

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side Handy Avenue, 400 feet N of		
c/l Rich Avenue	*	DEPUTY ZONING
1 st Election District		
1 st Councilmanic District	*	COMMISSIONER
(1014 Handy Avenue)		
	*	FOR BALTIMORE COUNTY
Veronica Curry		
<i>Petitioner</i>	*	Case No. 08-335-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 Curry for property located at 1014 Handy Avenue. The variance request is from Sections 1B02.3.A.5, 1B02.3.B, and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 1 foot side yard setback and an open projection with a 4 foot side yard setback in lieu of the required 10 foot and 7.5 foot, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner wishes to construct a porch measuring 6 feet x 8 feet in size and the proposed addition measures 14 feet x 28 feet in size. The existing dwelling contains 1,200 square feet and additional living space is needed for the growing family. The location of the proposed addition as depicted on the site plan is the desired location so that the interior layout of the home is not disturbed. The Petitioner's property is only 50 feet wide, while the adjacent properties are 150 feet wide and 100 feet wide. The proposed addition is located on the right side of the home, facing property at 1012 Handy Avenue, which is owned by the Petitioner's parents.

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 11, 2008

COPIES RECEIVED FOR PLANNING
 3-28-08
 [Signature]

which indicates that the proposed addition will impact the side yard setback of the dwelling negatively. The Petitioner requests a 1 foot setback on the southern side of the dwelling. The Planning Office does not favor setbacks of this nature due to there not being enough area remaining for maintenance and passage without the possibility of disrupting the neighboring property. That Office recommends the Petitioner redesign the proposed addition to not impact the side yard setback to the proposed extent. In this circumstance there should be at least 4 feet remaining between the side building face and the property line.

On February 28, 2008, the Undersigned wrote to the Petitioner asking if the proposed addition could be redesigned so that there is at least 4 feet between the side building face and property line as requested by the Office of Planning. The Petitioner and her contractor, Kris Konstruction, were able to reduce the proposed addition by 4 feet. The proposed addition now measures 10 feet x 28 feet in size.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 10, 2008 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.

SEARCH RECEIVED FOR FILE
3-28-08
PB

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 28th day of March, 2008 that a variance from Sections 1B02.3.A.5, 1B02.3.B, and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 4 foot side yard setback and an open projection with a 4 foot side yard setback in lieu of the required 10 foot and 7.5 foot, respective 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

~~NOT FOR FILING~~
3-28-08
103



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 28, 2008

VERONICA CURRY
1014 HANDY AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 08-335-A
Property: 1014 Handy Avenue

Dear Ms. Curry:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Kris Konstruktion Design & Build Group, 1708 Cannongate Road, Forest Hill MD 21050

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 1014 Handy Handy Ave Catonsville md 21228 which is presently zoned DR 5.5

Deed Reference: 165721001 Tax Account # 0103232360



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) 1B02.3A.5. & 1B02.3B. (BCZR)

301.1A.

To permit an addition with a 1-foot side yard setback and an open projection with a 4-foot side yard setback in lieu of the required 10-foot and 7.5-foot, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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):

VERONICA CURRY
Name - Type or Print

Veronica Curry
Signature

Name - Type or Print

Signature

1014 Handy Ave (410) 747-9058
Address Telephone No.

Catonsville md 21228
City State Zip Code

Representative to be Contacted:

Jeremy Clancy
Name

7051 macheths way (443) 340-1229
Address Telephone No.

Eldersburg md 21784
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 08 day of August 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. 08-335-A

Reviewed By D.T. Date 1/29/08

REV 7/20/07

Estimated Posting Date 2/10/08

3-28-08

pm

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 1014 HANDY AVE
Address
CATONSVILLE 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):

CURRENTLY THE EXISTING HOUSE IS A SINGLE STORY, 1200⁺ DWELLING.
WE ARE IN DESPERATE NEED TO ADD LIVING SPACE TO OUR HOME DUE
TO OUR GROWING FAMILY, and inability to AFFORD TO MOVE. THE
MEANWHILE 392⁺ ADDITION IS BEING PROPOSED IN THE ONLY LOGICAL PLACE ON
OUR HOUSE, WITHOUT REMODELING THE EXISTING FLOOR PLAN ENTIRELY. MOREOVER,
OUR LOT, AS YOU CAN SEE BY THE AERIAL PHOTO, IS VERY NARROW (50') IN
COMPARISON TO MOST ON THE STREET. PLEASE CONSIDER OUR REQUEST
AND WE THANK YOU IN ADVANCE.

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

Veronica Curry
Signature

Name - Type or Print

Veronica Curry
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of JANUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 12/27/08

Zoning Description

ZONING DESCRIPTION FOR 1014 HANDY AVE, CATONSVILLE

Beginning at a point on the West side of Handy Avenue which is 50' wide at the distance of 400' North of the centerline of the nearest improved intersecting street, Rich Ave. which is 40' wide. Being lot # 134, in the subdivision of Douglas Park as recorded in Baltimore County Plat Book # 7, Folio # 170, containing 7,500 square feet. Also known as 1014 Handy Avenue and located in the 1st election district, and 1st councilmanic district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09768**

PAID RECEIPT

Date:

1/29/08

BUSINESS ACTUAL TIME DEB
 1/29/2008 1/29/2008 09:09:23 2

REG M22 MAIL JEW JEE
 >>RECEIPT # 009690 1/29/2008 0FLH

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount	Dept
001	006			6150				65.00	

Total: **65.00**

Rec

From: **APPLIED + APPROVED PERMITS LLC**

For: **ITEM# 335 08-335-A**

1014 HANCOY AVE.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

S 528 ZIPPING VERIFICATION

009768

Recpt Tot 465.00

465.00 CH 1.00 CA

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-335-A

TO PERMIT AN ADDITION WITH A
1-FOOT SIDE YARD SETBACK AND AN
OPEN PROJECTION WITH A 4-FOOT
SIDE YARD SETBACK IN LIEU OF THE
REQUIRED 10-FOOT AND 7.5-FOOT
RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(3), 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 ~~Monday~~ LCR08045, 2008
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

155 W. CHESAPEAKE AVE.
THUNDERBOLT, MD. 21228

TEL. 887-3391

NO FEE REQUIRED FOR SIGN AND POST (LIMIT 4000 WORDS PER SIGN). SIGN MUST BE IN PLACE BY 10:00 AM ON THE DAY

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No: 08-335-A

Petitioner/Developer: CURRY
JEREMY CLANEY

Date Of Hearing/Closing: 2/25/08

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 1014 HANDY AVE.

This sign(s) were posted on February 10, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 2/10/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 335 -A Address 1014 HANDY AVE.
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/29/08 Posting Date: 2/10/08 Closing Date: 2/25/08

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- 335 -A Address 1014 HANDY AVE.
Petitioner's Name CURRY Telephone 410-747-9058
Posting Date: 2/10/08 Closing Date: 2/25/08

To permit an addition with a 1-foot side yard setback and an open projection
with a 4-foot side yard setback in lieu of the required 10-foot and 7.5-foot,
respectively.

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/neighbors 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: 08-335-A

Petitioner: CURRY

Address or Location: 1014 HANDY AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. VERONICA CURRY

Address: 1014 HANDY AVE.

CATONSVILLE, MD 21228

Telephone Number: 410-747-9058

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

February 25, 2008

Veronica Curry
1014 Handy Avenue
Catonsville, MD 21228

Dear Ms. Curry:

RE: Case Number: 08-335-A, 1014 Handy Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 29, 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,

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
Jeremy Clancy 7051 Macbeth Way Eldersburg 21784



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

February 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 04, 2008

Item Number: 325, 326, 328, 329, 330, 331, 332, 333, 334, 335, 336, 338, 339

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 11, 2008
Item Nos. 07-456, 08-325, 326, 328, 329,
330, 331, 333, 334, 335, 336, 338, and 339

DATE: February 7, 2008

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- 02072008.doc



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: Feb. 4, 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. 8-335-A
1014 HANDY AVENUE
CURRY 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. 8-335-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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 11, 2008

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

SUBJECT: 1014 Handy Avenue

INFORMATION:

Item Number: 8-335

Petitioner: Veronica Curry

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and site plan. It appears that the proposed addition will impact the side yard set back of the dwelling negatively. The petitioner requests a 1-foot setback on the southern side of the dwelling. The Office of Planning does not favor setbacks of this nature due to their not being enough area remaining for maintenance and passage without the possibility of disrupting the neighboring property. This office recommends the petitioner redesign the proposed addition to not impact the side yard setback to the proposed extent. In this circumstance there should at least be 4 feet remaining between the side building face and the property line.

Alternately with the cooperation of the adjacent owner, an easement for maintenance could be established.

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

Reviewed by:

Division Chief:

AFK/LL: CM



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

February 28, 2008

VERONICA CURRY
1014 HANDY AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 08-335-A
Property: 1014 Handy Avenue

Dear Ms. Curry:

Your request for Administrative Variance has been given to me for review. We are in receipt of Zoning Advisory Committee (ZAC) comments from the Office of Planning that recommends the addition be redesigned so that there is at least four feet between the side building face and the property line. I am enclosing a copy of this ZAC comment for your review.

Please write to me at your earliest convenience if you are able to modify the site plan and comply with their recommendation. If not, I will schedule a public hearing on this matter. I will keep the record on this case open until I hear from you in writing.

Thank you for your attention and cooperation in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



1708 Cannongate Rd., Forest Hill, MD 21050
Call Toll Free 1-877-638-1803
MHIC # 45316

March 13, 2008

Thomas H. Bostwick
Baltimore County Maryland
County Courts Building
401 Bosley Avenue, Suite 405
Towson, MD 21204

RECEIVED
MAR 13 2008

BY: _____

Re: Case No 08-335-A

Dear Mr. Bostwick:

This is in response to your letter dated February 28, 2008 regarding a variance for Veronica Curry residing at 1014 Handy Avenue, Catonsville, MD 21228. We are able to modify the site plan and reduce the building by 3 feet in order to comply with the recommendations to get the 4 feet set back that is required between the side building face and the property line. The building will be 11 feet instead of 14 feet so that we may obtain a building permit.

If you have any additional questions, please contact our office at (410) 638-1803. Thank you for your help in this matter.

Sincerely,

Donna Muszynski

Donna Muszynski
Office Manager

RECEIVED
MAR 24 2008

March 20, 2008

BY:.....

Mr. Thomas H. Bostwick

Re: Petition for Administrative Variance

Case No. 08-335-A

Property: 1014 Handy Avenue

Deputy Zoning Commissioner for
Baltimore County
County Courts Building
401 Bosley Avenue, Suite 405
Towson, MD 21204

Dear Mr. Bostwick:

I am writing to you to inform you that I will be able to modify the site plan to comply with the Zoning Advisory Committee (ZAC), from the Office of Planning. The Committee recommended that the new addition to my home be at least four feet between the side building face and the property line. My parents, George & Laura Christian, are my next door neighbors at 1012 Handy Avenue, and they have been supportive of this addition from day one.

I am enclosing drawings that I have currently, of the addition, and soon I will forward the modified site plan to show that the new addition will be four feet from the property line. I have a contract with Kris Konstruktion Company, @ 1708 Cannongate Road, in Forest Hill, MD 21050, and Mr. Kris recently submitted the new site plan to me that is enclosed with this letter.

Please contact Mr. Kris at 410-638-1803, or contact me at 410-583-6214, if additional information is needed. My home number is 410-747-8925 and my cell number is 443-831-5243.

Thank you for your assistance in this matter.

Sincerely yours,



Veronica G. Curry (soon to be Braswell)
Homeowner

attached are
the elevation
drawings -
not the revised
site plan -

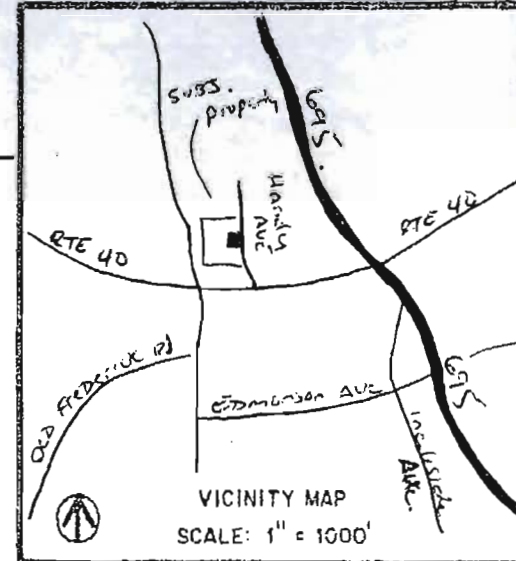
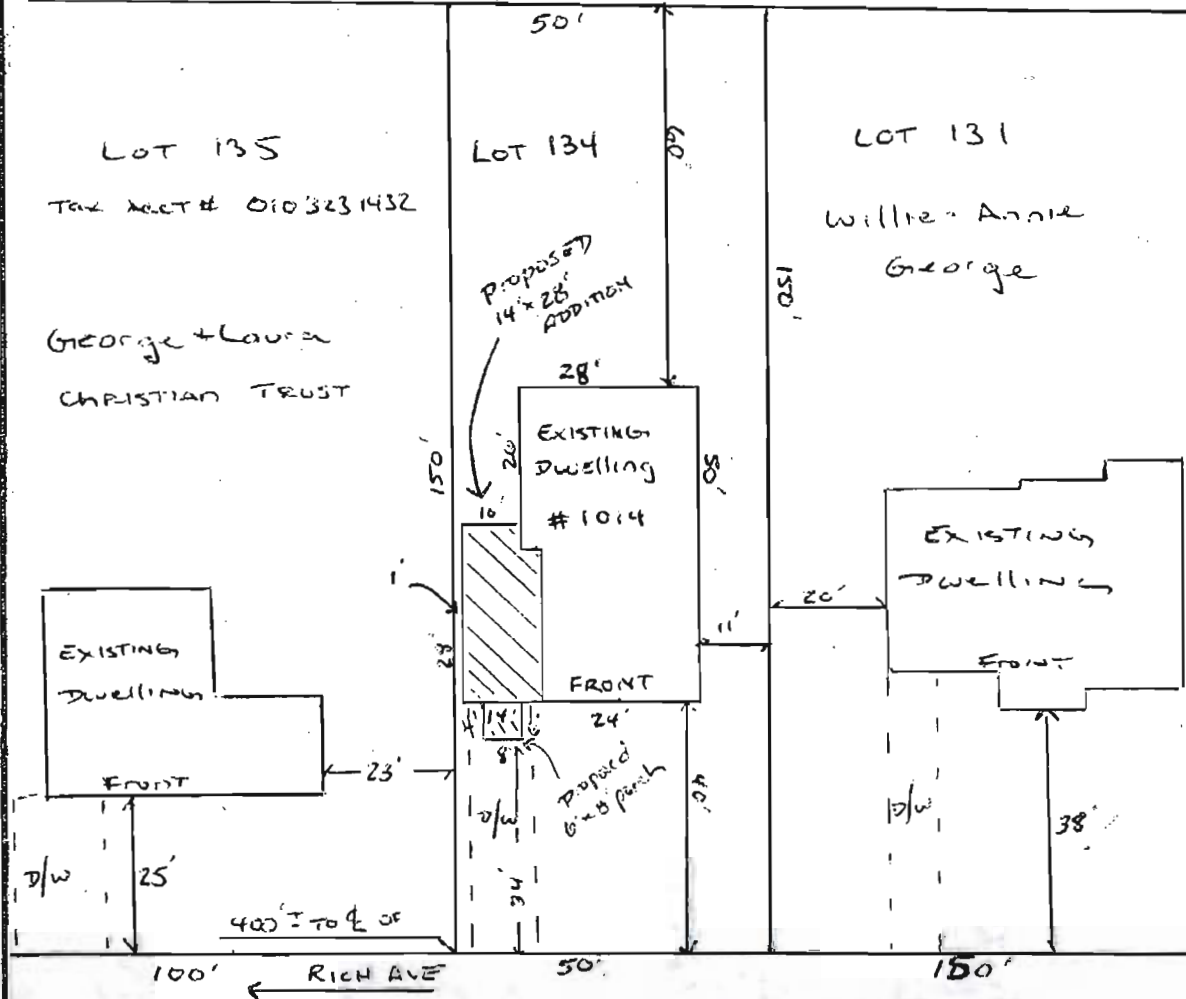
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1014 Handy Ave., Carrollsville SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Douglas Park

PLAT BOOK # 7 FOLIO # 170 LOT # 134 SECTION # NA

OWNER Kerensa Curry



LOCATION INFORMATION

ELECTION DISTRICT 1st
COUNCILMANIC DISTRICT 1st
1"=200' SCALE MAP # 094C3
ZONING DR S.5
LOT SIZE .17 7,500
ACREAGE SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY/BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

DT. | 335 | 08-335-A



PREPARED BY JSC

SCALE OF DRAWING: 1" = 30'

-15-



08-335-A



FRONT ELEVATION

SYNTHETIC SKIRT
WITH BRICK PATTERN
TYPICAL



REAR ELEVATION

RECEIVED

BY:

FRONT LIGHTS
DOORS
W. BLINDS
IN GLASS

NOTE:

FIELD VERIFY ALL DIMENSIONS

KRIS KONSTRUCTION
1708 CANNONGATE RD
FOREST HILL, MD 21050

410-638-1803

PROPOSED ADDITION FOR:

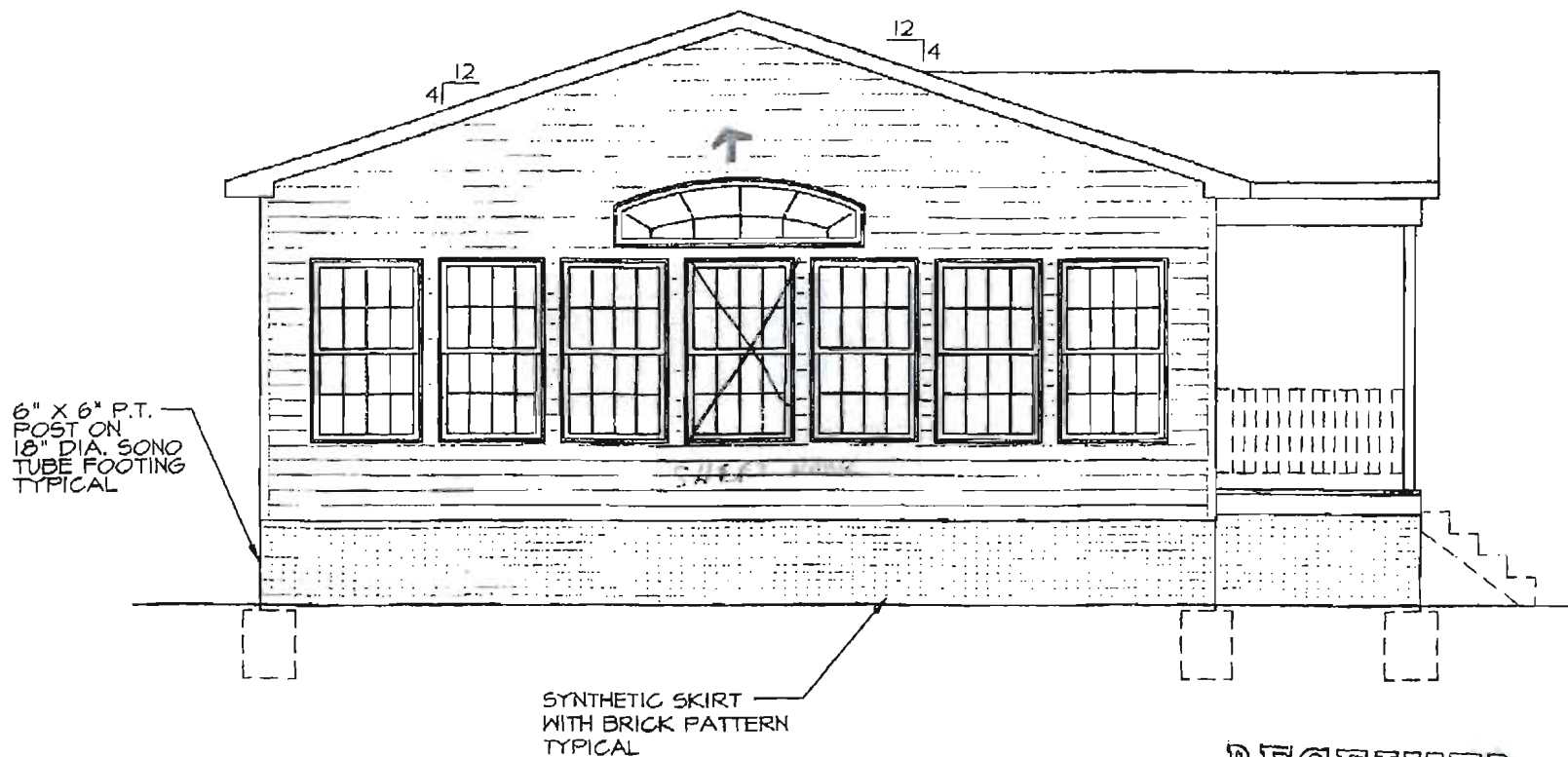
THE BRASWELL ADDITION

FRONT AND REAR

DATE 1/7/08

DESIGN
CONCEPTS

A-2



○ SIDE ELEVATION

RECEIVED

BY:

NOTE:
FIELD VERIFY ALL DIMENSIONS

KRIS KONSTRUCTION
1708 CANNONGATE RD
FOREST HILL, MD 21050
410-638-1803

PROPOSED ADDITION FOR:

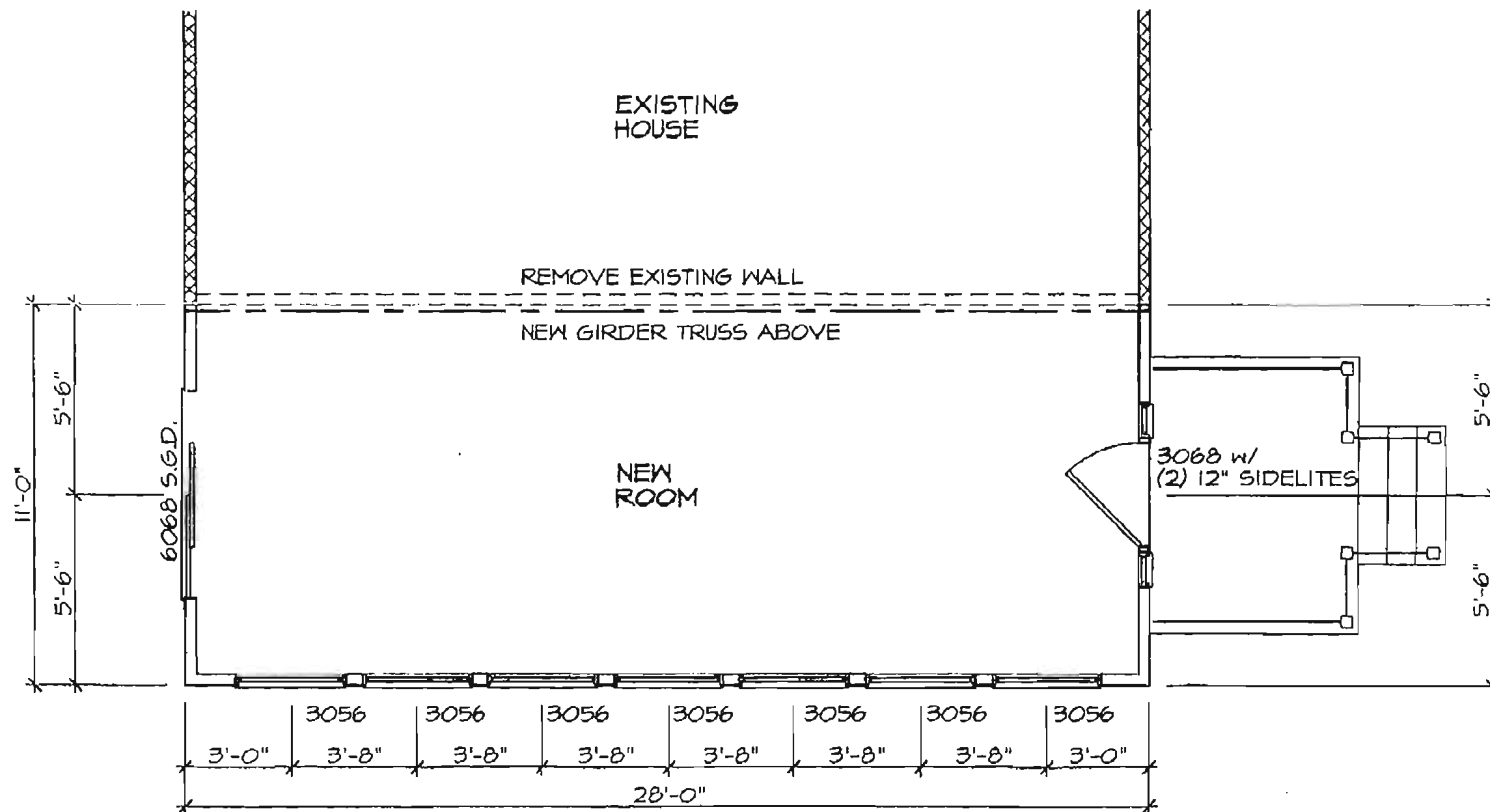
THE BRASWELL ADDITION

SIDE ELEVATION

DATE 1/7/08

DESIGN
CONCEPTS

A-1



EXISTING WALL

NEW WALL

FLOOR PLAN

RECEIVED

BY: _____

NOTE:
FIELD VERIFY ALL DIMENSIONS

KRIS KONSTRUCTION
1708 CANNONGATE RD
FOREST HILL, MD 21050
410-638-1803

PROPOSED ADDITION FOR:

THE BRASWELL ADDITION

FIRST FLOOR PLAN

DATE	1/7/08
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DESIGN
CONCEPTS

A-3

KRIS KONSTRUCTION
1708 CANNONGATE RD
FOREST HILL, MD 21050
410-638-1803

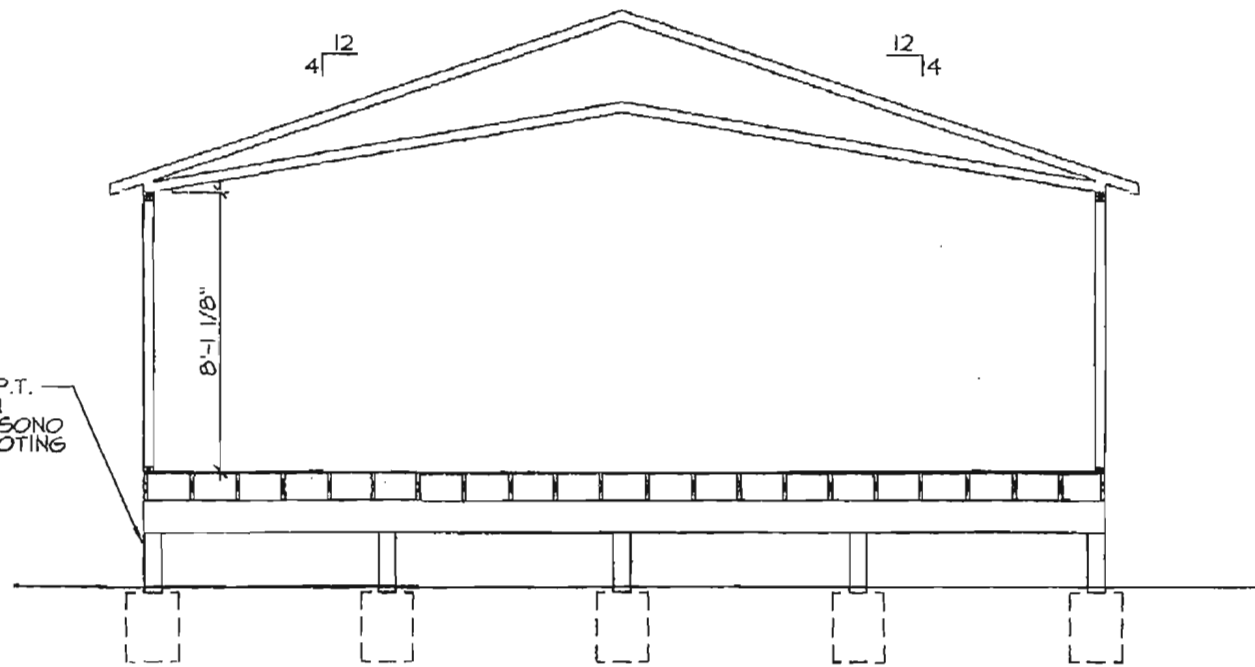
PROPOSED ADDITION FOR:
THE BRASWELL ADDITION

SECTION

DATE 1/7/08

DESIGN
CONCEPTS

A-5



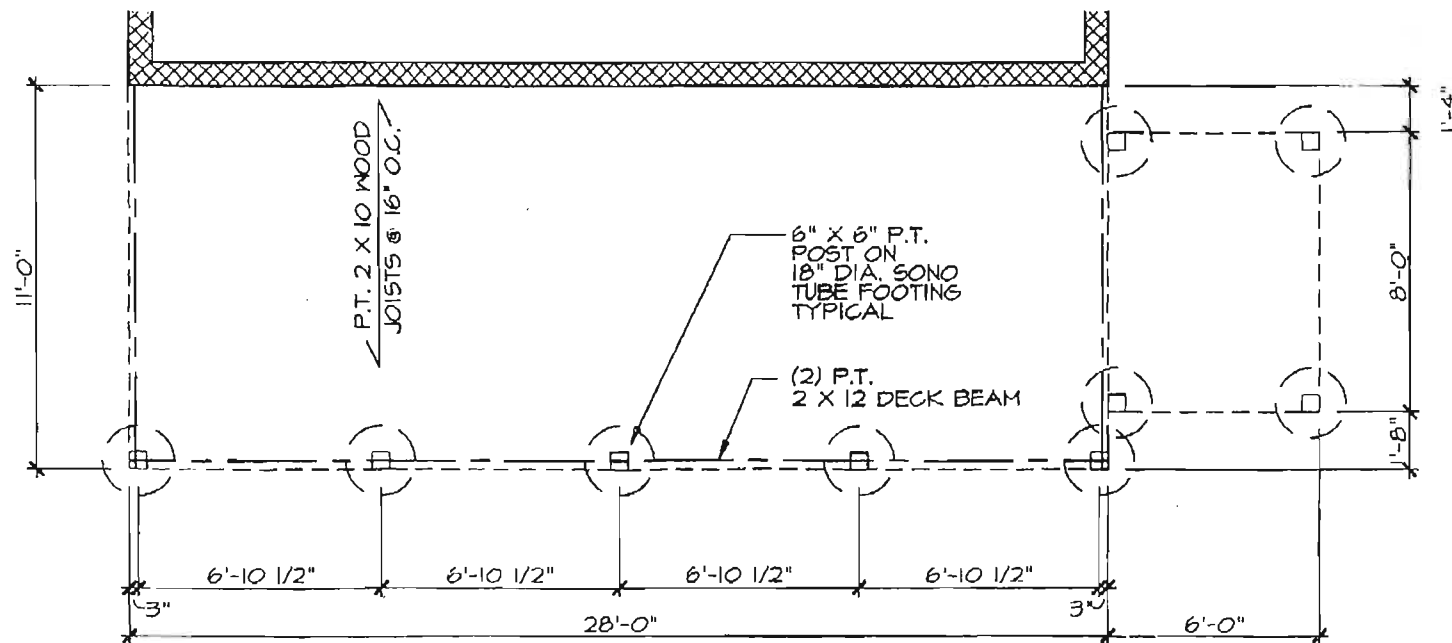
6" X 6" P.T.
POST ON
18" DIA. SONO
TUBE FOOTING
TYPICAL

SECTION

RECEIVED

BY:

NOTE:
FIELD VERIFY ALL DIMENSIONS



 EXISTING WALL
 NEW WALL

 FOUNDATION PLAN

RECEIVED

BY:

NOTE:
 FIELD VERIFY ALL DIMENSIONS

PROPOSED ADDITION FOR:

THE BRASWELL ADDITION

DATE 1/7/08

DESIGN
CONCEPTS

A-3

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FOUNDATION PLAN

①



Proposed location



FRONT OF SUBS. PROPERTY

08-335-A

②



REAR OF SUBJ PROP.

08-335-A

7



Rear of Subj property

08-335-A

5

proposed location



left side of suby prop.

08-335-A

(6)

Front of Ex. House



West Side of
Subj. Prop.

08-335-A

7



Front. of subg. prop.

08-335-A

8



Rear yard.

08-335-A

9



Rear yard.

08-335-A