

**IN RE: PETITION FOR ADMIN. VARIANCE**

E side of Chestnut Avenue, 100 feet S  
of c/l of Trafalgar Road  
9<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
**(629 Chestnut Avenue)**

Aaron E. and Rebecca F. Peck  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2009-0163-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, Aaron E. and Rebecca F. Peck for property located at 629 Chestnut Avenue. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit rear yard setbacks of 17 feet and 18 feet in lieu of the required 30 feet for an existing and propped addition, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to enclose the existing screened porch so that the area can be used year-round. Additional living space is necessary for the growing family which expects another child very soon.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 27, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

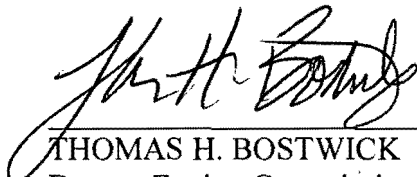
The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and 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.

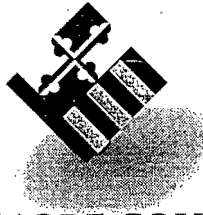
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14<sup>th</sup> day of January, 2009 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit rear yard setbacks of 17 feet and 18 feet in lieu of the required 30 feet for an existing and propped addition, respectively 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.

  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

January 14, 2009

AARON E. AND REBECCA F. PECK  
629 CHESTNUT AVENUE  
TOWSON MD 21204

Re: Petition for Administrative Variance  
Case No. 2009-0163-A  
Property: 629 Chestnut Avenue

Dear Mr. and Mrs. Peck:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "TH H Bostwick", written over the typed name.

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 629 Chestnut Ave  
which is presently zoned DR 3.5

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)

1302.3.B to permit  
rear yard setbacks of 17 ft. and 18 ft. in lieu of the  
required 30 ft. for an existing and proposed enclosure of  
an existing porch, respectively,

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):

Aaron C. Peck  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Rebecca F. Peck  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
629 Chestnut Ave 410-828-4139  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson MD 21204  
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.

Zoning Commissioner of Baltimore County

CASE NO. 2009-0163-A

Reviewed By RH Date 12/8/08

REV 10/25/01

Estimated Posting Date 12/21/08

# 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 639 Chestnut Ave  
Address  
Towson MD 21204  
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):

UNABLE TO UTILIZE EXISTING SPACE 6 MOS. OF YEAR  
& NEED SAME FOR GROWING FAMILY - TWO CHILDREN  
AND ONE DUE. WIFE CARES FOR COUSINS DURING  
WEEK (6-8 CHILDREN TOTAL) & NEEDS 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.

[Signature]  
Signature  
Aaron Peck  
Name - Type or Print

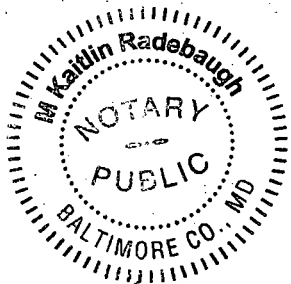
[Signature]  
Signature  
Rebecca Peck  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of November, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



M. Karlin Radebaugh  
Notary Public  
My Commission Expires 1-31-10

# 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.

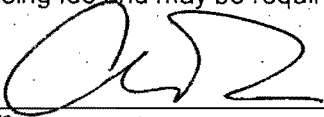
That the Affiant(s) does/do presently reside at

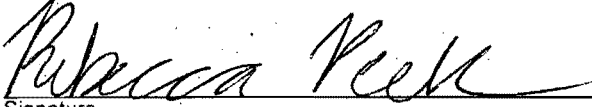
639 Chestnut Ave  
Address  
Towson MD 21204  
City State Zip Code

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):

UNABLE TO UTILIZE EXISTING SPACE 6 MOS. OF YEAR  
& NEED SAME FOR GROWING FAMILY - TWO CHILDREN  
AND ONE DUE. WIFE CARES FOR COUSINS DURING  
WEEK (6-8 CHILDREN TOTAL) & NEEDS 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.

  
Signature  
Aaron Peck  
Name - Type or Print

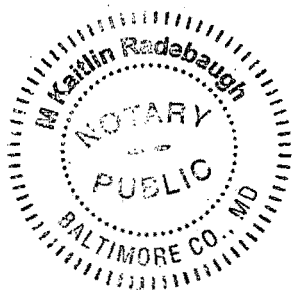
  
Signature  
Rebecca Peck  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of November, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



M. Kathleen Radebaugh  
Notary Public  
My Commission Expires 1-31-10

## ZONING DESCRIPTION FOR 629 CHESTNUT AVENUE

Beginning at a point on the east side of Chestnut Avenue which is 50 feet wide at the distance of 100 feet south of the centerline of the nearest improved intersecting street Trafalgar Road which is 50 feet wide. Being Lot #81 in the subdivision of Chestnut Hill as recorded in Baltimore County Plat Book #14, Folio # 117, containing 5700 square feet. Also known as 629 Chestnut Avenue and located in the ~~11<sup>th</sup>~~ <sup>9<sup>th</sup></sup> Election District, ~~4<sup>th</sup>~~ <sup>5<sup>th</sup></sup> Councilmanic District.

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

No. **3301**

Date: **12/8/08**

**PAID RECEIPT**

BUSINESS OFFICIAL TIME BNM  
 12/08/2008 12/08/2008 12:04:21 5

PER # 433 MARIN 0808 LMR  
 PROJ EDP # 379274 12/08/2008 0211

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount | Dept |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|------|
| 1001 | 0000 | 0000 | 0000     | 0000            |                  |          |         | 425.00 | 0000 |
|      |      |      |          |                 |                  |          |         |        |      |
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|      |      |      |          |                 |                  |          |         |        |      |

5 528 ZOLLING VERIFICATION  
 035011

Receipt Tot 425.00  
 425.00 OK 0.00 LG  
 Baltimore County, Maryland

Total: **425.00**

Rec From: **Armen Prok**  
 For: **Administration Warehouse**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

*Ilana #0163*

# CERTIFICATE OF POSTING

RE: Case No: 2009-0163-A

Petitioner/Developer: Rick  
EBLING

Date Of Hearing/Closing: 1/12/09

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property  
at 629 CHESTNUT AVE

This sign(s) were posted on December 27, 2008  
(Month, Day, Year)

Sincerely,

Martin Ogle 12/27/08  
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



12/27/2008

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2009- 0163 -A Address 629 Chestnut Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 12/2/08 Posting Date: 12/21/08 Closing Date: 01/05/09  
12/28/08 1/12/09

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 *posting wasn't done originally*

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2009- 0163 -A Address 629 Chestnut Ave.

Petitioner's Name Aaron & Rebecca Peck Telephone 410-828-4639

Posting Date: 12/21/08 12/28/08 Closing Date: 01/05/09 1/12/09

Wording for Sign: To Permit rear yard setbacks of 17 ft. and 18 ft.  
in lieu of the required 30 ft. for an existing and proposed  
enclosure of an existing porch, respectively.

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.**

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For Newspaper Advertising:

Item Number or Case Number: 2009-0163-A

Petitioner: AARON F. PECK

Address or Location: 629 CHESTNUT AVE.

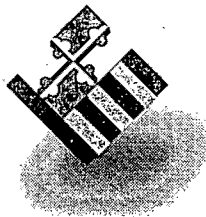
PLEASE FORWARD ADVERTISING BILL TO:

Name: J. ERIC EBLING

Address: 3834 NEW SECTION RD

MIDDLE RIVER, MD

Telephone Number: 443-739-5361



**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*  
January 05, 2009

Aaron & Rebecca Peck  
629 Chestnut Ave.  
Towson, MD 21204

Dear: Aaron & Rebecca Peck

RE: Case Number 2009-0463<sup>163</sup>-A, 629 Chestnut Ave

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 08, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

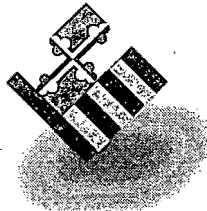
A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

December 16, 2008

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

ATTENTION: Zoning Review planners

Distribution Meeting of: December 15, 2008

Item No.: 2009-0135-A, 2009-0153-X, 2009-0158-SPHAXA, 2009-0159-A,  
2009-0160-A, 2009-0161-SPHXA, 2009-0162-A, **2009-0163-A,**  
2009-0165-A, AND 2009-0166-SPH.

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

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** December 18, 2008

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 22, 2008  
Item Nos. 2009-0153, 0158, 0159, 0160,  
0161, 0162, 0163, 0164, 0165, and 0166

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

DAK:CEN:lrk  
cc: File  
ZAC-122208 -NO COMMENTS



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: 12/16/2008

Ms. Kristen Matthews  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No 2009-0163-A  
629 CHESTNUT AVENUE  
PECK PROPERTY  
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0163-A.

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

Very truly yours,

for Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** January 12, 2009

**RECEIVED**

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

**JAN 14 2009**

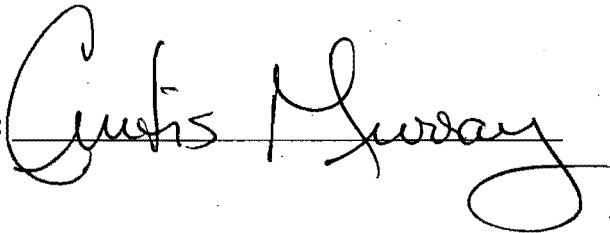
**ZONING COMMISSIONER**

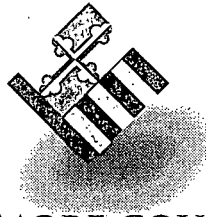
**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 09-163- Administrative Variance**

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 Donnell Zeigler in the Office of Planning at 410-887-3480.

**Prepared By:**  
CM/LL

A handwritten signature in black ink, appearing to read "Curtis Murray", is written over a horizontal line. The signature is fluid and cursive.



## 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

December 10, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 6<sup>th</sup> 2009

Item Numbers: 0152, 0156, 0157, 0158, 0160, 0161, 0162, 0163, 0164, 0165

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.

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

Lieutenant Roland P Bosley Jr.  
Fire Marshal's Office  
410-887-4881 (C) 443-829-2946  
MS-1102F

cc: File

Patricia Zook - Case # 2009-0163-A - admin. variance closed 1-12-09 – OP comments needed

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From: Patricia Zook  
To: Murray, Curtis  
Date: 1/13/2009 11:22 AM  
Subject: Case # 2009-0163-A - admin. variance closed 1-12-09 – OP comments needed

---

Hello Curtis -

The below described administrative variance case file was just brought over. The file is missing comments from your office. Petitioner is extremely anxious to get the decision on his request.

CASE NUMBER: 2009-0163-A  
629 Chestnut Avenue  
Location: E side of Chestnut Avenue, 100 feet S of the c/l of Trafalgar Road.  
9th Election District, 5th Councilmanic District  
Legal Owner: Aaron E. & Rebecca F. Peck  
Closing Date: 1/12/2009

ADMINISTRATIVE VARIANCE to permit rear yard setbacks of 17 feet and 18 feet in lieu of the required 30 feet for an existing and propped addition, respectively.

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](mailto:pzook@baltimorecountymd.gov)

AV  
1-12-09

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



**RECEIVED**

**JAN 21 2009**

**ZONING COMMISSIONER**

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: 1/21/09

SUBJECT: Zoning Item # 09-163-A  
Address 629 Chestnut Avenue  
(Peck Property)

Zoning Advisory Committee Meeting of December 15, 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:

Additional Comments:

Reviewer: JWL

Date: 1/21/09

## Patricia Zook - ZONING PETITION COMMENTS - Meeting of December 15, 2008

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**From:** Jeffrey Livingston  
**To:** Wiley, Debra; Zook, Patricia  
**Date:** 1/21/2009 9:43 AM  
**Subject:** ZONING PETITION COMMENTS - Meeting of December 15, 2008

---

Here are DEPRM's comments for all but one (135-A) zoning petitions.

jeff

Case # 2009-0163-A  
AV closed 1-12-09

40163

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

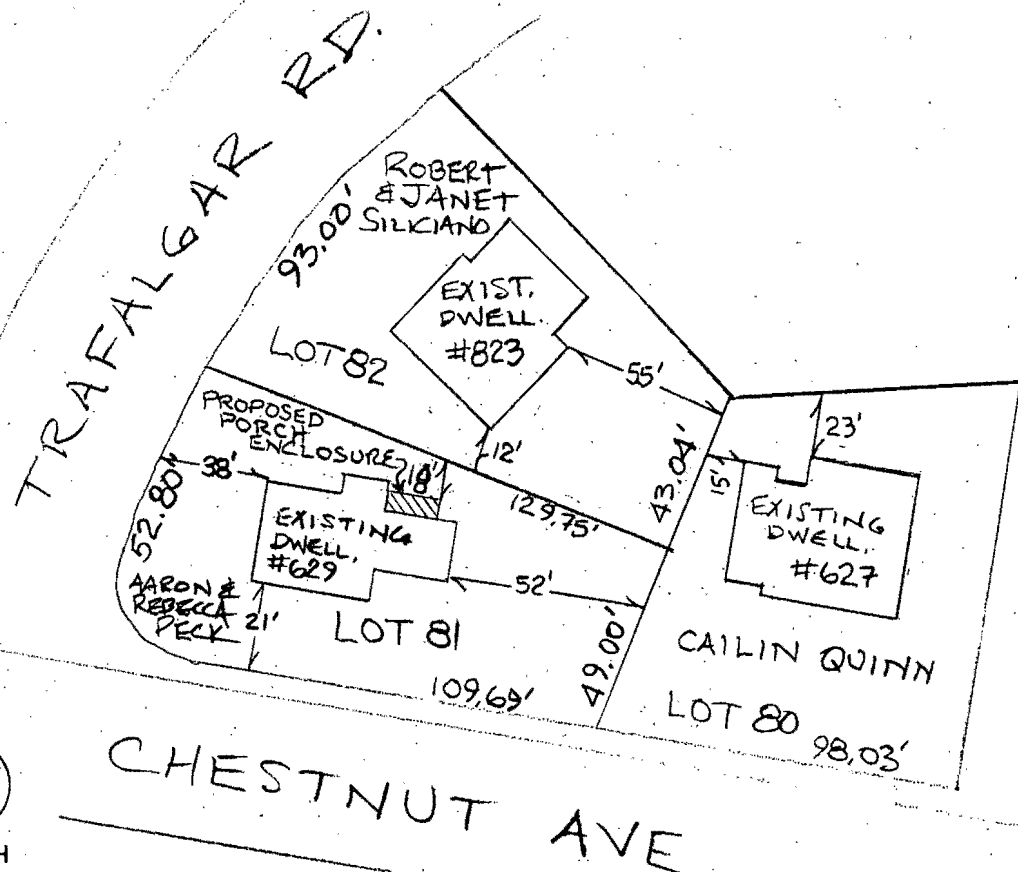
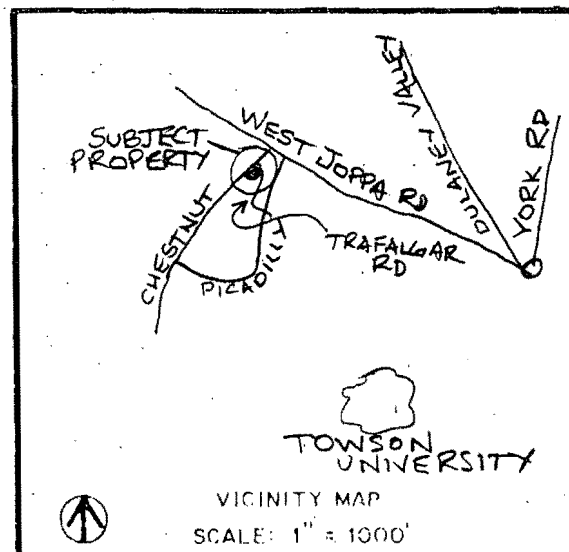
PROPERTY ADDRESS 629 CHESTNUT AVE

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

SUBDIVISION NAME CHESTNUT HILL

PLAT BOOK # 14 FOLIO # 117 LOT # 81 SECTION #    

OWNER AARON C. & REBECCA F. PECK



NORTH

PREPARED BY JEE

SCALE OF DRAWING: 1" = 50'

## LOCATION INFORMATION

ELECTION DISTRICT 9  
COUNCILMANIC DISTRICT 5  
1" = 200' SCALE MAP #  
ZONING DR 3,5  
LOT SIZE .13 5700.0  
ACREAGE SQUARE FEET  
SEWER ☒ PUBLIC ☐ PRIVATE  
WATER ☒ ☐  
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO  
100 YEAR FLOOD PLAIN ☐ ☒  
HISTORIC PROPERTY/BUILDING ☐ ☒  
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY  
REVIEWED BY     ITEM #     CASE #    

AK | 0163 | 2009-0163-A

9TH ELECTION DISTRICT, BALTIMORE COUNTY MARYLAND

CHESTNUT AVENUE

$N37^{\circ}30'40''E$

109.69'

$R=20.00' C=52.83^{\circ}$

TRAIL GARDEN ROAD

$R=262.00' C=52.83^{\circ}$

$C=52.83^{\circ}$

$R=27$

129.75'

B2

$N49^{\circ}25'34''E$

FENCE

ALONG

GARAGE

1 1/2 STORY  
BR. & FR  
DWELLING  
W/ EXST.

B1

18'

2'

SBL

38'±

10'

SBL

15'±

Macadam  
Driveway

Edge of Macadam  
Appears to be Along

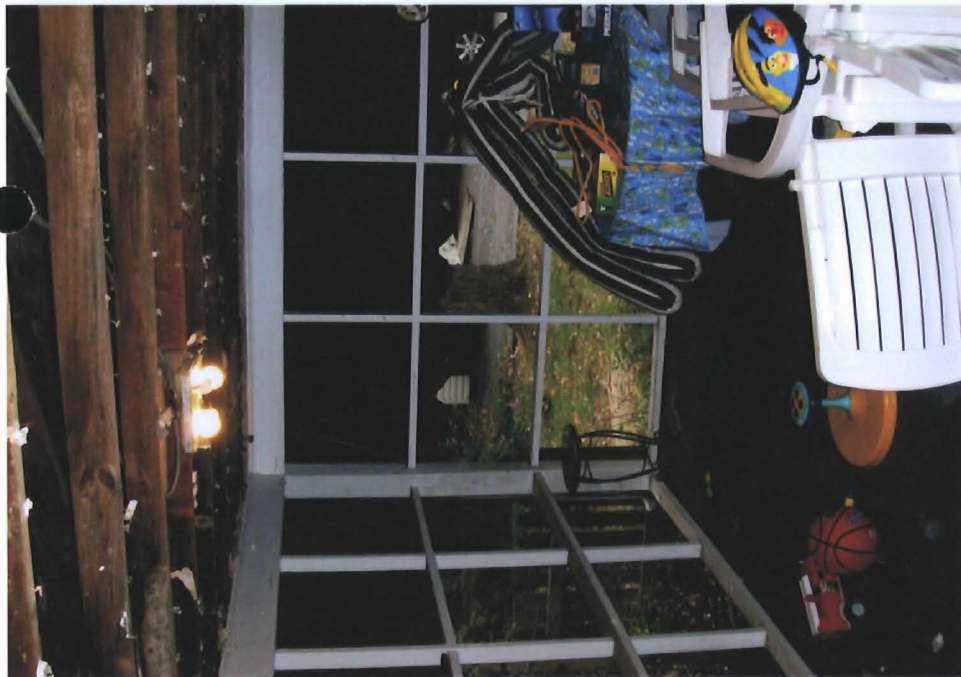
$S38^{\circ}04'53''E 43.00'$

LOCATION DRAWING

No 629 CHESTNUT AVENUE

LOT No 81

REVISED SUBDIVISION PLAT





#0163