

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Velvet Ridge Drive; 932 feet W
of the c/l of Park Heights Avenue
3rd Election District
2nd Councilmanic District
(2310 Velvet Ridge Drive)

Howard A. and Cindy L. Cummins
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0212-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Howard A. and Cindy L. Cummins for property located at 2310 Velvet Ridge Drive. The variance request is from Section 1B02.3.B [Section 202.4 1963 regulations] of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a rear setback of 21 feet in lieu of the required 37.5 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

In Case No. 2010-0151-A, Petitioners were granted zoning relief from Section 1B02.3.B [1963 regulations) and Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 36 feet in lieu of the required 50 feet for an addition. In that variance request, Petitioners wanted to replace an existing porch with a 20 feet x 24 feet one story sunroom addition. Information in the case file indicated that the proposed addition in Case No. 2010-0151-A will be approximately the same size as the screened porch that was destroyed by a tree, and the appearance of the addition will match the existing dwelling. The variance request in Case No. 2010-0151-A was granted on December 4, 2009.

ORDER RECEIVED FOR FILING

Date 3.9.10

By [Signature]

In the instant matter, Petitioners desire to construct a wood deck measuring 15 feet x 51 feet at the rear (north) of the dwelling. Given the internal layout of the house there is no other practical location for a deck. If the deck were to be constructed on the west side of the addition then it would be visible from the street and would not conform to the rest of the neighborhood. The lot to the rear of the property is over 24 acres in size and is elevated in such a manner as to render the proposed deck invisible from all but a small sliver of the property. Only a small portion of the proposed deck would be visible from 2312 Velvet Ridge Drive (west) and would be obscured from the view of 2308 Velvet Ridge Drive (east) by the dwelling.

Mordechai Glazer residing at 2312 Velvet Ridge Drive submitted a letter stating that he has no objection to the proposed home improvement.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated March 1, 2010 which indicates that the property is within the vested subdivision of Velvet Ridge and is improved with a single family dwelling. The property was the subject of a recent request for rear setback variance to allow for the construction of an addition – Case No. 2010-0151-A. The instant request is for a deck with a setback of 21 feet in lieu of the required 37.5. Due to the wooded nature of the large adjacent parcel, it does not appear that the proposed deck will have an adverse impact on the Holdridge property located at 2627 Caves Road which is located behind the subject property. As such, the Planning Office does not oppose the variance request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 14, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the

Baltimore County Code. Based upon the information available, there is no evidence in the file to

ORDER RECEIVED FOR FILING

Date 3.9.10

By pm

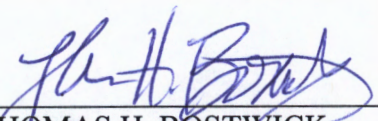
indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of March, 2010 that a variance from Section 1B02.3.B [Section 202.4 1963 regulations] of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a rear setback of 21 feet in lieu of the required 37.5 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 3 9 10

By pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 9, 2010

HOWARD A. AND CINDY L. CUMMINS
2310 VELVET RIDGE DRIVE
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 2010-0212-A
Property: 2310 Velvet Ridge Drive

Dear Mr. and Mrs. Cummins:

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

THB:pz

Enclosure

c: Joseph D. McDowell, 3746 Peach Orchard Road, Street MD 21154



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2310 Velvet Ridge Drive
which is presently zoned RC-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) 1B02.3.B BCZR

Plat approved 1968 formerly R-40 (Sec. 202.4 1963 Zegs.)

To permit an open projection (DECK) with a rear setback of 21-feet in lieu of the required 37.5-feet.

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):

Howard A. Cummings
Name - Type or Print _____
Signature *Howard A. Cummings* _____
Cindy L. Cummings
Name - Type or Print _____
Signature *Cindy L. Cummings* _____
2310 Velvet Ridge Drive 410-356-2916
Address Telephone No. _____
Owings Mills, MD 21117
City State Zip Code _____

Representative to be Contacted:

Joseph D. McDowell
Name _____
3746 Peach Orchard Rd. 410-983-0505
Address Telephone No. _____
Street, MD 21154
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. 2010-0212-A

REV 10/25/01

Reviewed By *W* Date 2/4/10

Estimated Posting Date 2/14/10

ORDER RECEIVED FOR FILING

Date 3.9.10

By *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 2310 Velvet Ridge Drive
Address
Owings Mills, MD 21117
City State Zip Code

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):

My reason for applying for a rear property line setback variance is my desire to construct a 15' x 51' wood deck at the rear (north) of my house. I am proposing this because given the internal layout of my house there is no other practical location for a deck. I also believe that this area is the best location given it's secluded nature. If the deck were to be constructed on the west side of the addition then it would be visible from the street and would not conform to the rest of the neighborhood. The lot to the rear of the property is over 24 acres and is elevated in such a manner as to render the proposed deck invisible from all but a small sliver of the property. Only a small portion of the proposed deck would be visible from 2312 (west) Velvet Ridge Drive and would be obscured from the view of 2308 Velvet Ridge Drive (east) by my house. Thank You.

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.

Howard A. Cummings
Signature
Howard A. Cummings
Name - Type or Print

Cindy L. Cummings
Signature
Cindy L. Cummings
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

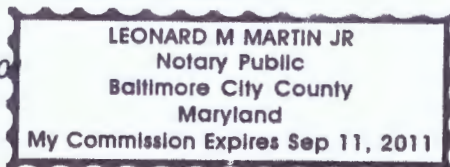
I HEREBY CERTIFY, this 3 day of Feb, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Howard A. Cummings & Cindy L. Cummings
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires Sep 11, 2011

REV 10/25/0



Zoning Description for 2310 Velvet Ridge Drive, Owings Mills, MD 21117

Beginning at the point on the North side of Velvet Ridge Drive which is 50 feet wide at the distance of 932' West of the centerline of the nearest improved intersecting street Park Heights Ave. which is 60 feet wide. Being lot #6, Block A, Section #2 in the subdivision of Velvet Ridge as recorded in Baltimore County Plat Book # O.T.G. 33, Folio #35 containing .93 acres. Also known as 2310 Velvet Ridge Drive and located in the Third Election District, Second Councilmanic District.

2010-0212-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0212 -A Address 2310 Velvet Ridge Drive

Contact Person: LEONARD WASILCWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/4/10 Posting Date: 2/14/10 Closing Date: 3/1/10

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- 0212 -A Address 2310 Velvet Ridge Drive

Petitioner's Name Howard A. & Cindy L. Cummings Telephone 410-356-2916

Posting Date: 2/14/10 Closing Date: 3/1/10

Wording for Sign:

To permit an open projection (DECK) with a rear setback of 21-feet in lieu of the required 37.5-feet.

Revised 8/20/09

No.

Date:

Total:

From:

For:

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 02/16/10

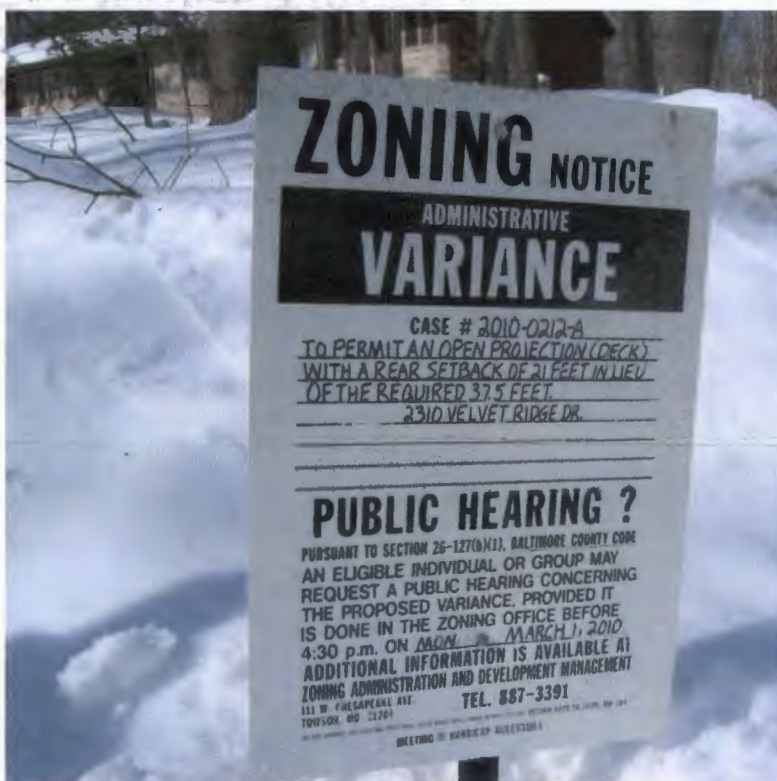
Case Number: 2010-0212-A

Petitioner / Developer: HOWARD & CINDY L. CUMMINGS~
JOE McDOWELL of CONSTRUCTION SOLUTIONS of MD

Date of Hearing (Closing): MARCH 1, 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:
2310 VELVET RIDGE DRIVE

The sign(s) were posted on: FEBRUARY 14, 2010



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)



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 1, 2010

Howard & Cindy Cummings
2310 Velvet Ridge Dr.
Owings Mills, MD 21117

Dear: Howard & Cindy Cummings

RE: Case Number 2010-0212-A, 2310 Velvet Ridge Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 04, 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
Joseph D. McDowell; 3746 Peach Orchard Rd.; Street, MD 21154

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 25, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For March 8, 2010
Item Nos. 2010-192, 209, 210, 211,
212, 214, 215, 216, 217 and 218

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-03082010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 1, 2010

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

SUBJECT: 2310 Velvet Ridge Drive

INFORMATION:

Item Number: 10-212

Petitioner: Howard and Cindy Cummings

Zoning: RC 5

Requested Action: Administrative Variance

RECEIVED

MAR 01 2010

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

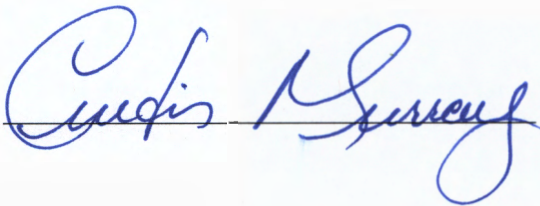
The property in question is within the vested subdivision of Velvet Ridge and is improved with a single-family dwelling. The property was the subject of a recent request for rear setback variance to allow for the construction of an addition, Case No. 2010-0151a. The instant request is for a deck with a setback of 21' in lieu of the required 37.5.'

SUMMARY OF RECOMMENDATIONS:

Due to the wooded nature of the large adjacent parcel, it does not appear that the proposed deck will have an adverse impact on the Holdridge property. As such the Office of Planning does not oppose the petitioner's request.

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

Prepared by:
AFK/LL: CM



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: FEB. 25, 2010

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

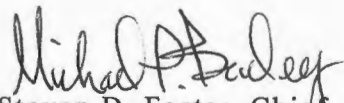
RE: Baltimore County
Item No. 2010-0212-A
2310 VELVET RIDGE DRIVE
CUMMINGS PROPERTY
ADMIN. VARIANCE -

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 - 0212-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

AV
3-1-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 12 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 12, 2010
SUBJECT: Zoning Item # 10-212-A
Address 2310 Velvet Ridge Drive
(Cummings Property)

Zoning Advisory Committee Meeting of February 22, 2010.

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

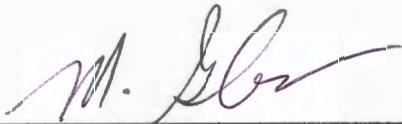
Reviewer: JWJ

Date: 4/12/2010

Mordechai Glazer
2312 Velvet Ridge Drive
Owings Mills, MD 21117
February 2, 2010

To Whom it May Concern,

It is my understanding that Howard and Cindy Cummins at 2310 Velvet Ridge Drive are applying for a variance to build a deck extending 15ft back from the rear of their house starting at the corner closest to my house and moving away from my house for approximately 51ft. This letter is to serve as notice that I have no objection to this proposed home improvement.



2010-0212-A

2010-0212-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 03 Account Number - 0311019410

Owner Information

Owner Name: CUMMINS HOWARD A **Use:** RESIDENTIAL
 CUMMINS CINDY L **Principal Residence:** YES
Mailing Address: 2310 VELVET RIDGE DR **Deed Reference:** 1) /20918/ 599
 OWINGS MILLS MD 21117-3027 2)

Location & Structure Information

Premises Address **Legal Description**
 2310 VELVET RIDGE DR VELVET RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
59	14	365			2	A	6	2	Plat Ref: 33/ 35

Special Tax Areas **Town**
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1973	3,737 SF	40,597.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	1/2 BRICK FRAME

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	149,140	156,640		
Improvements:	568,670	524,970		
Total:	717,810	681,610	681,610	681,610
Preferential Land:	0	0	0	0

Transfer Information

Seller: CUMMINS HOWARD A	Date: 11/03/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /20918/ 599	Deed2:
Seller: KEYSER SHELDON I	Date: 12/12/2002	Price: \$480,000
Type: IMPROVED ARMS-LENGTH	Deed1: /17223/ 414	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

previous
order

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Velvet Ridge Drive; 932 feet W of the
c/l of Park Heights Avenue
3rd Election District
2nd Councilmanic District
(2310 Velvet Ridge Drive)

Howard and Cindy Cummins
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0151-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Howard and Cindy Cummins for property located at 2310 Velvet Ridge Drive. The variance request is from Section 1B02.3.B [1963 regulations] and Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 36 feet in lieu of the required 50 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to replace an existing porch with a 20 feet x 24 feet one story sunroom addition. The most affected property owner at 2312 Velvet Ridge Drive submitted a letter in support of the variance request. That correspondence indicates that the proposed addition will be approximately the same size as the screened porch that was destroyed by a tree and the appearance of the addition will match the existing dwelling. Photographs submitted with the Petition illustrate the area surrounding the location of the proposed addition contains dense tree cover. Petitioners' property contains .93 acres and is served by private sewer and water systems.

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 12, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 4th day of December, 2009 that a variance from Section 1B02.3.B [1963 regulations) and Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 36 feet in lieu of the required 50 feet for an addition is hereby GRANTED, subject to the following:

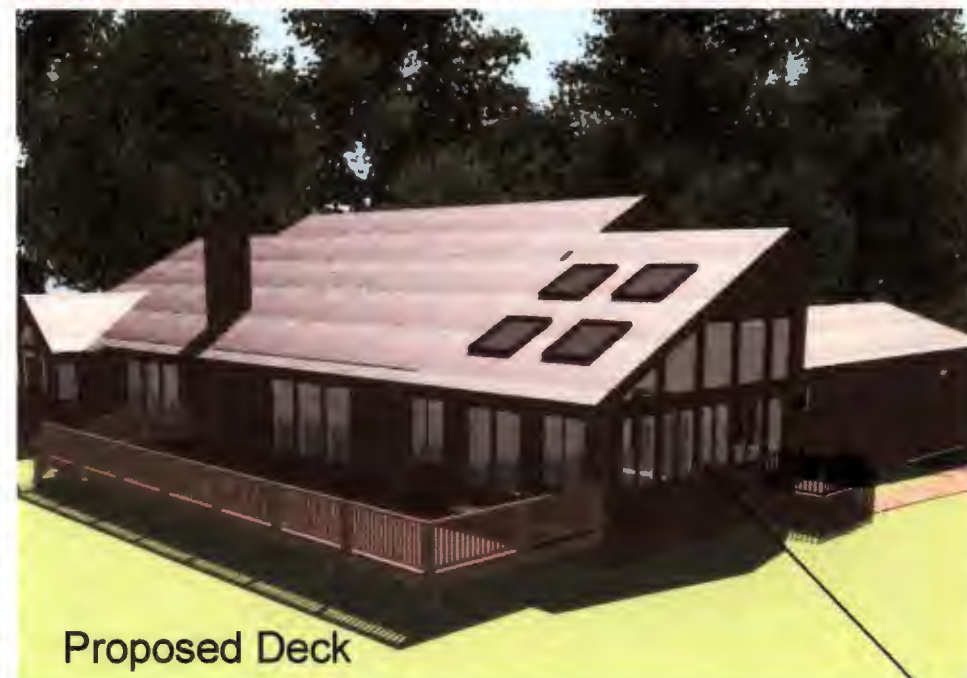
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

PHOTOS AND RENDERING TO ACCOMPANY PETITION FOR ZONING VARIANCE - 2310 VELVET RIDGE DRIVE



2010-0212-A

0311001650

KAUFMAN/ HOLDRIDGE PROPERTY (PDM File/Project # 3-462)

0320001377

0301054250

0313078172

0308033780

Lot # 7

2312

2310

0311019410 Lot # 6

0312042751

2308

Pt. Bk. 33 Folio 35 Lot # 5

Lot # 4 0312042750

3 ED

059A2

NW 13-F

RC 5

2nd CD

VELVET RIDGE DR

19940324

0307053240

Lot # 13 2325

0315037360

Lot # 11

2321

0306011800

2315

0313078173

Lot # 12

2323

0312042757

Lot # 10

20040372

2319

0312042756 Lot # 9

2317

0302038050

Lot # 8

2313

Pt. Bk. 32 Folio 137

NW-12-F

1600000364

1600000365

Lot # 18

1600000366

2010-0212-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 2310 Velvet Ridge Drive

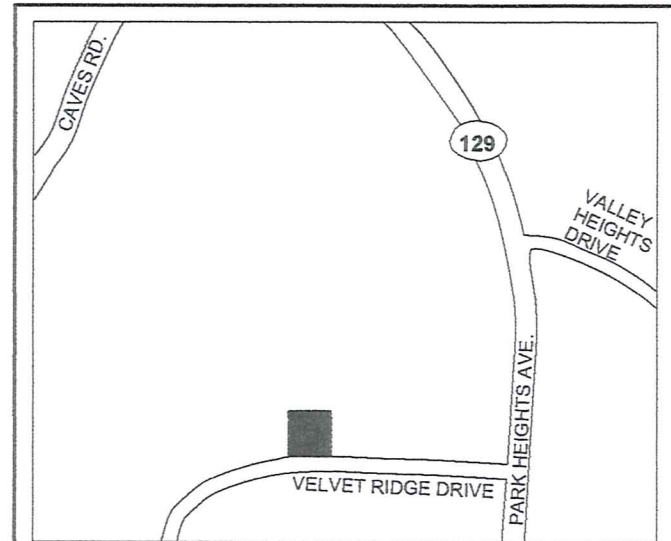
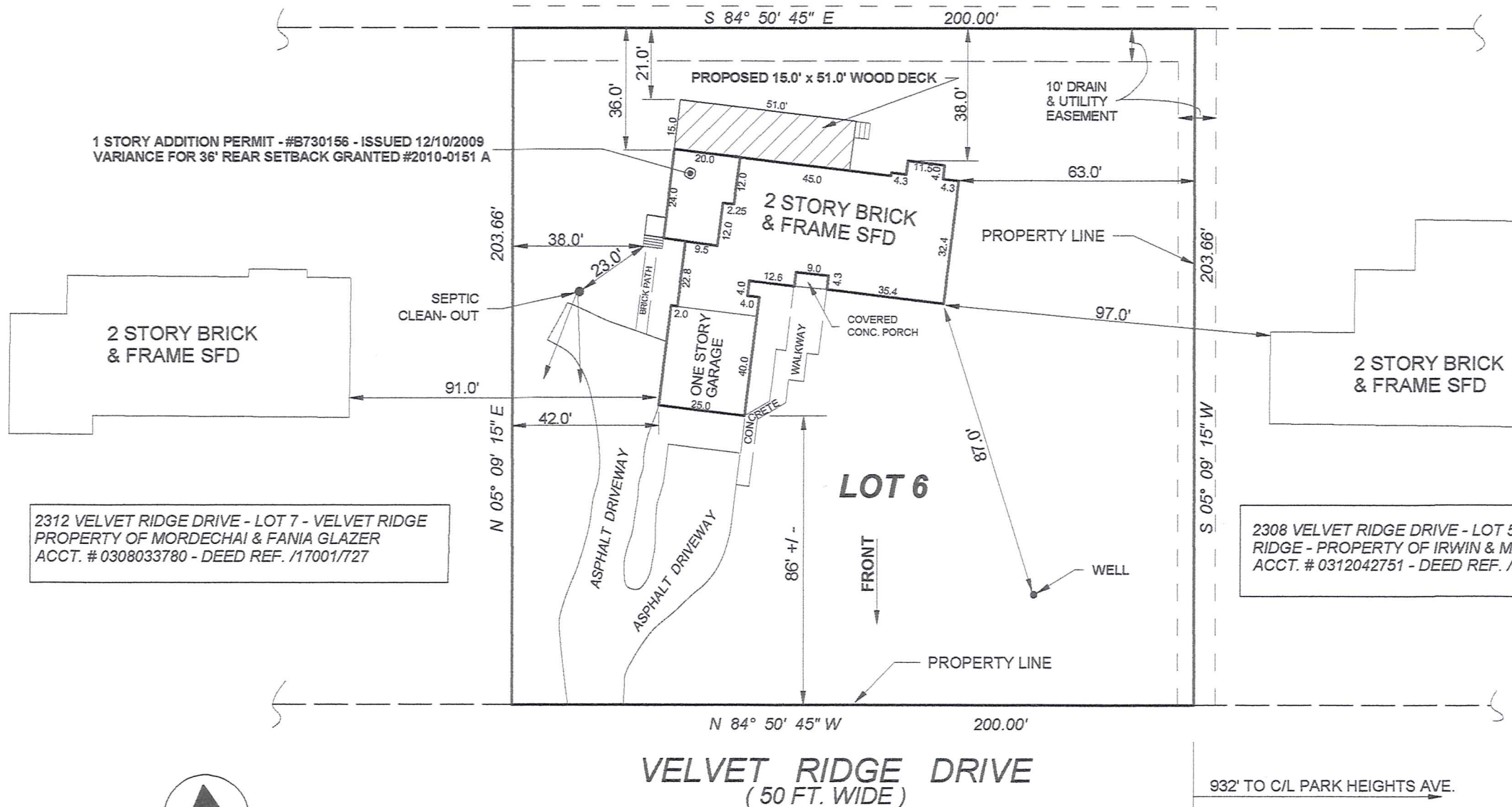
SUBDIVISION NAME VELVET RIDGE - SECTION 2

PLAT BOOK #33 FOLIO # 35 LOT # 6 SECTION #2

OWNER Howard A. Cummings & Cindy L. Cummings

REAR BUILDING SETBACK DISTANCE WAS CHANGED FROM 50.0' TO 36.0' BY VARIANCE GRANTED - Dec. 4, 2009 - #210-0151-A

2627 CAVES RD. - PARCEL 98
PROPERTY OF BARBARA HOLDRIDGE
ACCT. # 0320001377 - DEED REF 1 - /15574/246
2 - /15574/239



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 03

COUNCILMANIC DISTRICT 02

1" = 200' SCALE MAP #059A2

ZONING RC5

LOT SIZE .93 ACREAGE 40,597 SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES NO ☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ BUILDING ☐ ☒

PRIOR ZONING HEARING Yes

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

Tw | 2010 | 0212-A



NORTH

PREPARED BY Joseph D. McDowell

SCALE OF DRAWING: 1" = 40'