

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Chesapeake Avenue, 465 feet S
of the c/l of Chester Road
15th Election District
6th Councilmanic District
(1419 Chesapeake Avenue)

Amy Karey
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0190-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 owner of the subject property, Amy Karey for property located at 1419 Chesapeake Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard of 6 feet and a sum of side yards of 16 feet in lieu of the required 10 feet and 20 feet respectively as granted in previous zoning Case No. 2008-0437-SPHA. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. On June 5, 2008, in Case No. 2008-0437-SPHA, the Zoning Commissioner approved an accessory structure (garage) with a temporary second story living unit until such time as the principal residence is complete, and variances to permit a side yard of 10 feet with a sum of 20 feet, a swimming pool in the front yard, and an accessory structure 23 feet high. In preparing the building plans for the proposed construction, it became apparent that the garage, as originally proposed, would significantly block the view of the dwelling from Chesapeake Avenue. The Petitioner desires to move the garage 4 feet to the left or north of the original location. Since the garage will eventually be connected to the dwelling with a covered breezeway, it will be part of the principal structure which generates the request for the variance. Petitioner's neighbors residing at 1421 Chesapeake

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[Signature]

Avenue, 1417 Chesapeake Avenue and 1423 Chesapeake Avenue have reviewed the site plan and variance request and do not have any objection. The property fronts on Galloway Creek in the Long Beach Estates area of Baltimore County.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated February 4, 2009. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management dated February 25, 2009 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25% and the 15% afforestation requirement applies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 25, 2009 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, and affidavits submitted provide sufficient facts that comply

APPROVED FOR FILE

 2-26-09

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.

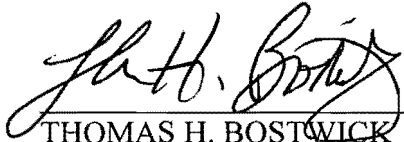
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 26th day of February, 2009 that a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard of 6 feet and a sum of side yards of 16 feet in lieu of the required 10 feet and 20 feet respectively as granted in previous zoning Case No. 2008-0437-SPHA -be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
3. The flood protection elevation for this site is 11.2 feet.
4. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

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2-26-09
[Signature]

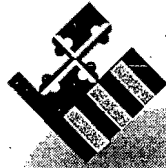
9. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
10. The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25% and the 15% afforestation requirement applies

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

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2-26-09
pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

February 26, 2009

AMY KAREY
1419 CHESAPEAKE AVENUE
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No: 2009-0190-A
Property: 1419 Chesapeake Avenue

Dear Ms. Karey:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040



Petition for Administrative Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 1419 CHESAPEAKE AVENUE
which is presently zoned D.R 3.5

Deed Reference: 20760 / 97 Tax Account # 1522350180

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)

1B02.3.C.1 TO PERMIT A SIDE YARD 6 FEET AND A SUM OF SIDE YARDS OF 16 FEET IN LIEU OF THE REQUIRED 10 FEET AND 20 FEET RESPECTIVELY AS GRANTED IN PREVIOUS ZONING CASE NO. 2008-0437-SPHA

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):

AMY E. KAREY

Name - Type or Print

Signature

Name - Type or Print

Signature

1419 CHESAPEAKE AVE (410) 627-8151

Address Telephone No.

BALTIMORE MD 21220

City State Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY

Name

601 CHARWOOD COURT (410) 679-8719

Address Telephone No.

EDGEWOOD MD 21040

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. 2009-0190-A

Reviewed By [Signature] Date 1/15/09

REV 7/20/07 2-26-09 Estimated Posting Date 1/25/09

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.

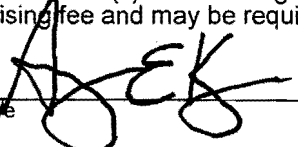
That the Affiant(s) does/do presently reside at **1419 CHESAPEAKE AVENUE**

Address		
BALTIMORE	MD	21220
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):

SEE ATTACHED

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 

AMY E. KAREY

Name - Type or Print

Signature _____

Name - Type or Print

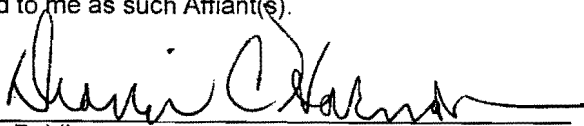
STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ ^{HARFORD}, to wit:

I HEREBY CERTIFY, this 12 day of January, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

AMY E. KAREY

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

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires

01.21.12

**ATTACHMENT TO PETITION FOR
ADMINISTRATIVE VARIANCE
1419 CHESAPEAKE AVENUE**

On June 5, 2008, (CASE NO. 2008-0437-SPHA) the Zoning Commissioner approved an accessory structure (garage) with a temporary second story living unit until such time as the principal residence is complete, and variances to permit a side yard of 10 feet with a sum of 20 feet, a swimming pool in the front yard and an accessory structure 23 feet high.

In preparing the building plans for the proposed construction, it became apparent that the garage, as originally proposed, would significantly block the view of the dwelling from Chesapeake Avenue. The petitioner desires to move the garage four (4) feet to the left or north of the original location. Since the garage will eventually be connected to the dwelling with a covered breezeway, it will be part of the principal structure which generates the request for the variance.

Copies of the proposed building elevations and photos of the site and surrounding properties have been included with the petition

ZONING DESCRIPTION

1419 CHESAPEAKE AVENUE

Beginning at a point on the east side of Chesapeake Avenue (40 feet wide), distant 465 southerly from it's intersection with the center of Chester Road (30 feet wide), thence being all of Lot 228 as shown on the plat entitled Plan C, Long Beach Estates recorded among the Baltimore County Plat Records in Plat Book 4 Folio 131.

Containing 17,860 square feet or 0.410 acre of land, more or less.

Being known as 1419 Chesapeake Avenue. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Md.

2009-0190-A

Date: 7/15/09

THE UNIVERSITY OF CHICAGO

INDICES: 2000 1990 1980 1970 1960 1950 1940 1930 1920 1910 1900 1890 1880 1870 1860 1850 1840 1830 1820 1810 1800 1790 1780 1770 1760 1750 1740 1730 1720 1710 1700 1690 1680 1670 1660 1650 1640 1630 1620 1610 1600 1590 1580 1570 1560 1550 1540 1530 1520 1510 1500 1490 1480 1470 1460 1450 1440 1430 1420 1410 1400 1390 1380 1370 1360 1350 1340 1330 1320 1310 1300 1290 1280 1270 1260 1250 1240 1230 1220 1210 1200 1190 1180 1170 1160 1150 1140 1130 1120 1110 1100 1090 1080 1070 1060 1050 1040 1030 1020 1010 1000 990 980 970 960 950 940 930 920 910 900 890 880 870 860 850 840 830 820 810 800 790 780 770 760 750 740 730 720 710 700 690 680 670 660 650 640 630 620 610 600 590 580 570 560 550 540 530 520 510 500 490 480 470 460 450 440 430 420 410 400 390 380 370 360 350 340 330 320 310 300 290 280 270 260 250 240 230 220 210 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0

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5. PROHIBITION

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Total: 65

For: H. G. Chosrovskiy Adk

02212

2009-0190-A

GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 2009-0190-A

Petitioner/Developer: AMY E.
KAREX

Date Of Hearing/Closing: 2/9/09

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 1419 CHESAPEAKE AVE.

This sign(s) were posted on January 25, 2009
(Month, Day, Year)

Sincerely,

Martin Ogle 1/25/09
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



01/25/2009

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0190 -A Address 1419 Chesapeake Avenue

Contact Person: LEONARD WASILOWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/15/09 Posting Date: 1/25/09 Closing Date: 2/9/09

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

- 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

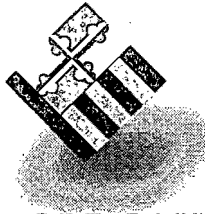
Case Number 2009- 0190 -A Address 1419 Chesapeake Ave

Petitioner's Name Amy E. KAREY Telephone 410-627-8151

Posting Date: 1/25/09 Closing Date: 2/9/09

Wording for Sign: To Permit A sideyard 6 feet AND A sum of side yards
of 16 feet in lieu of the required 10 feet AND 20 feet
Respectively AS GRANTED IN PREVIOUS ZONING CASE
Number 12008-0437-SPHA

WCR - Revised 7/7/08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
February 02, 2009

Amy E. Karey
1419 Chesapeake Ave.
Baltimore, MD 21220

Dear: Amy E. Karey

RE: Case Number 2009-0190-A, 1419 Chesapeake Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 15, 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
David Billingsley, 601 Charwood Ct., Edgewood, MD 21040

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 5, 2009

RECEIVED

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

FEB 05 2009

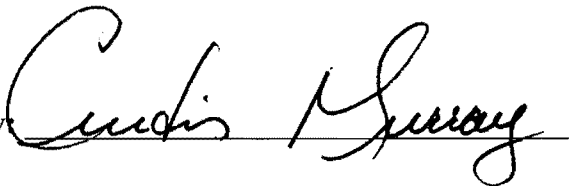
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-190- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By
CM/LL





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

February 2, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 2, 2009

Item Numbers 0166, ~~0190~~, 0191, 0192, 0193, 0194, 0195, 0196

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: February 4, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For February 9, 2009
Item No. 2009-0190-A

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:lrk

cc: File

ZAC-ITEM NO 2009-0190-A-02092009

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: February 25, 2009

SUBJECT: Zoning Item # 09-190-A
Address 1419 Chesapeake Avenue
(Karey Property)

Zoning Advisory Committee Meeting of February 2, 2009

_____ 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:

The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25% and the 15% afforestation requirement applies.

Reviewer: Regina Esslinger

Date: February 23, 2009

Debra Wiley - Fw: 1419 Chesapeake Avenue Case No. 2009-0190-A

From: David Billingsley <dwb0209@yahoo.com>
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Date: 02/11/09 4:26 PM
Subject: Fw: 1419 Chesapeake Avenue Case No. 2009-0190-A

Hi Debra

Attached is a copy of email I forwarded to Bill

Thanks

Dave Billingsley

--- On Wed, 2/11/09, David Billingsley <dwb0209@yahoo.com> wrote:

From: David Billingsley <dwb0209@yahoo.com>
Subject: 1419 Chesapeake Avenue Case No. 2009-0190-A
To: "BILL WISEMAN" <wwiseman@baltimorecountymd.gov>
Date: Wednesday, February 11, 2009, 4:15 PM

Bill

I spoke to Jeff Livingston today and he told me he has yet to distribute the request to Environmental Impact Review for comment. He said he has been doing Mary's job for a couple of weeks and can't do any more than he is doing. I will try to talk to E.I.R. tomorrow to see if anything can be done. Obviously, the comments should be exactly the same as the previous case. I will try to contact someone in E.I.R. and let them know the situation. It sure is a shame that the County is so busy reviewing permits and development plans in this economic boom we are in.

Dave

Debra Wiley - Re: 1419 Chesapeake Ave., Admin. Var. - Case No. 2009-0190-A

From: David Billingsley <dwb0209@yahoo.com>
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Date: 02/11/09 12:26 PM
Subject: Re: 1419 Chesapeake Ave., Admin. Var. - Case No. 2009-0190-A

Hi Debra

Thanks for the information. I will try to get the comments from DEPRM

Dave

--- On Wed, 2/11/09, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: 1419 Chesapeake Ave., Admin. Var. - Case No. 2009-0190-A
To: dwb0209@yahoo.com
Date: Wednesday, February 11, 2009, 11:27 AM

Hi David,

Bill wanted me to make you aware that he will speak to Patti when she comes tomorrow about the above-referenced matter. Please be aware that I have the folder that she's awaiting comments from DEPRM since it's in a common area so she's unable to do anything without their comment.

Thanks.

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

From: Debra Wiley
To: dwb0209@yahoo.com
Date: 02/11/09 11:27:52 AM
Subject: 1419 Chesapeake Ave., Admin. Var. - Case No. 2009-0190-A

Hi David,

Bill wanted me to make you aware that he will speak to Patti when she returns tomorrow about the above-referenced matter. Please be aware that Patti marked the folder that she's awaiting comments from DEPRM since it's in a CBCA area so she's unable to do anything without their comment.

Thanks.

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

From: David Billingsley <dwb0209@yahoo.com>
To: wwiseman@baltimorecountymd.gov
Date: 02/10/09 5:48:06 PM
Subject: 1419 Chesapeake Avenue Administrative Variance Case No. 2009-0190-A

Bill

This case should have been sent over to your office on Tuesday. The closing date was Monday, Feb 9. Attached is a copy of adjacent property owners approval.

Dave

TO: ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PROPERTY OF AMY E. KAREY
1419 CHESAPEAKE AVENUE

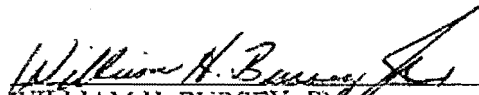
WE, THE UNDERSIGNED, HAVE REVIEWED THE SITE PLAN TO ACCOMPANY
THE PETITION FOR AN ADMINISTRATIVE VARIANCE TO PERMIT A SIDE
YARD OF SIX (6) FEET AND HAVE NO OBJECTION TO THE GRANTING OF
SAME

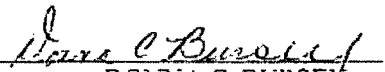

PAUL Q. POHLHAUS


DIANA RAE POHLHAUS


DONALD C. LAIL, JR

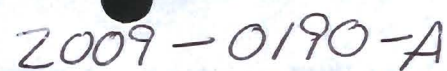

JOAN HARRIETT LAIL


WILLIAM H. BURSEY, JR.


DONNA C. BURSEY



Z009-0190-A



①



②



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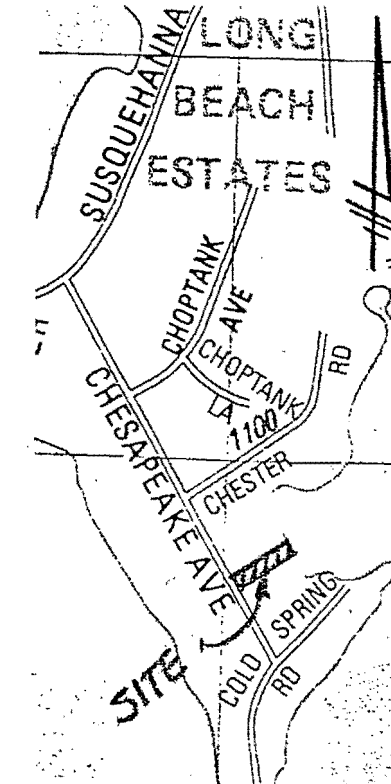
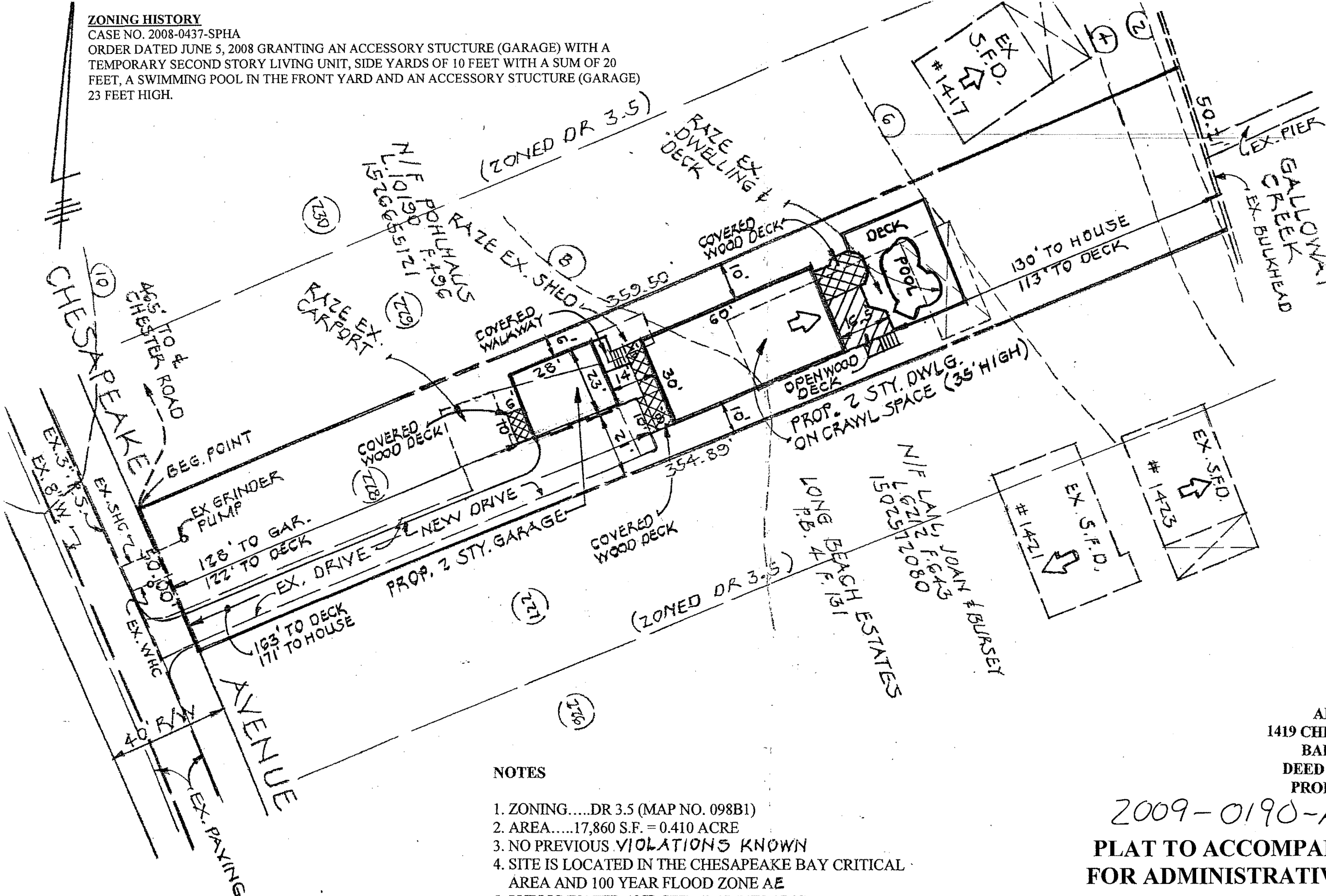


8

ZONING HISTORY

CASE NO. 2008-0437-SPHA

ORDER DATED JUNE 5, 2008 GRANTING AN ACCESSORY STRUCTURE (GARAGE) WITH A TEMPORARY SECOND STORY LIVING UNIT, SIDE YARDS OF 10 FEET WITH A SUM OF 20 FEET, A SWIMMING POOL IN THE FRONT YARD AND AN ACCESSORY STRUCTURE (GARAGE) 23 FEET HIGH.



LOCATION PLAN
SCALE: 1" = 1000

NOTES

1. ZONING.....DR 3.5 (MAP NO. 098B1)
2. AREA.....17,860 S.F. = 0.410 ACRE
3. NO PREVIOUS VIOLATIONS KNOWN
4. SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA AND 100 YEAR FLOOD ZONE AE
5. PUBLIC WATER AND SEWER IS EXISTING
6. TO THE PREPARERS KNOWLEDGE, NO UNDERGROUND STORAGE TANKS EXIST
7. THE PREPARER HAS CONFIRMED THAT THIS PROPERTY HAS REMAINED INTACT SINCE AT LEAST 1948 AND NOT COMBINED WITH ANY OTHER PROPERTY SINCE THAT TIME.

OWNER
AMY E. KAREY
1419 CHESAPEAKE AVENUE
BALTO., MD. 21220
DEED REF.: L.20760 F.97
PROP. NO. 1522350180

2009-0190-A
**PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE**

**1419 CHESAPEAKE AVENUE
LOT 228 LONG BEACH ESTATES PB 4 F 131
ELECTION DISTRICT 15C6 BALTO. CO., MD
SCALE: 1 INCH = 30 FEET DECEMBER 12, 2008**

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

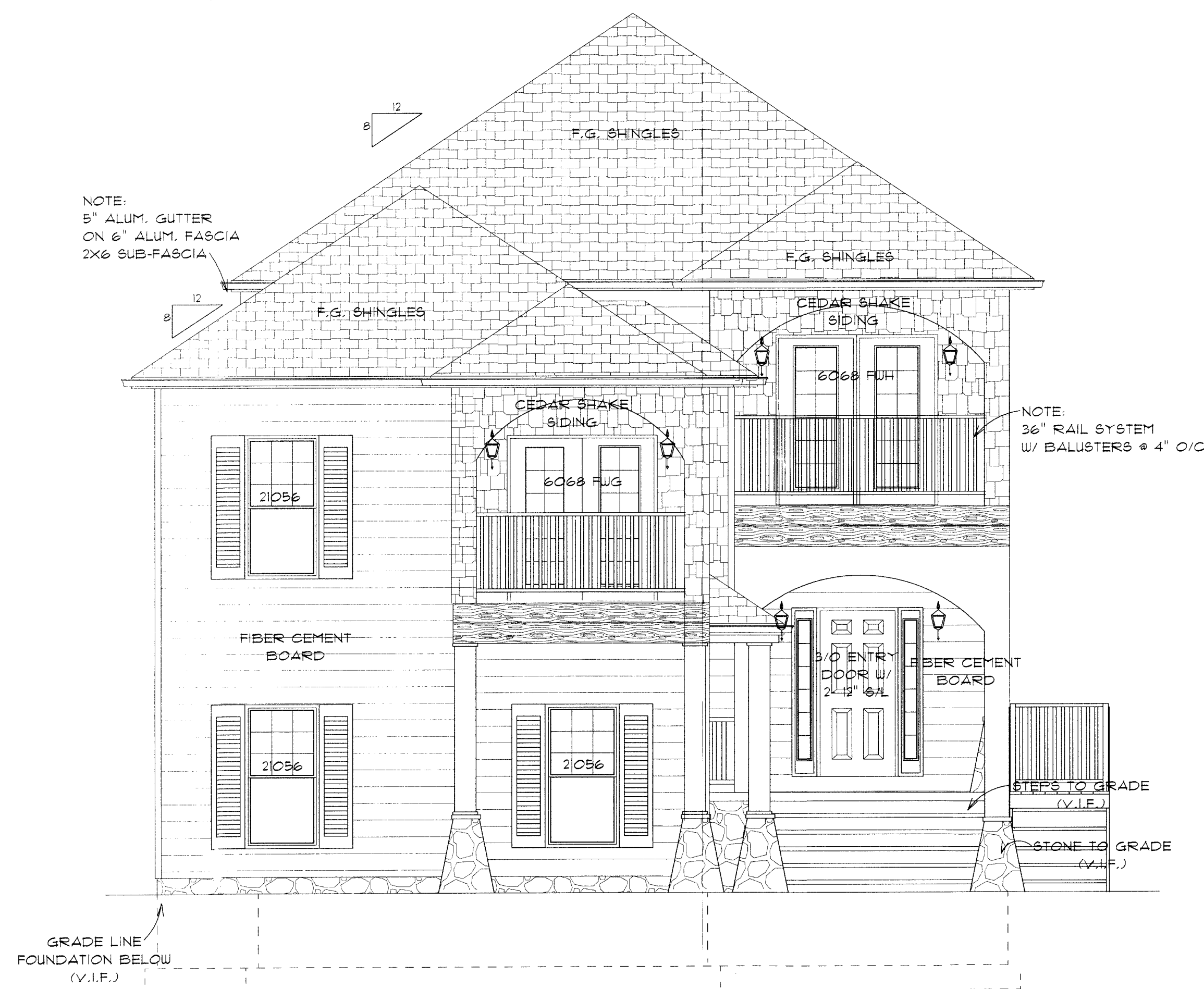


**OWNER
AMY E. KAREY
1419 CHESAPEAKE AVENUE
BALTO., MD. 21220
DEED REF.: L.20760 F.97
PROP. NO. 1522350180**

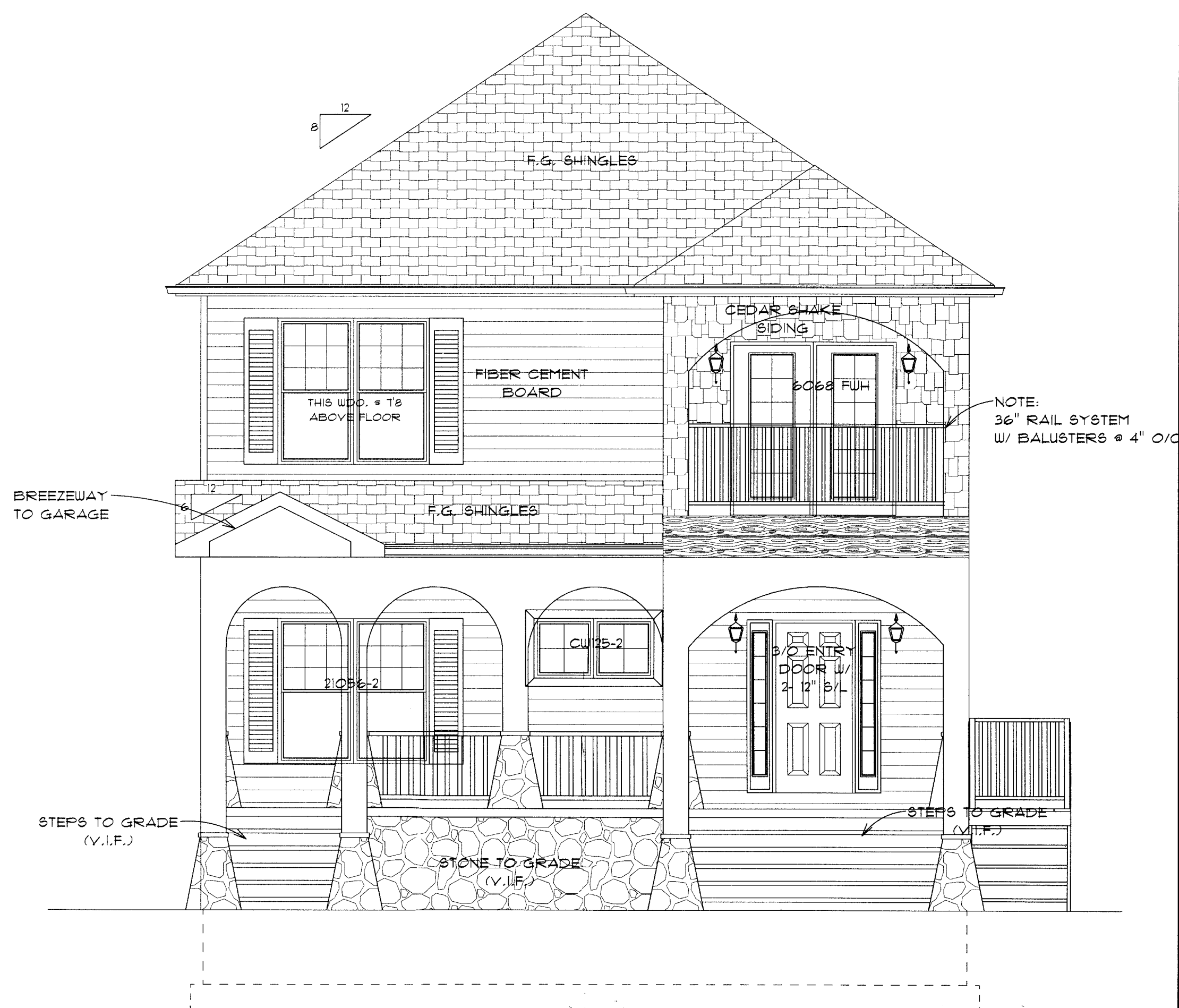
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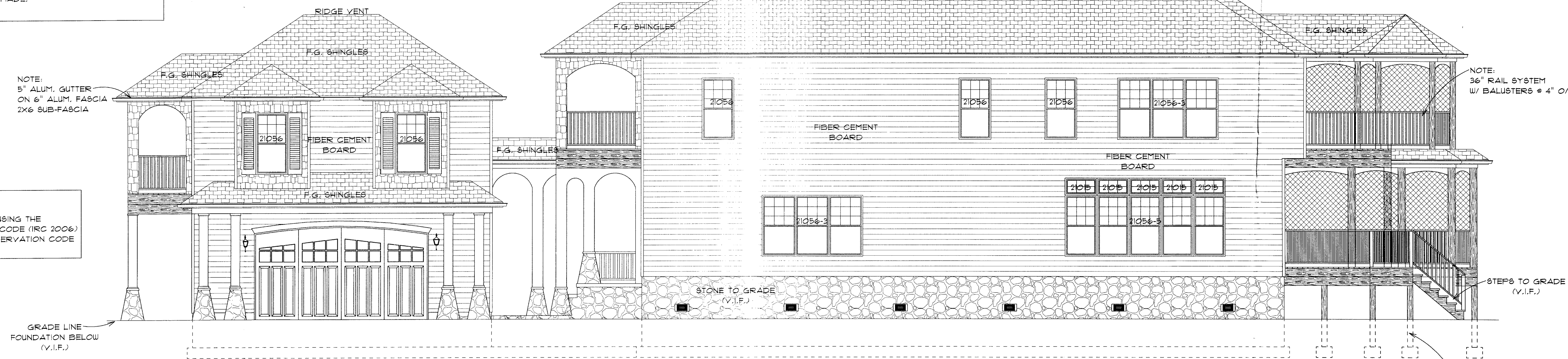


FRONT ELEVATION (ROAD FRONT) 1/4" = 1'-0"



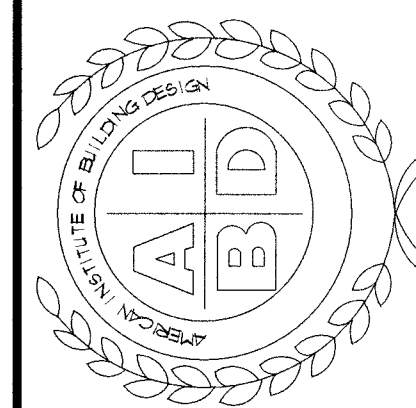
FRONT ELEVATION 1/4" = 1'-0"

NOTE: THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF ANY DEMOLITION AND / OR CONSTRUCTION AND SHALL NOTIFY THE DESIGNER OF ANY CHANGES REQUIRED PRIOR TO THE CHANGE BEING MADE.



RIGHT SIDE ELEVATION 3/16" = 1'-0"

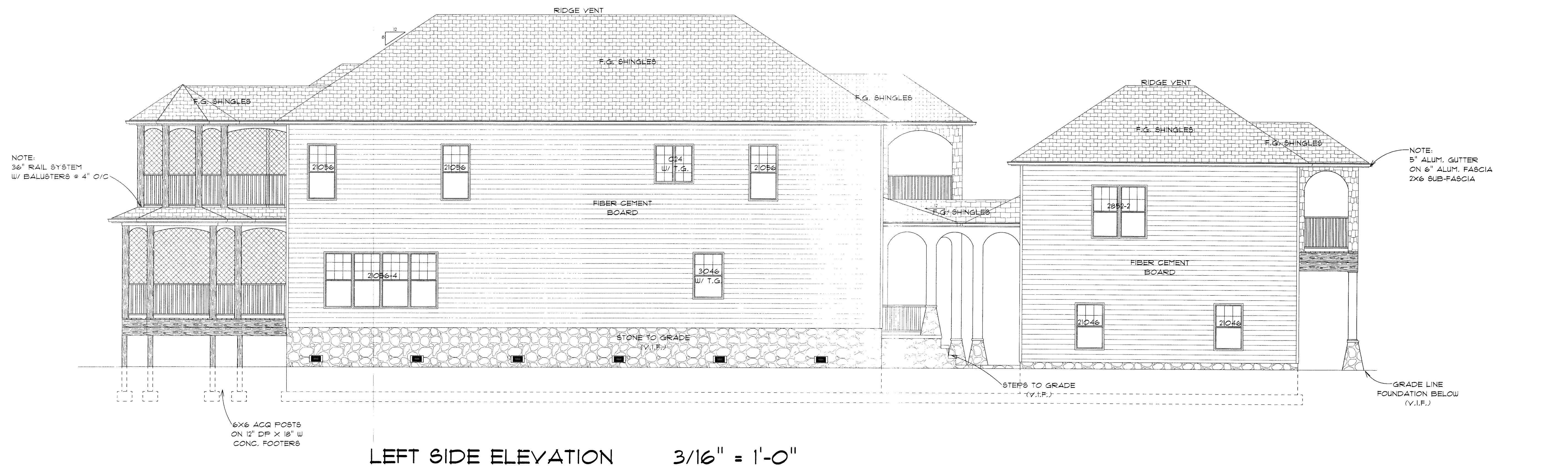
DAVID M. CROSS, A.I.B.D.
PROFESSIONAL BUILDING DESIGNER
1937-B GLEN COVE ROAD
DARLINGTON, MARYLAND 21034
PH. 410-836-3621



PROPOSED NEW RESIDENCE:
KAREY RESIDENCE
1419 CHESAPEAKE AVENUE
BALTIMORE, MARYLAND 21220

PROGRESS	
CONSTRUCTION PLANS	
DRAWING# 08-42	
DATE November 13, 2008	
DRAWN BY LMW	SHEET A-1
SHEET TITLE ELEVATIONS	
1 OF 6	

2009-0190-A



LEFT SIDE ELEVATION 3/16" = 1'-0"

NOTE:
ALL WINDOW SIZES SHOWN ON THIS PLAN
ARE ANDERSEN WINDOW MANUFACTURING
400 SERIES. IF ANOTHER MANUFACTURER IS USED
THE BUILDER SHALL VERIFY THE ROUGH OP'S
AND EGRESS REQUIREMENTS PRIOR TO THE START
OF CONSTRUCTION AND ORDERING OF THE UNITS

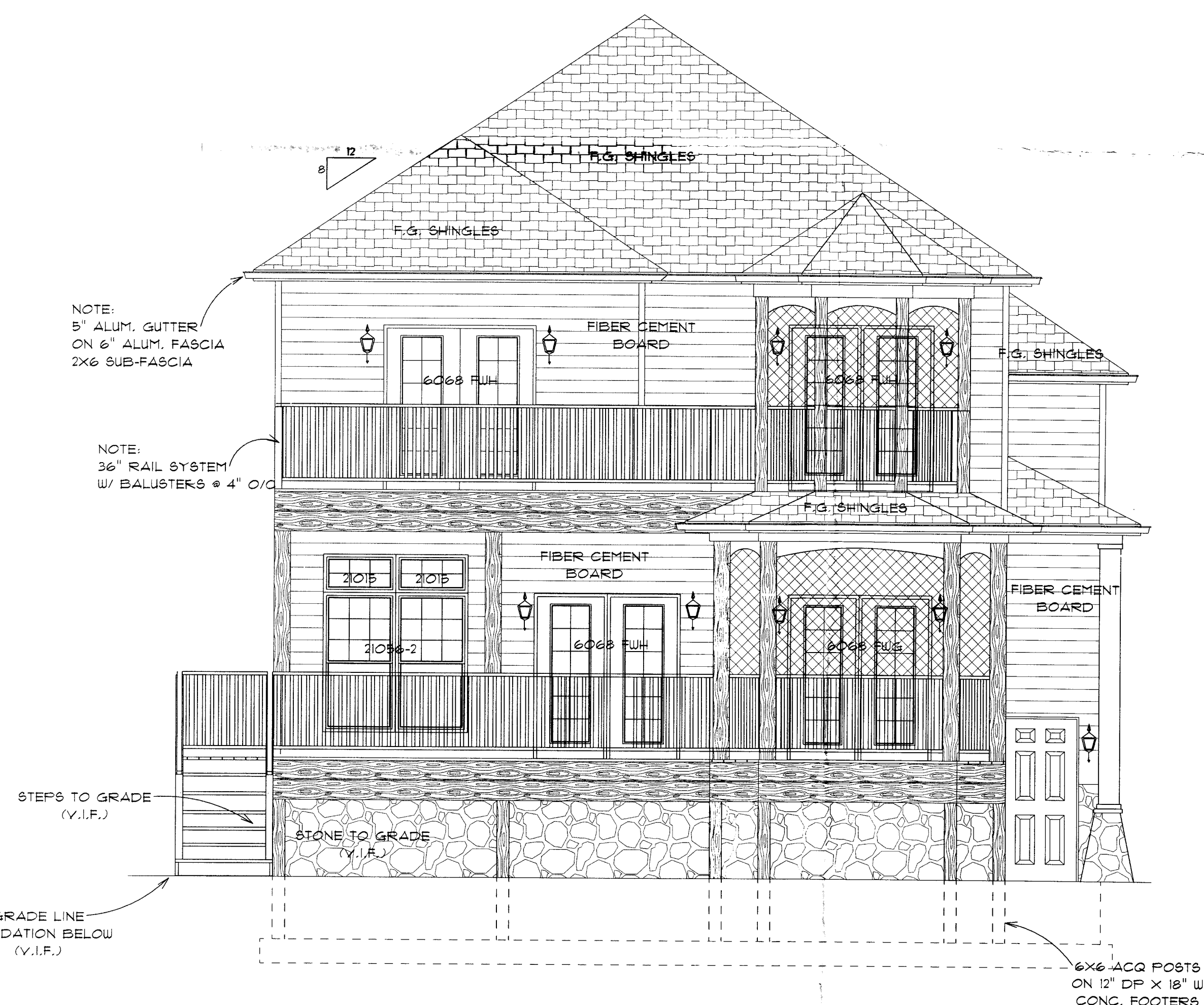
DESIGN CRITERIA:
THIS PLAN HAS BEEN DEVELOPED USING THE
2006 INTERNATIONAL RESIDENTIAL CODE (IRC 2006)
AND INTERNATIONAL ENERGY CONSERVATION CODE
(IECC 2006)

NOTE:
THE CONTRACTOR SHALL VERIFY ALL EXISTING
SITE CONDITIONS PRIOR TO THE START OF ANY
DEMOLITION AND / OR CONSTRUCTION AND SHALL
NOTIFY THE DESIGNER OF ANY CHANGES REQUIRED
PRIOR TO THE CHANGE BEING MADE.

INSULATION NOTES:
2X6 EXTERIOR WALLS R-13 MIN.
2X4 EXTERIOR WALLS R-13 MIN.
FLOOR OVER CRAWL SPACE R-21 MIN.
FLOOR @ EXT. CANTILEVERS R-30 MIN.
ALL CEILING AREAS R-38 MIN.
ALL BASEMENT WALLS R-11 MIN.

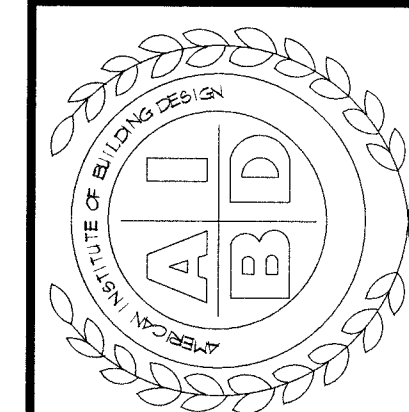
GENERAL NOTES

- ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF STUD UNLESS NOTED.
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED.
- ALL MASONRY DIMENSIONS ARE FROM FACE OF MASONRY TO FACE MASONRY UNLESS OTHERWISE NOTED.
- ALL MASONRY ROUGH OPENINGS SHALL BE PROVIDED BY THE CONTRACTOR/ OWNER.
- ALL ANGLES ARE AT 45 DEGREES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR/ OWNER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS.
USE WRITTEN DIMENSIONS ONLY AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE START
OF DEMOLITION AND OR CONSTRUCTION.
- BOTTOM OF FOOTINGS SHALL BE 36" BELOW FINISHED GRADE (UNLESS NOTED OTHERWISE).
- ALL ELECTRICAL, PLUMBING, AND MECHANICAL LAYOUTS, DIAGRAMS, AND PERMITS SHALL BE PROVIDED BY
THE RESPECTIVE CONTRACTOR.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS.
- THE DESIGNER SHALL BE NOTIFIED OF ANY MATERIALS SUBSTITUTIONS FOR APPROVAL PRIOR TO THE SHIPMENT
OF THE MATERIAL.
- DO NOT SCALE DRAWINGS!!! USE WRITTEN DIMENSIONS ONLY!!!



REAR ELEVATION 1/4" = 1'-0"

DAVID M. CROSS, A.I.B.D.
PROFESSIONAL BUILDING DESIGNER
1931-B GLEN COVE ROAD
DARLINGTON, MARYLAND 21034
PH. 410-836-3621



PROPOSED NEW RESIDENCE:
KAREY RESIDENCE
1419 CHESAPEAKE AVENUE
BALTIMORE, MARYLAND 21220

PROGRESS
CONSTRUCTION
PLANS

DRAWING# 08-42

DATE
November 13, 2008

DRAWN BY
LMW
SHEET
A-2

SHEET TITLE
ELEVATIONS

2 OF 6