

IN RE: PETITION FOR ADMIN. VARIANCE

S side Charlesmont Road, 36 feet E of
Jamesford Road
12th Election District
7th Councilmanic District
(7703 Charlesmont Road)

Paul and Cheryl Zimmerman
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0041-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, Paul and Cheryl Zimmerman for property located at 7703 Charlesmont Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a rear setback of 20 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an addition measuring 18 feet x 18 feet. The one-story addition will be used as a family room for the growing family. Photographs submitted with the Petition show a variety of rear additions to homes in the neighborhood, including screened porches, sunrooms, and family rooms.

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 they do not oppose the Petitioners' request. The requested variance is consistent with what exists in the area. Comments were received from the Department of Environmental Protection and Resource Management dated August 27, 2008 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is

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10.6.08
[Signature]

located within an Intensely Development Area of the CBCA. The proposed addition consists of 324 square feet which will result in a payment of fee-in-lieu to Baltimore County of \$388.80.

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.

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

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

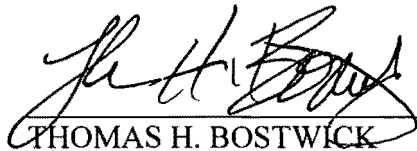
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 5th day of October, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a rear setback of 20 feet in lieu of the required 30 feet is hereby GRANTED, subject to the following:

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

RECEIVED FOR FILE
10/6/08
[Signature]

2. 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).
3. The property is located within an Intensely Development Area of the CBCA. The proposed addition consists of 324 square feet which will result in a payment of fee-in-lieu to Baltimore County of \$388.80.

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

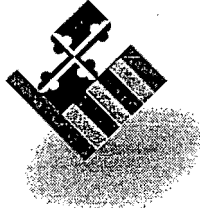

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILE

10.6.08

AB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 6, 2008

PAUL AND CHERYL ZIMMERMAN
7703 CHARLESMONT ROAD
DUNDALK MD 21222

Re: Petition for Administrative Variance
Case No. 2009-0041-A
Property: 7703 Charlesmont Road

Dear Mr. and Mrs. Zimmerman:

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Todd Brown, Brown & Son LLC, 7808 Lockwood Road, Baltimore MD 21222

UBCA

TAX. ACCOUNT 213027310



Flood

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7703 CHARLEMONT Rd which is presently zoned D12 10-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B.D.Z. 3. C.1 TO ALLOW A REAR SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET

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

Legal Owner(s):

PAUL ZIMMERMAN
Name - Type or Print
Signature
CHERYL ZIMMERMAN
Name - Type or Print
Signature
7703 CHARLEMONT Rd 443-216-33
Address Telephone No.
DUNDALK MD 21222
City State Zip Code

Attorney For Petitioner:

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

Representative to be Contacted:

TODD BROWN - BROWN & SON, LLC
Name
7808 LOCKWOOD Rd 443-271-0391
Address Telephone No.
BALTO MD 21222
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. 2009-0041
REV 10/25/01
10.6.08

Reviewed By CM Date 8-7-08
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 7703 CHARLESMONT Rd
Address
DUNDALK MD 21222
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):

*Our family has recently expanded with three children and there is not enough living space. This would provide the additional space need for our extended family.
1 story Addition to be used as a family room*

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.

Paul R Z
Signature

PAUL R ZIMMERMAN
Name - Type or Print

Cheryl L Zimmerman
Signature

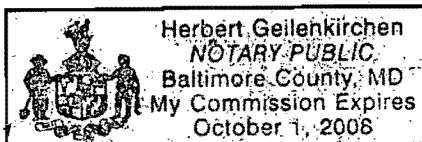
Cheryl L. Zimmerman
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4TH day of AUGUST, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PAUL R. ZIMMERMAN & CHERYL L. ZIMMERMAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Herbert Geilenkirchen
Notary Public

My Commission Expires 10-01-2008

Zoning Description

Zoning Description for : 7703 Charlesmont Road

Beginning at a point on the South side of Charlesmont Road which is 36 feet wide at the distance of 52 feet of the center line of the nearest improved intersecting street, Jamesford Road which is 36 feet wide.

Being Lot #39, Block D, Section #BE in the subdivision of Beleford and Kimberly Section of Charlesmont as recorded in the Baltimore County Plat Book #27, Folio #84, containing 1808 square feet. Also known as 7703 Charlesmont Road and located in the 12th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF BUDGET AND FINANCE
 MISCELLANEOUS RECEIPT

No. 18570

Date 8-7-00

PAID RECEIPT

BUSINESS RETURN DATE 08/07/2000
 REG # 006 WALKTN REPT MFR
 RECEIPT # 03791 8/07/2000 OFU
 15 520 ZONING VERIFICATION
 018570
 Recpt Tot 165.00
 165.00 CA
 Baltimore County, Md/land

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001		006		6150				165.00

Total 165.00

Rec From: T. Brown
 For: P. Zimmerman
 Mrs. Charles H. Brown, Jr.
 H. Vail 2009 0041-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S
 VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 2009-0041-A

Petitioner/Developer: _____

P. ZIMMERMAN

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: Kristin 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: _____

7703 CHARLEMONT RD.

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)

1506 Leslie Road

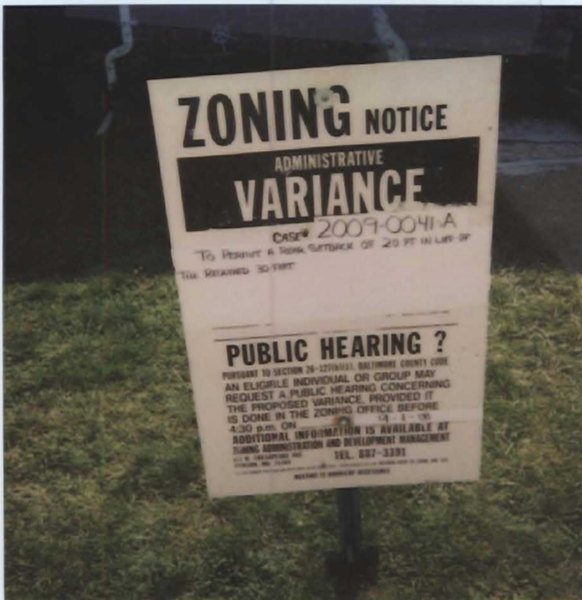
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0041 -A Address 7703 CHARLESMONT RD

Contact Person: CRAIG McGRAW Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-7-08 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.

- 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.
- 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.
- 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.
- 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

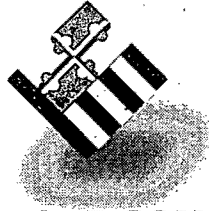
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0041 -A Address 7703 CHARLESMONT RD

Petitioner's Name P. ZIMMERMAN Telephone 443-216-3309

Posting Date: 8-17-08 Closing Date: 9-1-08

Wording for Sign: To Permit A REAR SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET



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

Paul & Cheryl Zimmerman
7703 Charlesmont Rd.
Dundalk, MD 21122

Dear: Paul & Cheryl Zimmerman

RE: Case Number 2009-0041-A, 7703 Charlesmont Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 7, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

c: People's Counsel
Todd Brown: Brown & Son LLC, 7808 Lockwood Rd., Baltimore, MD 21222



BALTIMORE COUNTY
MARYLAND

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

INTEROFFICE CORRESPONDENCE

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

DATE: August 27, 2008

FROM: Dennis A. ^{DAK}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, 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

RECEIVED
OCT 06 2008

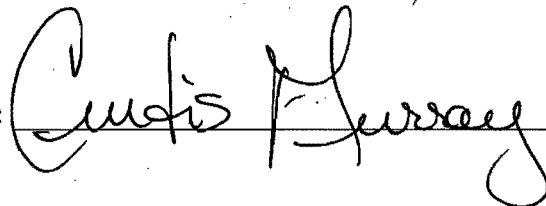
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-041- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The requested variance is consistent with that which exists in the area.

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

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: August 27, 2008
SUBJECT: Zoning Item # 09-041-A
Address 7703 Charlesmont Road
(Zimmerman Property)

Zoning Advisory Committee Meeting of August 18, 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:

_____ 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).

X 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:

This property is located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA). The proposed addition consists of 324 square feet, which will result in a payment of fee-in-lieu to Baltimore County of \$388.80.

Reviewer: Shawn L. Krout

Date: 8/25/08

C:\Documents and Settings\pzook\Local Settings\Temp\ZAC 09-041-A.doc

Patricia Zook - Re: 7703 Charlesmont Rd : Case #2009-0041-A update

From: "Todd Brown" <solenoid2@comcast.net>
To: "Patricia Zook" <pzook@baltimorecountymd.gov>
Date: 10/3/2008 12:52 PM
Subject: Re: 7703 Charlesmont Rd : Case #2009-0041-A update

Ms. Zook,

I just spoke with Mr. Murray at the office of planning. He indicated that his comments were sent back in August, but that it had the wrong case number attached to it. He said he would forward a copy to you today. Can you still fax me a copy of the order @ 443-216-2867 once it is ready? Thank you very much. I can be reached @ 443-271-0391 if any further information is needed.

Regards,

Todd Brown
 Brown & Son Home Services, LLC

----- Original Message -----

From: Patricia Zook
To: Todd Brown
Sent: Monday, September 22, 2008 1:02 PM
Subject: Re: 7703 Charlesmont Rd : Case #2009-0041-A update

Mr. Brown -

I have not heard from the Office of Planning.

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

>>> "Todd Brown" <solenoid2@comcast.net> 9/22/2008 12:54 PM >>>

Ms. Zook,

Have you heard from the Office of Planning yet? I tried calling Mr Murray, but got voice mail

Thanks

----- Original Message -----

From: Patricia Zook
To: Todd Brown
Sent: Thursday, September 18, 2008 3:25 PM
Subject: Re: 7703 Charlesmont Rd : Case #2009-0041-A update

Mr. Brown -

I am still waiting for comments from the Office of Planning on this request. I e-mailed that office on September 15, but have not heard back. You may contact Curtis Murray at 410-887-3211 and inquire about the status of the comments.

Here is the comment from DEPRM which we just received. We should be able to issue the Order later in the week.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco
 FROM: Dave Lykens, DEPRM - Development Coordination
 DATE: August 27, 2008
 SUBJECT: Zoning Item # 09-041-A
 Address 7703 Charlesmont Road
 (Zimmerman Property)

Zoning Advisory Committee Meeting of August 18, 2008

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 Code).

other Sections, of the Baltimore County

Additional Comments:

This property is located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA). The proposed addition consists of 324 square feet, which will result in a payment of fee-in-lieu to Baltimore County of \$388.80.

Reviewer: Shawn L. Krout

Date: 8/25/08

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

>>> "Todd Brown" <solenoid2@comcast.net> 9/4/2008 11:51 AM >>>
Ms Zook,

Please find attached the required photographs of the property located @ 7703 Charlesmont Rd owned by Paul & Cheryl Zimmerman. Also attached are photos of other homes with similar additions as to my proposed addition, that are located in the same Charlesmont Community. I labeled each photo with the corresponding address, but if you have any question as to which photo goes with which property, please feel free to contact me at 443-271-0391.

Thanks again for your help,

Todd Brown
Brown & Son, LLC

Patricia Zook - Re: 7703 Charlesmont Rd : Case #2009-0041-A update

From: Patricia Zook
To: Brown, Todd
Date: 10/7/2008 8:47 AM
Subject: Re: 7703 Charlesmont Rd : Case #2009-0041-A update

Mr. Brown -

We finally received the comment from the Office of Planning yesterday. The Order granting approval was signed yesterday, October 6. I will fax a copy to you and a copy will also be mailed to you.

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

>>> "Todd Brown" <solenoid2@comcast.net> 10/7/2008 6:23 AM >>>
Ms. Zook,

Can you please update me on the status of this case?

Thank you
Todd Brown

----- Original Message -----

From: Patricia Zook
To: Todd Brown
Sent: Monday, September 22, 2008 1:02 PM
Subject: Re: 7703 Charlesmont Rd : Case #2009-0041-A update

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To: Todd Brown

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BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: **August 27, 2008**

SUBJECT: Zoning Item # 09-041-A
Address 7703 Charlesmont Road
(Zimmerman Property)

Zoning Advisory Committee Meeting of August 18, 2008

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Reviewer: Shawn L. Krout

Date: 8/25/08

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

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Ms Zook,

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Thanks again for your help,

Todd Brown
Brown & Son, LLC

Patricia Zook - Case 2009-0041-A comments needed

From: Patricia Zook
To: Livingston, Jeffrey; Murray, Curtis
Date: 9/15/2008 11:11 AM
Subject: Case 2009-0041-A comments needed

Jeff and Curtis -

This administrative variance case closed 9-1-08 and we need comments from your department.

CASE NUMBER: 2009-0041-A
7703 Charlesmont Road
Location: S side Charlesmont Road, 36 feet E of Jamesford Road
12th Election District, 7th Councilmanic District
Legal Owner: Paul and Cheryl Zimmerman
Closing Date: 9/1/2008

ADMINISTRATIVE VARIANCE to permit a rear setback of 20 feet in lieu of the required 30 feet.

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 2009-0041- Planning comment needed

From: Patricia Zook
To: Murray, Curtis
Date: 10/6/2008 10:29 AM
Subject: Case 2009-0041- Planning comment needed
CC: Bostwick, Thomas

Curtis -

I think you spoke with the Petitioner's representative, Todd Brown, on Friday and told him the comments were come over that day. We don't have the Planning comment.

Curtis -

This administrative variance case closed 9-1-08 and we still need comments from your department.

CASE NUMBER: 2009-0041-A
7703 Charlesmont Road
Location: S side Charlesmont Road, 36 feet E of Jamesford Road
12th Election District, 7th Councilmanic District
Legal Owner: Paul and Cheryl Zimmerman
Closing Date: 9/1/2008

ADMINISTRATIVE VARIANCE to permit a rear setback of 20 feet in lieu of the required 30 feet for an addition.

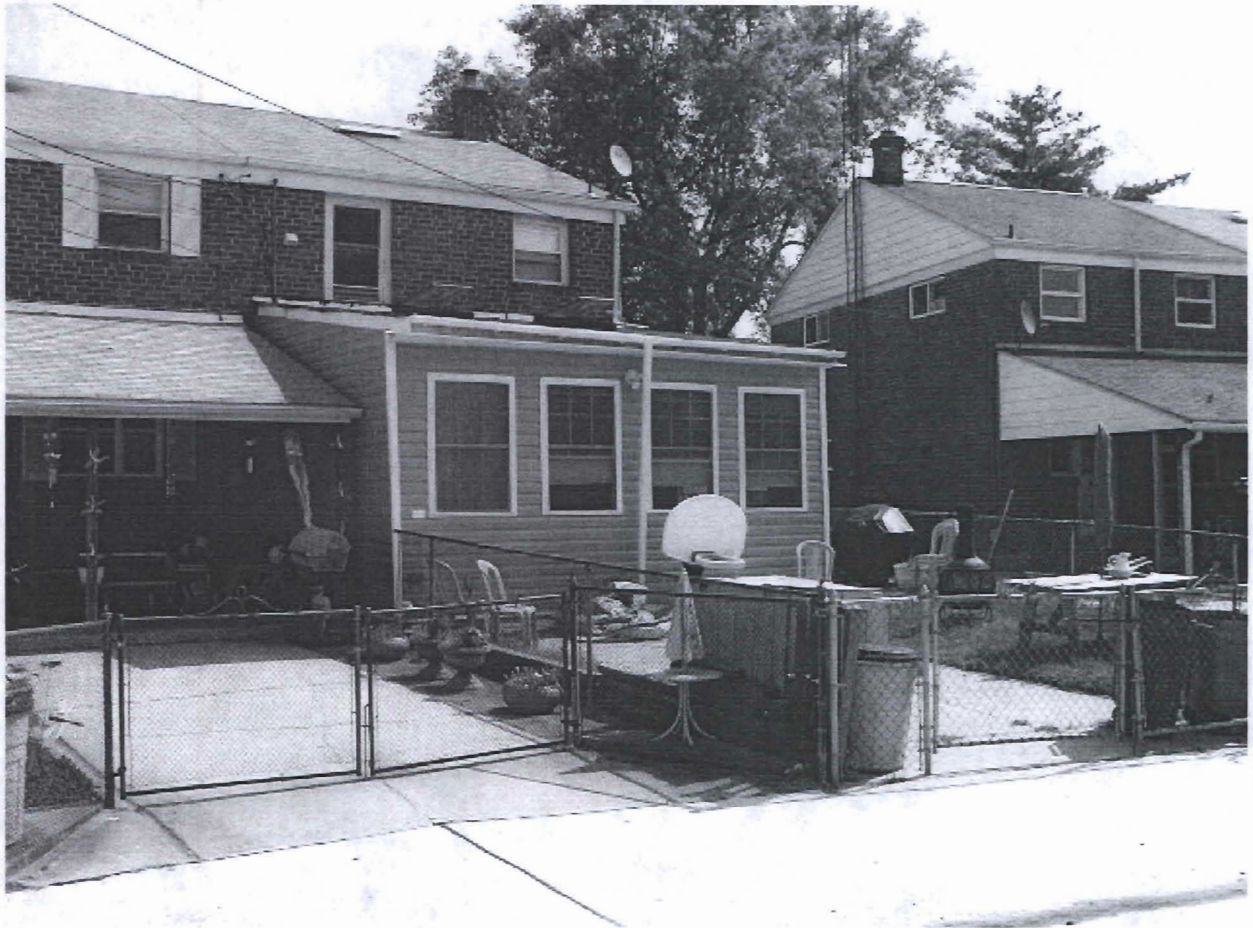
The Petitioners and their representative may have already been in contact with you. Petitioners are anxious to get going on this project.

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



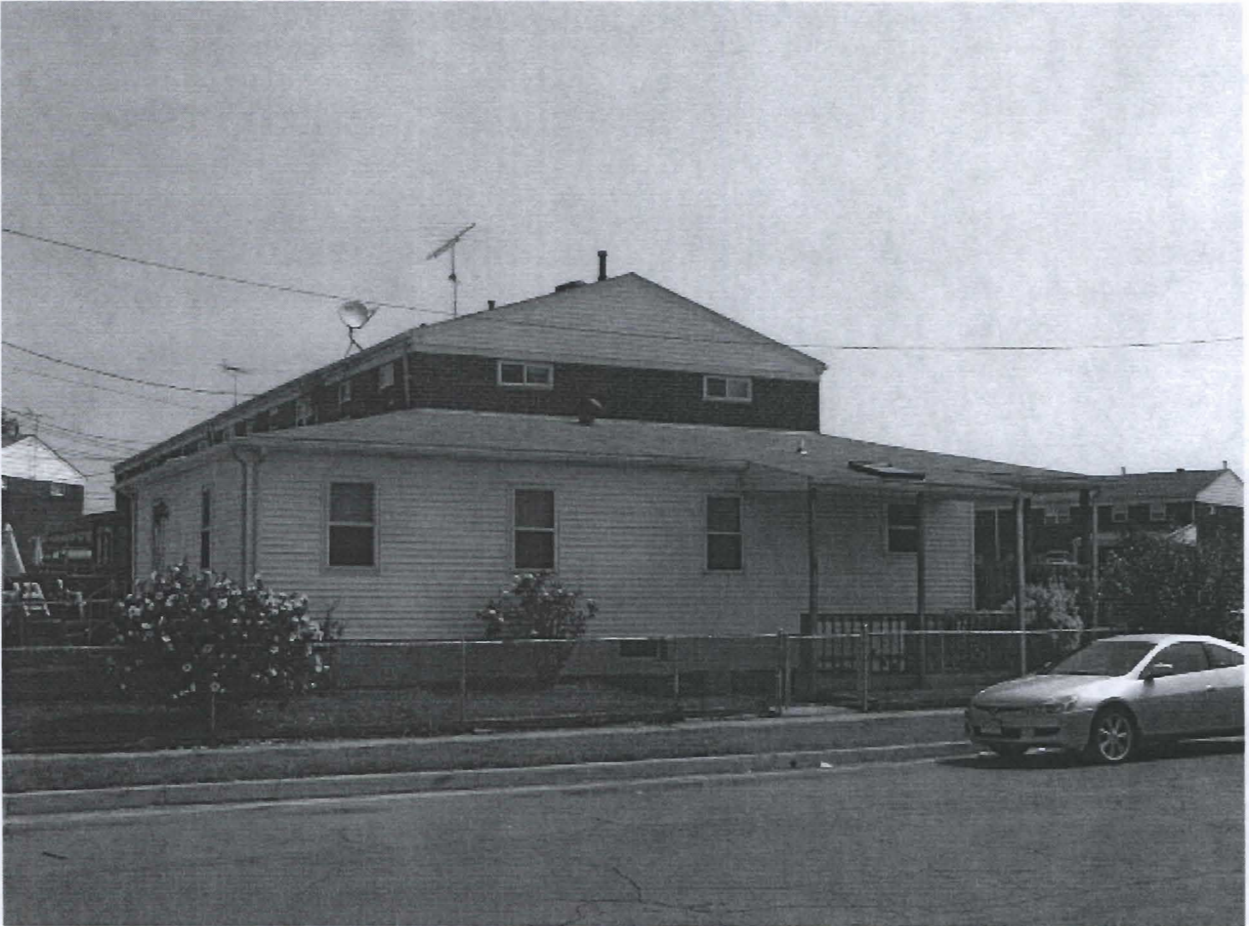














PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 7703 CHARLES MONT ROAD

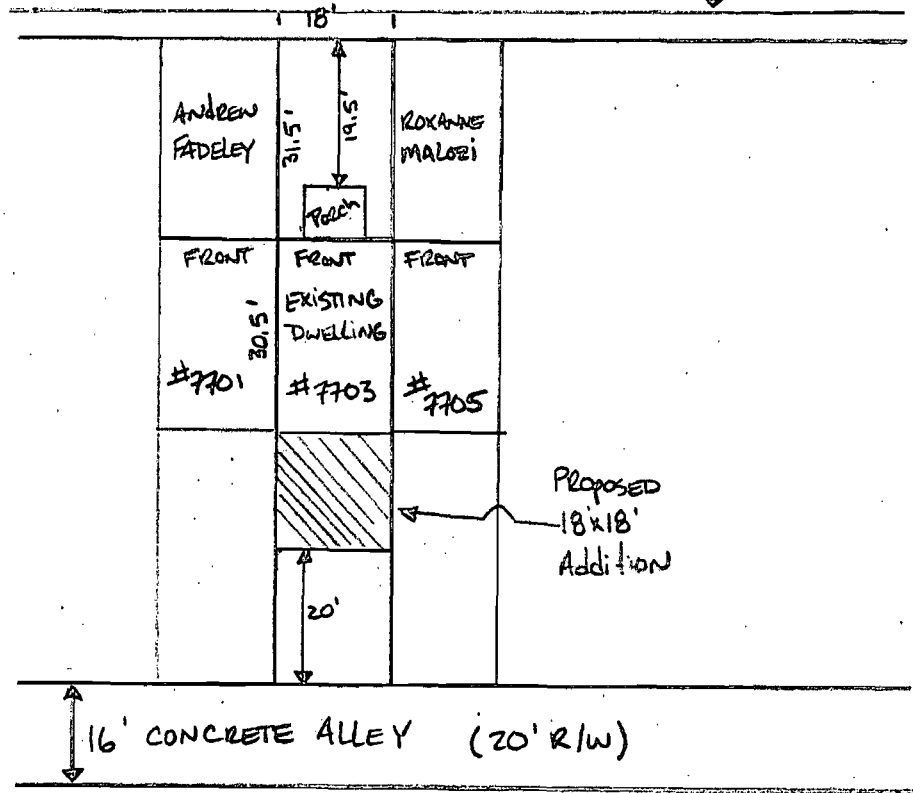
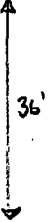
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME CHARLES MONT BELEFORD/KIMBERLY SECTION

PLAT BOOK # 27 FOLIO # 84 LOT # 39 SECTION # BE

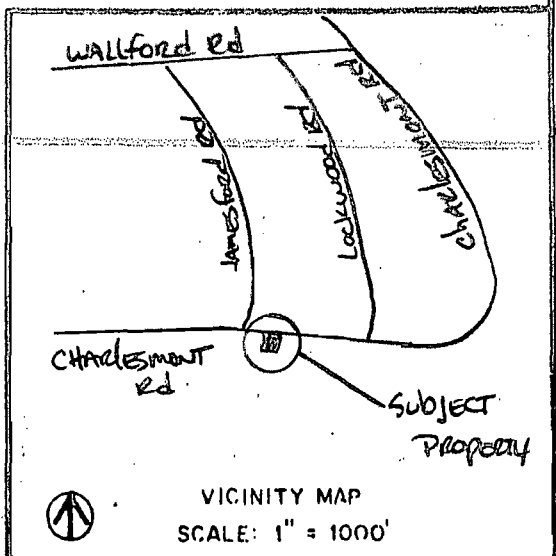
OWNER PAUL & CHERYL ZIMMERMAN

CHARLES MONT ROAD
(60' R/W 36' PAVING)



PREPARED BY TODD BROWN

SCALE OF DRAWING: 1" = 30



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # SE 36

ZONING DR 10.5

LOT SIZE 0.04 1808
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
100 YEAR FLOOD PLAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	<u>NONE</u>	

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

CM

0041-1000

2009-0041-A