

IN RE: PETITION FOR VARIANCE

N side of Joppa Road; 300 feet W of
the c/l of Walther Boulevard
11th Election District
5th Councilmanic District
(3504 East Joppa Road)

Kevin and Dawn Corun
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2010-0205-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Kevin and Dawn Corun. Petitioners are requesting Variance relief from Section 402 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard of 12 feet in lieu of the required 15 feet for four apartments. The subject property and requested relief are more fully described on the site plan and floor plan, which were filed with the Petition and marked and accepted into evidence as Petitioners' Exhibits 1 and 2, respectively.

This matter was originally scheduled for a public hearing on March 22, 2010 at 9:00 AM in Room 104 of the Jefferson Building located at 105 West Chesapeake Avenue in Towson. Notice of the hearing was provided by the posting of a sign on the property as well as by advertisement in *The Jeffersonian* newspaper. Petitioners Kevin and Dawn Corun appeared at the hearing, and there were no Protestants or other interested persons in attendance. The undersigned opened the hearing and heard testimony from Petitioners as to how they acquired the property and their plans for the property going forward. The Zoning Advisory Committee ("ZAC") comment from the Office of Planning dated March 17, 2010 was not received by Petitioners until the undersigned gave them a copy at the hearing. This comment was not supportive of Petitioners' plans to convert their dwelling to apartments or the related variance request. In the interest of

ORDER RECEIVED FOR FILING

Date 5.12.10

By VB

fairness, the undersigned permitted the hearing to be adjourned for approximately 30 days in order to give Petitioners the opportunity to prepare a response to the ZAC comment and perhaps meet with representatives of the Planning Office.

Thereafter, this matter was rescheduled before the undersigned for a public hearing on May 11, 2010 at 9:00 AM in Room 104 of the Jefferson Building. Appearing at the requisite public hearing once again in support of the variance request were Petitioners Kevin and Dawn Corun. Also appearing on behalf of the Office of Planning was Lynn Lanham, Chief of the Development Review Division. There were no Protestants or other interested persons in attendance.

At the outset of the hearing, Petitioners indicated that they had met with representatives of the Planning Office and explained their plans and provided a site plan, location survey, and other documentation in support of their request to convert their dwelling to apartment units. After discussing the matter with Planning officials, Petitioners agreed to scale back their plan and request the variance in order to convert the dwelling to two apartments instead of four. Petitioners indicated the variance relief would remain the same in this case, but requested to amend the Petition to reflect the conversion to two instead of four apartments. This is depicted on the revised site plan and revised floor plan, which were marked and accepted into evidence as Petitioners' Exhibits 5 and 6, respectively. Ms. Lanham with the Planning Office confirmed that her office is supportive of Petitioners' revised plan to convert the dwelling to two apartments and the related variance relief, and also submitted a revised ZAC comment, which will be expounded on further in this Order. The requested amendment was then granted without objection.

Testimony and evidence offered revealed that the subject property is rectangular in shape and contains approximately 0.4461 acre, more or less, zoned D.R.5.5. The property is located on the north side of East Joppa Road, just west of Walther Boulevard, in the Parkville area of Baltimore County. Mr. Corun purchased the property in 2003. At that time, it was improved with

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Date 5.12.10 2

By [Signature]

a two-story wood frame single-family dwelling. According to tax records, the dwelling was originally built in 1952. Mrs. Corun's name was added to the Deed in 2004. Mr. Corun is an electrician and a home improvement contractor and Petitioners spent the first few years renovating the dwelling. In 2005, Petitioners added the two-story additions to each side of the original dwelling, as shown on the revised site plan, bringing the total square footage of the dwelling to approximately 5,000 square feet. At this juncture, Petitioners desire to convert the single-family dwelling (including the additions) to a two apartment, multi-family structure. In order to do so, under Section 402.1.B of the B.C.Z.R., Petitioners are also in need of variance relief for a side yard of 12 feet in lieu of the minimum side yard distance of 15 feet.

In support of the request, Petitioners explained that their plan is to live in the main, original dwelling identified on the revised floor plan as "unit B," which consists of a bedroom and full bathroom on the first floor, as well as a family room, dining room, and kitchen, along with a master bedroom on the second floor. They would also occupy the addition located at the east end of the property, which consists of a three car garage on the first floor and an exercise area/game room on the second floor. The second rented unit would consist of the addition located at the west end of the property and identified on the revised floor plan as "unit A." This unit would have the bedroom and bathrooms located on the first floor and the family room and kitchen area on the second floor.

Petitioners also submitted photographs that were marked and accepted into evidence as Petitioners' Exhibits 7A through 7K. These photographs depict the current appearance of the property with the aforementioned additions and other improvements. In particular, there is an asphalt driveway that leads from East Joppa Road along the east side of the property to a large parking pad. A shed is located to the rear of the parking pad. In addition, a four section vinyl privacy fence is located in front of the parking pad to screen the view from East Joppa Road. The

ORDER RECEIVED FOR FILING

Date 5.12.10 3

By pm

vinyl privacy fence also surrounds the rear yard of the property. An interesting feature of the subject property is that it is elevated from East Joppa Road approximately 20 feet. The property also is substantially larger than the other properties nearby, in what could be termed a "double lot." Petitioners emphasized that with their revised plan to convert the dwelling to only two apartments, the potential impact on the neighborhood will be very slight. There is sufficient space for off street parking. Petitioners' vehicles would be primarily parked and stored in the garages and the large parking pad would have plenty of room for tenants' vehicles, while also being screened from view by the privacy fence. There is also abundant rear yard open space, as well as a small courtyard behind the original dwelling, between the two additions, as shown on the revised site plan. Petitioners have endeavored to make the additions appear as part of one larger home, rather than as separate apartment units.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Following an initial comment dated March 17, 2010 and subsequent to a meeting with Petitioners, the Office of Planning submitted a revised comment dated May 11, 2010. This comment indicates that Petitioners submitted revised drawings on April 25, 2010 to convert the single-family residence to a semi-detached unit (2 units). The Office of Planning supports this change and the requested variance.

Considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I find the property to be unique in that it is significantly raised from the street level and the lot is significantly larger than surrounding properties. I also find Petitioners would suffer practical difficulty and undue hardship if the variance was to be denied. Petitioners would not be permitted a use specifically authorized by the Regulations. Further, I find that the variance can be granted in strict harmony with the spirit and

ORDER RECEIVED FOR FILING

Date

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intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. As shown on the revised site plan, there will be little, if any, impact to the next door neighbor adjacent to the variance request. Their dwelling is 10 feet from the property line and Petitioners' dwelling will be 12 feet from the property line instead of the required 15 feet. Petitioners' privacy fence will also provide a buffer and screening.

In addition, Section 1B01.1.A.1.c of the B.C.Z.R. permits multi-family buildings in the D.R.5.5 Zone as a matter of right, but subject to findings of compatibility by the hearing officer. Based on the testimony and the evidence presented at the hearing, as well as the revised comment submitted by the Office of Planning in support of Petitioners' plan, I find that conversion of the dwelling to a multi-family building would be compatible with the existing pattern of dwellings in the neighborhood. There is no outward indication that the building would contain two apartments and as indicated above, parking would be contained entirely within the site and be screened by a fence. In my view, the additional apartment would be a minor alteration to the property's appearance as a single-family dwelling, and would be compatible with the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 12th day of May, 2010 by this Deputy Zoning Commissioner that Petitioners' Variance request from Section 402 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard of 12 feet in lieu of the required 15 feet for two apartments be is hereby **GRANTED**; and

IT IS FURTHER ORDERED that pursuant to Section 1B01.1.A.1.c of the B.C.Z.R., the conversion of the single-family dwelling to a multi-family building for two apartments is found to

ORDER RECEIVED FOR FILING

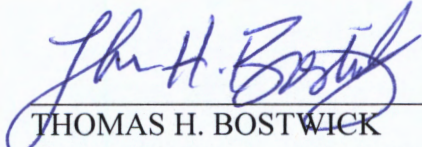
Date 5.12.10 5

By PM

be compatible with the existing pattern of single-family dwellings in the neighborhood. The relief granted and the findings made herein are subject to the following:

1. Petitioners are advised that they may apply for any required building permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Conversion of the dwelling shall be in accordance with the revised site plan and floor plan accepted into evidence as Petitioners' Exhibits 5 and 6, respectively, and Petitioners shall comply with any and all other provisions and requirements for rental units contained in the Baltimore County Code and the B.C.Z.R.

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

ORDER RECEIVED FOR FILING

Date 5.12.10

By pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 12, 2010

KEVIN AND DAWN CORUN
3504 EAST JOPPA ROAD
PARKVILLE MD 21234

Re: Petition for Variance
Case No. 2010-0205-A
Property: 3504 East Joppa Road

Dear Mr. and Mrs. Corun:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

MEMORANDUM

DATE: March 22, 2010

TO: To The File

FROM: Thomas H. Bostwick, Deputy Zoning Commissioner
for Baltimore County

SUBJECT: Case No. 2010-0205-A - 3504 East Joppa Road

This matter came before me on Monday, March 22, 2010 at 9:00 AM as a Petition for Variance from Section 402 of the B.C.Z.R. to permit a side yard of 12 feet in lieu of the required 15 feet for four (4) apartments. There were no Protestants or other interested persons in attendance.

Petitioners are husband and wife and have owned the subject property for about 8 years. Petitioners constructed additions to each side of the property and now wish to convert the single-family dwelling into four apartments. On the date of the hearing, the Office of Planning comment was received, which did NOT support the conversion of the dwelling to apartments or the variance request.

The Petitioners were caught somewhat off-guard by the Planning comment being received just as the hearing had begun and were not sure what their next step should be so I permitted the case to be postponed so they could look into this matter further and reconvene the hearing in the near future.

Since I opened the hearing and took some testimony, when the case is rescheduled, it should come before me again. It does NOT need to be reposted or advertised since that was already done appropriately and no Protestants or members of the community attended. I also directed the Petitioners to contact Kristen Matthews in the Zoning Review Office about rescheduling the case in the next 4-6 weeks.

c: Kristen Matthews, Zoning Review Office
Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3504 E. Joppa Rd
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

402; BCZR, TO PERMIT A SIDE YARD OF 12 FT.
IN LIEU OF THE REQ'D 15 FT FOR FOUR APARTMENTS.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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 _____

ORDER RECEIVED FOR FILING
5.12.10

Date _____

By _____

Legal Owner(s):

KEVIN WILLIAM CORUN
Name - Type or Print _____
Signature _____
Dawn Marie Corun
Name - Type or Print _____
Signature _____
3504 E. Joppa Rd
Address _____ 443 790 3315
Telephone No. _____
PARKVILLE MD 21234
City State Zip Code

Representative to be Contacted:

KEVIN WILLIAM CORUN
Name _____
3504 E Joppa Rd
Address _____ 443 790 3315
Telephone No. _____
PARKVILLE MD 21234
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By _____ Date 6.29.10

Case No. 2010-0205-A

Zoning description for 350 Joppa Road

Beginning at a point on the North side of Joppa Road which is 60 feet wide at the distance of 300 feet West of the centerline of the nearest improved intersecting street Walther Blvd which is 20 feet wide. As recorded in Deed Liber 18987, Folio 245, North 1 degree, 15 minutes East, 163.70 Feet; North 85 degrees, 21 minutes West, 111.14 Feet; South 1 degree, 15 minutes West, 170 Feet; South 88 degrees, 22 minutes East, 110.94 Feet to the place of beginning and containing .4461 acres. Also known as 3504 E. Joppa Road and located in the 11th Election District and the 5th Concilmanic District.

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

0205

Petitioner:

KEVIN CORUN

Address or Location:

3504 E. Joppa Rd. Parkville, Md. 21234

PLEASE FORWARD ADVERTISING BILL TO

Name:

Address:

SAME

Telephone Number:

443-790-3315

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

No. 17730

Date: 1-23-14

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
				Obj	Sub Obj					
001	806			100						62.50

Total: 62.50

Rec From: 1. C. B. W.

For: 2. H.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2010-0205-A
3504 E. Joppa Road
N/side of Joppa Road, 300
feet +/- west of centerline
of Walther Boulevard
11th Election District
5th Councilmanic District
Legal Owner(s): Kevin &
Dawn Corun

Variance: to permit a side
yard of 12 feet in lieu of the
required 15 feet for four
apartments.

**Hearing: Monday, March
22, 2010 at 9:00 a.m. In
Room 104, Jefferson
Building, 105 West Chesapeake
Avenue, Towson
21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For Information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

3/041 Mar. 4 231409

CERTIFICATE OF PUBLICATION

3/4/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 3/4/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

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

LETTER OF TRANSMITTAL

TO: BALTO. COUNTY, PDM
ZONING OFFICE
ATTENTION: MS. KRISTEN
MATTHEWS

DATE: 3.5.2010
JOB NO. 2010-006
RE: 3504 E JOFFA RD.
CASE NO.: 2010-0205-A

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

☐ Copy of letter ☒ Prints ☒ Documents ☐ Other _____

No. of copies	Date	Description
1	3.5.10	CERT. OF POSTING
2	3.5.10	SITE PHOTOS

TRANSMITTALS are as checked below:

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

☐ Other _____

REMARKS:

SIGNED:

WILLIAM D. GULICK, JR.

cc: KEVIN & DAWN
CORUN

File #

RECEIVED

MAR 15 2010

CERTIFICATE OF POSTING

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

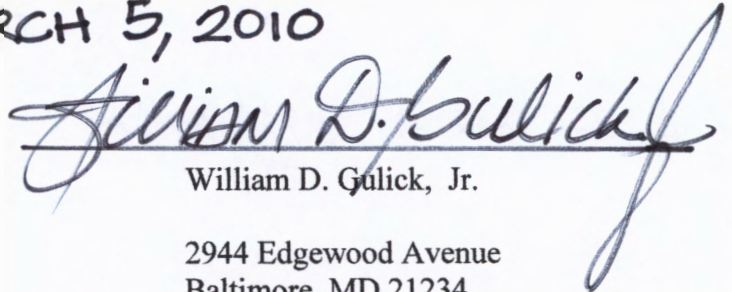
Date: **MARCH
5, 2010**

ZONING OFFICE
Attention: **MS KRISTEN MATTHEWS**

Re: Case Number: **2010-0205-A**
Petitioner/Developer: **KEVIN & DAWN CORUN**
Date of Hearing/Closing: **MARCH 22, 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: **3504 E. JOPPA RD.**

The sign (s) were posted on: **MARCH 5, 2010**



William D. Gulick, Jr.

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

SEE ATTACHED SITE PHOTOS





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
February 23, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0205-A

3504 E. Joppa Road

N/side of Joppa Road, 300 feet +/- west of the centerline of Walther Boulevard

11th Election District – 5th Councilmanic District

Legal Owners: Kevin & Dawn Corun

Variance to permit a side yard of 12 feet in lieu of the required 15 feet for four apartments.

Hearing: Monday, March 22, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Corun, 3504 E. Joppa Road, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 6, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 4, 2010 Issue - Jeffersonian

Please forward billing to:

Kevin Corun
3504 E. Joppa Road
Parkville, MD 21234

443-790-3315

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0205-A

3504 E. Joppa Road

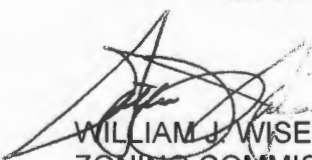
N/side of Joppa Road, 300 feet +/- west of the centerline of Walther Boulevard

11th Election District – 5th Councilmanic District

Legal Owners: Kevin & Dawn Corun

Variance to permit a side yard of 12 feet in lieu of the required 15 feet for four apartments.

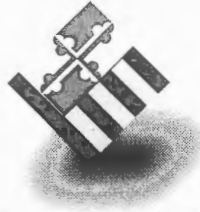
Hearing: Monday, March 22, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

May 5, 2010

Kevin & Dawn Corun
3504 E. Joppa Rd
Parkville, MD 21234

Dear: Kevin & Dawn Corun

RE: Case Number 2010-0205-A, 3504 E. Joppa Rd

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 29, 2010. 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.

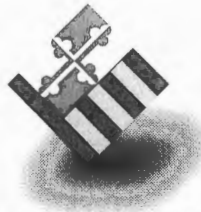
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

March 18, 2010

Kevin & Dawn Corun
3504 E. Joppa Rd.
Parkville, MD 21234

Dear: Kevin & Dawn Corun

RE: Case Number 2010-0205-A, 3504 E. Joppa Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 29, 2010. 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

TB 3/22
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 17, 2010

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

RECEIVED

SUBJECT: 3504 East Joppa Road

MAR 19 2010

INFORMATION:

ZONING COMMISSIONER

Item Number: 10-205

Petitioner: Kevin William Corun

Zoning: DR 5.5

Requested Action: Variance

The petitioner is seeking a variance to permit a side yard of 12 feet in lieu of the required 15 feet and for the conversion of one family dwelling to four apartments.

SUMMARY OF RECOMMENDATIONS:

The applicant is asking for a variance for a building that will be converted into a multi-family building (three apartments or more). In the DR 5.5 zone, multi-family buildings are subject to a compatibility finding by a Hearing Officer (Section 1B01.1.B.1a2). The Office of Planning determines that the conversion of this multi-family building would not be compatible with the existing pattern of single-family dwellings in the neighborhood. Therefore the Office of Planning does not support the variance to allow the conversion of a single family dwelling into a multi-family building.

In addition to the neighborhood compatibility it is unclear from the plan whether or not this multi-family building would be considered a duplex or a semi-detached dwelling that would affect the required width of the front building line from 110 feet to 120 feet. If the multi-family building is determined to be semi-detached this would require another variance for lot width. It also appears that the lot does not meet the area calculations. The application shall include a site plan that is to be prepared, sealed and signed by a licensed surveyor for accuracy.

Also unclear on the plan is the parking lot and drive aisle configuration. The plan does indicate how cars will be parked in the rear lot and how they will maneuver around an existing shed. The number of cars generated from the four-unit apartment building would take up the entire rear yard of the property with paving which would have an adverse affect on the adjacent neighborhoods. The paving of the entire rear yard would leave no room for a vegetative buffer or screening from the apartment parking lot. The trip generation from this four-unit apartment

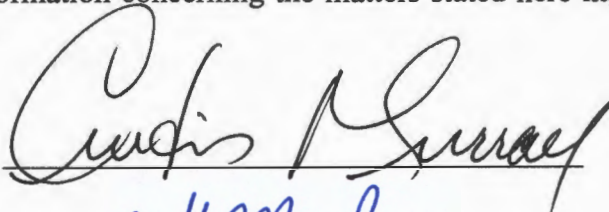
would also have a negative impact on the adjacent neighbors and community of single-family dwellings.

The East Joppa Road Corridor Study states in its vision statement that the predominant housing type for new construction should consist of single-family detached homes and infill development should compliment surrounding land use patterns. The Zoning/Land Use section of the plan states that the need for variances, special exceptions and use permits have a negative impact on surrounding residential communities. The plan goes on to state that no additional variances should be granted to properties that cannot meet the minimum development standards.

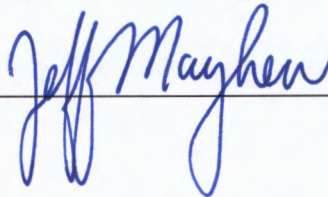
The Design Standards section for residential redevelopment in the plan states that building elevations should be varied and have building elements such as dormers, gables, hip roofs, overhangs and other architectural articulation into the house design. The existing elevation for the apartment building conversion does not meet these standards. Furthermore the proposed plan does meet the overall goal of the Joppa Road Corridor plan which is to "preserve the residential character of the corridor."

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 11, 2010

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

RECEIVED

SUBJECT: 3504 East Joppa Road
INFORMATION:

MAY 11 2010

Item Number: 10-205

ZONING COMMISSIONER

Petitioner: Kevin William Corun

Zoning: DR 5.5

Requested Action: Variance

The petitioner is seeking a variance to permit a side yard of 12 feet in lieu of the required 15 feet and for the conversion of one family dwelling to four apartments.

SUMMARY OF RECOMMENDATIONS:

The applicant submitted revised drawings on April 25, 2010 to the Office of Planning to convert a single family residence to a semi-detached unit (2 units). The Office of Planning supports this change and the requested variance.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Division Chief:
AFK/LL: CM



TB 3/22
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 09 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: March 9, 2010
SUBJECT: Zoning Item # 10-205-A
Address 3504 East Joppa Road
(Corun Property)

Zoning Advisory Committee Meeting of February 8, 2010

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

Reviewer: JWL

Date: 3/9/10



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

February 10, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 08, 2010

Item Numbers: 0175,0184,0205,0206,0207,0208

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

DATE: February 12, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For February 22, 2010
Item Nos. 2009-153, 2010-0184, 205, 206
and 207

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-02222010 -NO COMMENTS.doc



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: FEB, 22, 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. 2010-0205-A
3504 E. JOPPA RD
CORLIN PROPERTY
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. 2010-0205-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,

Foster 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

RE: PETITION FOR VARIANCE
3504 East Joppa Road; N/S Joppa Road,
300' W c/line of Walther Boulevard
11th Election & 5th Councilmanic Districts
Legal Owner(s): Kevin & Dawn Corun
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 10-205-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

FEB 16 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of February, 2010, a copy of the foregoing Entry of Appearance was mailed to Kevin Corun, 3504 East Joppa Road, Parkville, MD 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Patricia Zook
To: Matthews, Kristen
CC: Bostwick, Thomas; Wiley, Debra
Date: 3/22/2010 4:12 PM
Subject: Case No. 2010-0205-A - 3504 East Joppa Road
Attachments: Document2.doc

Kristen -

Please see Tom Bostwick's memorandum to the file for this case which was scheduled for a hearing today, Monday, March 22.

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

410-887-3868

pzook@baltimorecountymd.gov

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2010-0705-A

DATE 5-11-10

PETITIONER'S SIGN-IN SHEET

[illegible]

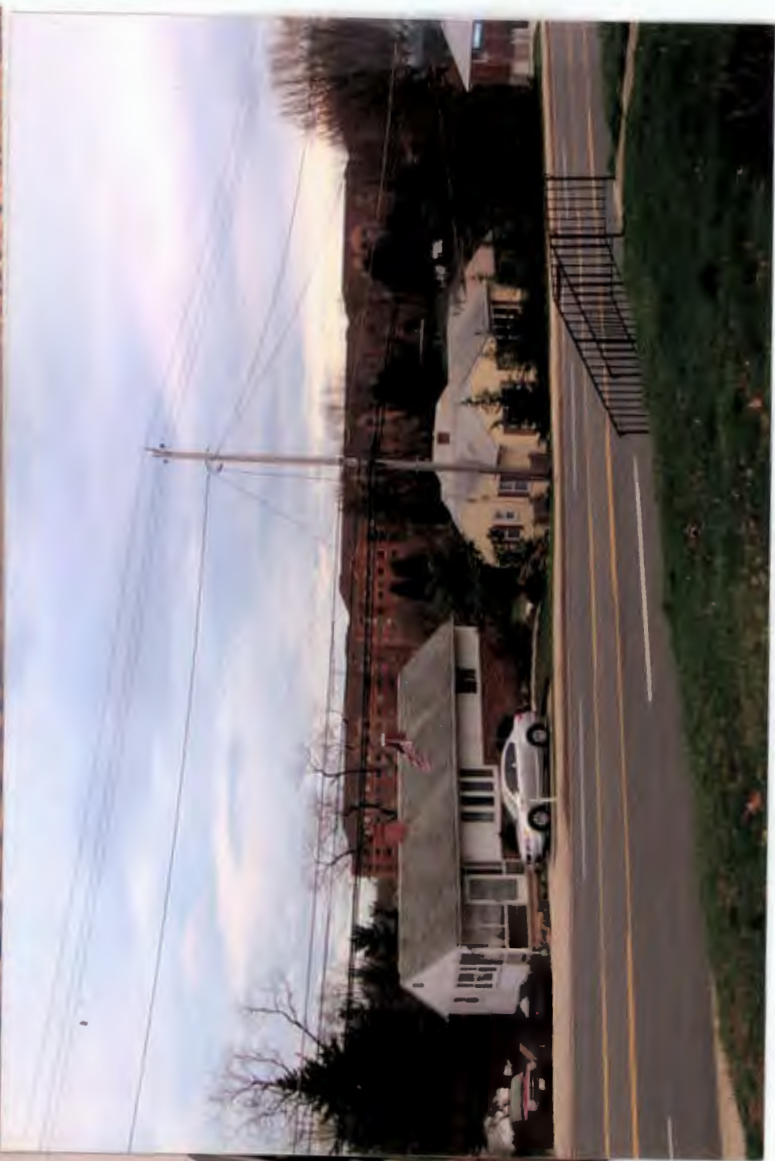
CASE NAME 2010-0205-A
CASE NUMBER ↓
DATE 3/22/10

[illegible]









Case No.:

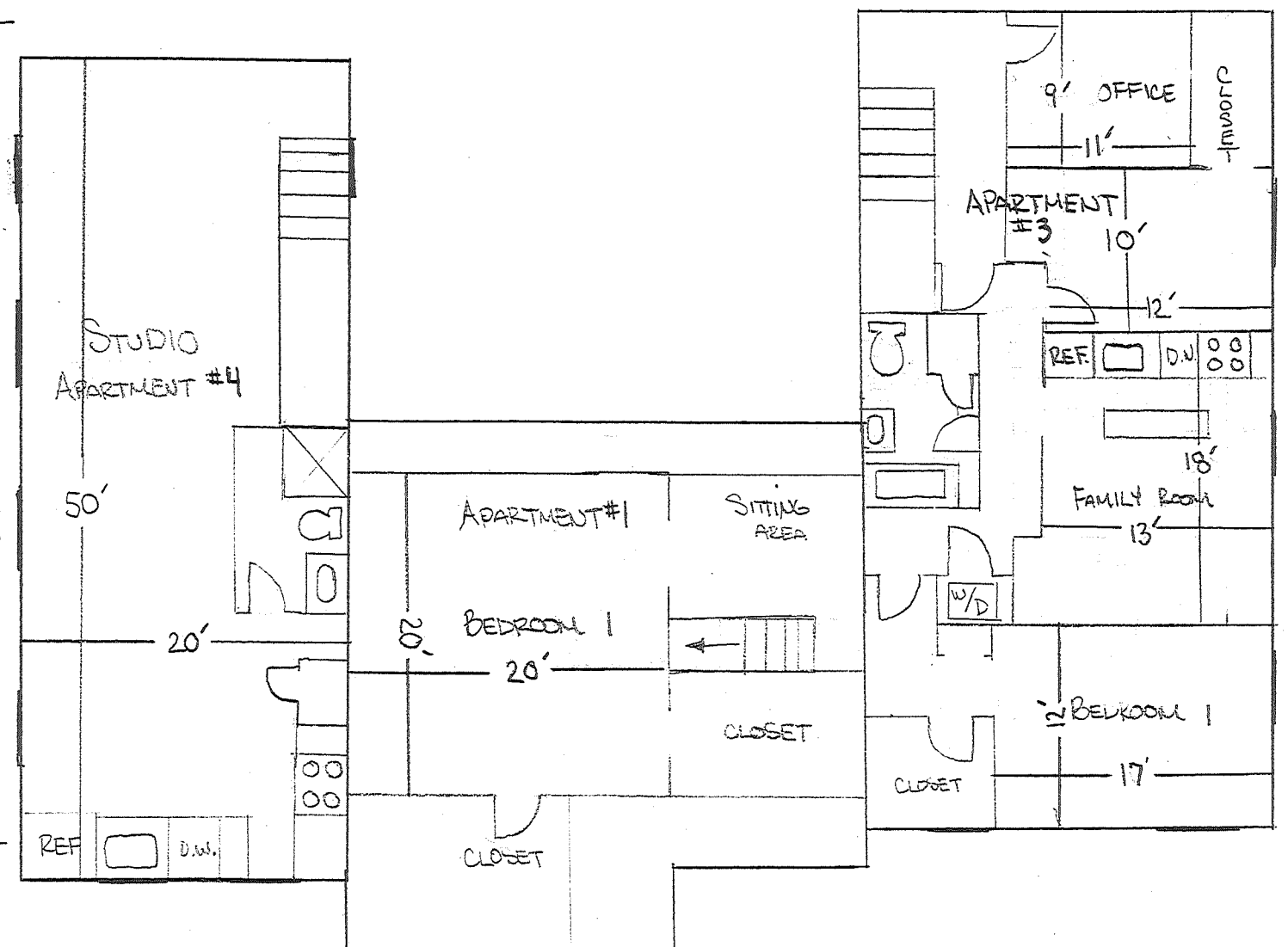
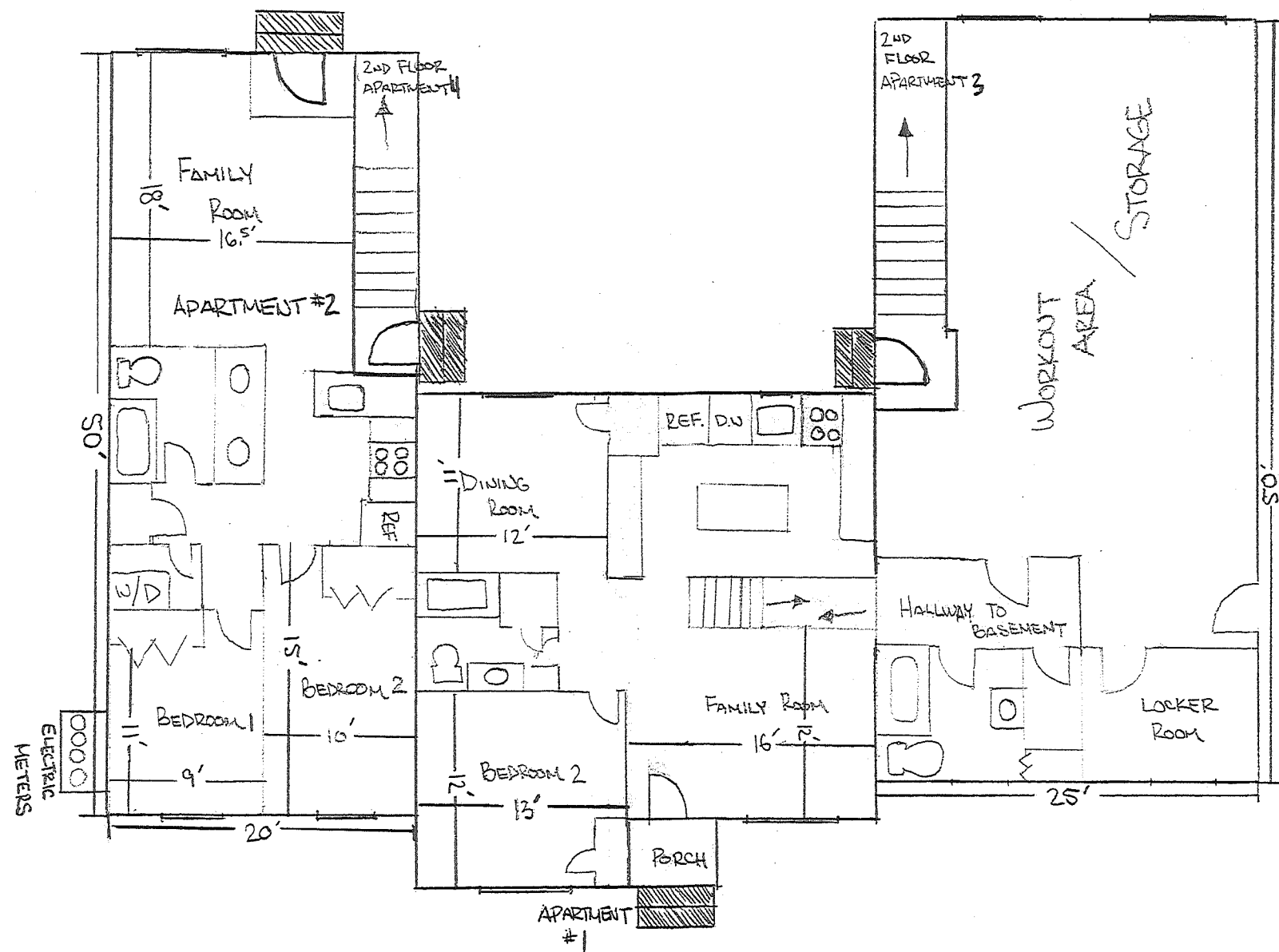
2010-0205-A

Exhibit Sheet

Petitioner/Developer

Protestant

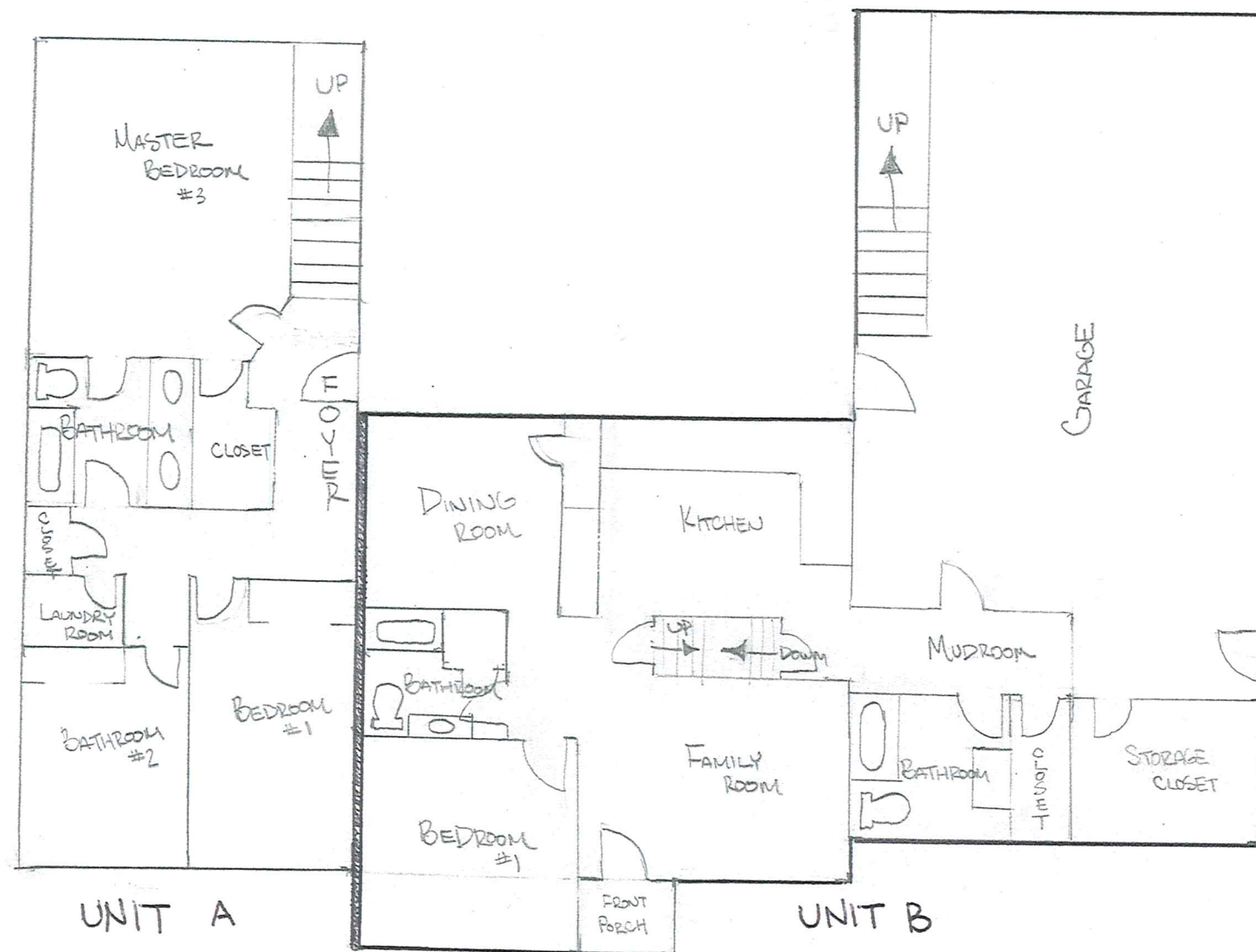
No. 1	Original site plan filed w/ Petition	
No. 2	Original floor plan filed w/ Petition	
No. 3	Zoning Map	
No. 4	Location Survey	
No. 5	Revised site plan in light of Amendment to Petition	
No. 6	Revised floor plan in light of Amendment to Petition	
No. 7 A-K	Photographs of Property	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



SCALE 1" = 10'

PETITIONER'S
EXHIBIT NO. 2

REVISED FLOOR PLAN



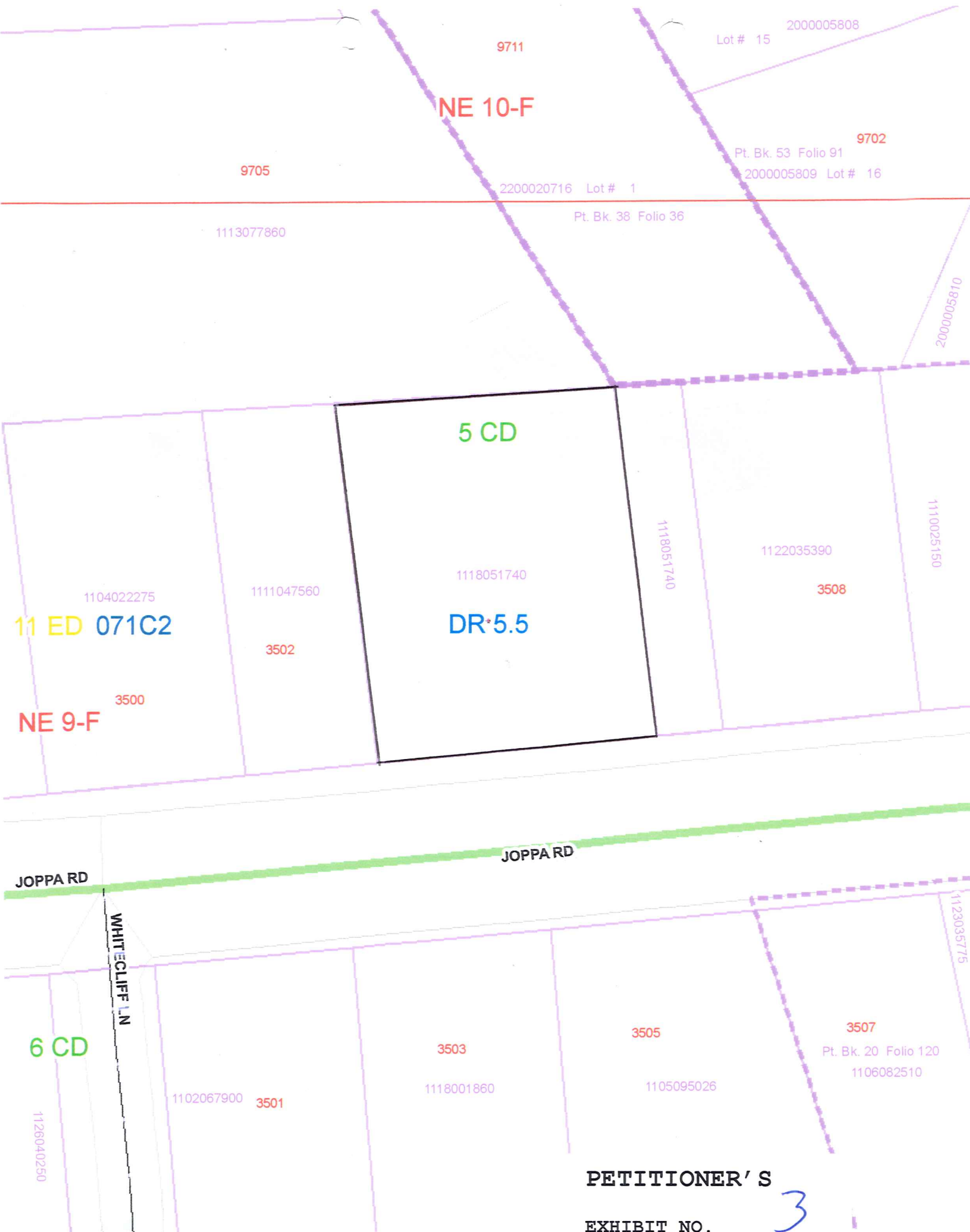
PETITIONER'S

EXHIBIT NO.

6

1st FLOOR PLAN

2nd FLOOR PLAN

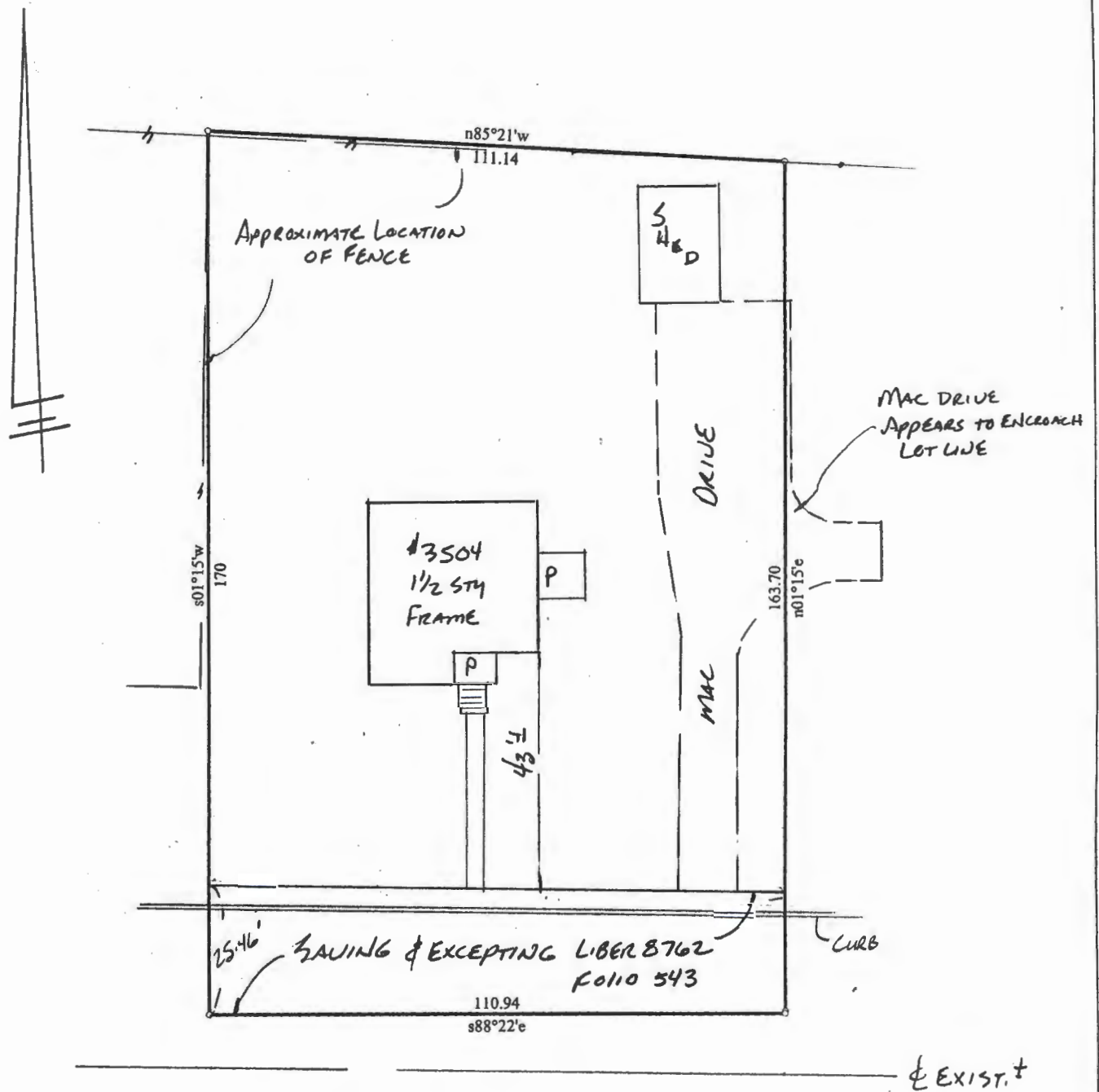


PETITIONER' S

EXHIBIT NO.

3

SURVEY



NOTES:

This plat is of benefit to a consumer only insofar as it is required by a lender/title insurance company or their agent in connection with a contemplated transfer or financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat

LOCATION DRAWING

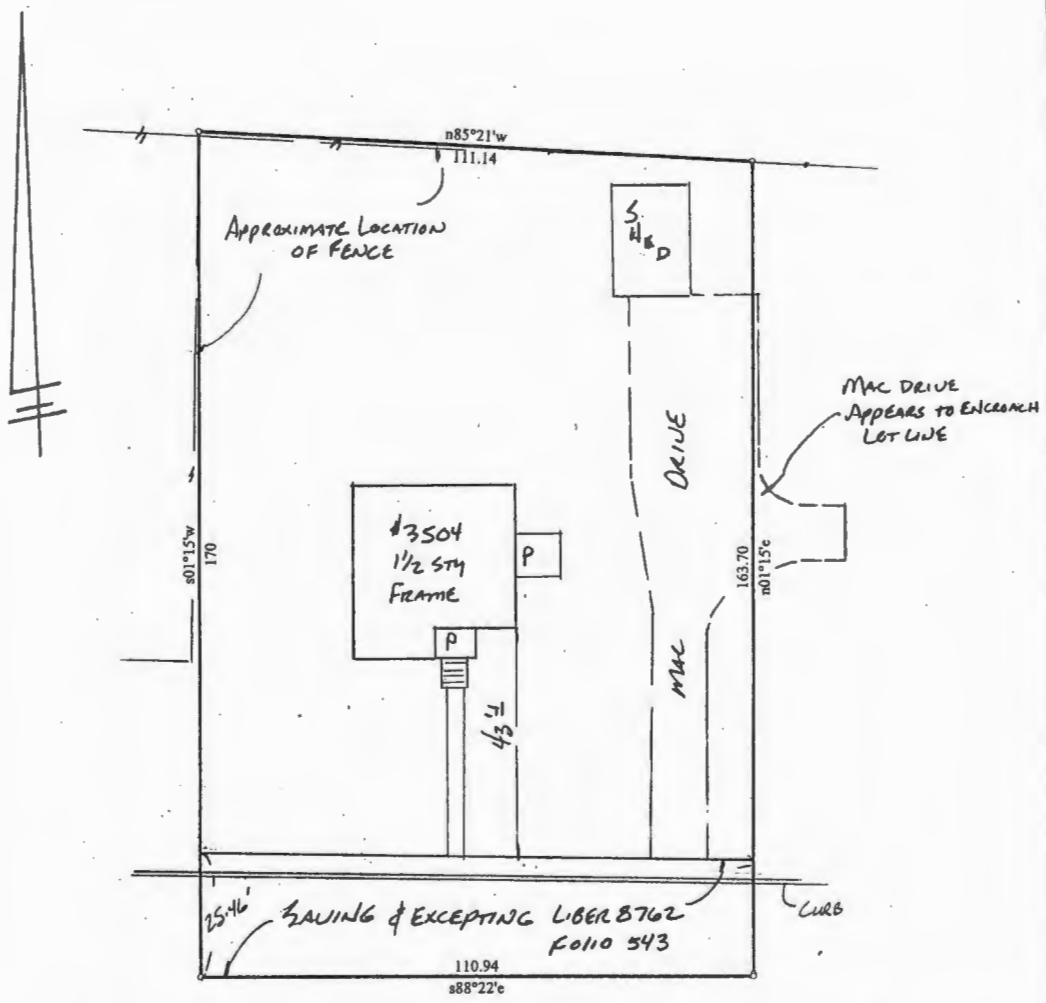
Property

Address: 3504 E. Joppa Road

TITLE DEED 14268/270

...

SURVEY



E. Joppa Road

NOTES:

This plat is of benefit to a consumer only insofar as it is required by a lender/title insurance company or their agent in connection with a contemplated transfer or financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification is not required for the transfer of title or securing financing or refinancing of the property shown hereon.

The setback dimensions shown hereon and as they relate to structures noted are to be interpreted as being within 2 feet either way of the dimension shown.

LOCATION DRAWING

Property Address: 3504 E. Joppa Road
 - TITLE DEED 14268/270
 - BALTIMORE CO. MARYLAND

PETITIONER'S

EXHIBIT NO.

4

Scale: 1" = 30' Date: 8.17.03

CSR/RANSONE SURVEYS
 3305 Appleton Avenue
 Baltimore, MD 21234
 Phone: (410) 668-7261
 Fax: (410) 668-5084
 Pager: (410) 908-4011
 File: AT 8668

REVISED PLAT TO COMPANY PETITION FOR ZONING ☒ VARIANCE

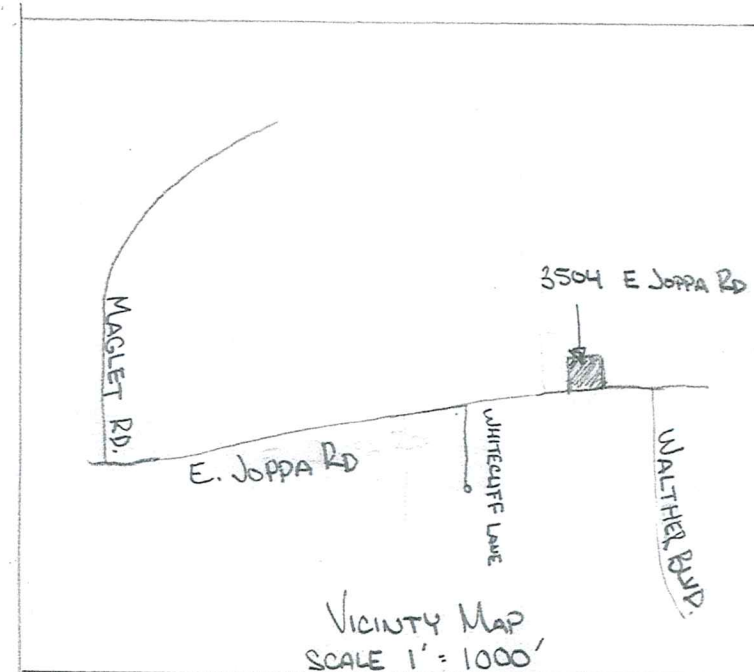
PROPERTY ADDRESS 3504 EAST JOPPA RD PARKVILLE, 21234

MAP 71 GRID 17 PARCEL 339

OWNER KEVIN & DAWN CORUN

TAX # 1118051740

LOCATION 300 FT. WEST OF WALTHER BLVD.



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # ED 07102

ZONING DR S.5

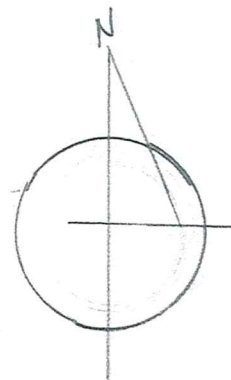
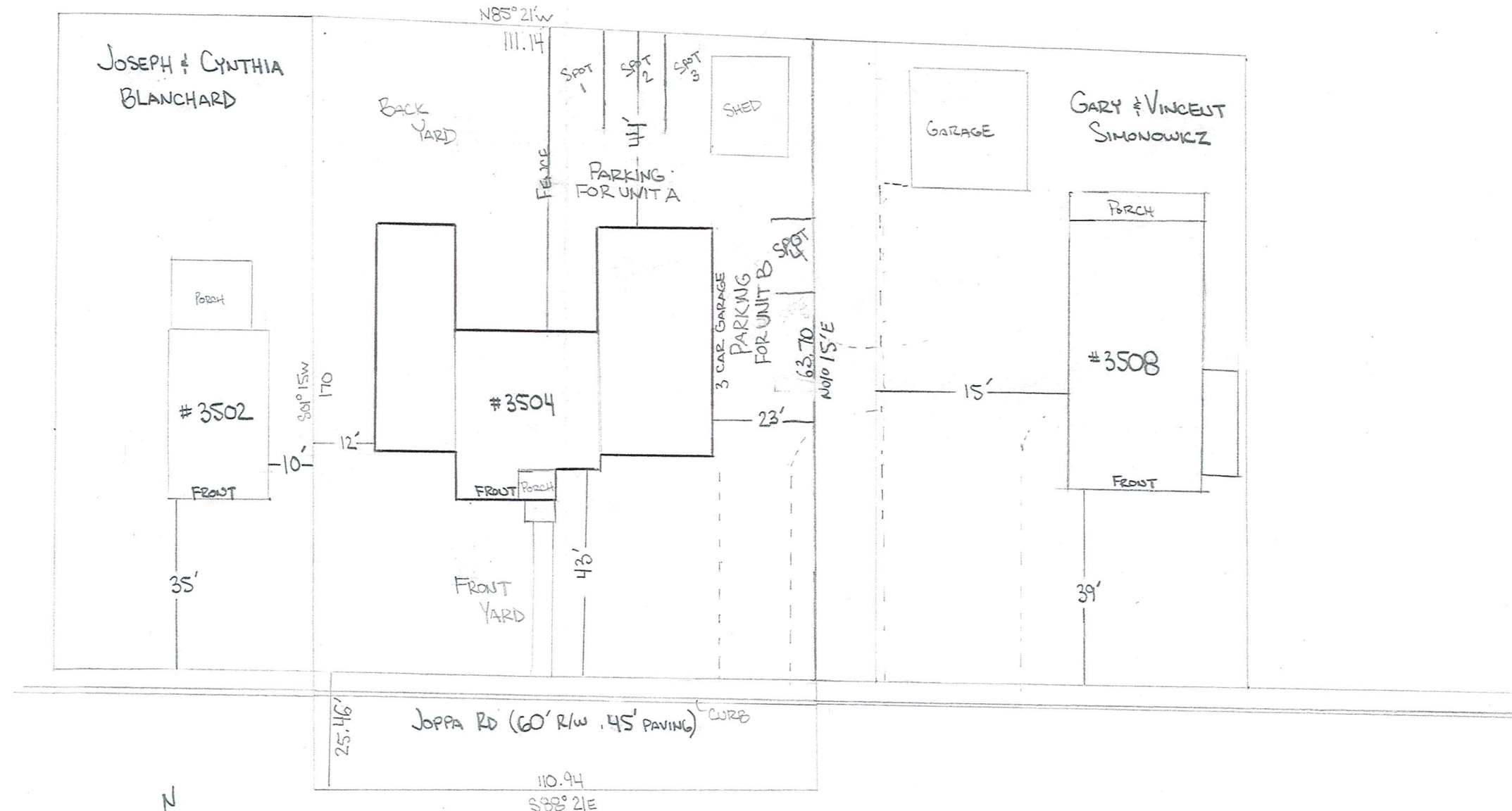
LOT SIZE .4461 ACRES 16095.43 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

• CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒
• 100 YEAR FLOOD PLAIN	☐	☒
• HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #



PETITIONER'S

EXHIBIT NO.

5

PREPARED BY CSR SURVEYS / KEVIN CORUN

SCALE OF DRAWING 1" = 30'

PLAT TO A COMPANY PETITION FOR ZONING ☒ VARIANCE

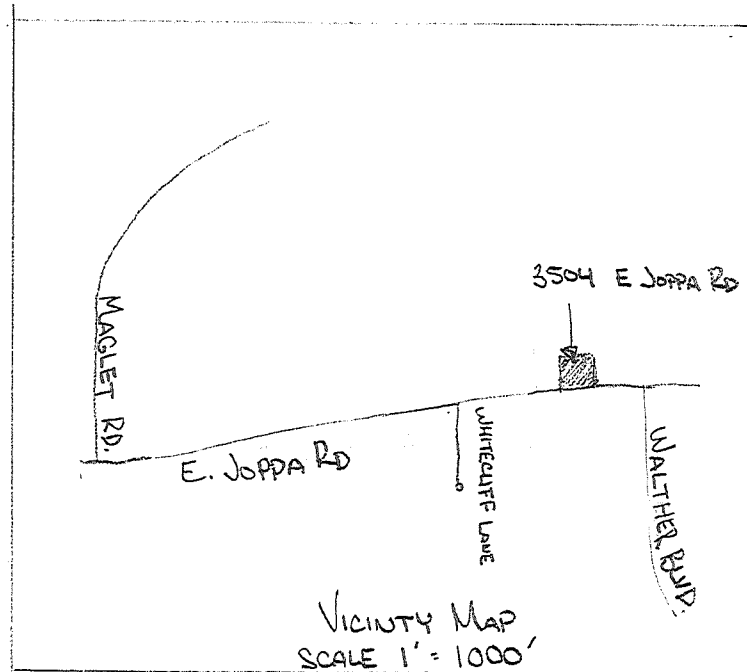
PROPERTY ADDRESS 3504 EAST JOPPA RD PARKVILLE, 21234

MAP 71 GRID 17 PARCEL 339

OWNER KEVIN & DAWN CORON

Tax # 1118051740

LOCATION 300 FT. WEST OF WALTHER BLVD.



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMAN/DIC DISTRICT 5

1" = 200' SCALE MAP # ED 071C2

ZONING DR 5.5

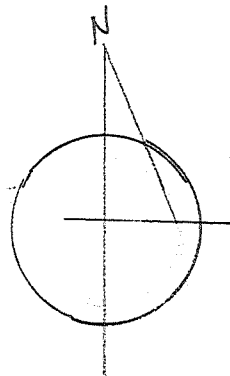
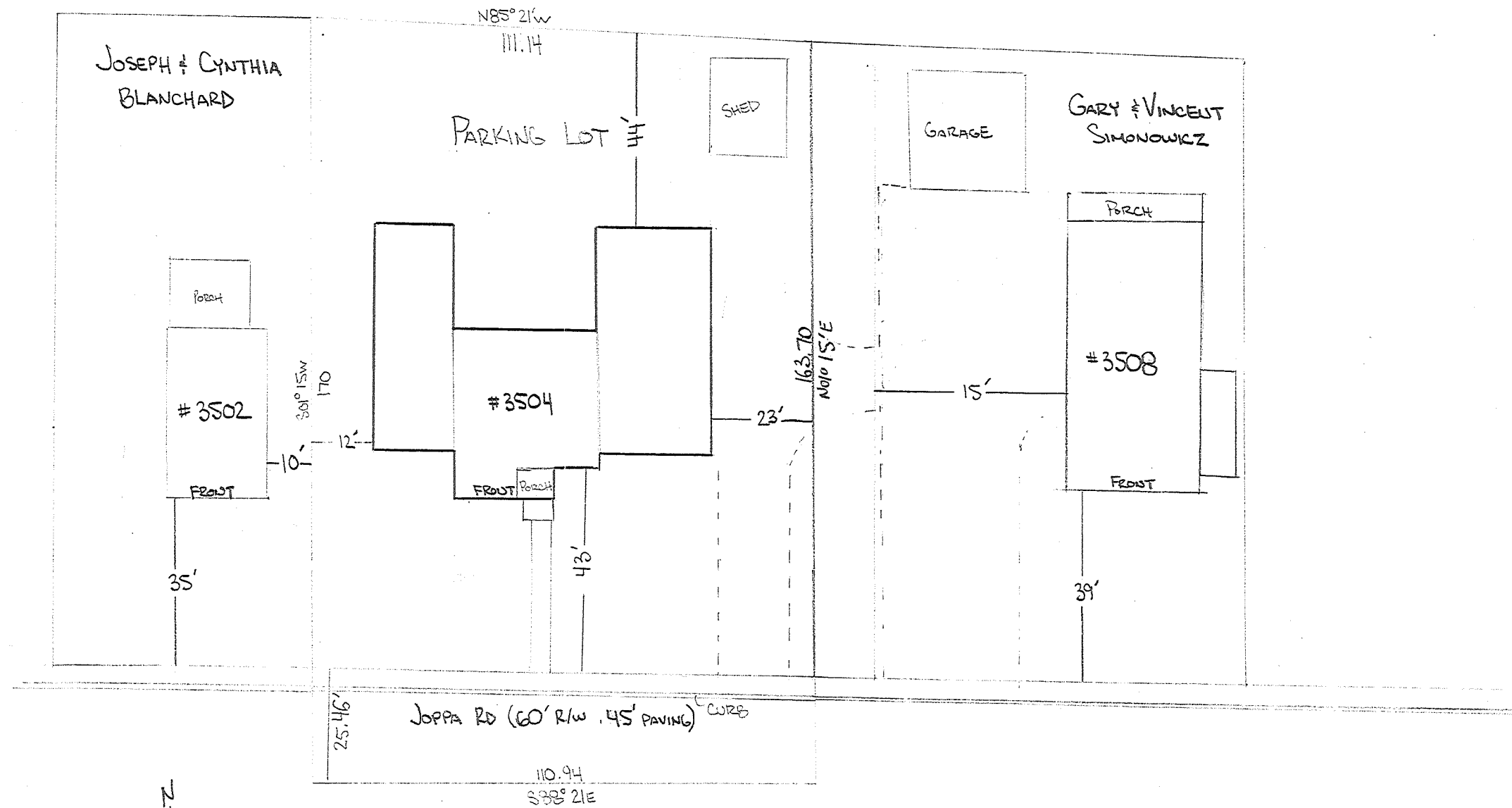
LOT SIZE .4461 16095.43
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

• CHESAPEAKE BAY CRITICAL AREA	☐	☒
• 100 YEAR FLOOD PLAIN	☐	☒
• HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #



PETITIONER' S

EXHIBIT NO. 1

PREPARED BY CSR SURVEYS / KEVIN CORLIU

SCALE OF DRAWING 1" = 30'