

IN RE: **PETITION FOR ADMIN. VARIANCE** *
W/Side of Darnall Road, 15' N of the c/l of
Ridgecrest Court *
(6516 Darnall Road)
9th Election District *
2nd Council District *

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Scott A. Fisher, et ux
Petitioners

Case No. 2009-0251-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Scott A. Fisher, and his wife, Mary C. Fisher. The Petitioners request variance relief from Sections 400.1, 301.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a detached garage to be built 10 feet from the side road right-of-way (Ridgecrest Court) in lieu of being located in the third of lot farthest removed from any street, and to allow an open porch to be 8 feet from the side street property line in lieu of the required 37.5 feet.¹ The subject property and requested relief are more particularly described on the amended site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy

¹ As will be explained in greater detail, the Petitioners revised their site plan at the public hearing to lessen the size of the requested porch. Since the revised petition involved the same regulations and decreased the relief that was being requested, the Petitioners were permitted to proceed.

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By

Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this regard, Marion DeGroff, and her husband, Ralph L. DeGroff, Jr., adjacent property owners, requested that a public hearing be held, and thus the matter was scheduled for a hearing before the undersigned on May 12, 2009.

Appearing at the hearing were Scott and Mary Fisher, property owners, and Patrick C. Richardson, P.E, of Richardson Engineering, LLC, the consultant who prepared the site plan(s) for this property. The issues presented in this case generated significant community interest and a number of individuals who reside in the area appeared as interested citizens, most of them in opposition to the request. They included Ralph L. and Marion DeGroff, Nell B. Strachan, Peter D. Ward, Anna O.D. Wilson, Margaret H. Darrell, Scott R. Alder, Sarah W. Murphy, Lee Yarbrow, Ledonia T. Miller, Mary C. Bunting, Ellen G. McGinnis, Kent A. Rayburn, Kris Culp, a representative of the Ruxton Riderwood Lake Roland Area Improvement Association (RRLRAIA), Mary Ellen and Charles H. Richter, Nancy H. Spies, Susan S. and Richard J. Uhlig.

On behalf of the Petitioners, Rick Richardson presented the site plan and testified regarding the proposal. Testimony disclosed the subject property is a rectangular-shaped corner lot (aka double frontage lot) with its improvements orientated to front on Darnall Road and the home's southern side parallel to Ridgecrest Court approximately 1,605 feet south of Ruxton Road. The property contains a gross area of 0.681 acres (29,670 square feet), more or less, zoned D.R.1 and is improved with a three-story colonial home and private septic system. The Petitioners purchased the property in August 2008 and contracted to have the home redesigned and improved in keeping with the historic character of the locale. As evidenced by photographs and building elevation drawings submitted, they decided to construct a 24' x 24' detached garage in the rear yard with its driveway access from Ridgecrest Court perpendicular to the rear of the home and proposed garage.² The garage was designed in keeping with the surrounding community and will match the existing dwelling. Additionally, they propose an 8' x 34' (272

² Section 400 of the B.C.Z.R. pertains to accessory buildings in residential zones and mandates their location only in the rear yard . . . with a height limitation of 15 feet. It is this section (400.1) that requires corner lots to place accessory buildings "only in the third of the lot farthest removed from any street".

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By [signature]

square feet) covered porch as an architectural amenity on the southern façade and entranceway. However, in order to proceed as proposed the requested variances are necessary.

The D.R.1 minimum setback requirements contained in B.C.Z.R. Section 1B02.3.C.1 mandate a minimum front yard distance of 50 feet. The Zoning Commissioner's Policy Manual (ZCPM), Page 1 – 1.3(a) sets forth the method of measuring building setbacks. On double frontage lots, the corner side yard setback is measured by extending the foundation wall line to the nearest road or right-of-way. In this regard, it is undisputed that the Petitioners home is non-conforming. It was built prior to and not as a part of the surrounding Ruxton Hills subdivision. Mr. Richardson sifted through the title history and stated the home was built on Parcel 399 as identified on Maryland Tax Map 69 prior to the County's obtaining the right-of-way for Ridgecrest Court. Current regulations require a minimum lot area of 40,000 square feet – the Petitioners lot is 29,670 square feet. These historical facts now result in a practical difficulty and undue hardship as the home, when built many years ago, now has a south foundation wall (corner side yard) setback 16 feet from the Ridgecrest Court right-of-way that proceeds past the subject property and terminates in a cul-de-sac. Mr. Richardson presented two (2) additional alternative site plans (marked for identification as Petitioners' Exhibits 4 and 5). These alternative plans depict different open porch and garage layouts than those shown on Petitioners' Exhibit 1. He aptly points out that the Petitioners would be allowed to extend the existing structure's non-conforming south wall by up to 25% pursuant to B.C.Z.R. Section 104.2.

Further testimony disclosed that topography, mature trees and the existing septic system on the site are very real issues. It is of relevance that a large septic reserve area, as shown on the site plan, is centrally located behind the home and that the property slopes in that direction (to the north and west). Construction on the northwestern side of the property would therefore necessitate removal of trees, relocating a BGE utility pole and regrading of the lot. For these reasons, Mr. Richardson opines that the garage's proposed location in the southwestern corner is the most practical, given its close proximity to the existing driveway. Finally, a line of existing mature trees will buffer the proposed location from the view of the DeGroff's and other

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neighbors further down Ridgecrest Court. He states these factors are unique to this property and these are the kind of special conditions which make the impact of the zoning regulations different on the subject property when compared to others in the neighboring community.

Messrs. DeGroff and Ward testified that the requested variances under current regulations would not be in accord with the spirit and intent of the neighborhood and would be out of character. They state that all but one of the residents on Ridgecrest Court oppose the garage being located 10 feet off of the right-of-way that well might lead to safety issues. This area has justifiably earned a reputation as being one of the finest residential areas in the metropolitan area. Kent Rayburn, an architect, questioned whether the Petitioners exercised proper diligence in planning the extensive improvements they now desire. In this regard, Mr. Ward points out that the Petitioners interior alterations to obtain additional floor space resulted in their enclosing an existing garage and converting it into a family room or kitchen. The Petitioners, he submits, took it upon themselves to convert their garage for additional living space and that their need for a variance relating to setback regulations must now be judged as entirely self-created and self-inflicted.

This is a close case. However, after my sight visit, made with the consent of all parties, and thoughtful consideration of all the testimony and evidence offered, I am not persuaded that the Petitioners have met their burden. This conclusion can be of no comfort to the Fishers who have expended great time, effort and expense in attempting to use their property for what they believe to be a reasonable and significant use. In my judgment, there are other options available for locating the proposed garage. See Petitioners' Exhibit 5 entitled "Alternative Site Plan B". I will, however, grant relief to enable the Petitioners to add a 5' x 5' open projected covered porch to the side of their home as illustrated by the redlined change to Petitioners' Exhibit 1. While Messrs. Richardson and Fisher believe that the garage's propose location in the southwest corner of the lot would look better and be more compatible than attempting to cram it into the northwest rear yard portion of the lot, others do not. While perhaps not as convenient a location, it was admitted that a garage could be placed in the third of the rear yard farthest

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removed from the street in accordance with the regulations and without the need of compromising the septic system. I contacted the Department of Environmental Protection and Resource Management (DEPRM) and spoke to Mr. Rob Powell, who indicated he would allow a garage placed on a concrete slab to be located, with the consent of DEPRM, ten (10) feet from the "septic pit" as delineated on the site plan.

I must consider the request in accordance with the mandate of *Cromwell v. Ward*, 102 Md. 691 (1995) and Section 307 of the B.C.Z.R. The Court interpreted the regulation to require that two (2) tests be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. In this instance, the uniqueness of the property is the orientation of the dwelling on an undersized corner lot, and the site constraints associated with this particular lot. Secondly, upon the determination that the property is unique, then it must be considered whether compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome. In my opinion, I find the problem here is a personal one and it is not a problem inherent in the land itself or in the application of the B.C.Z.R. to the land.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted in part and denied in part.

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of May 2009 that the Petition for Administrative Variance seeking relief from Sections 301.1 and 1B02.3.C.1 to allow an open covered porch (5' x 5') to be 11 feet from the side street property line in lieu of the required 37.5 feet, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to:

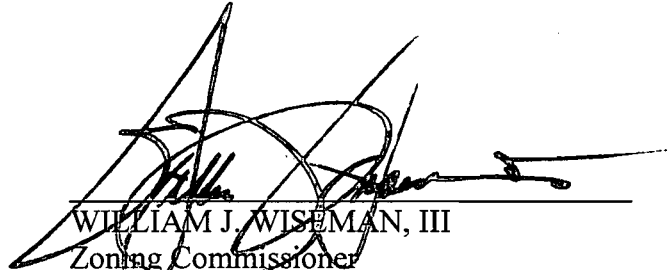
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 5-19-09
By [signature]

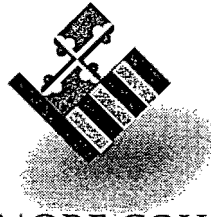
IT IS FURTHER ORDERED that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a detached garage 10 feet from the side road right-of-way in lieu of being in the third farthest part of the lot from the side road, be and is hereby DENIED.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

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Date 5-19-09
By [signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 19, 2009

Scott A. Fisher
Mary C. Fisher
6516 Darnall Road
Baltimore, Maryland 21204

RE: PETITION FOR ADMIN. VARIANCE
W/Side of Darnall Road, 15' N of the c/l of Ridgecrest Court
(6516 Darnall Road)
9th Election District - 2nd Council District
Scott A. Fisher, et ux – Petitioners
Case No. 2009-0251-A

Dear Mr. and Mrs. Fisher:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in part and denied in part, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

- c: Patrick C. Richardson, P.E, Richardson Engineering, LLC, 30 East Padonia Road,
Suite 500, Timonium, MD 21093
Ralph L. and Marion DeGroff, 2002 Ridgecrest Court, Towson, MD 21204
Nell B. Strachan & Peter D. Ward, 2007 Ridgecrest Court, Towson, MD 21204
Anna O.D. Wilson, 2004 Ridgecrest Court, Towson, MD 21204
Margaret H. Darrell, 2010 Ridgecrest Court, Towson, MD 21204

Scott A. and Mary C. Fisher
May 19, 2009
Page 2

Scott R. Alder, 6521 Darnall Road, Towson, MD 21204
Sarah W. Murphy, 1908 Indian Head Road, Towson, MD 21204
Lee Yarbro & Ledonia T. Miller, 6606 Darnall Road, Towson, MD 21204
Mary C. Bunting, 6506 Darnall Road, Ruxton, MD 21204
Ellen G. McGinnis, 6514 Darnall Road, Ruxton, MD 21204
Kent A. Rayburn, 2011 Indian Head Road, Ruxton, MD 21204
Kris Culp, Ruxton Riderwood Lake Roland Area Improvement Association (RRLRAIA),
P.O. Box 204, Riderwood, MD 21204
Mary Ellen and Charles H. Richter, 2005 Ridgecrest Court, Towson, MD 21204
Nancy H. Spies, 6507 Darnall Road, Towson, MD 21204
Susan S. and Richard J. Uhlig, 2009 Ridgecrest Court, Towson, MD 21204
People's Counsel; DEPRM; Office of Planning; File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 6516 Darnall Road

which is presently zoned DR 1

Deed Reference: 27259 / 49 Tax Account # 0911353050

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)

Section 400.1 to allow a detached garage 10' from the road right of way in lieu of being in the 1/3 farthest part of the lot from side road side

Section 301.1 to allow an open porch to be 8' from the property line in lieu of the required 37.5'

1302.3.C.1 AND

SIDE STREET

51x5'

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):

Scott A. Fisher

Name - Type or Print

Signature

Mary C. Fisher

Name - Type or Print

Signature

6516 Darnall Road

Address

Baltimore

MD

City

State

Telephone No.

21204

Zip Code

Representative to be Contacted:

Richardson Engineering, LLC

Name

30 E. Padonia Road, Suite 500 410-560-1502

Address

Timonium,

MD

City

State

Telephone No.

21093

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 5 day of May 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. 2009-0251-A

Reviewed By D.T. Date 3/26/09

REV 7/20/07

Estimated Posting Date 4/5/09

OFFICE RECEIVED FOR FILING

Date 5-19-09

By ISW

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 **6516 Darnall Road**

Address			
Baltimore	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):

EXISTING DWELLING AND SEPTIC LOCATIONS PRECLUDE LOCATION OF GARAGE IN REAR 1/3 OF LOT.
EXISTING DWELLING DOES NOT MEET CURRENT SETBACKS WHICH REQUIRES A VARIANCE TO ATTACH THE PROPOSED PORCH

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

Scott A. Fisher

Name - Type or Print

Signature

Mary C. Fisher

Name - Type or Print

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, this 19th day of March, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Scott A. Fisher and Mary C. Fisher
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Lauren M. Pope
Notary Public

My Commission Expires 3/13/2012

REV 7/24/07

Lauren M. Pope
Notary Public, Howard County
My Commission Expires 03/13/2012

2009-0251-A

30 East Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION
6516 DARNALL ROAD
9th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point in the center of Darnall Road, 40 feet wide; at the north side of Ridgecrest Court, 50 feet wide; (1) North 17 degrees 35 minutes West 57.80 feet, (2) North 12 degrees 55 minutes West 69.35 feet; thence leaving said center of Darnall Road and running the following courses and distances, (3) South 64 degrees 58 minutes West 249.86 feet, (4) South 25 degrees 02 minutes East 125.10 feet a point on the Northwest side of Ridgecrest Court, 50' wide; thence binding on said Northwest side of Ridgecrest Court, (5) North 64 degrees 58 minutes East 227.45 feet to the point of beginning as recorded in the Baltimore County Land Records in Deed Liber 27259, Folio 49,

Containing 29,670 square feet or 0.681 acres of land, more or less.

2009-0251-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 01/19/09

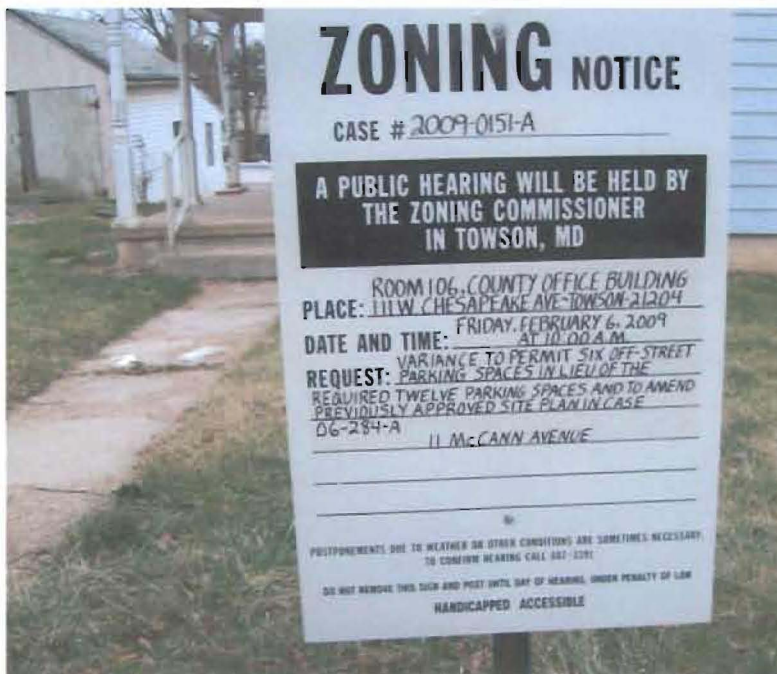
Case Number: 2009-0151-A

Petitioner / Developer: EDWARD COVAHEY, ESQ. ~ FRED MATUSKY

Date of Hearing (Closing): FEBRUARY 6, 2009

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

The sign(s) were posted on: JANUARY 18, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

**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: # 2009-0251-A

6516 Darnall Road
W/side of Darnall Road, 15
feet north of the centerline
of Ridge Crest Court
9th Election District
2nd Councilmanic District
Legal Owner(s): Scott &
Mary Fisher

Variance: to allow a detached garage, 10 feet from the side road right of way in lieu of being in the rear 1/3 farthest removed from both streets. To allow an open porch to be 8 feet from the side property street line in lieu of the required 37.5 feet.

Hearing: Tuesday, May 12, 2009 at 2:00 p.m. in Room 106, County Office Building, 111 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.

IT/4/785 Apr. 28 199806

CERTIFICATE OF PUBLICATION

4/30, 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 4/28, 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: 2009-0251-A

Petitioner/Developer: _____

Fisher

Date of Hearing/closing: April 20 2009

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

Attn : Kristin Matthews

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at, _____
6516 Darnall road

The sign(s) were posted on _____ April 5, 2009
(Month, Day, Year)

Sincerely,

Robert Black April 6, 2009
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0251-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) IN THE THIRD OF THE
YARD CLOSEST TO THE SIDE STREET WITH A 10' FOOT SETBACK IN LIEU OF
THE PERMITTED THIRD OF THE YARD FARTHEST FROM THE SIDE STREET AND
TO PERMIT AN OPEN PROJECTION (PORCH) TO BE 8 FEET FROM THE SIDE
STREET PROPERTY LINE IN LIEU OF THE REQUIRED 37.5 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:00 P.M. ON **4-20-09**

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST DESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL 24 HRS ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: 2009-0251-A

Petitioner/Developer: _____

Scott & Mary Fisher

Date of Hearing/closing May 12, 2009

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

Attn : Kristin Matthews:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at, _____
6516 Darnall Road

The sign(s) were posted on _____ April 27 2009
(Month, Day, Year)

Sincerely,

Robert Black April 28, 2009
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2009-0251-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

Room 106, COUNTY OFFICE BUILDING
PLACE 111 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: Tuesday, May 12, 2009 at 2:00 p.m.

REQUEST: VARIANCE TO ALLOW A DETACHED GARAGE 10 FEET
FROM THE SIDE ROAD RIGHT OF WAY IN LIEU OF BEING IN THE REAR
YD. GARAGE REMOVED FROM BOTH STREETS. TO ALLOW AN OPEN
PARK TO BE 8 FEET FROM THE SIDE PROPERTY STREET LINE
IN LIEU OF THE REQUIRED 37.5 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CANCEL HEARING CALL 887-3332

DO NOT REMOVE THIS SIGN AND POST UNTIL END OF HEARING. UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

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

No. **37863**

Date: 4/21/09

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/27/2009 4/27/2009 10:41:34 2

R/G WSD5 WALKIN DDL DMD
 > RECEIPT # 486883 4/27/2009 OFLN
 Dept 5 528 ZONING VERIFICATION
 C: NO. 037863

Receipt Tot \$50.00
 \$50.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					50.00

Total: 50.00

Rec From: Ralph De Corff

For: Formal Demand
656 Darnall Rd

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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

No. **37871**

Date: **3/26/09**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65. ⁰⁰

Total: **65.⁰⁰**

Rec From: **SCOTT FISHER**

For: **2009-0251-A**

6516 DARNALL RD.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME MIN
 3/26/2009 3/26/2009 10:27:47 2
 P US05 WALTON 000 000
 RECEIPT # 002102 3/26/2009 0000
 Not E 520 TRADING CERTIFICATION
 NO. 027871
 Recpt Tot \$65.00
 \$65.00 CR \$0.00 BA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



FORMAL DEMAND FOR HEARING

CASE NUMBER: Permit # 2009 0251-A

Address: 6516 Darnell Road 21204

Petitioner(s): Scott and Mary Fisher

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We marion & Ralph L. DeGross, jr
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

2002 Ridgcrest Court
Address

Baltimore MD 21204
City State Zip Code

410-494.9149 443-465.1472
Telephone Number

which is located approximately contiguous feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

marion P. DeGross April 8, 2009
Signature Date

Ralph L. DeGross April 8, 2009
Signature Date

Revised 9/18/98 - wcr/scj

Not available until after 5/5/09.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0251 -A Address 6516 DARNALL RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/26/09 Posting Date: 4/5/09 Closing Date: 4/20/09

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0251 -A Address 6516 DARNALL RD.

Petitioner's Name FISHER Telephone 443-562-2775

Posting Date: 4/5/09 Closing Date: 4/20/09

Wording for Sign:

To permit an accessory structure (garage) in the third of the yard closest to the side street with a 10-foot setback in lieu of the required third of the yard farthest from the side street and to permit an open projection (porch) to be 8-feet from the side street property line in lieu of the required 37.5-feet.

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/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:

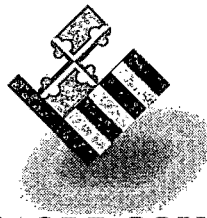
Item Number or Case Number: 2009-0259-A
Petitioner: SCOTT & MARY FISHER
Address or Location: 6516 DARNALL RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: SCOTT & FISHER
Address: 6516 DARNALL RD
TOWSON, MD 21204

Telephone Number: 443-562-2775

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

April 22, 2009
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

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 NUMBER: 2009-0251-A

6516 Darnall Road

W/side of Darnall Road, 15 feet north of the centerline of Ridge Crest Court

9th Election District – 2nd Councilmanic District

Legal Owners: Scott & Mary Fisher

Variance to allow a detached garage 10 feet from the side road right of way in lieu of being in the rear 1/3 farthest removed from both streets. To allow an open porch to be 8 feet from the side property street line in lieu of the required 37.5 feet.

Hearing: Tuesday, May 12, 2009 at 2:00 p.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Fisher, 6516 Darnall Road, Baltimore 21204
Richardson Engineering, LLC, 30 E. Padonia Road, Ste. 500, Timonium 21093
Marion & Ralph De Groff, Jr., 2002 Ridgecrest Court, Baltimore 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 27, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 28, 2009 Issue - Jeffersonian

Please forward billing to:
Scott Fisher
6516 Darnall Road
Baltimore, MD 21204

443-562-2775

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 NUMBER: 2009-0251-A

6516 Darnall Road

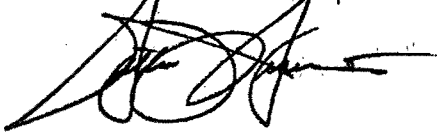
W/side of Darnall Road, 15 feet north of the centerline of Ridge Crest Court

9th Election District – 2nd Councilmanic District

Legal Owners: Scott & Mary Fisher

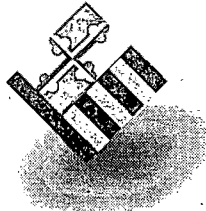
Variance to allow a detached garage 10 feet from the side road right of way in lieu of being in the rear 1/3 farthest removed from both streets. To allow an open porch to be 8 feet from the side property street line in lieu of the required 37.5 feet.

Hearing: Tuesday, May 12, 2009 at 2:00 p.m. in Room 106, County Office Building,
111 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

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
May 7, 2009

Scott & Mark Fisher
6516 Darnall Rd.
Baltimore, MD 21204

Dear: Scott & Mark Fisher

RE: Case Number 2009-0251-A, 6516 Darnall Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 26, 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
Richardson Engineering, LLC; 30 E. Padonia Rd., Ste. 500; Timonium, MD 21093

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 14, 2009

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

SUBJECT: 6516 Darnall Road

INFORMATION:

Item Number: 9-251

Petitioner: Scott and Mary Fisher

Zoning: DR 1

Requested Action: Administrative Variance

The property is within the Ruxton Riderwood Lake Roland Residential Design Review area. However, due to the scale of the new proposed construction, this proposal is not subject to the DRP meeting/process.

The property is an undersized corner lot improved with an existing frame dwelling. The petitioner requests a variance from Section 1BO2.3.C.1 and 301.1 for a side street setback of 8 feet in lieu of the required 37.5 feet for an open porch and from Section 400.1 to allow a detached garage 10 feet from the road right of way in lieu of a location in the 1/3 of the lot farthest removed from the side street. The location of the existing dwelling and septic system is cited as the reason for hardship or practical difficulty.

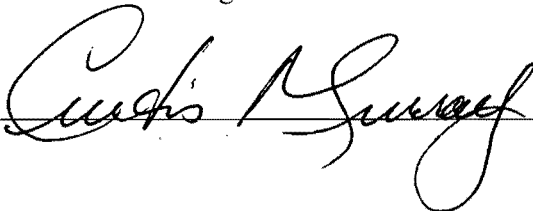
SUMMARY OF RECOMMENDATIONS:

Should the Zoning Commissioner render a decision that grants the variance, the Office of Planning requests the following additional information for review and approval prior to application of building permit.

1. The site plan should clearly define a limit of disturbance indicating the existing vegetation to remain.
2. Provide a grading plan showing existing and proposed grading and first floor elevation of the proposed garage.
3. Provide architectural elevation drawings for the proposed garage.

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

Prepared by:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 9, 2008

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

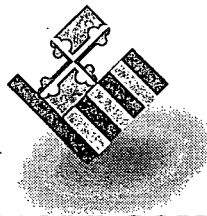
SUBJECT: Zoning Advisory Committee Meeting
For April 13, 2009
Items Nos. 2009-238, 244, 247, 248,
249, 250,  252, 253, 254, 255 and 256

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

DAK:CEN:cab

cc: File

ZAC-04072008-NO COMMENTS



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 15, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 15, 2008

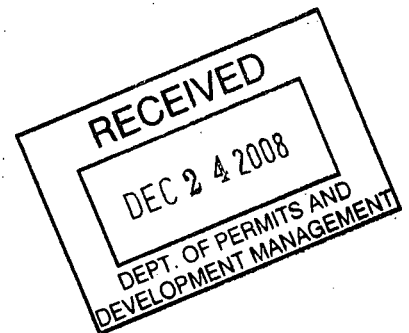
Item Numbers 0541, 0121, 0146, 0147, 0149, 0150, **0151**, 0152, 0154, 0155, 0156, 0157

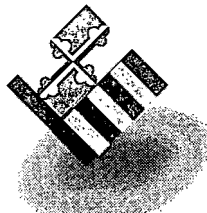
Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

April 9, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 9, 2009

Item Numbers 0238, 0247, 0248, 0249, ~~0251~~ 0252, 0253, 0255 and 0256

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



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: APRIL 7, 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 2009-0251-A
6516 DARNALL ROAD
FISHER PROPERTY
ADMIN. 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. 2009-0251-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,



Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



5-12-09

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 04 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: May 4, 2009

SUBJECT: Zoning Item # 09-251-A
Address 6516 Darnall Road
(Fisher Property)

Zoning Advisory Committee Meeting of April 6, 2009

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

Reviewer: JWL

Date: 5/4/09

BW 5/12

Bill Wiseman - Zoning Variance 2009-0251-A

From: David Lykens
To: NBStrachan@Venable.com
Date: 5/20/2009 8:58 AM
Subject: Zoning Variance 2009-0251-A

Please file
in
Case
2009-0251 -
1A
Thanks.

Ms. Strachan,

Our Department did not have a comment on the above-referenced zoning variance. I'm sure you know that the variance only involved construction of a detached garage and an open porch. The issue of the expansion of the house was addressed on a previous building permit that our Department had already evaluated and approved.

I can find no additional written comment regarding this zoning case. Our Stormwater Management Section does not normally evaluate zoning variances. They would see any permit or plan that fell within the scope of their Regulations prior to allowing any construction. They would not have seen the previous permit if the exterior limit of disturbance did not exceed 5,000 square feet.

If you have any additional question, please feel free to call or reply to this email.

Dave

David Lykens, Manager
Development Coordination
Baltimore County, DEPRM
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
Phone 410-887-5859
Fax 410-887-4804

CASE NAME FISHER RESIDENCE
CASE NUMBER 09-251-A
DATE 5/12/09

CASE NAME FISHER RESIDENCE
CASE NUMBER 09-251-A
DATE 5/12/09

[illegible]

PLEASE PRINT CLEARLY

CASE NAME Fisher
 CASE NUMBER 2009-0251-A
 DATE 5-12-09

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
RALPH L. DE GROFF, JR.	2002 RIDGECREST CT.	TOWSON, MD 21202	RLD2002@ATT.NET
Nell Stradham	2007 RIDGECREST CT.	" " "	
Peter Ward	" " "	" " "	Peter.D.Ward@Verizon.net
MARION DEGROFF	2002 Ridgcrest Ct	" " "	mpdegroff@comcast.net
Anna O.D. WILSON	2004 Ridgcrest Ct	" " "	nancyodw@comcast.net
Meg Darrell	2010 Ridgcrest Ct	Towson MD 21204	darrellfamily@verizon.net
Scott Alder	6521 Darnall Rd	" " "	SRA423@comcast.net
Graham W. Murphy	1908 Indian Head Rd	" " "	
Lee Yarbrough	6666 Darnall Rd	Towson MD 21204	leeyar-b@comcast.net
Lee Miller POA	Ridgcrest Court	Towson MD 21204	
Mary C Bunting	6506 Darnall Rd	Ruxton MD 21204	mcb588@comcast.net
Ellen M. Ginn's	6514 Darnall Rd.	Ruxton MD 21204	demginnis@comcast.net
Kent Rayburn	2611 Indian Head Rd	Ruxton MD 21204	
Kris Culp	Ruxton Riderwood Lake Roland Area Improvement Association	P.O. Box 204 Riderwood MD 21204	rrlraia@comcast.net
Mary Ellen Richter	2005 Ridgcrest Ct	Towson, Md. 21204	erichter@comcast.net
Charles Richter	" " "	" " "	" "
Nancy Spies	6507 Darnall Rd	Towson, MD 21204	nhspies@yahoo.com
Susan Uhlig	2009 Ridgcrest Ct.	Towson, MD 21204	suhlig@comcast.net
Rick Uhlig	" " "	" " "	rickuhlig@comcast.net



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 09 Account Number - 0911353050

Owner Information

Owner Name:	FISHER SCOTT A FISHER MARY C	Use:	RESIDENTIAL
Mailing Address:	6516 DARNALL RD BALTIMORE MD 21204-6425	Principal Residence:	YES
		Deed Reference:	1) /27259/ 49 2)

Location & Structure Information

Premises Address	Legal Description
6516 DARNALL RD	WS DARNALL RD .75 AC 6516 DARNALL RD 1605FT S OF RUXTON RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
69	15	399						2	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		32,670.00 SF	04

Stories	Basement	Type	Exterior
----------------	-----------------	-------------	-----------------

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	147,160	304,660		
Improvements:	0	0		
Total:	147,160	304,660	199,660	252,160
Preferential Land:	0	0	0	0

Transfer Information

Seller: HELLER WILLIAM S	Date: 08/14/2008	Price: \$1,000,000
Type: IMPROVED ARMS-LENGTH	Deed1: /27259/ 49	Deed2:
Seller: HELLER SALLY S	Date: 11/19/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21010/ 260	Deed2:
Seller: HELLER WILLIAM S	Date: 03/26/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12747/ 167	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

2009-251-A



REAR OF PROPERTY WHERE GARAGE TO BE CONSTRUCTED



BACKYARD FROM RIDGECREST RD



FROM INTERSECTION OF DARNALL & RIDGECREST ALONG
RIDGECREST RD



ZONING MAP #069B2
SCALE: 1" = 200'

2009-0251-A

Case No.: 2009-0251-A 6516 DARNALL RD.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AMENDED SITE PLAN	Letters of opposition
No. 2	2A - garage location 2B - " " from street	Collectively Photographs of Subject Home
No. 3	3A - View from street front 3B - " " " side	
No. 4	Alternate SITE PLAN - A relocated garage - smaller porch	
No. 5	Alternate SITE PLAN - B detached garage - T turn around	
No. 6	Blde Elevation Drawing with Plan A	
No. 7	Side Elevations Garage	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208



2A

Location of Proposed Detached Garage staked out



View from Ridgecrest to where Proposed Detached Garage is proposed

PETITIONER'S
EXHIBIT NO.

2A

2A

6514 Darnall Road
Fisher Property
May 12, 2009

Richardson Engineering, LLC



3A

Side of house from Darnall Road looking west on Ridgecrest



3B

3

PETITIONER'S

EXHIBIT NO.

Location of Proposed Porch

Case No.: 2009-0251-A 6516 DARNALL RD.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AMENDED SITE PLAN	Letter of opposition
No. 2	2A - garage location 2B - " " from street	Collectively, photographs of subject home
No. 3	3A - view from street front 3B - " " " side	
No. 4	Alternate SITE PLAN - A relocated garage - smaller porch	
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No. 6	Blde Elevation Drawing with Plan A	
No. 7	Side Elevations Garage	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

JOSEPH W. G. BROOKS
6515 DARNALL ROAD
BALTIMORE, MARYLAND 21204

PROTESTANT'S

EXHIBIT NO. 1

May 10, 2009

Mauri

Both Lori and Ralph asked
that I write about your support
of our neighborhood. Thank you
so much for getting everybody
involved with the Fisher variance.
We support any effort that makes
sure we all make changes with
our homes based on building codes
set by the community. Best wishes,
Jay



[Print] [Close]

From: Bill Waesche <bwaesche@verizon.net>
To: "<rld2002@att.net>" <rld2002@att.net>
Subject: Re: Hearing-Tuesday, May 12
Date: Tuesday, May 12, 2009 9:15:12 AM

Ralph,

Heather and I are unable to make it to the meeting today but wanted to let you know we support the opposition to the variances for the property on Darnall and Ridgecrest. As residents of Ridgecrest Ct, we feel the garage and porch placements would cause additional traffic risk among other issues.

Bill & Heather Waesche
2008 Ridgecrest Ct

PROTESTANT' S

EXHIBIT NO. 1



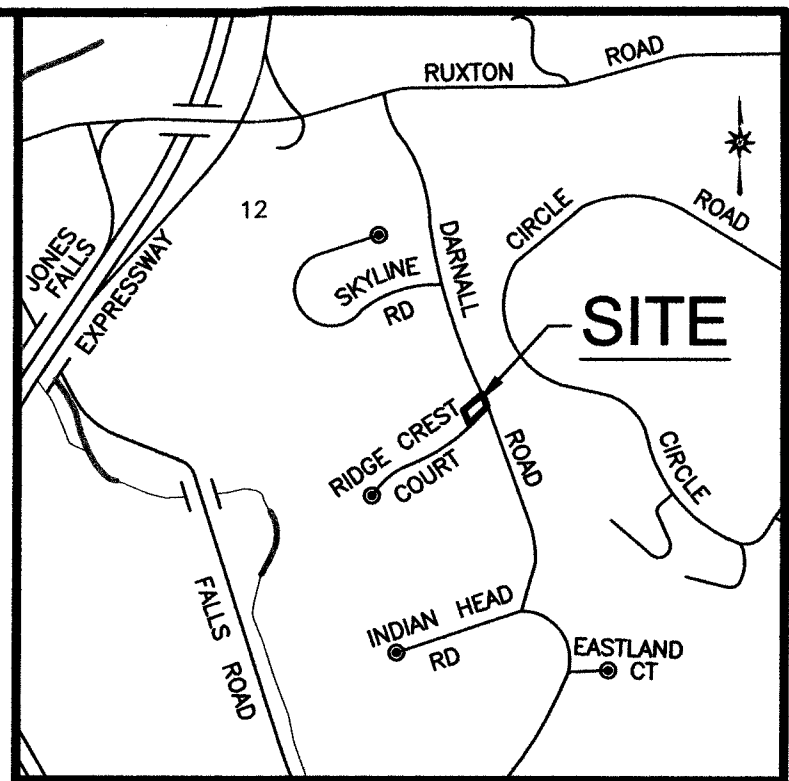
PROTESTANT'S

EXHIBIT NO. _____

2

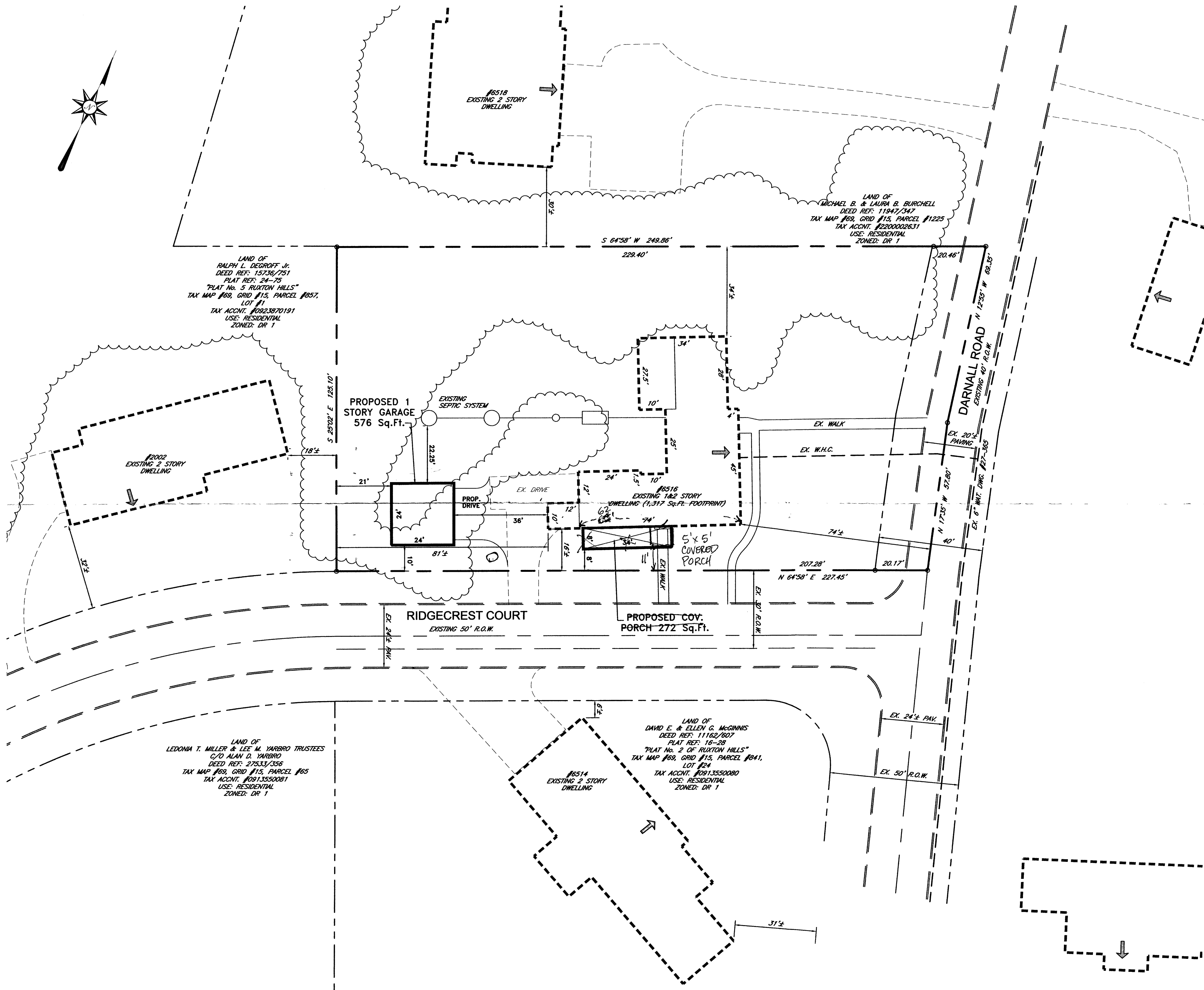






LOCATION MAP

SCALE: 1" = 1000'



GENERAL NOTES:

1. OWNER: SCOTT A. & MARY C. FISHER
6516 DARNALL ROAD
BALTIMORE, MARYLAND 21204
2. SITE AREA:
29,670 Sq.Ft. or 0.681 Ac.±
3. UTILITIES
WATER: PUBLIC SEWER: PRIVATE
4. THE SITE IS NOT LOCATED THE 100 YEAR FLOOD PLAIN.
5. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
6. DEED REF: 27259/49.
7. TAX ACCOUNT #0911353050.
8. COUNCILMANIC DISTRICT: 2nd
9. ZONING: DR 1
(PER 1"=200' ZONING MAP 069B2)
10. TAX MAP #69 PARCEL #399.
11. NO PREVIOUS ZONING CASES ON FILE.
12. THE EXISTING PROPERTY AND BUILDING ARE NOT HISTORIC.
13. PREVIOUS BUILDING PERMIT FOR ADDITION ON FILE.
14. REQUIRED SETBACKS
FRONT: 50'
SIDE: 20'
SUM OF SIDE: 50'
REAR: 50'

Richardson Engineering, LLC

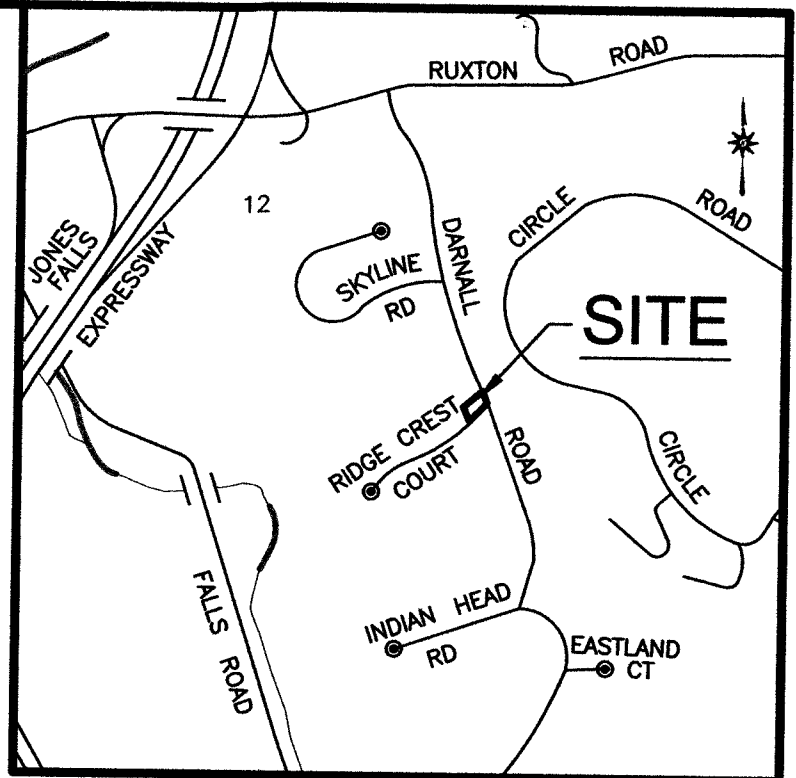
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY
ZONING VARIANCE FOR THE

FISHER RESIDENCE
6516 DARNALL ROAD

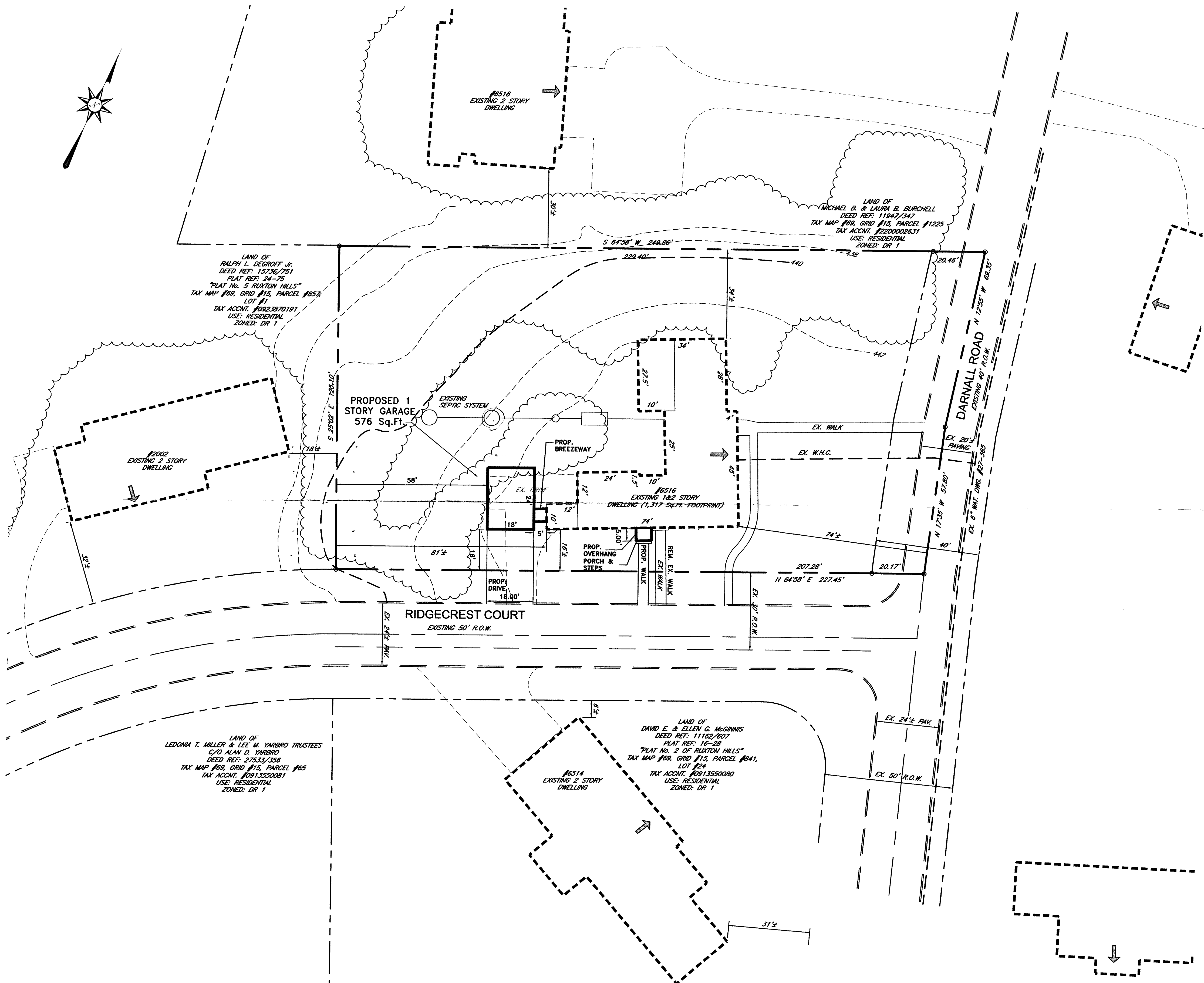
9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISION	PETITIONER'S	DRAWN BY:	DESIGNED BY:	SCALE:
	EXHIBIT NO. 1	CND	PCR	1" = 20'
		DATE:	JOB NO.:	SHEET NO.:
		03-13-09	09030	1 OF 1



LOCATION MAP

SCALE: 1" = 1000'



GENERAL NOTES:

- OWNER: SCOTT A. & MARY C. FISHER
6516 DARNALL ROAD
BALTIMORE, MARYLAND 21204
- SITE AREA:
29,670 Sq.Ft. or 0.681 Ac.±
- UTILITIES
WATER: PUBLIC SEWER: PRIVATE
- THE SITE IS NOT LOCATED THE 100 YEAR FLOOD PLAIN.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- DEED REF: 27259/49.
- TAX ACCOUNT #0911353050.
- COUNCILMANIC DISTRICT: 2nd
- ZONING: DR 1
(PER 1"=200' ZONING MAP 069B2)
- TAX MAP #69 PARCEL #399.
- NO PREVIOUS ZONING CASES ON FILE.
- THE EXISTING PROPERTY AND BUILDING ARE NOT HISTORIC.
- PREVIOUS BUILDING PERMIT FOR ADDITION ON FILE.
- REQUIRED SETBACKS
FRONT: 50'
SIDE: 20'
SUM OF SIDE: 50'
REAR: 50'

Richardson EngineeringLLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

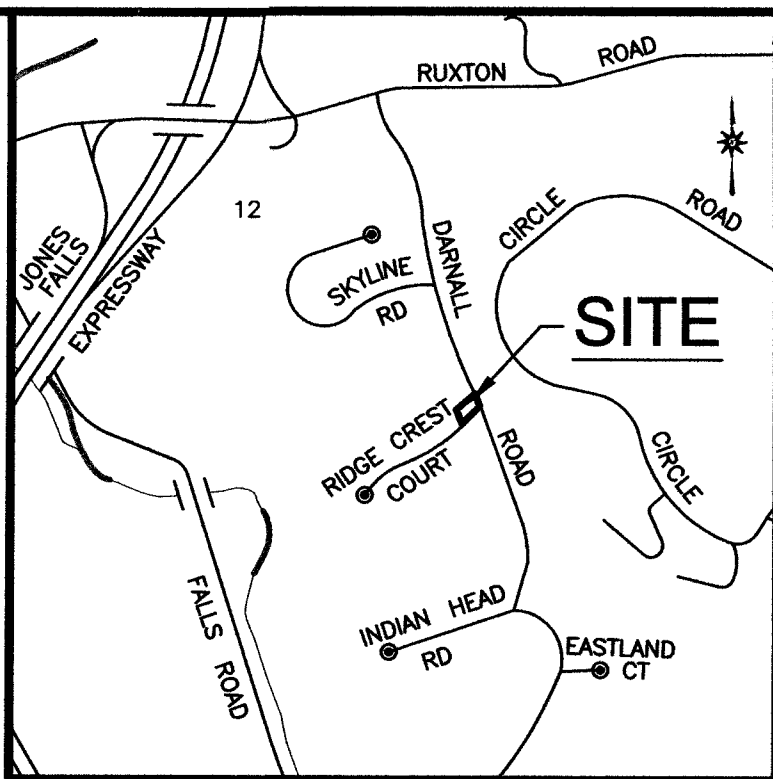
ALTERNATE SITE PLAN A
FOR THE

FISHER RESIDENCE
6516 DARNALL ROAD

9TH ELECTION DISTRICT

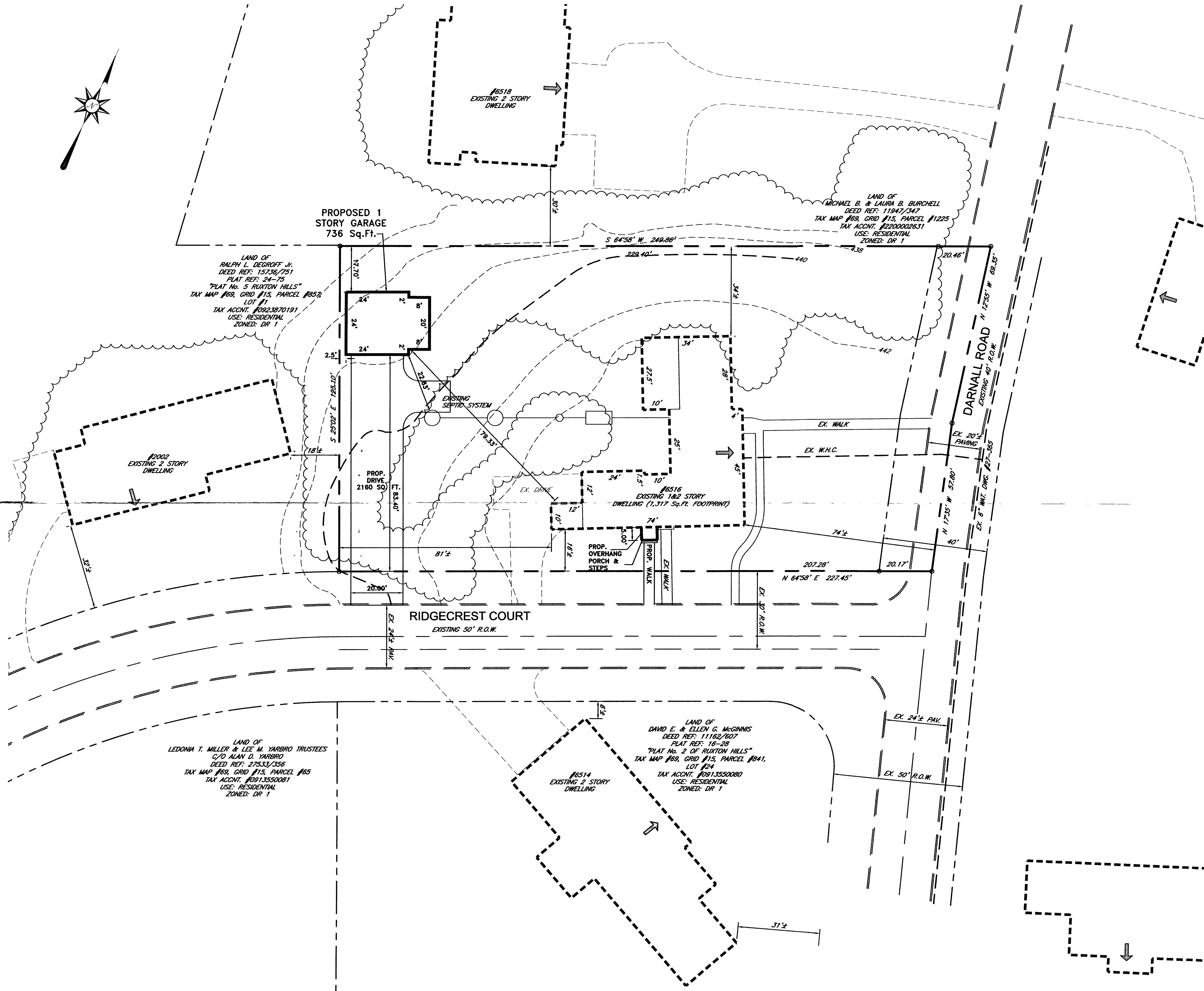
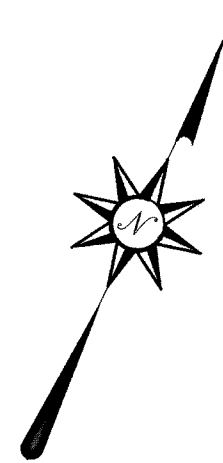
BALTIMORE COUNTY, MARYLAND

REVISIONS		PETITIONER'S	DATE	DESIGNED BY:	SCALE:
		EXHIBIT NO. 4	05-01-09	PCR	1" = 20'
				JOB NO.: 09030	SHEET NO.: 1 OF 1



LOCATION MAP

SCALE: 1" = 1000'



GENERAL NOTES:

1. OWNER: SCOTT A. & MARY C. FISHER
6516 DARNALL ROAD
BALTIMORE, MARYLAND 21204
2. SITE AREA:
29,670 Sq.Ft. or 0.681 Ac.±
3. UTILITIES
WATER: PUBLIC SEWER: PRIVATE
4. THE SITE IS NOT LOCATED THE 100 YEAR FLOOD PLAN.
5. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
6. DEED REF: 27259/49.
7. TAX ACCOUNT #0911353050.
8. COUNCILMANIC DISTRICT: 2nd
9. ZONING: DR 1
(PER 1"=200' ZONING MAP 069B2)
10. TAX MAP #69 PARCEL #399.
11. NO PREVIOUS ZONING CASES ON FILE.
12. THE EXISTING PROPERTY AND BUILDING ARE NOT HISTORIC.
13. PREVIOUS BUILDING PERMIT FOR ADDITION ON FILE.
14. REQUIRED SETBACKS
FRONT: 50'
SIDE: 20'
SUM OF SIDE: 50'
REAR: 50'

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ALTERNATE SITE PLAN B
FOR THE

FISHER RESIDENCE
6516 DARNALL ROAD

9TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND		
REVISIONS	PETITIONER'S		DRAWN BY:	DESIGNED BY:
	EXHIBIT NO. 5		CND	PCR
			DATE:	JOB NO.:
			05-01-09	09030
				SHEET NO.:
				1 OF 1



SCALE = 1/4" = 1'-0"

6516 DARNALL ROAD

9 OF 9

MICHAEL SHERMAN AIA

Alternate Plan A - Exclude Full length
 PETITIONER'S Porch
 That will
 be 5' square
 with overhang
 EXHIBIT NO. 6

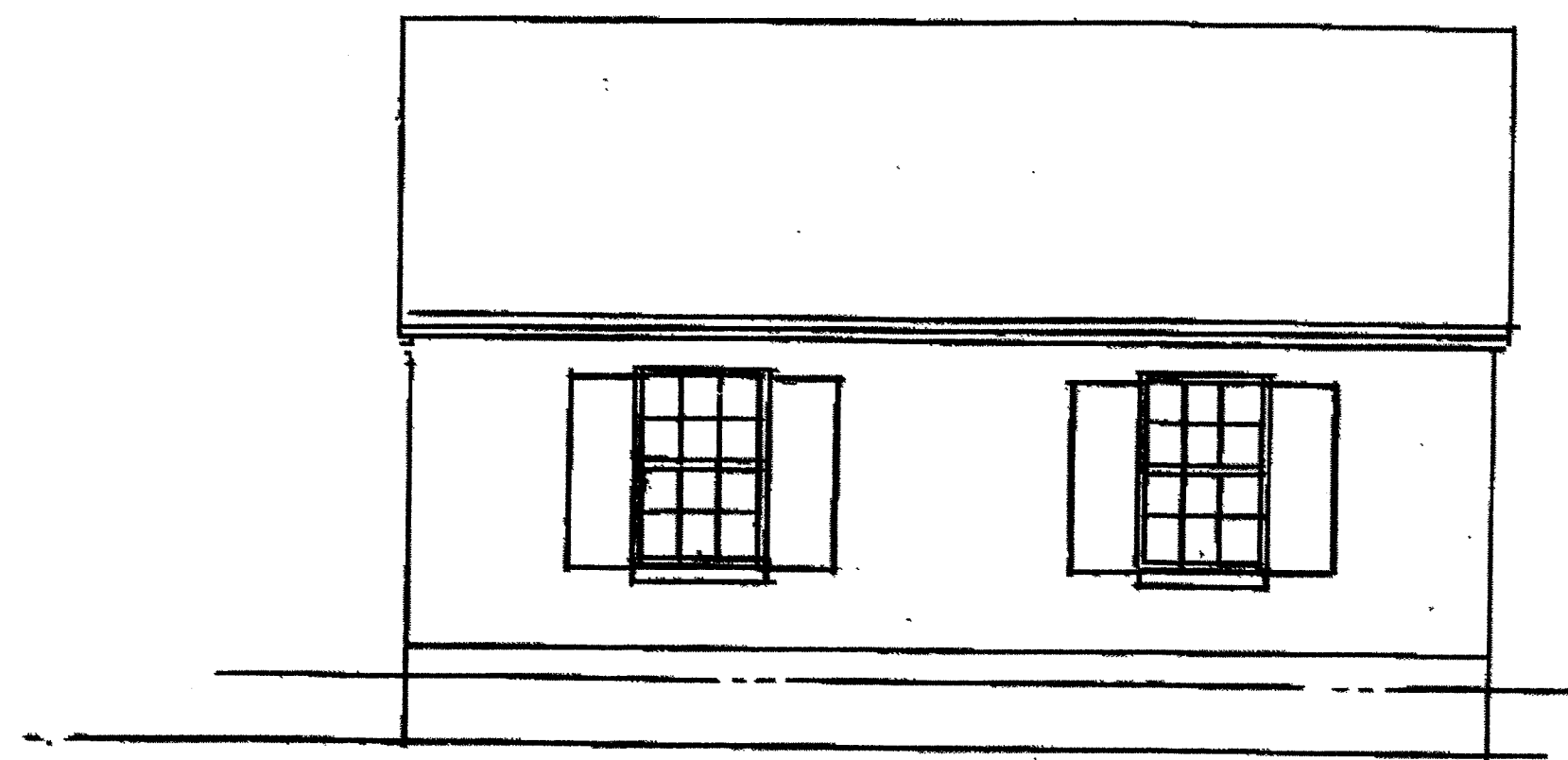
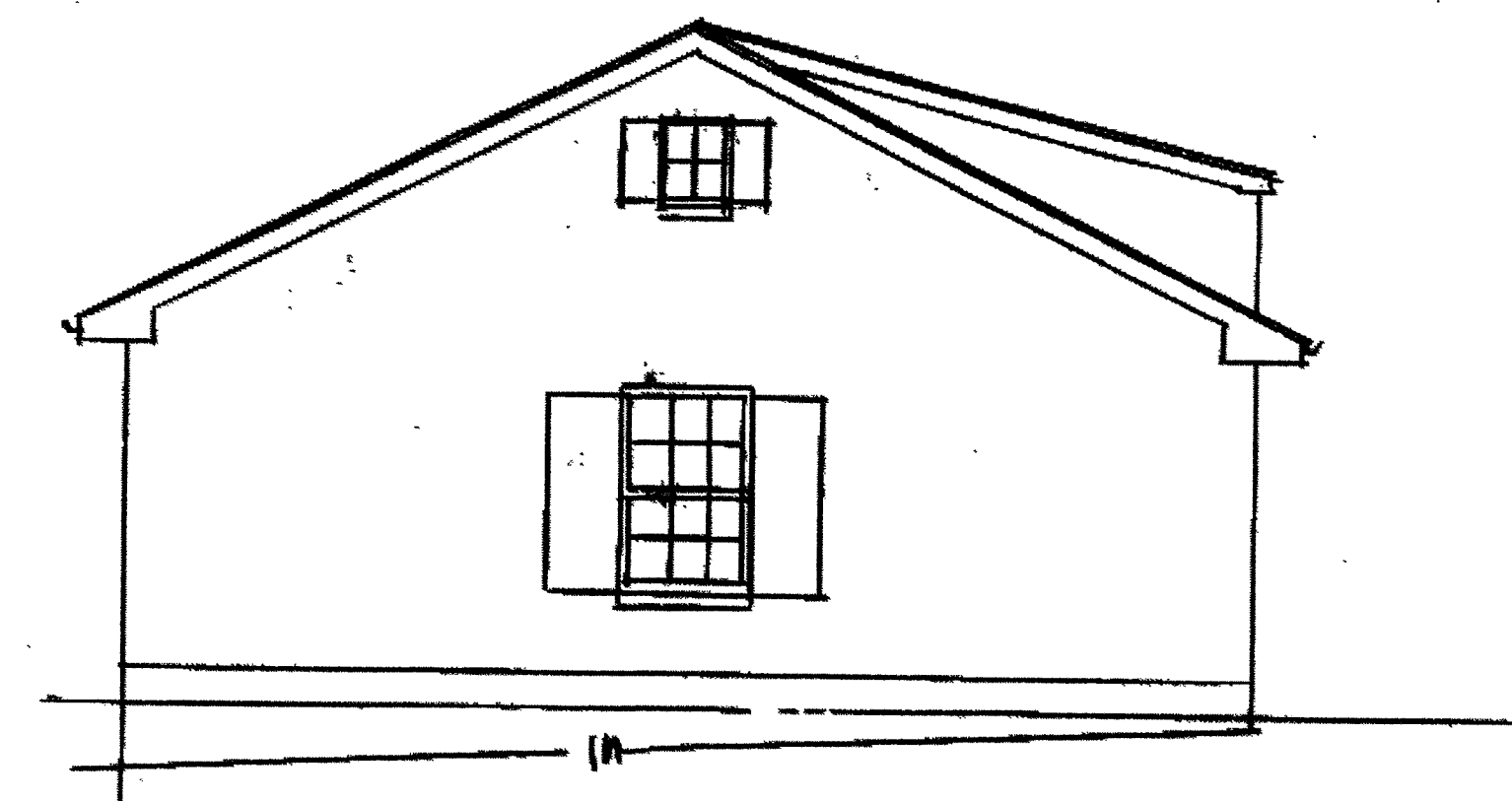
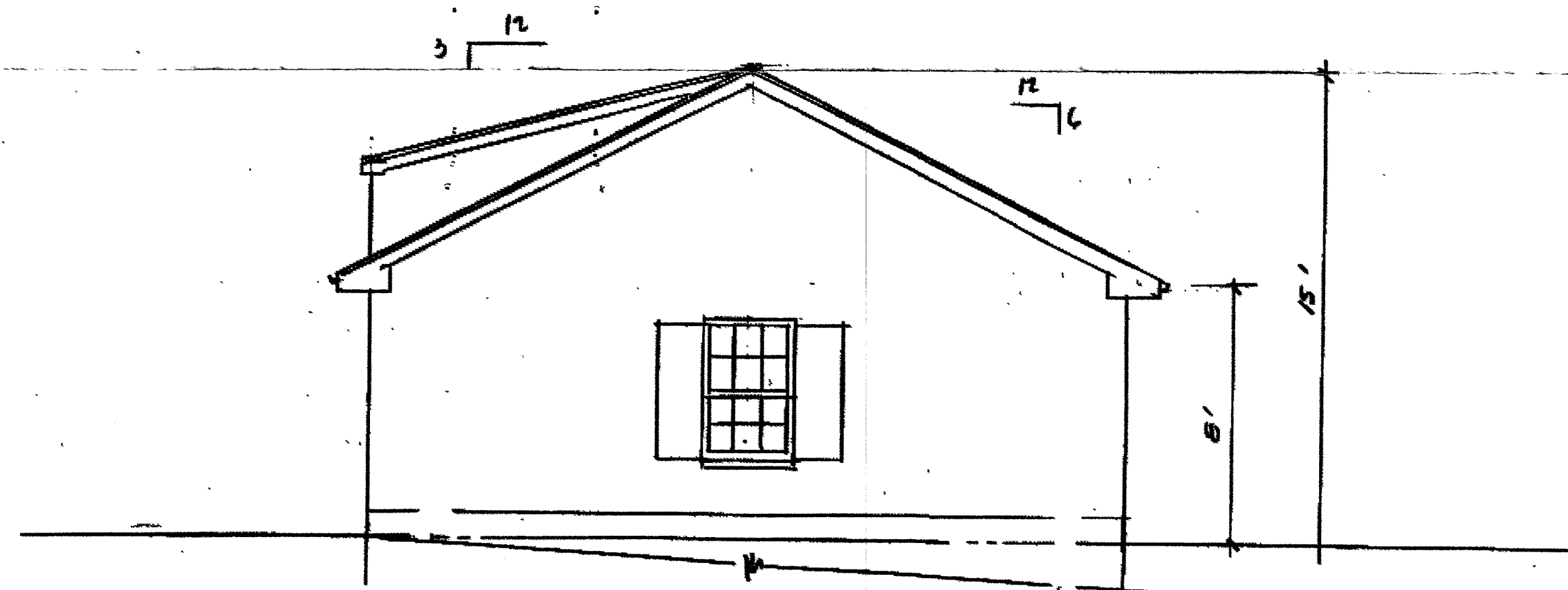


Exhibit 1



from Ridgecrest



N to S

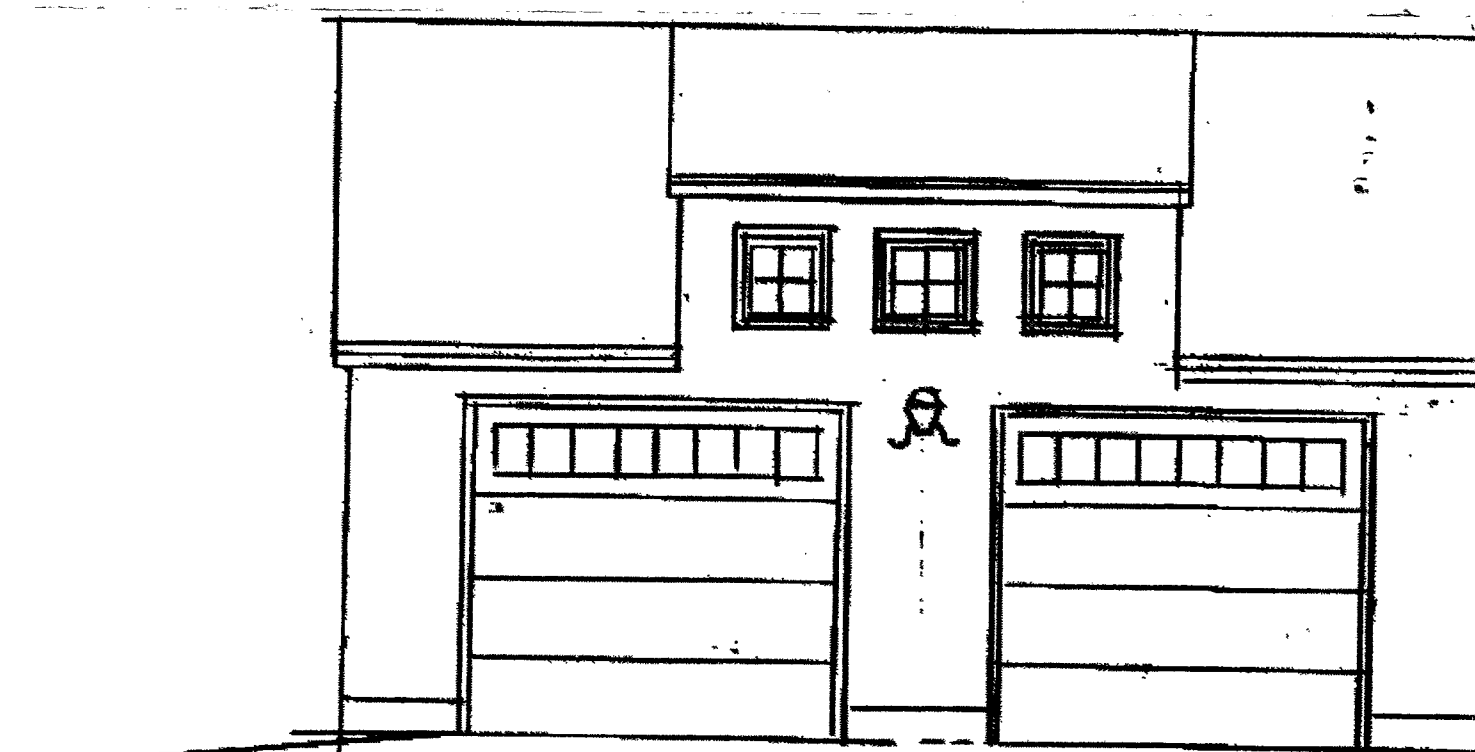


Exhibit 1