

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Ruth Avenue, 797 feet NW of
Lodge Farm Road
15th Election District
7th Councilmanic District
(2315 Ruth Avenue)

Cecilia C. Kisielewski and Deborah A. Berdych
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0082-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, Cecilia C. Kisielewski and Deborah A. Berdych for property located at 2315 Ruth Avenue. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a new roof addition over an existing 1 story detached garage with a height of 26 feet in lieu of the maximum allowed 15 feet height. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners propose a new roof addition (additional 11 feet) to accommodate the storage of a recreational vehicle and personal belongings. The basement in the house is useless for storage due to dampness. This additional space will permit the Petitioners access (walk-through) to the storage area. In addition, Petitioners wish to replace the current garage door with a 10-foot garage door in order to properly house the contents within. The subject lot contains 10,000 square feet, more or less, zoned R.C.5 and is in the Chesapeake Bay Critical Area (CBCA).

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated October 9, 2008 which recommends that the accessory structure not be converted into a

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Date 10-17-08
By [Signature]

dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes. ZAC comments were also received from the Department of Environmental Protection and Resource Management (DEPRM) dated October 17, 2008 which recommends that development of this property must comply with the CBCA Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code (B.C.C.). This property is located within the Limited Development Area (LDA) of the CBCA. Lot coverage may not exceed 31.25%. Mitigation is required for lot coverage that is between 25 – 31.25%. Also, a 15% afforestation requirement is applicable on-site.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 28, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

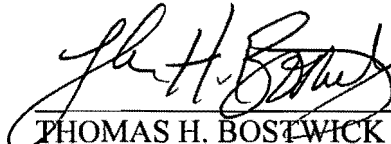
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of October, 2008 that a variance from Section 400.3 of the Baltimore

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Date 10-17-08
By [Signature]

County Zoning Regulations (B.C.Z.R.) to permit a new roof addition over an existing 1 story detached garage with a height of 26 feet in lieu of the maximum allowed 15 feet height is hereby GRANTED, subject to the following:

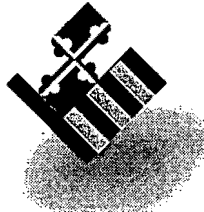
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. Development of this property must comply with the Chesapeake Bay Critical Area (CBCA) Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code (B.C.C.)
5. This property is located within the Limited Development Area (LDA) of the CBCA. Lot coverage may not exceed 31.25%. Mitigation is required for lot coverage that is between 25 – 31.25%. Also, a 15% afforestation requirement is applicable on-site.

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

ORDER RECEIVED FOR FILING
Date 10-17-08
By [Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 17, 2008

CECILIA C. KISIELEWSKI AND DEBORAH A. BERDYCH
2315 RUTH AVENUE
BALTIMORE, MD 21219

Re: Petition for Administrative Variance
Case No. 2009-0082-A
Property: 2315 Ruth Avenue

Dear Ms. Kisielewski and Ms. Berdych:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted with conditions 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 a circular stamp.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: People's Counsel; Office of Planning; DEPRM; File
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property

located at X 2315 RUTH AVE BALTO, Md 21219

which is presently zoned CB + RC5

Deed Reference: ----- / --- Tax Account # 1511351600

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)

SEE ATTACHED

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Cecilia C. Kisielewski

Name - Type or Print

Cecilia C. Kisielewski

Signature

Deborah A. Berdych

Name - Type or Print

Deborah A Berdych

Signature

2315 Ruth Avenue

410-388-0842

Address

Telephone No.

Baltimore MD, 21219

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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.

City of Baltimore

County of Baltimore

State of Maryland

Zoning Commissioner of Baltimore County

Case No. 2009-0082A

Reviewed By VL Date 9/19/08

REV 7/20/07

Estimated Posting Date 10/13/08

ORDER RECEIVED FOR FILING

Date 10-17-08

By 10W

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 2315 Ruth Avenue
Address
Baltimore MD, 21219
City State Zip Code

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

1. Request additional garage height for the storage of a recreational vehicle and to store personal belongings.
2. Wish to install a 10 foot garage door for the storage of a recreational vehicle.
3. Request additional garage height for additional storage space for personal belongings. The basement in the house is useless for storage due to dampness.
4. Request additional garage height to allow walk through access to storage area.

Wet basement NO STORAGE

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.

Cecilia C. Kisielewski
Signature

Cecilia C. Kisielewski

Name - Type or Print

Deborah A. Berdych
Signature

Deborah A. Berdych

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of September, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Cecilia C. Kisielewski and Deborah A. Berdych
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

Darlene M. Martin
Notary Public
State of Maryland
Commission Expires 8/12/2009

My Commission Expires _____

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

2315 Ruth Avenue

Address

Baltimore MD, 21219

City

State

Zip Code

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

1. Request additional garage height for the storage of a recreational vehicle and to store personal belongings.
2. Wish to install a 10 foot garage door for the storage of a recreational vehicle.
3. Request additional garage height for additional storage space for personal belongings. The basement in the house is useless for storage due to dampness.
4. Request additional garage height to allow walk through access to storage area.

Wet basement NO STORAGE

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.

Cecilia C. Kisielowski
Signature

Deborah A. Berdych
Signature

Cecilia C. Kisielowski

Name - Type or Print

Deborah A. Berdych

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of September, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Cecilia C. Kisielowski and Deborah A. Berdych
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

Darlene M. Martin
Notary Public
State of Maryland
Commission Expires 8/12/2009

My Commission Expires _____

VARIANCE WORDING FOR PETITION

400.3 BCZR TO PERMIT A NEW ROOF ADDITION OVER
AN EXISTING (1 STORY) GARAGE WITH A HT. OF 26 FT.
IN LIEU OF THE MAXIMUM ^{DETACHED} ALLOWED 15 FT. HT.

D.B.

Zoning Description

0082

Zoning Description for 2315 Ruth Avenue.

No. 2315 Ruth Avenue

East ½ of Lot 8, Plat of Snyder, 2/106

15th District Baltimore County, Maryland

Beginning for the same on the north side of Ruth Avenue at the distance of 797 feet or less measured northwesterly along the north side thereof from the center of Lodge Farm Road, thence binding on the north side of Ruth Avenue North 72 degrees 30 Minutes West 50 feet, thence running for three lines of division as follows: North 17degrees 30 minutes East 200 feet, south 72 degrees 30 minutes East 50 feet and South 17 degrees 30 minutes West 200 feet to the place of beginning.

Containing 10,000 square feet of land more or less.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

JE 2009 0082

No. **26597**

Date: **9/19/08**

PAID RECEIPT

BUSINESS ACTUAL TYPE
 9/20/2008 9:17:00AM BUDING
 BALANCE BALANCE BALANCE
 CREDIT & CREDIT CREDIT
 9:20:00AM BALANCE
 9:20:00AM BALANCE
 9:20:00AM BALANCE

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	920	0000		4150				15.00

Total: 15.00

Rec From:

For: *Res. ... 2310 Rth. Inc.*

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 2009-0082-A

Petitioner/Developer: _____

Berdych & Kisielewski

Date of Hearing/Closing: Oct. 13 08

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

ATTN: Kristen Matthews

Ladies and Gentlemen:

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

2315 Ruth Avenue

The sign(s) were posted on Sept 28, 2008
(Month, Day, Year)

Sincerely,

Robert Black Sept 29, 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)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0082-A

TO PERMIT A NEW ROOF ADDITION OVER AN EXISTING
ONE STORY DETACHED GARAGE WITH A HEIGHT OF 26 FT. IN LIEU
OF THE MAXIMUM ALLOWED 16 FT HT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE

4:30 p.m. ON 10-13-08

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW, RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE

FILE COPY OWNER HAS ORIG + POSTERS LIST

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰⁰⁹ ~~2008~~ 0082 -A Address 2315 RUTH AVE

Contact Person: J. LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/19/08 Posting Date: 9/28/08 Closing Date: 10/13/08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

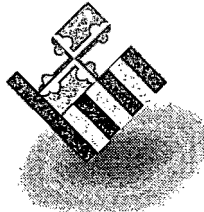
Case Number ²⁰⁰⁹ ~~2008~~ 0082 -A Address 2315 RUTH AVE

Petitioner's Name BERDYCH & KISIELEWSKI Telephone 410 388 0842

Posting Date: 9/28/08 Closing Date: 10/13/08

Wording for Sign: To Permit A NEW ROOF ADDITION OVER AN EXISTING ONE
STORY DETACHED GARAGE WITH A HT. OF 26 FT. IN LIEU OF THE
MAXIMUM ALLOWED 15 FT. HT.

WCR - Revised 6/25/04



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
October 13, 2008

Cecilia C. Kisiielewski
2315 Ruth Ave.
Baltimore, MD 21219

Dear: Cecilia C. Kisiielewski

RE: Case Number 2009-0082-A, 2315 Ruth Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 19, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 17, 2008
SUBJECT: Zoning Item # 09-082-A
Address: 2315 Ruth Avenue
(Kisielewski Property)

RECEIVED
OCT 17 2008

BY:

Zoning Advisory Committee Meeting of September 29, 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 Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). Lot coverage may not exceed 31.25%. Mitigation is required for lot coverage that is between 25-31.25%. Also, a 15% afforestation requirement is applicable on-site.

Reviewer: Shawn Krout

Date: 10/02/2008

From: Debra Wiley
To: Livingston, Jeffrey
Date: 10/16/08 9:22:17 AM
Subject: Comments Needed

DEBRA

Good Morning Jeff,

I have received two (2) Administrative Variances with closing dates of 10/13/08 that are CBCA and we are missing comments from your office. I have provided case descriptions for your convenience as follows:

Case No. 2009-0075-A

4021 Briar Point Road (CBCA & Flood)

15th Election District, 6th Council District

Location: SE Side of Briar Point Road, 225 feet NE from Briar Point Road

Legal Owner(s): Kimberly Jane Dugan

Closing Date: 10/13/08

ADMINISTRATIVE VARIANCE to allow an existing accessory structure in the front and side yard in lieu of the required rear yard, and a height of 20 feet in lieu of the required 15 feet for a new accessory structure

Case No. 2009-0082-A

2315 Ruth Avenue (CBCA)

15th Election District, 7th Council District

Location: N Side of Ruth Avenue, 797 feet NW of Lodge Farm Road

Legal Owner(s): Cecilia C. Kisielewski and Deborah A. Berdych

Closing Date: 10/13/08

ADMINISTRATIVE VARIANCE to permit a roof addition over an existing 1 story detached garage with a height of 26 feet in lieu of the maximum allowed 15 feet height.

Thanks and have a great day !

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 9, 2008

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

RECEIVED
OCT 09 2008

BY:.....

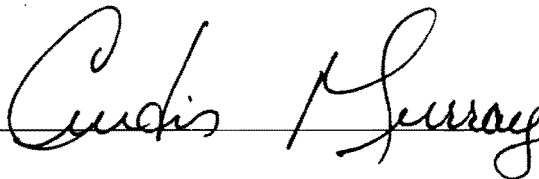
SUBJECT: 9-082 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 26 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

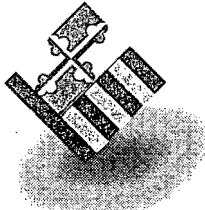
DATE: October 2, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For October 6, 2008
Item Nos. 2009-0069-A ~~0082-A~~
and 0083-A

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

DAK:CEN:lrk
cc: File
ZAC- 10022008-NO COMMENTS



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

September 30, 2008

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: September 29, 2008

Item No.: 2009-0069-A, 2009-0078-A, 2009-0079-SPHA, 2009-0080-XA,
2009-0081-A, **2009-0082-A**, and 2009-0083-A.

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.

The Fire Marshal's Office has no comments at this time.

Don W. Muddiman, Acting Lieutenant
Fire Marshal's Office
(Office) 410-887-4880
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: Oct. 1, 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 2009-0082-A
2315 RUTH AVENUE
KISIELEWSKI & BERDYCH PROPERTY
ADM IN. 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. 2009-0082-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


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



Zone: CB + RC5

MAP: III B2

7TH CD

15TH ED.

LOT SIZE 10,000 ±

PUBLIC WATER + SEWER

ELEV. 18 FT. ±

NOT IN A FLOOD ZONE
NOT HISTORIC

NO PRIOR ZONING HEARINGS

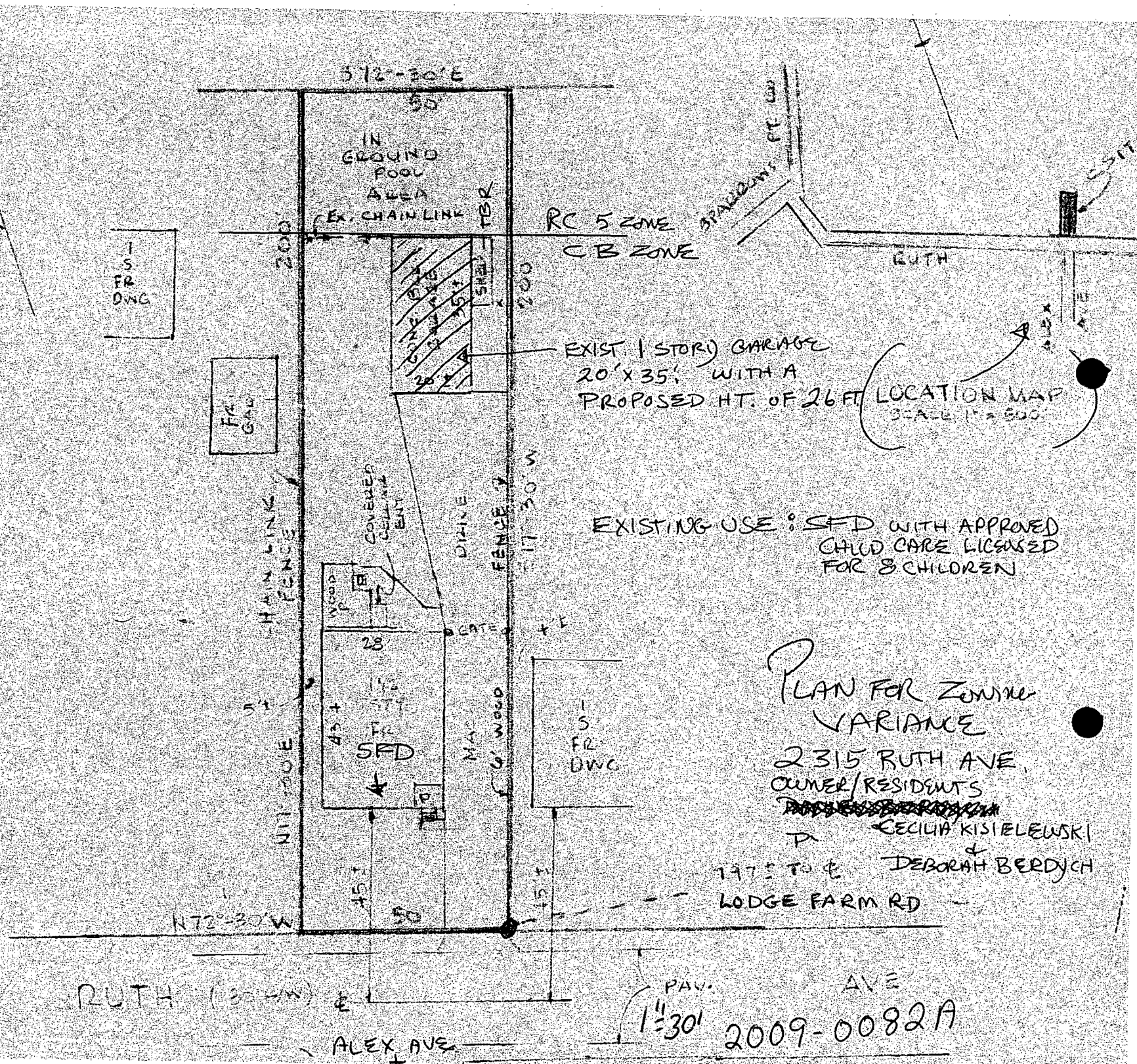
PUBLIC WATER + SEWER,
IN: CBCA

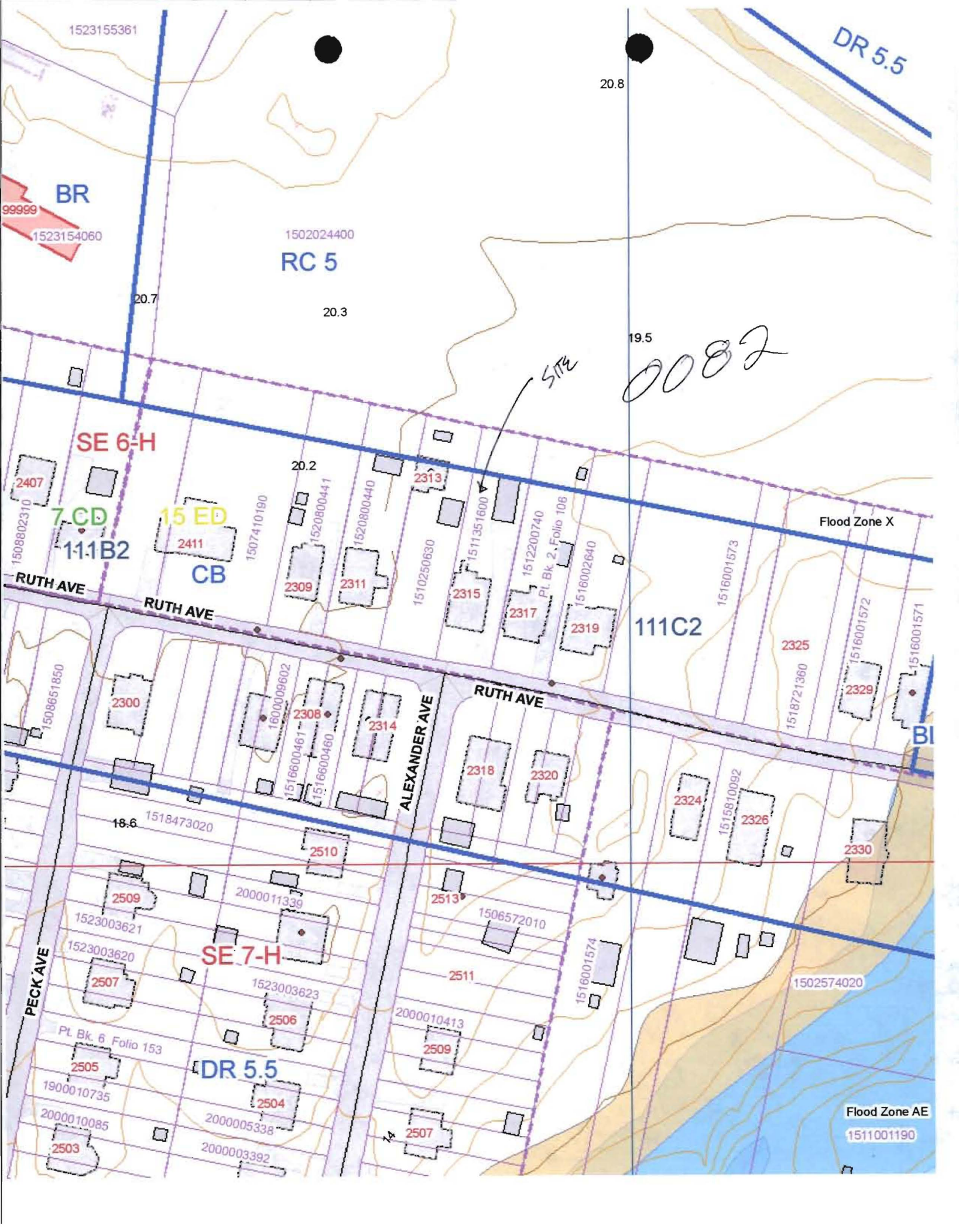
EASTERN HALF OF LOT 8,
PLAT OF SNYDER A 2/106

I Deborah Berdych

OWNER OF THIS PROPERTY
AM RESPONSIBLE FOR THE
INFORMATION WRITTEN/DRAWN
BY BALTIMORE COUNTY FOR
THIS VARIANCE

Deborah Berdych 9/19/08





1523155361

20.8

DR 5.5

BR

99999

1523154060

1502024400

RC 5

20.7

20.3

19.5

0082

512

SE 6-H

7 CD

15 ED

111B2

CB

2407

2411

20.2

2309

2311

1510250630

2313

1511351600

2315

1512200740

2317

Pl. Bk. 2, Folio 108

2319

1516002640

1516001573

Flood Zone X

RUTH AVE

RUTH AVE

111C2

2325

1518721360

2329

1516001571

1508651850

2300

2308

2314

RUTH AVE

ALEXANDER AVE

2318

2320

18.6

1518473020

2510

2000011339

2509

1523003621

1523003620

2507

SE 7-H

1523003623

2506

Pl. Bk. 6 Folio 153

2505

1900010735

2000010085

2503

DR 5.5

2504

2000005338

2000003392

2000010413

2509

2507

2513

2511

1506572010

1516001574

2324

2326

2330

1502574020

Flood Zone AE

1511001190



EXISTG AIR FOR
PROP. ROOF OF 26 FT HT.

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