

IN RE: PETITION FOR VARIANCE

SW side of Broadship Road, 37 feet SW
of the c/l of Sunship Road
12th Election District
7th Councilmanic District
(40 Broadship Road)

Dundalk Renaissance Corp.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2009-0181-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by Amy Menzer on behalf of the legal owner of the subject property, Dundalk Renaissance Corporation. Petitioner is requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet and a rear yard setback of 28 feet in lieu of the minimum required 10 feet and 50 feet, respectively, for an addition. The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance requests was Jeff Mathai, Housing Project Manager, on behalf of Petitioner Dundalk Renaissance Corporation. Also appearing in support of the requested relief was Duane Campbell with Campbell Brothers Contracting. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is rectangular in shape and contains approximately 0.07 acre zoned D.R.10.5. The property is located on the west side of Broadship Road, south of Sunship Road and east of Dundalk Avenue in the historic Dundalk area of Baltimore County. The property is improved with a two-story duplex style dwelling that is also part of a cluster of four row homes. The subject dwelling is an end-of-group structure, but

~~CONFIDENTIAL~~
3.30.09


is relatively small with only two bedrooms. As shown on the site plan, the dwelling is approximately 19 feet wide by 25 feet deep. The property and the surrounding properties are also depicted on the zoning map that was marked and accepted into evidence as Petitioner's Exhibit 2.

The property is currently owned by Petitioner Dundalk Renaissance Corporation, a non-profit community based membership organization and community development corporation that attempts to create home ownership opportunities for households at 80% or below the regional median income. As indicated in a letter dated February 22, 2009 from Amy Menzer, the Executive Director, to Timothy Kotroco, Director of the Baltimore County Department of Permits and Development Management, this organization acquires and renovates houses for home ownership in Dundalk's National Register Historic District as part of their efforts to revitalize the Dundalk community. A copy of the letter was marked and accepted into evidence as Petitioner's Exhibit 3. Petitioner acquired the property in 2007 and desires to expand the size of the existing footprint to allow for an additional bedroom with full bathroom to the rear of the home. In order to do so, Petitioner is in need of variance relief from the side yard and rear yard setback requirements.

In support of the variance requests, Petitioner reiterated that a number of the older properties they acquire in Dundalk are small two bedroom homes. To give some historic perspective, Mr. Campbell, Petitioner's contractor, pointed out that many of these duplex style row homes were built during the heyday of Bethlehem Steel in Sparrows Point. According to tax records, the subject dwelling was built in 1921. Mr. Campbell also indicated that often in a community of row homes, there would also be single-family dwellings dotting the area. This is illustrated on the zoning map accepted into evidence as Petitioner's Exhibit 2. The homes were

3-30-09
[Signature]

built for employees, with the row homes normally occupied by the families of rank-and-file steel workers and the single-family homes occupied by foremen.

While the goal of Petitioner is to restore and retain the historic character of these homes, they are also focused on upgrading the homes to attract new homebuyers and make them livable for today's family for decades to come. In the instant matter, the proposed addition will provide more options for a future homebuyer and expand the potential pool of buyers to larger families, while also boosting the value of the property. Photographs of the property were marked and accepted into evidence as Petitioner's Exhibits 4A through 4H. As an end-of-group, there is a small side yard. There is also an alleyway to the rear of the property that abuts the properties behind the subject property along Kinship Road to the west. This creates a substantial buffer between the rear yards of the properties.

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 February 6, 2009 which indicates that the proposed addition is generally compatible in size with similar rear additions and detached structures in the adjacent residences. The proposed addition does not appear to be highly visible from the public street. However, the Planning Office would like to see elevations of the proposed addition to affirm compatibility. Further, the Planning Office recommends that no further structures be permitted on the site if this request is granted.

Considering of all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. The existing side yard setback for this home that predates the Zoning Regulations is 9 feet. With the proposed addition to the rear of the property, that 9 foot setback will be maintained. Instead of being 25 feet in depth, that north side of the home will be extended to 38

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3-30-09



feet. As to the rear yard setback, the current 41 foot setback will be reduced to 28 feet with the proposed addition; however, as earlier indicated, there will be a more than adequate buffer to the rear of adjacent properties with the existing alleyway in between. Thus, I find there would be no negative impacts associated with the proposed addition and am persuaded to grant the variance requests.

I also find that practical difficulty or unreasonable hardship would befall Petitioner if the relief were not granted. Petitioner would be unable to add much needed improvements to the property, as well as serving the public good of providing opportunities for affordable housing to lower income families. Finally, I find the variance requests can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED this 31st day of March, 2009 by this Deputy Zoning Commissioner, that Petitioner's Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet and a rear yard setback of 28 feet in lieu of the minimum required 10 feet and 50 feet, respectively, for an addition be and are hereby GRANTED. The relief granted herein shall be subject to the following:

1. Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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PS

2. Elevation drawings of the proposed addition shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permit.

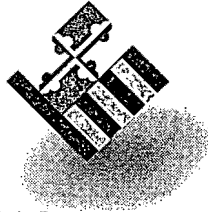
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FROM PLANNING

3.30.09



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 31, 2009

AMY MENZER
DUNDALK RENAISSANCE CORPORATION
81 SHIPPING PLACE
PO BOX 9276
DUNDALK MD 21222

Re: Petition for Variance
Case No. 2009-0181-A
Property: 40 Broadship Road

Dear Ms. Menzer:

Enclosed please find the decision rendered in the above-captioned case.

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: Jeff Mathai, Housing Project Manager, Dundalk Renaissance Corporation, 5795 Clearspring Road, Baltimore MD 21212
Duane Campbell, Campbell Brothers Contracting, 26 Freedom Court, Middle River MD 21220



TAX. ACC # 1204087050

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 40 Broad Ship Rd.
which is presently zoned DR 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)

A side yard. OF 9 FT. AND A REAR YARD 28 FT IN LIEU OF THE MINIMUM REQUIRED 10 FT. AND 50 FT. RESPECTIVELY FOR AN ADDITION.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Amy Menzer - Dundalk Renaissance Corp.

Name - Type or Print

Signature

Name - Type or Print

Signature

410.282.0261

81 Shipping Place PO Box 9276

Address

Telephone No.

Dundalk MD

City

State

21222

Zip Code

Representative to be Contacted:

Duane Campbell

Name

26 Free Dom Court

Address

Telephone No.

Middle River Md.

City

State

21220

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 2009-0181-A

REV 9/15/98

Reviewed By

Date 1.5.09

**ZONING DESCRIPTION FOR
40 BROADSHIP ROAD**

**BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF
BROADSHIP ROAD WHICH IS 15 FEET WIDE AT THE DISTANCE
OF 37 FEET SOUTHWEST OF THE CENTERLINE OF THE
NEAREST IMPROVED INTERSECTING STREET, SUNSHIP
ROAD, WHICH IS 15 FEET WIDE. CONTAINING 2912 SQUARE
FEET, ELECTION DISTRICT 12; COUNCILMANIC DISTRICT 7.**

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

No. **33070**

Date: **01-05-09**

PAID RECEIPT

		Rev		Sub							
		Source/		Rev/							
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount		
001	906	0000		6150					65.00		

Total: **65.00**

Rec From: **Ann MONTZEL**

For: **2009-0181-A**

BUSINESS ACTUAL TIME NEW
 01/05/2009 11:05:20 AM 00:00
 REC'D 809 MAIL COSTS
 RECEIPT # 445451 1/05/2009
 5 528 ZONING VERIFICATION
 01/05/09
 Receipt Tot 645.00
 1.00 OK 645.00 OK
 Baltimore County, Maryland

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

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

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

Case: # 2009-0181-A

40 Broad Ship Road

S/west side of Broad Ship Road, 37 feet s/west of centerline of Sunship Road

12th Election District — 7th Councilmanic District

Legal Owner(s): Amy Menzer

Variance: to permit a side yard of 9 feet and a rear yard of 28 feet in lieu of the minimum required 10 feet and 50 feet, respectively for an addition.

Hearing: Wednesday, March 4, 2009 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

JT 2/26/17 Feb. 17

194433

CERTIFICATE OF PUBLICATION

2/20/2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/17/2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2009-0181-A

Petitioner/Developer Amy
MENZER

Date Of Hearing/Closing: 3/4/2009

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 40 BROAD SHIP RD

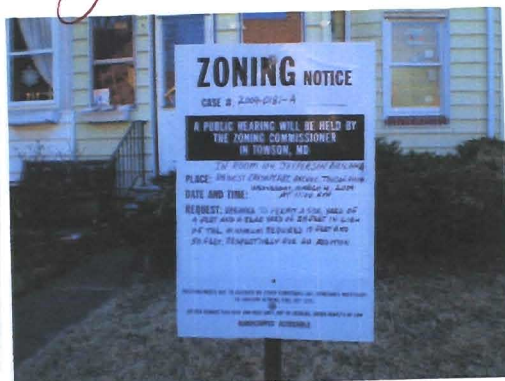
This sign(s) were posted on February 17, 2009

Month, Day, Year

Sincerely,

Martin Ogle 2/17/09
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



02/17/2009

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 17, 2009 Issue - Jeffersonian

Please forward billing to:

Amy Menzer
Dundalk Renaissance Corp.
Dundalk, MD 21222

410-282-0261

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12th Election District – 7th Councilmanic District

Legal Owners: Amy Menzer

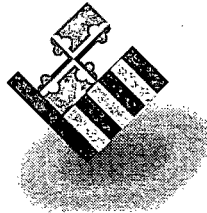
Variance to permit a side yard of 9 feet and a rear yard of 28 feet in lieu of the minimum required 10 feet and 50 feet, respectively for an addition.

Hearing: Wednesday, March 4, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 29, 2009
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

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12th Election District – 7th Councilmanic District

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Hearing: Wednesday, March 4, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Amy Menzer, 81 Shipping Place, P.O. Box 9276, Dundalk 21222
Duane Campbell, 26 Freedom Court, Middle River 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 17, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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/neighbor 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

0181

Petitioner:

Amy MENZER

Address or Location:

40 Broad Ship Rd.

PLEASE FORWARD ADVERTISING BILL TO

Name:

DUAN Campbell

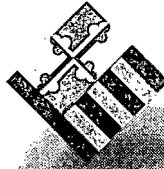
Address:

26 Freedom Ct.

Middle River, Md. 21220

Telephone Number:

410 - 292 - 5432



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
February 26, 2009

Amy Menzer
81 Shipping Pl.
P.O. Box 9276
Dundalk, MD 21222

Dear: Amy Menzer

RE: Case Number 2009-0181-A, 40 Broad Ship Rd

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 05, 2009. 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
Duane Campbell; 26 Freedom Ct.; Middle River, MD 21220

TB 3/4
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 6, 2009

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

RECEIVED

FEB 09 2009

SUBJECT: 40 Broadship Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 9-181

Petitioner: Amy Menzer, Dundalk Renaissance Corporation

Zoning: DR 10.5

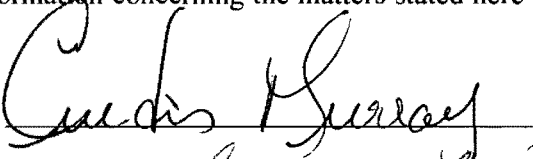
Requested Action: Variance

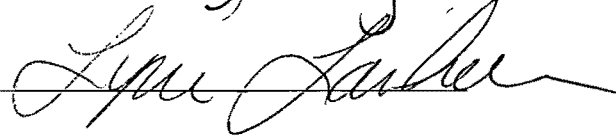
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The addition is generally compatible in size with similar rear additions and detached structures in the adjacent residences.

The proposed addition does not appear to be highly visible from the public street. However, the Office of Planning would like to see elevations of the proposed addition to affirm compatibility. Further, we recommend that no further structures be permitted on the site if this request is granted.

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

Prepared by: 

Division Chief: 
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 02 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: 3/2/09
SUBJECT: Zoning Item # 09-181-A
Address 40 Broadship Road
(Menzer Property)

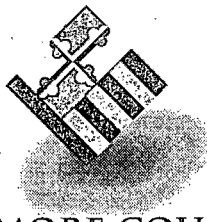
Zoning Advisory Committee Meeting of January 12, 2009

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

Additional Comments:

Reviewer: JWL

Date: 3/2/09



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

January 19, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 12, 2009

Item Numbers 0175, 0176, 0177, 0178, 0179, 0180, ~~0181~~ 0182

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 13, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For January 19, 2009
Item Nos. 2009-0175, 0176, 0177, 0180,
~~0181~~ and 0182.

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

DAK:CEN:lrk
cc: File
ZAC-011309-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: Jan. 15, 2009

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

RE: Baltimore County
Item No 2009-0181-A
40 BROADSHIP ROAD
MENZER PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0181-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



RE: PETITION FOR VARIANCE * BEFORE THE
40 Broadship Road; SW/S of Broadship Road, * ZONING COMMISSIONER
37' SW of c/line of Sunship Road *
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Amy Menzer * FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-181-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

JAN 20 2009

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of January, 2009, a copy of the foregoing Entry of Appearance was mailed to Duane Campbell, 26 Freedom Court, Middle River, MD 21220, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 2009-0181-A

Exhibit Sheet

Petitioner/Developer

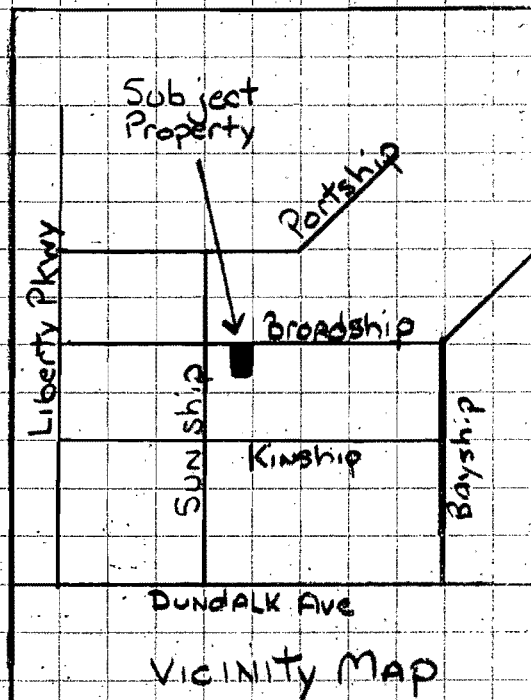
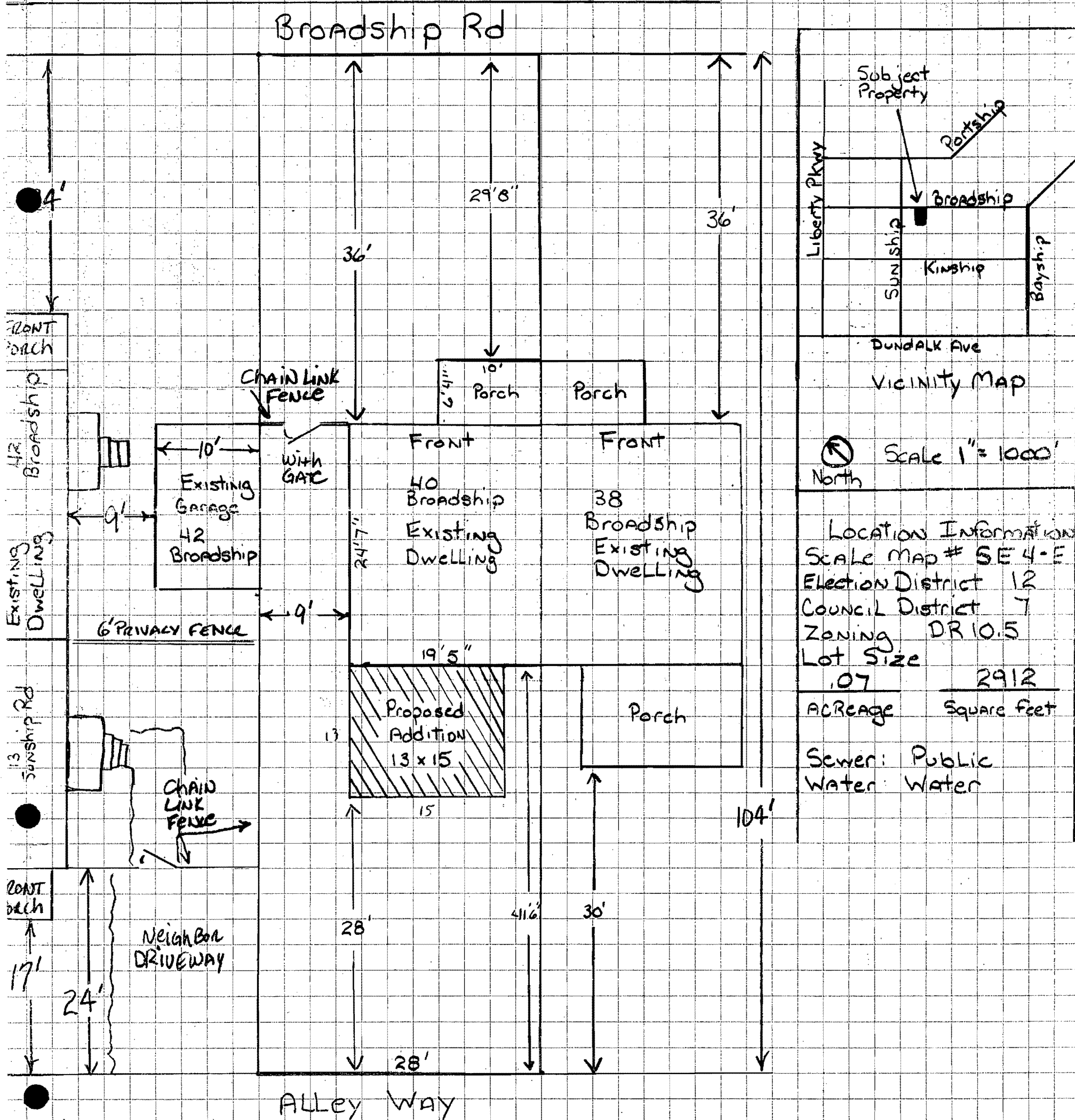
Protestant

No. 1	Site Plan	
No. 2	Zoning Map	
No. 3	Letter from Dundalk Recreation Corp.	
No. 4 A-H	Photographs	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Property Address 40 Broadship Rd Dundalk Md
Subdivision Name
Plat Book # 7 Folio # 185 Lot # 40 Section #
Owner

PETITIONER'S

EXHIBIT NO. _____



Scale 1" = 1000'
North

Location Information
Scale Map # SE 4-E
Election District 12
Council District 7
Zoning DR 10.5
Lot Size .07 2912
ACREAGE Square Feet
Sewer: Public
Water: Water



Scale of Drawing 1" = 10'

DR 5.5

1202000255

1213058320

Pt. Bk. 7 Folio 185

1202000265

44

1213028170

BROADSHIP RD

SUNSHIP RD

SUNSHIP RD

BROADSHIP RD

1206010060

19

41

1208065950

1208067750

39

37

1203036981

35

1218049350

33

1223075190

31

1203037025

1213040230

CASE # 1984-0319

PETITIONER'S

EXHIBIT NO.

2

12 ED 103B2
7 CD SE 4-E

DR 10.5

1213077101

91

89

1202005690

87

1212022720

85

1207062560

Pt. Bk. 5 Folio 56

1202026200

83

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81

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30

28

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26

1208

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32

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40

26.4

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42

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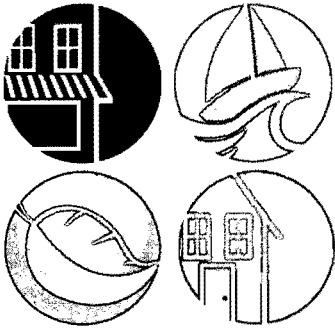
13

PDM # 120009

Flood Zone X

1203001116

11



DUNDALK RENAISSANCE CORPORATION

February 22, 2009

Mr. Timothy Kotroco, Director
Department of Permits and Development Management
Zoning Review
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Variance for # 40 Broadship Rd., Dundalk, MD. 21222

Dear Mr. Kotroco:

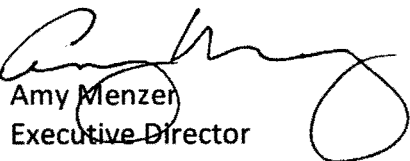
The Dundalk Renaissance Corporation is a non-profit community-based membership organization and community development corporation. We acquire and renovate houses for homeownership in Dundalk's National Register Historic District as part of our efforts to revitalize the Dundalk community. Our renovations are high-quality, including high-efficiency mechanicals, quality kitchen cabinets and appliances, restoring stucco and refinishing floors, and installing privacy fences and rear parking pads.

As owners and developers of the property at 40 Broadship Rd., Dundalk, MD. 21222 we, The Dundalk Renaissance Corporation, are requesting a favorable vote to expand the size of the existing footprint of 40 Broadship Rd. to allow for an additional bedroom with full bath to be added to the rear of the existing house. This would be a one story addition adding approximately 176 sq ft. to the home.

Many of the homes in Dundalk's Historic District are small two bedroom homes, and while it is our goal to restore and retain the historic character of these homes, we are also focused on upgrading them to attract new home buyers and to make them livable for decades to come. The addition we propose at 40 Broadship Rd. will provide more options for the future homebuyer and expand the potential pool of buyers to include a family with more than one child; a couple caring for an elderly parent; or a person with disabilities (the house could be modified with a ramp should the buyer require this.)

This house is being renovated using County HOME funds to create a homeownership opportunity affordable to a household at 80% or below the regional median income. An additional bedroom and bath would also help us expand the supply of affordable housing options for families while boosting the value of the property. Thank you for your consideration. If you should need further information to make your decision, please contact our Project Manager, Jeff Mathai, at 410 282-0261.

Sincerely,


Amy Menzer
Executive Director

PETITIONER'S

EXHIBIT NO.

3



PETITIONER'S

EXHIBIT NO. 4A-H

