

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S side Westburn Road, 147 feet S		
c/l Burnt Oak	*	DEPUTY ZONING
1 st Election District		
1 st Councilmanic District	*	COMMISSIONER
(1303 Westburn Road)		
	*	FOR BALTIMORE COUNTY
Veronica E. Wright		
<i>Petitioner</i>	*	Case No. 08-253-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, Veronica E. Wright for property located at 1303 Westburn Road. The variance request is from Section 1B02.3.B (Sections 504.d and 1B01.2.C.2.b 1971 Zoning Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections V.B.6.b and V.B.6.c 1971 of the Comprehensive Manual of Development Policies (CMDP) to permit a proposed addition (sunroom) to have a window-to-lot line setback of 11 feet in lieu of the required 15 feet, a window-to-window setback as close as 20 feet in lieu of the required 40 feet, and to amend the Final Development Plan of Victorian Manor lot 6 only; and to allow an addition to be built outside the building envelope. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct a sunroom on a portion of the existing deck at the rear of the home. The location of the proposed sunroom lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the house. The sunroom will help insulate and reduce heating bills as well as to reduce road and other ambient noises. The sunroom will provide a place to sit outdoors without concern for bugs or the sun's rays. Petitioner states the

ORDER RECEIVED FOR FILE
 1-7-08
 PB

proposed sunroom will improve the overall appearance of the house. The lot size does not lend itself to any addition of adequate size without a variance.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 14, 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.

ORDER RECEIVED FOR FILED
1-7-08
13

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 7th day of January, 2008 that a variance from Section 1B02.3.B (Sections 504.d and 1B01.2.C.2.b 1971 Zoning Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections V.B.6.b and V.B.6.c 1971 of the Comprehensive Manual of Development Policies (CMDP) to permit a proposed addition (sunroom) to have a window-to-lot line setback of 11 feet in lieu of the required 15 feet, a window-to-window setback as close as 20 feet in lieu of the required 40 feet , and to amend the Final Development Plan of Victorian Manor lot 6 only; and to allow an addition to be built outside the building envelope is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

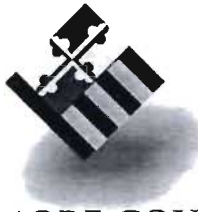
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
1-7-08
pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 7, 2008

VERONICA E. WRIGHT
1303 WESTBURN ROAD
BALTIMORE MD 21228

Re: Petition for Administrative Variance
Case No. 08-253-A
Property: 1303 Westburn Road

Dear Ms. Wright:

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

c: Patio Enclosures, 224 8th Avenue NW, Glen Burnie MD 21061



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 10, 2008

VERONICA E. WRIGHT
1303 WESTBURN ROAD
BALTIMORE MD 21228

Re: Petition for Administrative Variance
Case No. 08-253-A
Property: 1303 Westburn Road

Dear Ms. Wright:

Enclosed please find the **corrected page 2 of the Order** in the above-captioned case.
Please insert this corrected page 2 into your copy of the Order.

I apologize for any inconvenience this may have caused.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Zook".

Patricia Zook
Legal Secretary

Enclosure

c: Patio Enclosures, 224 8th Avenue NW, Glen Burnie MD 21061



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1303 Westburn Rd. Baltimore, MD 21228

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 (Sections 504 & 1801.2.C.2.b 1971 Zoning Regs and Sections V.B.G. b. and V.B.G.c. 1971 CMAP) - to permit a proposed addition (sunroom) to have a window-to-lotline setback of 11 feet in lieu of the required 15, a window-to-window setback as close as 20 feet in lieu of the required 40, and to amend the Final Development Plan of Victorian Manor, lot 6 only: to allow an addition to be built outside the building envelope 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

Veronica E. Wright

Signature

Signature

Address

410-869-0220
Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Attorney For Petitioner:

1303 Westburn Rd.

Address

Telephone No.

Baltimore, MD 21228

State

Zip Code

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc.

Name

224 8th Ave. NW

Address

410-760-1919

Telephone No.

Glen Burnie, MD 21061

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. 08-253-A

Reviewed By RJD

Date 12/3/07

REV 9/15/98

Estimated Posting Date 12/16/07

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 - 1303 WESTBURN RD.

Address

BALTIMORE, MD 21228

City

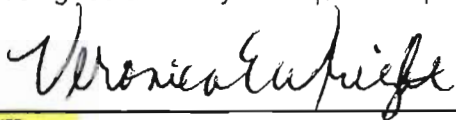
State

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. This area lends itself to the utilization of existing facilities without major interruptions to the existing floorplan of the dwelling.
2. Insulate and reduce heating bills.
3. Reduce road and ambient noise.
4. A place to sit out and enjoy the outdoors without concern for bugs, flies, mosquitos, the sun's harmful rays etc...
5. Improve overall appearance of the house.
6. The restrictiveness of the lot does not lend itself to any addition of adequate size without a variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

Signature

VERONICA E. WRIGHT

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Veronica E. Wright

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

AS WITNESS my hand and Notarial Seal

November 15, 2007
Date

Barbara A. Ingino
Notary Public

My Commission Expires

BARBARA A. INGINO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2010



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1303 Westburn Rd. Baltimore, MD 21228
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) 1302.3.B. BCZR (Sections 504 & 1301.2.C.2.b

1971 Zoning Regs and Sections V.B.6.b and V.B.6.c 1971 CMDF) - to permit a proposed addition (sunroom) to have a window-to-lot line setback of 11 feet in lieu of the required 15, a window-to-window setback as close as 20 feet in lieu of the required 40, and to amend the Final Development Plan of Victorian Manor, lot 6 only; to allow an addition to be built outside the building envelope

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

410-869-0220
Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Veronica E. Wright

Name - Type or Print

Signature

Name - Type or Print

Signature

1303 Westburn Rd.

Address

Telephone No.

Baltimore, MD 21228

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc.

Name

224 8th Ave. NW

Address

410-760-1919

Telephone No.

Glen Burnie, MD 21061

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.

08-253-A

Reviewed By

RDD

Date

12/3/07

REV 9/15/98

Estimated Posting Date

12/16/07

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 - 1303 WESTBURN RD.

Address

- BALTIMORE, MD 21228

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. This area lends itself to the utilization of existing facilities without major interruptions to the existing floorplan of the dwelling.
2. Insulate and reduce heating bills.
3. Reduce road and ambient noise.
4. A place to sit out and enjoy the outdoors without concern for bugs, flies, mosquitos, the sun's harmful rays etc...
5. Improve overall appearance of the house.
6. The restrictiveness of the lot does not lend itself to any addition of adequate size without a variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature



Signature

VERONICA E. WRIGHT

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Veronica E. Wright

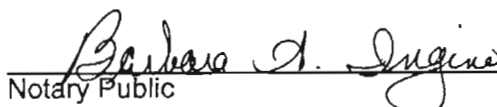
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

November 15, 2007

Notary Public



My Commission Expires

BARBARA A. INGINO

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2010

ZONING DESCRIPTION FOR 1303 WESTBURN RD.

***BEGINNING AT A POINT ON THE SOUTH SIDE OF WESTBURN RD.
WHICH IS 30' WIDE AT THE DISTANCE OF 147'SOUTH OF THE
NEAREST IMPROVED INTERSECTING STREET BURNT OAK WHICH
IS 30' WIDE. BEING LOT # 6 BLOCK ___, SECTION ___ IN THE
SUBDIVISION OF VICTORIAN MANOR AS RECORDED IN COUNTY
PLATBOOK # 51, FOLIO # 51, CONTAINING 9,583 SQ'. ALSO KNOWN
AS 1303 WESTBURN RD LOCATED IN THE 01ST ELECTION DISTRICT,
01ST COUNCILMANIC DISTRICT.***

Item #253

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # OB-253-A

TO PERMIT A PROPOSED ADDITION (SUNROOM) TO HAVE
A WINDOW TO LOT LINE SETBACK OF 11 FEET IN LIEU
OF THE REQUIRED 15 FEET, A WINDOW TO WINDOW SETBACK
OF 20 FEET IN LIEU OF THE REQUIRED 40 FEET AND TO
AMEND THE FDP OF VICTORIAN MANOR (LOT 16 ONLY)
TO ALLOW AN ADDITION TO BE BUILT OUTSIDE THE
BUILDING ENVELOPE

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON --- ● --- DECEMBER 31, 2007

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



ZONING NOTICE
VARIANCE
PUBLIC HEARING

CERTIFICATE OF POSTING

RE: Case No.: OB-253-A

Petitioner/Developer: VERONICA WRIGHT

Date of Hearing/Closing: DEC. 31, 2007

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: **Christen Matthews**

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s)

required by law were posted conspicuously on the property located at _____

1303 WEST BURN ROAD

The sign(s) were posted on DEC. 14, 2007
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 253 -A Address 1303 Westburn Rd
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 12/3/07 Posting Date: 12/16/07 Closing Date: 12/31/07

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- 253 -A Address 1303 Westburn Rd
Petitioner's Name Veronica Wright Telephone 410 760 1919
Posting Date: 12/16/07 Closing Date: 12/31/07
Wording for Sign: To Permit a proposed addition (sunroom) to have a window to lot line setback of 11 feet in lieu of the required 15, a window to window setback of 20 feet in lieu of the required 40, and to amend the FDP of Victorian Manor (lot 6 only) to allow an addition to be built outside the building envelope

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 - 253 - A.

Petitioner: VERONICA E. WRIGHT

Address or Location: 1303 WESTBURN ROAD BALT. MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATIO ENCLOSURES INC.

Address: 224 8TH AVE NW

GLEN BURKE MD 21061

Telephone Number: 440 760 1919.

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

December 31, 2007

Veronica E. Wright
1303 Westburn Road
Baltimore, MD 21228

Dear Ms. Wright:

RE: Case Number: 08-253-A, 1303 Westburn Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 3, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Patio Enclosures, Inc. 224 8th Avenue, NW Glen Burnie 21061

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 12, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For December 17, 2007
Item Nos. 08-248, 249, 251, 252, 253,
254, 255, 256, and 258

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- 121207.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 20, 2007

RECEIVED
DEC 26 2007

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

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-253-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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lynne Lankford

CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 20, 2007

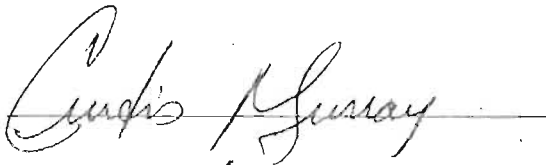
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-253-Administrative Variance

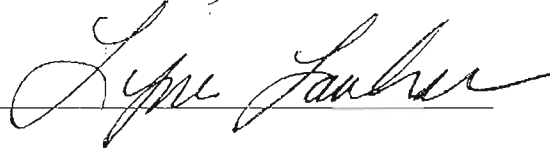
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



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: 12/11/2007

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

RE: Baltimore County
Item No. 8-253-A
1303 WESTBURN ROAD
WRIGHT 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. 8-253-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
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 10, 2007

Item Number: 248,249,251 253,254,256,258

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.

. 1The 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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

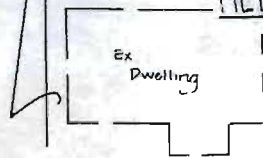
TYPICAL SETBACK REQUIREMENTS ALL UNITS *



- Window To Window - 40'
- Window To Tract Boundary - 35'
- Window To Street R/W - 25'
- Window To Lot Line - 15'
- Building To Tract Boundary - 30'
- All Units To Have 500 SF Of Contiguous Open Space

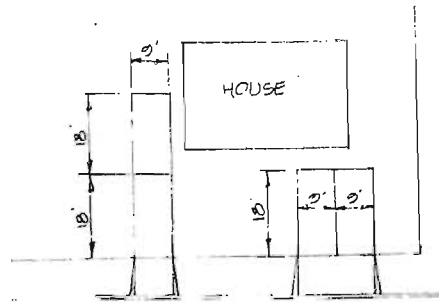
No Windows In Ends Of Units

HEIGHT TO HEIGHT RELATION



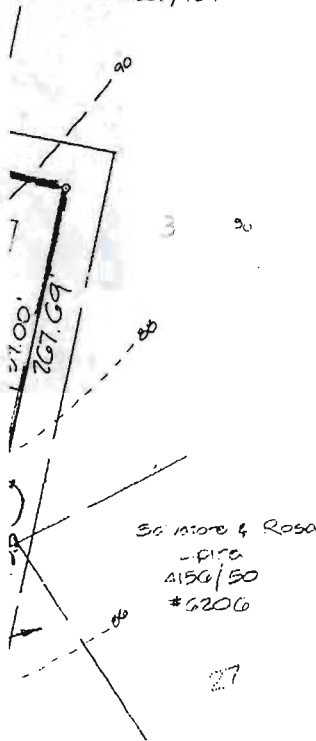
* Setbacks In Transition Areas Are Same As Above Because All Units In Transition Area Are Of Like Use & Exempt From Transition Setback Requirements

Arthur W & Catherine
Bethell
4261/161



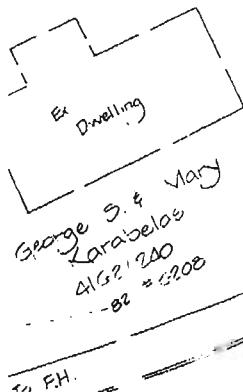
PARKING DETAIL

NO SCALE

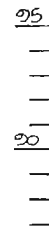
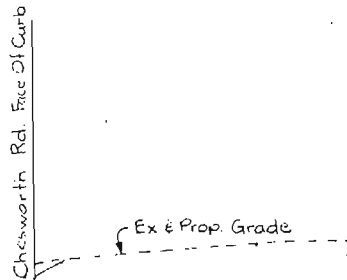


Note: Lots 1-6 To Have Sewer Service From Proposed 8" Sewer
Lots 7-10 To Have Sewer Service From Ex. Sewer In Chesworth Rd.
Lot 11 Has Existing Sewer Services

NOTE: Proposed Grading To Be Limited To That Req'd. For House Construction Only. Parhandles To Match Existing Ground So As Not To Change Drainage Areas



George S. & Mary
Karabelos
4162/200
82 = 5208



SITE DATA

- Existing Zoning C
- Gross Acreage C
- Total N° OF Dws
- Total N° OF Dws
- Required Open S
- Proposed Open S
- Parking Required
- Parking Spaces
- All Dwellings W
- Refuse To Be
- Street Lights W/ On 14' Poles. S
- All Roadways.
- All Parking Spc
- Landscaping To
- Councilmanic
- Census Tract =
- Watershed = 21
- Subwatershed
- Site Is 33% W
- SWM Exempt c
- Deed Referen
- Property Acc
- A.D.T. = 136
- This Site Con Archeological Or Hazardous
- Entire Site Is

DR3.5

SOIL

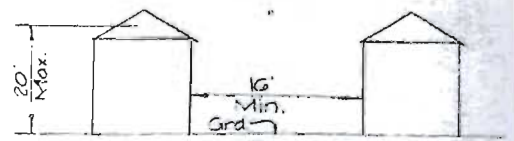
- Ad B2 Aldino Silt Lo Limitation: Moc
- F5 Fallington Lo Limitation: Seve

Item # 253

TYPICAL SETBACK ALL UNITS:

to 1,2,4,5&6 To Have Access To Westburn
Road From Panhandle Drive
Lot 3 To Have Access To Westburn Road
From Private Driveway

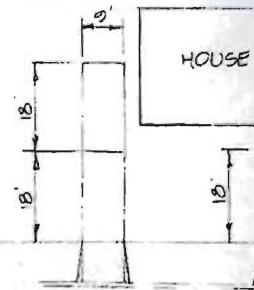
Section G
Westview Park
WJR 26/33
DR 5.5



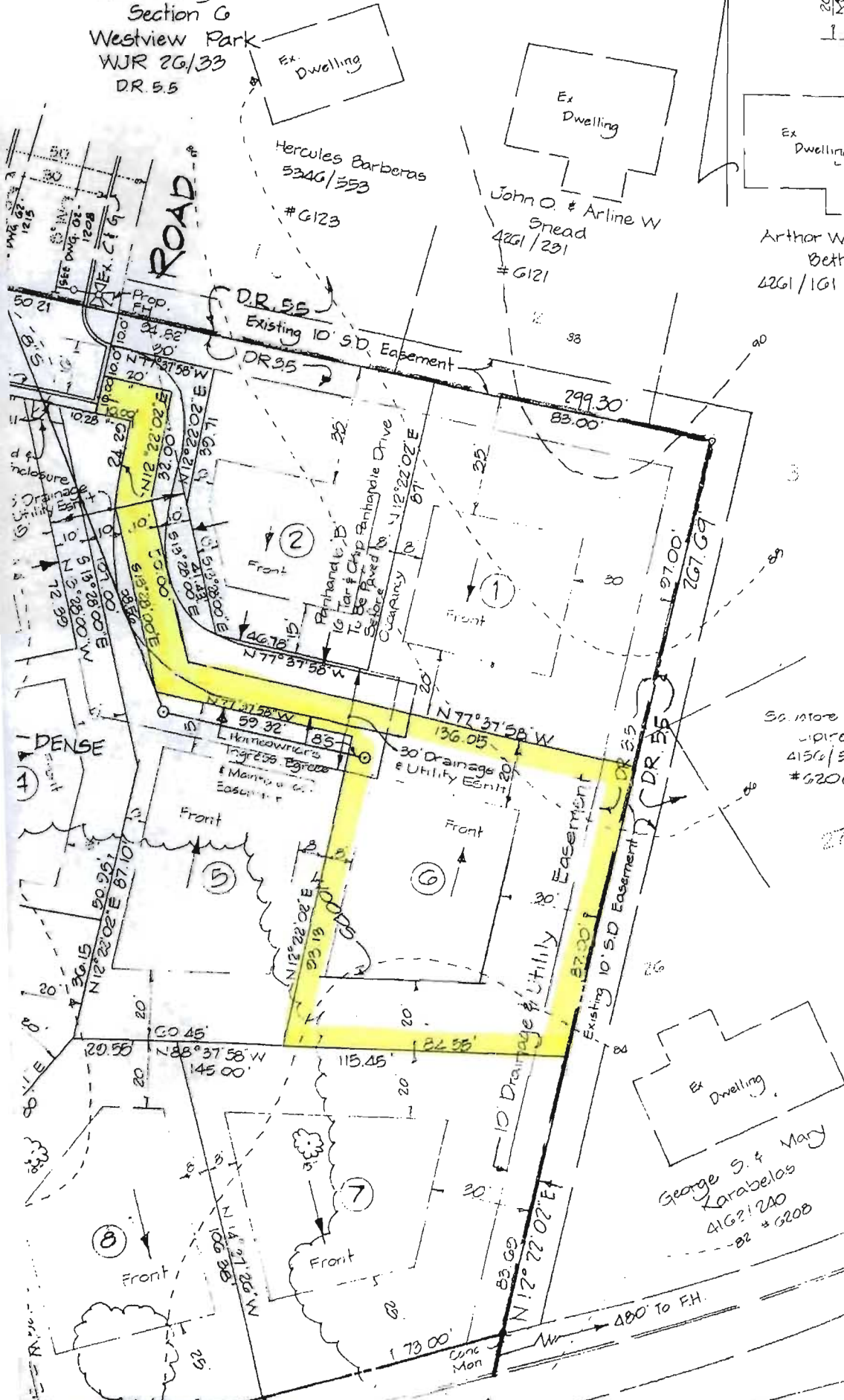
HEIGHT TO HEIGHT
RELATION
NO SCALE

* Setback
As Ab
Area /
Transit

Arthur W & Catherine
Bethell
4261/161

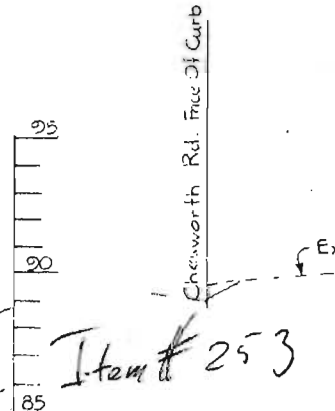


PARKING D
NO SCALE



Note: Lots 1-6 To Have
Proposed 8" Sewer
Lots 7-10 To Have
Ex. Sewer In Chas
Lot 11 Has Existing

NOTE: Proposed Grading To Be
To That Req'd. For House
Only. Panhandles To Match
Ground So As Not To
Areas

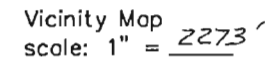
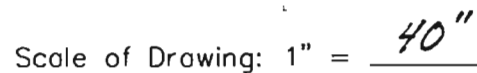


PANHANDLE
SOUTH HORIZ

Baltimore County - My Neighborhood

VERONICA E. WRIGHT.1303 WESTBURN RD.BALTIMORE MD 21228CASE #Item # 253

OWNER: Veronica E. Wright



Lot size: $\frac{.21}{\text{acreage}}$ $\frac{9,583}{\text{square foot}}$

SEWER: ☒ public ☐ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: a/b	ITEM #:	CASE #: 08-253-A
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ARIANCE PHOTO'S FOR:
1303 WESTBURN RD.
BALTIMORE, MD 21228



View of deck to be enclosed as seen from rear corner of yard.



Existing deck where proposed
sunroom with windows to be
located

*View of side of dwelling where proposed sunroom with
Windows is to be located*

Item # 253