

IN RE: PETITION FOR ADMIN. VARIANCE

S side Carl Avenue, 125 feet W c/l Holder
Avenue
2nd Election District
4th Councilmanic District
(6803 Carl Avenue)

Melvin and Phyllis B. Watkins
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 08-162-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, Melvin and Phyllis B. Watkins for property located at 6803 Carl Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet and a sum of side yards of 18 feet in lieu of the required 15 and 25 feet, respectively to construct a garage addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a two car garage addition measuring 18 feet x 24 feet in size. The Petitioners are retired and would like to have a garage for storage of their vehicles and keeping the vehicles out of inclement weather. At present, the Petitioners do not have a garage. The structure will be accessed via the existing driveway. The most affected property owner, Kenneth D. Jackson at 2122 Holder Avenue, submitted a letter in support of the Petitioners' request.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 13, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

COPIES RECEIVED FOR FILING

11-14-07

13

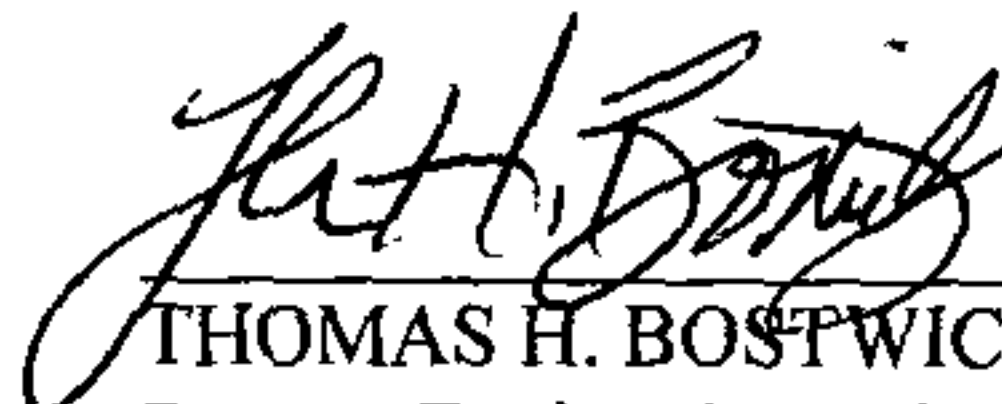
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 14th day of November, 2007 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet and a sum of side yards of 18 feet in lieu of the required 15 and 25 feet, respectively to construct a garage addition 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.

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
11-14-07
B



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 14, 2007

MELVIN AND PHYLLIS B. WATKINS
6803 CARL AVENUE
BALTIMORE MD 21207

Re: Petition for Administrative Variance
Case No. 08-162-A
Property: 6803 Carl Avenue

Dear Mr. and Mrs. DeNicolis:

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 6803 Carl Ave.
which is presently zoned residential DR3.5

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

see attached

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):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

City

State

Zip Code

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Telephone No.

Company

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.

Zoning Commissioner of Baltimore County

CASE NO.

08-162-A

Reviewed By

AK

Date

10/4/07

Estimated Posting Date

10/14/07

REV 10/25/01

RECEIVED FOR FILE

11-14-07

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 6803 Carl Ave.
Address
Baltimore, MD 21207
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):

My wife and I would like to have a two car garage attached to the east side of our home. The new structure will be 19 ft. and we have 25 ft. to work with. We are petitioning for a 4 ft. variance. We are both retired teachers and would love to keep our cars out of the elements. The variance requested backs up to my neighbor's backyard. He has stated that he hopes our request is granted. It would be nice not to have to clean snow and ice off of our cars in winter and pollen in spring and summer.

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.

Melvin Watkins
Signature
Melvin Watkins
Name - Type or Print

Phyllis B. Watkins
Signature
Phyllis B. Watkins
Name - Type or Print

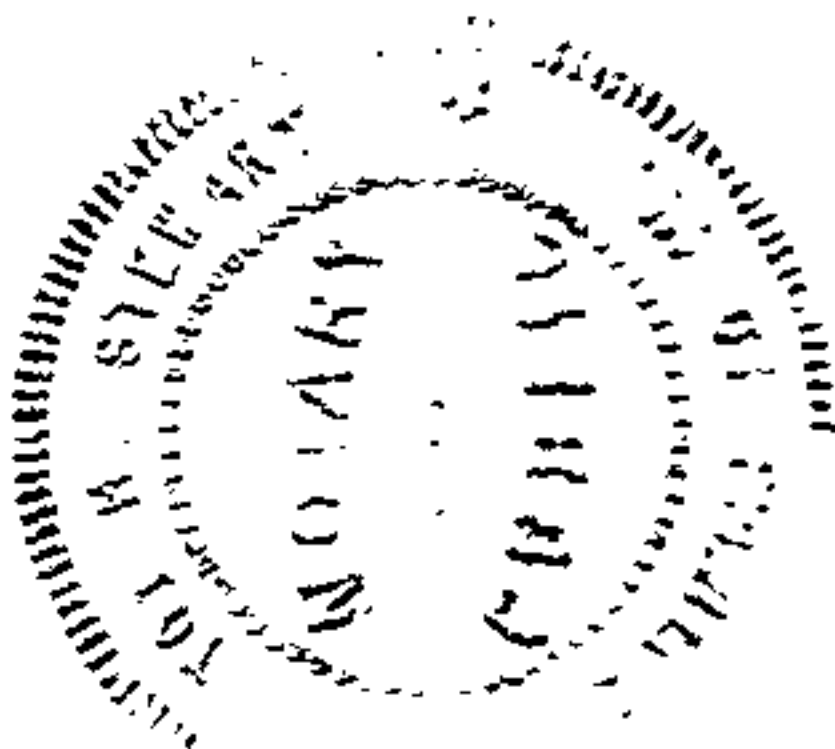
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

1
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Joel M. Stenert
Notary Public
My Commission Expires 3-1-2010



1B02.3.C.1 to permit a side yard setback of 3 ft. and a sum of side yards of 18 ft. in lieu of the required 15 ft. and 25 ft., respectively to construct a garage addition.

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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.

Melvin Watkins
Signature
Melvin Watkins
Name - Type or Print

Phyllis B. Watkins
Signature
Phyllis B. Watkins
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

1
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Jodi M. Stewart
Notary Public

My Commission Expires 3-1-2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6803 Carl Ave.
which is presently zoned residential OR3.5

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

see attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Melvin Watkins
Name - Type or Print

Melvin Watkins
Signature

Phyllis B. Watkins
Name - Type or Print

Phyllis B. Watkins
Signature

6803 Carl Ave, (410) 298-0738
Address Telephone No.

Baltimore, Md 21207
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ 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. 08-162-A
NOT RECEIVED FOR FILE

REV 10/25/01 11-15-07

Reviewed By RK Date 10/4/07

Estimated Posting Date 10/14/07

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 6803

Beginning at a point on the South side of Carl Ave which is 50 feet wide at a distance of 125 feet, west of the centerline of the nearest improved intersecting street Holder Ave. which is 50 feet wide. *Being Lot # 2, Block B, Section # (NA) in the subdivision of Charles Village^{II} as recorded in Baltimore^{County} Plat Book # 42, Folio # 7, containing 10,875 SF. Also known as 6803 Carl Ave and located in the 02 Election District, 04 Councilmanic District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 162 -A Address 6803 Carl Avenue

Contact Person: Bruno Redaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/4/07 Posting Date: 10/14/07 Closing Date: 10/29/07

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 08- 162 -A Address 6803 Carl Avenue
Petitioner's Name Melvin Watkins Telephone 410-608-6508
Posting Date: 10/14/07 Closing Date: 10/29/07
Wording for Sign: To Permit a side yard setback of 3 ft. and a sum of
side yards of 13 ft. in lieu of the required 15 ft. and 25 ft.,
respectively to construct a garage addition.

WCR - Revised 6/25/04

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 08-162-A

Petitioner: Melvin Watkins

Address or Location: 6803 Carl Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Melvin Watkins

Address: 6803 Carl Ave

Baltimore, MD 21207

Telephone Number: 410-608-6508

No. 06104

SECRET

Date: 10/17

10/14/2017, 19:31:09

[illegible]

Total:

10

Receipt	Amount	Balance
10/1/01	\$45.00	\$45.00
10/2/01	\$45.00	\$90.00
10/3/01	\$45.00	\$135.00
10/4/01	\$45.00	\$180.00
10/5/01	\$45.00	\$225.00
10/6/01	\$45.00	\$270.00
10/7/01	\$45.00	\$315.00
10/8/01	\$45.00	\$360.00
10/9/01	\$45.00	\$405.00
10/10/01	\$45.00	\$450.00
10/11/01	\$45.00	\$495.00
10/12/01	\$45.00	\$540.00
10/13/01	\$45.00	\$585.00
10/14/01	\$45.00	\$630.00
10/15/01	\$45.00	\$675.00
10/16/01	\$45.00	\$720.00
10/17/01	\$45.00	\$765.00
10/18/01	\$45.00	\$810.00
10/19/01	\$45.00	\$855.00
10/20/01	\$45.00	\$900.00
10/21/01	\$45.00	\$945.00
10/22/01	\$45.00	\$990.00
10/23/01	\$45.00	\$1035.00
10/24/01	\$45.00	\$1080.00
10/25/01	\$45.00	\$1125.00
10/26/01	\$45.00	\$1170.00
10/27/01	\$45.00	\$1215.00
10/28/01	\$45.00	\$1260.00
10/29/01	\$45.00	\$1305.00
10/30/01	\$45.00	\$1350.00
10/31/01	\$45.00	\$1395.00
11/1/01	\$45.00	\$1440.00
11/2/01	\$45.00	\$1485.00
11/3/01	\$45.00	\$1530.00
11/4/01	\$45.00	\$1575.00
11/5/01	\$45.00	\$1620.00
11/6/01	\$45.00	\$1665.00
11/7/01	\$45.00	\$1710.00
11/8/01	\$45.00	\$1755.00
11/9/01	\$45.00	\$1800.00
11/10/01	\$45.00	\$1845.00
11/11/01	\$45.00	\$1890.00
11/12/01	\$45.00	\$1935.00
11/13/01	\$45.00	\$1980.00
11/14/01	\$45.00	\$2025.00
11/15/01	\$45.00	\$2070.00
11/16/01	\$45.00	\$2115.00
11/17/01	\$45.00	\$2160.00
11/18/01	\$45.00	\$2205.00
11/19/01	\$45.00	\$2250.00
11/20/01	\$45.00	\$2295.00
11/21/01	\$45.00	\$2340.00
11/22/01	\$45.00	\$2385.00
11/23/01	\$45.00	\$2430.00
11/24/01	\$45.00	\$2475.00
11/25/01	\$45.00	\$2520.00
11/26/01	\$45.00	\$2565.00
11/27/01	\$45.00	\$2610.00
11/28/01	\$45.00	\$2655.00
11/29/01	\$45.00	\$2700.00
11/30/01	\$45.00	\$2745.00
12/1/01	\$45.00	\$2790.00
12/2/01	\$45.00	\$2835.00
12/3/01	\$45.00	\$2880.00
12/4/01	\$45.00	\$2925.00
12/5/01	\$45.00	\$2970.00
12/6/01	\$45.00	\$3015.00
12/7/01	\$45.00	\$3060.00
12/8/01	\$45.00	\$3105.00
12/9/01	\$45.00	\$3150.00
12/10/01	\$45.00	\$3195.00
12/11/01	\$45.00	\$3240.00
12/12/01	\$45.00	\$3285.00
12/13/01	\$45.00	\$3330.00
12/14/01	\$45.00	\$3375.00
12/15/01	\$45.00	\$3420.00
12/16/01	\$45.00	\$3465.00
12/17/01	\$45.00	\$3510.00
12/18/01	\$45.00	\$3555.00
12/19/01	\$45.00	\$3600.00
12/20/01	\$45.00	\$3645.00
12/21/01	\$45.00	\$3690.00
12/22/01	\$45.00	\$3735.00
12/23/01	\$45.00	\$3780.00
12/24/01	\$45.00	\$3825.00
12/25/01	\$45.00	\$3870.00
12/26/01	\$45.00	\$3915.00
12/27/01	\$45.00	\$3960.00
12/28/01	\$45.00	\$4005.00
12/29/01	\$45.00	\$4050.00
12/30/01	\$45.00	\$4095.00
12/		

Rec
From:

Melvin White

For:

Administrative Council

DISTRIBUTION

WHITE - CASHIER

PINK-AGENCY

YELLOW - CUSTOMER

CASHIER'S

VALIDATION

7/20/65

CERTIFICATE OF POSTING

RE: Case No: 08-162-A

Petitioner/Developer: MELVIN WATKINS

Date Of Hearing/Closing: 10/29/07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

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
at 6803 CARL AVENUE

This sign(s) were posted on October 13, 2007

(Month, Day, Year)

Sincerely,

Martin Ogle 10/13/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ADMINISTRATIVE VARIANCE

PUBLIC HEARING ?

1000



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 29, 2007

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

Melvin and Phyllis B. Watkins
6803 Carl Avenue
Baltimore, Maryland 21207

Dear Mr. & Ms. Watkins

RE: Case Number: 08-162-A 6803 Carl Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 4, 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 dark ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: Peoples Council

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 6, 2007

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

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NOV 13 2007

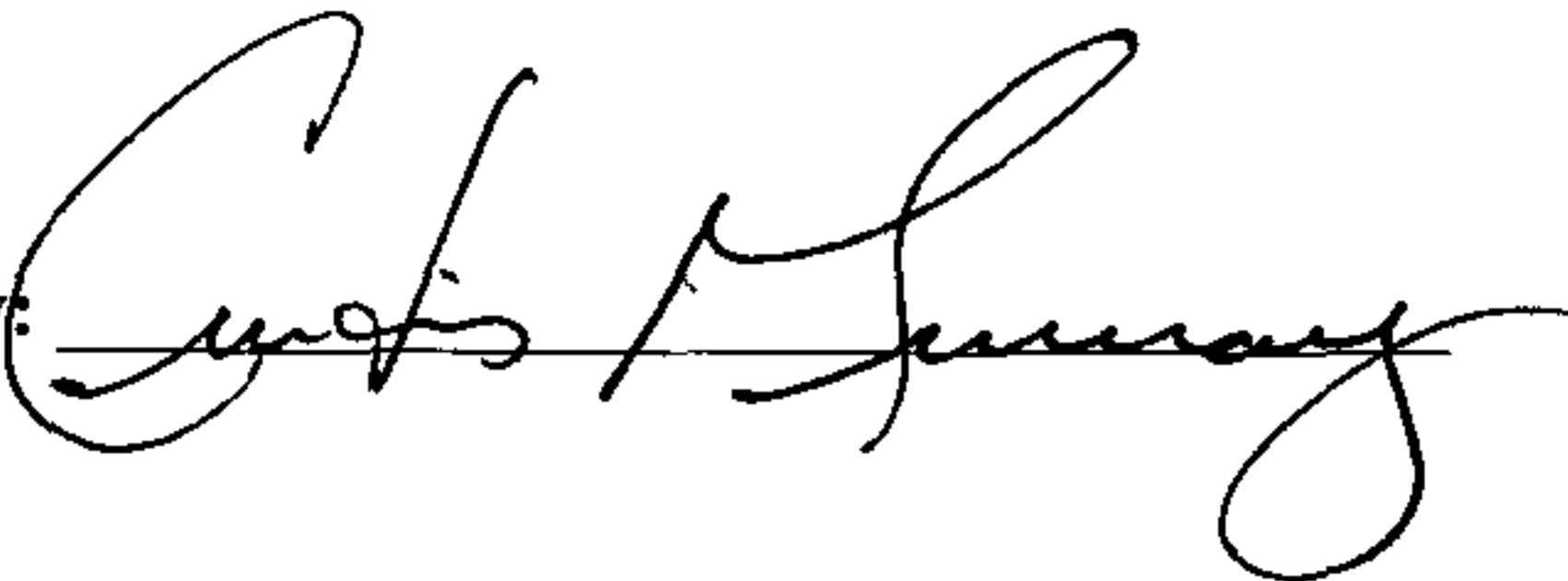
BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-162- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Reviewed By:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 6, 2007

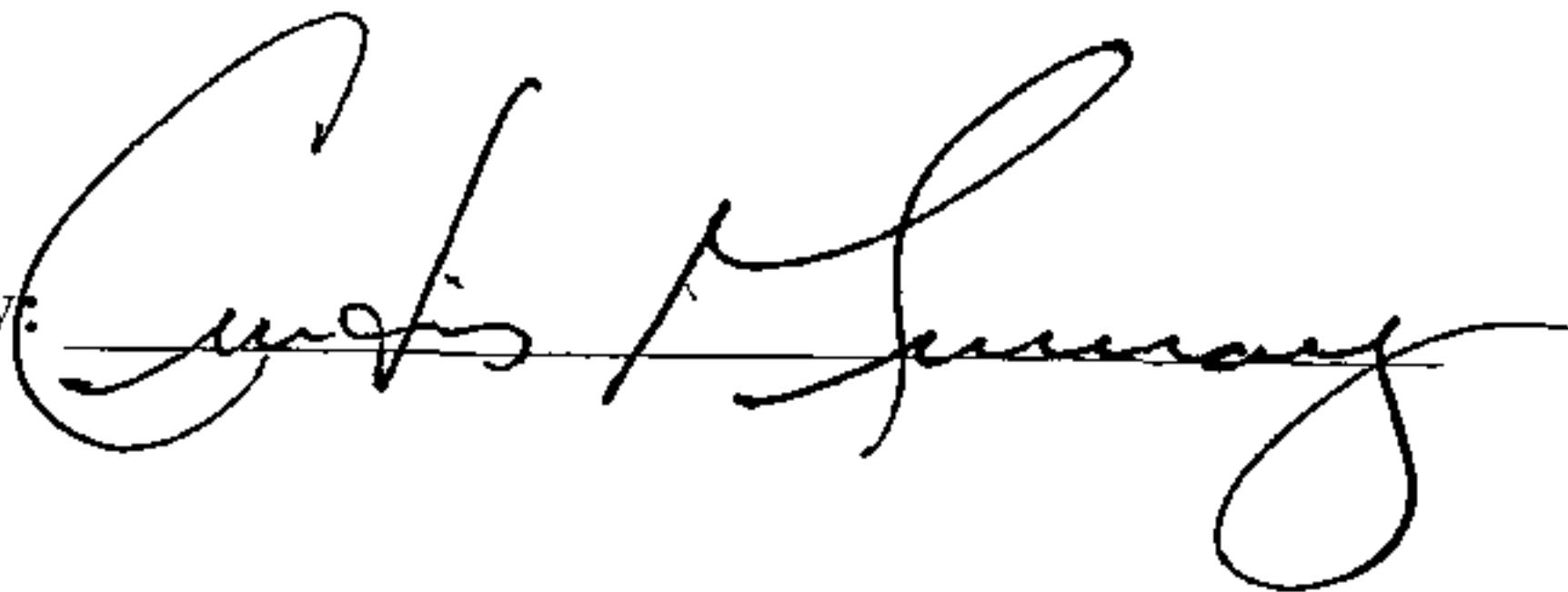
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-162- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Reviewed By:



CM/LL



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: OCTOBER 17, 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. OB-162-A
6803 CARL AVENUE
WATKINS 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. B-162-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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 15, 2007

Item Number: Item Number 156, 160, 162, 163, 164, 165, 166, 167, 168, 169, 170

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
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 15, 2007

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

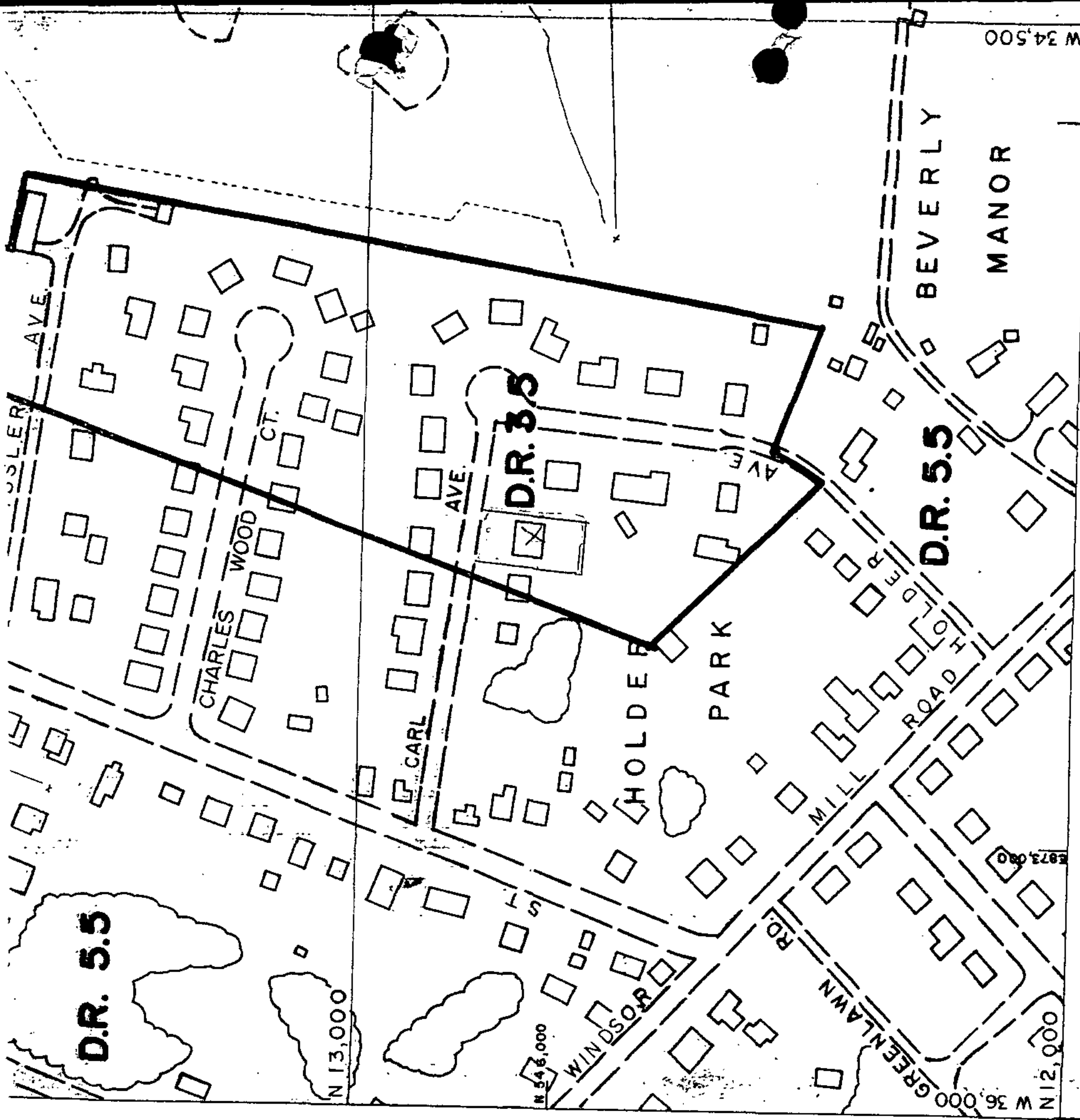
SUBJECT: Zoning Advisory Committee Meeting
For October 22, 2007
Item Nos. 08-156, 160, 162, 164, 165,
166, 167, 169, and 170

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-10152007.doc

1434

11-200

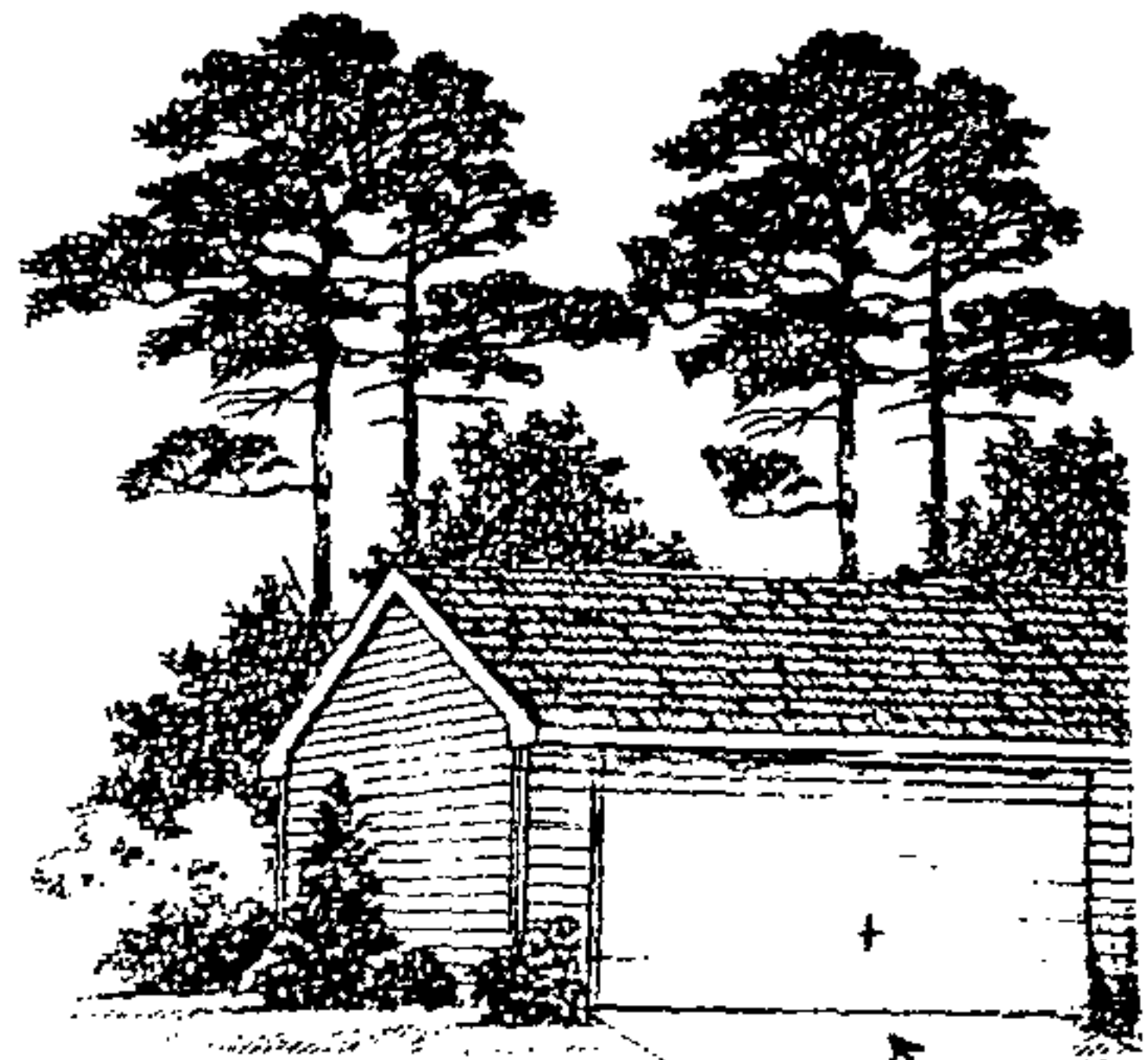
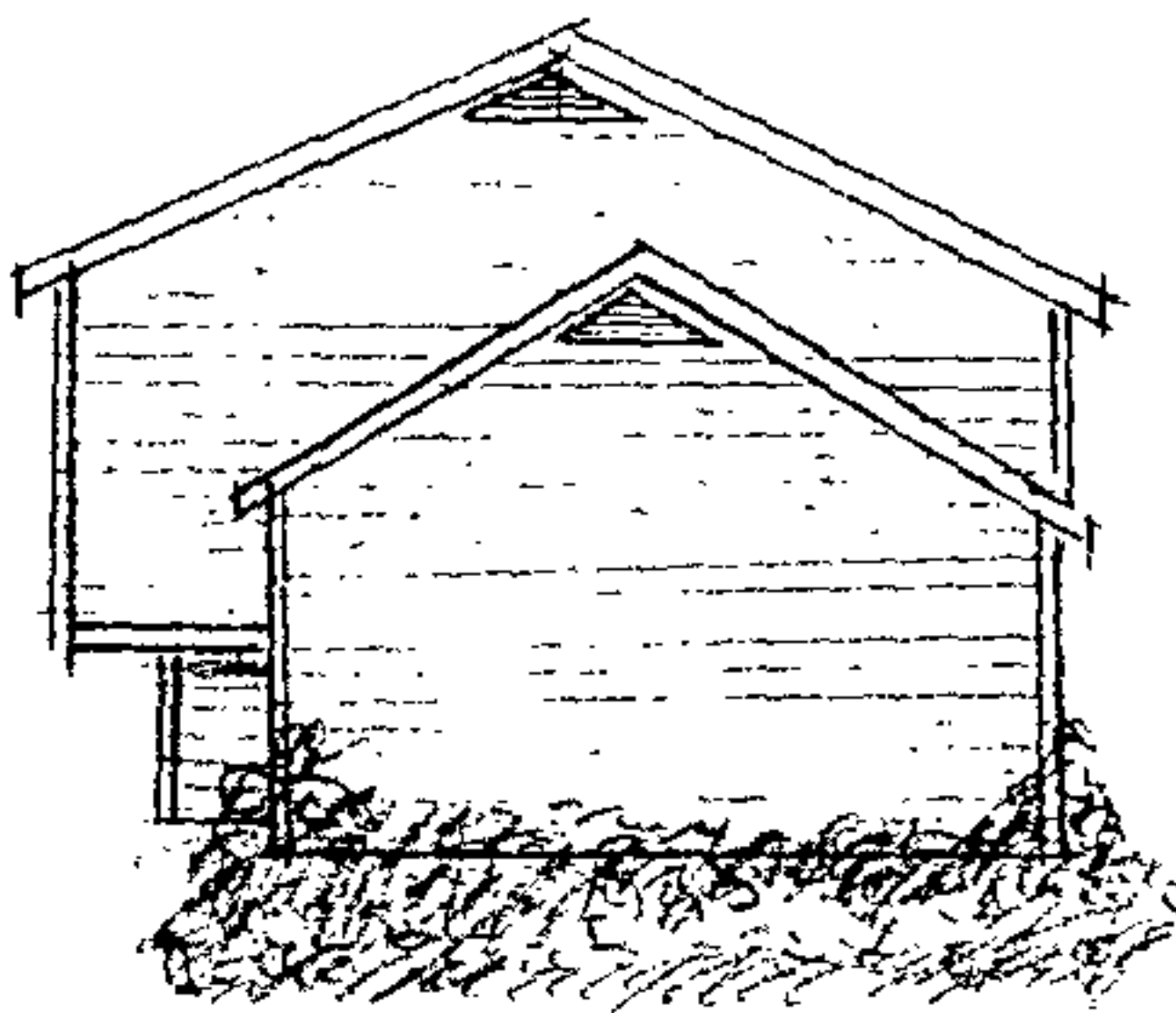


L-NE

CHARLES VILLAGE II
WOODLAWN, MD

HOLDER AVE.

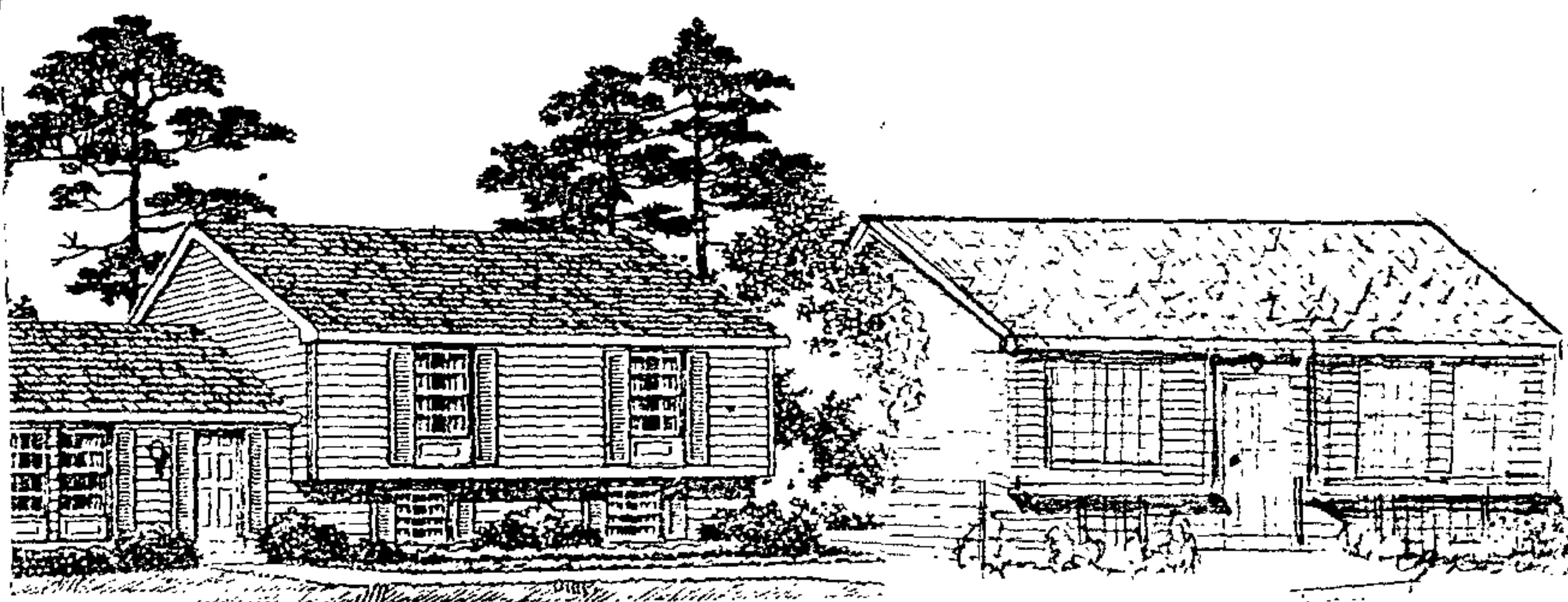
#2122
MR. + MRS KEN JACKSON



NEW GARAGE

MT

CAR



#6803

MRS. MELVIN WATKINS

#6805

MR. RAYMOND PAYSOUR

LL AVE.

#162

August 8, 2007

Mr. Kenneth D. Jackson
2122 Holder Ave.
Baltimore, Maryland 21207

To Whom It May Concern:

I, Kenneth D. Jackson, do not have any objection to Melvin and Phyllis Watkins of 6803 Carl Ave. having their garage constructed with a 4 foot set back (clearance) that is adjacent to my backyard.

Thanks in advance for your consideration in regards to allowing my neighbors to build a garage on their property.

Sincerely,


Kenneth D. Jackson

Patricia Zook - 08-162-A @ 6803 Carl Avenue

From: Patricia Zook
To: Murray, Curtis
Date: 11/9/2007 9:54:08 AM
Subject: 08-162-A @ 6803 Carl Avenue

Hello Curtis -

We need comments from the Office of Planning for the above-referenced administrative variance case. The closing date was Monday, October 29, 2007.

Thank you.

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





PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

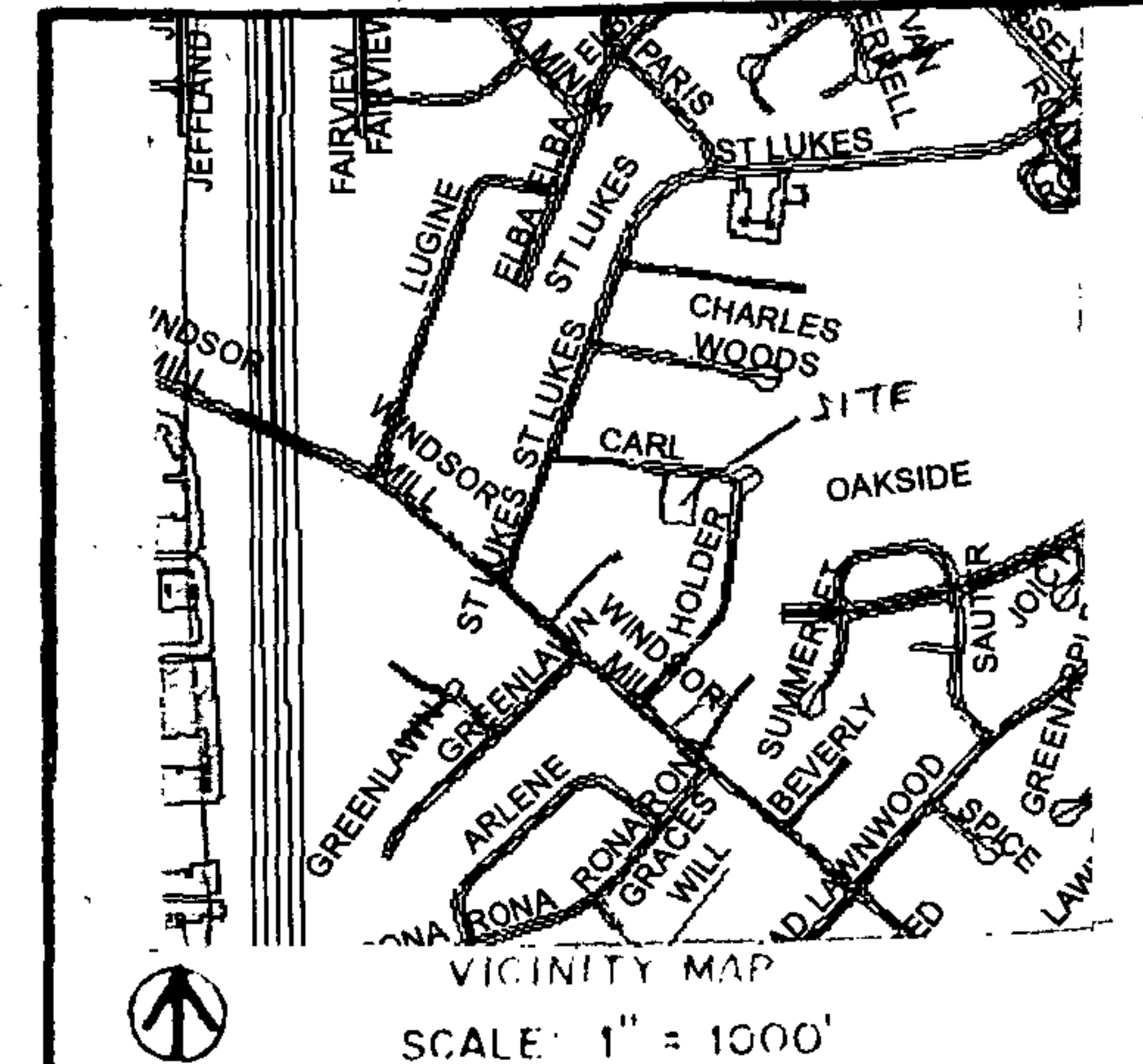
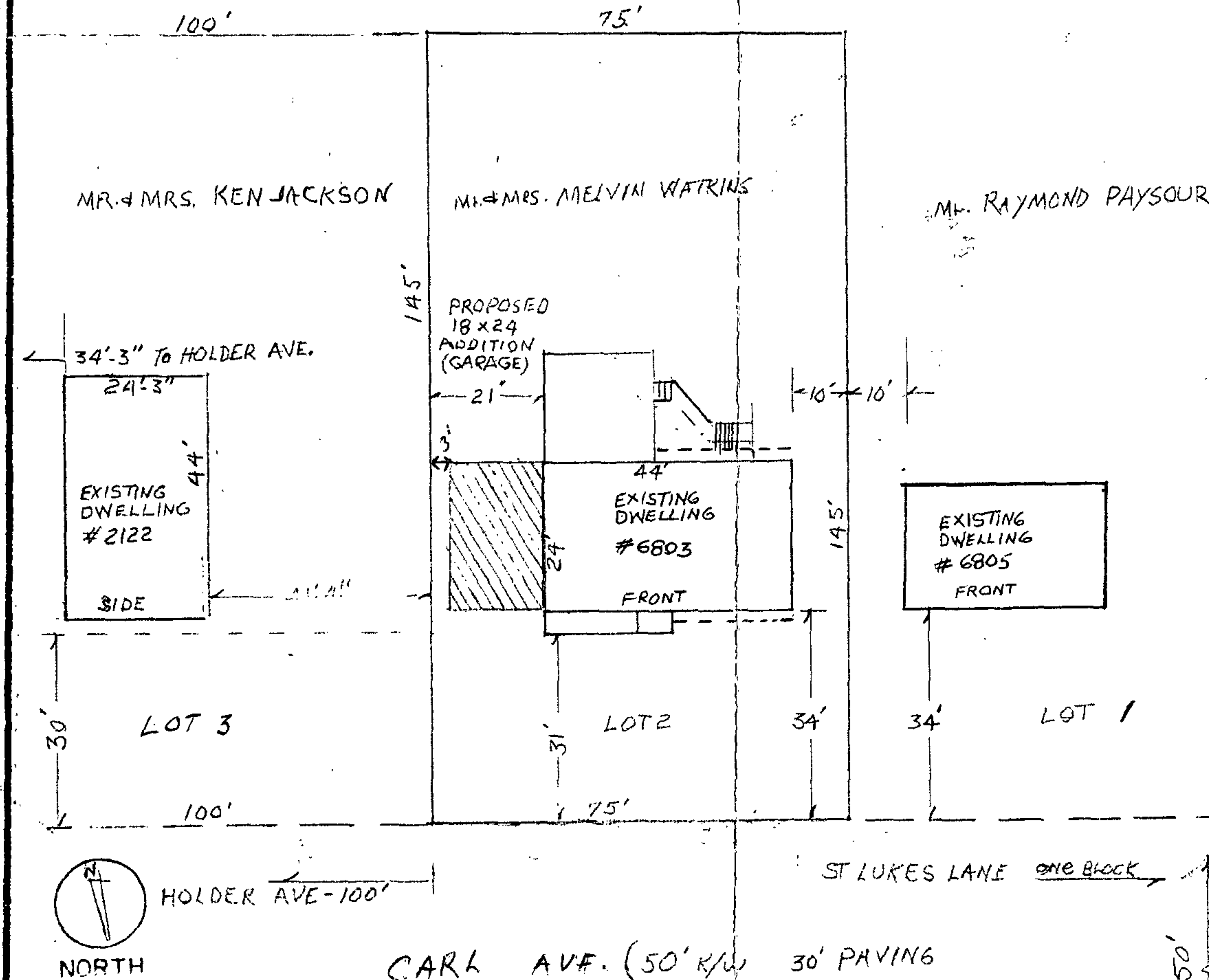
PROPERTY ADDRESS 6803 CARL AVENUE

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

SUBDIVISION NAME C HARLES VILLAGE II

PLAT BOOK # 42 FOLIO # 7 LOT # 2 SECTION # BLOCK B

OWNER MR. & MRS. MELVIN & PHYLLIS WATKINS



LOCATION INFORMATION

ELECTION DISTRICT 2nd

COUNCILMANIC DISTRICT 4th

1" = 200' SCALE MAP # 088A2

ZONING DR-3.5

LOT SIZE 1/4 ACRES 10875 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY BK ITEM # 162 CASE # 08-162-A

PREPARED BY MORGAN KELLY BUILDER

SCALE OF DRAWING: 1" = 25'