

IN RE: PETITION FOR ADMIN. VARIANCE

SE side Russet Court 598.72 feet SE of
c/l Golden Tree Lane
15th Election District
7th Councilmanic District
(21 Russet Court)

Hugo and Laura Mattheiss
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0038-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, Hugo and Laura Mattheiss for property located at 21 Russet Court. The variance request is from Sections 1B02.3.B and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (front porch) with property line setbacks as close as 2 feet in lieu of the minimum required 11.25 feet, and to amend the latest Final Development Plan for "Goldentree" Plat 1, Section 1 Lot 110 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an open covered front porch measuring 8 feet x 20 feet for much needed additional living space. Petitioners state that other lots in the immediate neighborhood are on square or rectangular lots front porches similar to the one that they propose to construct. These other properties are not constrained by being on a cul-de-sac, or having a piece shape, or having a community sidewalk adjacent to their property.

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 August 25, 2008 which indicates that the proposed porch will be 2 feet from the existing public sidewalk that leads

OFFICE RECEIVED FOR FILING

9-15-08

B

form Russet Court to the public school to the rear of the subject property. The property on the opposite side of the sidewalk is fenced and heavily screened by landscaping to the edge of the walk. The porch will create a constricting point that will be uncomfortable to passersby and a reduction of privacy to the residents of 23 Russet Court. The Planning Office recommends setting the porch back to at least 3 feet from the property line.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 17, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

While I am mindful of the Office of Planning's comments, I am willing to grant the relief as requested. The most affected property owner at 19 Russet Court has provided a letter in support of the Petitioners' request. The subject property is at the end of a cul-de-sac and there is little road or foot traffic. The front porch cannot be placed anywhere else on the front of the split-level home. The property is a modified pie shape with the dwelling placed at an angle on the property. The community sidewalk has further reduced Petitioners' lot size and reduced their ability to construct a modest porch. The two foot setback is from the community sidewalk.

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.

RECEIVED FOR FILE

9-15-08

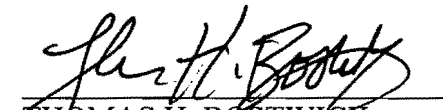
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of September, 2008 that a variance from Sections 1B02.3.B and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (front porch) with property line setbacks as close as 2 feet in lieu of the minimum required 11.25 feet, and to amend the latest Final Development Plan for "Goldentree" Plat 1, Section 1 Lot 110 only is hereby GRANTED, subject to the following:

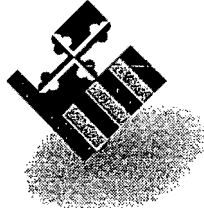
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

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

THB:pz


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

RECEIVED FOR FILED
9.15.08

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 15, 2008

HUGO AND LAURA MATTHEISS
21 RUSSET COURT
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2009-0038-A
Property: 21 Russet Court

Dear Mr. and Mrs. Mattheiss:

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 "John H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Tim Domanowski, PO Box 43386, Nottingham MD 21236

BCA

TAX. ACCOUNT # 11800005577



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 21 RUSSET COURT
which is presently zoned RESIDENTIAL

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) 1002, 3B, 504

TO PERMIT AN OPEN PROTECTION (FRONT PORCH) WITH PROPERTY LINE SETBACKS AS CLOSE AS 2-FEET IN LIEU OF THE MINIMUM REQUIRED 11.25-FEET AND TO AMEND THE LATEST F.D.P. FOR "GOLDENTREE", PLAT 1, SECTION 1, LOT 110.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

HUGO MATTHEISS
Name - Type or Print _____
Signature _____
LAURA MATTHEISS
Name - Type or Print _____
Signature _____
21 RUSSET CT (410) 227-5829
Address _____ Telephone No. _____
BALTIMORE MD 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

TIM DOMANOWSKI
Name _____
PO BOX 43386 (410) 598-7473
Address _____ Telephone No. _____
NOTTINGHAM, MD 21236
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2009-0038-A Reviewed By D.T. Date 8/5/08
REV 10/25/01 9-15-08 Estimated Posting Date 8/17/08

A-283

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

Address 21 RUSSET COURT
City BALTIMORE State MD Zip Code 21221

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):

The lot that our home is on is unique and unusual because it is in an extreme keystone, almost pie shaped configuration. That coupled with a community freespace sidewalk, makes confining setbacks unreasonable due to the location of the house on the lot. There are dozens of other houses in our neighborhood that have front porches that add to the architecturally pleasing value of the homes. These houses are on square or rectangular lots. The popularity of front porches is proven in local resale values of neighborhood homes, however my family is in much need of additional living space. We should not be denied this due to the developers inability to place the house further back on the lot. The community freespace sidewalk has limited my lot size and therefore has unreasonably limited my ability to put a modest sized 8ft X 20ft covered yet open porch. If relief is granted, public safety and welfare will not in any way be altered due to the free space that already infringes on my lot.

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
HUGO MATTHEISS
Name - Type or Print

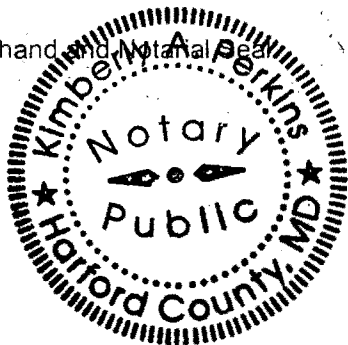

Signature
LAURA MATTHEISS
Name - Type or Print

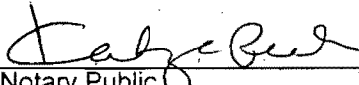
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of July, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Hugo Mattheiss and Laura Mattheiss
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires 2/23/2010



CBCA

TAX. UNIT # 11800005577

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 21 RUSSET COURT
which is presently zoned RESIDENTIAL

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) 1202.3B, 504

TO PERMIT AN OPEN PROTECTION (FRONT PORCH) WITH PROPERTY LINE SETBACKS AS CLOSE AS 2- FEET IN LIEU OF THE MINIMUM REQUIRED 11.25- FEET AND TO AMEND THE LATEST F.D.P. FOR "GOLDENTREE", PLAT 1, SECTION 1, LOT 110.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

HUGO MATTHEISS
Name - Type or Print _____
Signature [Signature] _____
LAURA MATTHEISS
Name - Type or Print _____
Signature [Signature] _____
21 RUSSET CT (410) 227-5829
Address _____ Telephone No. _____
BALTIMORE MD 21221
City _____ State _____ Zip Code _____

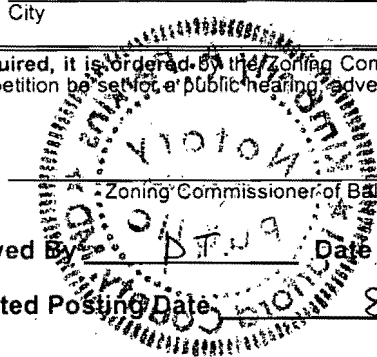
Representative to be Contacted:

TIM DOMANOWSKI
Name _____
PO Box 43386 (410) 598-7473
Address _____ Telephone No. _____
NOTTINGHAM MD 21236
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 2009-0038-A
REV 10/25/01 9.15.08

Reviewed By [Signature] Date 8/5/08
Estimated Posting Date 8/17/08



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: 21 RUSSET COURT
Address
BALTIMORE MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The lot that our home is on is unique and unusual because it is in an extreme keystone, almost pie shaped configuration. That coupled with a community freespace sidewalk, makes confining setbacks unreasonable due to the location of the house on the lot. There are dozens of other houses in our neighborhood that have front porches that add to the architecturally pleasing value of the homes. These houses are on square or rectangular lots. The popularity of front porches is proven in local resale values of neighborhood homes, however my family is in much need of additional living space. We should not be denied this due to the developers inability to place the house further back on the lot. The community freespace sidewalk has limited my lot size and therefore has unreasonably limited my ability to put a modest sized 8ft X 20ft covered yet open porch. If relief is granted, public safety and welfare will not in any way be altered due to the free space that already infringes on my lot.

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.

HUGO MATTHEISS
Signature
Name - Type or Print

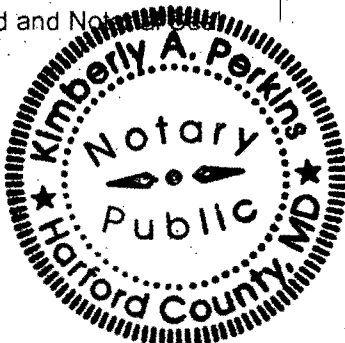
LAURA MATTHEISS
Signature
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of July, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid personally appeared

Hugo Mattheiss and Laura Mattheiss
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Kathy A. Perkins
Notary Public
My Commission Expires 2/23/2010

ZONING DESCRIPTION FOR 21 RUSSET COURT, BALTIMORE, MD 21221

Beginning at a point on the Southeast side of Russet Court which is 50 ft wide at the distance 598.72 ft Southeast of the centerline of the nearest improved intersecting street, Golden Tree Lane, which is 50 ft wide. Being Lot # 110, Block _____, Section# 1, in the subdivision of Golden Tree as recorded in Baltimore County Plat Book # 43, Folio # 79, containing 6455^{SQ}_{FT} = .15 ACRE Also known as 21 Russet Court and located in the 15th Election District, 7th Councilmanic District.

2009-0038-A

CERTIFICATE OF POSTING

RE: Case No.: 2009-0038-A

Petitioner/Developer: _____

MATTHEISS

Date of Hearing/Closing: 9-1-08

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

21 RUSSET COURT

The sign(s) were posted on 8-17-08
(Month, Day, Year)

Sincerely,

Robert Black 8-18-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 1856

Date 8/5/08

PAID RECEIPT

BUSINESS ADDRESS TIME
 8/7/2008 8/15/2008 15:44:12
 REC'D 02 WALKIN JEWETT
 REC'D 01 H 594471 7/31/2008
 5 528 JEWETT VERIFICATION
 013546
 Recpt Tot \$115.00
 \$115.00 CA
 Baltimore County, Maryland

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

Total 115.00

Rec From COASTAL N.R.M.
 For 2009-0038-A 21 RUSSET CT
D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0038 -A Address 21 RUSSET COURT
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/5/08 Posting Date: 8/17/08 Closing Date: 9/1/08

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0038 -A Address 21 RUSSET COURT
Petitioner's Name MATTHEISS Telephone 410-227-5829
Posting Date: 8/17/08 Closing Date: 9/1/08
Wording for Sign: TO PERMIT AN OPEN PROTECTION (FRONT PORCH) WITH PROPERTY
LINE SETBACKS AS CLOSE AS 2-FEET IN NEU OF THE MINIMUM
REQUIRED 11.25- FEET AND TO AMEND THE LATEST F.D.P. FOR
"GOLDENTREE", PLAT 1, SECTION 1, LOT 110.

WCR - Revised 7/7/08

**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.

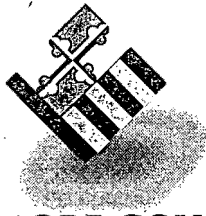
For Newspaper Advertising:

Item Number or Case Number: 2009-0038-A
Petitioner: MATTHEISS
Address or Location: 21 RUSSET CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR & MRS. HUGO MATTHEISS
Address: 21 RUSSET CT.
BALD. MD 21221

Telephone Number: 410-227-5829



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

September 3, 2008

Hugo & Laura Mattheiss
21 Russet Ct.
Baltimore, MD 21221

Dear: Hugo & Laura Mattheiss

RE: Case Number 2009-0038-A, 21 Russet Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 5, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Tim Domanowski, P.O. Box 43386, Nottingham, MD 21236

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 25, 2008

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

SUBJECT: 21 Russet Court

INFORMATION:

Item Number: 9-038

Petitioner: Hugo and Laura Mattheiss

Zoning: DR 10.5

Requested Action: Administrative Variance

RECEIVED
AUG 26 2008

BY: _____

SUMMARY OF RECOMMENDATIONS:

The porch as proposed, will be 2 ft. from an existing public sidewalk that leads from Russet Court to the public school to the rear of the subject property. The property on the opposite side of the sidewalk is fenced and heavily screened by landscaping to the edge of the walk.

The porch will create a constricting point that will be uncomfortable to passersby, and a reduction of privacy to the residents of 21 Russet Court.

The Office of Planning recommends setting the porch back to at least 3 ft. from the property line.

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

Reviewed by:
AFK/LL: CM

Curtis Murray

perhaps OP
means
23 Russet
Court

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 27, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For August 25, 2008
Item Nos. ~~09-0038, 0040, 0041, 0042,~~
0044, and 0045

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

DAK:CEN:lrk
cc: File
ZAC- 08272008-NO COMMENTS



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

August 22, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 12, 2008

Item Number: 0038 0040, 0041, 0043, 0044 and 0045

Pursuant to your request, this Bureau has reviewed the referenced plan(s) 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

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 15, 2008
SUBJECT: Zoning Item # 09-038-A
Address 21 Russet Court
(Mattheiss Property)

Zoning Advisory Committee Meeting of August 18, 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: Paul A. Dennis

Date: September 15, 2008

From: Jeffrey Livingston
To: Zook, Patricia
Date: 9/15/2008 11:22:24 AM
Subject: Re: Case 2009-0038-A comments needed

Here it is.

>>> Patricia Zook 9/15/2008 11:18 AM >>>
Hello Jeff -

This administrative variance closed 9-1-08 and we need DEPRM comments.

CASE NUMBER: 2009-0038-A
21 Russet Court
Location: SE side Russet Court 598.72 feet SE of c/l Golden Tree Lane
15th Election District, 7th Councilmanic District
Legal Owner: Hugo and Laura Mattheiss
Closing Date: 9/1/2008

ADMINISTRATIVE VARIANCE to permit an open projection (front porch) with property line setbacks as close as 2 feet in lieu of the minimum required 11.25 feet, and to amend the latest Final Development Plan for "Goldentree" Plat 1, Section 1 Lot 110 only.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Case 2009-0038-A comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 9/15/2008 11:18 AM
Subject: Case 2009-0038-A comments needed

Hello Jeff -

This administrative variance closed 9-1-08 and we need DEPRM comments.

CASE NUMBER: 2009-0038-A

21 Russet Court

Location: SE side Russet Court 598.72 feet SE of c/l Golden Tree Lane

15th Election District, 7th Councilmanic District

Legal Owner: Hugo and Laura Mattheiss

Closing Date: 9/1/2008

ADMINISTRATIVE VARIANCE to permit an open projection (front porch) with property line setbacks as close as 2 feet in lieu of the minimum required 11.25 feet, and to amend the latest Final Development Plan for "Goldentree" Plat 1, Section 1 Lot 110 only.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

8/4/08

To Whom it May Concern:

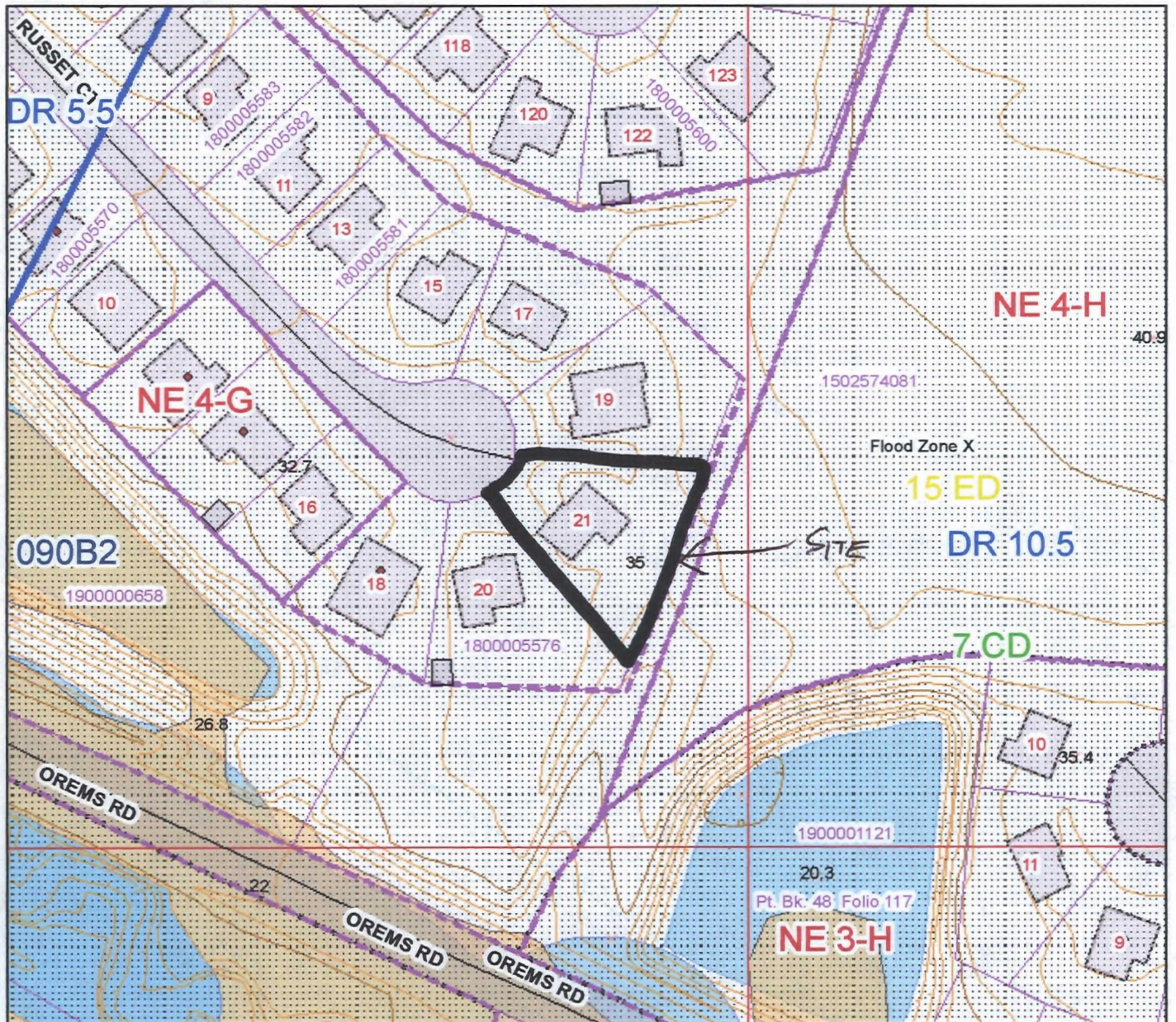
I am the homeowner of 19 Russet Court.

I have no objection as to the porch addition that Hugo Mattheiss wants to add on the side/front area that borders my property.

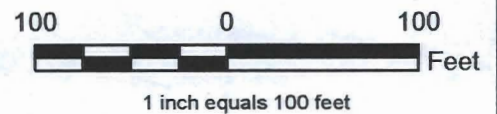
Please contact me @ 410 574-6203 with any questions.

Janet Domrowski

21 Russet Court



DQ Map Notes



Publication Date: July 22, 2008
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

2009-0038-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 21 RUSSET COURT

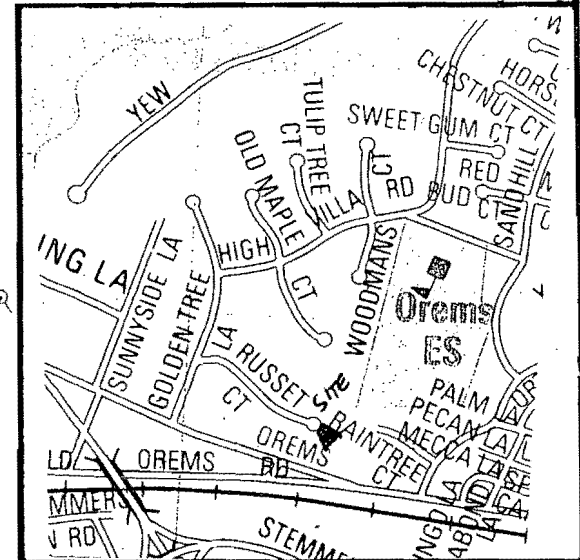
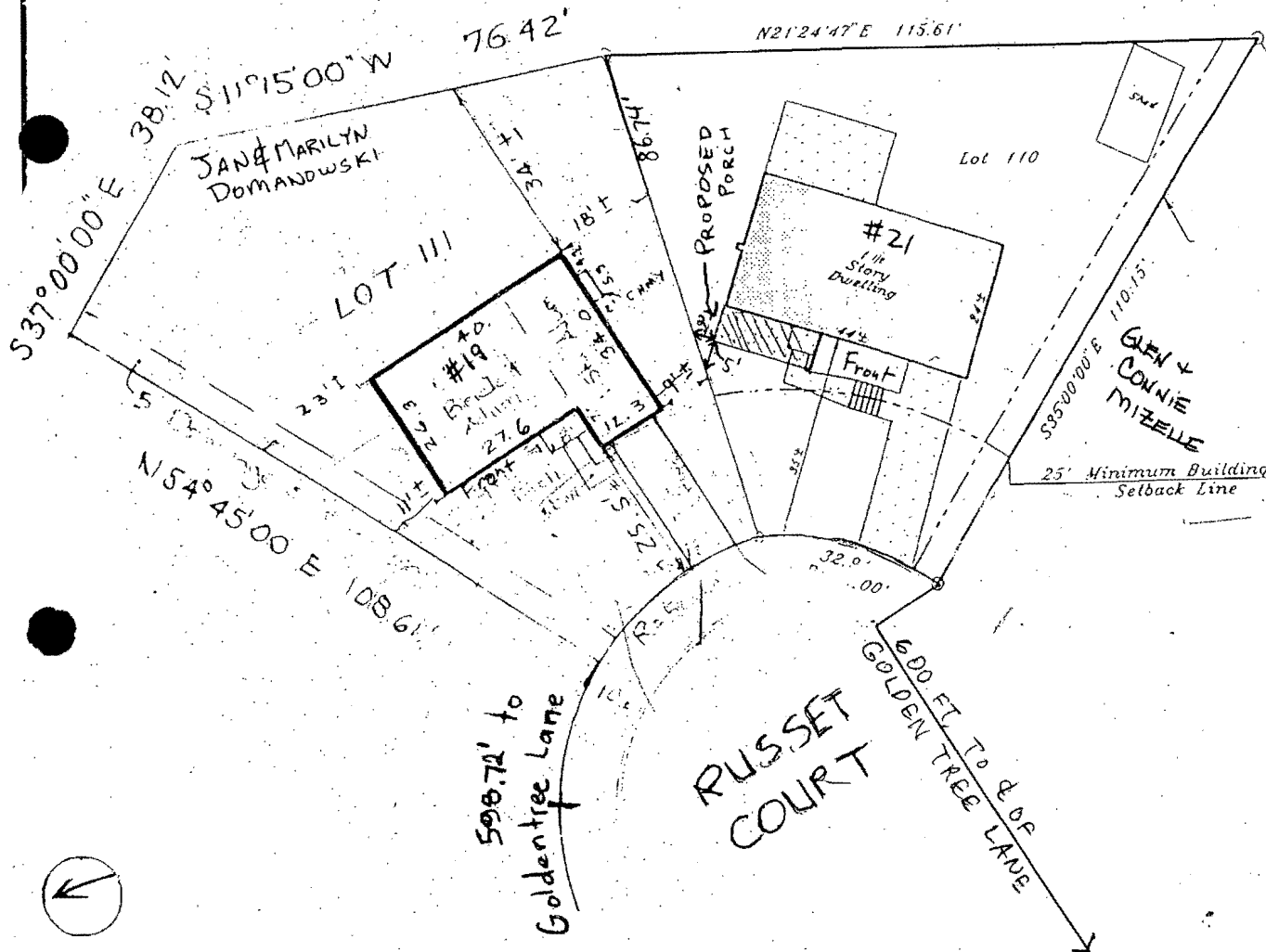
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GOLDENTREE

PLAT BOOK # 43 FOLIO # 79 LOT # 110 SECTION # 1

OWNER HUGO & LAURA MATTHEISS

Local Open Space



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 090B2

ZONING D.R. 10.5

LOT SIZE .15 ACREAGE 6,455 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING

NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

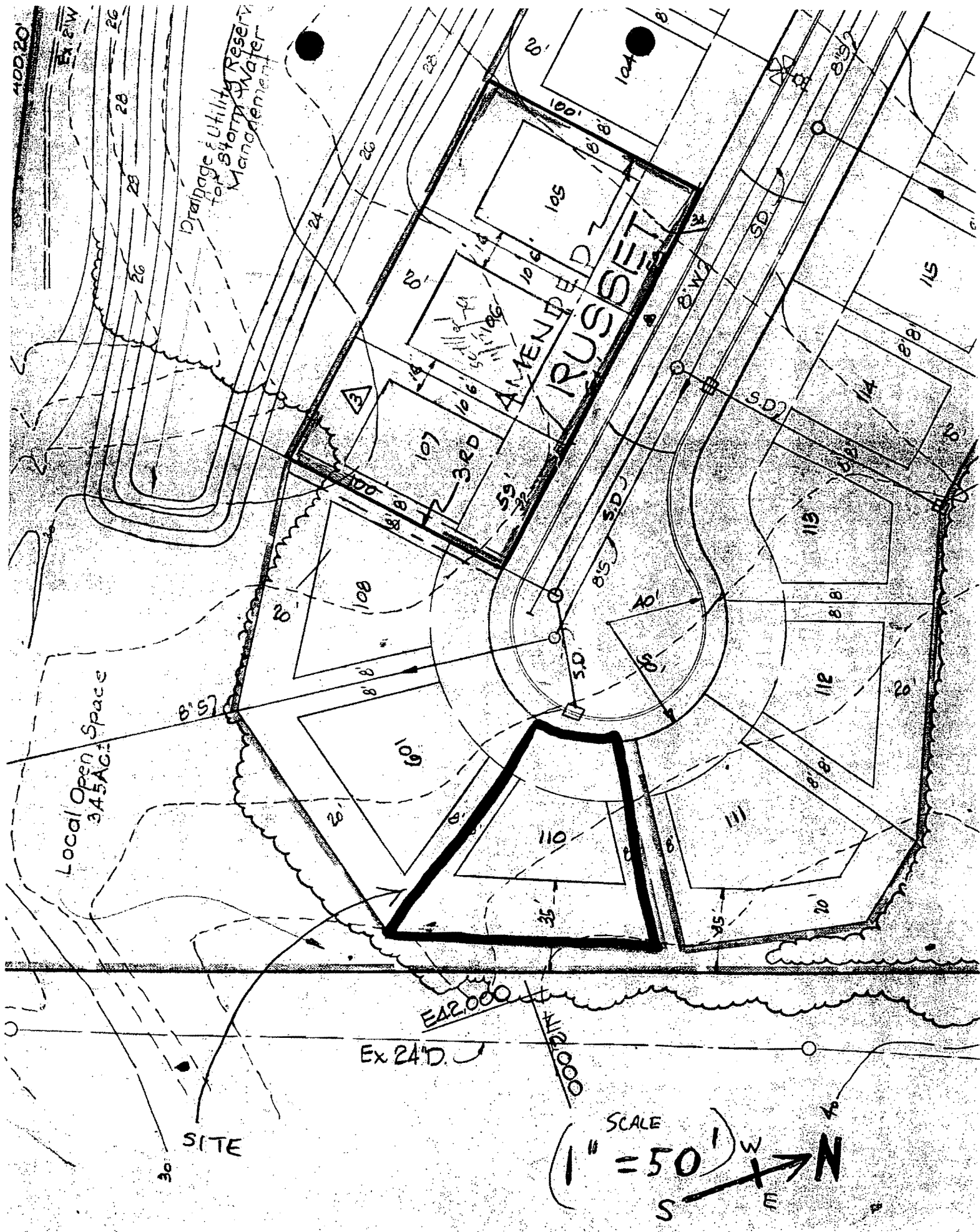
D.T. | 0038 | 2009-0038-A

North

date: 8/1/08

prepared by: TIM DOMANOWSKI

Scale of Drawing: 1" = 30'





#21

RUSSET

PROPOSED
PORCH
AREA

2009-0038-A



#19 RUSSETON (L)

21 IN CENTER

20 ON (R)

2009-0038-A



19 RUSSET ON (L)

21 IN CENTER

20 ON (R)

2009-0038-A



RUSSET COURT

2009-0038-A