

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Oella Road, 500 feet NW of the
c/l of Race Road
1st Election District
1st Councilmanic District
(715 Race Road)

Dennis and Lynette Burns
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0311-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, Dennis and Lynette Burns for property located at 715 Race Road, which is a private road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in the side yard in lieu of the permitted rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Due to the steep slopes and forested terrain of the rear yard, constructing the pool in this location would require the removal of large quantities of earth and trees. There would also be the need to construct a retaining wall to support the changes in the grade of the rear yard. The side yard where the proposed pool would be constructed faces woodland rather than a neighboring dwelling and is more level with few trees. Subject property contains 40,286 square feet zoned DR 3.5

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

6-30-09
[Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 6, 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, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

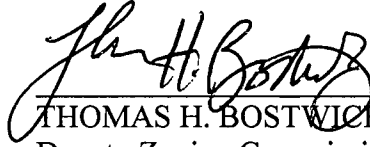
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30th day of June, 2009 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in the side yard in lieu of the permitted rear yard 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.

ORIGINAL SUBMITTED FOR FILING
16-30-09
m

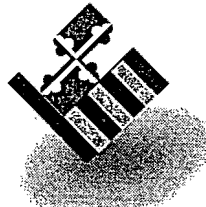
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

COPIES PREPARED FOR FILE
6-30-09
13



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 30, 2009

DENNIS AND LYNETTE BURNS
715 RACE ROAD
ELLICOTT CITY MD 21043

Re: Petition for Administrative Variance
Case No. 2009-0311-A
Property: 715 Race Road

Dear Mr. and Mrs. Burns:

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 dark ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 715 Race Road, Ellicott City, MD 21043
which is presently zoned DR 3.5

Deed Reference: 12790 / 465 Tax Account # 2200018402

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)

400.1 To permit an accessory structure (swimming pool) in the side yard in lieu of the permitted rear yard

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):

Dennis Burns

Name - Type or Print
Signature
Lynette M. Burns
Name - Type or Print
Signature
715 Race Road 410-480-0432 (H) 410-993-5798 (W)
Address Telephone No.
Ellicott City MD 21043
City State Zip Code

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Case No. 2009-0311-A

Reviewed By [Signature]

Date 5/27/09

Estimated Posting Date 6/7/09

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 own and reside at 715 Race Road
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) Due to the steep slope and forested terrain of the rear yard, constructing a pool in this location, as required per Section 400.1 of the zoning regulations, would incur excessive costs to address the practical difficulty of removal of large quantities of earth and several trees. Additional financial hardship would be created by the need for constructing larger retaining walls to support such radical changes to the current grade of the rear yard. We believe that because the side yard, as shown in the included plat and reference photographs, faces wooded parkland, rather than a neighboring home, and is more level with fewer trees than the rear yard, that construction of a pool in this location would be more harmonious with the natural surroundings, and would avoid the hardship and practical difficulty involved with a rear yard location. We request a variance from Section 400.1 of the zoning regulations of Baltimore County, so that we may be permitted to construct a pool in the side yard, as shown in the included plat.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Dennis Burns
Signature

Dennis Burns

Name- print or type

Lynette M. Burns
Signature

Lynette M. Burns

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 26th day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Dennis Burns and Lynette M. Burns
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Prashanth Rudrangi 9/15/09
Name of Notary Public Commission expires

PLACE SEAL HERE:

PRASHANTH RUDRANGI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 15, 2009

No. 39832

Date _____

5/27/09

PAID RECEIPT

BUREAU OF THE ARMY

5/27/2009 5:27:21 PM 12-05-09

TO: SAC, NEW YORK (100-100000)

RECEIVED

104-10333-10334-10335-10336-10337-10338-10339-10340-10341-10342-10343-10344-10345-10346-10347-10348-10349-10350-10351-10352-10353-10354-10355-10356-10357-10358-10359-10360-10361-10362-10363-10364-10365-10366-10367-10368-10369-10370-10371-10372-10373-10374-10375-10376-10377-10378-10379-10380-10381-10382-10383-10384-10385-10386-10387-10388-10389-10390-10391-10392-10393-10394-10395-10396-10397-10398-10399-10400-10401-10402-10403-10404-10405-10406-10407-10408-10409-10410-10411-10412-10413-10414-10415-10416-10417-10418-10419-10420-10421-10422-10423-10424-10425-10426-10427-10428-10429-10430-10431-10432-10433-10434-10435-10436-10437-10438-10439-10440-10441-10442-10443-10444-10445-10446-10447-10448-10449-10450-10451-10452-10453-10454-10455-10456-10457-10458-10459-10460-10461-10462-10463-10464-10465-10466-10467-10468-10469-10470-10471-10472-10473-10474-10475-10476-10477-10478-10479-10480-10481-10482-10483-10484-10485-10486-10487-10488-10489-10490-10491-10492-10493-10494-10495-10496-10497-10498-10499-10500-10501-10502-10503-10504-10505-10506-10507-10508-10509-10510-10511-10512-10513-10514-10515-10516-10517-10518-10519-10520-10521-10522-10523-10524-10525-10526-10527-10528-10529-10530-10531-10532-10533-10534-10535-10536-10537-10538-10539-10540-10541-10542-10543-10544-10545-10546-10547-10548-10549-10550-10551-10552-10553-10554-10555-10556-10557-10558-10559-10560-10561-10562-10563-10564-10565-10566-10567-10568-10569-10570-10571-10572-10573-10574-10575-10576-10577-10578-10579-10580-10581-10582-10583-10584-10585-10586-10587-10588-10589-10590-10591-10592-10593-10594-10595-10596-10597-10598-10599-10600-10601-10602-10603-10604-10605-10606-10607-10608-10609-10610-10611-10612-10613-10614-10615-10616-10617-10618-10619-10620-10621-10622-10623-10624-10625-10626-10627-10628-10629-10630-10631-10632-10633-10634-10635-10636-10637-10638-10639-10640-10641-10642-10643-10644-10645-10646-10647-10648-10649-10650-10651-10652-10653-10654-10655-10656-10657-10658-10659-10660-10661-10662-10663-10664-10665-10666-10667-10668-10669-10670-10671-10672-10673-10674-10675-10676-10677-10678-10679-10680-10681-10682-10683-10684-10685-10686-10687-10688-10689-10690-10691-10692-10693-10694-10695-10696-10697-10698-10699-10700-10701-10702-10703-10704-10705-10706-10707-10708-10709-10710-10711-10712-10713-10714-10715-10716-10717-10718-10719-10720-10721-10722-10723-10724-10725-10726-10727-10728-10729-10730-10731-10732-10733-10734-10735-10736-10737-10738-10739-10740-10741-10742-10743-10744-10745-10746-10747-10748-10749-10750-10751-10752-10753-10754-10755-10756-10757-10758-10759-10760-10761-10762-10763-10764-10765-10766-10767-10768-10769-10770-10771-10772-10773-10774-10775-10776-10777-10778-10779-10780-10781-10782-10783-10784-10785-10786-10787-10788-10789-10790-10791-10792-10793-10794-10795-10796-10797-10798-10799-10800-10801-10802-10803-10804-10805-10806-10807-10808-10809-10810-10811-10812-10813-10814-10815-10816-10817-10818-10819-10820-10821-10822-10823-10824-10825-10826-10827-10828-10829-10830-10831-10832-10833-10834-10835-10836-10837-10838-10839-10840-10841-10842-10843-10844-10845-10846-10847-10848-10849-10850-10851-10852-10853-10854-10855-10856-10857-10858-10859-10860-10861-10862-10863-10864-10865-10866-10867-10868-10869-10870-10871-10872-10873-10874-10875-10876-10877-10878-10879-10880-10881-10882-10883-10884-10885-10886-10887-10888-10889-10890-10891-10892-10893-10894-10895-10896-10897-10898-10899-10900-10901-10902-10903-10904-10905-10906-10907-10908-10909-10910-10911-10912-10913-10914-10915-10916-10917-10918-10919-10920-10921-10922-10923-10924-10925-10926-10927-10928-10929-10930-10931-10932-10933-10934-10935-10936-10937-10938-10939-10940-10941-10942-10943-10944-10945-10946-10947-10948-10949-10950-10951-10952-10953-10954-10955-10956-10957-10958-10959-10960-10961-10962-10963-10964-10965-10966-10967-10968-10969-10970-10971-10972-10973-10974-10975-10976-10977-10978-10979-10980-10981-10982-10983-10984-10985-10986-10987-10988-10989-10990-10991-10992-10993-10994-10995-10996-10997-10998-10999-11000-11001-11002-11003-11004-11005-11006-11007-11008-11009-11010-11011-11012-11013-1101

10-10-68

Recpt Tot 35.00

45.00 12 10 14

Baltimore, County, Maryland

[illegible]

Total:

65.00

Rec
From

For:

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

ZONING DESCRIPTION FOR 715 RACE ROAD, ELLICOTT CITY, MD

Located on the north side of Oella Road approximately 500 ft. n/w of the centerline of Race Road. Being known and designated as Lot No. 4, as shown on Plat entitled, "RACE ROAD - OELLA, A subdivision of a portion of sites 6 and 8, a Resubdivision of a portion of sites 5,6 and 7, as shown on Plat 'OELLA, Sites 5,6 &7' recorded in EHK, Jr. 55, folio 69 on September 26, 1986, "The Property of Charles L. Wagandt," which Plat is recorded among the Land Records of Baltimore County in Plat Book SM No. 65. folio 130.

The improvements thereon are now known as No. 715 Race Road containing 40286SF located in the 1st Election District, 1st Councilmanic District.

2009-0311-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/10/09

Case Number: 2009-0311-A

Petitioner / Developer: DENNIS & LYNETTE BURNS

Date of Hearing (Closing): 06/22/09

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:
715 RACE ROAD

The sign(s) were posted on: JUNE 6, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0311 -A Address 715 Race Rd
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/27/09 Posting Date: 6/7/09 Closing Date: 6/22/09

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- 0311 -A Address 715 Race Rd
Petitioner's Name Dennis & Lynette Burns Telephone 410 480 0432
Posting Date: 6/7/09 Closing Date: 6/22/09
Wording for Sign: To Permit

To permit an accessory structure (swimming pool) in the side yard in lieu of the permitted rear yard

WCR - Revised 7/7/08

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0311 -A Address 715 Race Rd

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

Filing Date: 5/27/09 Posting Date: 6/7/09 Closing Date: 6/22/09

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Case Number 2009- 0311 -A Address 715 Race Rd

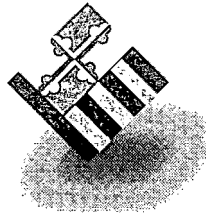
Petitioner's Name Dennis & Lynette Burns Telephone 410 480 0432

Posting Date: 6/7/09 Closing Date: 6/22/09

Wording for Sign: To Permit

To permit an accessory structure (swimming pool) in the side yard in lieu of the permitted rear yard

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

June 22, 2009

Dennis & Lynette Burns
715 Race Road
Ellicott City; MD 21043

Dear: Dennis & Lynette Burns

RE: Case Number 2009-0311-A, 715 Race Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 27, 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,

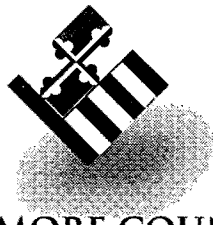
A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



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

June 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 8.2009

Item Numbers 0288,0311,0312,0313,0314

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

INTER-OFFICE CORRESPONDENCE

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

DATE: June 23, 2009

RECEIVED

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

JUN 24 2009

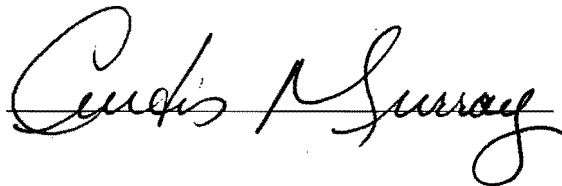
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-311- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2009
Item Nos. 2009-202, 288, 311, 312,
313, and 314

DATE: June 15, 2009

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

DAK:CEN:dak
cc: File
ZAC-06152009 -NO COMMENTS



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JUNE 10, 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 2009-0311-A
715 RACE RD
BURNS 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. 2009-0311-A.

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

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Patricia Zook - Case 2009-0311-A - Planning comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 6/23/2009 11:38 AM
Subject: Case 2009-0311-A - Planning comments needed

Curtis -

We need Planning comments for the following:

CASE NUMBER: 2009-0311-A

715 Race Road

Location: N side of Oella Road, 500 feet NW of the c/l of Race Road.

1st Election District, 1st Councilmanic District

Legal Owner: Dennis and Lynette Burns

Closing Date: 6/22/2009

ADMINISTRATIVE VARIANCE To permit an accessory structure (swimming pool) in the side yard in lieu of the permitted rear yard.

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

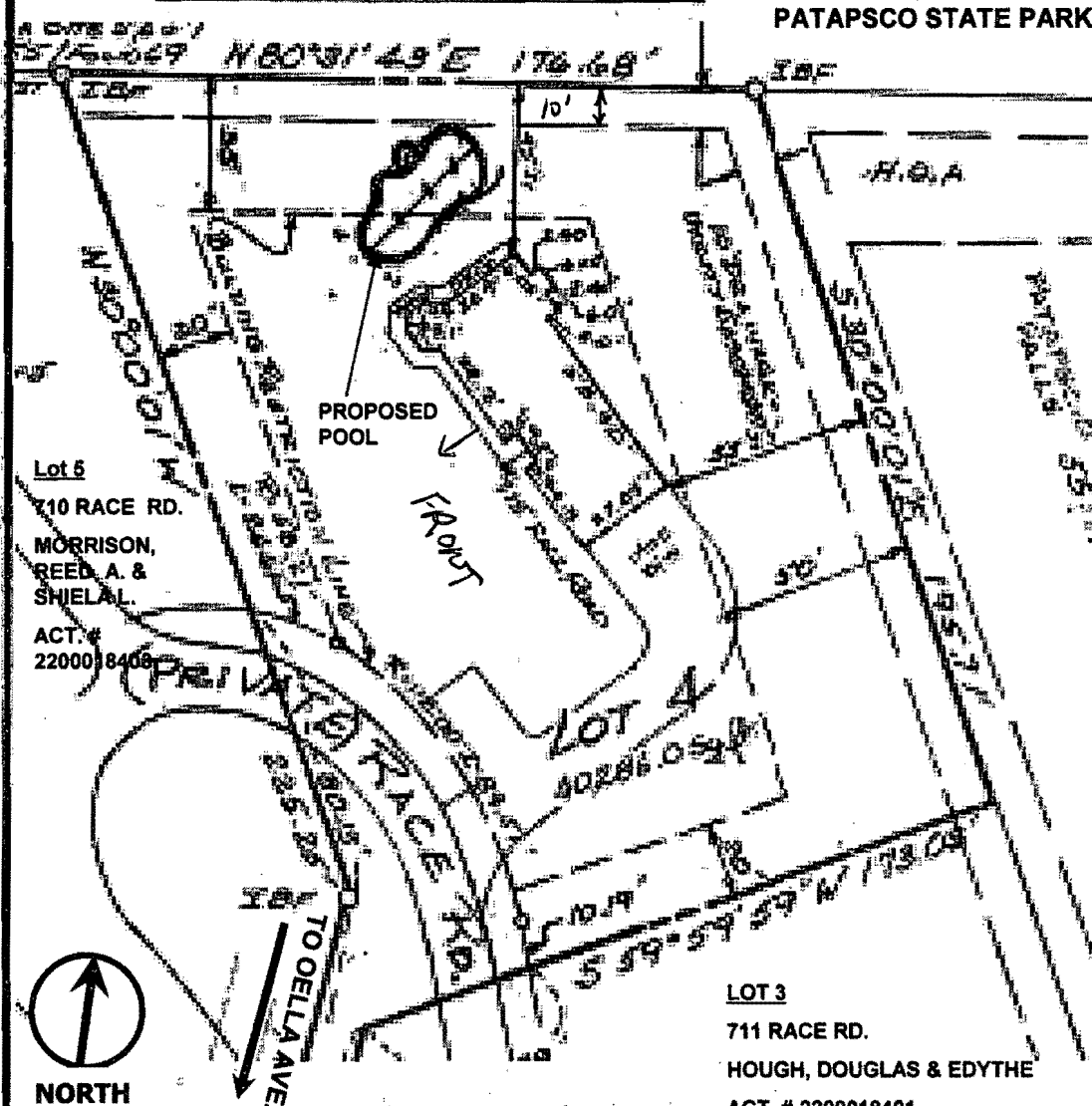
PROPERTY ADDRESS 715 Race Rd. - Lot 4

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

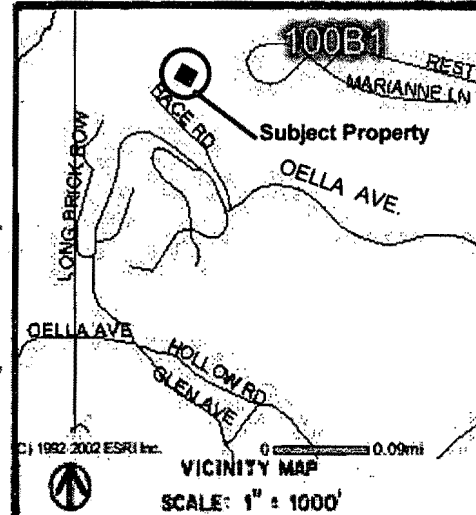
SUBDIVISION NAME Oella

PLAT BOOK # SM65 FOLIO #130 LOT # 4 SECTION #

OWNER Dennis Burns and Lynette M. Burns



PATAPSCO STATE PARK



LOCATION INFORMATION

ELECTION DISTRICT **1st District**

COUNCILMANIC DISTRICT **1ST**

1" = 200' SCALE MAP # **100 B1**
 (Grid 3, Parcel 1286)

ZONING **DR 3.5**

LOT SIZE **40,286**
 ACREAGE **SQUARE FEET**

SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY/ BUILDING ☐ ☒
 PRIOR ZONING HEARING ☒ ☐

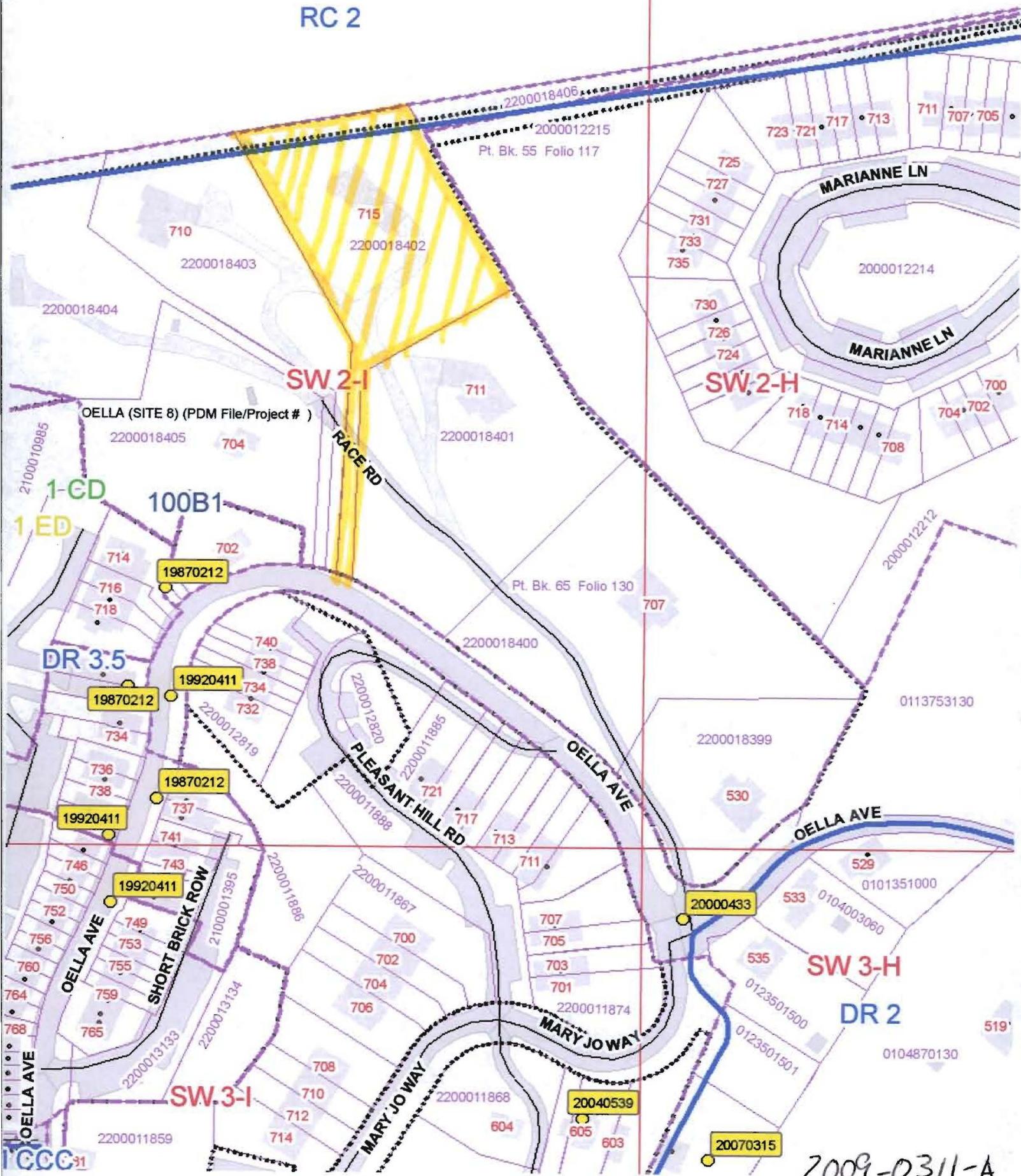
ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE # 2009 0311A

PREPARED BY Dennis Burns

SCALE OF DRAWING: 1" = 50 FT

2009-0311A

RC 2



2009-0311-A

Zoning Map – 715 Race Rd.



2009-0311-A



2009-0311A

THIS PLAT CAN NOT BE USED TO ESTABLISH
PROPERTY LINES OR CORNERS.

ELECTION DISTRICT 1ST IBF
BALTIMORE COUNTY
MARYLAND
PLATSM 65 FOLIO 130

710 RACE RD.
MORRISON, REED A.
MORRISON, SHEILA L.
ACT. # 22000 18403

LOT 3
711 RACE RD.
HOUGH, DOUGLAS
HOUGH, EDYTHE
ACT. # 2200018401

IBF-IRON BAR FOUND

TOP OF WALL ELEVATION: 206.43
FINAL: 4-5-99

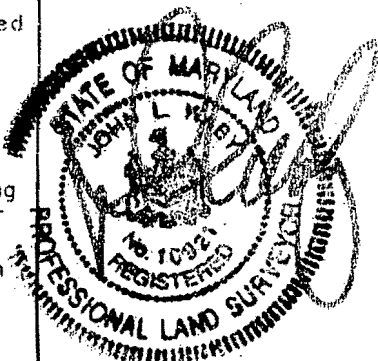
LOCATION DRAWING

CERTIFICATION

This is to certify that I have surveyed
the property known as: #715 RACE ROAD.

The information shown has been established by current acceptable survey procedures and from available record information. This drawing is to be used for Title Transfer Financing, or Refinancing Only and IS NOT to be used for the Establishment of Property Lines, Location for Fences, Garages, Buildings, or other Existing or Future Improvements.

SEAL



SCALE 1"=50'

DATE: 7-20-98

LDE Inc.

9250 Rumsey Road Suite 106
Columbia, Maryland 21045

(410) 715-1070 (Balt.)
(301) 596-3424 (Wash)
(410) 715-9540 (Fax)

2009-0311A

2009-0311-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

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

Account Identifier: District - 01 Account Number - 2200018402

Owner Information

Owner Name: BURNS DENNIS
 BURNS LYNETTE M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 715 RACE RD
 ELLICOTT CITY MD 21043-4765
Deed Reference: 1) /12790/ 465
 2)

Location & Structure Information

Premises Address 715 RACE RD
Legal Description 715 RACE RD
 OELLA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	3	1286					4	1	Plat Ref: 65/ 130

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1999	3,080 SF	40,286.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2008	07/01/2009
Land	137,570	199,070		
Improvements:	307,070	496,600		
Total:	444,640	695,670	611,992	695,670
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHARLES L WAGANDT	Date: 04/14/1998	Price: \$115,000
Type: NOT ARMS-LENGTH	Deed1: /12790/ 465	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:

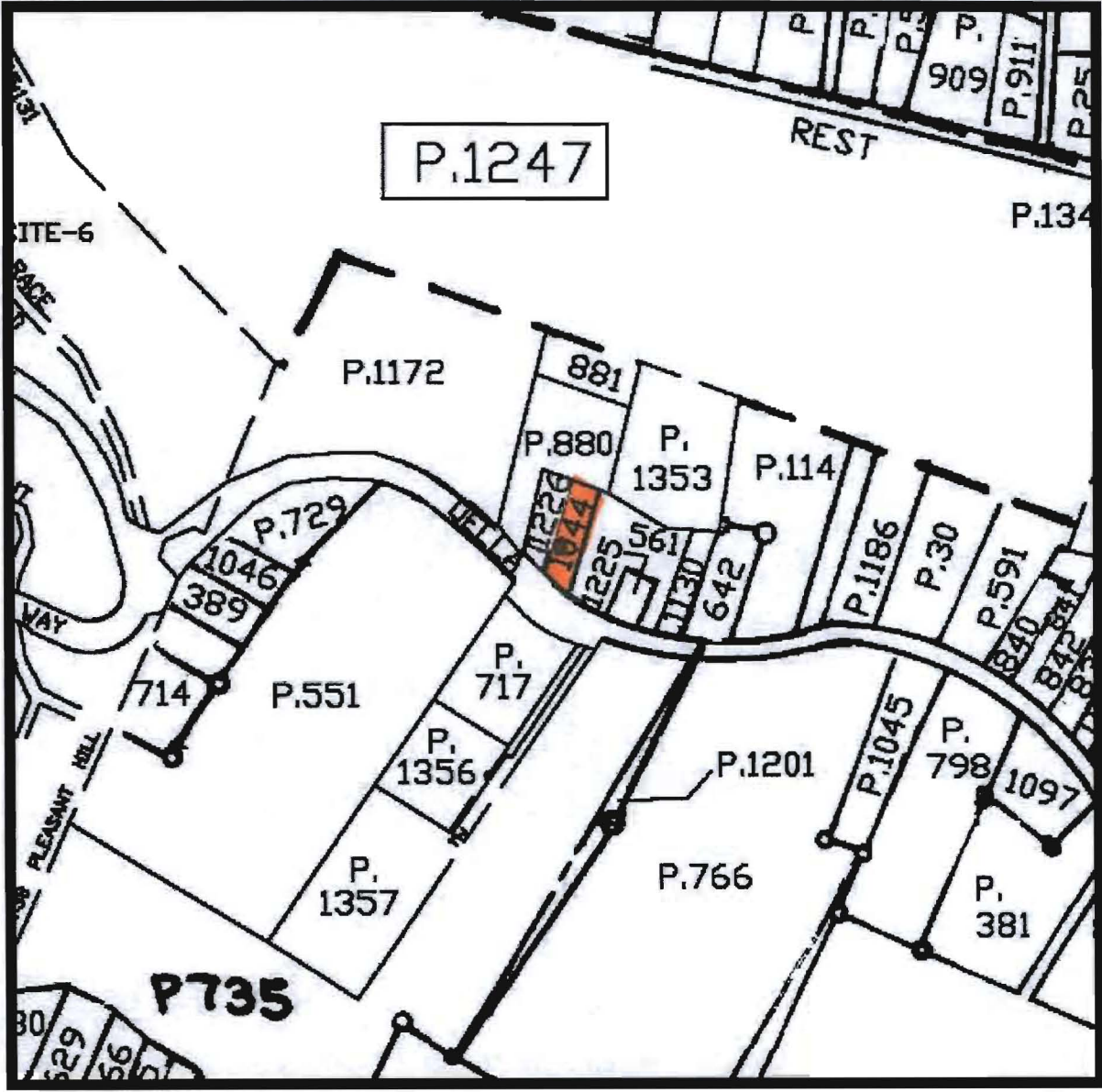
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 01 Account Number - 2200018402



Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

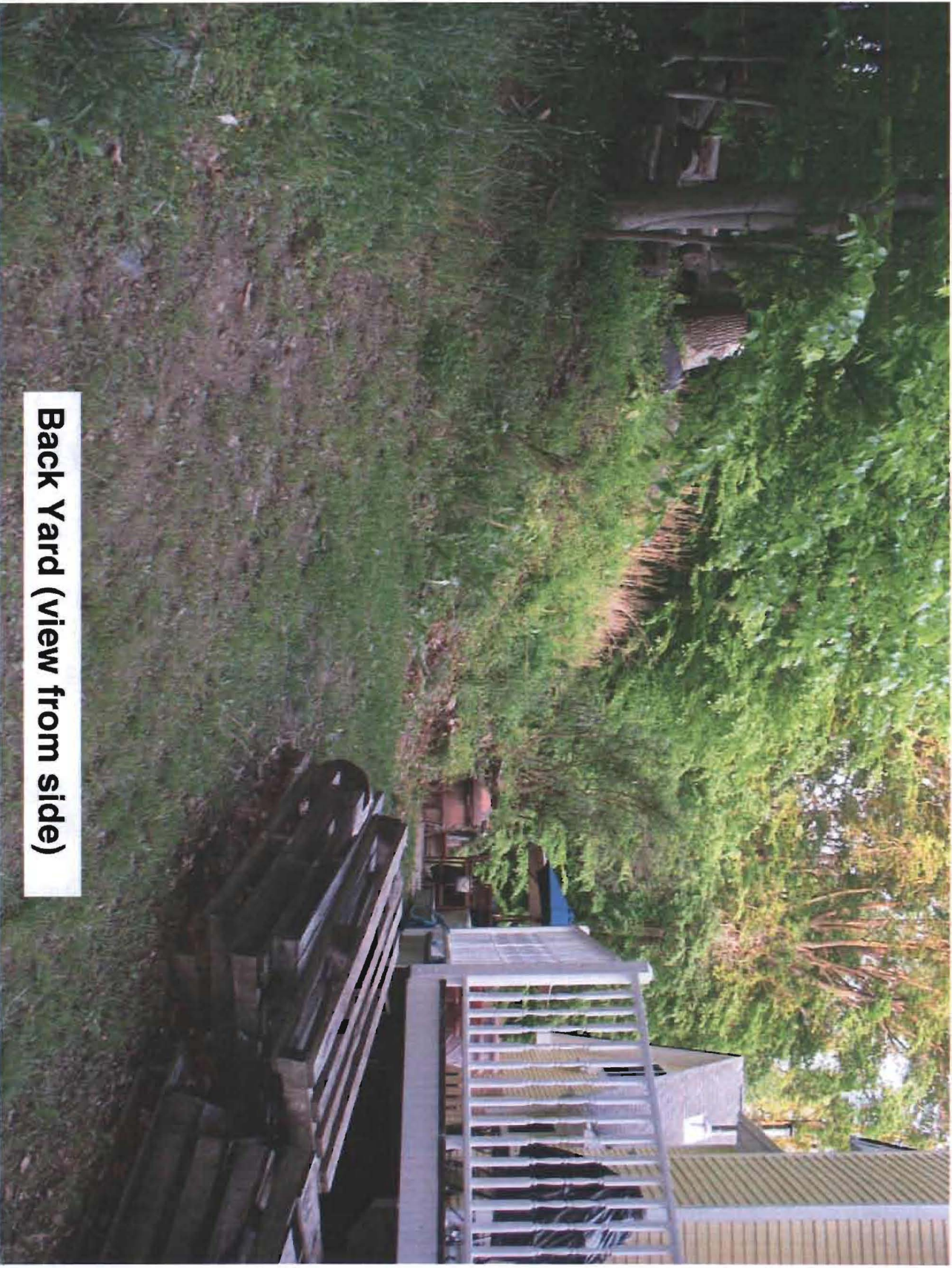
715 Race Road



Front Yard (view from street)

2009-0311A

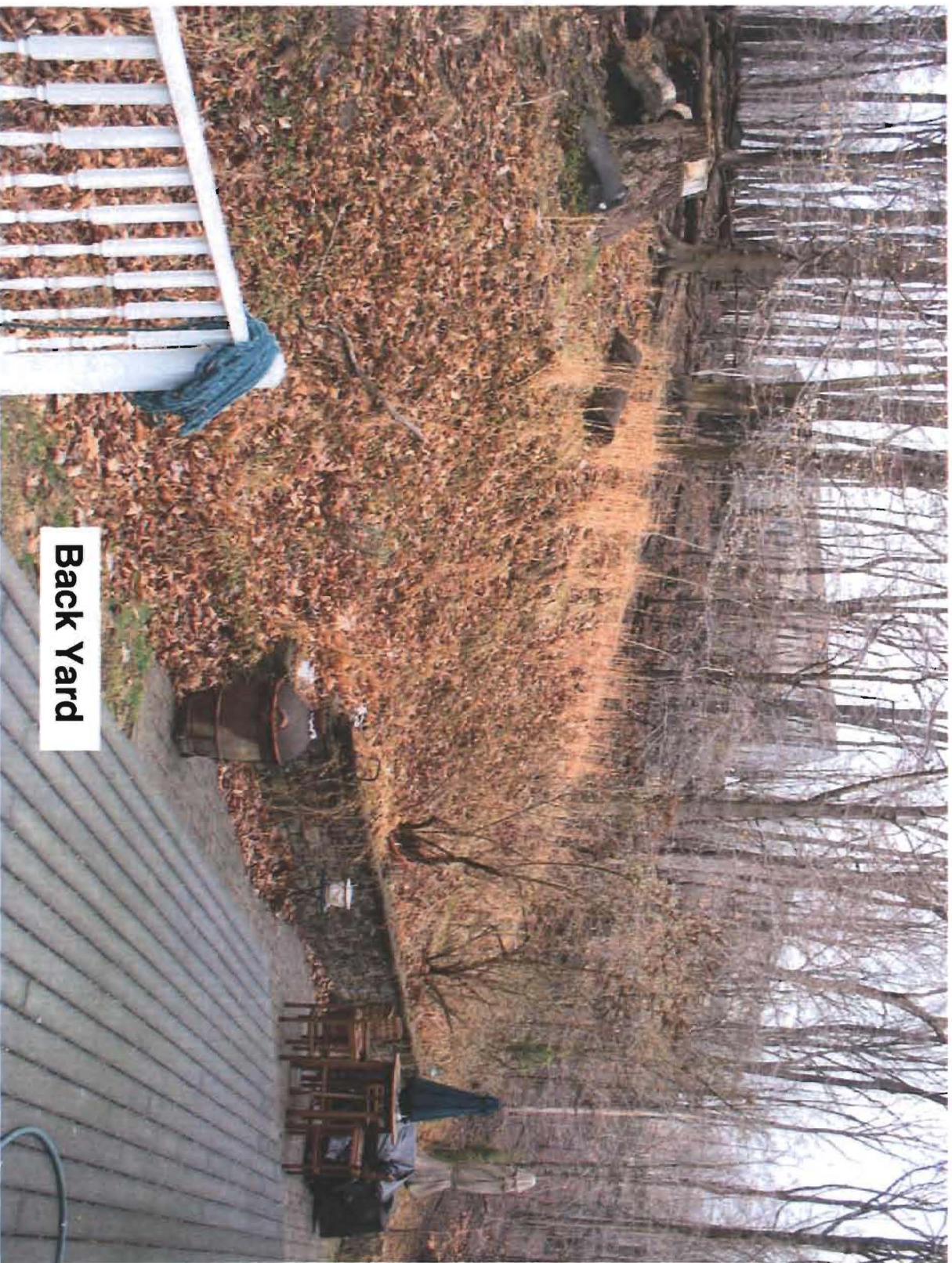
715 Race Road



Back Yard (view from side)

2009~0311A

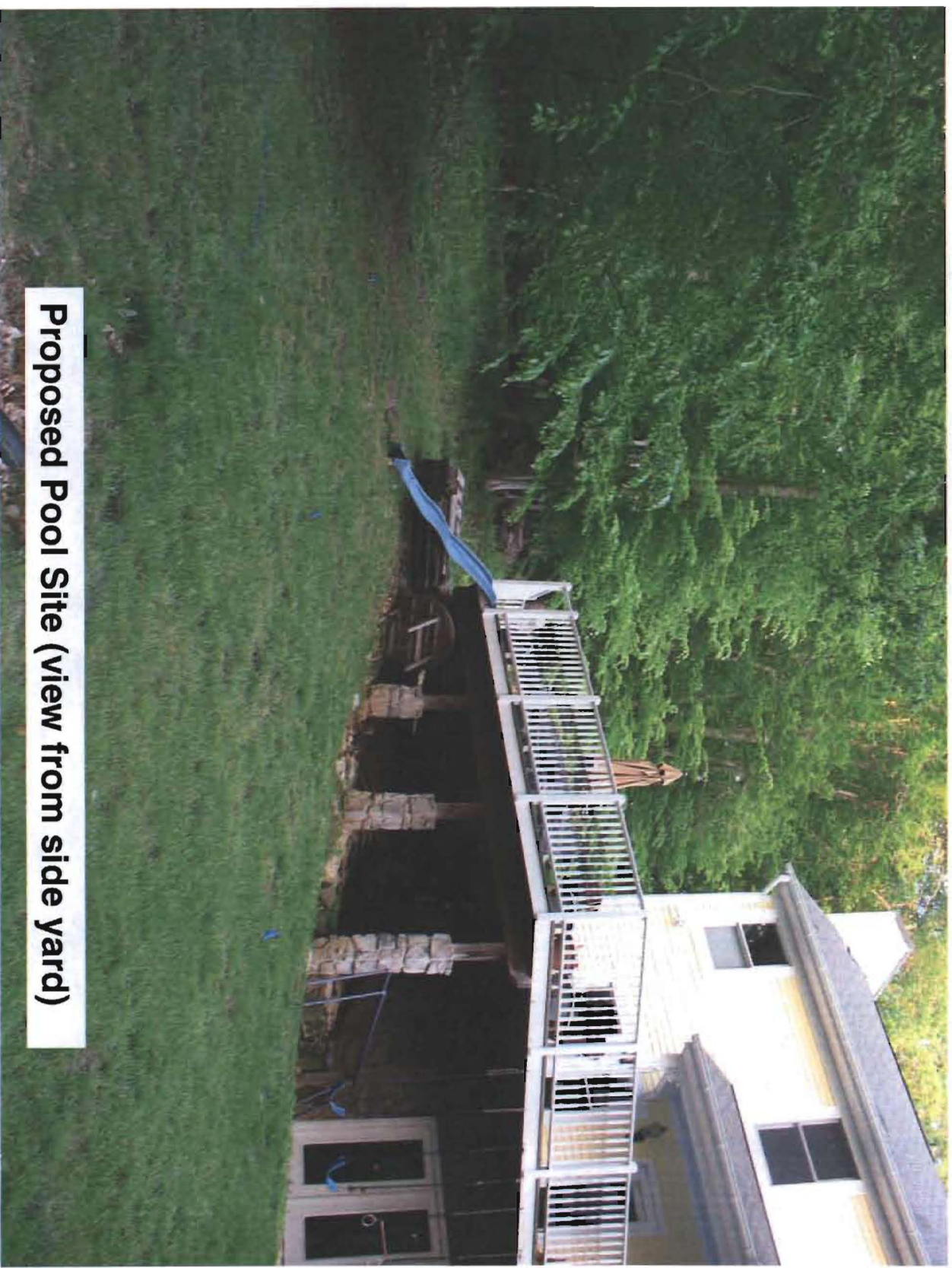
715 Race Road



Back Yard

2009-0311R

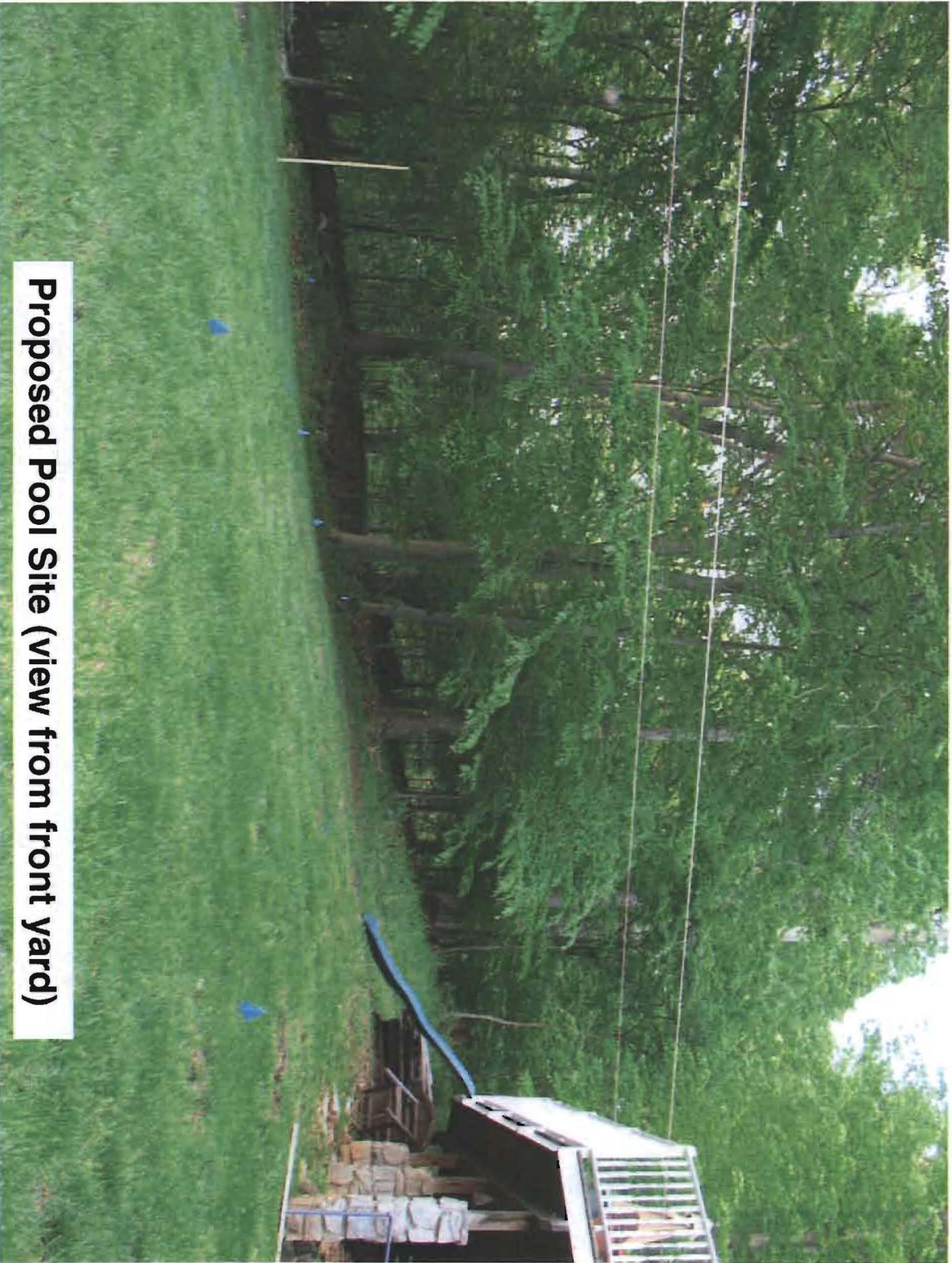
715 Race Road



Proposed Pool Site (view from side yard)

2009-03114

715 Race Road



Proposed Pool Site (view from front yard)

2009-0311A