

IN RE: PETITION FOR ADMIN. VARIANCE
S side of Cove Point Road; 75 feet W
of the c/l of Sandwood Road
15th Election District
7th Councilmanic District
(9117 Cove Point Road)

Ronald Hoffman
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0033-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 owner of the subject property, Ronald Hoffman for property located at 9117 Cove Point Road. The variance request is from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 23 feet for an addition in lieu of the required 25 feet front average. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct an addition measuring 4 feet x 20 feet in size. A bump out of four feet is needed for the growing family. Basement steps at the rear of the house prevent constructing the addition on the rear of the dwelling.

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.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 9, 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

3-10-09 RECEIVED FOR FILING
9-1-09
pm

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.

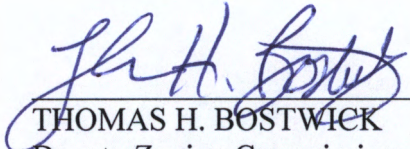
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of September, 2009 that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 23 feet for an addition in lieu of the required 25 feet front average is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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

THB:pz


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

STAMP: RESERVED FOR PLANNING
9-1-09
m



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 1, 2009

RONALD HOFFMAN
9117 COVE POINT ROAD
BALTIMORE MD 21219

Re: Petition for Administrative Variance
Case No. 2010-0033-A
Property: 9117 Cove Point Road

Dear Mr. Hoffman:

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 cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Jeremy Clancy, 7051 Macbeth Way, Eldersburg MD 21784



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property

located at 9117 COVE POINT RD BALTIMORE MD 21219

which is presently zoned DR 3.5

Deed Reference: 144731608 Tax Account # 2300002493

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)

303.1; BC2R, TO
PERMIT A FRONT AVERAGE SETBACK OF 23 ft. FOR
AN ADDITION IN LIEU OF THE 1.25 ft. FRONT AVERAGE.
REQUIRED

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):

RONALD K. HOFFMAN

Name - Type or Print

Ronald K. Hoffman

Signature

Name - Type or Print

Signature

9117 COVE POINT RD (443) 465-3325

Address

Telephone No.

Baltimore md 21219

City

State

Zip Code

Representative to be Contacted:

JEREMY CLARK

Name

7051 Macbeth Way (443) 340-1229

Address

Telephone No.

Elkridge md 21784

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. 2010-0033-A

Reviewed By JCM Date 7.29.09

Estimated Posting Date 8.9.09

9-1-09

PM

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 9117 Cove Point Rd
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)

THE HOUSE WAS BUILT (1') ONE FOOT FROM THE FRONT BUILDING RESTRICTION LINE. THE SMALL (4') FOUR FOOT BUMP OUT WILL REQUIRE ONLY A 3' VARIANCE. WE DESPERATELY NEED ADDITIONAL STORAGE SPACE AS OUR FAMILY IS GROWING BUT WE CANNOT AFFORD TO MOVE. THE GARAGE CANNOT BE BUMPED OUT TO THE REAR BECAUSE OF THE BASEMENT STEPS (SEE PICTURE). YOUR CONSIDERATION WILL BE GREATLY APPRECIATED. ALSO, IF YOU LOOK AT YOUR AERIAL PHOTO, YOU'LL NOTICE THAT THE HOUSE (2) TWO DOORS UP (9113 COVE POINT - LOT 2) ALREADY HAS A SIMILAR ADDITION TO THE FRONT.

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.

Ronald K. Hoffman
Signature

RONALD K. HOFFMAN
Name- print or type

Signature

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 25th 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): RONALD KEVIN HOFFMAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Name of Notary Public

12/27/2012
Commission expires

PLACE SEAL HERE:

Zoning Description

Zoning Description for 9117 Cove Point Rd., Baltimore, Md. 21219

Beginning at a point on the South side of Cove Point Road which is 60' wide at the distance of 75 feet West of the centerline of the nearest improved intersecting street Sandwood Road which is 30' wide. Being Lot # 523, Section # 3 in the subdivision of Beachwood Estates as recorded in Baltimore County Plat Book # 70, Folio # 62, containing 5,678 square feet. Also known as 9117 Cove Point Road and located in the 15th Election District, ^{1st} Councilmanic District.

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

No. 43257

Date: 7-27-67

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount

Total: 63.50

Rec From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2010-0033-A

Petitioner/Developer RONALD
HOFFMAN

Date Of Hearing/Closing: 8/24/09

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 9117 COVE POINT RD

This sign(s) were posted on August 9, 2009
Month, Day, Year
Sincerely,

Martin Ogle 8/9/09
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



RE: Case No 2010-0033-A

Petitioner/Developer JEREMY CLANCEY

Date Of Hearing/Closing: 8/24/09

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 9117 COVE POINT ROAD

This sign(s) were posted on August 9, 2009

Month, Day, Year

Sincerely,

Sincerely,
 8/9/09
Signature of Sign Poster and
Martin Ogle

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

Washed 8/9/09



08/09/2009

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: 2010-0033-A
Petitioner: RONALD HOFFMAN
Address or Location: 9117 Cove Point Rd., BALD, Md. 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: _____

Telephone Number: 443-465-3325

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000-0033-A Address 9117 Cove Point Rd.

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

Filing Date: 7-29-09 Posting Date: 8-9-09 Closing Date: 8-24-09

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 2000-0033-A Address 9117 Cove Point Rd.

Petitioner's Name Ronald Hoffman Telephone 443-465-3325

Posting Date: 8-9-09 Closing Date: 8-24-09

Wording for Sign: To Permit A FRONT SETBACK OF 23 ft for
AN ADDITION IN LIEU OF THE REQUIRED
25 ft. FRONT AVERAGE.

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 24, 2009

Ronald Hoffman
9117 Cove Point Rd.
Baltimore, MD 21219

Dear: Ronald Hoffman

RE: Case Number 2010-0033-A, 9117 Cove Point Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 2, 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
Jeremey Clancy; 7051 Macbeth Way; Eldusburg, MD 21784

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 10, 2009

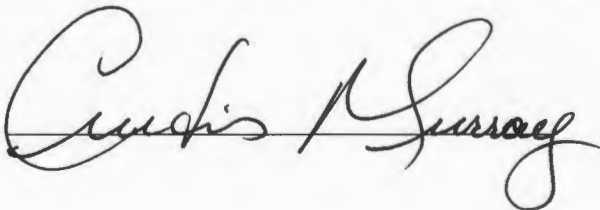
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-033- Administrative Variance**

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

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

Prepared By:
CM/LL



RECEIVED

AUG 18 2009

ZONING COMMISSIONER

AV
8-24-09
closing

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 # 10-033-A
Address 9117 Cove Point Road
(Hoffman Property)

Zoning Advisory Committee Meeting of August 3, 2009

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

Reviewer: JWL

Date: 9/10/09

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 13, 2009

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

SIGNED: Dennis A. Kennedy

SUBJECT: Zoning Advisory Committee Meeting
For August 3, 2009
Item Nos. 2009-0326, 2010-002, 012, 027, 028,
029, 030, 031, 033 and 035

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08132009-NO COMMENTS.doc



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: August 4, 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 2010-0033-A
9117 COVE PINE ROAD
HOFFMAN 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. 2010-0033-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,

Fop 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 410.545.0200 • www.marylandroads.com

Subject Photo Page

Lender	Lending Tree Loans				
Property Address	9117 Cove Point Rd				
City	Sparrows Point	County	Baltimore	State	MD Zip Code 21219-2363
Borrower	Ronald K Hoffman				

**Subject Front**

9117 Cove Point Road
Sales Price N/A
Gross Living Area 1,688
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.5
Location Sparrows Point
View Residential
Site 0.13 ac.
Quality Siding
Age 9 Yrs. +/-

**Subject Rear****Subject Street**

Photograph Addendum

Lender	Lending Tree Loans			
Property Address	9117 Cove Point Rd			
City	Sparrows Point	County	Baltimore	State MD Zip Code 21219-2363
Borrower	Ronald K Hoffman			



SIDE



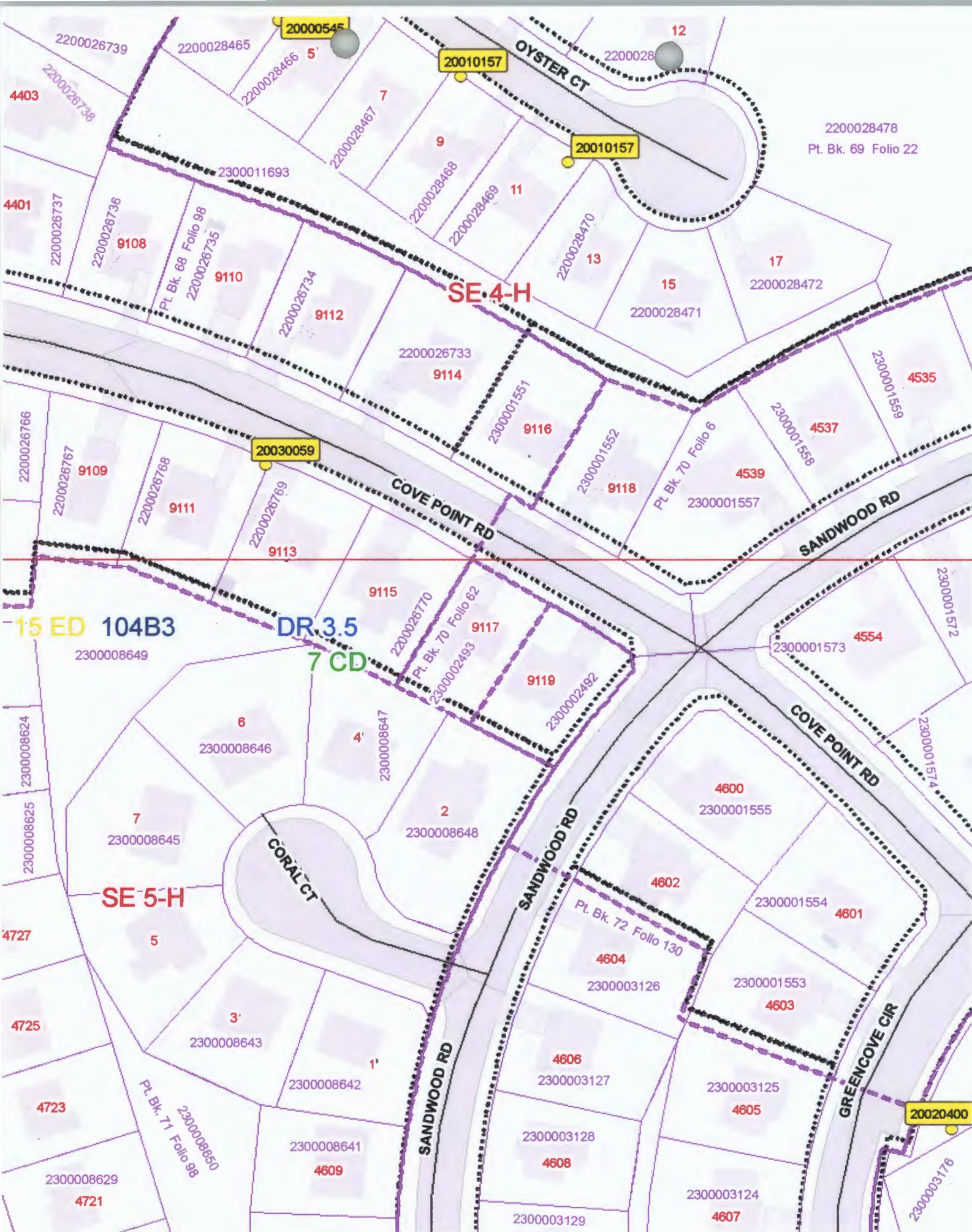
SIDE



SIDE



SIDE



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9117 Cove Point Rd

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

SUBDIVISION NAME Beechwood Estates

PLAT BOOK # 70 FOLIO # 62 LOT # 523 SECTION # 3

OWNER Ronald Hoffman

Existing Dwelling

Existing Dwelling

LOT 526

Daniel & Dolores Dudek
2 Coral Ct.

LOT 521

John & Crystal Walk
4 Coral Ct

LOT 522

CPRUSA CURACAO
And
ALEX SEKITOLEKO

Ronald Hoffman

LOT 523

5678 #

LOT 3

MARK & DIANE HOLT

Existing Dwelling

#9111

Existing Dwelling

#9117

Existing Dwelling

proposed
4' x 20' Addition

75' to E of Sandwood

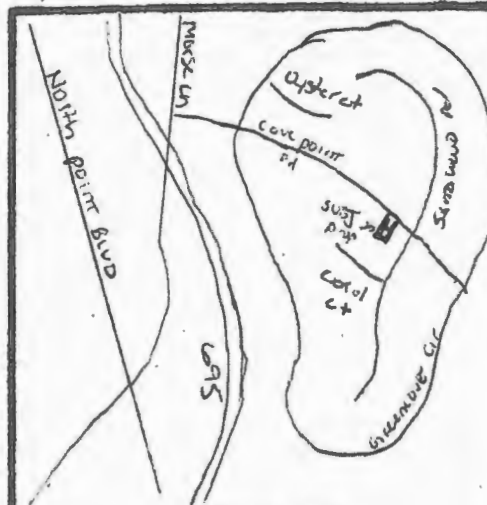
COVE POINT ROAD (30' R/W, 25' paving)



NORTH

PREPARED BY JSC

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 104 & 3

ZONING DR 3.5

LOT SIZE 0.1303 5,678
ACREAGE SQUARE FEET

	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 _____ ITEM # _____ CASE # _____

-15-