

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Bucher Avenue; 153 feet E
of the c/l of Gross Avenue
15th Election District
7th Councilmanic District
(7214 Bucher Avenue)

Otto Duke Hart Jr. and Robin Ann Hart
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0021-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, Otto Duke Hart Jr. and Robin Ann Hart for property located at 7214 Bucher Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two story addition with a rear setback of 13.5 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Current zoning regulations of the rear and side yard setbacks do not allow for typical garage shape and usage. A variance will allow for a more versatile use of the garage space. The existing living space above the attached garage could be enlarged, providing ample accommodations for elderly parents and providing an alternative to assisted living. The additional garage space would allow for the parents to retain a vehicle and for that vehicle to be kept out of the elements. The property is a scalene triangle shape and contains 0.222 acre zoned DR 5.5.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated August 7, 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

9.10.09
p3

adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management dated September 10, 2009 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is in a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% or 2,418 square feet. Lot coverage can be increased up to 31.25% or 3,022 square feet with mitigation provided for the increase over 25%. In addition, the 15% afforestation requirement must be met which equates to 3 trees.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 26, 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.

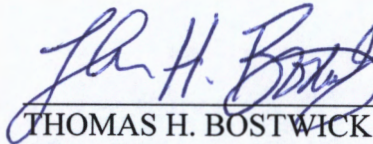
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10th day of September, 2009 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two story addition with a rear setback of 13.5 feet in lieu of the required 30 feet 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. The base flood elevation for this site is 9.4 feet Baltimore County Datum.
3. The flood protection elevation for this site is 10.4 feet.
4. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
9. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
10. The property is in a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% or 2,418 square feet. Lot coverage can be increased up to 31.25% or 3,022 square feet with mitigation provided for the increase over 25%.
11. The 15% afforestation requirement must be met which equates to 3 trees.

9-10-09
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

RECEIVED FOR FILING
9.10.09
m



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 10, 2009

OTTO DUKE HART JR. AND ROBIN ANN HART
7214 BUCHER AVENUE
SPARROWS POINT MD 21219

Re: Petition for Administrative Variance
Case No. 2010-0021-A
Property: 7214 Bucher Avenue

Dear Mr. and Mrs. Hart:

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 "Tom 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 7214 Bucher Ave
which is presently zoned DR 5.5

Deed Reference: 8763 / 687 Tax Account # 2100000102

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)

1802.3.C.1

To permit a proposed two story addition with a rear setback of 13.5-feet in lieu of the required 30-feet.

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):

Otto Duke Hart jr

Name - Type or Print

Signature

Robin Ann Hart

Name - Type or Print

Signature

7214 Bucher Ave

410-477-4505

Address

Telephone No.

Sparrows Point

MD

21219

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.

Zoning Commissioner of Baltimore County

Case No. 2010-0021-A

Reviewed By W

Date 7/16/09

Estimated Posting Date 7/16/09

FRM476-01

9.10.09

Rev 3/09

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 7214 Bucher Ave
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) Current zoning regulations of the rear and side yard setbacks do not allow for typical garage shape

and usage. A variance to these zoning regulations would allow for a more versatile use of the garage space.

If granted a variance, the existing living space above the garage could then be enlarged, providing ample accommodations for my wife's elderly parents, giving them a viable alternative to assisted living.

The additional garage space would also allow for my wife's parents to retain a vehicle, and for that vehicle to be kept out of the elements.

The additional garage space would help to minimize the number of vehicles exposed to the natural elements as well as the man made pollutants which, due to the close proximity of the Pig Iron and Steel Plants, cause considerable damage to the finish of vehicles left outside.

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.

Otto Duke Hart jr
Signature

Otto Duke Hart jr

Name- print or type

Robin Ann Hart
Signature

Robin Ann Hart

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 12th day of July, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): OTTO DUKE Hart jr Robin Ann Hart
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Perry G Stills
Name of Notary Public

12-26-12
Commission expires

PLACE SEAL HERE:

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: **7214 BUCHER AVE**

Beginning at a point on the **NORTH** side of **Bucher Ave** which is **50 feet** wide at the distance of **153 feet East** of the centerline of the nearest improved intersecting street **Gross Ave** which is **50 feet** wide.

Being lot # **3** in the subdivision of **Bucher Landing** as recorded in Baltimore County Plat Book # **57**, Folio # **001**, containing **9,670 s/ft**.

Also known as **7214 Bucher Ave** and located in the **15th** Election District.
7th Councilmanic District.

2010-0021-A

CERTIFICATE OF POSTING

RE: 2010-0021-A

Petitioner/Developer: _____

Otto Duke Hart Jr. and Robin Ann Hart

Date of Hearing/closing August 10, 2009

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

Attn; Kristin Matthews,

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at, _____
7214 Bucher Avenue

The sign(s) were posted on _____ July 26, 2009 _____
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster)

July 30, 2009
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2010-0021-A

TO PERMIT A PROPOSED TWO STORY ADDITION WITH
A REAR SETBACK OF 13.5 FEET IN LIEU OF THE REQUIRED
30- FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 8-10-09

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

TO GET FURTHER INFORMATION, PLEASE CALL THE ZONING OFFICE AT 887-3391. MEETING IS HANDICAP ACCESSIBLE

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

No. 43215

Date: 7/16/09

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Total: 65.00

Rec From: OHO Hart Jr.

For: 7214 Bucher Ave
21219

2010-0021-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DEW
7/17/2009 7/16/2009 11:26:00 5
REV MS03 WALKIN MMS LRD
RECEIPT # 405783 7/16/2009 OFLN

Item 5 528 ZONING VERIFICATION
CR NO. 043215

Recpt Tot 865.00
4.00 CR 870.00 CA
85.00 CB

Baltimore County, Maryland

CASHIER'S
VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000- 0021 -A Address 7214 Bucher Ave
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/16/09 Posting Date: 7/26/09 Closing Date: 8/10/09

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 2000- 0021 -A Address 7214 Bucher Ave
Petitioner's Name Otto Duke Hart Jr & Robin Ann Hart Telephone 410-477-4505
Posting Date: 7/26/09 Closing Date: 8/10/09

Wording for Sign: To permit a proposed two story addition with a rear setback of 13.5-feet in lieu of the required 30-feet.

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

August 11, 2009

Otto & Robin Hart Jr.
7214 Bucher Ave.
Sparrows Point, MD 21219

Dear: Otto & Robin Hart Jr.

RE: Case Number 2010-0021-A, 7214 Bucher Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 16, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2009

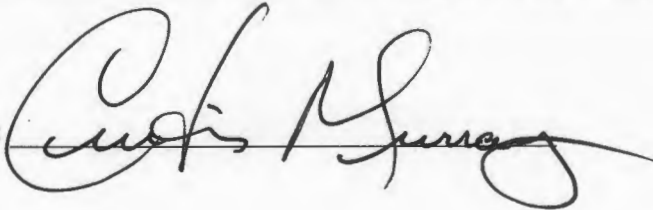
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-021- 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 John Alexander in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

AUG 05 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 10 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 10, 2009
SUBJECT: Zoning Item # 10-021-A
Address 7214 Bucher Avenue
(Hart Property)

Zoning Advisory Committee Meeting of July 27, 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 in a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% or 2,418 square feet. Lot coverage can be increased up to 31.25% or 3,022 square feet with mitigation provided for the increase over 25%. In addition, the 15% afforestation requirement must be met, which equates to 3 trees.

Reviewer: Adriene Metzbower

Date: 8/20/2009

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 August 3, 2009
Item No. 2010-021

DATE: August 7, 2009

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 9.4 Baltimore County Datum.

The flood protection elevation is 10.4 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:kmt

cc: File

G:\DevPlanRev\ZAC - Comments\ZAC-ITEM NO 10-021-08032009.doc

AV 8/10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 10 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 10, 2009

SUBJECT: Zoning Item # 10-021-A
Address 7214 Bucher Avenue
(Hart Property)

Zoning Advisory Committee Meeting of July 27, 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 in a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% or 2,418 square feet. Lot coverage can be increased up to 31.25% or 3,022 square feet with mitigation provided for the increase over 25%. In addition, the 15% afforestation requirement must be met, which equates to 3 trees.

Reviewer: Adriene Metzbower

Date: 8/20/2009

Patricia Zook - Case No. 2010-0021-A - administrative variance

From: Patricia Zook
To: Livingston, Jeffrey
Date: 8/25/2009 12:58 PM
Subject: Case No. 2010-0021-A - administrative variance

Hello Jeff -

We need comments from DEPRM for the following case:

CASE NUMBER: 2010-0021-A

7214 Bucher Avenue

Location: N side of Bucher Avenue; 153 feet E of the c/l of Gross Avenue.

15th Election District, 7th Councilmanic District

Legal Owner: Otto Duke Hart Jr. and Robin Ann Hart

Closing Date: 8/10/2009

ADMINISTRATIVE VARIANCE To permit a two story addition with a rear setback of 13.5 feet in lieu of the required 30 feet.

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

Patricia Zook - Case 2010-0021-A - comments needed

From: Patricia Zook
To: Kennedy, Dennis; Livingston, Jeffrey
Date: 8/17/2009 10:46 AM
Subject: Case 2010-0021-A - comments needed

Gentlemen -

The below-described administrative variance case file is marked 'CBCA' and 'flood'. The file is missing comments from your offices. If you have no comment, you can just let me know via this e-mail and I'll place it in the case file.

CASE NUMBER: 2010-0021-A

7214 Bucher Avenue

Location: N side of Bucher Avenue; 153 feet E of the c/l of Gross Avenue.

15th Election District, 7th Councilmanic District

Legal Owner: Otto and Robin Hart

Closing Date: 8/10/2009

ADMINISTRATIVE VARIANCE To permit a two story addition with a rear setback of 13.5 feet in lieu of the required 30 feet.

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

Patricia Zook - Re: Case 2010-0021-A - comments needed

From: Dennis Kennedy
To: Zook, Patricia
Date: 8/17/2009 4:03 PM
Subject: Re: Case 2010-0021-A - comments needed
CC: Richards, Carl

Patti:

Our comment were sent to the zoning office on August 11. I don't know why they weren't in the file. I will bring you a copy tomorrow.

Dennis

>>> Patricia Zook 8/17/2009 10:46 AM >>>

Gentlemen -

The below-described administrative variance case file is marked 'CBCA' and 'flood'. The file is missing comments from your offices. If you have no comment, you can just let me know via this e-mail and I'll place it in the case file.

CASE NUMBER: 2010-0021-A

7214 Bucher Avenue

Location: N side of Bucher Avenue; 153 feet E of the c/l of Gross Avenue.

15th Election District, 7th Councilmanic District

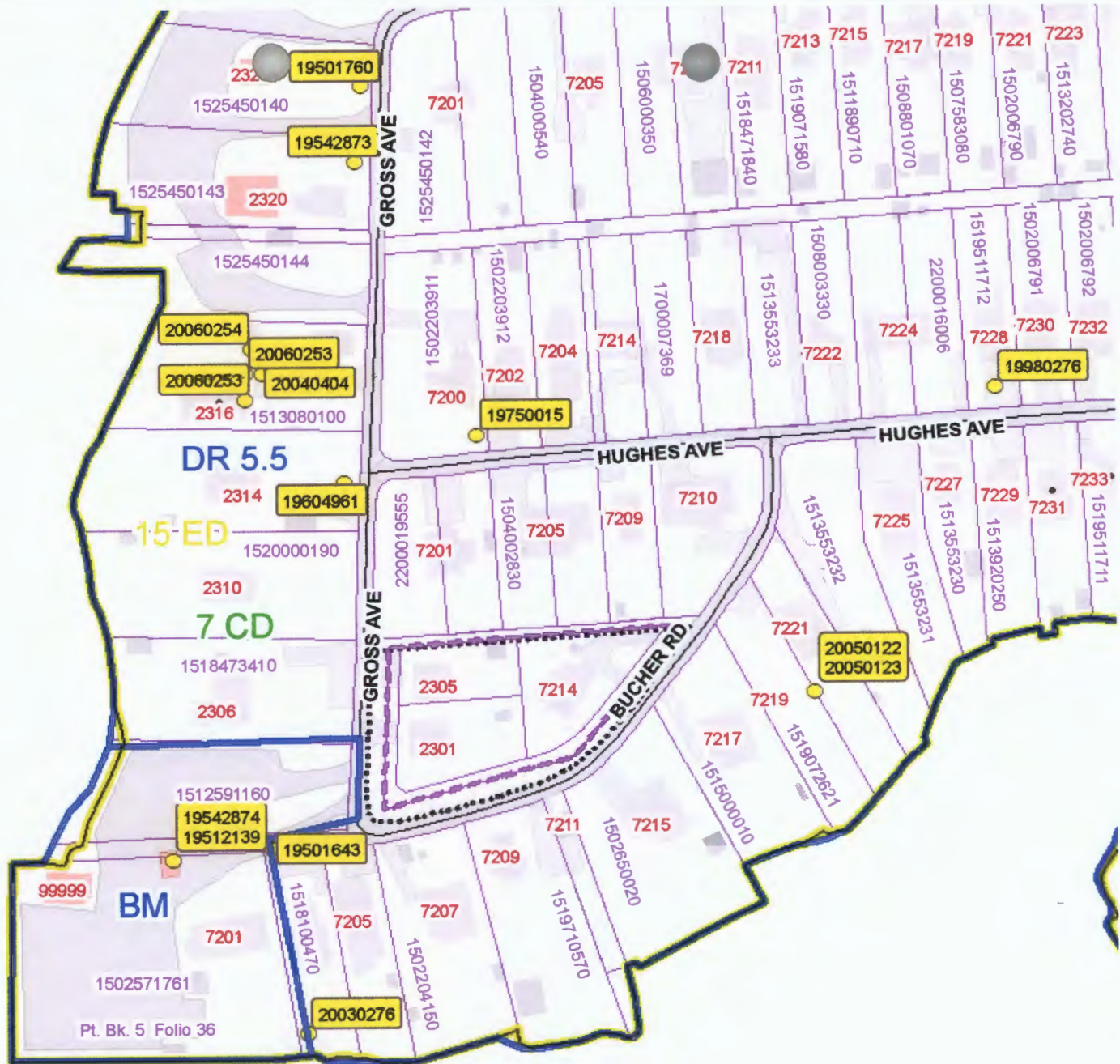
Legal Owner: Otto and Robin Hart

Closing Date: 8/10/2009

ADMINISTRATIVE VARIANCE To permit a two story addition with a rear setback of 13.5 feet in lieu of the required 30 feet.

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



2010-0021-A

7214 Bucher Ave



2010-0021-A

7214 Bucher Ave



2010-0021-A

7214 Bucher Ave
Side Yard View



2010-0021-A

7214 Bucher Ave
Side Yard View



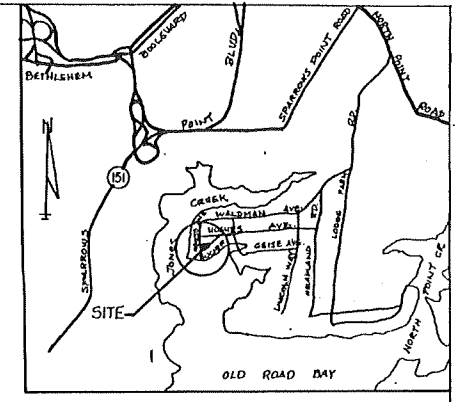
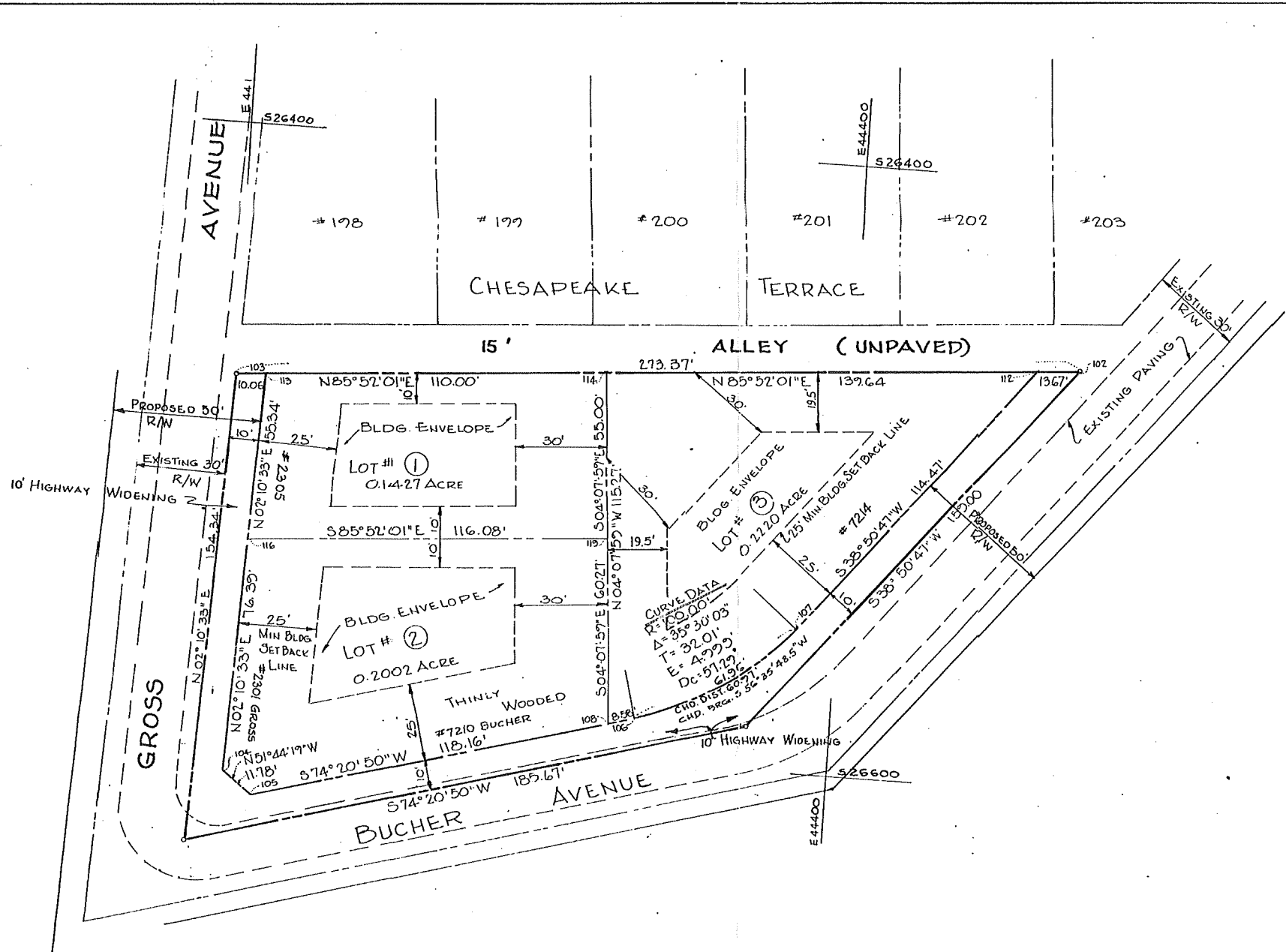
2010-002.1-A



2010-0021-A



COORDINATES		
N ^o .	SOUTH	EAST
100	26636.01	44193.87
101	26685.72	44372.65
102	26462.08	44472.37
103	26481.78	44197.73
104	26612.69	44204.16
105	26619.28	44214.01
106	26685.72	44386.05
107	26552.22	44386.75
108	26588.10	44327.78
112	26463.06	44458.75
113	26481.05	44209.76
114	26473.13	44319.47
116	26536.35	44207.66
119	26527.78	44323.44



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
2. THE RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
3. THE PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68-BILL 86-82.
4. THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
7. EXISTING ZONING: DR 5.5.
8. ALL LOTS ARE FOR SALE.
9. EXISTING GRADING WILL NOT CHANGE.
10. A 10' DRAINAGE & UTILITY EASEMENT IS TO BE PROVIDED AROUND THE ENTIRE TRACT BOUNDARY.
11. MINIMUM NUMBER OF STREET PARKING PER DWELLING - 2 SPACES.
12. A STRIP OF LAND RUNNING ALONG BUCHER AND GROSS AVENUES WILL BE DEED TO BALTIMORE COUNTY FOR THE PURPOSE OF ROAD RIGHT-OF-WAY.
13. LANDSCAPING: ONE TREE/HSE. REQ'D, THREE TREES PROPOSED.
14. TRASH TO BE COLLECTED BY BALTIMORE COUNTY.
15. MINIMUM LOWER FLOOR ELEVATION = 11.2.
16. HIGHWAY WIDENING AREA = 0.1138 ACRE.

Filed for record
SM 57, FOLIO 001
Date JUL 20 1987

Test:
[Signature]
Clerk

NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

DENSITY CALCULATIONS:
TOTAL NO. LOTS 3
TOTAL AREA OF LOTS 0.5647 ACRE
TOTAL AREA OF ROAD DEDICATION 0.1132 ACRE
TOTAL AREA OF SUBDIVISION ACRES 0.6714 ACRE
TOTAL AREA OF LOT 1 0.1427 ACRE
TOTAL AREA OF LOT 2 0.2002 ACRE
TOTAL AREA OF LOT 3 0.2220 ACRE

APPROVED: DEPARTMENT OF PUBLIC WORKS BY: <i>[Signature]</i> DATE: 6/22/87	APPROVED: BALTO COUNTY HEALTH DEPARTMENT BY: <i>[Signature]</i> DATE: 6/21/87	APPROVED: OFFICE OF PLANNING AND ZONING BY: <i>[Signature]</i> DATE: 5/14/87
---	---	--

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED FOR PUBLIC USE THE FOR SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS	COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTO. COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: X-6595 S 26125.56 E 46569.03 X-6596 S 26830.30 E 46482.99	SURVEYOR'S CERTIFICATE: THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 2-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS. 6/30/86 DATE	OWNER'S CERTIFICATE: THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 2-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THE PLAT/SETTING OF THE MARKERS. 7/25/86 DATE	OWNER & DEVELOPER: MILA C. MORELOS 1301 DENBY DRIVE BALTO., MD 21204 826-6877 DEED REF: 7/25/86 PLAT REF: CHESAPEAKE TERRACE SECTION 18 LOT 204, BOOK 5, FOLIO 36	SURVEYOR: LIPIN ENGR. & DEVEL. CORP. 2010 COLLEGE VIEW DRIVE CHURCHVILLE, MD. 21028 CTC-9326
--	--	---	--	--	--

Tax No. 1502203915

SUBDIVISION BUCHER LANDING	
15 TH ELECTION DISTRICT FEB. 1986	BALTIMORE COUNTY, MD SCALE: 1"=20'

57-1 N&A ON 2136-6718 SM 57, FOLIO 001

2010-0021-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

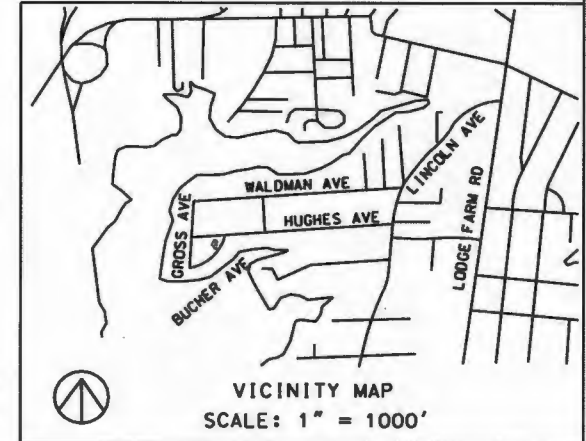
PROPERTY ADDRESS 7214 BUCHER AVE

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

SUBDIVISION NAME BUCHER LANDING

PLAT BOOK # 57 FOLIO # 1 LOT # 3 SECTION #

OWNER OTTO HART



LOCAL INFORMATION

ELECTION DISTRICT: 15

COUNCIL MANIC DISTRICT: 7

1" = 200' MAP # 111 B3

ZONING: DR 5.5

LOT SIZE: 0.222 9670.00
ACREAGE SQUARE FEET

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



NORTH

PREPARED BY: OTTO HART

SCALE OF DRAWING 1" = 50'

W | 2010 | 0021-A