

IN RE: PETITION FOR ADMIN. VARIANCE
NE corner of Ridgeleigh Road and Wardman
Road intersection
9th Election District
5th Councilmanic District
(800 Ridgeleigh Road)

Albert S. Jun and Susie N. Chung
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0338-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, Albert S. Jun and Susie N. Chung for property located at 800 Ridgeleigh Road. The variance request is from Sections 1B02.3.C.1 and 300.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling addition with setback as close as 6 feet front and sides and 10 feet to rear lot lines in lieu of the required 25 feet, 10 feet and 30 feet respectively; and to allow a front porch (open provection) with a front setback of 18 feet in lieu of 18 feet 9 inches. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The front door of the dwelling and the garage entry face Tred Avon Road. The dwelling is on a corner lot and there is no opportunity to add additional living space on either of the two street sides which leaves the back and left sides of the dwelling as the only viable options. An existing detached garage will be demolished to allow the proposed addition.

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.

UNDER REVIEW FOR FILING
Date 7-28-09
SV

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 5, 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 29th day of July, 2009 that a variance from Sections 1B02.3.C.1 and 300.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling addition with setback as close as 6 feet front and sides and 10 feet to rear lot lines in lieu of the required 25 feet, 10 feet and 30 feet respectively; and to allow a front porch (open provection) with a front setback of 18 feet in lieu of 18 feet 9 inches 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.

UNDER RECOVERED FOR FILMS
Date 7-29-09
By PZ

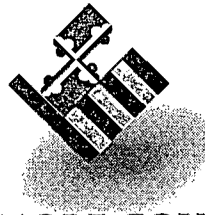
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

UNDER RECEIVED FOR FILING
Date 11-29-09
By PZ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 29, 2009

ALBERT S. JUN AND SUSIE N. CHUNG
800 RIDGELEIGH ROAD
BALTIMORE MD 21212

Re: Petition for Administrative Variance
Case No. 2009-0338-A
Property: 800 Ridgeleigh Road

Dear Mr. Jun and Ms. Chung:

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 "John H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Kenny E. Sollers, 1102 East Joppa Road, Towson MD 21286



ORIGINAL
KEEP IN
FILE

TAX ACCOUNT

0919710970

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 800 RIDGELEIGH RD
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 AND 300.1 BCZR TO PERMIT A DWELLING ADDITION WITH SETBACKS AS CLOSE AS 6 FT FRONT AND SIDES AND 10 FT. TO REAR LOT LINES IN LIEU OF THE REQUIRED 25 FT, 10 FT, AND 30 FT. RESPECTIVELY AND TO ALLOW A FRONT PORCH (OPEN PROJECTION) WITH A SETBACK OF 10 FT. IN LIEU OF 18 FT. 9 INCHES.

FRONT

6-26-09

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

800 RIDGELEIGH RD

Address

Telephone No.

Name - Type or Print

BALTIMORE

City

MD

State

21212-1625

Zip Code

Signature

Representative to be Contacted:

Company

KENNY E. SOLLERS

Name

Address Telephone No.

1102 E JOPPA RD. 410-828-9600x103

Address

Telephone No.

City State Zip Code

TOWSON

City

MD

State

21286

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 2009 0338 A

By JL

Date 6/26/09

REV 10/25/01

ORDER RECEIVED FOR FILING

Date 7-29-09

Estimated Posting Date 7/05/09

By PZ

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 800 RIDGELEIGH RD
Address
BALTIMORE MD 21212
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):

Although our home's address is 800 Ridgeleigh Road, the house "visual front" front door and garage entry face Tred Avon Rd. and therefore our references are to Tred Avon as the front.

Because our home is located on a corner lot, there is no opportunity to add additional space on either of the two street sides (along Tred Avon or Ridgeleigh Rds) – leaving the back and left sides as the only viable options.

An existing detached garage located at the left rear corner of the property and approximately 5' in from the rear property line and 1-2' in from the left side property line will be demolished to allow the addition to be constructed.

The positioning of the existing house on the property is fairly well centered between all four property lines.

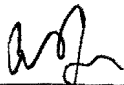
Therefore the addition is planned to be constructed on the left side when facing from Tred Avon Rd. and the existing detached garage removed, in essence adding distance between that side property line and the nearest structure to the property line.

We are therefore seeking a rear setback (as viewed from Tred Avon) of ⁶⁻³⁰10 in lieu of the required 30' and,

We are not seeking a change to the left side setback requirement (as viewed from Tred Avon Rd.).

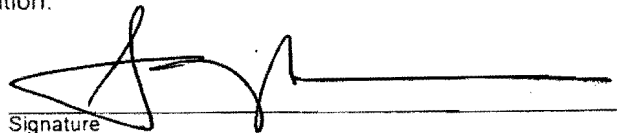
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature



ALBERT S. JUN
Name - Type or Print

Signature



SUZIE N. CHUNG
Name - Type or Print

HT 410 321-4424

W 410 337-9003 (Suzie)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25TH day of JUNE, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ALBERT S. JUN AND SUZIE N. CHUNG
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public



My Commission Expires

7/22/2009

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

800 RIDGELEIGH RD
Address

BALTIMORE
City

MD
State

21212
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):

Although our home's address is 800 Ridgeleigh Road, the house "visual front" front door and garage entry face Tred Avon Rd. and therefore our references are to Tred Avon as the front.

Because our home is located on a corner lot, there is no opportunity to add additional space on either of the two street sides (along Tred Avon or Ridgeleigh Rds) – leaving the back and left sides as the only viable options.

An existing detached garage located at the left rear corner of the property and approximately 5' in from the rear property line and 1-2' in from the left side property line will be demolished to allow the addition to be constructed.

The positioning of the existing house on the property is fairly well centered between all four property lines.

Therefore the addition is planned to be constructed on the left side when facing from Tred Avon Rd. and the existing detached garage removed, in essence adding distance between that side property line and the nearest structure to the property line.

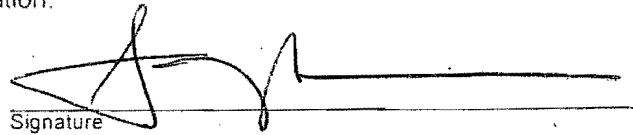
We are therefore seeking a rear setback (as viewed from Tred Avon) of ⁶⁻³⁰10' in lieu of the required 30' and,

We are not seeking a change to the left side setback requirement (as viewed from Tred Avon Rd.).

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

ALBERT S. JUN
Name - Type or Print


Signature

SUZIE N. CHUNG
Name - Type or Print

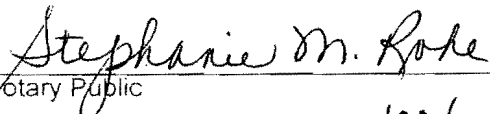
410 321-4424 SUSIE W 410 337-9003

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25TH day of JUNE, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ALBERT S. JUN AND SUZIE N. CHUNG
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 7/22/2009

0719710970



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 800 RIDGELEIGH RD
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 AND 300.1 BCZR TO PERMIT A DWELLING ADDITION WITH SETBACKS AS CLOSE AS 6 FT FRONT AND SIDES AND 10 FT TO REAR LOT LINES IN LIEU OF THE REQUIRED 25 FT, 10 FT, AND 30 FT. RESPECTIVELY AND TO ALLOW A FRONT PORCH (OPEN PROJECTION) WITH A SETBACK OF 18 FT. IN LIEU OF 18 FT. 9 INCHES.

FRONT

6-26-09

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

City

State

Zip Code

Name - Type or Print

Signature

Attorney For Petitioner:

800 RIDGELEIGH RD

Address

Telephone No.

Name - Type or Print

BALTIMORE

City

MD

State

21212-1625

Zip Code

Signature

Representative to be Contacted:

Company

KENNY E. SOLLERS

Name

Address

1102 E JOPPA RD. 410-828-9600x103

Address

Telephone No.

City

State

Zip Code

TOWSON

City

MD

State

21286

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 2009 0338 A

Reviewed By JL

Date

6/26/09

REV 10/25/01

UNDER RECEIVED FOR FILING

Estimated Posting Date

7/06/09

Date

7-29-09

By

P3

0338

Zoning Description

800 RIDGELEIGH RD.

BEGINNING ON THE NORTH EAST CORNER OF THE INTERSECTION OF ~~THE~~ RIDGELEIGH AND WARDMAN ROADS. BEING LOTS 1, 2 & 3 IN THE SUBDIVISION OF STONELEIGH, BLOCK 21 AS RECORDED IN PLAT BOOK 8 FOLIO 85. BEING 0.33 AC. ±, IN THE 9TH ELECTION DISTRICT.

KJ 6-26-09

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

JK 0338

No. **39281**

Date: **6/26/09**

				Rev	Sub				
				Source/	Rev/				
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	606	0000		6150					65.00

CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

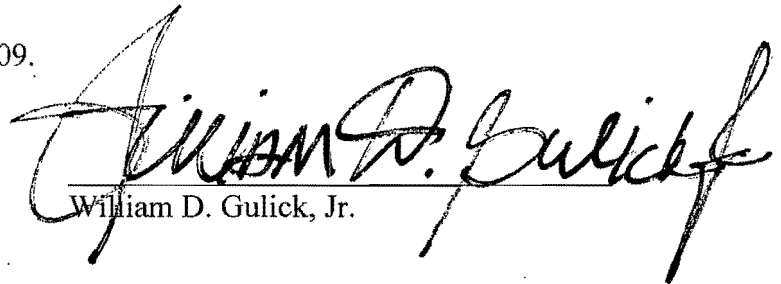
Date: July 8, 2009

Attention: Ms. Kristen Matthews/Mr. John Lewis

Re: Case Number: 2009-0338-A
Petitioner/Developer: Chung
Date of Hearing/Closing: July 20, 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: 800 Ridgeleigh Road.

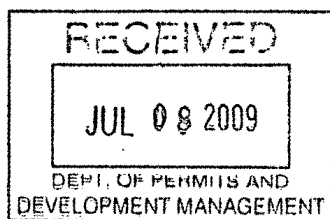
The sign (s) were posted on: July 5, 2009.



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0338-A

TO PERMIT DWELLING ADDITION SETBACKS
OF AS CLOSE AS 6 FT. FRONT AND SIDE AND 10 FT.
TO REAR LOT LINES IN LIEU OF THE REQUIRED
25 FT., 10 FT. AND 30 FT. RESPECTIVELY AND
TO ALLOW AN OPEN FRONT PORCH ADDITION
WITH A FRONT SETBACK OF 10 FT. IN LIEU OF THE
REQUIRED 10 FT. 9 INCHES

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
5:00 P.M. ON JULY 30, 2009

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



APP HAS ORIG + Post
LIST

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰⁰⁹ 0338 -A Address 800 RIDGELEIGH RD

Contact Person: J Lewis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/26/09 Posting Date: 7/05/09 Closing Date: 7/20/09

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 (typically within 7 to 10 days of the closing date) 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 0338 -A Address 800 ~~RD~~ RIDGELEIGH RD

Petitioner's Name CHUNG Telephone 410 321-4424

Posting Date: 7/05/09 Closing Date: 7/20/09

Wording for Sign: To Permit ^{DEVELOPING} ~~REAR~~ ADDITION SETBACKS OF AS CLOSE AS 6 FT. FRONT AND SIDE AND 10 FT. TO REAR LOT LINES IN LIEU OF THE REQUIRED 25 FT. ~~AND~~ 10 FT. AND 30 FT. RESPECTIVELY, AND TO ALLOW ^{AN} ~~AN~~ OPEN FRONT PORCH ADDITION WITH A ^{FRONT} SETBACK OF 18 FT. IN LIEU OF THE REQUIRED 18 FT 9 INCHES.

WCR - Revised 6/25/04

**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/neighboring 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 0338 A

Petitioner: JAN-CHUNG

Address or Location: 800 RIDGELEIGH RD BALT. MD 21212

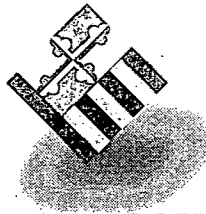
PLEASE FORWARD ADVERTISING BILL TO:

Name: TURNER TROXEL CO. INC.

Address: 1102 S JOPPA RD

TANSON, MD 21286

Telephone Number: 410-828-9600



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

July 21, 2009

Albert Jun & Susie Chung
800 Ridgeleigh Rd.
Baltimore, Md. 21212

Dear: Albert Jun & Susie Chung

RE: Case Number 2009-0338-A, 800 Ridgeleigh Rd.

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Kenny E. Sollers; 1102 E. Joppa Rd.; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 2008

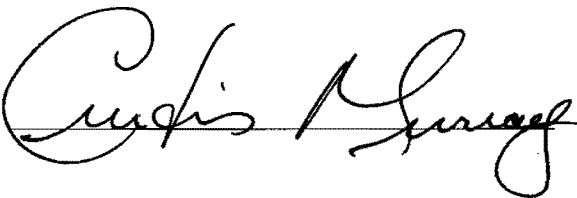
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-338- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

JUL 24 2009

ZONING COMMISSIONER



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

State Highway
Administration

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

Maryland Department of Transportation

Date: July 10, 2007

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

RE: Baltimore County
Item No. 2009-0338-A
800 RIDGELEIGH ROAD
CHANG 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. 2009-0338-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

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

Patricia Zook - Re: Case Nos. 2009-0337-A and 2009-0338-A - comments needed

From: Dennis Kennedy
To: Murray, Curtis; Zook, Patricia
Date: 7/23/2009 11:43 AM
Subject: Re: Case Nos. 2009-0337-A and 2009-0338-A - comments needed
CC: Bostwick, Thomas

Sorry about that...vacation schedules.

We have no comments on either of these items.

Dennis Kennedy

>>> Patricia Zook 7/22/2009 11:39 AM >>>
Good morning Dennis and Curtis -

We received the below-described administrative variance files yesterday. Both files are missing comments from your departments. If your department has 'no comments' on the requests, just respond to my e-mail and place it in the files.

CASE NUMBER: 2009-0337-A
5416 Bangert Street
Location: N side of Bangert Street; 320 feet W of Gaylord Street.
11th Election District, 5th Councilmanic District
Legal Owner: Todd and Trina Miceli
Closing Date: 7/20/2009

ADMINISTRATIVE VARIANCE To permit a proposed addition (attached garage) with a side yard setback of 9 feet in lieu of the required 15 feet and a total of 23 feet in lieu of the required 40 feet; and confirm a front setback of 36 feet in lieu of the required 40 feet for the existing structure.

CASE NUMBER: 2009-0338-A
800 Ridgeleigh Road
Location: NE corner of Ridgeleigh Road and Wardman Road intersection.
9th Election District, 5th Councilmanic District
Legal Owner: Albert S. Jun and Susie N. Chung
Closing Date: 7/20/2009

ADMINISTRATIVE VARIANCE To permit a dwelling addition with setback as close as 6 feet front and sides and 10 feet to rear lot lines in lieu of the required 25 feet; 10 feet and 30 feet respectively; and to allow a front porch (open provection) with a front setback of 18 feet in lieu of 18 feet 9 inches.

As always, thanks for your help.

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

Patricia Zook - Case Nos. 2009-0337-A and 2009-0338-A - comments needed

From: Patricia Zook
To: Kennedy, Dennis; Murray, Curtis
Date: 7/22/2009 11:39 AM
Subject: Case Nos. 2009-0337-A and 2009-0338-A - comments needed
CC: Bostwick, Thomas

Good morning Dennis and Curtis -

We received the below-described administrative variance files yesterday. Both files are missing comments from your departments. If your department has 'no comments' on the requests, just respond to my e-mail and place it in the files.

CASE NUMBER: 2009-0337-A

5416 Bangert Street

Location: N side of Bangert Street; 320 feet W of Gaylord Street.

11th Election District, 5th Councilmanic District

Legal Owner: Todd and Trina Miceli

Closing Date: 7/20/2009

ADMINISTRATIVE VARIANCE To permit a proposed addition (attached garage) with a side yard setback of 9 feet in lieu of the required 15 feet and a total of 23 feet in lieu of the required 40 feet; and confirm a front setback of 36 feet in lieu of the required 40 feet for the existing structure.

CASE NUMBER: 2009-0338-A

800 Ridgeleigh Road

Location: NE corner of Ridgeleigh Road and Wardman Road intersection.

9th Election District, 5th Councilmanic District

Legal Owner: Albert S. Jun and Susie N. Chung

Closing Date: 7/20/2009

ADMINISTRATIVE VARIANCE To permit a dwelling addition with setback as close as 6 feet front and sides and 10 feet to rear lot lines in lieu of the required 25 feet; 10 feet and 30 feet respectively; and to allow a front porch (open provection) with a front setback of 18 feet in lieu of 18 feet 9 inches.

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



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

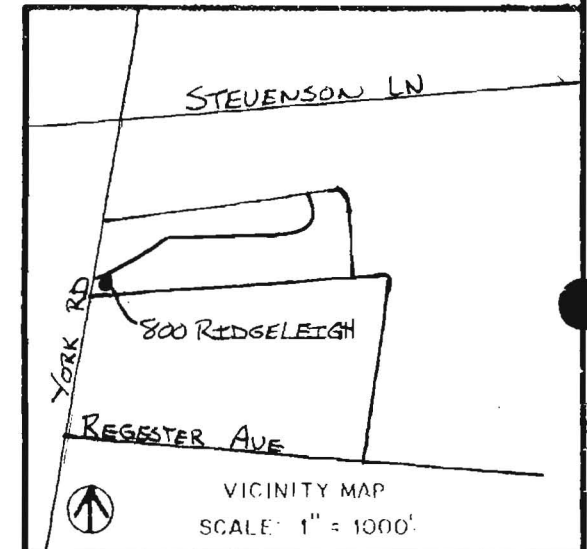
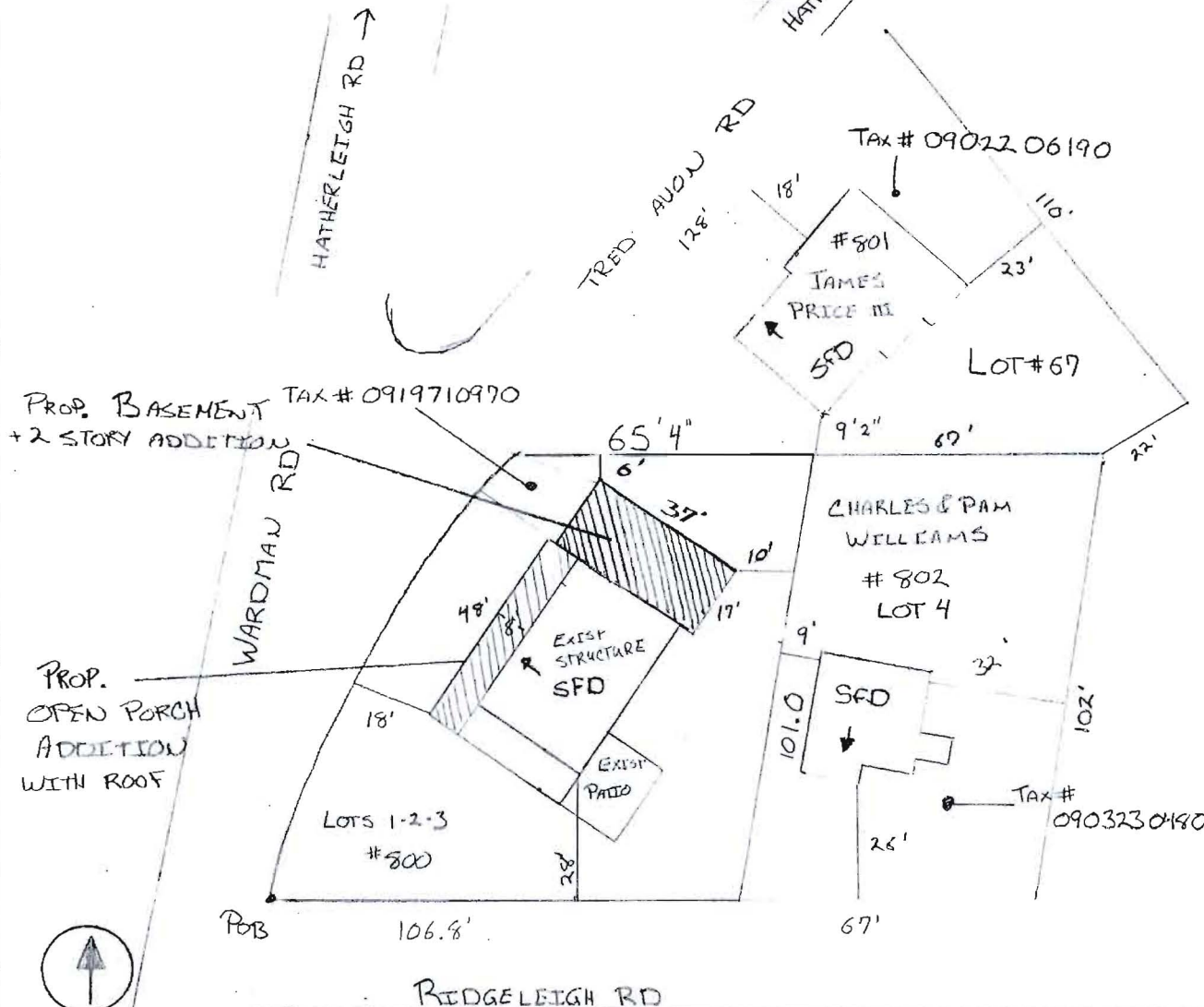
PROPERTY ADDRESS 800 RIDGELEIGH RD

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

SUBDIVISION NAME STONELEIGH

PLAT BOOK # 8 FOLIO # 85 LOT # 1,2,3 SECTION # BLK 21

OWNER ALBERT S JUN & SUSIE N CHUNG



LOCATION INFORMATION

ELECTION DISTRICT 09

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 070A 3

ZONING DR 5.5

LOT SIZE .33 ACREAGE 14445 SQ FT

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY
REVIEWED BY JL ITEM # 2009 0338 CASE # A

PREPARED BY KES

SCALE OF DRAWING: 1" = 40'

0332



FRONT VIEW OF EXISTING HOUSE



LEFT SIDE VIEW FROM RIDGELY RD



FRONT VIEW SHOWING AREA OF PROPOSED ADDITION



LEFT SIDE VIEW FROM TED AVON RD SHOWING GARAGE WHICH IS TO BE DEMOLISHED.



FRONT RIGHT CORNER SHOWING EXISTING PORCH



REAR VIEW OF HOUSE FROM RIDGELY RD



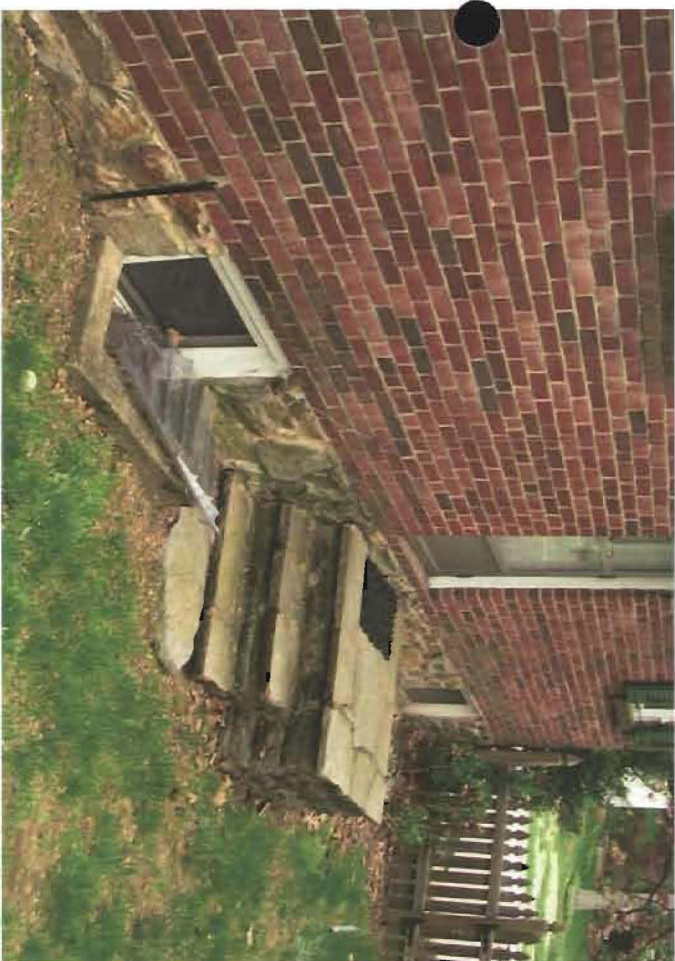
LEFT SIDE VIEW OF AREA OF PROPOSED ADDITION



EXISTING GARAGE TO BE DEMOLISHED



AREA OF PROPOSED ADDITION



AREA OF PROPOSED ADDITION



GARAGE TO BE DEMOLISHED ↓



0338

LEFT SIDE OF GARAGE @ PROPERTY LINE



0338