S which is dated November 3, 1960 and conveys a 1/4 interest from Gertrude Conner, unmarried, to Edgar A. Jones which is recorded among the aforesaid County Land Records in Liber W.J.R. 3782 Folio 170, said corner "F" having coordinates, as now determined, in the system established for the Baltimore County Metropolitan District of South 8810.2025 and West 46738.8324,



thence for a new line of division running parallel to and 200.00 feet distant from the centerline of Westchester Avenue and the first or Northerly 63 degrees East 12.9 perches line of the aforesaid deed in Liber W.J.R. 3782 Folio 170, referring all the courses and distances as now surveyed and measured to the meridian established for the Baltimore County Metropolitan District, (1) North 59 degrees 18 minutes 50 seconds East 188.32 feet to a point on the northeasterly side of said Lot No. 5 and the second or South 27 1/2 degrees East 56 perches line of the aforesaid Deed at South 31 degrees 11 minutes 43 seconds East 200.00 feet from the northeast corner of said Lot No. 5 and the centerline of Westchester Avenue, said northeasterly side running through the stone "E34" towards the stone "E33" as shown on the aforesaid plat of 1878, both stones being now found, thence running and binding on a portion of said northeasterly side (2) South 31 degrees 11 minutes 43 seconds East 727.54 feet to a pipe heretofore set at the southeastern-most corner of said Lot No. 5, thence running and binding on the southerly sides of said Lot No. 5 and the third, fourth, fifth and part of the sixth lines of the aforesaid Deed in Liber W.J.R. 3782 Folio 170 the following 4 courses and distances: (3) North 76 degrees 54 minutes 24 seconds West 33.00 feet, (4) South 41 degrees 13 minutes 35 seconds West 33.00 feet, (5) South 57 degrees 49 minutes 07 seconds West 45.38 feet and (6) North 38 degrees 10 minutes 33 seconds West 722.28 feet to the point of beginning, containing 103,170 square feet (2.3685 acres) more or less.

Together with a 20 feet wide ingress, egress, utility and

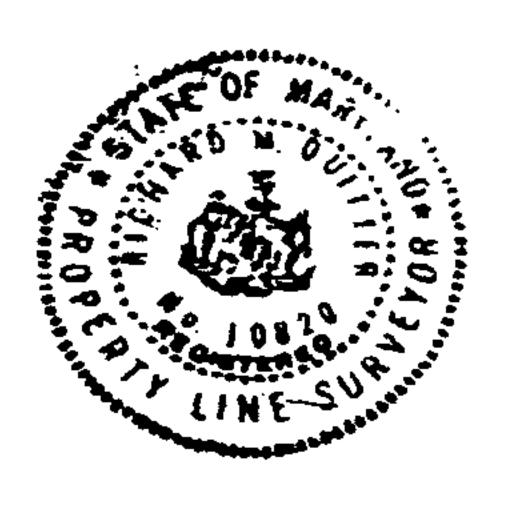


maintenance easement along the second line of Lot 2 to provide access to Westchester Avenue from this lot.

Subject to whatever rights, easements and restrictions have passed to Baltimore County for the 60 feet wide right-of-way originally conveyed to the Edmondson Avenue, Catonsville and Ellicott City Electric Railway Company by a Deed dated August 12, 1895 and recorded among the aforesaid County Land Records in Liber L.M.B. 214 Folio 294 and later recorded for the Baltimore Transit Company in Liber G.L.B. 3043 Folio 449 and now shown on Sheet 16 of 19 of Right-of-Way Plan RW 55-225P dated January 24, 1957 with the Baltimore County Bureau of Land Acquisition, the centerline of the existing footpath in said 60 feet wide right-ofway being located as follows: Beginning at a point on the sixth line of the above described Lot 3 which is North 38 degrees 10 minutes 33 seconds West 176.19 feet from the beginning of said sixth line, thence along the centerline of the existing footpath North 20 degrees 46 minutes 36 seconds East 154.73 feet to a point on the second line of the above described Lot 3 which is North 31 degrees 11 minutes 43 seconds West 282.50 feet from the end of said second line.

92-146

07-26-93



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CERTIFICATE OF POSTING

•	RE: Case No: 08-138-A
	Petitioner/Developer: HULT
3 *•	Date Of Hearing/Closing: 10/15/07
	,
Permits and Development Man County Office Building, Room 111 West Chesapeake Avenue	agement
Attention:	
Ladies and Gentlemen:	
	he penalties of perjury that the necessary osted conspicuously on the property
t	2411 WESTCHESTER AUF
This sign(s) were posted on	September 30, 2007 (Month, Day, Year)
_	O:
	Sincerely, (Signature of sign Poster and Date)
	(Signature of sign Poster and Date)
•	Martin Ogle Sign Doster
	Sign Poster 16 Salix Court
	Address
	Balto. Md 21220
	(443-629 3411)





JAMES T. SMITH, JR. County Executive

October 15, 2007

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

John Hurt Michele Hurt 2411 Westchester Avenue Ellicott City, Maryland 21043

Dear John and Michele:

RE: Case Number:08-138-A, 2411 Westchester Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 18, 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,

U. Call Rihall

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rjc Enclosures c: Peoples Council



Martin O'Malley, Governor Anthony G. Brown, Lt. Governor Administration John D. Porcari, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: SEPT. 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. 8-136-A 2411 WESTCHESTER AVENUE

HURT 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. 8-138-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 Engineering Access Permits

Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 27, 2007

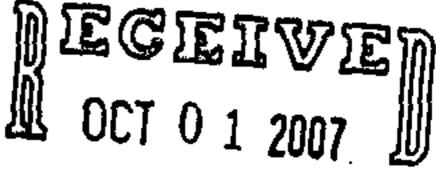
Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: 8-138- Administrative Variance



BY:____

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet and to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

- 1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
- 2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Reviewed by

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 27, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

8-138- Administrative Variance

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Reviewed by

AFK/LL: CM

SUBDIVISION NAME: MINOR SUBDIVISION OF THE MODRE PROPERTY DEED REFERENCE: 13972/384 MAP: 100 GRID: 9 PARCEL: 1332 OWNER: JOHN & MICHELE HURT N 59°18' 50"E 148.41 MARGARET ul PROPOSED E. 24'x36' GARAGE CALEB J. WILDFT SETBACK O EX. 15 WIDE SANITARY EAGEMENT TO SERVE PAMELA
LOT 3 4. INGRESS, EGRESS PHILIP IJ E UTILITIES EASEMENT-N LOCATION INFORMATION 88.32 ELECTION DISTRICT: 404 101 COUNCILMANIC DISTRICT: 1 SCALE: 1" = 60' ZONING: DR1 LOT SIZE: 2.37 103,237 ACREAGE SQUARE FEET PUBL 1C PRIVATE SEWER DAVID \boxtimes WATER JAMES V. YES NO CHRISTINA CHESAPEAKE BAY LOBELL JR. GOUCHER \boxtimes CRITICAL AREA \boxtimes 100 YEAR FLOODPLAIN w, HISTORIC PROPERTY/ BUILDING PRIOR ZONING HEARING: NONE

PLAT TO ACCOMPANY PETITION FOR ZONING [X] VARIANCE [_] SPECIAL HEARING

PROPERTY ADDRESS 2411 WESTCHESTER AVENUE

2411 Westchester Avenue 0108000 0108005720 ONTORSON 2411 P.B./FOLIO 2000073874 093134M ,072066030>-2505 SW 3-H 01042000BO ONOASONO 0119716372 0 2513 0119716370 318 2000001072



Publication Date: August 22, 2007
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



DQ Map Notes

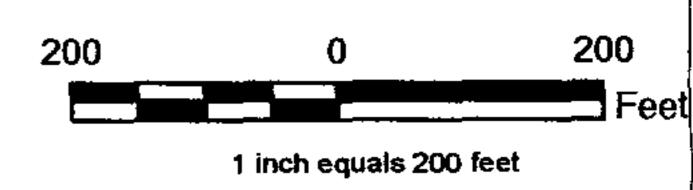


Photo #1 – To accompany petition for zoning Property address: 2411 Westchester Avenue

Subdivision Name: Minor subdivision of the Moore property Deed Reference: 13972/384 Map: 100 Grid: 9 Parcel: 1332



Photo #2 – To accompany petition for zoning Property address: 2411 Westchester Avenue

Subdivision Name: Minor subdivision of the Moore property

Deed Reference: 13972/384 Map: 100 Grid: 9 Parcel: 1332



Photo #3 – To accompany petition for zoning Property address: 2411 Westchester Avenue

Subdivision Name: Minor subdivision of the Moore property

Deed Reference: 13972/384 Map: 100 Grid: 9 Parcel: 1332

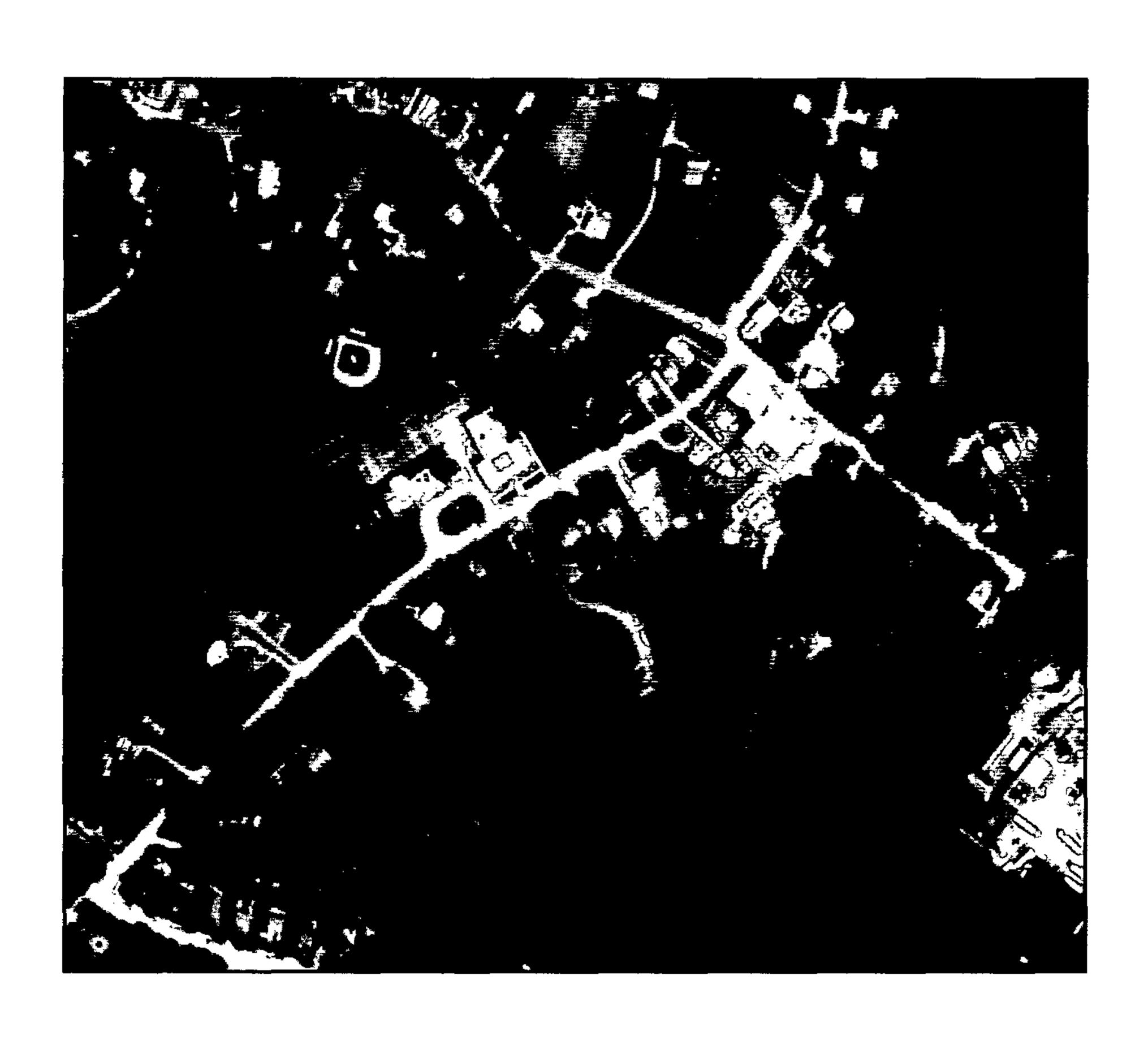


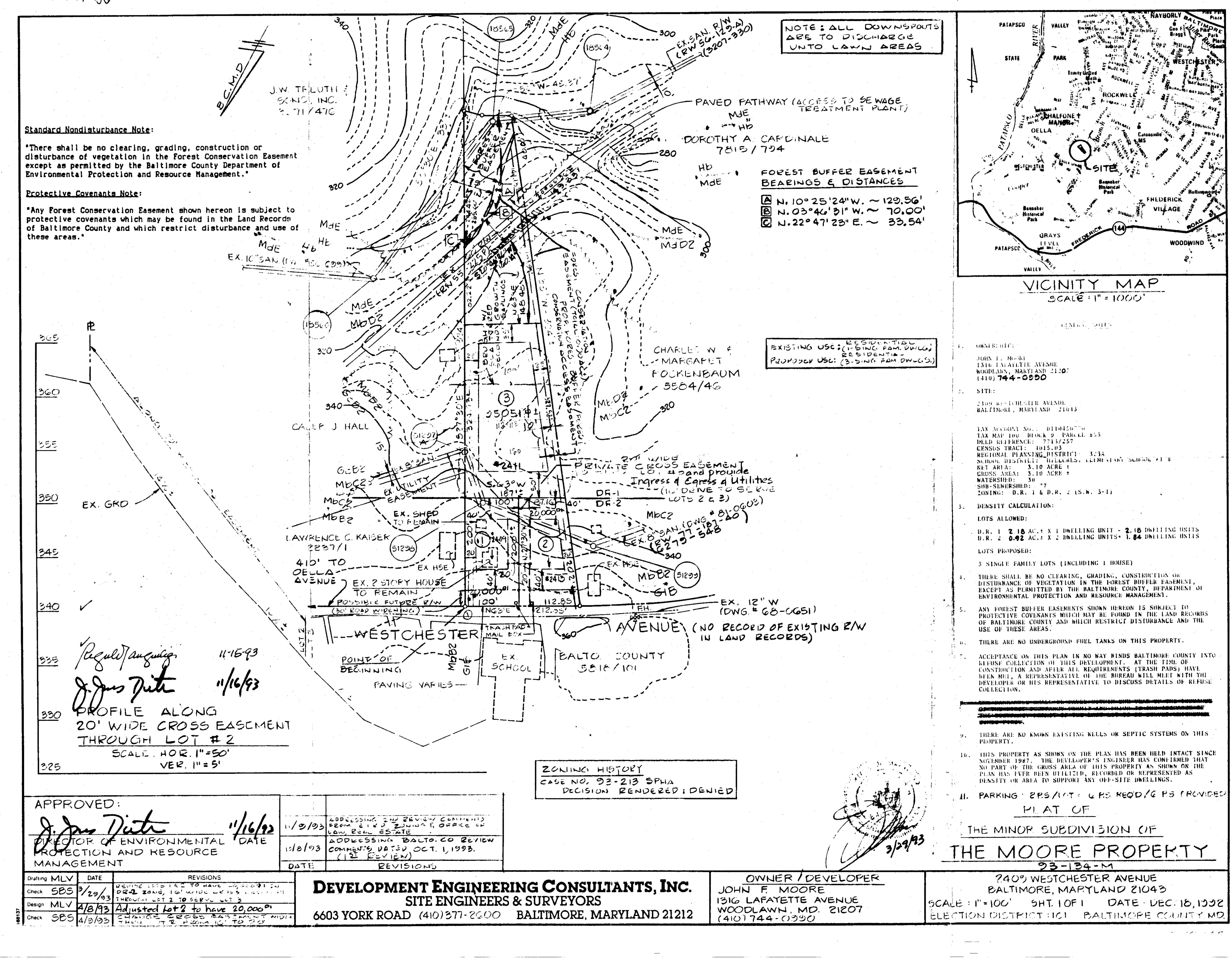
Photo #4 – To accompany petition for zoning Property address: 2411 Westchester Avenue

Subdivision Name: Minor subdivision of the Moore property Deed Reference: 13972/384 Map: 100 Grid: 9 Parcel: 1332









BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 2, 2007

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 1, 2007

Item Nos. 08-131, 133, 134, 135, 137, 138, 139, 140, 141, 142, 143, and 144

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-10012007.doc