

IN RE: PETITION FOR ADMIN. VARIANCE *

NE side of Sue Creek Drive, 220 feet SE
of Holly Circle *
15th Election District *
6th Councilmanic District *
(2026 Sue Creek Drive)

Thomas F. Richie
Petitioner

BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

Case No. 08-194-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, Thomas F. Richie for property located at 2026 Sue Creek Drive. The variance request is from Section 1B02.3.B (Section 1B01.2.C.1 1970 Zoning Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.3.b 1970 Comprehensive Manual of Development Policies (CMDP) to permit a proposed addition with a building to building separation (from adjacent dwelling) of 14 feet, 10 inches, in lieu of the minimum required 16 feet, and to amend the Final Development Plan for Sue Creek Landing, Plat 3, Lot 91 only. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct an addition measuring 29 feet 4 inches x 11 feet in size. This addition will allow the expansion of the dining area and also provide additional storage space. The existing side deck and shed will be replaced with the first floor addition. The Petitioner provided a letter of support from the most affected neighbor residing at 2028 Sue Creek Drive. The Architectural Committee for the Sue Creek Landing Property Owner's Association, Inc., approved the proposal.

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 Department of Environmental Protection and Resource Management dated December 10, 2007. The

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12-11-07

By

comments indicate that the property must comply with the Chesapeake Bay Critical Area Regulations. The comments further indicate that any development on this waterfront lot would require compliance with 10% pollutant reduction requirements, and would require a CBCA Administrative Variance since the proposed work is within the 100 foot buffer off mean high tide

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 3, 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 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 11th day of December, 2007 that a variance from Section 1B02.3.B (Section 1B01.2.C.1 1970 Zoning Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.3.b 1970 Comprehensive Manual of Development Policies (CMDP) to permit a proposed addition with a building to building separation (from adjacent dwelling) of

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[Signature]

14 feet, 10 inches, in lieu of the minimum required 16 feet, and to amend the Final Development

Plan for Sue Creek Landing, Plat 3, Lot 91 only is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code.
3. The lot is located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA). Any development on this waterfront lot would require compliance with 10% pollutant reduction requirements, and would require a CBCA Administrative Variance since the proposed work is within the 100 foot buffer off mean high tide.

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

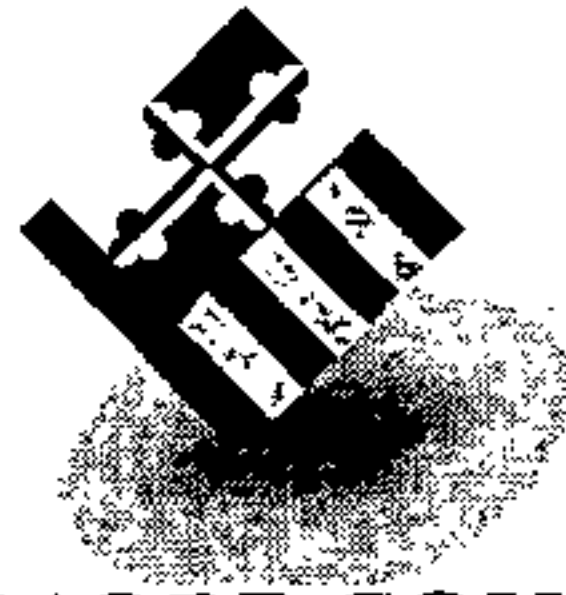

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

12.11.07





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 11, 2007

THOMAS F. RICHIE
2026 SUE CREEK DRIVE
ESSEX MD 21221

Re: Petition for Administrative Variance
Case No. 08-194-A
Property: 2026 Sue Creek Drive

Dear Mr. Richie:

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 cursive script, reading "Tom H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

●CBCA Flood●



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2026 Sue Creek Dr. Essex, MD
which is presently zoned DR 3.5

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) 1802.3.B, BCZR (1801.2.C.1, 1970 Zoning

Regulations and Section V.B.3.b, 1970 C.M.D.P.) to permit a proposed addition with a building to building separation (from adjacent dwelling) of 14 feet, 10 inches, in lieu of the minimum required 16 feet, and to amend the Final Development Plan for Sue Creek Landing, Plat 3, Lot 91 only.

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

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 08-194-A

Reviewed By JNP

Date 10/23/07

REV 10/25/01

Estimated Posting Date 11/4/07

RECEIVED FOR FILING

12-11-07

83

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 2026 Sue Creek Drive
Address
Essex, MD 21221
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) Presently property does not have adequate dining area. Addition would provide space to enjoy family get-togethers that the current limited space does not allow property owner to do.
- 2) Presently property does not have adequate storage space. Storage addition will increase safety and provide a secure area of the home to shelter and protect personal property from vandalism and theft.
- 3.) Addition to side of home, rather than in front of property. Keeps property in line with surrounding properties. All properties in area are set back from street approximately 40 ft.

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.

Thomas F. Richie
Signature
Thomas F. Richie
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of October, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Michelle Hartman
Notary Public
My Commission Expires 09/01/09



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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- 3) Addition to side of home, rather than in front of property, keeps property in line with surrounding properties. All properties in area are set back from street approximately 40 ft.

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.

Thomas F. Richie
Signature
Thomas F. Richie
Name - Type or Print

Signature

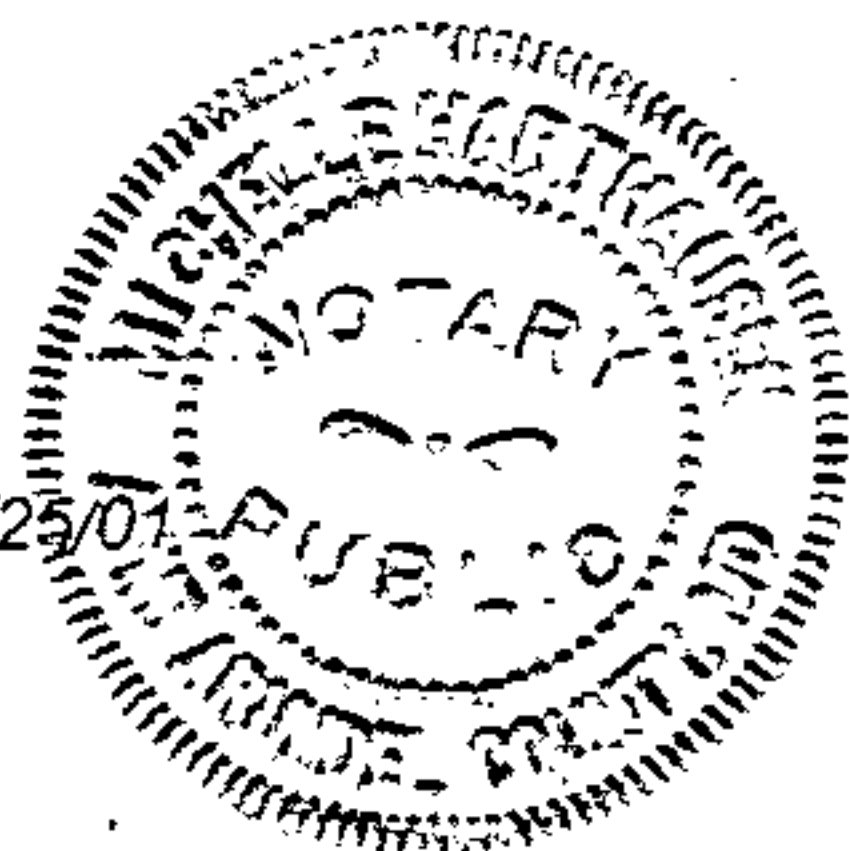
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

AS WITNESS my hand and Notarial Seal



Michelle Hartman
Notary Public
My Commission Expires 09/01/09

BCA Flood



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2026 Sue Creek Dr. Essex, MD
which is presently zoned DR 3.5

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) 1B02.3.B, BCZR (Section 1B01.2.C.1,

1970 Zoning Regulations and Section V.B.3.b, 1970 C.M.D.P.) to permit a proposed addition with a building to building separation (from adjacent dwelling) of 14 feet, 10 inches, in lieu of the minimum required 16 feet, and to amend the Final Development Plan for Sue Creek Landing, Plat 3, Lot 91 only.

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):

Mr. Thomas F. Richie

Name - Type or Print

Signature

Name - Type or Print

Signature

2026 Sue Creek Drive

Address

Essex

City

Maryland

State

Telephone No.

21221

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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.

08-194-A

REV 10/25/01

12-11-07

Reviewed By

JNP

Date

10/23/07

Estimated Posting Date

11/4/07

Zoning Description

Zoning Description for: 2026 Sue Creek Drive, Essex, MD, 21221

Beginning at a point on the North^{east} side of Sue Creek Drive which is 50 feet wide at the distance of 220 feet Southeast of the centerline of the nearest improved intersecting street Holly Circle which is 50' wide. Being Lot # 91 in the subdivision of Sue Creek Landing, *Plat 3* as recorded in Baltimore County Plat Book # 48, Folio # 8, containing ^{8,463}~~7,350~~ square feet. Also known as 2026 Sue Creek Drive, Essex, MD 21221 and located in the 15th Election District, 6th Councilmanic District.

08-194-A

No. 72324

— 10 —

THE

Date:

07/07/07

Fund	Agcy	Orgn	Sub	Rev	Sub	Rept	BS
Fund	Agcy	Orgn	Orgn	Source	Rev	Catg	Acct

[illegible]

Total:

0057

Rec From:

Howl of Phe

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Am. Vainoc - 2026 Sw Creek Dr.
08-194-A (Kichic)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 08-194-A

Petitioner/Developer: THOMAS F. RICHIE

Date Of Hearing/Closing: 11/19/07

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 2026 SUE CREEK DR.

This sign(s) were posted on November 3, 2007

(Month, Day, Year)

Sincerely,

Martin Ogle 11/3/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-194-A
I, THOMAS F. RICHIE, hereby certify that the following information is true and correct to the best of my knowledge and belief, and that I am not aware of any other person who has provided false information to the Zoning Administration and Development Management Department.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127.01 OF THE BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE. PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON 11/19/07. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT, 111 WEST CHESAPEAKE AVENUE, BALTIMORE, MD 21220. TEL. 557-3391.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 194 -A

Address 2026 Sue Creek Drive

Contact Person: Jeffrey Perlow

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 10/23/07

Posting Date: 11/4/07

Closing Date: 11/19/07

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- 194 -A

Address 2026 Sue Creek Drive

Petitioner's Name Thomas F. Richie

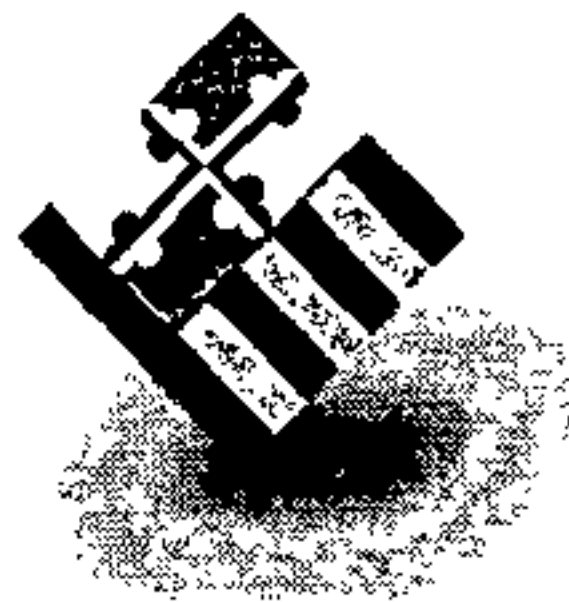
Telephone 410-599-8787; 410-780-3093

Posting Date: 11/4/07

Closing Date: 11/19/07

Wording for Sign: To Permit a proposed addition with a building to building separation (from adjacent dwelling) of 14 feet, 10 inches in lieu of the minimum required 16 feet, and to amend the Final Development Plan for Sue Creek Landing, Plat 3, Lot 91 only.

WCR - Revised 6/25/04



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 19, 2007

Mr. Thomas F. Richie
2026 Sue Creek Drive
Essex, Maryland 21221

Dear Mr. Richie:

RE: Case Number: 08-194-A, 2026 Sue Creek Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 23, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
DEC 11 2007

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: December 10, 2007

SUBJECT: Zoning Item # 08-194-A
Address 2026 Sue Creek Drive
(Richie Property)

Zoning Advisory Committee Meeting of October 29, 2007

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The lot is located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA). Any development on this waterfront lot would require compliance with 10% pollutant reduction requirements, and would require a Chesapeake Bay Critical Area Administrative Variance since the proposed work is within the 100-foot buffer off mean high tide. *Paul Dennis; Environmental Impact Review*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 1, 2007

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

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NOV 01 2007

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-194

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

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

Prepared By:

R. Bruce Feely

Division Chief:

Lynn Lanham / rbs

rbs

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 30, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2007
Item Nos. 08-157, 184, 185, 186, 187,
188, 190, 191, 192, 193, 194, and 196

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-10302007.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Maryland Department of Transportation

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Date: **NOVEMBER 1, 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. **8-194-A**
2026 SUE CREEK DRIVE
RICHELIE 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. **8-194-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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 1, 2007

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-194

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

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

Prepared By:

R. Bruce Acely

Division Chief:

Lynn Lankham / rbs

rbs

Patricia Zook - Case 08-194-A, DEPRM comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 11/26/2007 1:09 PM
Subject: Case 08-194-A, DEPRM comments needed

Hello Jeff -

We are in need of comments from DEPRM for the above-titled case. The property is located at 2026 Sue Creek Drive. This administrative variance case closed 11-19-07.

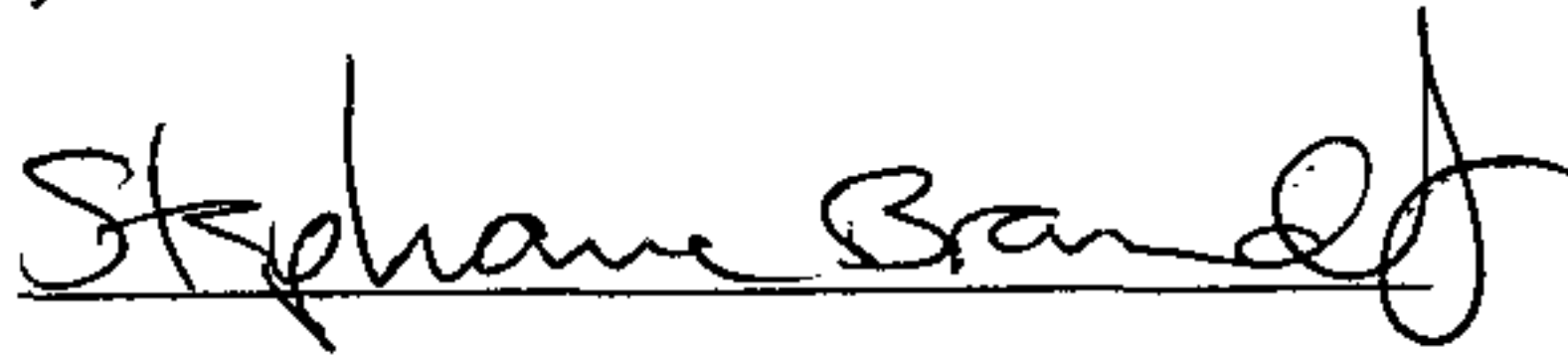
Thanks for your help.

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

To Whom It May Concern:

Thomas Richie, residing at 2026 Sue Creek Drive, Essex, Maryland, has shown us drawings of planned addition to east side of his property. We understand this addition exceeds established property setbacks on the east side of property by approximately 1½ feet. We do not have any objections with proposed addition.

Sincerely,



Keith & Stephanie Brandt
2028 Sue Creek Drive

Dated: 10/18/07

02-194-A

**SUE CREEK LANDING
PROPERTY OWNER'S ASSOCIATION, INC.**

ARCHITECTURAL COMMITTEE

SUBMISSION RESPONSE

=====

NAME

Mr. Tom RICHIE

ADDRESS

2026 SUE CREEK DR.

21221

Your plans for REPLACE SIDE DECK + SHED WITH 1ST FLOOR
ADDITION, 32' x 12'7", REPLACE FRONT WINDOWS + DOORS. RE-
PLACE SHINGLES WITH VINYL SIDING (EARTH TONES) TRIM TO MATCH
have been reviewed by the Committee. The plans are:



approved as stated.



**disapproved as submitted. Please resubmit with the
following additional changes:** _____



are not approved. Please review covenant # _____

Please direct any questions to the Architectural Committee.

G. Glen Mansbeyn

Chairperson

4-25-07

Date

Mary Kuhn

Secretary

4/25/07

Date

Approvals and disapprovals require two signatures.

08-194-A

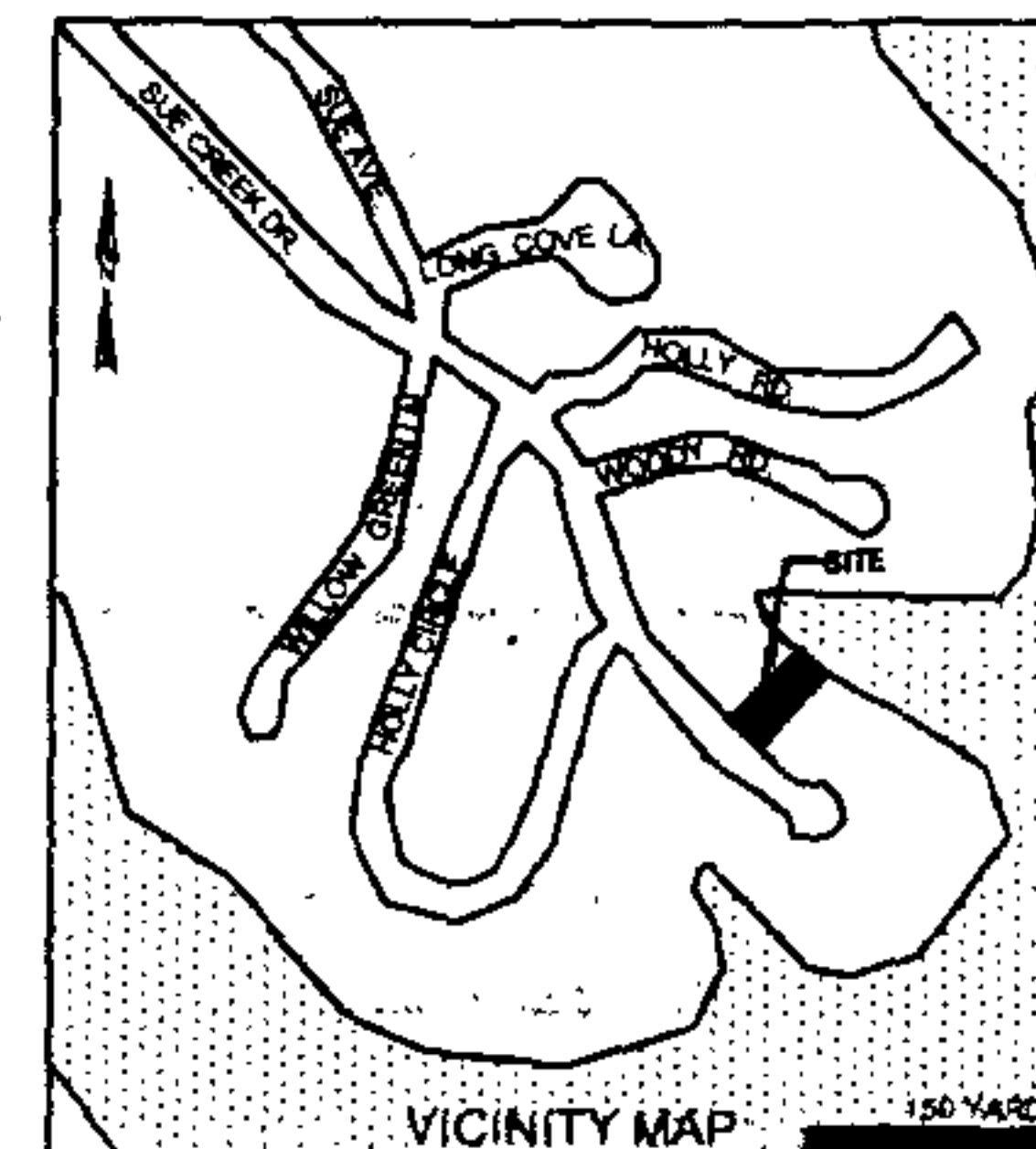
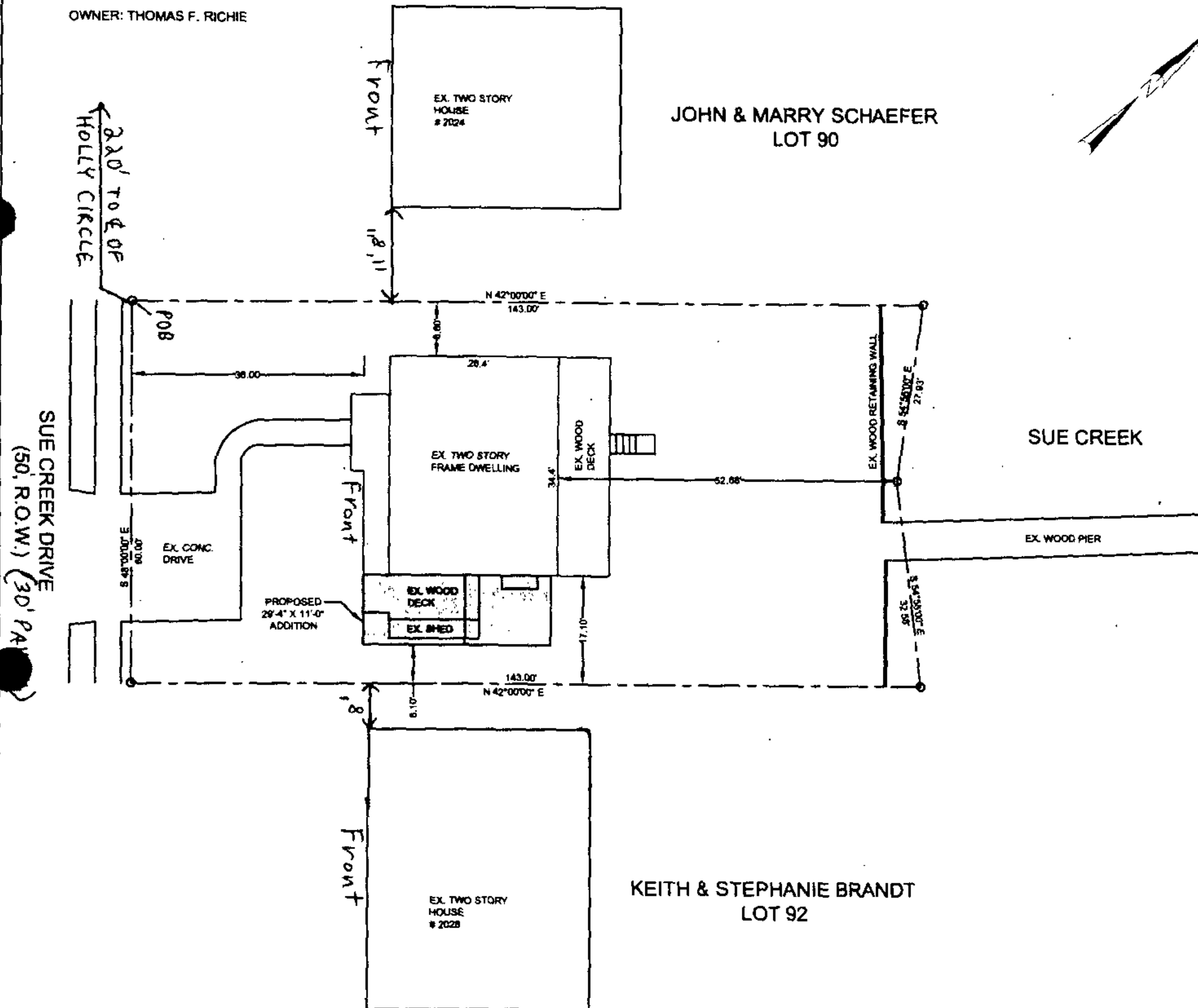
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 2026 SUE CREEK DR.
BALTIMORE MD. 21221

SUBDIVISION NAME: SUE CREEK LANDING, PLAT 3

PLAT BOOK #: 48 FOLIO #: 8 LOT #: 91 SECTION #: N/A

OWNER: THOMAS F. RICHIE



LOCATION INFORMATION

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 6

1" = 200' SCALE MAP #098 A3

ZONING: DR 3.5

LOT SIZE: ~~2.4162908~~ 8,463.00
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN	☒	☐
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HISTORIC PROPERTY / ☐ BUILDING ☒

PRIOR ZONING HEARING ☐ ☒

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE#
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PREPARED BY: KENNEDY, PORTER AND ASSOCIATES INC. SCALE OF DRAWING: 1" = 30'

JNP 08-194-A

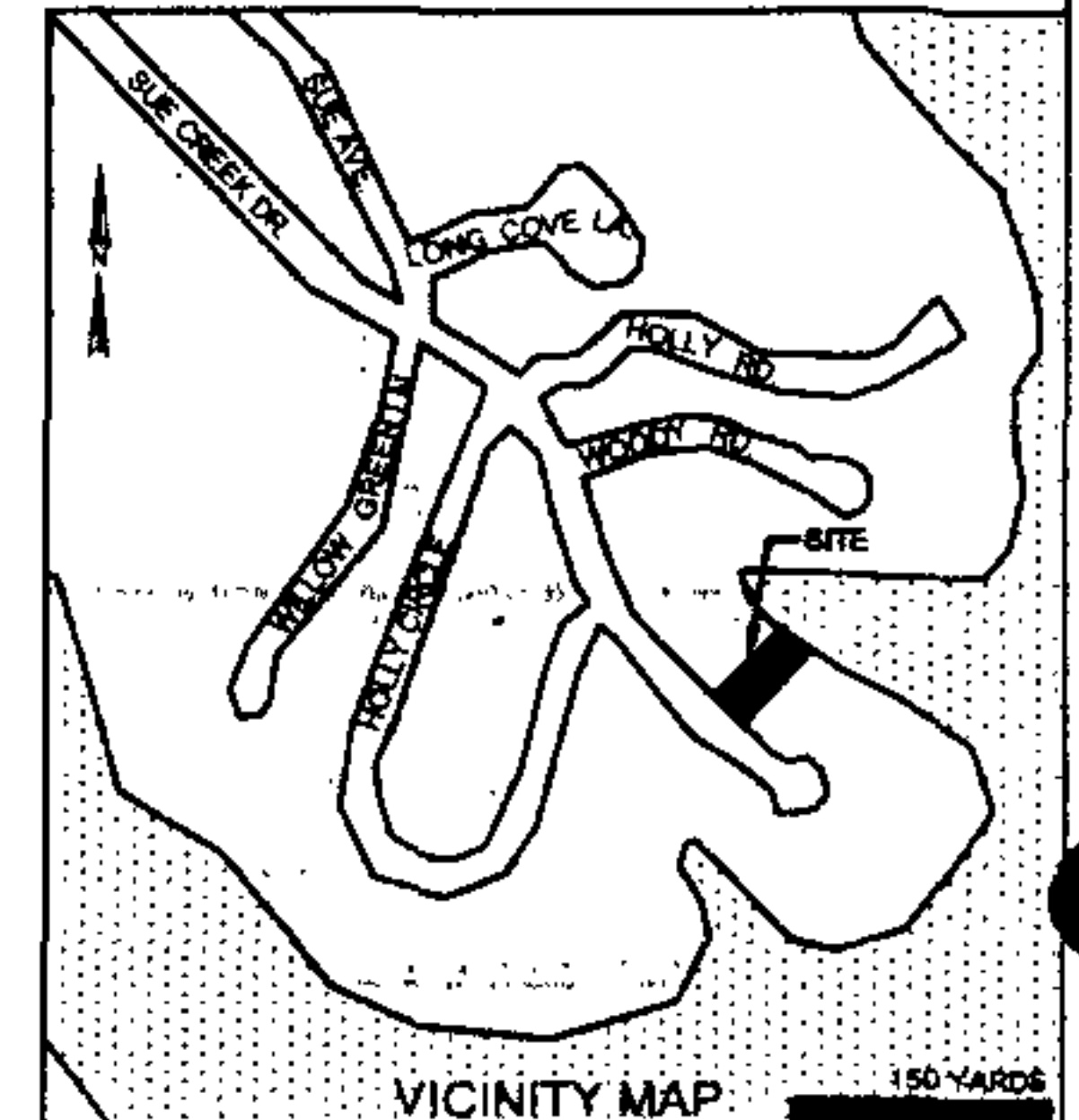
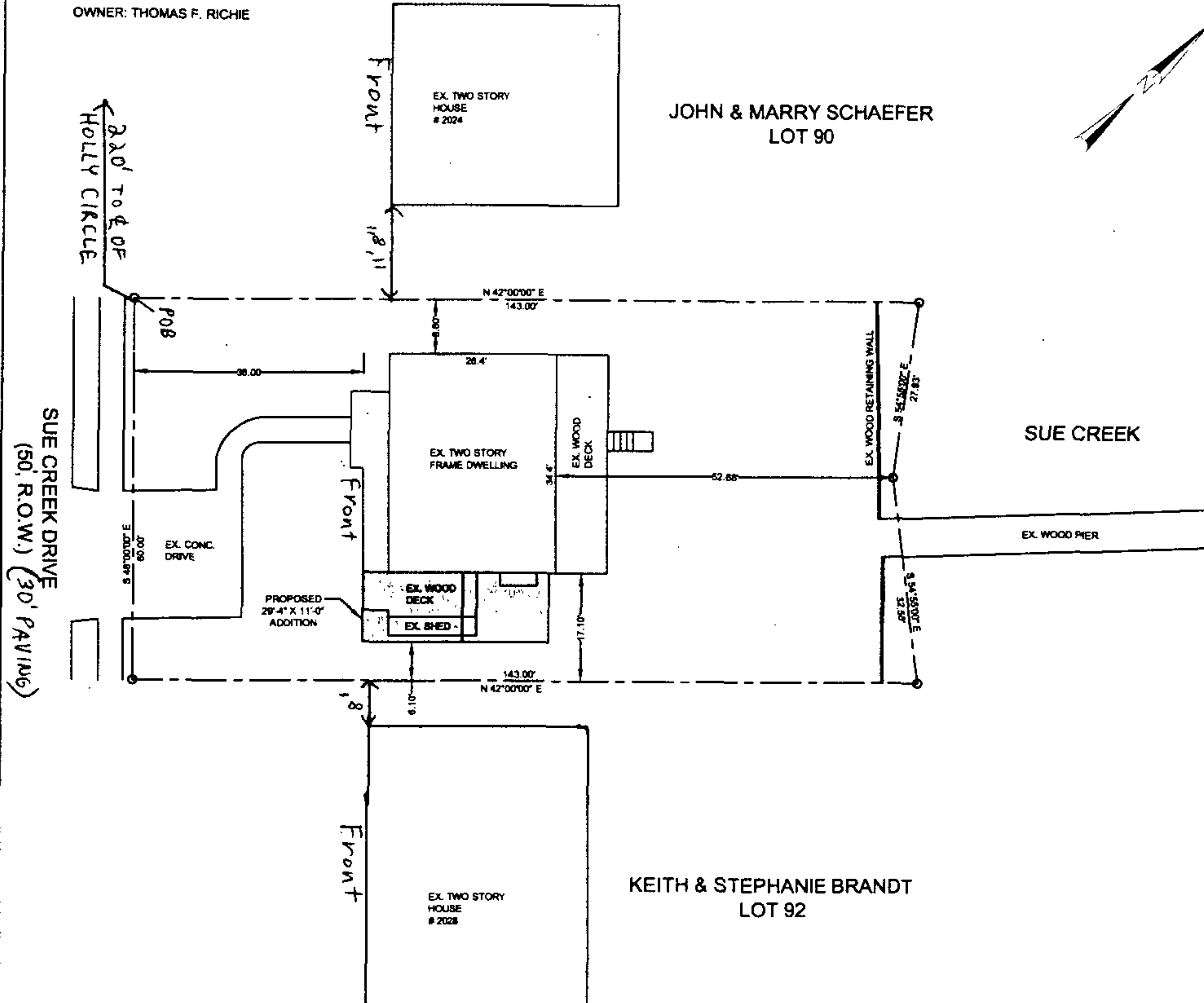
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 2026 SUE CREEK DR.
BALTIMORE MD, 21221

SUBDIVISION NAME: SUE CREEK LANDING, PLAT 3

PLAT BOOK #: 48 FOLIO #: 8 LOT #: 91 SECTION #: N/A

OWNER: THOMAS F. RICHIE



LOCATION INFORMATION

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 6

1" = 200' SCALE MAP #008 A3

ZONING: DR 3.5

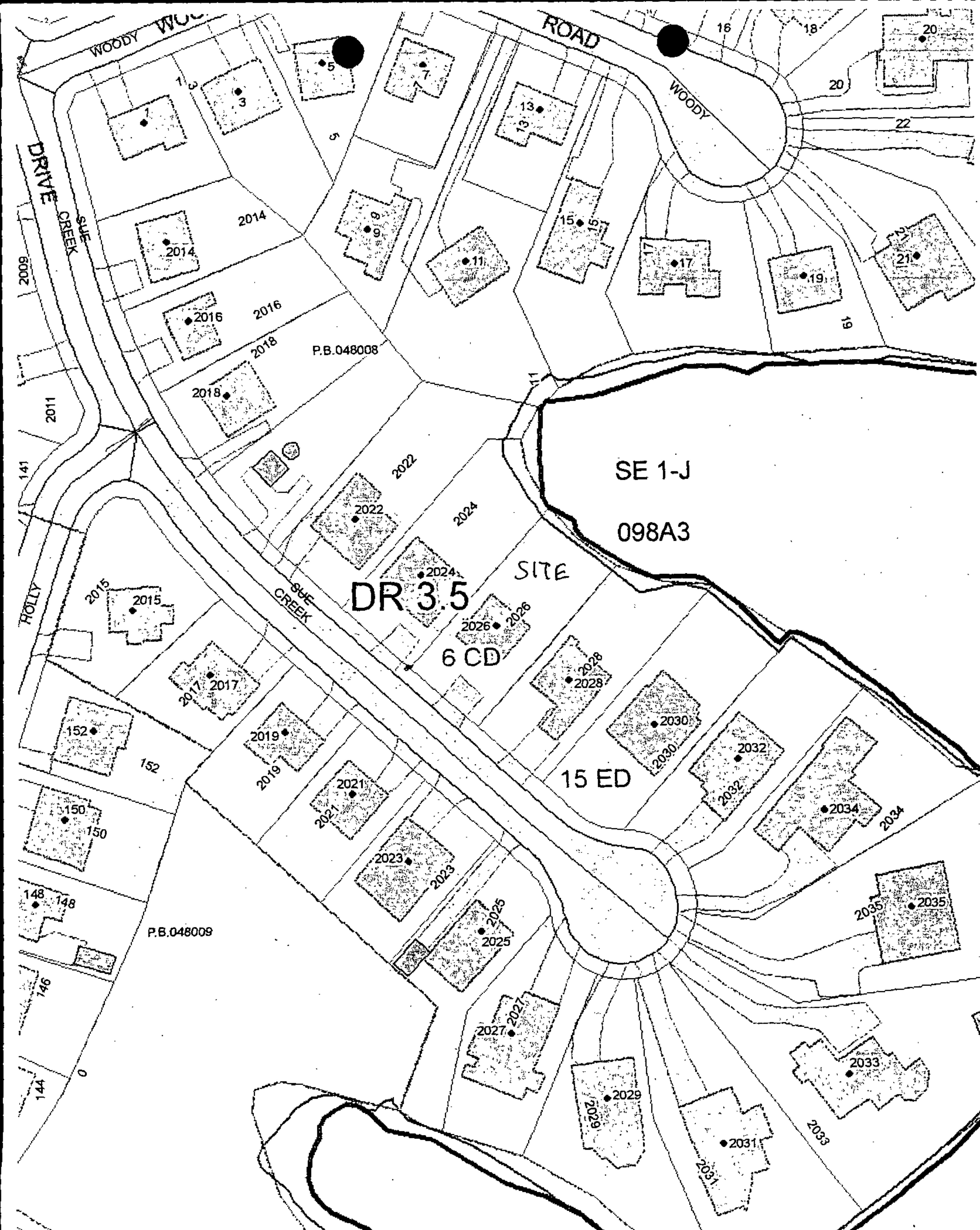
LOT SIZE: 0.194 ACREAGE 8,463.00 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA	YES ☒	NO ☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY / BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE#
JNP		08-194-A



08-194-A

098A3

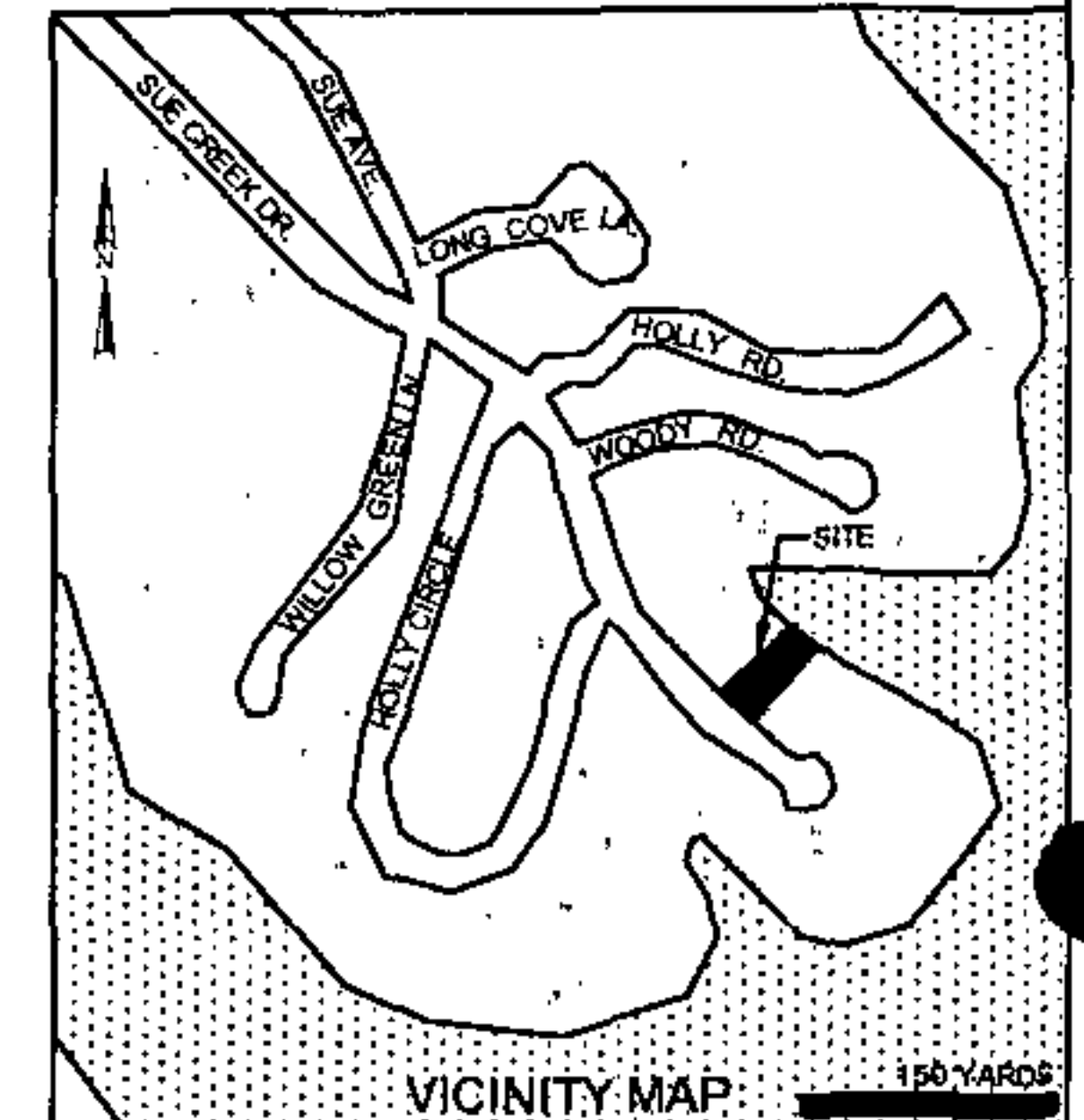
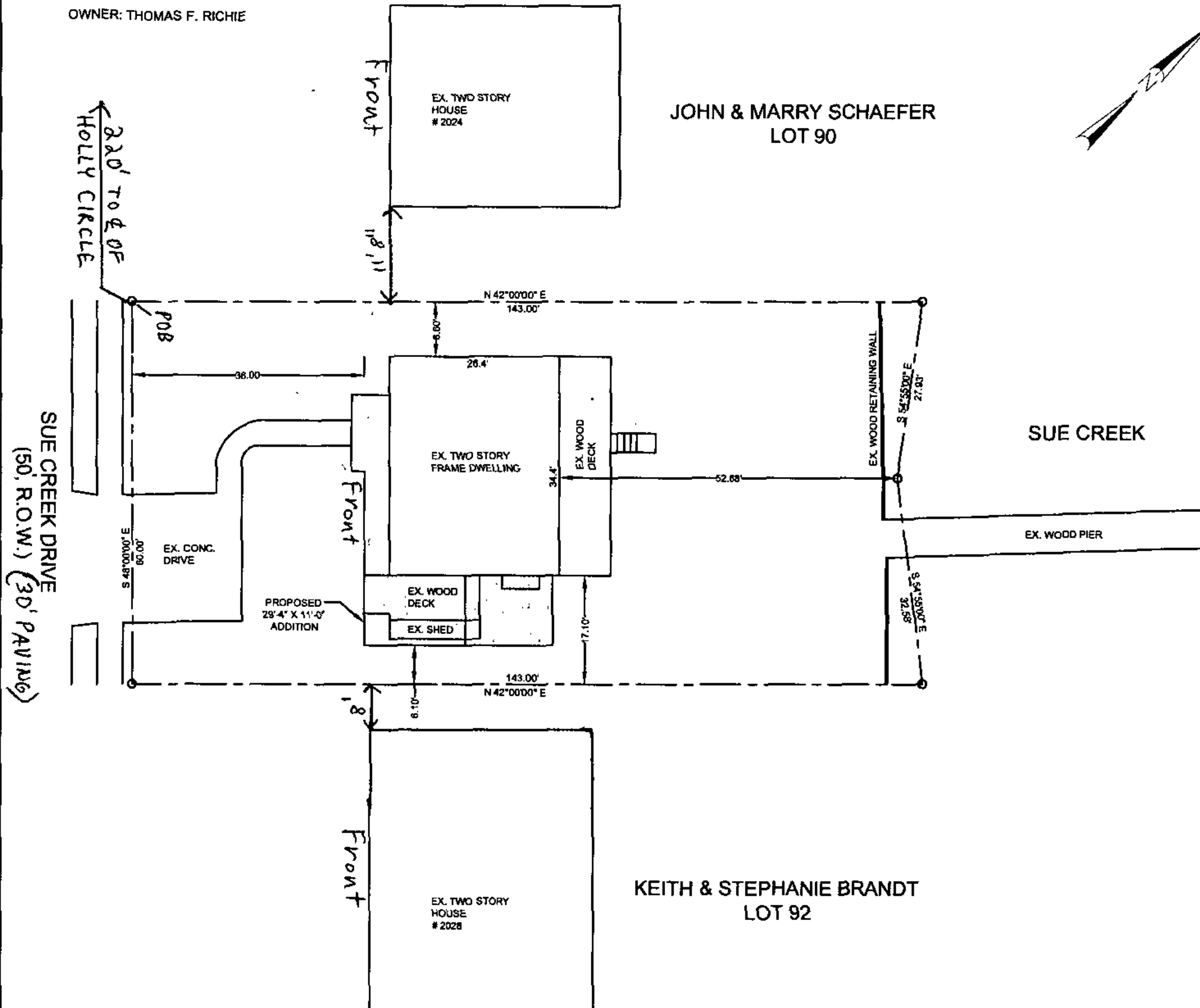
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 2026 SUE CREEK DR.
BALTIMORE MD, 21221

SUBDIVISION NAME: SUE CREEK LANDING, PLAT 3

PLAT BOOK #: 48 FOLIO #: 8 LOT #: 91 SECTION #: N/A

OWNER: THOMAS F. RICHIE



LOCATION INFORMATION

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 6

1" = 200' SCALE MAP #098 A3

ZONING: DR 3.5

LOT SIZE: 0.194 ACREAGE 8,463.00 SQUARE FEET

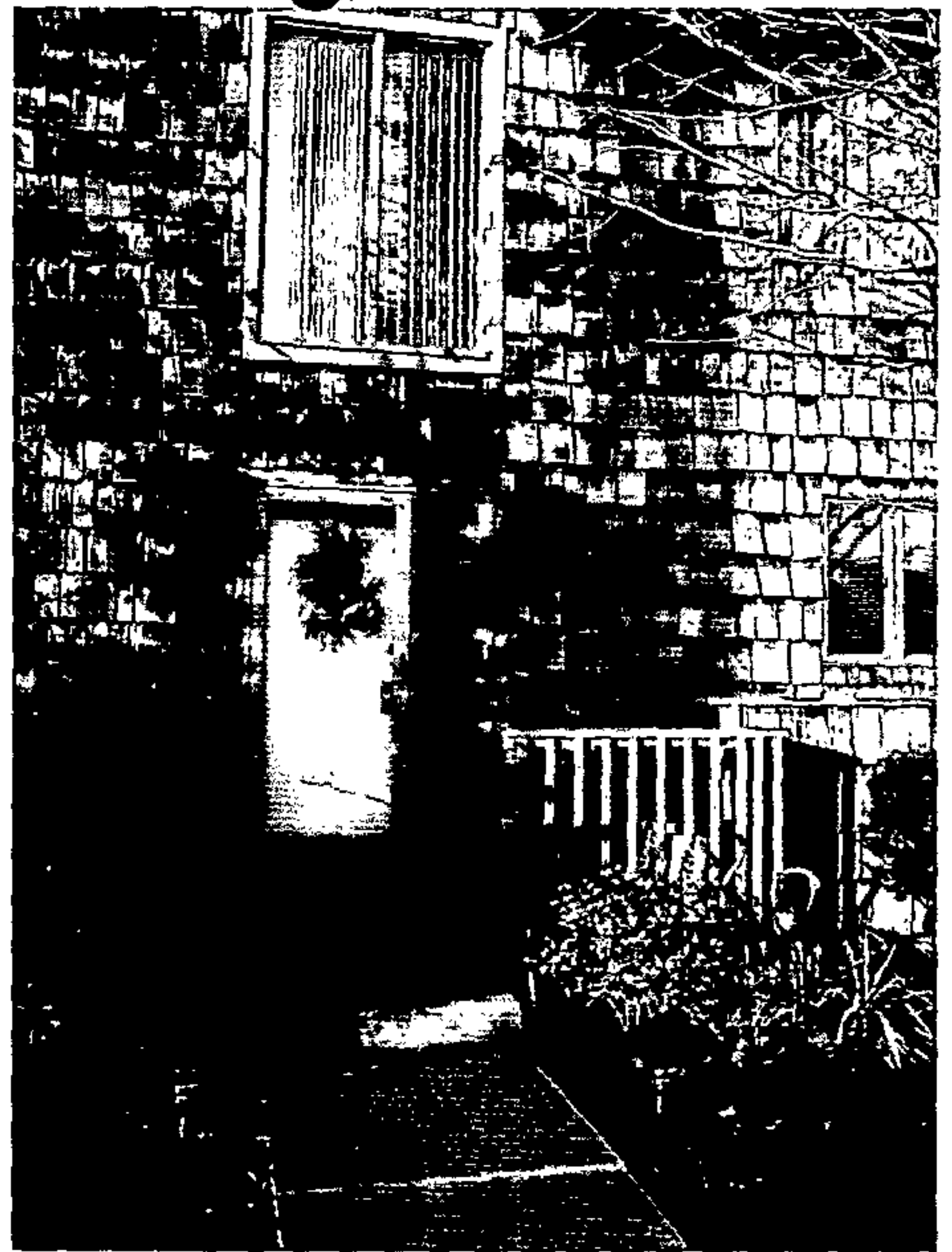
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY / BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE#

JNP 08-194-A



EXISTING ENTRY

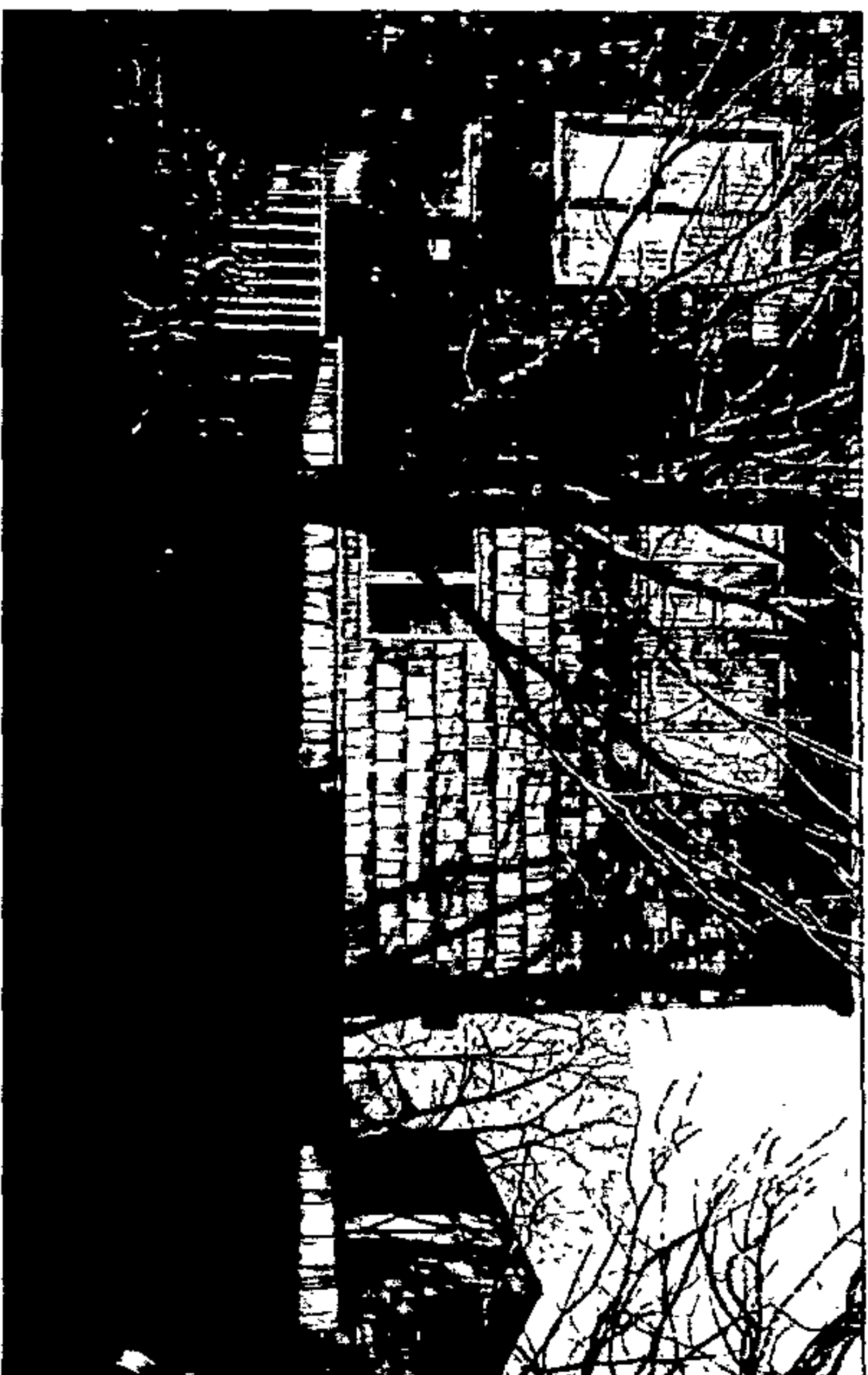


EXISTING DECK + SHED TO BE
DEMOLISHED AND NEXT DOOR 2026 SWE
CREEK DR

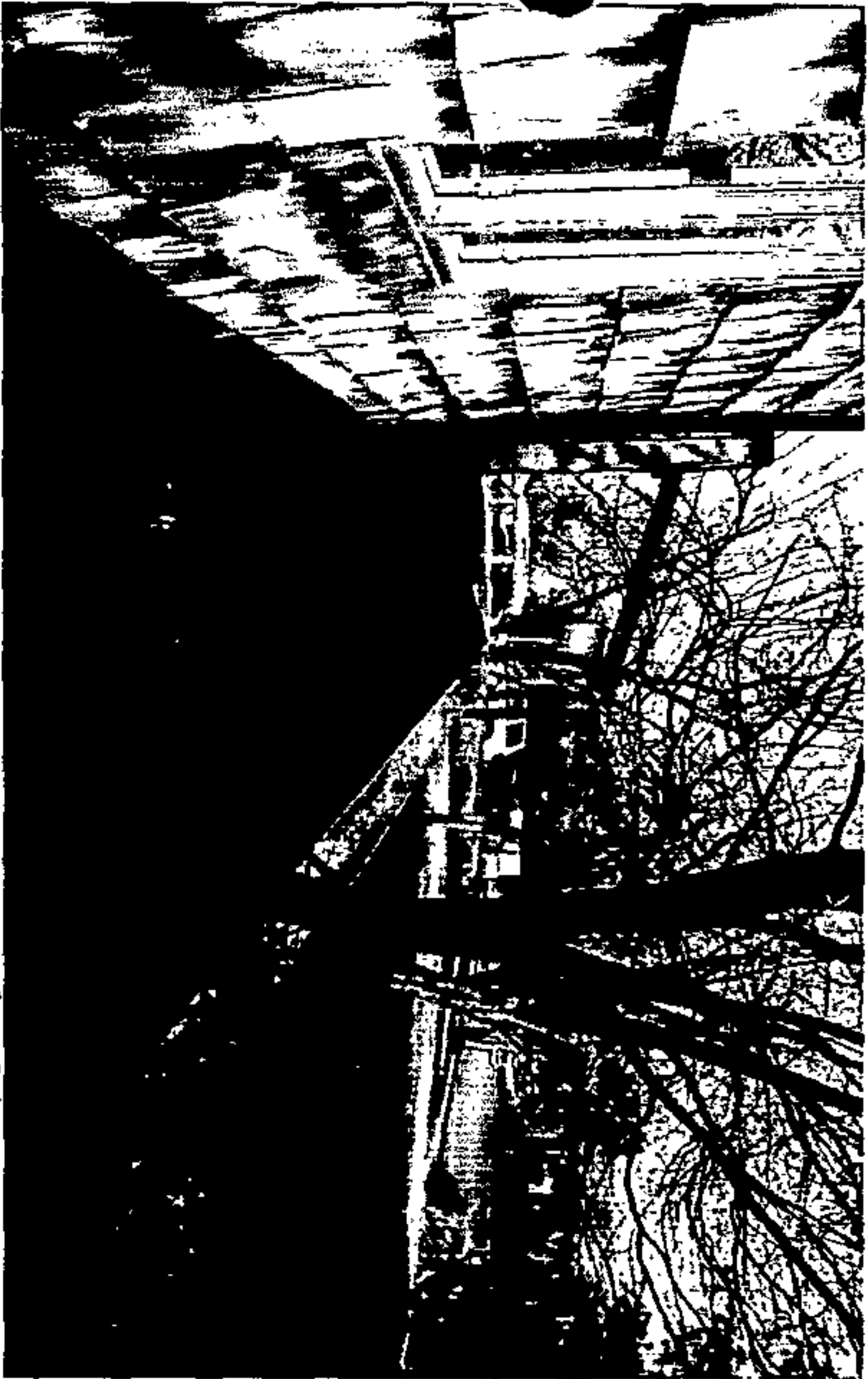
08-194-A



EXISTING SHEDS + DECK TO BE
REMOVES AND SIDED 2028 SUE CREEK DR



FRONT OF HOUSE TAKEN FROM
STREET



TAKEN FROM FRONT OF HOUSE
DOWN EXISTING DECK



FRONT OF HOUSE TAKEN FROM
EAST AND 2028 SUE CREEK DR