

IN RE: PETITION FOR ADMIN. VARIANCE

SE side Propeller Drive, 310 feet NE
c/l Cord Street
15th Election District
7th Councilmanic District
(23 Propeller Drive)

William and Brenda Kyger
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-323-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, William and Brenda Kyger for property located at 23 Propeller Drive. The variance request is from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing open projection (porch) to become an enclosed addition and have a front yard setback of 13 feet in lieu of the required front yard average of 29 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to enclose an existing porch by adding glass panels for a sunporch. The enclosed porch will help insulate and reduce heating bills as well as to reduce road and other ambient noises. The enclosed porch will provide a place to sit outdoors without concern for bugs or the sun's rays. The lot size does not lend itself to any addition of adequate size without a variance. The existing location lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the house. The addition will improve the overall appearance of the house. The aerial photograph to show a number of dwellings with existing additions or porches or similar to what the Petitioners propose. None of the adjacent neighbors voiced any objections to the proposal.

ORDER RECEIVED FOR FILING
2-28-08
[Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated February 4, 2008 and indicates that the proposed enclosed porch appears to be an existing condition. The Petitioners and site engineer should correct the site plan to reflect the correct existing conditions. That Office does not necessarily oppose the Petitioners' request; however, notice above and beyond the site posting should be given to the adjacent neighbors and community at large of the request. The addition/enclosure would add significantly to the mass of the home making it much larger than others on Propeller Drive. According to a memorandum from the Department of Environmental Protection and Resource Management dated February 27, 2008, the property is not within the Chesapeake Bay Critical Area.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 25, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

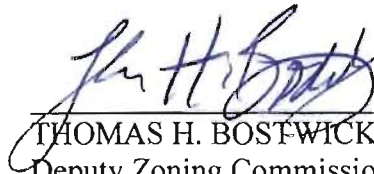
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

APPROPRIATELY FOR FILED
2-28-08
m

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 28th day of February, 2008 that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing open projection (porch) to become an enclosed addition and have a front yard setback of 13 feet in lieu of the required front yard average of 29 feet is hereby GRANTED, subject to the following:

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

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



THOMAS H. BOSWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILED
2-28-08
PZ



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 23 Propeller Dr. Balt. MD 21220
which is presently zoned Dr 5.5

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) 303.1 - to permit an existing

open projection (porch) to become an enclosed addition and have a front yard setback of 13 feet in lieu of the required front yard average of 29

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

William Kyger

Signature

Signature

Address

Telephone No.

Brenda Kyger

Name - Type or Print

City

State

Zip Code

Signature

Attorney For Petitioner:

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Company

Representative to be Contacted:

Patio Enclosures Inc. (attn: Greg Falter)

Name

224 8th Ave NW

410-760-1919

Address

Telephone No.

Glen Burnie, MD 21061

City

State

Zip Code

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. OB-323-A

Reviewed By [Signature]

Date 1/18/08

EV 9/15/98

Estimated Posting Date 1/27/08

2-28-08

[Signature]

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 - 23 Propeller Dr.

Address

Baltimore, MD 21220

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

William Kyger

Name - Type or Print

Signature

Brenda Kyger

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of December, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William & Brenda Kyger
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

Dec. 12, 2007

Notary Public

Barbara A. Ingino

My Commission Expires

BARBARA A. INGINO

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

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at - 23 Propeller Dr.
Address
- Baltimore, MD 21220
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):

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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.

William Kyger
Signature

William Kyger
Name - Type or Print

Brenda Kyger
Signature

Brenda Kyger
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of December, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William & Brenda Kyger
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

December 12, 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 23 Propeller Dr. Balt. MD 21220

which is presently zoned Dr 5.5

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) 303.1 - to permit an existing

open projection (porch) to become an enclosed addition and have a front yard setback of 13 feet in lieu of the required front yard average of 29.

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

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee.

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

William Kyger

Name - Type or Print

Signature

Brenda Kyger

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Greg Falter)

Name

224 8th Ave NW

410-760-1919

Address

Telephone No.

Glen Burnie, MD 21061

City

State

Zip Code

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. 08-323-A

Reviewed By [Signature]

Date 1/18/08

EV 9/15/98

Estimated Posting Date 1/27/08

ZONING DESCRIPTION FOR 23 Propeller Dr.

*BEGINNING AT A POINT ON THE East SIDE OF Propeller Dr.
WHICH IS 50' WIDE AT THE DISTANCE OF 310' North OF THE
NEAREST IMPROVED INTERSECTING STREET Cord St. WHICH
IS 50' WIDE. BEING LOT # 123 BLOCK ___, SECTION 2 IN THE
SUBDIVISION OF Victory Villa AS RECORDED N COUNTY PLAT
BOOK # 22 FOLIO # 112, CONTAINING 5,500 SQ'. ALSO KNOWN AS
23 Propeller Dr. LOCATED IN THE 15th ELECTION DISTRICT,
7th COUNCILMANIC DISTRICT.*

Item # 323

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09751**

Date: 1/12/2008

PAID RECEIPT

BUSINESS ACTUAL TIME ORG
 1/12/2008 1/18/2008 14:28:25 1

REG 001 WALKER JRIC JHR
 >>RECEIPT # 362006 1/18/2008 OFLN

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

Dept 5 520 ZONING VERIFICATION
 009751

Recpt Tot 165.00
 165.00 CR 1.00 CA
 Baltimore County, Maryland

Total: 362.00

Rec

From:

For:

Zoning Hearing case #08-323-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-323-A

TO PERMIT AN EXISTING OPEN PROJECTION
(PORCH) TO BECOME AN ENCLOSED ADDITION AND
HAVE A FRONT YARD SETBACK OF 13 FEET IN
LIEU OF THE REQUIRED FRONT YARD AVERAGE
OF 29 FEET.

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON --- FEBRUARY 11, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER APPROVE HERE, UNDER PENALTY OF LAW; RETURN BOTH TO ZADM, Rm. 104

MEETING IS HANDICAP ACCESSIBLE

ZONING NOTICE

VARIANCE

ADMINISTRATIVE

Case # 06-513-5

Case 11-13777-1

PUBLIC HEALTH

OSCE MONITORING
 STAFF PUBLIC RELATIONS
 CROSS-BORDER OFFICE
 IN THE SOUND OFFICE
 CHAIRMAN
 PUBLIC INFORMATION IS AVAILABLE IN
 THE SOUND OFFICE
 TEL. 887-1381



CERTIFICATE OF POSTING

RE: Case No.: 08-323-A

Petitioner/Developer: KYGER

Date of Hearing/Closing: FEB. 11, 2008

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 _____

23 PROPELLER DRIVE.

The sign(s) were posted on JAN. 25, 2008
(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- 323 -A Address 23 Propeller Dr

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/18/08 Posting Date: 1/27/08 Closing Date: 2/11/08

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- 323 -A Address 23 Propeller Dr

Petitioner's Name Wm Kyger Telephone 410 391 4968

Posting Date: 1/27/08 Closing Date: 2/11/08

Wording for Sign: To Permit an existing open projection (porch) to become
an enclosed addition and have a front yard setback of 13
feet in lieu of the required front yard average of 29

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/neighbor 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.

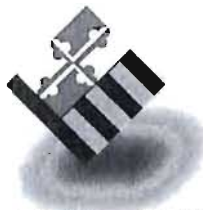
For Newspaper Advertising:

Item Number or Case Number: 08-323-A
Petitioner: Kyger, William & Brenda
Address or Location: 23 Propeller Dr. Baltimore, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc. (Attn: Greg Falter)
Address: 224 8th avw. NW
Glen Burnie, MD 21061
Telephone Number: 410-760-1919

Revised 2/20/98 - 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

February 11, 2008

William Kyger
Branda Kyger
23 Propeller Drive
Baltimore, MD 21220

Dear Mr. and Mrs. Kyger:

RE: Case Number: 08-323-A, 23 Propeller Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 18, 2008. 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. ATTN: Greg Falter 224 8th Avenue, NW Glen Burnie 21061

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 1, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

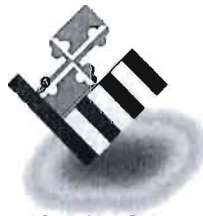
SUBJECT: Zoning Advisory Committee Meeting
For February 4, 2008
Item Nos. 08-298, 299, 300, 301, 302, 304,
306, 307, 308, 309, 310, 311, 312, 313, 314,
316, 317, 318, 319, 320, 321, 322 and 323

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS- 02042008.doc



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
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 29, 2008

Item Number:

298, 299, 300, 301, 302, 303, 305, 306, 307, 308, 309, 310, 311, 312, 314, 315,
316, 317, 318, 319, 320, 322, 323, 324

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



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: Jan. 30, 2008

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

RE: Baltimore County
Item No. 8-323-A
23 PROPELLER DRIVE
KYGER 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. 8-323-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

FROM: Dave Lykens, DEPRM - Development Coordination *DL*

DATE: February 27, 2008

SUBJECT: Zoning Item # 08-323-A
Address 23 Propeller Drive
(Kyger Property)

Zoning Advisory Committee Meeting of January 28, 2008

- X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ 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).
- _____ 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:

Reviewer: G. Shaffer

Date: 2/27/08

Patricia Zook - Re: DEPRM comments needed for 08-323-A (admin. variance)

From: Jeffrey Livingston
To: Zook, Patricia
Date: 2/27/2008 9:36:51 AM
Subject: Re: DEPRM comments needed for 08-323-A (admin. variance)

Patti,

The official word from EIR is that the property is not in the CBCA. I'll type up a no comment comment and get it down to you later today.

>>> Patricia Zook 2/27/2008 9:29 AM >>>
Good morning Jeff -

We need comments for an administrative variance case:

08-323-A, located at 23 Propeller Drive, closed 2-11-08

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - DEPRM comments needed for 08-323-A (admin. variance)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 2/27/2008 9:29:44 AM
Subject: DEPRM comments needed for 08-323-A (admin. variance)

Good morning Jeff -

We need comments for an administrative variance case:

08-323-A, located at 23 Propeller Drive, closed 2-11-08

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 2008

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

SUBJECT: 23 Propeller Drive

INFORMATION:

Item Number: 8-323

Petitioner: William Kyger

Zoning: DR 5.5

Requested Action: Administrative Variance

RECEIVED
FEB 05 2008

BY:

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and offers the following comment. The proposed enclosed porch appears to be an existing condition. The applicant and site engineer should correct the site plan to reflect the correct existing conditions. The Office of Planning does not necessarily oppose the petitioner's request, however notice above and beyond the site posting should be given to the adjacent neighbors and community at large of the request. The addition/enclosure would add significantly to the mass of the home, making it much larger than others on Propeller Drive.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

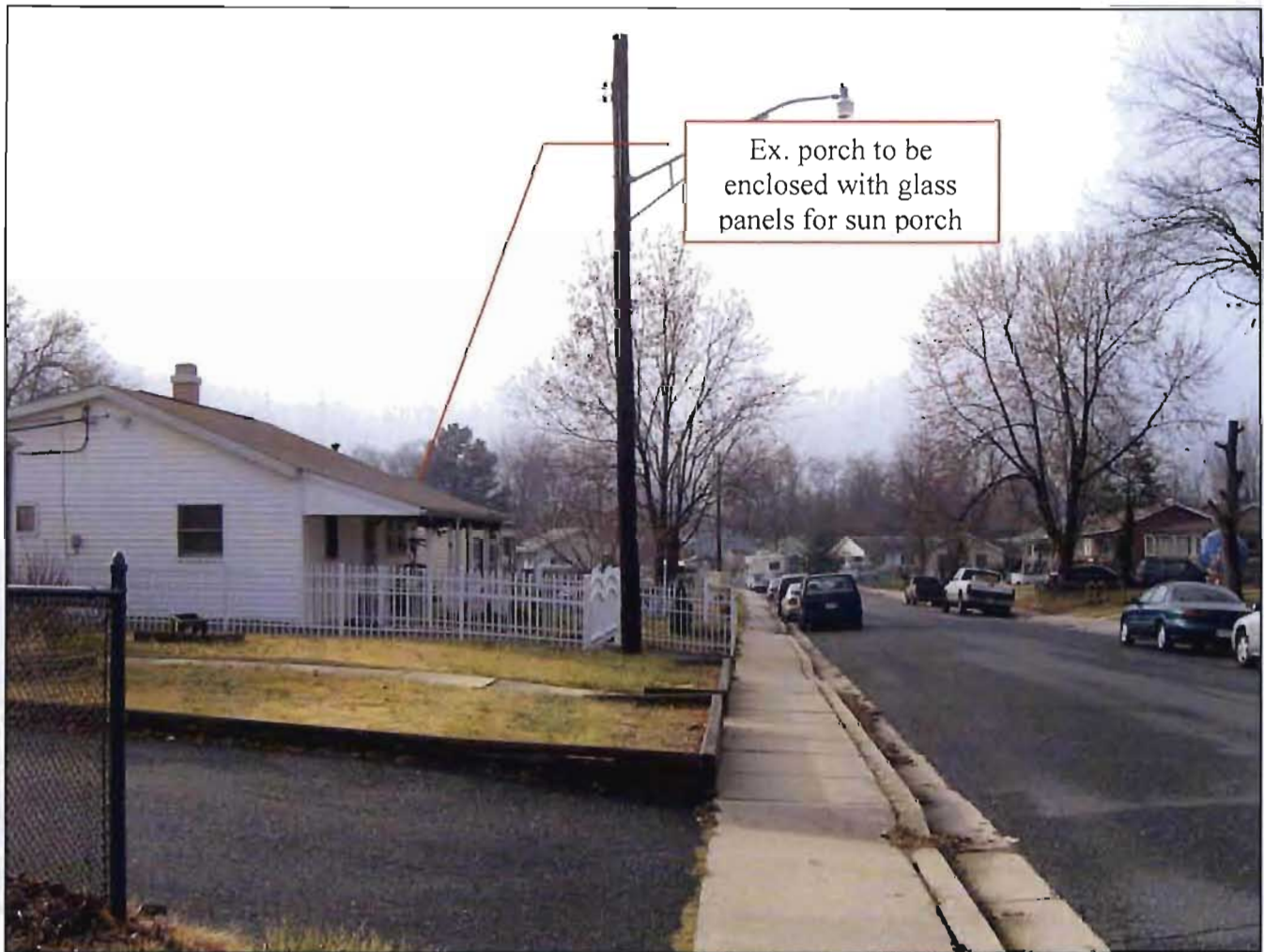
Reviewed by:

Cecilia Murray

Division Chief:
AFK/LL: CM

Lynne L. L. L.

Variance Photo's for:
23 Propeller Dr.
Baltimore, MD 21220



View of front porch to be enclosed as seen from north side of property looking south down propeller dr.

Item # 323

8966 15E - 017

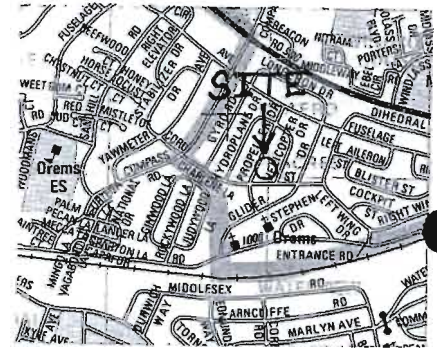
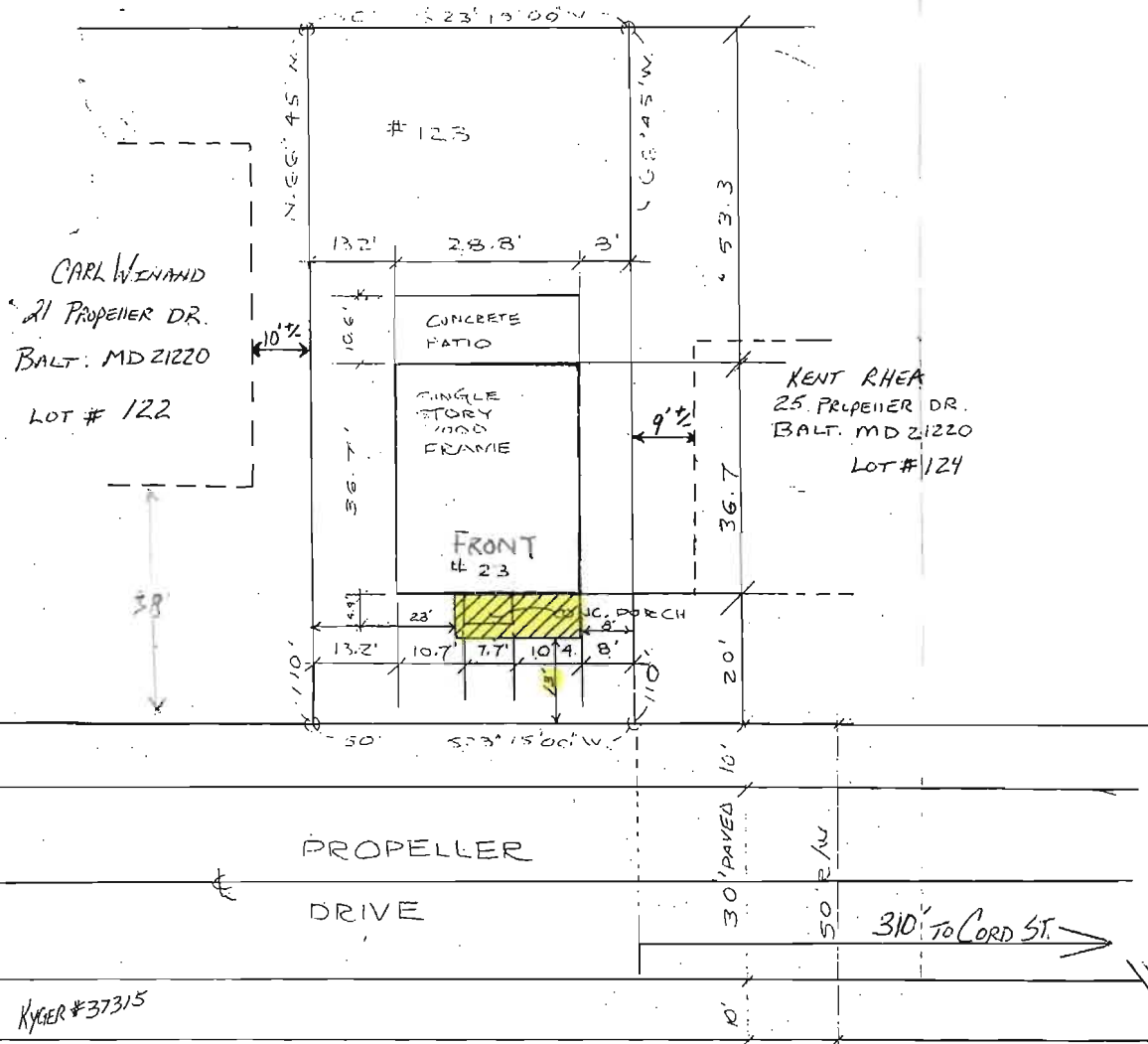
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 23 PROPELLER DR. BALTIMORE, MD 21220

subdivision name: VICTORY VILLA

Plat book# 22, Folio# 112, Lot# 123, Section# 2

OWNER: William & Brenda Kyger



LOCATION INFORMATION

Election district: 15th

Councilmanic District: 7th

Map # 090B2

Zoning: DR 5.5

Lot size: .12 acreage 5,500 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by:

ITEM #:

CASE #:

517

08-323-A

North
date: Dec. 6th 2007

prepared by: Gregory A. Falter

Scale of Drawing: 1" = 30'

Baltimore County - My Neighborhood



23 PROPELLER DR.
BALTIMORE MD 21220

CASE # 08-323-A