

IN RE: PETITION FOR ADMIN. VARIANCE
N side of Hillstead Drive; 772 feet W of the
c/l of Falls Road
3rd Election District
2nd Councilmanic District
(610 Hillstead Drive)

Dennis and Amanda Weinman
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0263-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, Dennis and Amanda Weinman for property located at 610 Hillstead Drive. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 30 foot setback to property line in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The only practical location for the proposed addition is on the east side of the existing dwelling. A well is located on the west side of the residence. The main access is located at the south side of the residence and building here would impede access to the garage. The rear of the property contains steep slopes. The neighbors residing at 606 Hillstead Drive submitted a letter of no objection to the variance request. The property contains 2.70 acres.

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 April 14, 2010 which states that the existing dwelling is located on an irregularly shaped single lot of record in an RC 5 zone. There is significant landscaping between the addition and the adjacent dwelling at 606 Hillstead Drive which is located 115 feet from the proposed addition. The Planning Office has

ORDER RECEIVED FOR FILING

Date 4.27.10

By m

reviewed architectural elevation drawings for the addition prepared by Ammon, Heisler and Sachs dated 4/1/2010, which are compatible in terms of style and materials with the existing dwelling and the neighborhood. The Planning Office supports the requested variance provided it is in keeping with the aforementioned drawings.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 11, 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 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 27th day of April, 2010 that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 30 foot setback to property line in lieu of the required 50 feet is hereby GRANTED, subject to the following:

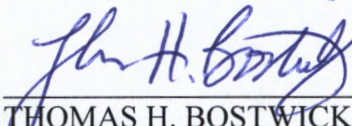
ORDER RECEIVED FOR FILING

Date 4.27.10

By pr 2

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.
2. The addition shall be constructed in accordance with the architectural elevation drawings for the addition prepared by Ammon, Heisler and Sachs dated 4/1/2010.

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 4-27-10

By pz 3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 27, 2010

DENNIS AND AMANDA WEINMAN
610 HILLSTEAD DRIVE
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 2010-0263-A
Property: 610 Hillstead Drive

Dear Mr. and Mrs. Weinman:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 610 Hillstead Drive
Lutherville, MD 21093
 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) 1A04.3B.2. (BCZR)

TO PERMIT AN ADDITION WITH A 30-FOOT SETBACK TO PROPERTY
LINE IN LIEU OF THE REQUIRED 50-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 _____ Date 4-27-10
 Company _____ By [Signature]
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Legal Owner(s):

Dennis H. Weinman
 Name - Type or Print _____
 Signature [Signature]
 Amanda L. Weinman
 Name - Type or Print _____
 Signature [Signature]
610 Hillstead Drive (410) 828-6222
 Address _____ Telephone No. _____
Lutherville MD 21093
 City _____ State _____ Zip Code _____

Representative to be Contacted:

Dennis H. Weinman
 Name _____
610 Hillstead Drive (410) 828-6222
 Address _____ Telephone No. _____
Lutherville MD 21093
 City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2010-0263-A

REV 10/25/01

Reviewed By D.T. Date 4/11/10

Estimated Posting Date 4/11/10

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 610 Hillstead Drive
Address
Lutherville MD 21093
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):

We are basing our request for an Administrative Variance on the following reasons. First, at the southwest side of the residence there is a 100+ year old tree. (See attached Picture A.) The removal of such tree would be a tragedy and certainly is a unique feature of our property. Second, at the west side of the residence there is a well which is already within the limit of proximity allowed. Third, the main access is located at the south side of the residence. Building to this side would impede access to the car garage. (See attached Picture B.) The existing topography also plays an important role. As you can see on the attached Picture C, the existing topography on the north side of the residence would make any construction impractical. It is for these reasons that the property is unique and why the only practical location for this addition is on the east side of the existing residence. The location of the addition would have little impact on any neighbor. The only neighbor that might see the addition has no objection. (See attached letter dated March 25, 2010)

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.

Dennis H. Weinman
Signature

Dennis H. Weinman
Name - Type or Print

Amanda L. Weinman
Signature

Amanda L. Weinman
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of April, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dennis H. Weinman & Amanda L. Weinman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

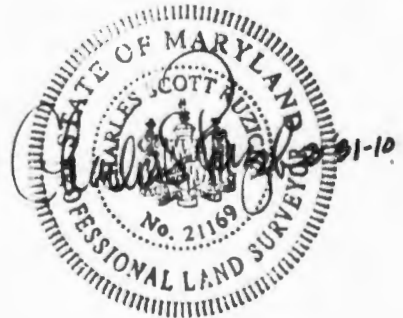
Maryann
Notary Public
My Commission Expires 6/1/12

Zoning Description
610 Hillstead Drive
Election District 3, Baltimore County, MD

Beginning for the same at a point located on the north side of Hillstead Drive (variable width right of way); said point of beginning being located 772.0± westerly from the central line of Falls Road; thence binding on the north side of Hillstead Drive the two following courses and distances; (1) by a curve to the right with a radius of 256.48', a length of 75.68 and a chord of S76° 05' 14"W 75.40'; (2) S 84° 31' 50"W 145.74', thence leaving Hillstead Drive and traveling in a northwest direction the following six courses and distances to the southwest corner of Chananwold Subdivision (recorded O.T.G. 36-38), (3) N56° 58' 30"W 44.87', (4) N66° 27' 36"W 96.61', (5) N29° 46' 36"W 118.20', (6) N60° 26' 36"W 76.33', (7) N58° 52' 08"W 179.37', (8) N05° 24' 04"W 197.96'; thence binding on the south outline of the aforesaid Chanawold Subdivision in a southeasterly direction the two following courses and distances, (9) S55° 55' 26"E 500.54, (10) S83° 54' 02"E 245.62'; thence in a southwesterly direction the three following courses and distances, (11) S16° 17' 55"W 79.59', (12) S45° 30' 28"W 45.96', (13) S37° 47' 57"W 54.80' to a point; thence in an easterly direction the following two courses and distances to the point of beginning, (14) S87° 22' 29"E 64.05' and (15) N87° 36' 31"E 7.52'

Containing 2.70 acres of land, more or less.

THIS DESCRIPTION IS BASED ON DEEDS AND PLATS OF RECORD AND IS NOT INTENDED TO REPRESENT A FIELD RUN SURVEY.



2010-0263-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0263 -A

Address 610 HILLSTEAD DRIVE

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/1/10

Posting Date: 4/11/10

Closing Date: 4/26/10

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- 0263 -A

Address 610 HILLSTEAD DRIVE

Petitioner's Name WEINMAN

Telephone 410-828-6222

Posting Date: 4/11/10

Closing Date: 4/26/10

Wording for Sign: To Permit AN ADDITION WITH A 30-FOOT SETBACK TO
PROPERTY LINE IN LIEU OF THE REQUIRED 50-FEET.

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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2010-0263-A
Petitioner: WEINMAN
Address or Location: 610 HILLSTEAD DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. DENNIS H. WEINMAN
Address: 610 HILLSTEAD DRIVE
LUTHERVILLE, MD 21093

Telephone Number: 410-828-6222

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

No. _____

Date: _____

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

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

+ - CERTIFICATE OF POSTING

2010-0263-A

RE: Case No.: _____

Petitioner/Developer: _____
Weinman

Date of Hearing/Closing: _____
April 26 2010

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____
610 Hillstead Drive

The sign(s) were posted on _____
April 11 2010
(Month, Day, Year)

Sincerely,

Robert Black 4/12 /10
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0263-A

TO PERMIT AN ADDITION WITH A 30-FOOT SETBACK TO
PROPERTY LINE IN LIEU OF THE REQUIRED 50-FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 4-26-10

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 27, 2010

Dennis & Amanda Weinman
610 Hillstead Dr.
Lutherville, MD 21093

Dear: Dennis & Amanda Weinman

RE: Case Number 2010-0263-A, 610 Hillstead Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 01, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For April 26, 2010
Item Nos. 2010-254, 259, 261, 262,
263, 264, 265, 266, 267, 268 and 272

DATE: April 14, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04262010 -NO COMMENTS.doc



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 19, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 12, 2010

Item Numbers: 0254, 0259, 0261, 0262, 0263, 0264, 0265, 0266, 0267, 0268 and 0272

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: APRIL 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. 2010-0263-A
610 HILLSTEAD DRIVE
WEIMAN PROPERTY
ADMIN. VAR. -

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. 2010-0263-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,

for¹ 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 14, 2010

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

RECEIVED

SUBJECT: 610 Hillstead Road

APR 16 2010

INFORMATION:

ZONING COMMISSIONER

Item Number: 10-263

Petitioner: Dennis and Amanda Weinman

Zoning: RC 5

Requested Action: Administrative Vairance

The petitioners request a side yard setback of 30 feet in lieu of the required 50 feet to allow for an addition to the existing dwelling. The existing dwelling is located on an irregularly shaped single lot of record in an RC5 zone. There is significant landscaping between the addition and the adjacent dwelling at 606 Hillstead Drive, which is located 115 feet from the addition.

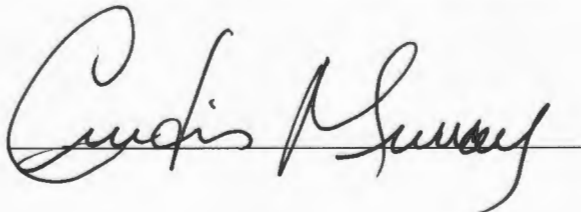
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed architectural elevation drawings for the addition prepared by Ammon, Heisler and Sachs dated 4/1/2010, which are compatible in terms of style and materials with the existing dwelling and the neighborhood.

The Office of Planning supports the requested variance provided it is in keeping with the aforementioned drawings.

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

Prepared by:
AFK/LL: CM



AV
61-26-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 09 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 8, 2010

SUBJECT: Zoning Item # 10-263-A
Address 610 Hillstead Drive
(Weinman Property)

Zoning Advisory Committee Meeting of April 12, 2010.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A Single Lot Declaration of Intent may be filed to address Forest Conservation Law for the proposed addition. - *Glenn Shaffer; Environmental Impact Review*

The Groundwater Mgmt. Section will need to review the proposed addition (bldg. permit) for water usage issues and setbacks as related to well and septic. - Dan Esser; *Groundwater Management*

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: April 1, 2010

TO: Zoning Commissioner and File

FROM: Donna Thompson, Planner II, Zoning Review

SUBJECT: Petition for Administrative Variance
Case No. 2010-0263-A
610 Hillstead Drive

This property is currently zoned R.C. 5 and is not part of any known subdivision. It is the interpretation of this office for the current R.C. 5 regulations that in the event an addition cannot meet the setbacks under 1A04.3B.2. (BCZR), a Special Hearing is necessary under 1A04.3B.1.b.(1). The petitioners have requested that they be able to file this as an Administrative Variance.

Please call me if you have any questions.

dt

Jeffrey Benhart
Helen Potter-Benhart
606 Hillstead Drive
Lutherville, MD 21093

Re: Proposed construction at 610 Hillstead Drive

March 25, 2010

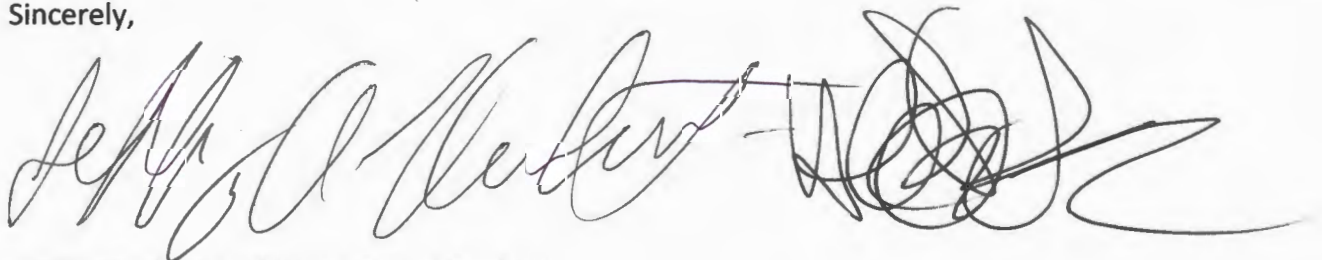
Zoning Commissioner for Baltimore County
111 Chesapeake Avenue
Towson, Maryland 21204

To whom it may concern:

Today our next door neighbors, Dennis and Amanda Weinman, came over to discuss their desire to construct an addition on their home (610 Hillstead Drive). They showed us the plans and explained to us the proposed location and desired use. As their nearest and most affected neighbor, we have no objection to the county granting the Weinmans the zoning variance they are seeking and allowing them to proceed with the construction as planned.

Thank you for your attention in this matter.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Jeffrey Benhart' and the signature on the right is 'Helen Potter-Benhart'. Both signatures are fluid and cursive.

Jeffrey Benhart and Helen Potter-Benhart

2010-0263-A



FRONT OF NUMBER 610

2010-0263-A



FRONT DRIVEWAY N°610

2010-0263A



Common
Driveway

HILLSTEAD
DRIVE

2010-0263-A

A photograph of a paved driveway or road. The surface is light-colored asphalt or concrete, showing some wear and shadows from trees. In the background, there are several trees, some with green leaves and others bare. A small wooden post is visible in the distance. The sky is blue with some clouds. The overall scene is outdoors, likely in a residential or park area.

Hillstead Drive

Common
Driveway

2010-0263-A



2010-0263-A



Looking At 10432 Falls Road From Hillstead Drive

2010-0263-A

Q17#

2010-0265-A



HILLYTEAD

DRIVE

2010-0263-4

HILSTEAD DRIVE



"Common" DRIVEWAY To 606 & 610

2010-0263-A



DRIVEWAY TO N° 610

2010-0263-A



DRIVEWAY TO GOG

2010-0263-A



Nº 606 HILLSTEAD DRIVE FROM "COMMON" DRIVEWAY

2010-0263-A



No 606 Hillstead Drive From "Common" Driveway

2010-0263-A

A



A

B



B

2010-0263-A



2010-0263-A

1600001160 Lot # 2

2100005921

2100009635

Pt. Bk. 34, Folio 38 10428

0318036750

Lot # 1

NW 11-C

Lot # 4

Pt. Bk. 62, Folio 56
1600001159

SUBJECT SITE

2 CD
RC 5

3 ED

069A1

HILLSTEAD (PDM File/Project # 3-326)

Lot # 15

Pt. Bk. 60, Folio 19

2100010990

0307016260

610

610

HILLSTEAD DR

0305000326

*772.0'± To
FALLS
ROAD*

NW 10-C

CAMPBELL PROPERTY (PDM File/Project #)

2200012503

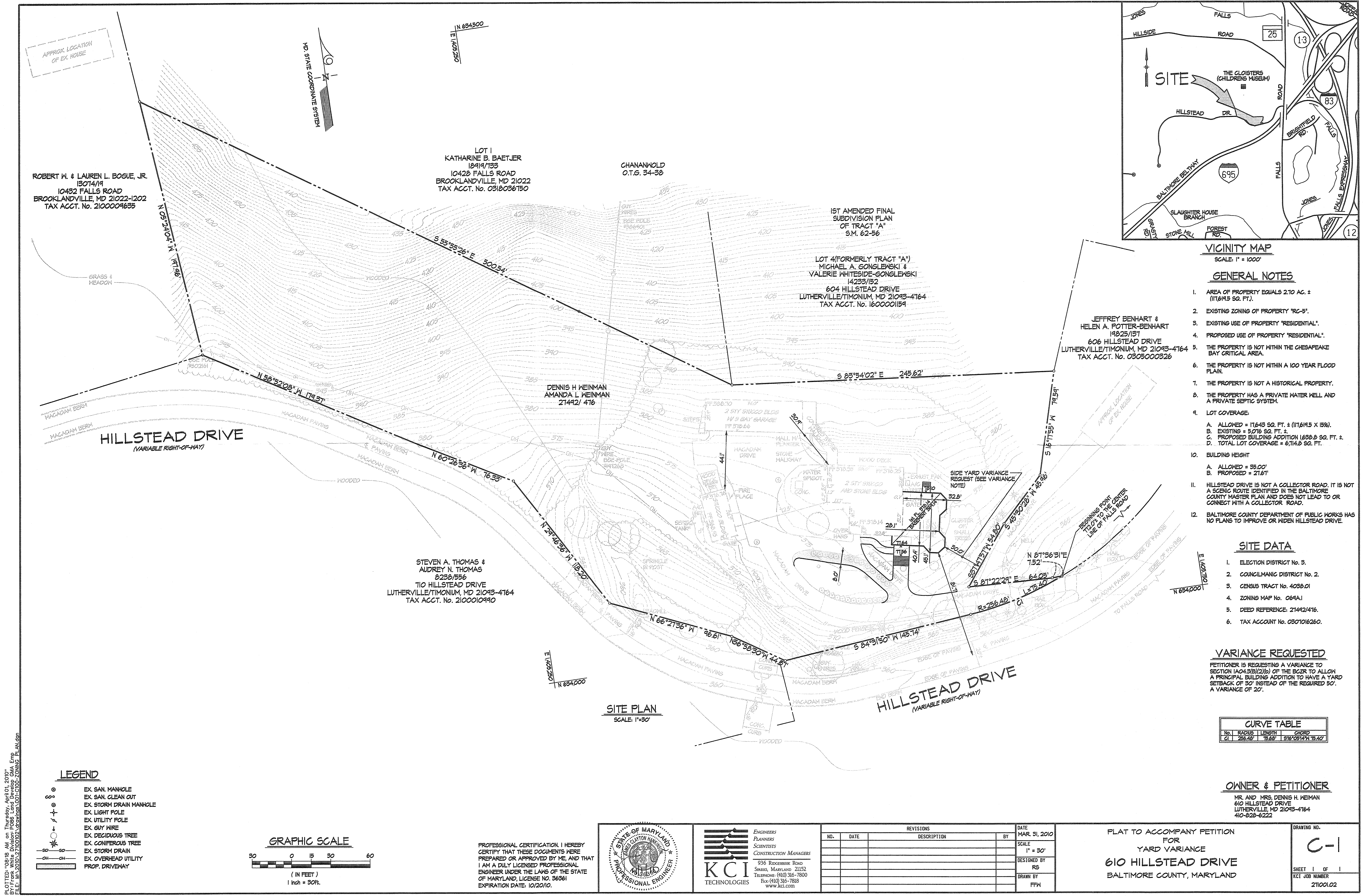
Lot # 2

Pt. Bk. 64, Folio 87

1695
1695

610 HILLSTEAD DRIVE

2010-0263-A



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- AREA OF PROPERTY EQUALS 2.10 AC. ± (117,619.5 SQ. FT.).
- EXISTING ZONING OF PROPERTY "RC-5".
- EXISTING USE OF PROPERTY "RESIDENTIAL".
- PROPOSED USE OF PROPERTY "RESIDENTIAL".
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
- THE PROPERTY IS NOT A HISTORICAL PROPERTY.
- THE PROPERTY HAS A PRIVATE WATER WELL AND A PRIVATE SEPTIC SYSTEM.
- LOT COVERAGE:
A. ALLOWED = 17,643 SQ. FT. ± (117,619.5 X 15%).
B. EXISTING = 5,016 SQ. FT.
C. PROPOSED BUILDING ADDITION 1639.8 SQ. FT. ±.
D. TOTAL LOT COVERAGE = 6,714.8 SQ. FT.
- BUILDING HEIGHT
A. ALLOWED = 35.00'
B. PROPOSED = 21.61'
- HILLSTEAD DRIVE IS NOT A COLLECTOR ROAD. IT IS NOT A SCENIC ROUTE IDENTIFIED IN THE BALTIMORE COUNTY MASTER PLAN AND DOES NOT LEAD TO OR CONNECT WITH A COLLECTOR ROAD.
- BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS HAS NO PLANS TO IMPROVE OR HIDE HILLSTEAD DRIVE.

SITE DATA

- ELECTION DISTRICT No. 3.
- COUNCILMANIC DISTRICT No. 2.
- CENSUS TRACT No. 4038.01
- ZONING MAP No. 069A.1
- DEED REFERENCE: 21442/416
- TAX ACCOUNT No. 0307016260.

VARIANCE REQUESTED

PETITIONER IS REQUESTING A VARIANCE TO SECTION 1A04.5(B)(2)(b) OF THE BCOR TO ALLOW A PRINCIPAL BUILDING ADDITION TO HAVE A YARD SETBACK OF 30' INSTEAD OF THE REQUIRED 50'. A VARIANCE OF 20'.

CURVE TABLE			
NO.	RADIUS	LENGTH	CHORD
1	286.42'	75.62'	516.02' N 14°14' W 134.00'

OWNER & PETITIONER

MR. AND MRS. DENNIS H. WEINMAN
610 HILLSTEAD DRIVE
LUTHERVILLE, MD 21093-4164
410-828-6222

FLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCE
610 HILLSTEAD DRIVE
BALTIMORE COUNTY, MARYLAND

DRAWING NO.
C-1
SHEET 1 OF 1
KCI JOB NUMBER
21000102



KCI
TECHNOLOGIES

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818
WWW.KCI.COM

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE
MAR. 31, 2010
SCALE
1" = 30'
DESIGNED BY
RS
DRAWN BY
FFW

LEGEND

- EX. SAN. MANHOLE
- EX. SAN. CLEAN OUT
- EX. STORM DRAIN MANHOLE
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- EX. STORM DRAIN
- EX. OVERHEAD UTILITY
- PROP. DRIVEWAY

GRAPHIC SCALE
(IN FEET)
1 inch = 30ft.

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36361. EXPIRATION DATE: 10/20/10.

PLOTTED: 08:18 AM on Thursday, April 01, 2010
BY: Frank White Division: P066 Land Develop. OMA, Emb.
FILE: M-21000102.dwg
PLOT: M-21000102.dwg
PLOT: M-21000102.dwg