

IN RE: **PETITION FOR VARIANCE**

W/S Wesley Woods Court, 1,394' N of
New Cut Road

(23 Wesley Woods Court)

11th Election District

3rd Council District

Glenn G. McDonald, et ux

Petitioners

*

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BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-434-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Glenn G. McDonald, and his wife, Judith M. McDonald. The Petitioners request variance relief from Sections 307.1 and 1A04.3B (1979-2004 Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling addition with a setback to property line of 29 feet (west side) in lieu of the required 50 feet and to amend the approved Final Development Plan of Wesley Woods for Lot 13, consistent with the relief requested. The subject property and relief sought are more particularly described on the site plan and finished elevation drawings submitted which were accepted into evidence and marked as Petitioners' Exhibits 1 and 2 respectively.

Appearing at the hearing in support of the request were Glenn and Judith McDonald, property owners, and Jay VanDeusen, with VanDeusen Construction Company, Inc., a custom home builder and consultant, who prepared the site plan and elevation drawings for this property. Appearing as Protestants in the matter were adjacent property owners, Matthew J. Wenzlaff and his wife, Dianna L. Wenzlaff, and Elizabeth E. Kokes.

Mr. VanDeusen testified and presented the plan. Testimony and evidence revealed that the subject property is a roughly square-shaped parcel, located on the west side of Wesley Woods Court just north of that road's intersection with New Cut Road in Kingsville. The property is also referred to as Lot 13 of the subdivision known as Wesley Woods and contains a gross area of 1.472 acres, more or less, zoned R.C.5. Presently, the site is improved with a two-

By 193
Date 6-6-08
OFFICE RECEIVED FOR FILING

story, 5,000 square foot brick and vinyl sided dwelling featuring a large rear deck and attached garage. Photographs of the property were submitted and described by Messrs. McDonald and VanDeusen. They explained that a 40' x 28' attached garage is desired and proposed to be located at the rear of the existing garage which will be converted into a family room. The improvements are adjacent to the Wenzlaff property and across from the Kokes property. Mr. VanDeusen described the site constraints associated with the property, including the existence of the septic area and elevation changes across the rear of the property (*See* Petitioner's Exhibit 2) that force the location of the garage to the west side of the property. In order to minimize the structure's impact on neighboring properties, the garage has been moved forward as much as possible due to the driveway's steep grade approaching the garage to allow for a relatively flat area when pulling into the garage, pushed the garage deeper into the ground, designed a "salt-box" style roof that pushes the rafters of the back wall facing the Wenzlaff's property closer to the ground. The ridgeline of the proposed garage will not exceed that of the existing garage and the dormers are designed that are in keeping with the design elements of the rest of the house. In addition, 10 to 12 Leyland Cypress trees, 6 feet tall, will be planted as illustrated in Petitioners' Exhibit 3 to provide additional screening in a relatively short time period.

In sum, Mr. VanDeusen opined that the proposed location for the garage was the most appropriate, and that relief should be granted to allow a reduced setback in order to proceed. The garage will be constructed to match the same materials of the existing house and compatible with the scale of many of the homes in the neighborhood. In this regard, Petitioners' Exhibit 9 evidences that they have already received final approval from the Wesley Woods Architectural Committee.

Testimony was then received from Mrs. Kokes and Mrs. Wenzlaff. They have lived in the area (Kokes – Lot 9 and Wenzlaff – Lot 12) for some time (Mrs. Kokes since 1994), and access their properties by means of a private panhandle driveway that borders along the front of the Petitioners property. Both emphasized that they desire privacy and purchased their lots in reliance upon the R.C.5 zoning classification and the subdivision development plan reflecting a

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Date 6-6-08
By [signature]

50-foot minimum side setback on each building envelope to assure the uniformity of the finished streetscape and the preservation of mature trees within the community. Their prepared testimony was received into evidence as Protestants Exhibits 1 and 4. Additionally, a letter in opposition to any variances to *Final Development Plans* was received from the Greater Kingsville Civic Association as Protestants Exhibit 5.

As stated at the conclusion of the hearing, this is a difficult case. From a practical standpoint, I am appreciative of the McDonald's desire to expand their home. On the other hand, Mrs. Kokes and Mrs. Wenzlaff have expended sufficient sums to safeguard their views and privacy to insure a significant buffer around their homes. In this regard, I found Protestants Exhibit 3 prepared by Mrs. Kokes instructive. The scaled drawing includes the subject property's building envelope, existing house, with its proposed addition. The addition can be *moved from the proposed location further to the east* (away from the Wenzlaff property line) demonstrating that it is possible albeit more costly, to grant a variance that will provide relief to the Petitioners while being more consistent with the concerns of the other property owners. In other words, I find that the Petition as filed does not request the minimum amount of relief necessary to do substantial justice to the applicant as well as to other property owners in Wesley Woods.

After due consideration of the testimony and evidence presented, I am persuaded to grant limited variance relief. I must consider the request in accordance with the mandate of *Cromwell v. Ward* and Section 307 of the B.C.Z.R. in determining whether I think the garage's location is appropriate. The Court interpreted the regulation to require that two tests be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. In the case, I find that the environmental constraints are severe enough that the Petitioners are not able to build a garage which they desire and the topography drives the need to locate the garage in the west side rear yard. Secondly, upon this determination that the property is unique, it must be considered whether compliance with the regulation would cause a practical difficulty upon the property

ORDER RECEIVED FOR FILING
Date 6-6-08
BY [Signature]

owners and would be unnecessarily burdensome. While it is not possible to compel the Petitioners to place the garage further back to the east so as to fit entirely within the original "building envelope", I do find that the garage can be shifted 10 feet further away from the common property line. This would allow for a side yard setback of 39 feet in lieu of the required 50 feet at the northwest corner of the garage. Strict compliance with the regulations would, therefore, cause a practical difficulty upon the Petitioners in that a reasonable use of the land would not be permitted. Thus, I find that relief as modified herein can be granted without detrimental impact to the adjacent properties.

The review, approval and amendment of Final Development Plans is provided in B.C.Z.R. Section 1B01.3A.7. Pursuant to that section, I may approve an amendment to a previously approved Final Development Plan if I determine: (1) the requirements of B.C.Z.R. Section 502 are met, (2) the amendment is in accordance with the Comprehensive Manual of the Development Policies (C.M.D.P.) as determined by the Office of Planning, and (3) the amendment is consistent with the spirit and intent of the B.C.Z.R.

With regard to the particular items identified in B.C.Z.R. Section 502, I am required to evaluate the adverse impact of the proposed amendment on the surrounding properties. As to the subject dwelling and proposed addition, it is unlikely that it could be located on the property in any other location other than where it is situated on Petitioners' Exhibit. It is hard to imagine what adverse affects on neighboring properties could be generated by the proposed amendment (11 feet outside of the building envelope), and there was no testimony of any anticipated adverse affects by any County reviewing agency. Therefore, although I do not enumerate each of the subsections of B.C.Z.R. Section 502, I specifically find that the proposed amendment to the Wesley Woods Final Development Plan for Lot 13 is necessary and that it meets all of the requirements of that section. The evidence and testimony were persuasive in showing the existing conditions and documented the subject property unique to other similarly zoned properties in the community.

ORDER RECEIVED FOR FILING
Date 5-6-18
By [Signature]

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

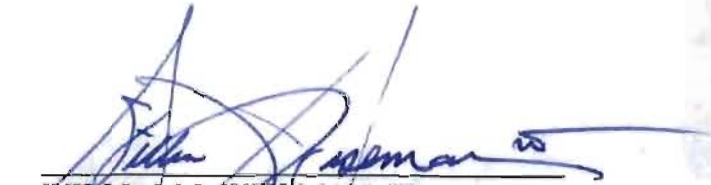
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of June 2008 that the Petition for Variance seeking relief from Section 1A04.3B (1979-2004 Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a proposed dwelling addition (west side) with a setback to property line of 39 feet in lieu of the minimum required 50 feet, in accordance with Petitioners' Revised Exhibit 1, be and hereby is GRANTED; and

IT IS FURTHER ORDERED that the Final Development Plan for Wesley Woods be amended for a single lot (Lot 13) consistent with the relief herein, subject to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for any required building permits and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall, within thirty (30) days of the issuance of this Order, submit a Revised site plan to this Commission reflecting the relief granted herein (a west side yard setback of 39 feet) for inclusion in the Permits and Development Management case file.
- 3) No more than one (1) to two (2) trees will be removed in the location of the proposed garage and, as noted on the landscape and floor plan drawing (Petitioners' Exhibit 3), the Petitioners shall provide evergreen trees along the joint property line (on the east side boundary with the Wenzlaff property) in conjunction with this decision.
- 4) No construction vehicles or equipment shall be allowed to access or use the private panhandle driveways servicing Lots 8 through 12 as shown on the Wesley Woods subdivision plat received as Protestants Exhibit 2.
- 5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING
Date 6-6-08
By [Signature]

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

RECEIVED FOR FILING
Date 6-6-08
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 6, 2008

Glenn G. McDonald
Judith M. McDonald
23 Wesley Woods Court
Kingsville, Maryland 21087

RE: PETITION FOR VARIANCE

W/S Wesley Woods Court, 1,394' N of New Cut Road
(23 Wesley Woods Court)
11th Election District - 3rd Council District
Glenn G. McDonald, et ux - Petitioners
Case No. 08-434-A

Dear Mr. and Mrs. McDonald:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Jay VanDeusen, VanDeusen Construction Company, Inc., 323 Williams Street,
Bel Air, MD 21014
Matthew J. and Dianna L. Wenzlaff, 20 Wesley Woods Court, Kingsville, MD 21087
Elizabeth E. Kokes, 14 Wesley Woods Court, Kingsville, MD 21087
People's Counsel; File

ORIGINAL KEEP IN FILE



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 23 WESLEY WOODS CT.
which is presently zoned RC5

Deed Reference: 11921-135 Tax Account # 2100005018

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) 1A04, 3.B.3.5 (1979-2004 REGS)

TO PERMIT A PROPOSED DWELLING ADDITION WITH A SETBACK TO PROPERTY LINE
OF 29 FEET IN LIEU OF THE REQUIRED 50 FEET AND TO AMEND THE
FINAL DEVELOPMENT PLAN OF WESLEY WOODS FOR LOT 13.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

TO BE DETERMINED AT HEARING.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Case No. 08 434 A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by LC

Date 3/18/08

PLEASE
SCHEDULE AFTER
END OF
APRIL

REV 8/20/07

Date 6-6-08

By LDW

ZONING DESCRIPTION FOR 23 Wesley Woods Court, Kingsville, Maryland 21087-1160

Beginning at a point on the west side of Wesley Wood Court which is 50 feet wide at the distance of 1394 feet north of the centerline of the nearest improved intersecting street New Cut Road which is 60 feet wide. *Being Lot# 13, Block n/a, Section #1 in the subdivision of Wesley Woods as recorded in Baltimore County Plat Book #58, Folio #102, containing 1.4720 AC +/- . Also known as #23 and located in the 11th Election District, 3rd Councilmanic District.

A34

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-434-A

23 Wesley Woods Court

W/side of Wesley Woods Court, 1394 feet north of New Cut Road

11th Election District — 3rd Councilmanic District

Legal Owner(s): Glenn & Judith McDonald

Variance: to permit a proposed dwelling addition with a setback to property line of 29 feet in lieu of the required 50 feet and to amend the Final Development Plan of Wesley Woods for Lot 13.

Hearing: Tuesday, May 27, 2008 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/659 May 13

172975

CERTIFICATE OF PUBLICATION

5/15/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/13/, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

434 JL

No. 07669

Date: 3/18/08

PAID RECEIPT

BUSINESS ACTUAL TIME BOM
 3/18/2008 3/18/2008 10:24:03 1
 REC 001 WALKER JRIC 3HR
 >>RECEIPT # 367668 3/18/2008 OFLH
 5 520 ZONING VERIFICATION
 007669
 Recpt Tot \$115.00
 \$115.00 OK \$1.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				115.00 \$115.00

Total: ~~50.00~~ 115.00

Rec
From:

For:

Res Van + Admin of FDP.

23 Wesley Woods Court.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 08-434-A

Petitioner/Developer _____

Glenn & Judith McDonald

Date of Hearing/Closing 5/27/08

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

23 Wesley Woods Court

The sign(s) were posted on 5/12/08
(Month, Day, Year)

Sincerely,

 5/12/08
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 08-434-A

Petitioner/Developer: _____

Glenn & Judith McDonald

Date of Hearing/Closing: 5/27/08



23 Wesley Woods Court

Posting Date: 5/12/08

**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: 08-434 - A
Petitioner: x Glenn & JUDITH McDONALD
Address or Location: x 23 Wesley Woods Ct

PLEASE FORWARD ADVERTISING BILL TO:

Name: x Glenn & JUDITH McDONALD
Address: x 23 Wesley Woods Ct.
x Kingsville, MD 21087
x
Telephone Number: x (410) 592-6545

Revised 2/20/98 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

April 2, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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CASE NUMBER: 08-434-A

23 Wesley Woods Court

W/side of Wesley Woods Court, 1394 feet north of New Cut Road

11th Election District – 3rd Councilmanic District

Legal Owners: Glenn & Judith McDonald

Variance to permit a proposed dwelling addition with a setback to property line of 29 feet in lieu of the required 50 feet and to amend the Final Development Plan of Wesley Woods for Lot 13.

Hearing: Tuesday, May 27, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

TD Kotroco

Timothy Kotroco
Director

TK:klm

C: Glenn & Judith McDonald, 23 Wesley Woods Court, Kingsville 21037
Jay Van Deusen, 323 Williams Street, Bel Air 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 12, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 13, 2008 Issue - Jeffersonian

Please forward billing to:
Glenn & Judith McDonald
23 Wesley Woods Court
Kingsville, MD 21087

410-592-6545

NOTICE OF ZONING HEARING

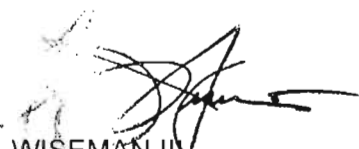
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-434-A

23 Wesley Woods Court
W/side of Wesley Woods Court, 1394 feet north of New Cut Road
11th Election District – 3rd Councilmanic District
Legal Owners: Glenn & Judith McDonald

Variance to permit a proposed dwelling addition with a setback to property line of 29 feet in lieu of the required 50 feet and to amend the Final Development Plan of Wesley Woods for Lot 13.

Hearing: Tuesday, May 27, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.

County Executive

Glean & Judith Mc Donald
23 Wesley Woods Ct.
Kingsville, MD 21037

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
May 22, 2008

Dear Glean & Judith Mc Donald

RE: Case Number:2008-0434-A , Address: 23 Wesley Woods Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 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
Jay Van Devsen, 323 Williams St., Belair, MD 21014

BW 5/27
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 7, 2008

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

RECEIVED
APR 09 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-434- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:

Curtis M. Murray

Division Chief:

John J. Keller

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 1, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2008
Item Nos. 08-401, 418, 419, 420, 421, 422,
426, 427, 428, 429, 430, 431, 432, 433, 434,
435, 438, 439, and 440

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-03282008.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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 24, 2008

Item Number: 418,419,420,421,422,423,424,426,427,428,429,430,431,432,433,434
and 435

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: MARCH 24, 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. 8-434A
23 WESLEY WOODS COURT
MCDONALD PROPERTY
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. 8-434A.

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 _____

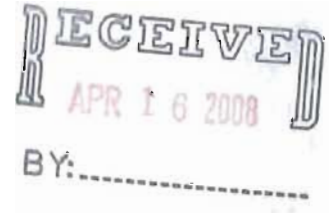
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

BW 5/27
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

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

DATE: April 16, 2008

SUBJECT: Zoning Item # 08-434-A
Address 23 Wesley Woods Court
(Mc Donald Property)

Zoning Advisory Committee Meeting of March 24, 2008

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

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

1. Prior to Building Permit approval, an evaluation of the septic system may be required.
 – *S. Farinetti; Ground Water Management*

RE: PETITION FOR VARIANCE * BEFORE THE
23 Westley Woods Court; W/S Westley Woods *
Court, 1394' N New Cut Road * ZONING COMMISSIONER
11th Election & 3rd Councilmanic Districts *
Legal Owner(s): Glenn & Judith McDonald * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 08-434-A

* * * * *

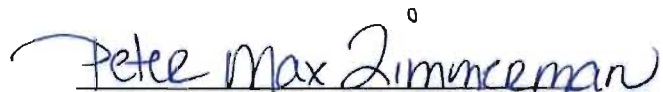
ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

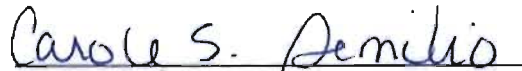
RECEIVED

MAR 24 2008

Per _____,



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of March, 2008, a copy of the foregoing Entry of Appearance was mailed to Jay Van Deusen, 323 Williams Street, Bel Air, MD 21014, Representative for Petitioner(s).



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Existing project parameters

Existing house is 5000 +/- SF

Proposed garage is 1340 SF foot print, total SF of garage is 818 + 1340 = 2158 SF

Proposed garage is 21'5" from the grade.

- 1) Existing elevations on house force the location of the garage to the west side of the property
 - a) See attached rendering of proposed addition
 - b) Owners would have to cross a drive, climb up a set of stairs through the basement area
 - c) The proposed garage has been moved forward as much as possible (see attached proposed rendering) because of the very steep grade approaching the garage, you have to have a relatively flat area pulling into the garage; if not, you can not see over the hood to enter the garage
Building Entrance
- 2) What we have done to minimize impact:
 - a) Pushed garage deeper in to the ground, 14"
 - b) Designed a salt-box style roof that pushes the rafters of the back wall of the garage closed to the ground
 - c) Ridge line of the proposed garage will not exceed that of the existing garage.
 - d) Designed a dormer area that is in keeping with the design elements of the rest of the house
 - e) Moved the garage as far forward as possible given the existing grading restraints
 - f) We are proposing the installation of 10-12 Leyland Cypress, 6' tall which will provide additional screening in a short period of time
- 3) Proposed location offers screening to nearest west neighbor (See attached photo's)
 - a) Only 1-2 trees will be removed in the location of the proposed garage
 - b) We are proposing the installation of 10-12 Leyland Cypress, 6' tall which will provide additional screening in a short period of time
- 4) Septic Reserve area will be encroached if we were to move the garage.
- 5) Location of garage will provide better management of surface water
 - a) Currently water is trapped at the west end of the existing garage. Installation of the new garage will allow the water to flow to the north and south end of the proposed garage
- 6) Project is of scale to many homes in the neighborhood
 - a) We already have final approval from the homeowners association
 - b) We are matching the same materials of the existing house for a seamless addition to match existing
 - c) Garage at Lee Ben Road is a four car attached garage with 4 dormers. It is approximately 70' x 30' and 1 1/2 stories tall
- 7) Location of proposed garage will not interfere with existing sewage line

The Van Deusen Construction Company, Inc. • 323 Williams Street • Bel Air • Maryland • 21014
Voice: 410.836.2445/6 • Fax: 410.838.0634 • Web Site: www remodelmaryland.com
Maryland Home Improvement Commission # 33455 • Maryland Home Builder # 604



- 8) Why not detached garage?
- a) Encroaches SRA
 - b) Maximum height is limited to 15' by law.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

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Account Identifier: District - 11 Account Number - 2100005014

Owner Information

Owner Name:	KOKES JOSEF KOKES ELIZABETH E	Use:	RESIDENTIAL
Mailing Address:	14 WESLEY WOODS CT KINGSVILLE MD 21087-1160	Principal Residence:	YES
		Deed Reference:	1) /12490/ 552 2)

Location & Structure Information

Premises Address	Legal Description
14 WESLEY WOODS CT	3.662 AC 14 WESLEY WOOD COURT WS WESLEY WOODS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
55	8	331					9	3	Plat Ref: 58/ 102

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built 1993	Enclosed Area 5,319 SF	Property Land Area 3.66 AC	County Use 04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	75,960	240,540		
Improvements:	341,220	418,130		
Total:	417,180	658,670	578,172	658,670
Preferential Land:	0	0	0	0

Transfer Information

Seller: KOKES JOSEF KOKES ELIZABETH E	Date: 11/12/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12490/ 552	Deed2:
Seller: KOKES JOSEF	Date: 09/22/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10762/ 697	Deed2:
Seller: KOKES ELIZABETH E	Date: 05/02/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10501/ 706	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

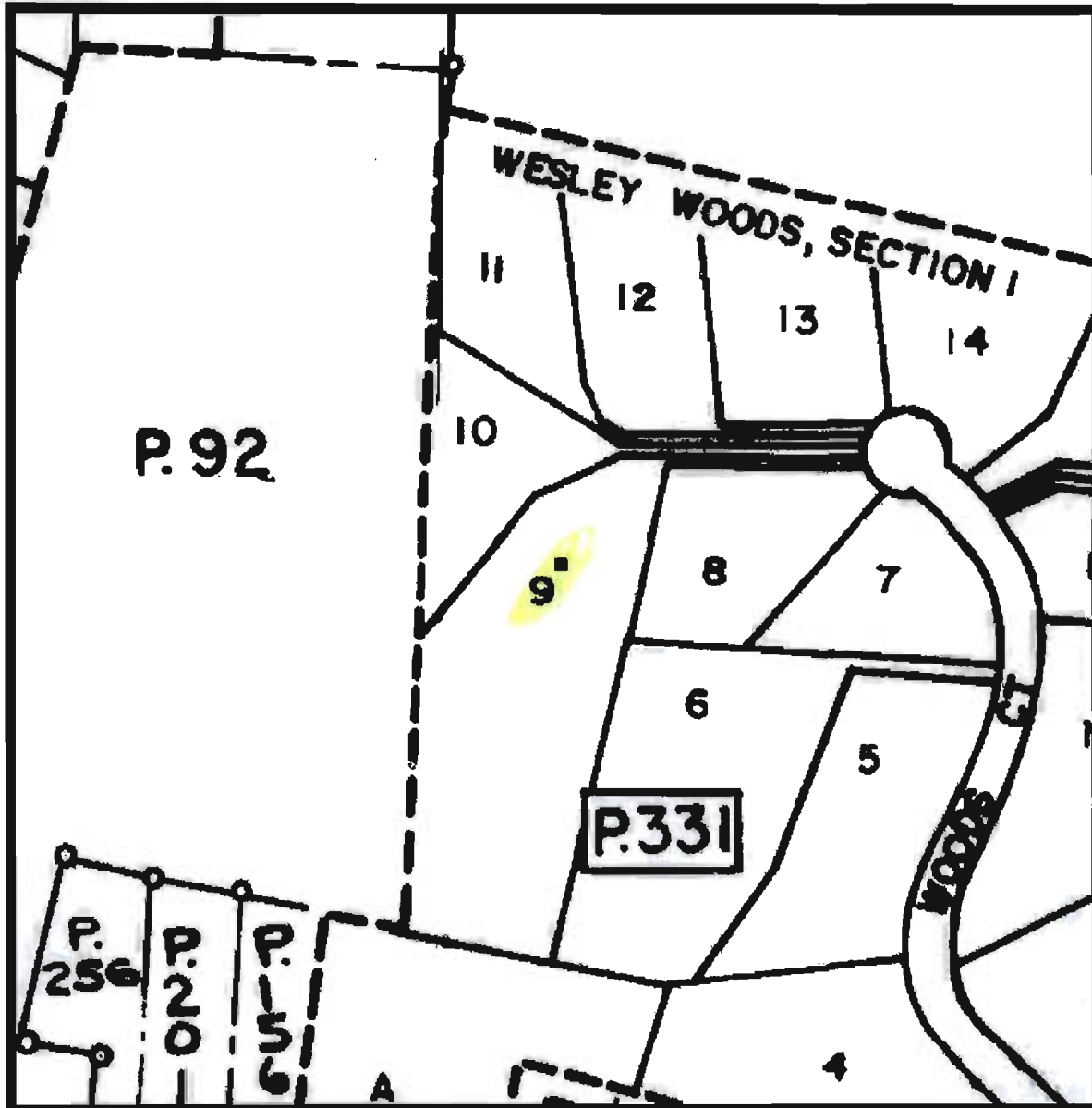
Special Tax Recapture:
 HOMEOWNERS TAX CREDIT



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
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New Search

District - 11 Account Number - 2100005014



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web
site at www.mdp.state.md.us/tax_mos.htm





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

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Account Identifier: District - 11 Account Number - 2100005017

Owner Information

Owner Name:	WENZLAFF MATTHEW J WENZLAFF DIANNA L	Use:	RESIDENTIAL
Mailing Address:	20 WESLEY WOODS CT KINGSVILLE MD 21087-1160	Principal Residence:	YES
		Deed Reference:	1) /21215/ 423 2)

Location & Structure Information

Premises Address	Legal Description
20 WESLEY WOODS CT	1.3414 AC 20 WESLEY WOODS CT WESLEY WOODS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
55	8	331					12	3	Plat Ref: 58/ 102

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1989	3,107 SF	1.34 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	62,040	196,460		
Improvements:	255,560	322,510		
Total:	317,600	518,970	451,846	518,970
Preferential Land:	0	0	0	0

Transfer Information

Seller: HOUGH PHILLIP V	Date: 01/04/2005	Price: \$624,900
Type: NOT ARMS-LENGTH	Deed1: /21215/ 423	Deed2:
Seller: R D K JOINT VENT URE	Date: 04/13/1989	Price: \$90,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8147/ 78	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
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[New Search](#)

Account Identifier: District - 11 **Account Number -** 2100005018

Owner Information

Owner Name:	MCDONALD GLENN G MCDONALD JUDITH M	Use:	RESIDENTIAL
Mailing Address:	23 WESLEY WOODS CT KINGSVILLE MD 21087-1160	Principal Residence:	YES
		Deed Reference:	1) /11921/ 357 2)

Location & Structure Information

Premises Address	Legal Description
23 WESLEY WOODS CT	1.472 AC 23 WESLEY WOODS CT WESLEY WOODS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
55	8	331					13	3	Plat Ref: 58/ 102

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	3,012 SF	1.47 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	62,820	198,930		
Improvements:	252,230	318,550		
Total:	315,050	517,480	450,002	517,480
Preferential Land:	0	0	0	0

Transfer Information

Seller: OMELIA WAYNE D	Date: 12/03/1996	Price: \$333,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11921/ 357	Deed2:

Seller: R D K JOINT VENT URE	Date: 11/09/1989	Price: \$92,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8321/ 538	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PETITIONER'S

CITIZEN'S SIGN-IN SHEET

[illegible]

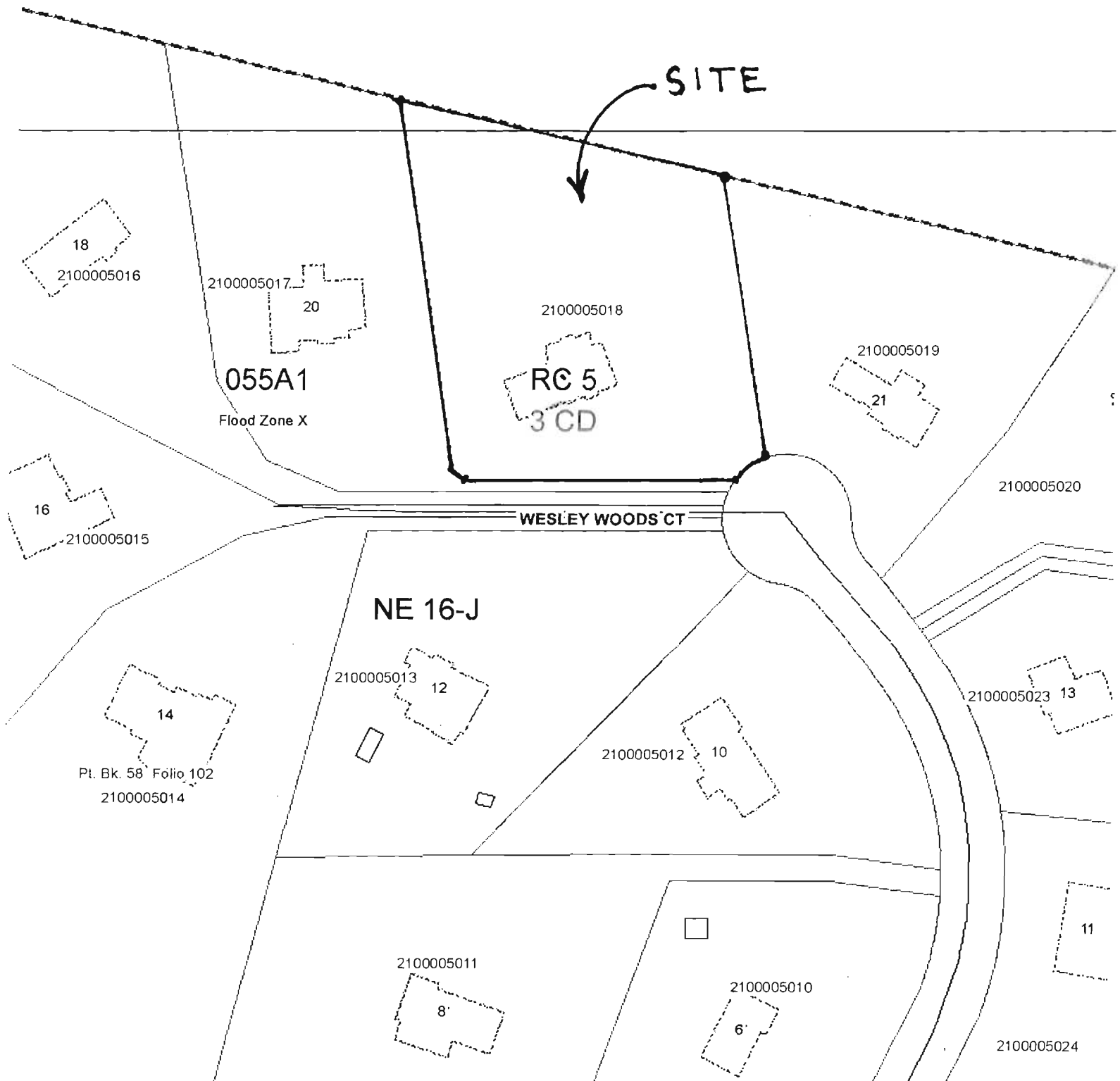
C. f. 29NS

CASE NAME Mr Donald
CASE NUMBER 08-434A
DATE 5-27-08

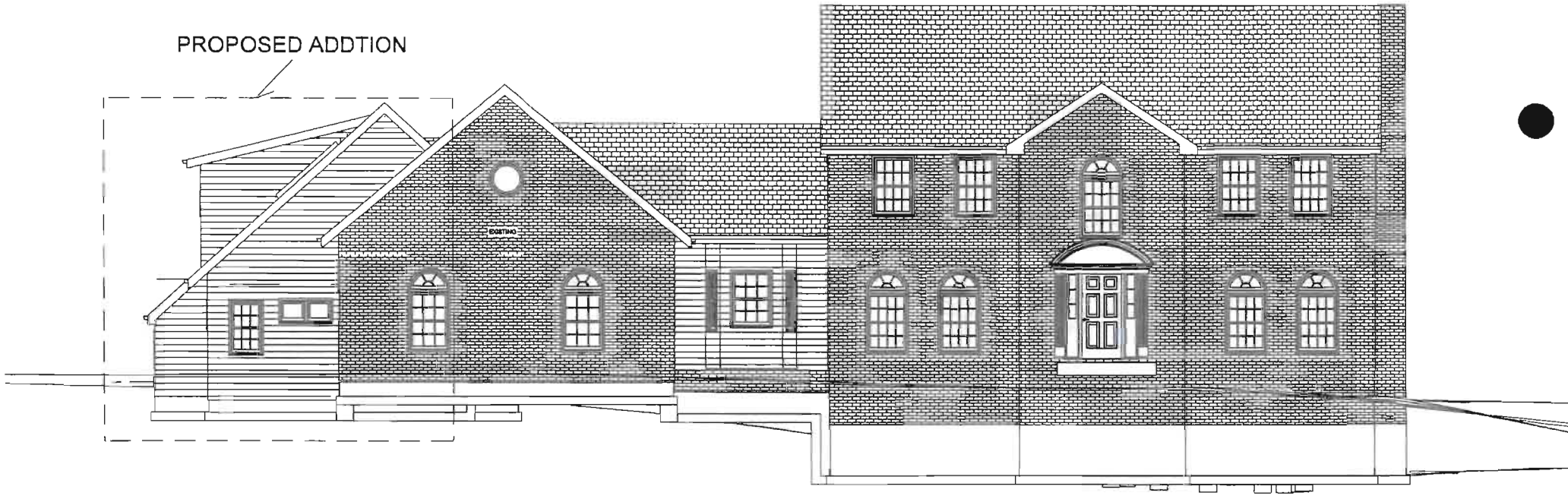
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NE 17-J

434.



PROPOSED ADDTION



"THESE PLANS MAY NOT BE COPIED AND ARE SUBJECT TO CREATIVE COPYRIGHT. FOR SCHEMATIC USE ONLY. ALL DIMENSIONS MUST BE VERIFIED IN FIELD."

GLENN AND JUDY McDONALD
ARCHITECTURAL REVIEW COMMITTEE
0/0" SCALE
Van Deusen
ARCHITECTS
1000 N. 10TH ST. SUITE 100
DENVER, CO 80202

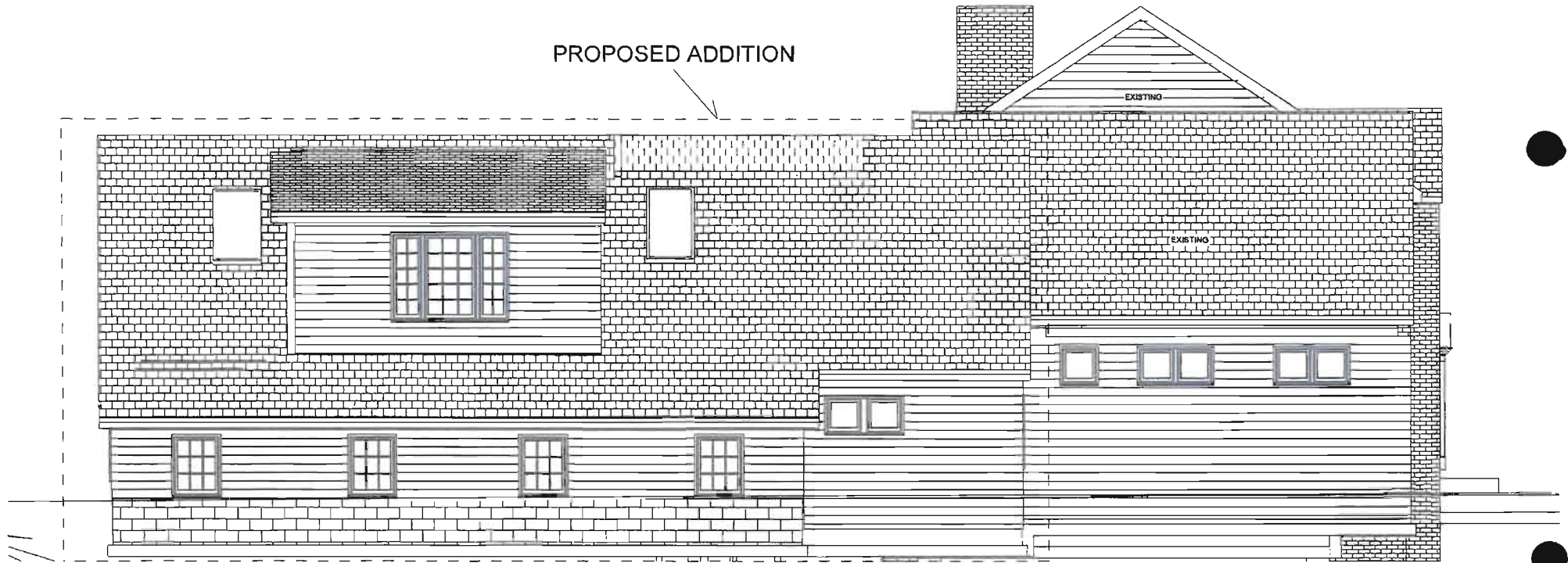


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GLENN AND JUDY McDONALD
ARCHITECTURAL REVIEW COMMITTEE
0/0" SCALE

Van Dusen
ARCHITECTS & PLANNERS, P.C.
1000 10th Avenue, Suite 100, New York, NY 10018-1000
Tel: (212) 691-1000 Fax: (212) 691-1001

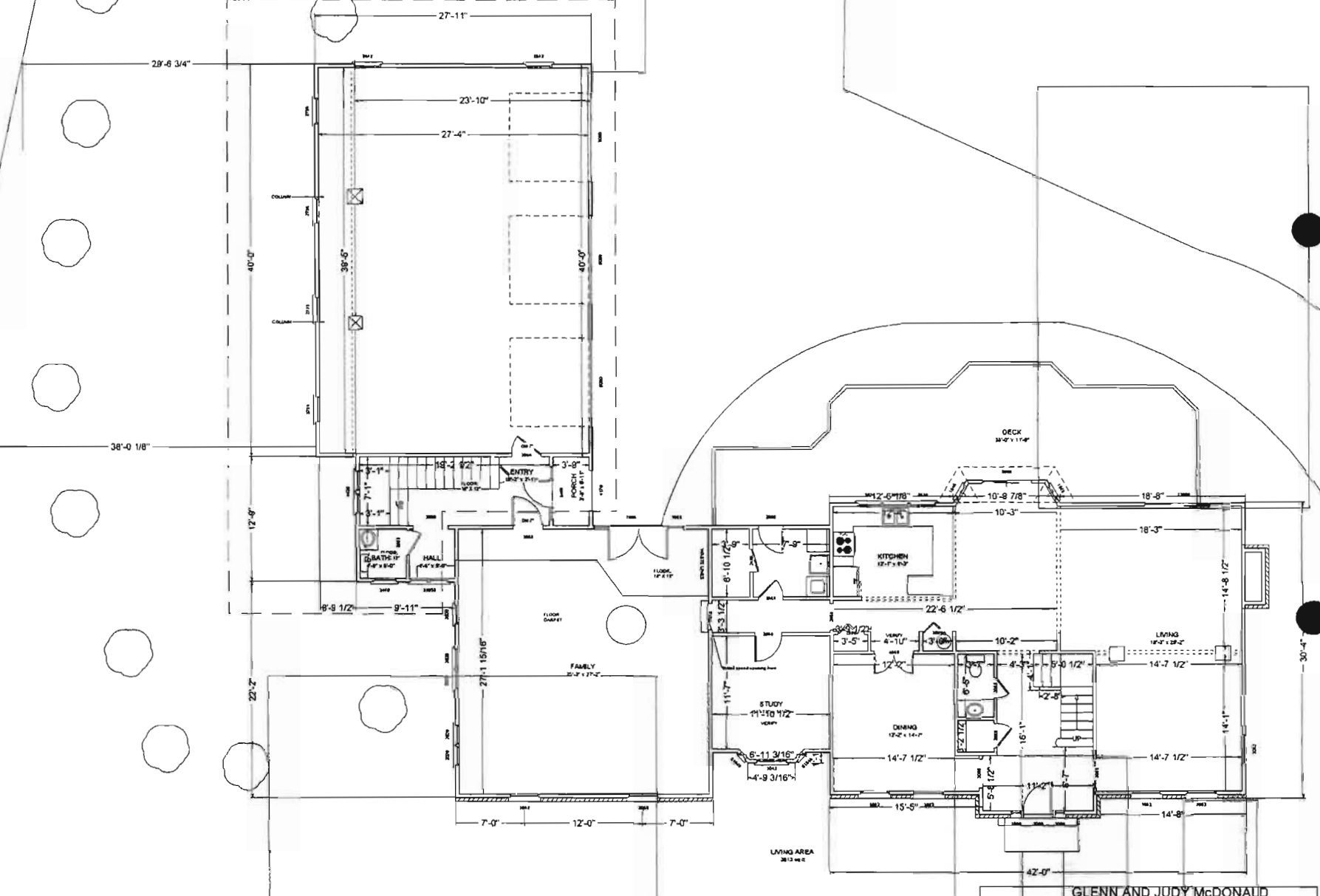
PROPOSED ADDITION



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GLENN AND JUDY McDONALD
ARCHITECTURAL REVIEW COMMITTEE
0/0" SCALE
Van Deusen
Architectural Drafting, Inc.

PROPOSED ADDITION

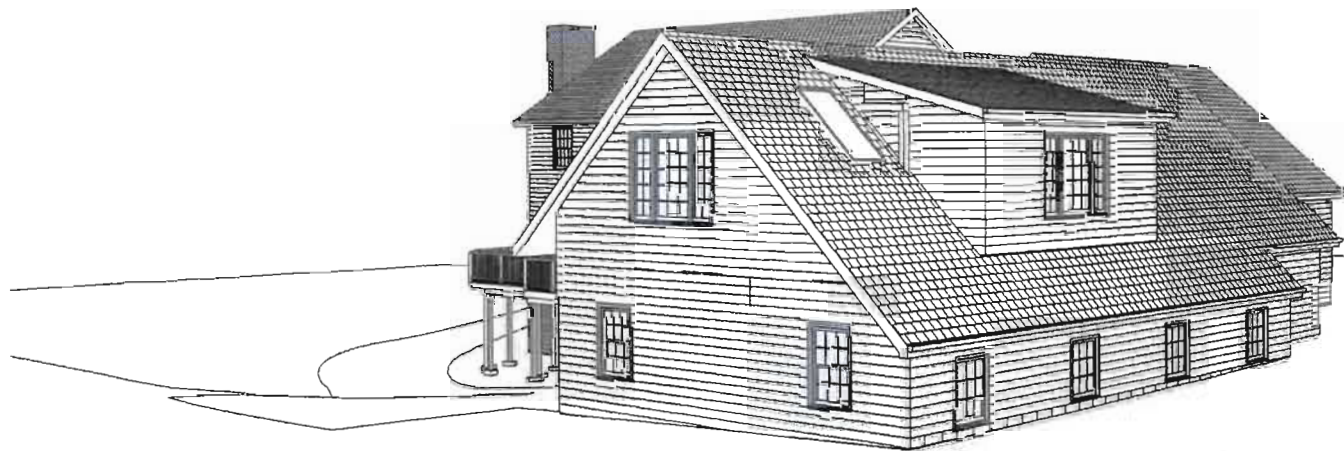


GLENN AND JUDY McDONALD
ARCHITECTURAL REVIEW COMMITTEE
0/0" SCALE

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[illegible]

GLENN AND JUDY McDONALD
ARCHITECTURAL REVIEW COMMITTEE
0/0" SCALE



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GLENN AND JUDY McDONALD
 ARCHITECTURAL REVIEW COMMITTEE
 0/0" SCALE
Van Deusen
 ARCHITECTS



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GLENN AND JUDY McDONALD
ARCHITECTURAL REVIEW COMMITTEE
0/0" SCALE
Van Deusen
Architecture • Planning • Interiors



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GLENN AND JUDY McDONALD
ARCHITECTURAL REVIEW COMMITTEE
0/0" SCALE
Van Densen
ARCHITECTS & INTERIORS, LLC







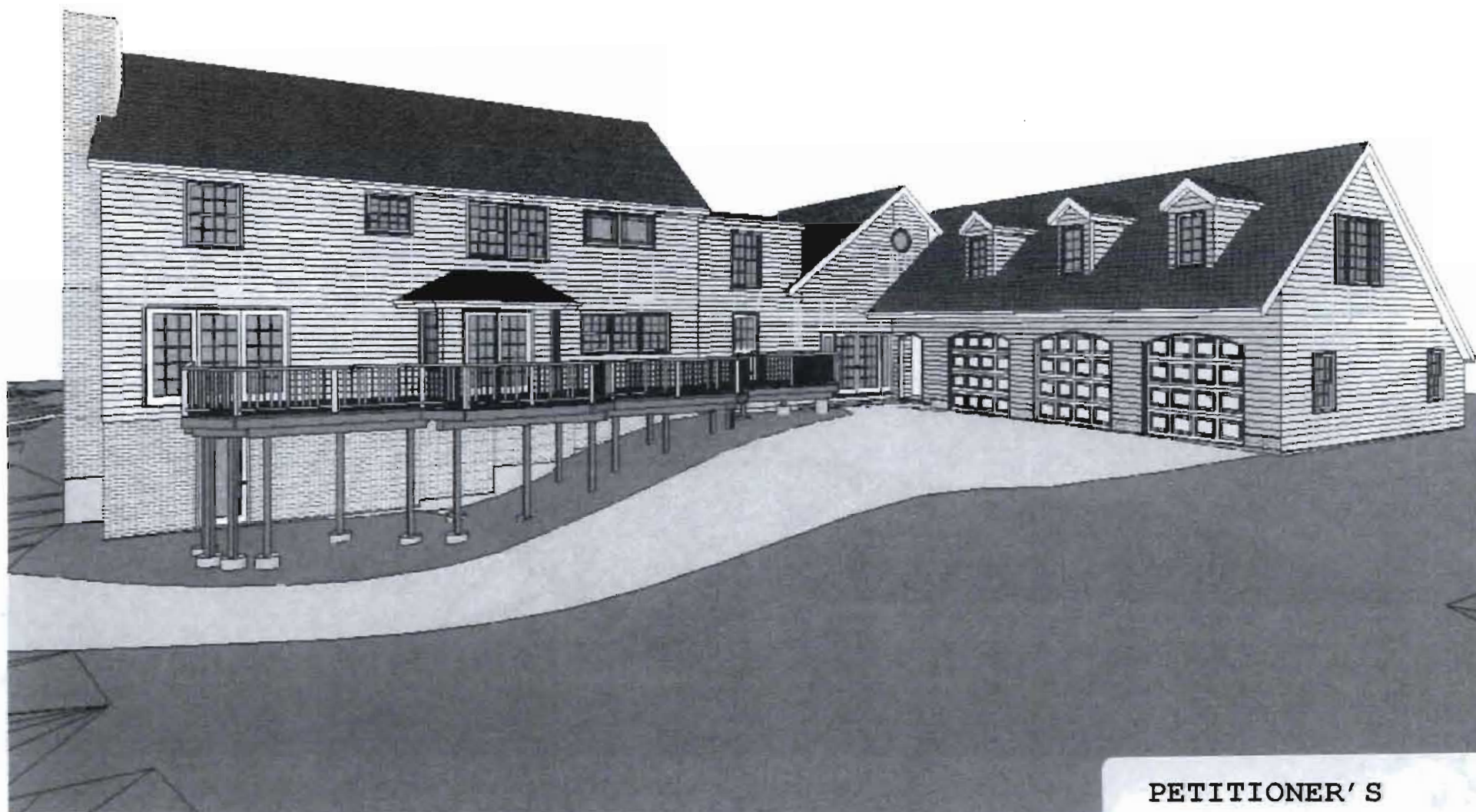
Case No.: 08-434-A 23 WESLEY WOODS CRT

Exhibit Sheet

Petitioner/Developer

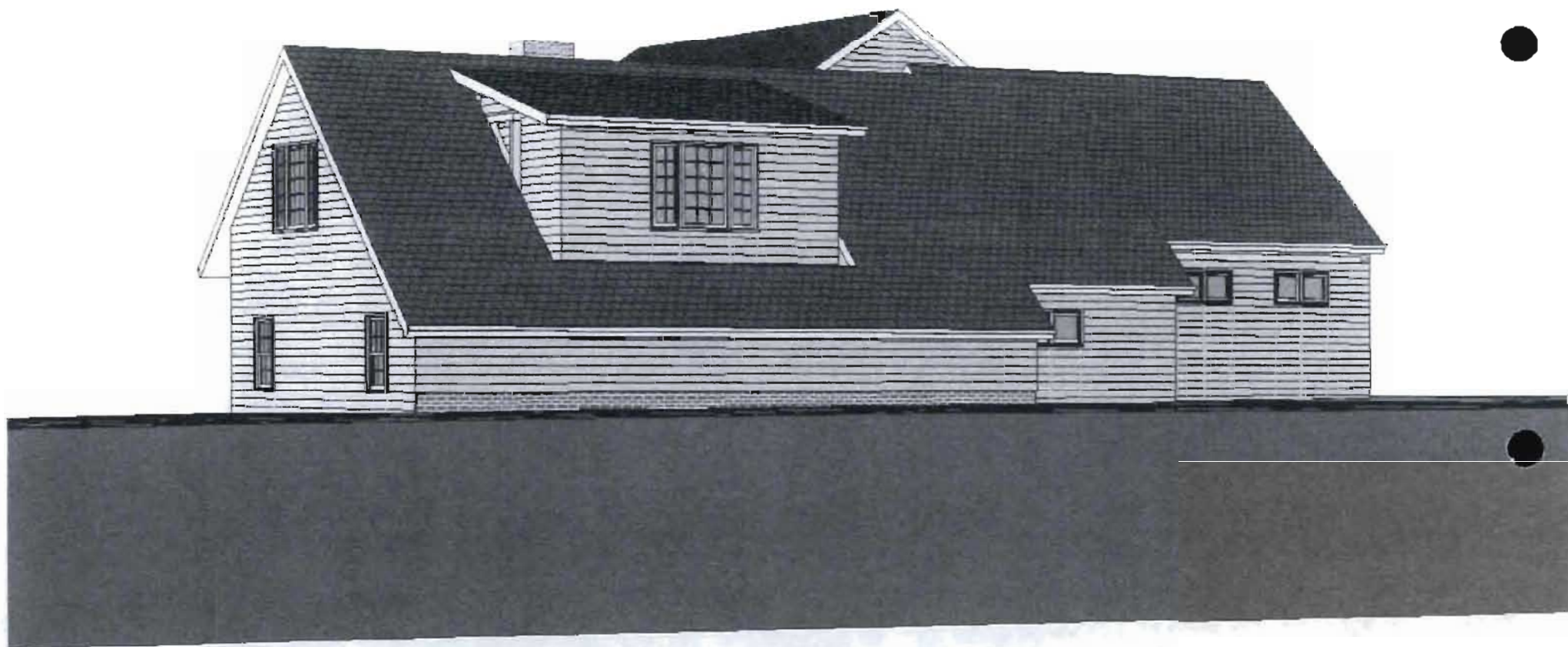
Protestant

No. 1	SITE PLAN	Prepared Comments JOSEF + Elizabeth KOKES with Elevation + Photographs
No. 2	FINISHED ELEVATION DRAWING DENOTING raising grade at rear of home to garage	Reduced Subdivision plat showing bldg envelope set backs
No. 3	FLOOR PLAN - old garage Conversion - New Proposed Garage	Reduced site Plan with movable garage addition
No. 4	SIDE elevation - rear of garage with "SALT BOX" design	PREPARED COMMENTS Danna + Matthew Wenzlaff with Photographs
No. 5	Photo: view west across rear of Petitioner's Lot	Greater KINGSVILLE Civic Assoc requesting a denial
No. 6	Photo - View west towards Proposed location	
No. 7	Photo - from Penhandle driveway, Looking North in area of Proposed Garage	
No. 8	Example to other similar Garage within 1/2 mile	
No. 9	Wesley Woods Arch. tectural Committee with approved Plans	
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 2



PETITIONER' S

EXHIBIT NO. 4

Case No.: 08-434-A 23 WESLEY WOODS CRT

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	Prepared Comments JOSEF + Elizabeth KOKES with Elevation + Photographs
No. 2	FINISHED ELEVATION DRAWING DENOTING raising grade at rear of home to garage	Reduced Subdivision plat showing slide envelope set backs
No. 3	FLOOR PLAN - old garage Conversion - New Proposed Garage	Reduced site plan with movable garage addition
No. 4	SIDE elevation - rear of garage with "SALT BOX" design	PREPARED COMMENTS Dianna + Matthew Wengloff with Photographs
No. 5	PHOTO: VIEW WEST across rear of Petitioner's Lot.	Greater Kingsville Civic Assoc. Requesting a denial
No. 6	PHOTO - VIEW WEST towards Proposed location	
No. 7	PHOTO - from Parkhandle driveway Looking North in area of Proposed Garage	
No. 8	Example to other similar Garage within 1/2 mile	
No. 9	Wesley Woods Architectural Committee with approved Plans	
No. 10		
No. 11		
No. 12		

May 23, 2008

To: The Baltimore County Zoning Commissioner

Re: Case #08-434A

We respectfully request the Zoning Commission to consider the following objection to zoning variance #08-434A.

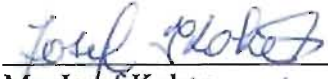
We strongly oppose this zoning variance, since the large building addition would extend beyond the existing building envelope and encroach the 50' side setback, which is currently the zoning requirement on record in Baltimore County. The encroachment requested is 21 feet, almost a 50% decrease in the setbacks on the property now.

The building envelope is large enough, that even with the existing dwelling, ample space is available within the envelope to accommodate the large proposed addition.

Going outside of the approved building envelope would drastically impact this scenic small community that borders along the Gunpowder State Park; a park with stately, mature trees and much wildlife. A portion of the 50' setback is wooded with large trees, whose root systems most probably would be either disturbed or ruined by this encroachment. These trees could be lost to the community and impact the rural character and the serenity of the existing neighboring homeowner properties.

There are also the environmental concerns that such a large addition would have on the surrounding well and septic systems. Since this addition will most likely house either living quarters, business office or both, the potential exists of extra traffic and/or parking problems, a deterrent to the community.

In addition, there is no hardship issue in this case and with the fact that this large addition can easily be incorporated within the existing building envelope, we are requesting that the petitioners merely abide by the present zoning laws that have been in-place for this community since its approval.



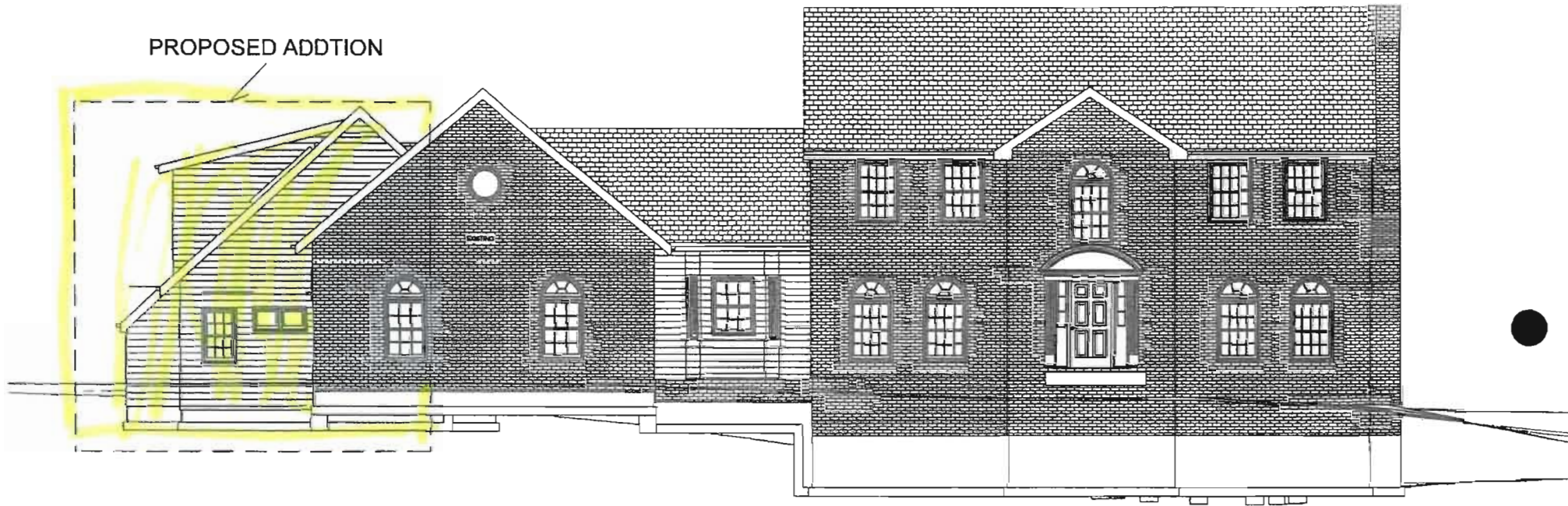
Mr. Josef Kokes

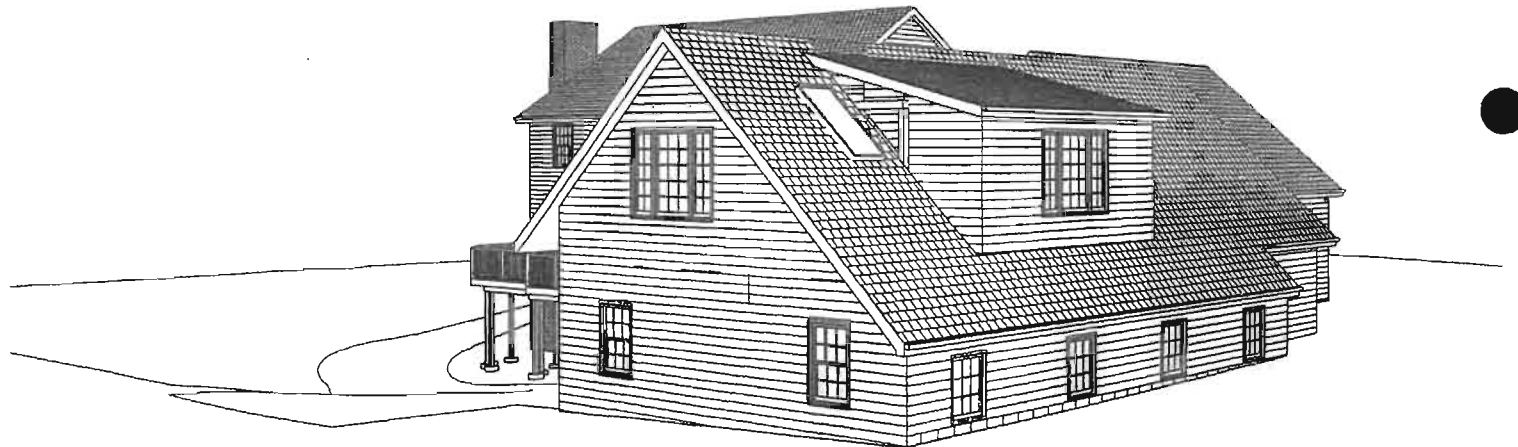


Mrs. Elizabeth Kokes
14 Wesley Woods Court
Kingsville, Maryland 21087



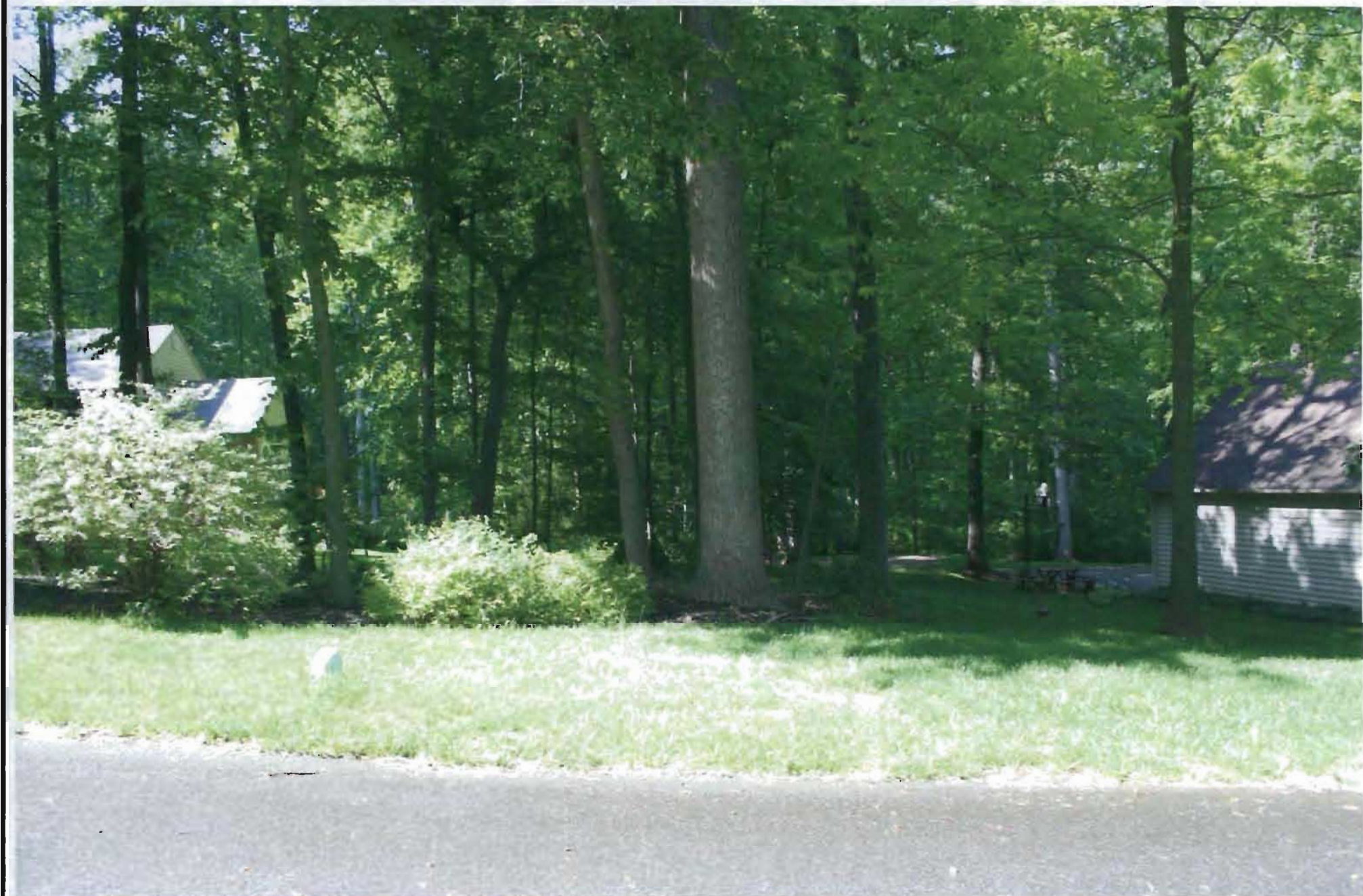
PROPOSED ADDTION

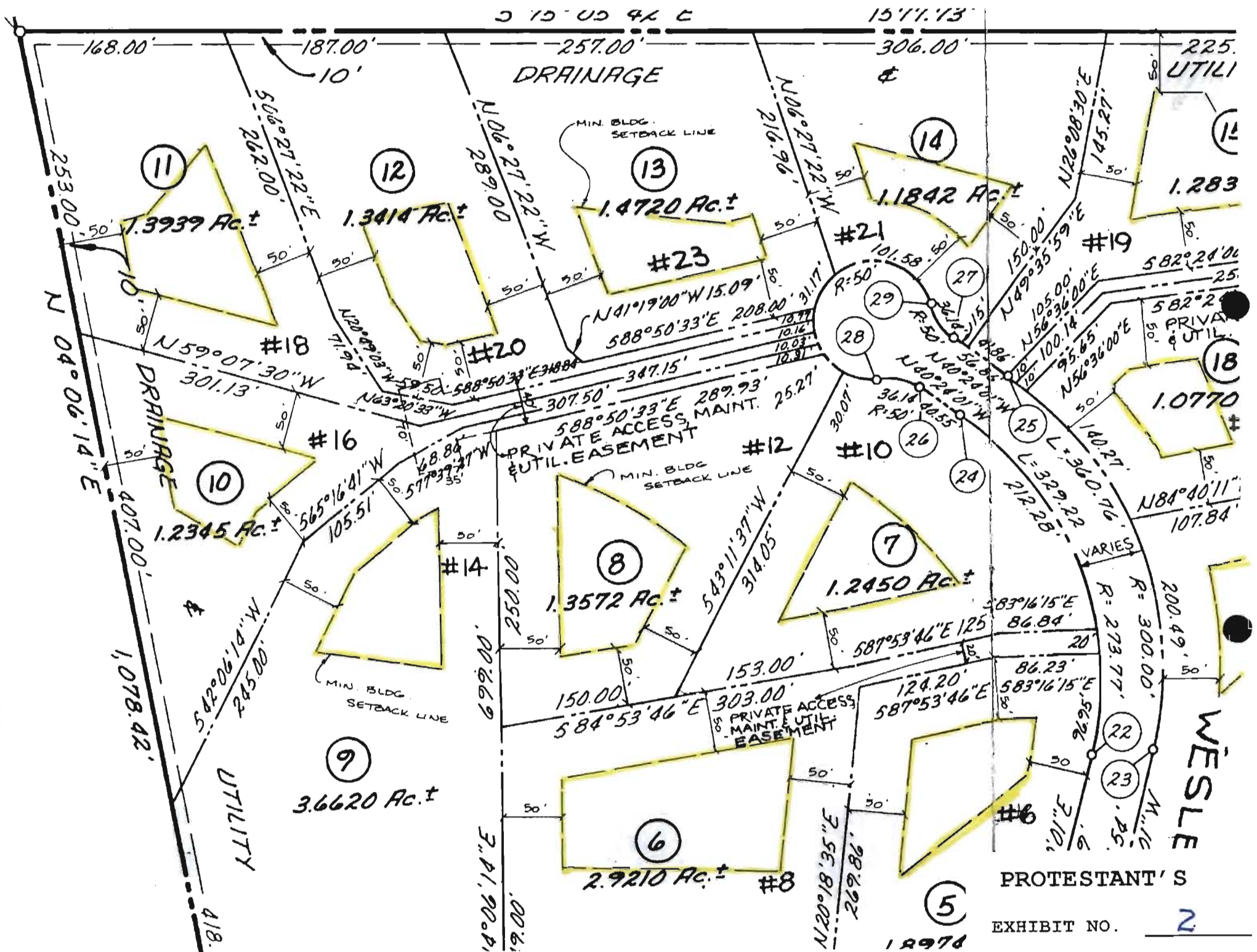




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GLENN AND JUDY McDONALD
 ARCHITECTURAL REVIEW COMMITTEE
 0/0" SCALE
Van Dusen
 ARCHITECTS





STATE OF MARYLAND - FOR USE OF
FOREST & PARKS
(GUNPOWDER STATE PARK)
DEED REF.: 3913/414



#20
12

MATHEW J. & DIANNA
WENZLAF
DEED REF.: 21215/423
PLAT REF.: 58/102

#23
13

1.4720 AC.±

WDSA

EX. FLAY
GROUND TO BE
RELOCATED OR
REMOVED

EX. DWELLING

FRONT

EX. C/O
EX. INLETS

EX. STONE
WALK

EX. 2 STORY BRICK
& VINYL SIDE
DWELLING

EX. TRANSFORMER

PROP. GARAGE

EX. WELL

MINIMUM BUILDING SETBACK LINE

N 41°19'00" W
15.09'

S 88°50'33" E
208.00'

EX. PEDESTAL

EX. MACADAM DRIVE

EX. PEDESTAL

EX. MACADAM DRIVE

KLS P&C
FOUND

WESLEY

PROTESTANT'S

EXHIBIT NO.

3

Building Envelope
Existing House
Proposed Addition - outside
Envelope

EX.
PAVING
7±

May 26, 2008

To: The Baltimore County Zoning Commissioner

Re: Case #08-434A

Dear Sir,

Please accept this letter as notice of our request for denial of the zoning variance #08-434A, before you today.

I reside, along with my family, at 20 Wesley Woods Court, the direct neighbor of the petitioners at 23 Wesley Woods Court. I am here today to personally request that a thoughtful and informed decision be made by you, Mr. Commissioner, in the matter of the variance requested by these petitioners.

My husband and I searched for over 8 years before we found our current home. It offered everything we had always wanted: a beautiful home on a beautiful wooded lot in a quiet, private and peaceful community. After living in a larger community with homes close together, the fact that this home was surrounded by trees and abutted the Gunpowder State Park, made it perfect.

As I am sure you are aware, the current zoning for the Wesley Woods community is R-5. The Final Development Plan for the community also reflects a 50' minimum side set back on each building envelope to assure the uniformity of the finished streetscape and for preservation of mature trees within the community.

The large addition and variance to accommodate it's construction is unnecessary and unsuitable for the community. The disturbance to the trees and wildlife, along with environmental issues should strongly be considered, especially with today's push to be conscience and aware of the need to preserve our natural resources.

This is not an issue of hardship, as one does not exist

The only hardship that will exist is the one that will be created for my husband and I by the approval of this variance. Our lot will become the only one within the community that can no longer claim at least 50' between the houses on either side of property line. That is, and was, a huge selling point for many buyers, as it was for us. The privacy of our lot will forever be diminished. Who will be responsible for the loss of equity in my home due to this variance?

I have brought with me today a letter of support from the Greater Kingsville Civic Association, that I will now read in to the record. (letter)

The petitioners have presented a letter of conditional approval from the community's Architectural Committee. As the Wesley Woods community does not have an HOA or any formal governing agent, the approval from this committee is negligible.

The letter from the homeowners on the other side of 23 Wesley Woods Court "Oking" this variance does not mention that they will have no site of this structure and that their home is approximately 230 feet away from the petitioners, which is approximately 2/3's of a football field in distance.

Also, the petitioners have mentioned that the trees between our houses should shield most of this addition from our view. Not only will we be able to see this large addition from our deck and side sunroom, but have full view, as will our neighbors, from approximately October through April of each year, as there are no ~~deciduous~~ ^{evergreen} trees in that area.

In closing, I ask that you, Mr. Commissioner, review these letters and the photos enclosed herewith and deny this unwarranted change to the current Final Development plan and to uphold the current zoning on the books. Thank you.

Respectfully,


Dianna Wenzlaff


Matthew Wenzlaff
20 Wesley Woods Court
Kingsville, Md. 21087

enclosures

The Greater Kingsville Civic Association

P.O. BOX 221 ~ KINGSVILLE, MARYLAND 21087

May 27, 2008

To: The Baltimore County Zoning Commissioner

Re: Case number 8-434A

The GKCA Board requests your **denial** of the proposed Variance for 23 Wesley Woods Court, permitting an addition with a setback to property line of 29 feet in lieu of the required 50 feet. We are generally *opposed* to any variances to *Final Development Plans*, unless it creates hardship. Permitting a private homeowner this variance will undoubtedly impact the visual and environmental aspects of this property for neighbors, and the Rural Corridor of Route 1- Belair Road. Please enforce current regulation/law in denial of this request.

Sincerely,



Leigh A. Keller, President, GKCA

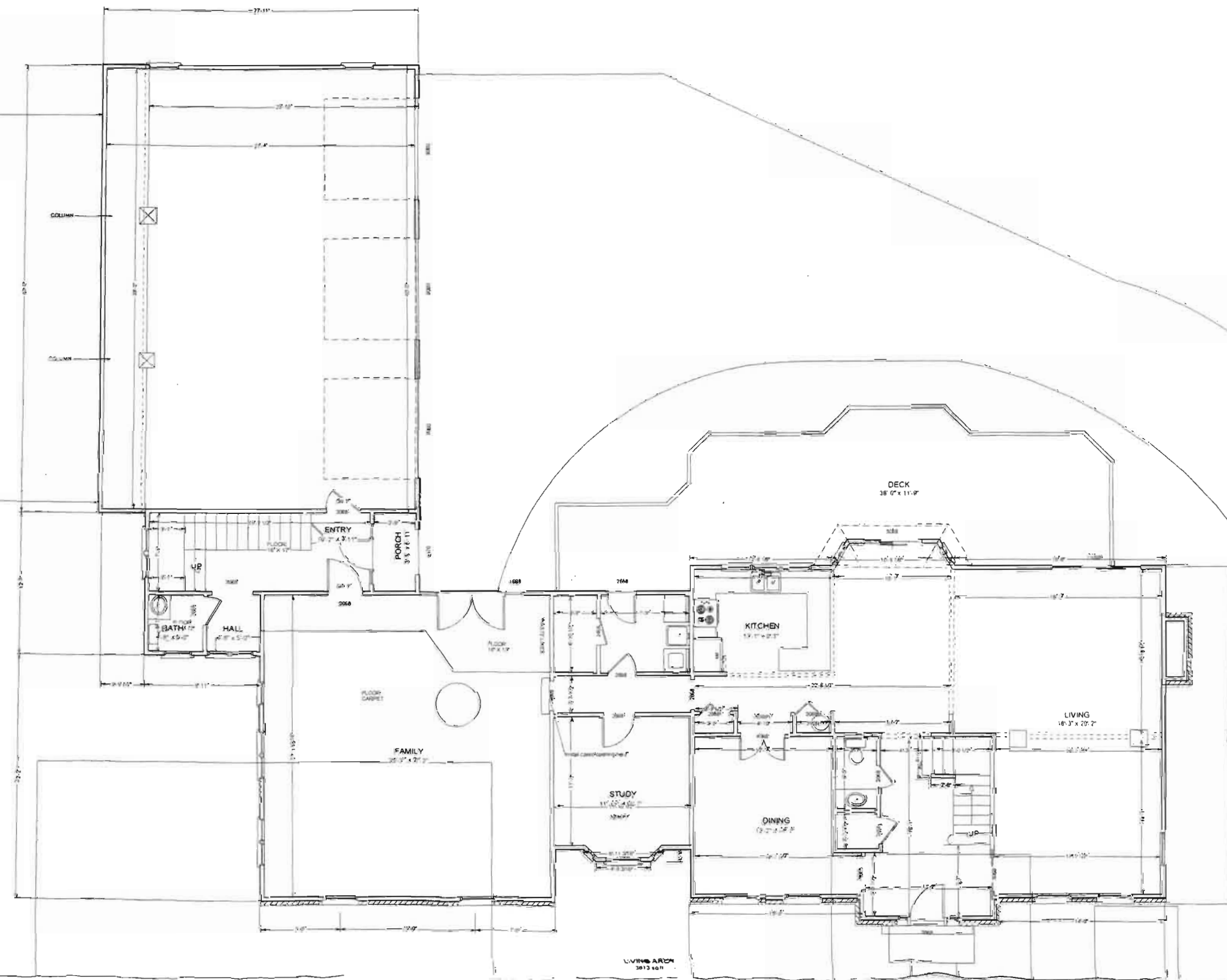


08-434A
side of house view
from Deck





PETITIONER'S
EXHIBIT NO. 3





PETITIONER'S

EXHIBIT NO. 5

VIEW TO WEST



PETITIONER'S

EXHIBIT NO. 6

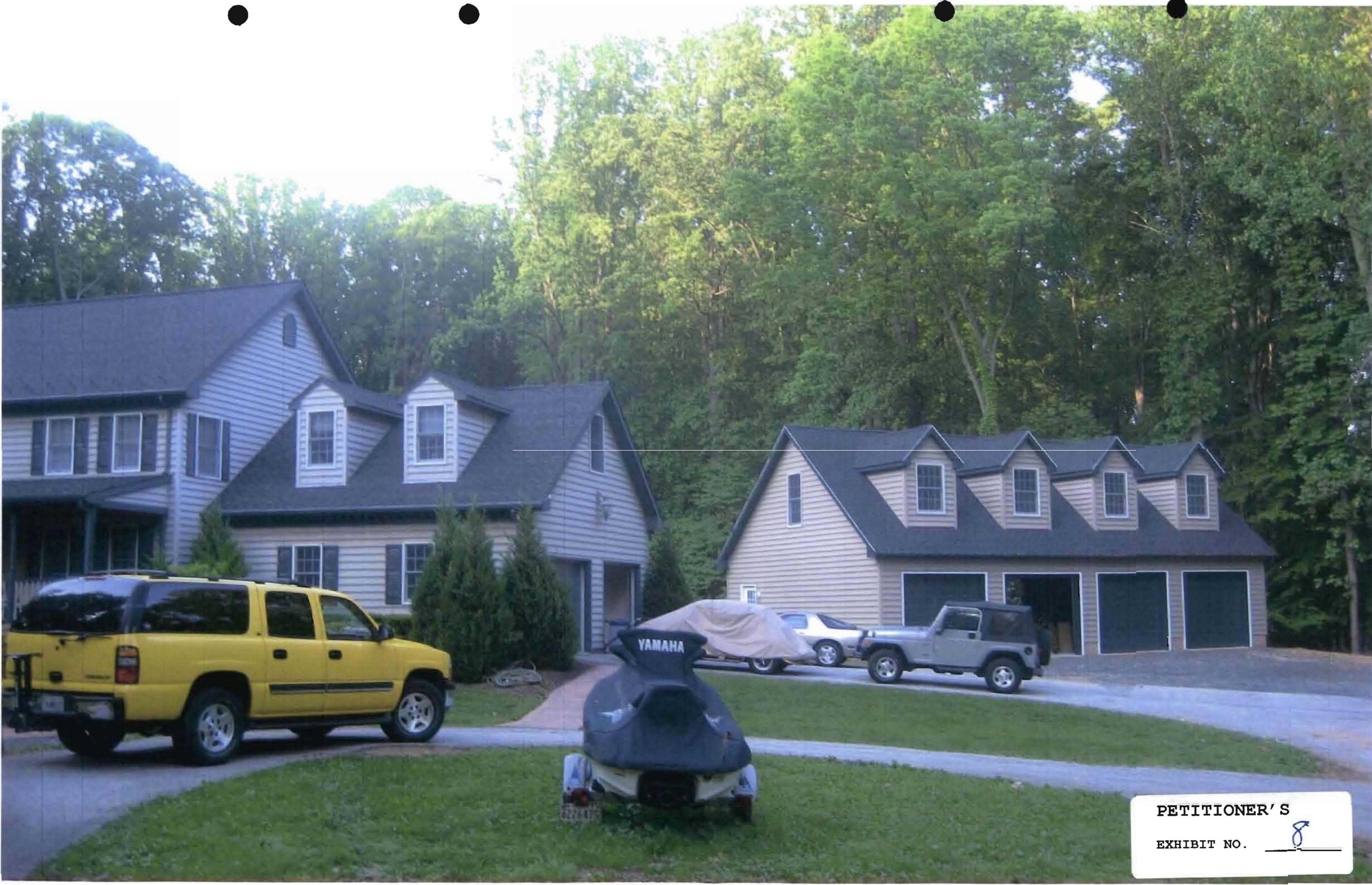
view west, proposed location



PETITIONER'S

EXHIBIT NO. 7

View to North



PETITIONER'S

EXHIBIT NO. 8

Wesley Woods

Architectural Committee

February 25, 2008

Glenn and Judy McDonald
23 Wesley Woods Court
Kingsville, MD 21087

Dear Glenn and Judy,

The Wesley Woods Architectural Committee received a copy of your plans and specifications dated February 1, 2008, as required by the Declaration of Easements and Restrictions of Wesley Woods.

The Committee has reviewed and approved your plans (copies attached) with one exception. All sides of the addition must have brick to grade. Should there be any other changes or alterations to these plans and specifications, they must be resubmitted to the Committee for re-approval. The Committee's approval is conditional on Baltimore County's approval of the variance of the building envelope.

In addition, the Committee would also like to point out that the private panhandle adjacent to your property shall not be used for construction vehicles or for any other purpose.

Should you have any future questions, please contact any of the members of the Committee listed below.

Sincerely,

The Wesley Woods Architectural Committee:



Michael J. Butt Jr., 6 Wesley Woods Court
Barry Noe, 9 Wesley Woods Court
Armand Fiorucci, 12 Wesley Woods Court
Liz Kokes, 14 Wesley Woods Court

PETITIONER' S

EXHIBIT NO.

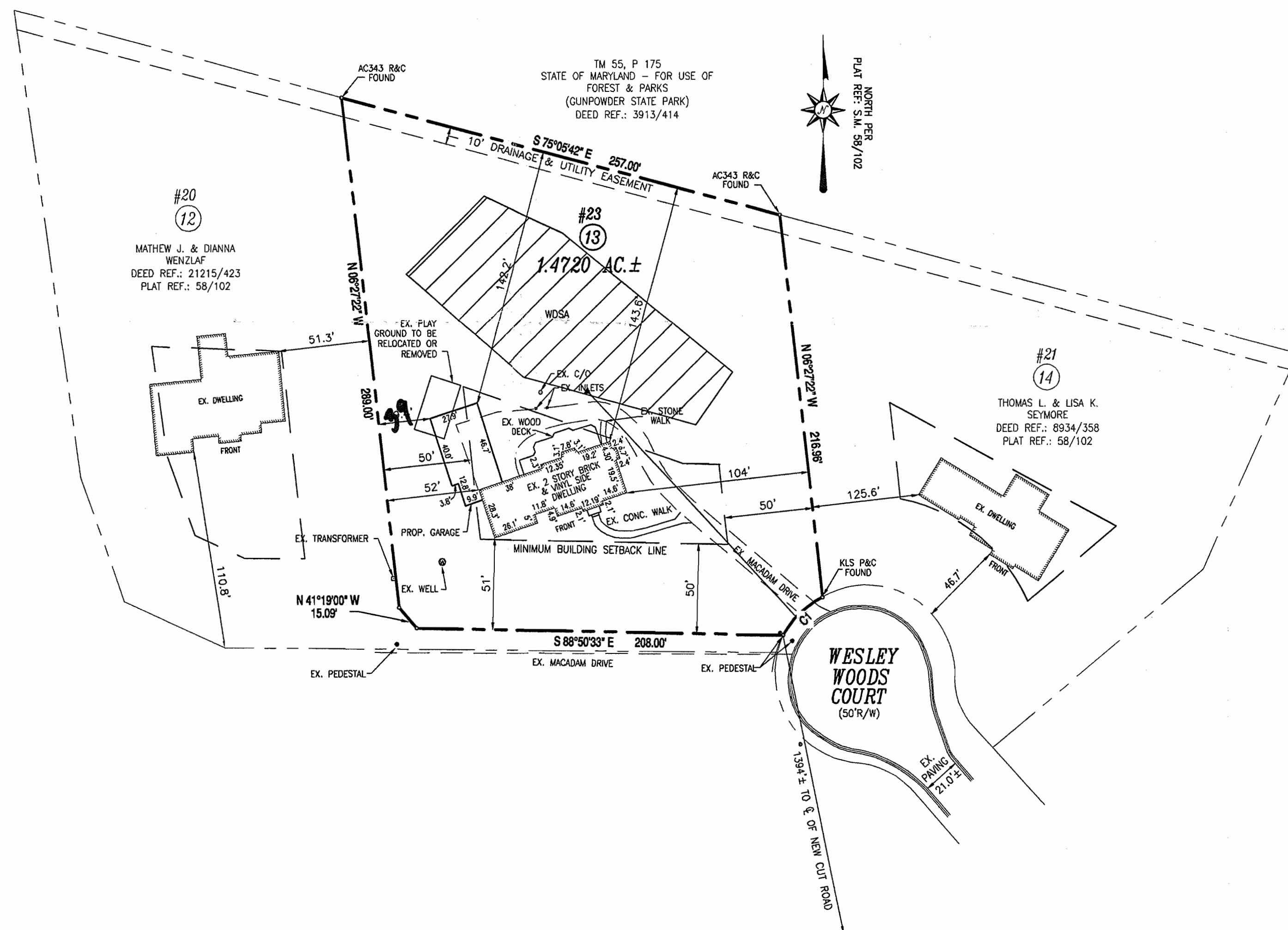
9

☒

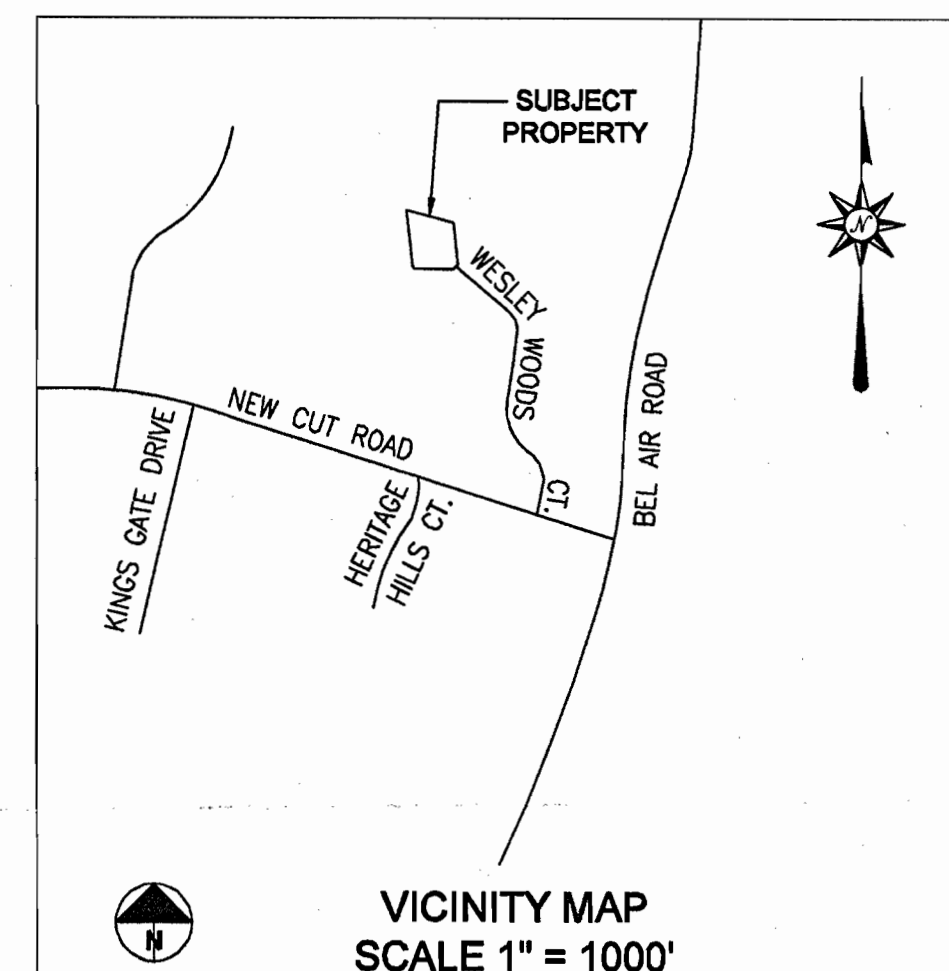
AS LOT 13 IN PLAT BOOK 58 FOLD 102

OWNERS: GLENN G. & JUDITH M. McDONALD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	31.17'	30.66'	N 46°44'32" E	35°42'51"



434



ELECTION DISTRICT: 11
COUNCILMANIC DISTRICT: 3
1" = 200' SCALE MAP #: 055A1
ZONING: RC 5
LOT SIZE: 1.472

<u>1.472</u>	<u>64121.7</u>
ACREAGE	SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

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

PRIOR ZONING HEARING: NONE
DATE: 02/26/2008
*LOCATED IN ZONE C PER FEMA FLOOD
MAP 2400100285B DATED 03/02/1981
FIRST FLOOR ELEVATION = 378.0'±



THOMPSON
& ASSOCIATES, LLC
Land Surveying & Engineering

402 N. HICKORY AVENUE SUITE B
BEL AIR, MARYLAND
410-803-0696

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM# _____ CASE # _____

PETITIONER' S

EXHIBIT NO.

PREPARED BY: ROBERT L. STEEVES - THOMPSON & ASSOCIATES, LLC

SCALE OF DRAWING: 1" = 50'