

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Seminary Avenue; 220 feet W of the
c/l of Francke Avenue
8th Election District
3rd Councilmanic District
(313 West Seminary Avenue)

William Su
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0183-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, William Su for property located at 313 West Seminary Avenue. The variance request is from Sections 1B02.3.B and 504 (1B01.2.C.4 Bill 100 1970, B.C.Z.R.) of the Baltimore County Zoning Regulations as follows:

- To permit an existing dwelling with a rear setback of 26 feet in lieu of the required 30 feet; and
- To permit an addition to be built outside of the building envelope; and
- To amend the latest Final Development Plan for "Seminary Woods", Lot 2 only.

The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct an addition to contain a master bedroom, bath and sitting room. The growing family requires additional living space and wishes to remain in their home and not have to relocate. This proposed addition will be in keeping with the architectural character of the existing dwelling. Said property is irregular in shape and the proposed addition cannot be constructed at the rear of the dwelling.

1-20-10
ps

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 December 27, 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 20th day of January, 2010 that a variance from Sections 1B02.3.B and 504 (1B01.2.C.4 Bill 100 1970, B.C.Z.R.) of the Baltimore County Zoning Regulations as follows:

- To permit an existing dwelling with a rear setback of 26 feet in lieu of the required 30 feet; and
- To permit an addition to be built outside of the building envelope; and
- To amend the latest Final Development Plan for "Seminary Woods", Lot 2 only.

APPROVED FOR THE BOARD OF ZONING ADJUDICATORS

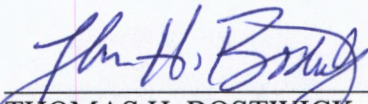
1-20-10

[Signature]

be and are 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.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FROM MAIL ROOM
1-20-10
m



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 20, 2010

WILLIAM SU
313 WEST SEMINARY AVENUE
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 2010-0183-A
Property: 313 West Seminary Avenue

Dear Mr. Su:

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".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Shannon Comer, Shannon Comer Architects, Inc., 10404 Stevenson Blvd., Stevenson MD 21153



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 313 W SEMINARY AVE which is presently zoned PR 3.5

Deed Reference: 2592911 Tax Account # 1700006886

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) 1802.3B., 504 (BCZR)

(1801.2.C.4., BILL 100, 1970, BCZR)

TO PERMIT AN EXISTING DWELLING WITH A REAR SETBACK OF 26-FEET IN LIEU OF THE REQUIRED 30-FEET; TO PERMIT AN ADDITION TO BE BUILT OUTSIDE OF THE BUILDING ENVELOPE AND TO AMEND THE LATEST F.D.P. FOR "SEMINARY WOODS", LOT 2 ONLY.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

313 W. SEMINARY AVE 410-960-2686
Address Telephone No.

LUTHERVILLE MD 21093
City State Zip Code

Representative to be Contacted:

SHANNON COMER
Name

10404 STEVENSON RD 4104847010
Address Telephone No.

STEVENSON MD 21153
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 12 day of December, 2010 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. 2010-0183-A

Reviewed By D.T. Date 12/17/09

Estimated Posting Date 12/27/09

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 313 W SEMINARY 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) TITE FAMILY WISHES TO HAVE A MODEST ADDITION BUILT ON THE SIDE OF THEIR HOME. CURRENTLY, THE HOME IS APPROXIMATELY 2,000 SQUARE FEET. NEARBY HOMES IN THE AREA RANGE FROM 2,500 SQUARE FEET TO OVER 4,000. CURRENTLY, THE HOME HAS ONLY 3 SMALL BEDROOM. THE FAMILY WISHES TO ADD A MASTER BEDROOM, BATH AND SITTING ROOM. WITH THEIR GROWING FAMILY, THE ADDITION WOULD ALLOW THEM TO CONTINUE TO RESIDE IN THEIR CURRENT HOME IN BALTIMORE COUNTY AND NOT HAVE TO RELOCATE ELSEWHERE. THE RELIEF REQUESTED WOULD ALLOW THE ADDITION TO ENCROACH THE SETBACK LINE BY AN AVERAGE OF ONLY ABOUT 20". THE ADDITION WILL BE ONE STORY AND IN KEEPING WITH THE ARCHITECTURAL CHARACTER OF THE
That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed EXISTING HOME 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.

[Signature]
Signature

William Su
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 16th day of December, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): William Su, MD
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature] 7/3/2011
Name of Notary Public Commission expires



Su Residence

313 West Seminary Ave
Lutherville, MD 21093

Zoning Description

Beginning at a point on the south side of West Seminary Ave which is 60 ft wide at the distance of 220 ft west of the centerline of the nearest improved intersecting street, Francke Ave, which is 30 wide. Being Lot 2 in the subdivision of Seminary Woods as recorded in Baltimore County Plat Book #39, Folio 71, containing 27,300 sf. Also known as 313 West Seminary Ave Lutherville, MD 21093, and located in Election District 8, Councilmanic District 3.

2010-0183-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0183 -A Address 313 W. SEMINARY AVE.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/17/09 Posting Date: 12/27/09 Closing Date: 1/11/10

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- 0183 -A Address 313 W. SEMINARY AVE.

Petitioner's Name SU Telephone 410-960-2686

Posting Date: 12/27/09 Closing Date: 1/11/10

Wording for Sign: To Permit AN EXISTING DWELLING WITH A REAR SETBACK
OF 26-FEET IN LIEU OF THE REQUIRED 30-FEET; TO PERMIT AN ADDITION
TO BE BUILT OUTSIDE OF THE BUILDING ENVELOPE AND TO AMEND THE
LATEST F.D.P. FOR "SEMINARY WOODS", LOT 2 ONLY.

Revised 8/20/09

**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: 2010-0183-A

Petitioner: SU

Address or Location: 313 W. SEMINARY AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM SU

Address: 313 W. SEMINARY AVE.

LUTHERVILLE, MD 21093

Telephone Number: 410-960-2186

Revised 2/20/98 - SCJ

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

No. 48121
 Date: 12/17/09

PAID RECEIPT
 BUSINESS / ACTUAL / TIME / DAY
 12/21/2009 12/17/2009 12/17/09 5
 REC. NO. 003 / 040121 / 0909 1100
 DEPT. 8 432774 12/17/2009 0909
 5 SCR BRIND VERIFICATION
 040121
 Recpt Tot \$10120
 \$115.00 CR \$115.00 ALA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				115.00

Total: 115.00

Rec From: SHANNON COMER ARCH
 For: 2010-0183-A
313 W. SEMINARY AVE
D. THOMPSON

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

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

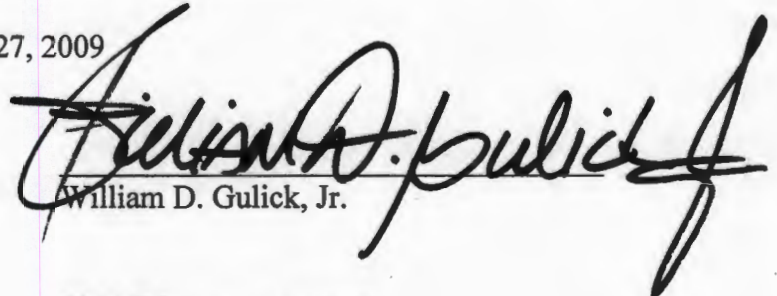
Date: December 27, 2009

Attention: Zoning Office
Ms. Kristen Matthews

Re: Case Number: 2010-0183-A
Petitioner/Developer: Su (William Su)
Date of Hearing/Closing: January 11, 2010

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: 313 W. Seminary Ave.

The sign (s) were posted on: December 27, 2009

A handwritten signature in black ink, appearing to read "William D. Gulick, Jr.", written over a horizontal line.

William D. Gulick, Jr.

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

SEE ATTACHED SITE PHOTOS



410

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
410-530-6293

LETTER OF TRANSMITTAL

TO: Baltimore County PDM
Zoning Office

DATE: December 29, 2009
JOB NO.: 2009-045
RE: SU Property
Case No. 2010-0183-A

ATTENTION: Ms. Kristen Matthews

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☐ Prints ☒ Documents ☐ Other ☐

No. of Copies	Date	Description
1	12-27-2009	Cert. Of Posting
2	12-27-2009	Site Photos

TRANSMITTALS are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & comment

☐ Other ☐

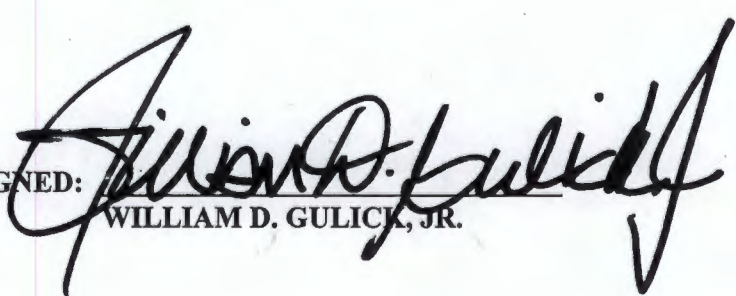
REMARKS:

RECEIVED

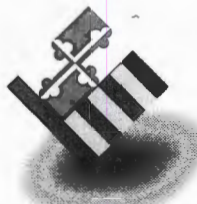
DEC 29 2009



SIGNED:


WILLIAM D. GULICK, JR.

cc: William Su



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
January 12, 2010

William Su
313 W. Seminary Ave.
Lutherville, MD 21093

RE: Case Number 2010-0183-A, 313 W. Seminary Ave

Dear: William Su

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 17, 2009.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lw

C: People's Counsel
Shannon Comer; 10404 Stevenson Rd.; Stevenson, MD 21153

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 02 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: February 2, 2010

SUBJECT: Zoning Item # 10-183-A
Address 313 West Seminary Avenue
(Su Property)

Zoning Advisory Committee Meeting of January 11, 2010

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

Reviewer: JWJ

Date: 2/2/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 20, 2010

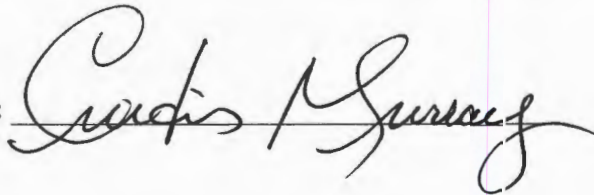
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-183 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 Jessie Bialek in the Office of Planning at 410--887-3480.

Prepared By:
CM/LL



RECEIVED

JAN 20 2010

ZONING COMMISSIONER

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JAN. 11, 2010

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

RE: Baltimore County
Item No. 2010-0183-A
MD 131 (SEMINARY AVE)
313 SEMINARY AVE
SU PROPERTY
ADMIN. VAR. -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 01/11/2010. A field inspection and internal review reveals that an entrance onto MD 131 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for SU PROPERTY, Case Number 2010-0183-A.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may email him at (m Bailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Bailey", is written over the typed name of Steven D. Foster.

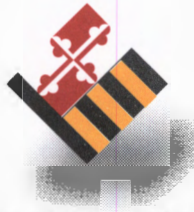
Fop Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

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



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

January 20, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 11 2010

Item Numbers: 0179, 0183, 0185, 0186, 0187 and 0188

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
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 January 25, 2010
Item Nos. 2010-0182, 183, 184
and 187

DATE: January 13, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-01252010 -NO COMMENTS.doc

Patricia Zook - Case 2010-0183-A - administrative variance that closed 1/11/2010 - Comments Needed

From: Patricia Zook
To: Murray, Curtis
Date: 1/20/2010 12:05 PM
Subject: Case 2010-0183-A - administrative variance that closed 1/11/2010 - Comments Needed
CC: Bostwick, Thomas

Curtis -

The below e-mail was originally sent on January 13. We still need Planning comments.

Gentlemen-

The below-described administrative variance case file was just delivered to our office. In reviewing the file, it does not contain any comments from County agencies.

CASE NUMBER: 2010-0183-A

313 West Seminary Avenue

Location: S side of Seminary Avenue; 220 feet W of the centerline of Francke Avenue.

8th Election District, 3rd Councilmanic District

Legal Owner(s): William Su

Closing Date: 1/11/2010

ADMINISTRATIVE VARIANCE To permit an existing dwelling with a rear setback of 26 feet in lieu of the required 30 feet; To permit an addition to be built outside of the building envelope; To amend the latest Final Development Plan for "Seminary Woods", Lot 2 only.

Please provide comments to me at your earliest convenience. If you have 'no comment' you may just reply to this e-mail and I will place it in the file.

Thanks again for all 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

From: Curtis Murray
To: Zook, Patricia
Date: 1/20/2010 1:03 PM
Subject: Re: Case 2010-0183-A - administrative variance that closed 1/11/2010 - Comments Needed

Patti,

That will be a no comment.

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204
Phone (410) 887-3480
Fax (410) 887-5862
())cjmmurray@baltimorecountymd.gov

>>> Patricia Zook 1/20/2010 12:05 PM >>>

Curtis -

The below e-mail was originally sent on January 13. We still need Planning comments.

Gentlemen-

The below-described administrative variance case file was just delivered to our office. In reviewing the file, it does not contain any comments from County agencies.

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Location: S side of Seminary Aveue; 220 feet W of the centerline of Francke Avenue.
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Closing Date: 1/11/2010

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Please provide comments to me at your earliest convenience. If you have 'no comment' you may just reply to this e-mail and I will place it in the file.

Thanks again for all 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 2010-0183-A - administrative variance that closed 1/11/2010 - Comments Needed

From: Roland Bosley
To: Zook, Patricia
Date: 1/13/2010 11:13 AM
Subject: Re: Case 2010-0183-A - administrative variance that closed 1/11/2010 - Comments Needed

Patricia,

We have no comment at this time.

Lt. Bosley Fire Marshals office

>>> Patricia Zook 1/13/2010 11:11 AM >>>
Gentlemen-

The below-described administrative variance case file was just delivered to our office. In reviewing the file, it does not contain any comments from County agencies.

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8th Election District, 3rd Councilmanic District

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Closing Date: 1/11/2010

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Thanks again for all 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 2010-0183-A - administrative variance that closed 1/11/2010 - Comments Needed

From: Dennis Kennedy
To: Bosley, Roland; Livingston, Jeffrey; Murray, Curtis; Zook, Patricia
Date: 1/13/2010 11:43 AM
Subject: Re: Case 2010-0183-A - administrative variance that closed 1/11/2010 - Comments Needed
CC: Bostwick, Thomas

Patti:

We just received the ZAC package on 1-11-10, but anyway, we have no comment on 2010-0183.
Dennis Kennedy

>>> Patricia Zook 1/13/2010 11:11 AM >>>
Gentlemen-

The below-described administrative variance case file was just delivered to our office. In reviewing the file, it does not contain any comments from County agencies.

CASE NUMBER: 2010-0183-A

313 West Seminary Avenue

Location: S side of Seminary Avenue; 220 feet W of the centerline of Francke Avenue.

8th Election District, 3rd Councilmanic District

Legal Owner(s): William Su

Closing Date: 1/11/2010

ADMINISTRATIVE VARIANCE To permit an existing dwelling with a rear setback of 26 feet in lieu of the required 30 feet; To permit an addition to be built outside of the building envelope; To amend the latest Final Development Plan for "Seminary Woods", Lot 2 only.

Please provide comments to me at your earliest convenience. If you have 'no comment' you may just reply to this e-mail and I will place it in the file.

Thanks again for all 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

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Thanks again for all your help.

Toms stuff/general corresp/...

PROJECT

313 WEST SEMINARY AVE
LUTHERVILLE, MD 21093
12.11.09

PROJECT TEAM

ARCHITECT
SHANNON COMER ARCHITECTS, INC.
10404 STEVENSON RD STEVENSON, MD 21153
T. 410. 484. 7010 F. 410.484.3819

DATE	ISSUE
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[illegible]

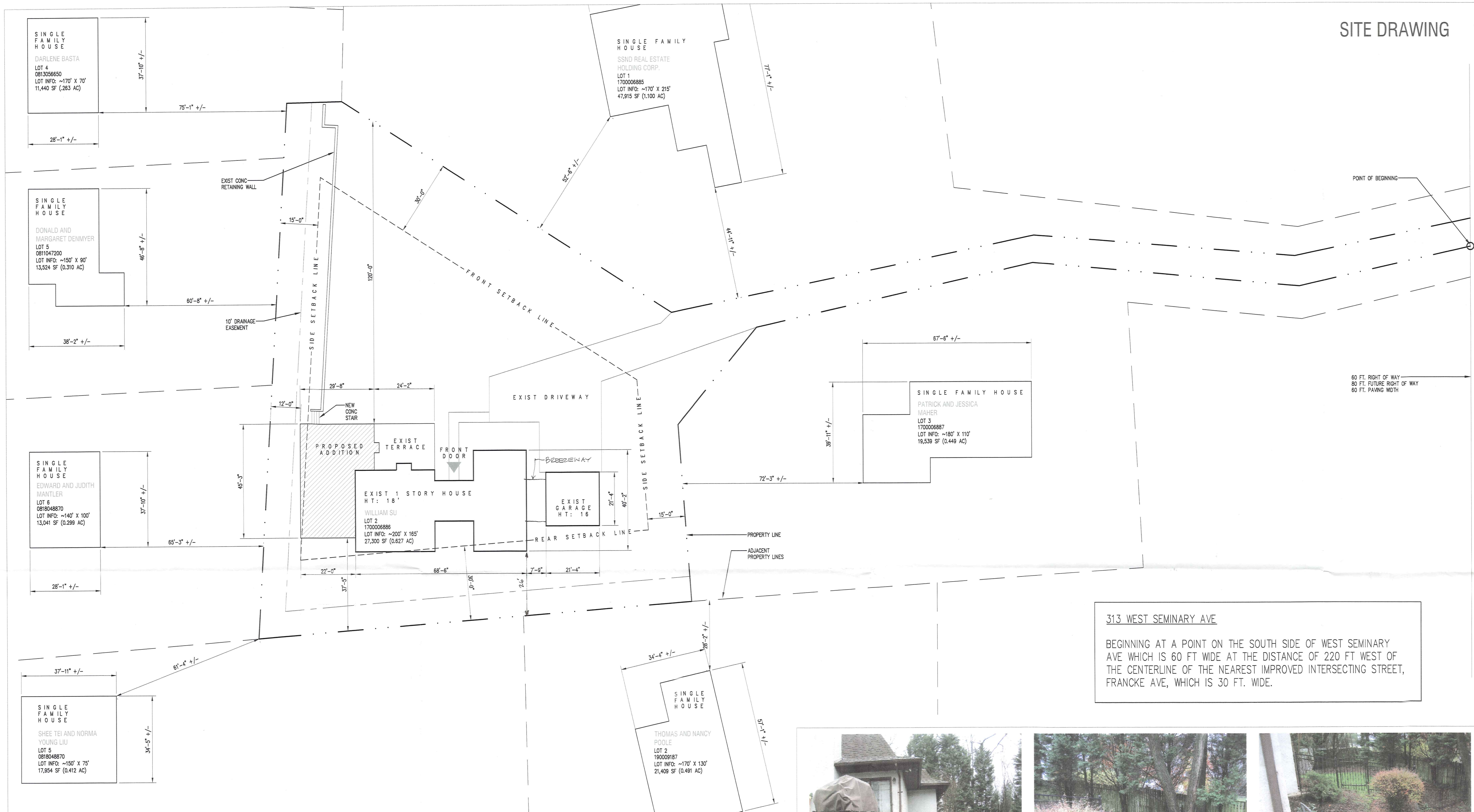
STAMP



DRAWING

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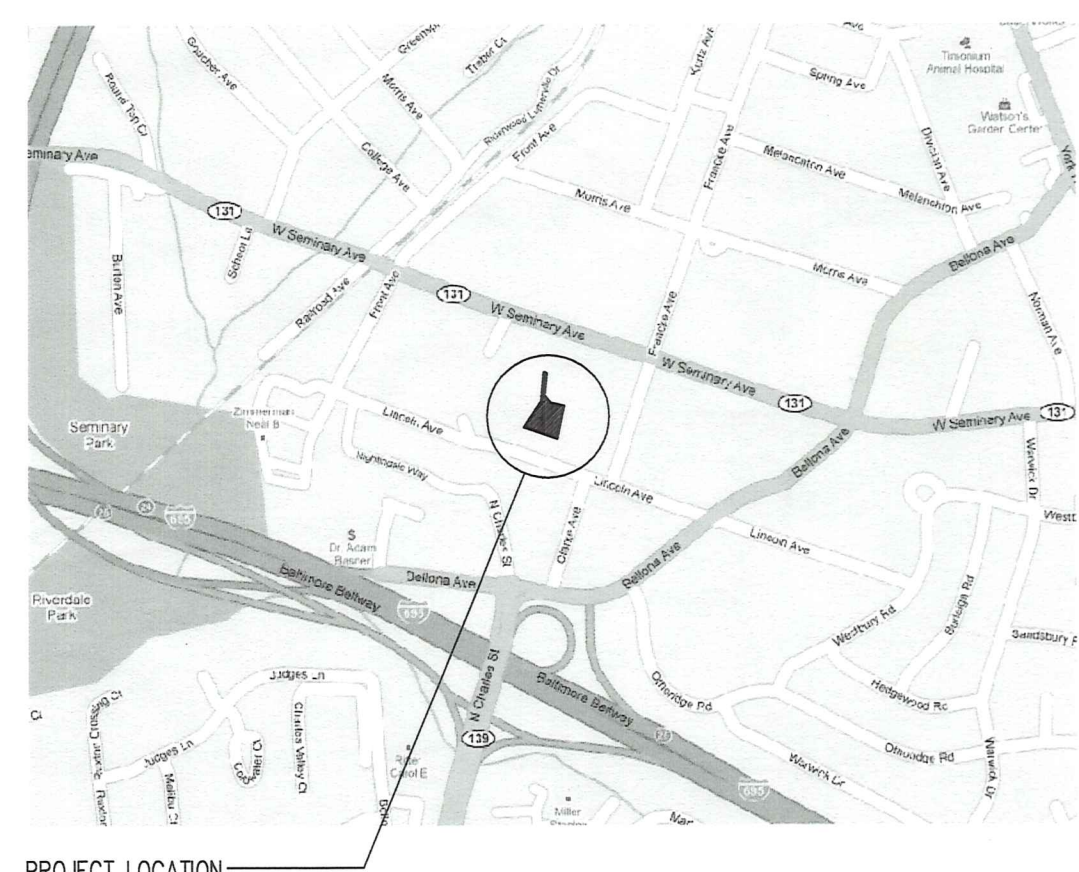
WEST SEMINARY AVE



BEGINNING AT A POINT ON THE SOUTH SIDE OF WEST SEMINARY
AVE WHICH IS 60 FT WIDE AT THE DISTANCE OF 220 FT WEST OF
THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET,
FRANCKE AVE, WHICH IS 30 FT. WIDE.



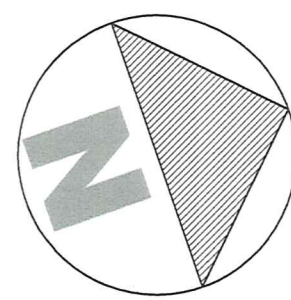
SITE PHOTOS



PROJECT LOCATION _____ VICINITY MAP 1"=1000'

ZONING? PR 3.5

- NOT IN CHESAPEAKE BAY CENTRAL AREA
- NOT IN 100 YR FLOOD PLAIN
- NOT HISTORICAL PROPERTY
- NO PRIOR ZONING JUDGEMENTS



AS100.dwg
12/16/2009

2010-0183-A