

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Charles Street Avenue, 440 feet
S of the c/l of Eton Road
9th Election District
5th Councilmanic District
(514 Charles Street Avenue)

Scott P. Recher
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0096-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, Scott P. Recher for property located at 514 Charles Street Avenue. The variance request is from the 1945-1953 Baltimore County Zoning Regulations (B.C.Z.R.) Section I, Definitions 1, Section III A Residential A. 13(a) to permit a proposed detached accessory structure (garage) to be located in the front yard with a height of 21½ feet in lieu of the required rear yard and maximum allowed 15 feet height. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The existing dwelling was constructed without a basement and there is a lack of storage for the family's needs. The attic space in the new garage will be used for storage. Due to the narrow width of the property, the placement of the existing dwelling and the sloped topography and stream, the front yard is the only place to locate the garage. All major buildings, including existing and proposed, will be set back approximately 140 feet from the street and will be partially screened by the existing trees.

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. Although the Office of Planning did not make any recommendations related

COPIES RECEIVED FOR FILING
10.19.09
M

to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

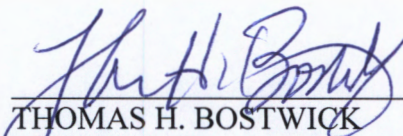
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of October 2009 that a variance from the 1945-1953 Baltimore County Zoning Regulations (B.C.Z.R.) Section I, Definitions 1, Section III A Residential A. 13(a) to permit a proposed detached accessory structure (garage) to be located in the front yard with a height of 21½ feet in lieu of the required rear yard and maximum 15 feet allowed height is hereby GRANTED, subject to the following:

SEARCHED INDEXED FOR FILED
10-19-09
[Signature]

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.
2. The Petitioner or subsequent owner shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.

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

10.19.09



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 19, 2009

SCOTT P. RECHER
514 CHARLES STREET AVENUE
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 2010-0096-A
Property: 514 Charles Street Avenue

Dear Mr. Recher:

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

c: Stephen T. Hill, 1515 Bellona Avenue, Lutherville MD 21093



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 514 CHARLES STREET AVE.

which is presently zoned DR 3.5

~~FORMERLY "A" RESIDENTIAL~~

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) 1945-53 Zoning Regs - Section I

Definitions 1, Section III "A" Residential A.13 (a) - to permit a proposed detached accessory structure (garage) to be located in the front yard with a height of 21 1/2 feet in lieu of the required rear and maximum allowed 15, respectively

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:

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):

SCOTT P. RECHER

Name - Type or Print

Scott P. Recher

Signature

SCOTT P. RECHER

Name - Type or Print

443.956.3141

Signature

514 CHARLES STREET AVE

Address

Telephone No.

TOWSON MD 21204

City

State

Zip Code

Representative to be Contacted:

STEPHEN T. HILL, ARCHITECT

Name

1515 BELLONA AVE 410-409-7730

Address

Telephone No.

LUTHERVILLE MD 21093

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. 2010-0096-A

Reviewed By RID

Date 9/16/09

REV 10/25/01

10-19-09

Estimated Posting Date 9/27/09

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 reside at

Address 514 CHARLES STREET AVE
City TOWSON State MD Zip Code 21204-4206

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):

SEE ATTACHED LETTER

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.

x Scott P. Recher
Signature

Signature

x SCOTT P. RECHER
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of September, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SCOTT P. RECHER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



J. Michael Recher
Notary Public

My Commission Expires 6/1/10

Item #0096

September 15, 2009

Affidavit to Support Administrative Variance for:

Mr. Scott Recher

514 Charles Street Avenue

Towson, MD 21204

We request an Administrative Zoning Variance for the above referenced project for the following reasons:

1. Due to this house being built with out a basement, there is a lack of storage space for today's family needs. The attic space in the new garage will be used for this storage and is one reason for the increased height request.
2. Due to the Narrow Width of the Property, the placement of the existing house and the existing sloped topography and stream, the front yard is the only place to locate a garage.
3. This site, being very deep & all major buildings, existing & proposed new, will be set-back from the street approximately 140'-0" and will be partially screened by the existing trees.

Above prepared by:

Stephen T. Hill, Architect

1515 Bellona Avenue

Lutherville MD 21093

Item #0096

September 15, 2009

Zoning Description for:

Mr. Scott Recher

514 Charles Street Avenue

Towson, MD 21204

Beginning at the point of ~~the South Corner~~ ^{on the west side} of Charles Street Avenue which is 50 feet wide at the distance of approximately ~~390~~ ⁴⁴⁰ feet ~~West~~ ^{south} of the Centerline of the nearest improved intersecting Street, Eton Road. which is 50 feet wide.

Being Lot # 160, in the Subdivision of Revised Parcel "C", Chestnut Hill, as recorded in Baltimore County Plat Book # 17, Folio # 9 Containing 22,500 sf.; Also known as 514 Charles Street Avenue and located in the Election District #9 and Councilmanic District #5.

Metes & Bounds:

Being that the site is angled approximately 45 degrees to due north and Starting at the North Corner of the property go S 61d 43' E – 304.16' to the East Corner on Charles Street Avenue. Go S 29 d 34'00" W – 75.02 feet to the South Corner and extend N 61d 42' W – 299.34' to the West Corner. And extend North 25d 53'16" West the distance of 75.06' to the Starting Point at the North Corner.

Above prepared by:

Stephen T. Hill, Architect
1515 Bellona Avenue
Lutherville MD 21093

Item #0096

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

No. **45703**

Date: _____

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

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

DATE: 11/16/2007 TIME: 11:34:23
 AMOUNT: \$45.00
 RECEIPT NO: 45703
 5 528 2007 VERIFICATION
 \$45.00
 \$45.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 09/28/09

Case Number: 2010-0096-A

Petitioner / Developer: SCOTT P. RECHER ~ STEPHEN T. HILL, AIA

Date of Hearing (Closing): OCTOBER 12, 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:
514 CHARLES STREET AVENUE

The sign(s) were posted on: SEPTEMBER 26, 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)

**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/neighborhood 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 - 0096 - A
Petitioner: SCOTT RECHER
Address or Location: 514 CHARLES STREET AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN T. HILL, ARCHITECT
Address: 1515 BELLONA AVE.
LUTHERVILLE MD 21093
Telephone Number: 410-409-7730

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010 0096 -A Address 514 Charles Street Ave
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/16/09 Posting Date: 9/27/09 Closing Date: 10/12/09

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.

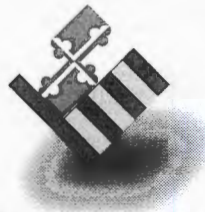
(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010 0096 -A Address 514 Charles Street Ave
Petitioner's Name Scott P Recher Telephone 443 956 3141
Posting Date: 9/27/09 Closing Date: 10/12/09
Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located in the front yard with a height of
21 1/2 feet in lieu of the required rear and maximum
allowed 15, respectively

WCR - Revised 7/7/08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 13, 2009

Scott Recher
514 Charles Street Ave.
Towson, MD 21204

Dear: Scott Recher

RE: Case Number 2010-0096-A, 514 Charles Street Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 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
Stephen Hill; 1515 Bellona Ave.; Lutherville, MD 21093

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 October 5, 2009
Item Nos. 10-087, 088, 089, 090,
091, 092, 093, 095 and 096

DATE: September 25, 2009

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-10052009 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2009

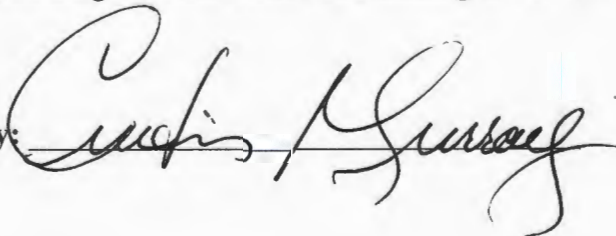
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-096- 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 Donnell Zeigler 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

DATE: October 9, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

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-10192009.b -NO COMMENTS.doc



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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

ItemNumbers

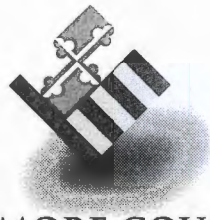
0006,0034,0088,0096,0097,0098,0099,0100,0102,0103,0104,0106,0107,0108,0109,0111,0113 and 0115

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

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

October 2, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 21. 2009

Item Numbers 0087, 0088, 0090, 0091, 0092, 0093, 0094, 0095 and 0096

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 7, 2009

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

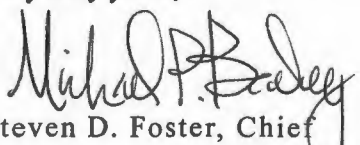
RE: Baltimore County
Item No. 2010-0096-A
514 CHARLES STREET AVE.
RECHER PROPERTY
ADMIN. VARIANCE -

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. 2010-0096-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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.sha.maryland.gov



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 29, 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. 2010-0096-A
914 CHARLES STREET AVE
RECHER 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. 2010-0096-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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

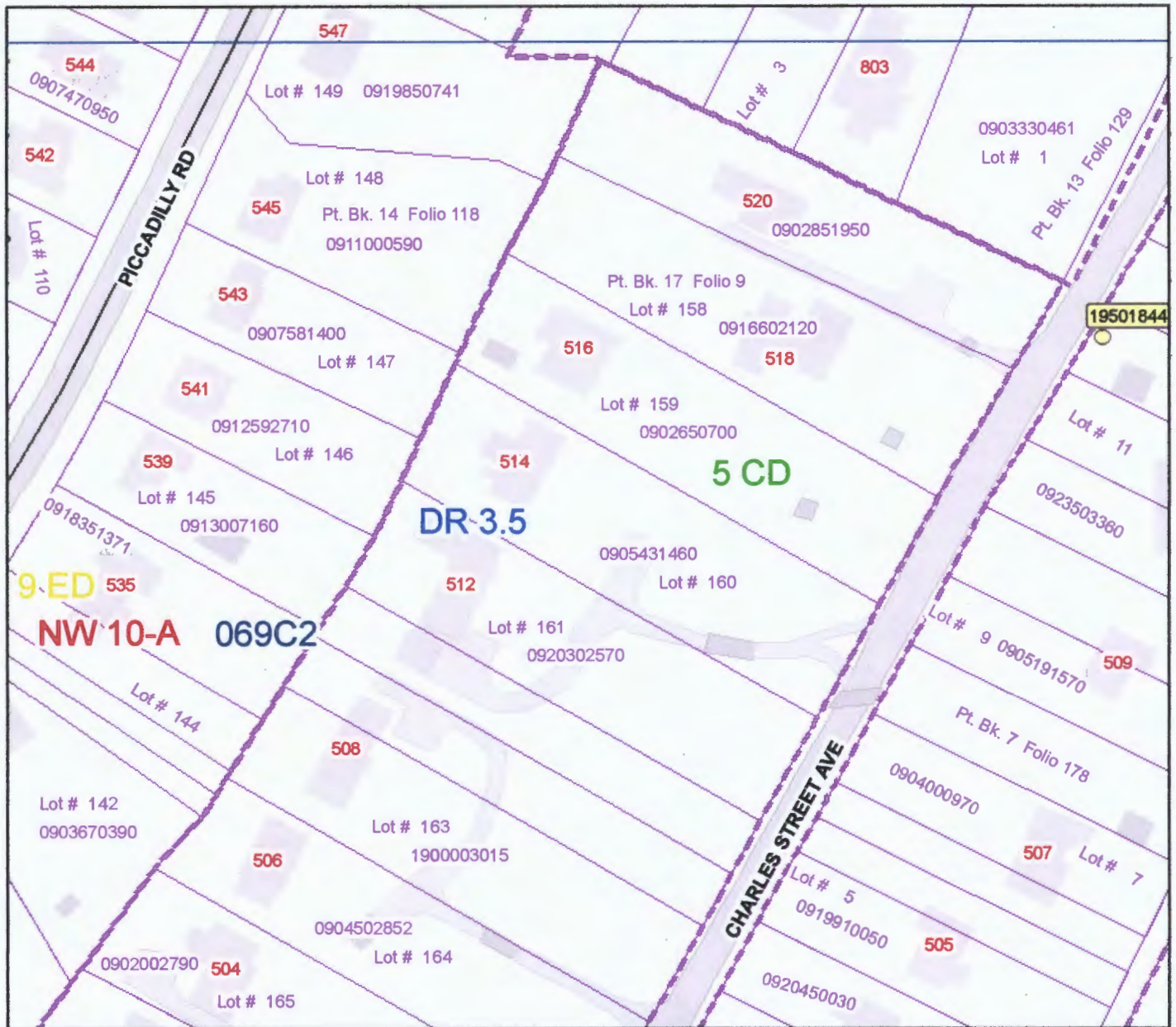
SDF/mb

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.sha.maryland.gov

514 Charles Street Avenue



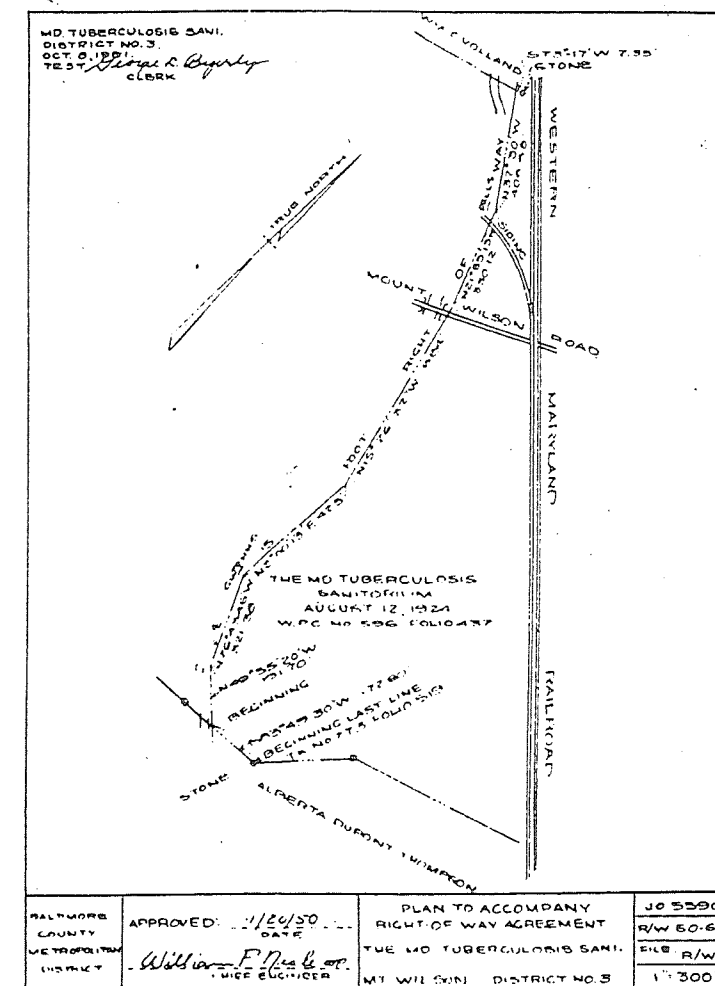
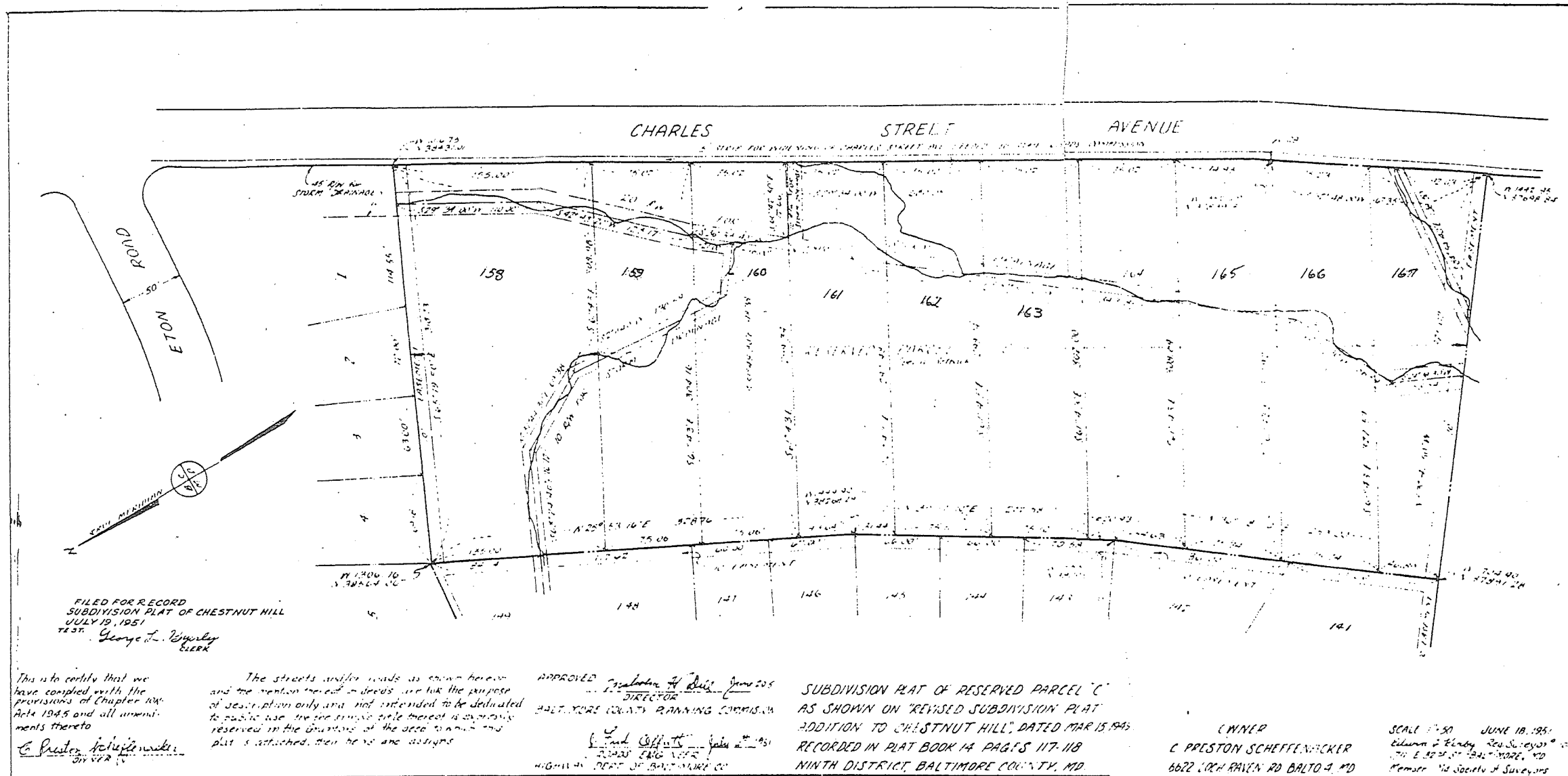
Publication Date: September 16, 2009
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



100 0 100
 Feet
 1 inch equals 100 feet

Item #0096

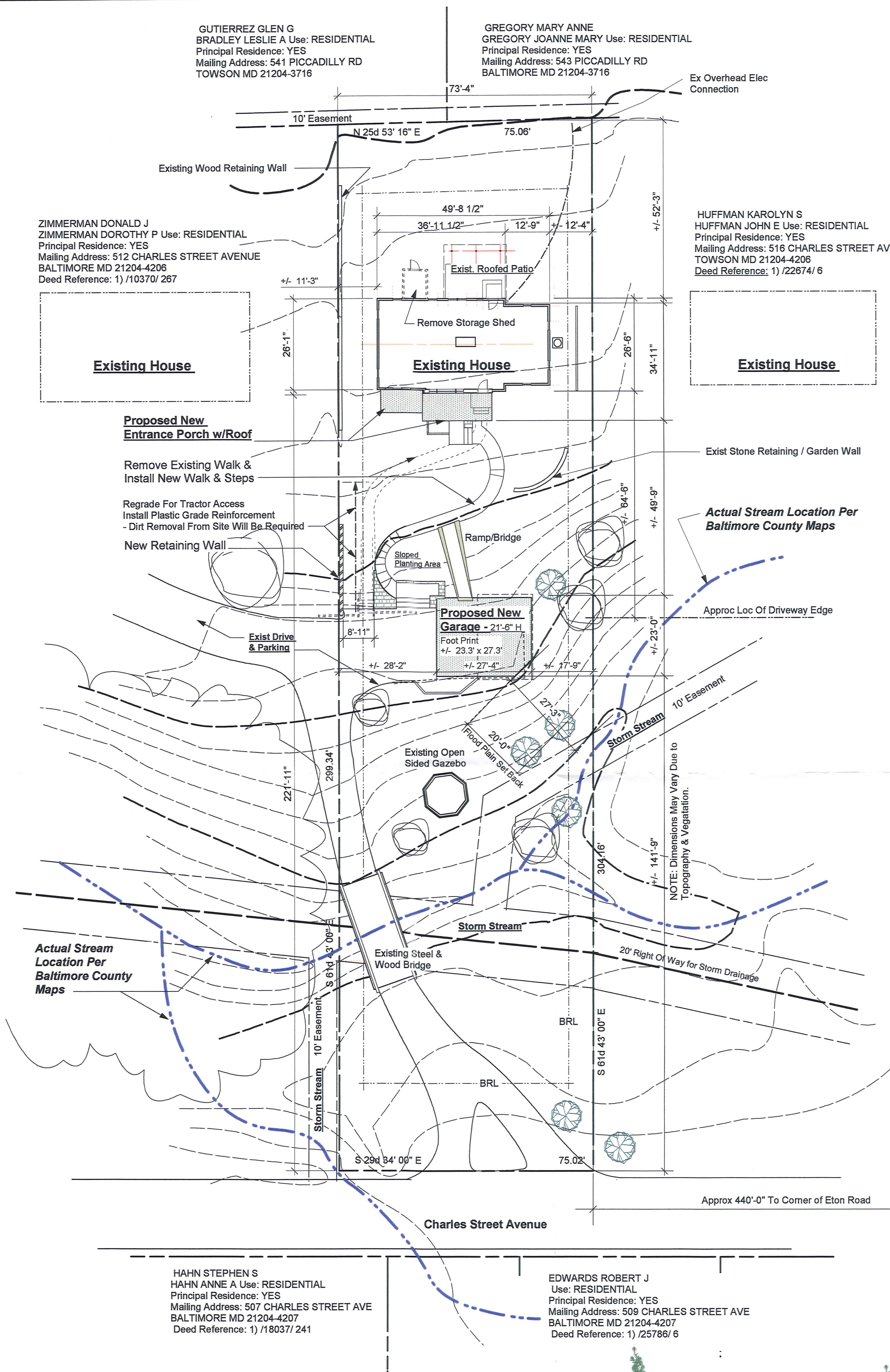
G.L.B. 17 9



FILED FOR RECORD
PLAT OF WOODMOOR (SECT 3)
MARCH 10, 1951
TEST: *George L. Byrley*
CLERK

SECTION THREE
WOODMOOR
2ND DISTRICT
BALTIMORE COUNTY, MD.

Item #0096



Location Information

Election District 9
Councilmatic District 5
Zoning DR 3.5
Zoning Map # 069C2
Lot Size 22,500 SF0.5 ACRE
Sewer - Public
Water - Public
Chesapeake Bay Critical Area - No
100 year Flood Plain - No
Historic Property - No
Prior Zoning Hearing - None

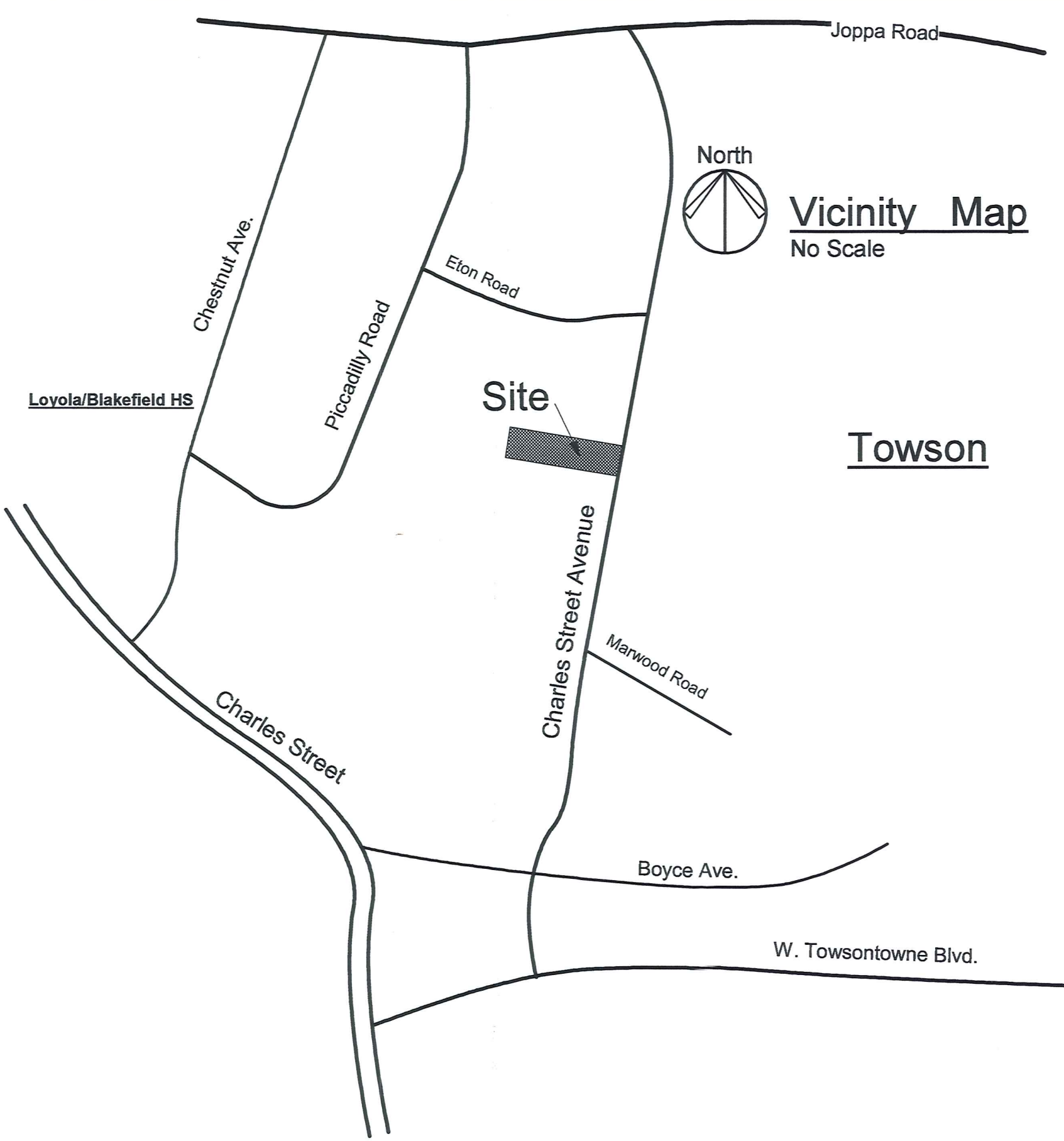
Set Backs
Front 25'-0"
Side 7'-0"
Rear 20'-0"
Accessory Bldg 2'-6"
(36" Building Code)

Max Building Hgt - House - 40'-0"
Accessory Structure - 15'-0"

Chestnut Hill Revised Subdivision Plat
Addition to Chestnut Hill Dated Mar 15, 1949
Recorded in Plat Book 14 pages 117-118
Ninth District, Baltimore County
Revised Plat dated June 18, 1951
& Approved June 20, 1951

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
KID		2010-0096-A



sthDESIGNAssociates
Stephen T. Hill, Architect
1515 Bellona Avenue
Lutherville, MD 21093
410.409-7730
sthdesign@qis.net

"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect in the State of Maryland, License Number 3636, Expiration Date 3/11/10."

Proposed Variance Request For a 21'-6" Tall Free Standing Garage Located in the Front Yard

Property Owner

Mr. Scott Recher
514 Charles Street Avenue
Towson, MD 21204

Site Plan & Site Section

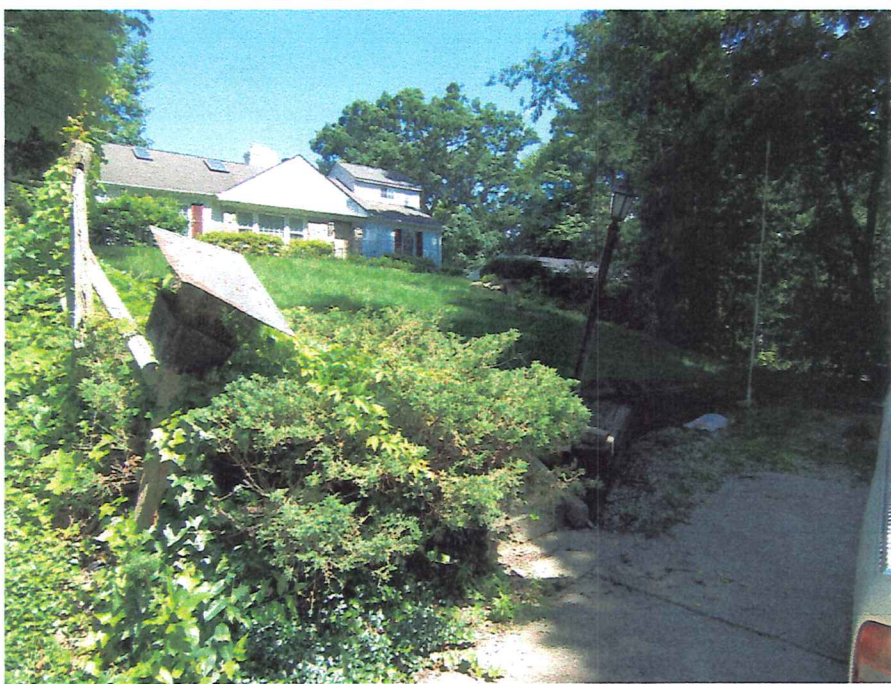
September 21, 2009
Revised for Storm
Water Set Back

September 15, 2009

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Plat to Accompany Petition for Zoning Variance

Property Address 3102 Moreland Avenue
Plat Book # 17 Folio # 9 Lot # 160
Owner: Mr. Scott Recher

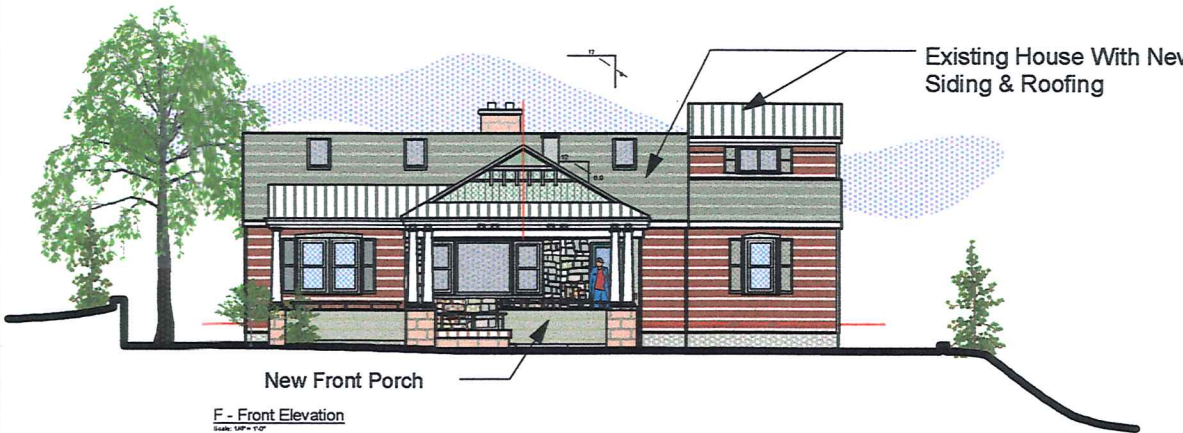


Existing House - Front Elevation



House - Proposed Front Elevation

Scale: 1/16" = 1'-0"



Existing House With New Siding & Roofing

New Front Porch
E - Front Elevation
S - Side Elevation

Approx Location & Size Of Neighbor's House to West

Proposed New Porch & Roof Entrance

Exist Rear Porch & Roof To Remain

Approx Prop Line

House - East Elevation

Scale: 1/16" = 1'-0"

Site Section - Looking West

Scale: 1/16" = 1'-0"

Drawings Prepared For Zoning Variance

Schematic Designs

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