

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

NE side of Dark Head Road, 66 feet SE  
of the c/l of Coralthorn Road  
15<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District  
(345 Dark Head Road)

Joyce H. and James T. Sears  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2009-0271-A**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Joyce H. and James T. Sears for property located at 345 Dark Head Road. The variance request is from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (garage) to occupy 53.5% of the rear yard, side yards setbacks of 1 foot and 1 foot, and a 10 foot setback from the center of an alley in lieu of the required 40%, 2.5 feet and 15 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a detached garage measuring 14 feet x 22 feet. The proposed garage will protect a vehicle and provide storage which will be lost by the removal of an existing shed. Adhering to the 2.5 foot side yard setbacks and coverage will severely restrict the width of the garage and the storage space within.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated May 29, 2009 which indicates the property must comply with the Chesapeake Bay Critical Area Regulations. The property is within an Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. The 10% pollutant reduction requirement

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6-2-09  
[Signature]

applies in the IDA. In addition, the proposed garage location is within the 100 foot tidal buffer. A Critical Area Variance (CAV) has been applied for. The garage cannot be located in the buffer without the approval of the CAV. Comments were received from the Bureau of Development Plans Review dated April 24, 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 19, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2nd day of June, 2009 that a variance from Sections 400.1 and 400.2 of the Baltimore

6-2-09  
[Signature]

County Zoning Regulations (B.C.Z.R.) to permit an accessory building (garage) to occupy 53.5% of the rear yard, side yards setbacks of 1 foot and 1 foot, and a 10 foot setback from the center of an alley in lieu of the required 40%, 2.5 feet and 15 feet, respectively is hereby GRANTED, subject to the following:

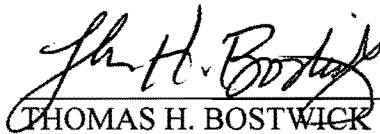
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. 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).
3. The property is within an Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. The 10% pollutant reduction requirement applies in the IDA. In addition, the proposed garage location is within the 100 foot tidal buffer. A Critical Area Variance (CAV) has been applied for. The garage cannot be located in the buffer without the approval of the CAV.
4. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
5. The flood protection elevation for this site is 11.2 feet.
6. 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.
7. 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.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

ORDER GRANTED FOR PLANNING

6-2-09

PM

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

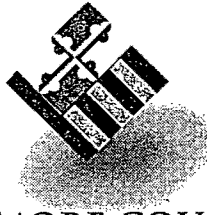
  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

APPROVED FOR FILING

 6.2.09



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

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

June 2, 2009

JOYCE H. AND JAMES T. SEARS  
345 DARK HEAD ROAD  
BALTIMORE MD 21220

Re: Petition for Administrative Variance  
Case No. 2009-0271-A  
Property: 345 Dark Head Road

Dear Mr. and Mrs. Sears:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Robert Infussi, Expedite LLC, PO Box 1042-7043, Belair MD 21014

# Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 345 DARK HEAD ROAD which is presently zoned DR 10.5

Deed Reference: 26313 / 742 Tax Account # 150130420

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

**SEE ATTACHED**

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

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

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

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

**Contract Purchaser/Lessee:**

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

JOYCE H. SEARS  
Name - Type or Print \_\_\_\_\_  
Signature Joyce Sears \_\_\_\_\_  
JAMES T. SEARS  
Name - Type or Print \_\_\_\_\_  
Signature James T. Sears \_\_\_\_\_  
345 DARK HEAD ROAD  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
BALTO. MD. 21220  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

ROBERT INFLESSI  
EXPEDITE LLC  
Name \_\_\_\_\_  
PO BOX 1043 - 7043 (410) 812-7236  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
BELAIR MD. 21014  
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.

Case No. 2009-0271-A

Reviewed By [Signature] Date 4/10/09

REV 7/2007

Estimated Posting Date 4/19/09

6209  
[Signature]

Zoning Commissioner of Baltimore County

**ATTACHMENT TO ADMINISTRATIVE  
VARIANCE PETITION**

**345 DARK HEAD ROAD**

SECTIONS 400.1 AND 400.2 (BCZR) TO PERMIT AN ACCESSORY BUILDING  
(GARAGE) TO OCCUPY 53.5 % OF THE REAR YARD, SIDE YARDS OF 1 FOOT  
AND 1 FOOT AND A 10 FOOT SETBACK FROM THE CENTER OF AN ALLEY IN  
LIEU OF THE REQUIRED 40 %, 2.5 FEET, 2.5 FEET AND 15 FEET REPECTIVELY

*Item # 0271*

**ATTACHMENT TO ADMINISTRATIVE  
VARIANCE PETITION**

**345 DARK HEAD ROAD**

THE OWNERS WISH TO CONSTRUCT A GARAGE IN THE REAR YARD OF THE EXISTING DWELLING TO PROTECT THEIR VEHICLE AND TO PROVIDE STORAGE AREA WHICH WILL BE LOST BY THE REMOVAL OF THE EXISTING SHED. THE REQUIREMENT TO PROVIDE 2.5 FOOT SIDE YARDS AND MAINTAINING A MAXIMUM OF 50 % REAR YARD COVERAGE WILL SEVERELY RESTRICT THE WIDTH OF THE GARAGE AND THE STORAGE SPACE WITHIN.

*Item #0271*

## **ZONING DESCRIPTION**

### **345 DARK HEAD ROAD**

Beginning at a point on the north side of Dark Head Road (60 feet wide) distant 66 feet easterly from it's intersection with the center of Coralthorn Road (60 feet wide), thence being all of Lot 45, Block 14, Section 5 as shown on the plat entitled Hawthorne recorded among the Baltimore County plat records in Plat Book 19 Folio 141.

Containing 1,632 square feet or 0.037 acre of land, more or less.

Being known as 345 Dark Head Road. Located in the 15<sup>TH</sup> Election District, 6<sup>TH</sup> Councilmanic District of Baltimore County, Md.

*Item #0271*

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

No. **37520**

Date: **4/11/09**

**PAID RECEIPT**

BUSINESS ACTUAL TIME 400  
 4/10/2009 4/10/2009 09:30:22

MS MDCS MARKIN BOOL TND  
 2. RECEIPT # 484694 4/10/2009 09:30  
 Dept 5 505 ZOWING VERIFICATION:  
 01 01 01 01  
 Receipt for 165.00  
 165.00 OK 4.00 05  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev.<br>Source/<br>Obj | Sub<br>Rev/<br>Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|------------------------|--------------------|----------|---------|--------|
| 001  | 506  | 0000 |          | 5150                   |                    |          |         | 165.00 |
|      |      |      |          |                        |                    |          |         |        |
|      |      |      |          |                        |                    |          |         |        |
|      |      |      |          |                        |                    |          |         |        |
|      |      |      |          |                        |                    |          |         |        |

Total: **165.00**

Rec From: \_\_\_\_\_

For: 2009 Hearing Case # 2009-0.51-A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

## CERTIFICATE OF POSTING

RE: Case No 2009-0271-APetitioner/Developer DAVE  
BICKINGSLEYDate Of Hearing/Closing: 5/4/09

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 penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property  
at 345 DARK HEAD RD

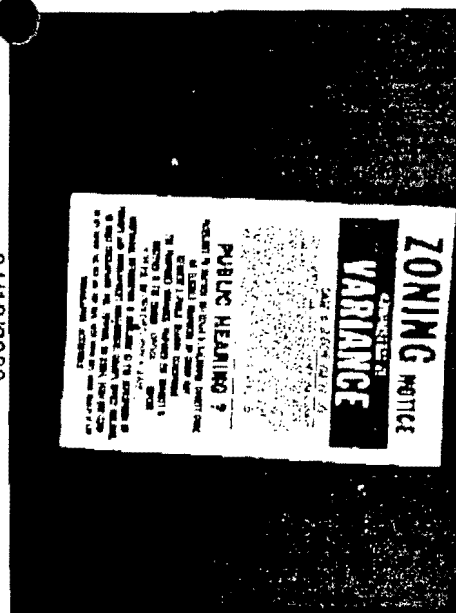
This sign(s) were posted on

April 19, 2009  
Month, Day, Year

Sincerely,

Martin Ogle 4/19/09  
Signature of Sign Poster and Date

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



04/19/2009  
*W. J. Smith*  
4/19/09

**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2009-0271-A  
Petitioner: JAMES SEARS  
Address or Location: 345 DARK HEAD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES SEARS  
Address: 345 DARK HEAD ROAD  
BALTO MD. 21220  
Telephone Number: (410) 679-8719

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2009- 0271 -A Address 345 Dark Head Rd  
Contact Person: David Duval Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 4/16/09 Posting Date: 4/19/09 Closing Date: 5/4/09

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.

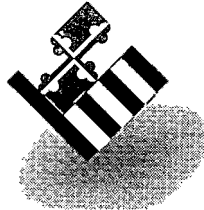
(Detach Along Dotted Line)

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

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2009- 0271 -A Address 345 Dark Head Rd  
Petitioner's Name J + J Sears Telephone (410) 812 2234  
Posting Date: 4/19/09 Closing Date: 5/4/09  
Wording for Sign: To Permit an accessory building (garage) to occupy 53.5% of  
the rear yard, side yard setbacks of 1 foot and 1 foot, and a setback of  
10 feet from the center of an alley in lieu of the required 40%,  
2.5, 2.5 and 15, respectively

WCR - Revised 7/7/08



**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 5, 2009

Joyce & James Sears  
345 Dark Head Rd.  
Baltimore, MD 21220

Dear: Joyce & James Sears

RE: Case Number 2009-0271-A, 345 Dark Head 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 10, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
Robert Infussi; Expedite, LLC; P.O. Box 1043-7043; Belair, MD 21014

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: May 29, 2009

SUBJECT: Zoning Item # 09-271-A  
Address 345 Dark Head Road  
(Sears Property)

Zoning Advisory Committee Meeting of April 20, 2009.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

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 an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area. The 10% pollutant reduction requirement applies in the IDA. In addition, the proposed garage location is within the 100-foot tidal buffer. A Critical Area Variance (CAV) has been applied for; the garage cannot be located in the buffer without the approval of the CAV.

Reviewer: Regina Esslinger

Date: April 30, 2009

**Patricia Zook - Case No. 2009-0271-A - comments needed**

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**From:** Patricia Zook  
**To:** Livingston, Jeffrey  
**Date:** 5/12/2009 10:58 AM  
**Subject:** Case No. 2009-0271-A - comments needed

---

Good morning Jeff -

We need comments from DEPRM for the below described case:

**CASE NUMBER: 2009-0271-A**

345 Dark Head Road

Location: NE side of Dark Head Road, 66 feet SE of the c/l of Coralthorn Road.

15th Election District, 6th Councilmanic District

Legal Owner: Joyce & James Sears

ADMINISTRATIVE VARIANCE To permit an accessory building (garage) to occupy 53.5% of the rear yard, a side yard setbacks of 1 foot and 1 foot, and a 10 foot setback from the center of an alley in lieu of the required 40%, 2.5 feet and 15 feet, respectively.

Thanks for your help.

Patti Zook  
Baltimore County  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson MD 21204  
410-887-3868  
[pzook@baltimorecountymd.gov](mailto:pzook@baltimorecountymd.gov)

Patricia Zook - Case No. 2009-0271-A - comments needed

# 2 request

From: Patricia Zook  
To: Livingston, Jeffrey  
Date: 5/28/2009 3:59 PM  
Subject: Case No. 2009-0271-A - comments needed

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Jeff -

Have you seen comments for this case?

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>>>>> previously sent 5-12-2009

Good morning Jeff -

We need comments from DEPRM for the below described case:

**CASE NUMBER: 2009-0271-A**  
345 Dark Head Road  
Location: NE side of Dark Head Road, 66 feet SE of the c/l of Coralthorn Road.  
15th Election District, 6th Councilmanic District  
Legal Owner: Joyce & James Sears

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Thanks for your help.

Patti Zook  
Baltimore County  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson MD 21204  
410-887-3868  
[pzook@baltimorecountymd.gov](mailto:pzook@baltimorecountymd.gov)

Patricia Zook - Case No. 2009-0271-A - comments needed

# 30  
request

From: Patricia Zook  
To: Livingston, Jeffrey  
Date: 6/1/2009 3:55 PM  
Subject: Case No. 2009-0271-A - comments needed

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Jeff -

The Petitioner called on Friday and again this afternoon asking about his Order. He may contact DEPRM to find out the status of your comments.

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Jeff -

Have you seen comments for this case?

---

>>>>> previously sent 5-12-2009

Good morning Jeff -

We need comments from DEPRM for the below described case:

**CASE NUMBER: 2009-0271-A**  
345 Dark Head Road  
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Thanks for your help.

Patti Zook  
Baltimore County  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson MD 21204  
410-887-3868  
[pzook@baltimorecountymd.gov](mailto:pzook@baltimorecountymd.gov)

**BALTIMORE COUNTY, MARYLAND****INTEROFFICE CORRESPONDENCE**

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

**DATE:** April 24, 2009

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 27, 2009  
Item No. 2009-0271-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:cab

**From:** Dennis Kennedy  
**To:** Zook, Patricia  
**Date:** 5/7/2009 11:48 AM  
**Subject:** Re: Case 2009-0271-A - comments needed  
**CC:** Richards, Carl

Patti:  
See attached.  
Dennis

>>> Patricia Zook 5/6/2009 2:54 PM >>>  
Good afternoon Dennis -

The below-described administrative variance case was just delivered to our office and it is missing comments from your office.

**CASE NUMBER: 2009-0271-A**  
345 Dark Head Road  
Location: NE side of Dark Head Road, 66 feet SE of the c/l of Coralhorn Road.  
15th Election District, 6th Councilmanic District  
Legal Owner: Joyce & James Sears  
Closing Date: 5/4/2009

ADMINISTRATIVE VARIANCE To permit an accessory building (garage) to occupy 53.5% of the rear yard, a side yard setbacks of 1 foot and 1 foot, and a 10 foot setback from the center of an alley in lieu of the required 40%, 2.5 feet and 15 feet, respectively.

As always, thanks for your help!

Patti Zook  
Baltimore County  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson MD 21204

410-887-3868

[pzook@baltimorecountymd.gov](mailto:pzook@baltimorecountymd.gov)

**Patricia Zook - Case 2009-0271-A - comments needed**

---

**From:** Patricia Zook  
**To:** Kennedy, Dennis  
**Date:** 5/6/2009 2:54 PM  
**Subject:** Case 2009-0271-A - comments needed

---

Good afternoon Dennis -

The below-described administrative variance case was just delivered to our office and it is missing comments from your office.

**CASE NUMBER: 2009-0271-A**

345 Dark Head Road

Location: NE side of Dark Head Road, 66 feet SE of the c/l of Coralthorn Road.

15th Election District, 6th Councilmanic District

Legal Owner: Joyce & James Sears

Closing Date: 5/4/2009

ADMINISTRATIVE VARIANCE To permit an accessory building (garage) to occupy 53.5% of the rear yard, a side yard setbacks of 1 foot and 1 foot, and a 10 foot setback from the center of an alley in lieu of the required 40%, 2.5 feet and 15 feet, respectively.

As always, thanks for your help!

Patti Zook  
Baltimore County  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson MD 21204

410-887-3868

[pzook@baltimorecountymd.gov](mailto:pzook@baltimorecountymd.gov)

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 27, 2009

**RECEIVED**

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

**APR 28 2009**

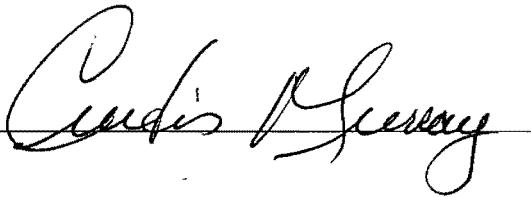
**ZONING COMMISSIONER**

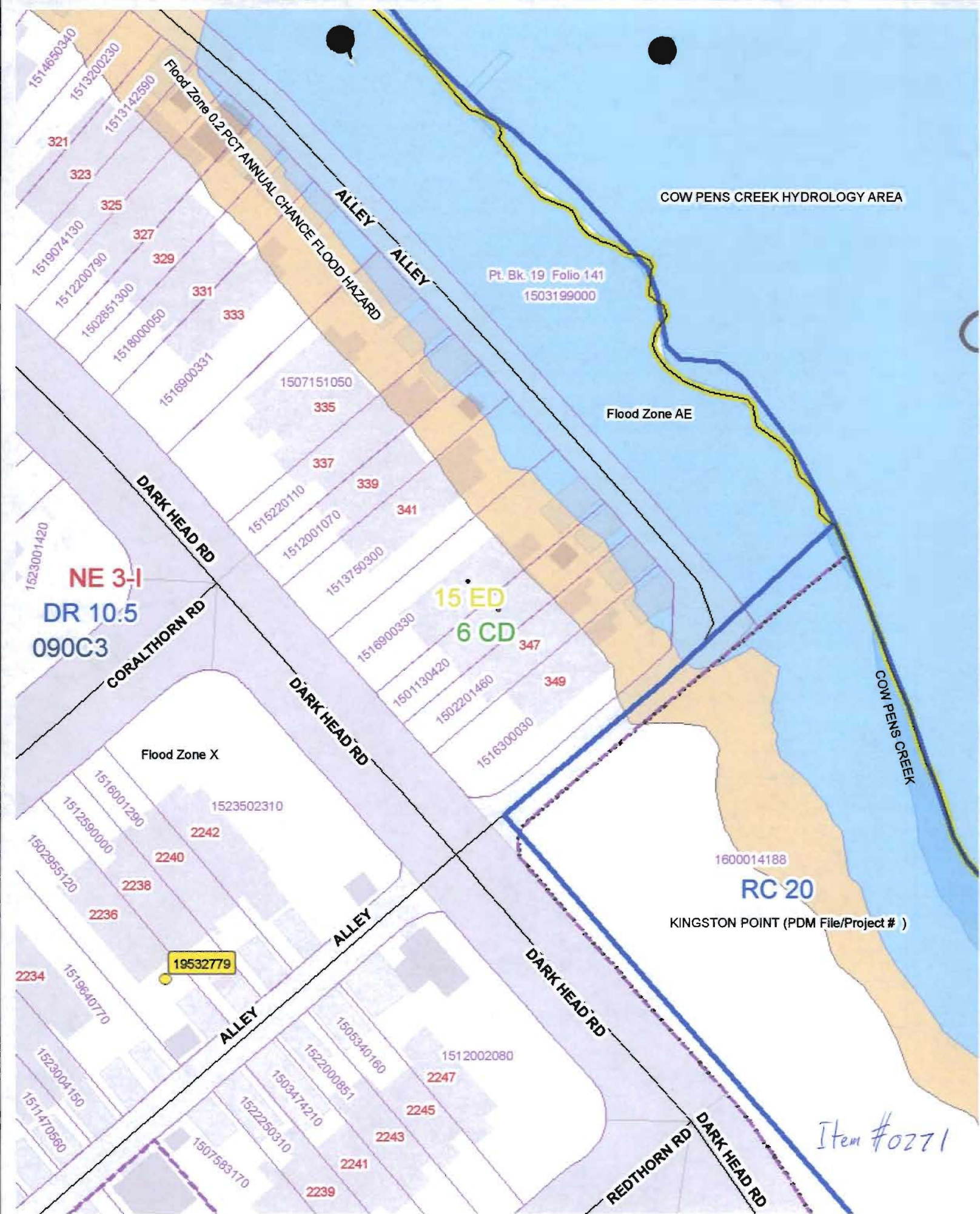
**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 09-271- Administrative Variance**

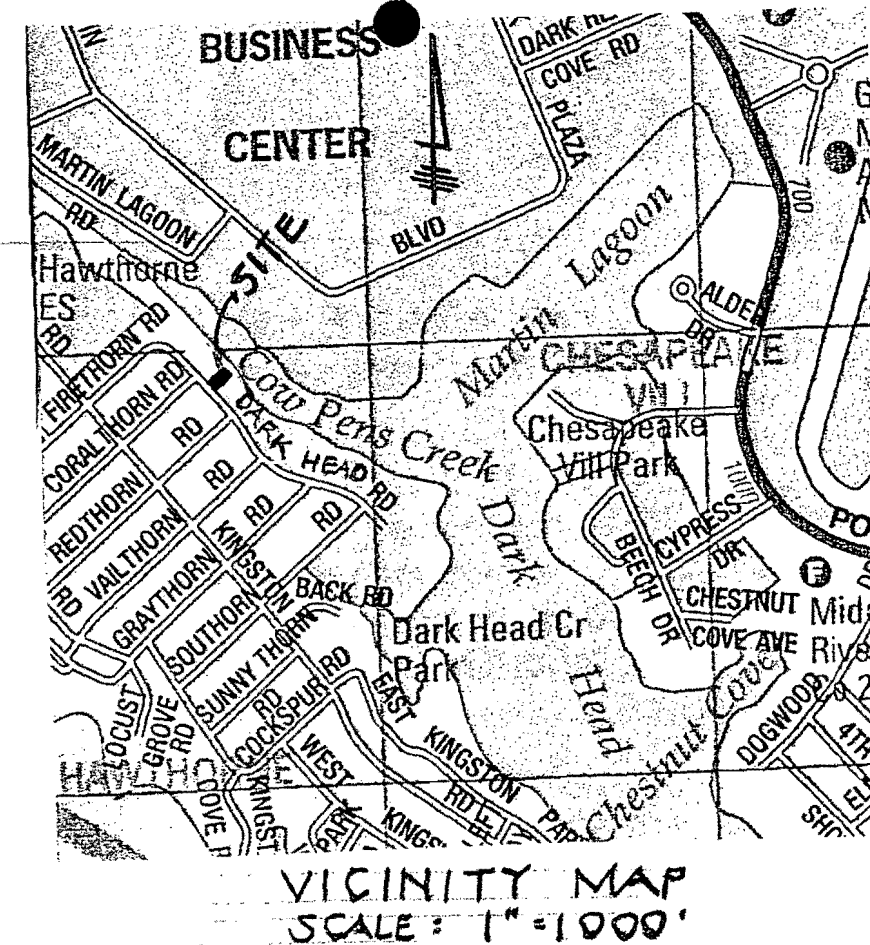
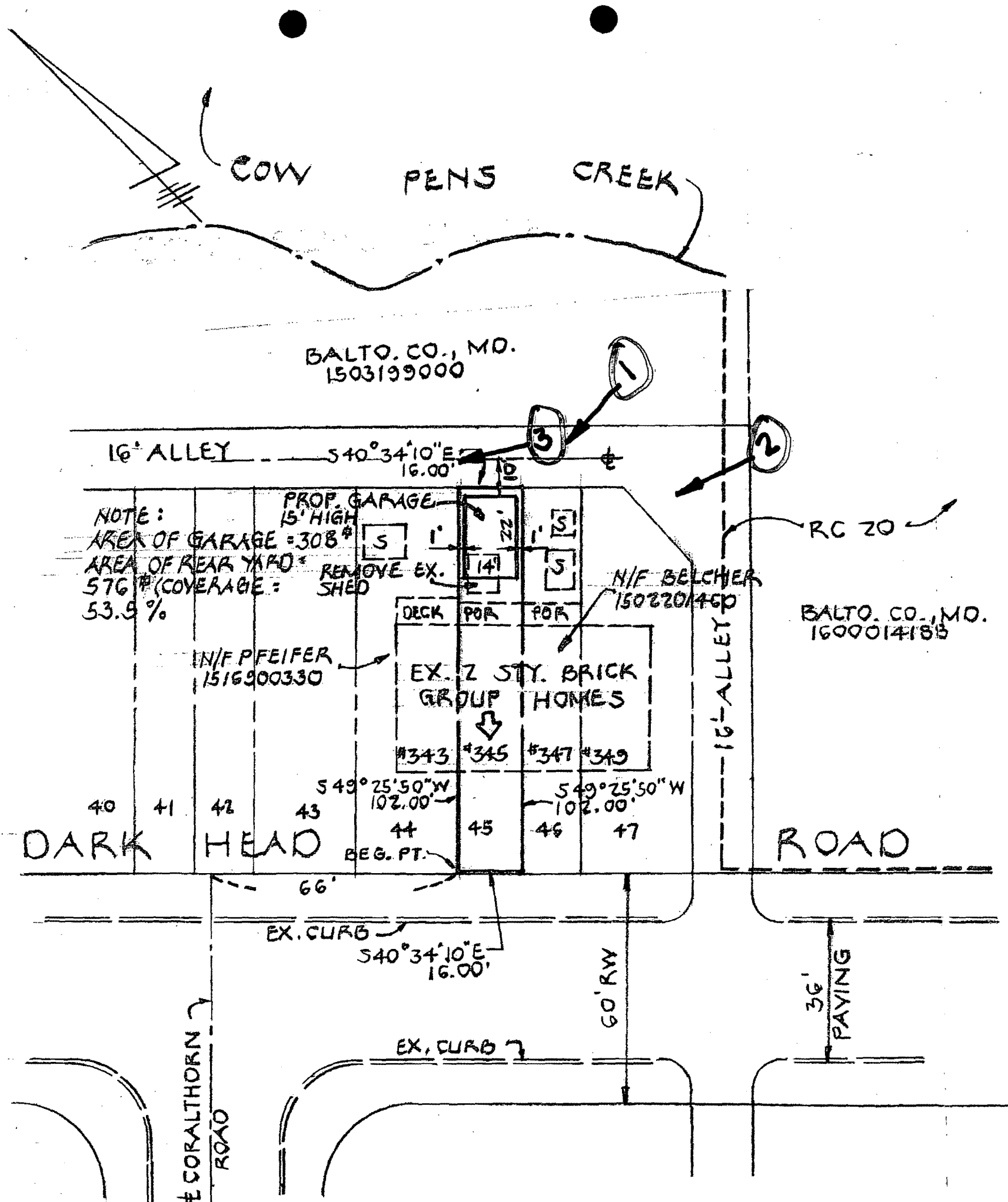
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

A handwritten signature in cursive script, appearing to read "Laurie Hay", is written over a horizontal line.





#### NOTES

1. ZONING.....DR 10.5 (MAP NO. 090c3)
2. AREA.....1632 S.F. = 0.037 ACRE
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
5. TO THE PREPARER'S KNOWLEDGE, NO WETLANDS, HISTORIC STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND FUEL STORAGE TANKS EXIST
6. SITE IS LOCATED IN THE CBCA
7. A PORTION OF THIS SITE IS LOCATED IN A 100 YEAR FLOOD ZONE

## PHOTOS

PLAT TO ACCOMPANY PETITION  
FOR ADMINISTRATIVE VARIANCE

345 DARK HEAD ROAD  
LOT 45 BLOCK 14 SECTION 5  
HAWTHORNE P.B. 19 F. 141  
ELECTION DISTRICT 15C6  
BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET APRIL 6, 2009

#### OWNER

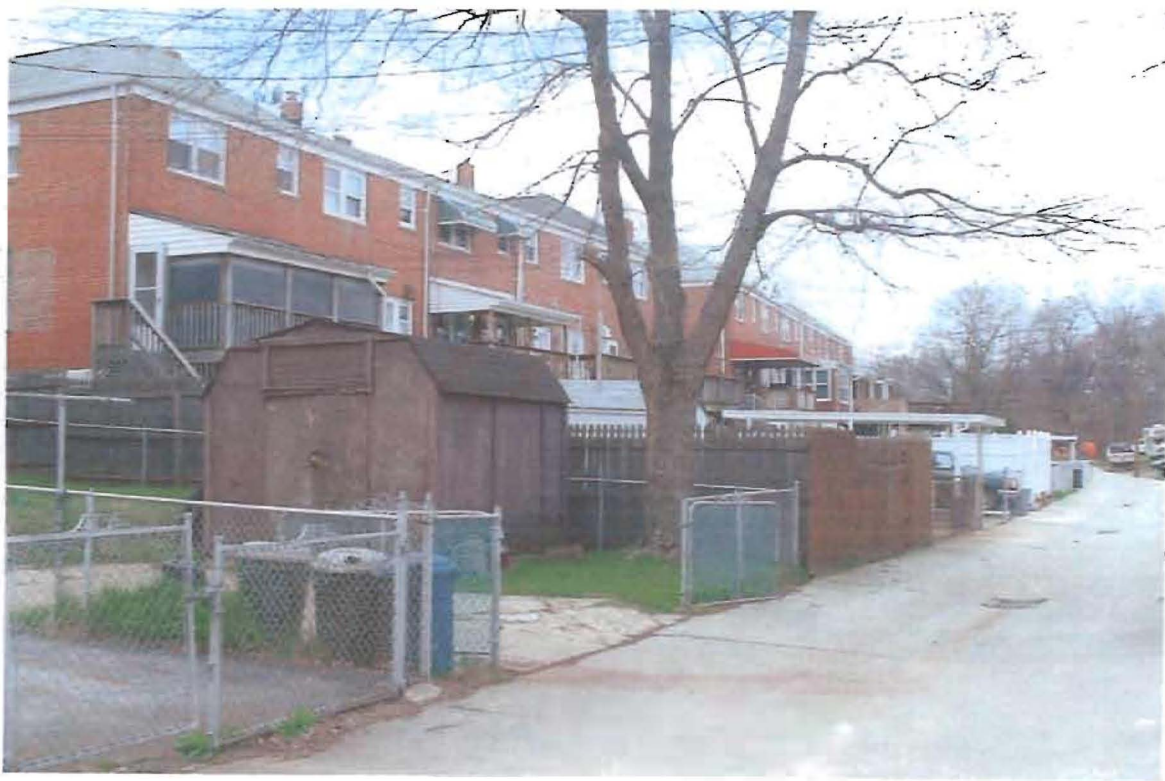
JAMES T. AND JOYCE H. SEARS  
345 DARK HEAD ROAD  
BALTO., MD. 21220  
DEED REF. L.26313 F.742  
PROP. NO. 1501130420



2



1



3

