

IN RE: PETITION FOR ADMIN. VARIANCE

E side Dennis Avenue; 128 feet NW of
c/l Rider Avenue
8th Election District
2nd Councilmanic District
(1606 Dennis Avenue)

John and Patricia Coulson
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0003-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, John and Patricia Coulson for property located at 1606 Dennis Avenue. The variance request is from Sections 1B02.3.B (1945 regulations "A" residence Zone-Section III C.4) and 401.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition to have a rear setback as close as 10 feet in lieu of the required 15 feet, and to permit a proposed detached accessory structure (garage) to be located on the side of the dwelling in lieu of the required rear. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners are proposing a number of improvements to their property including the replacement of an existing covered porch with a new porch, second floor shed roof rear addition, proposed one story rear addition (subject of this variance request), interior renovation of existing two car attached garage into living space, new covered portico, and proposed detached garage (subject of this variance request) with asphalt driveway addition. The proposed one story rear addition is a master bathroom and closet area that meets the 7 feet side yard setback, but falls shy of meeting the additional requirement of a 15 feet setback. The proposed one story detached garage would only really fit in the side yard as the rear yard is limited in size and extending the driveway to the rear would adversely affect what limited rear yard space. Keeping the garage pulled forward on

ORDER RECEIVED FOR FILING

Date 8.5.10

By pm

the lot will limit the amount of impervious surface. The proposed garage will sit back from the front property line similar to the dwelling and the garage actually backs up to the neighbor's rear yard line as Petitioner's lot turns the corner to the right. None of the neighbors expressed any concerns about the proposed additions. In fact, the neighbor residing at 8110 Rider Avenue and immediately adjacent to the subject property expressed her support for the variance requests. Another neighbor residing at 1609 Dennis Avenue, also expressed support for the requests. The property is triangular in shape and is located along the curve of Dennis Avenue. The dwelling was constructed on the lot so that it actually faces the curve of the street.

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 August 4, 2010 which indicates the property is improved with an existing single family dwelling and situated on a pie shaped lot. The property is within the Ruxton Riderwood Lake Roland Design Review area. The addition is approximately 12.5% of the floor area of the existing dwelling, well below the threshold requiring DRP review. Existing vegetation on the side of the property is located within a drainage and utility easement and will be retained. The Planning Office has reviewed the architectural elevation drawings prepared by Allen and Associates Architects which are acceptable and supports the requested variance as it appears the existing dwelling placement on the irregular lot constitutes a practical difficulty.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 10, 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

ORDER RECEIVED FOR FILING

Date 8.5.10

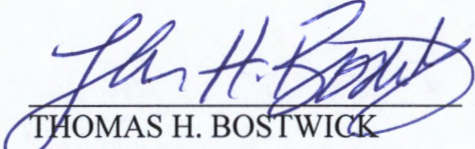
the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result 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 5th day of August, 2010 that an Administrative Variance from Sections 1B02.3.B (1945 regulations "A" residence Zone-Section III C.4) and 401.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition to have a rear setback as close as 10 feet in lieu of the required 15 feet, and to permit a proposed detached accessory structure (garage) to be located on the side of the dwelling in lieu of the required rear 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

ORDER RECEIVED FOR FILING

Date 8.5.10

By pr



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 5, 2010

JOHN AND PATRICIA COULSON
1606 DENNIS AVENUE
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 2011-0003-A
Property: 1606 Dennis Avenue

Dear Mr. and Mrs. Coulson:

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 "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Scott Allen, Allen and Associates Architects, 13530 Brighton Dam Road, Clarksville
MD 21029



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1606 DENNIS AVE
which is presently zoned DR 35 ("A" Res)

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 - (1945 regs., "A" Residence Zone - Sec III.C.4) and 401.1 - to permit a proposed addition to have a rear setback as close as 10 feet in lieu of the required 15, and to permit a proposed detached accessory structure (garage) to be located on the side of the dwelling in lieu of the required rear 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):

Name - Type or Print John Mark Carlson
Signature _____
Name - Type or Print Patricia A. Flowers-Coulson
Signature P. A. Flowers-Coulson
Address 1606 Dennis Ave Telephone No. _____
City Towson State MD Zip Code 21204

Representative to be Contacted:

Name SCOTT ALLEN
Address 13530 BRIGHTON DAM RD Telephone No. 443-838-1648
City CLARKSVILLE State MD Zip Code 21029

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. 2011-0003-A
REV 10/25/01 ORDER RECEIVED FOR FILING

Reviewed By KID Date 7/2/10
Estimated Posting Date 7/11/10

Date 8.5.10

By RS

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 1606 Dennis Ave
Address
Towson MD 21204
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):

Due to the odd triangular shaped lot configuration and the placement of our existing house on the lot, adding onto the house has proven challenging.

The proposed 1 story rear addition is a master bathroom and closet area that meets the 7 foot side yard setback, but falls just shy of meeting the additional requirement of a 15 foot rear setback. The adjacent home that sits just to the left of our property and closest to this addition sits squarely to the side versus the rear of their home. The new addition steps back along the property line to minimize its impact to our neighbors.

The proposed 1 story detached garage would only really fit in our side yard as the rear yard is limited and extending the driveway to the rear would adversely affect what limited rear yard space we have. Additionally, keeping the garage pulled forward on the lot will limit the amount of impervious area. The garage sits back from the front property line similar to the main house and the garage actually backs up to our neighbors "rear yard" property line as our lot turns the corner to the right. We feel the aesthetic look of the garage will be in keeping with the neighborhood and not detract from the streetscape or our neighbor's properties.

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.

P. A. Flowers-Coulson
Signature
Patti Flowers-Coulson
Name - Type or Print

John Mark Coulson
Signature
John Mark Coulson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of July, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Coulson & Patti Coulson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

KELLY CAREY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 3, 2011

Kelly Carey
Notary Public

My Commission Expires 07/03/11

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 16006 DENNIS AVENUE
BEGINNING AT A POINT ON THE EAST SIDE OF
DENNIS AVENUE WHICH IS 50 FEET WIDE AT
A DISTANCE OF 128 FEET NORTHWEST OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
STREET RIDER AVENUE WHICH IS 50 FEET WIDE.

* BEING LOT # 25, BLOCK __, SECTION # __ IN THE
SUBDIVISION OF SPRING VALLEY AS RECORDED
IN BALTIMORE COUNTY PLAT BOOK # 17, FOLIO # 6
CONTAINING 0.42 AC. $\pm$ (18,300 sq. ft.). ALSO KNOWN
AS 16006 DENNIS AVENUE AND LOCATED IN
THE 8th ELECTION DISTRICT, 2ND COUNCILMANIC
DISTRICT.

Item #0003

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹¹~~2010~~-0003-A Address 1606 Dennis Ave

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/2/10 Posting Date: 7/11/10 Closing Date: 7/26/10

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 ²⁰¹¹~~2010~~-0003-A Address 1606 Dennis Ave

Petitioner's Name John M Coulson Telephone (443) 838 1648

Posting Date: 7/11/10 Closing Date: 7/26/10

Wording for Sign: To Permit a proposed addition to have a rear setback as close as 10 feet in lieu of the required 15, and to permit a proposed detached accessory structure (garage) to be located on the side of the dwelling in lieu of the required rear

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: 2011-0003-A

Petitioner: J M COULSON

Address or Location: 1606 DENNIS AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: SCOTT ALLEN

Address: 13530 BRIGHTON DAM ROAD

CLARKSVILLE, MD 21029

Telephone Number: 443-838-1648

Revised 7/11/05 - SCJ

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

No. 55951

Date: 7/2/10

PAID RECEIPT

BUSINESS ACTUAL TIME 1401
7/02/2010 7/02/2010 11:45:47

REC MSG6 WALKIN TAY EST

>>RECEIPT R 65491 7/02/2010 0112

Dept 5 050 MISCELLANEOUS - IN

CR NO. 055951

Recpt Tot 465.00

465.00 CR 4.00 CR

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				465.00

Total: 465.00

Rec

From:

For:

Zoning hearing - case # 2011-0003-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 07/10/10

Case Number: 2011-0003-A

Petitioner / Developer: JOHN M. COULSON

Date of Hearing (Closing): JULY 26, 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:
1606 DENNIS AVENUE

The sign(s) were posted on: JULY 10, 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

July 27, 2010

John & Patricia Coulson
1606 Dennis Ave.
Towson, MD 21204

Dear: John & Patricia Coulson

RE: Case Number 2011-0003-A, 1606 Dennis Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 02, 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
Scott Allen; 13530 Brighton Dam Rd.; Clarksville, MD 21029



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 19, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: July 26, 2010

Item No.: **Variance:** 2011-0001A.

Administrative Variance: 2011-0003A - 0007A.

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 26, 2010
Item Nos. 2011- 0001, 0002, 0003,
0004, 0005, 0006, and 0007

DATE: July 15, 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-07262010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2010

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

RECEIVED

SUBJECT: 1606 Dennis Avenue

INFORMATION:

AUG 05 2010

Item Number: 11-003

ZONING COMMISSIONER

Petitioner: John and Patricia Coulson

Zoning: DR 3.5

Requested Action: Administrative Variance

The property in question is improved with an existing single-family dwelling and situated on a pie-shaped lot. The property is within the Ruxton Riderwood Lake Roland Design Review area.

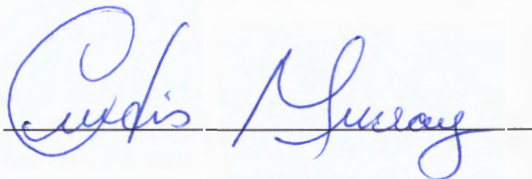
The proposal is to add a rear addition that requires a rear yard setback variance of 10 feet in lieu of the required 15 feet (A Residence zone) and a 1 story detached garage in the side yard in lieu of the required rear yard. The addition is approximately 12.5% of the floor area of the existing dwelling, well below the threshold requiring DRP review. Existing vegetation on the side of the property is located within a drainage and utility easement and will be retained.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed architectural elevation drawings prepared by Allen and Associates Architects which are acceptable and supports the requested variance as it appears the existing dwelling placement on the irregular lot constitutes a practical difficulty.

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: July 19, 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. 2011-0003-A
1606 DENNIS AVE
COWSON 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. 2011-0003-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,

Michael P. Bailey
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

7/26/10

for the
case
files

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 19 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: August 18, 2010

SUBJECT: Zoning Item # 11-003-A
Address 1606 Dennis Avenue
(Coulson Property)

Zoning Advisory Committee Meeting of July 12, 2010

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

Reviewer: JWL Date: 8/19/10

July 16, 2010

Mr. Timothy Kotroco
Department of Permits & Development Management
111 W. Chesapeake Ave., Rm. 111
Towson, MD 21204

Re: Case Number 2011-003-A, to permit a proposed addition to have a rear setback as close as 10 feet in lieu of the required 15, and to permit a proposed detached accessory structure (garage) to be located on the side of the dwelling in lieu of the required rear.

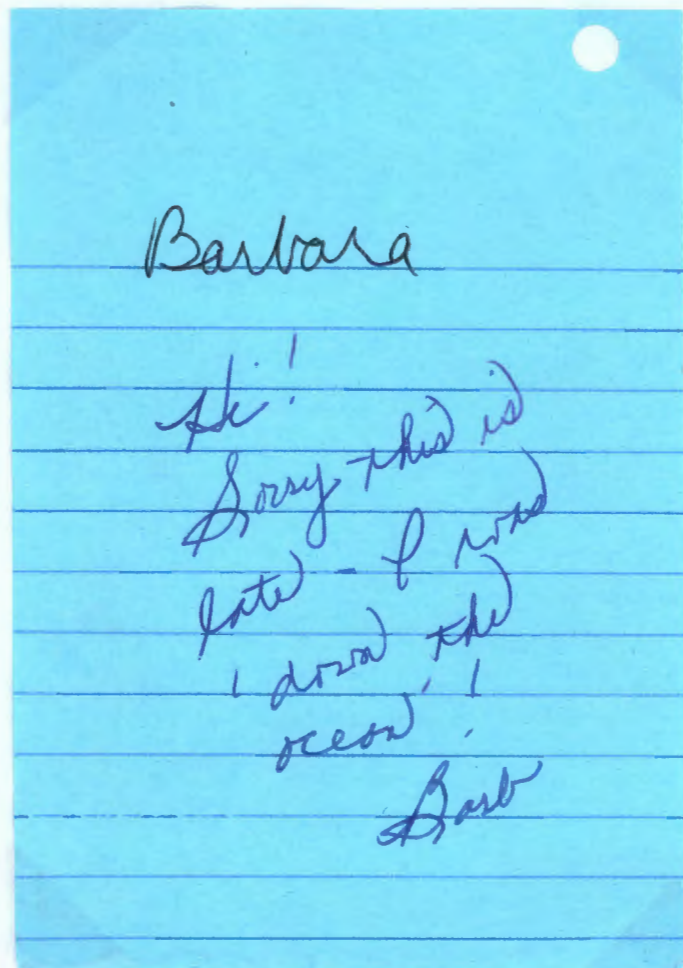
Dear Mr. Kotroco:

Regarding the variance requested by our neighbor to the rear, Patti & Mark Coulson at 1606 Dennis Avenue, I have no objections or concerns regarding the proposed addition and garage to be located on their property. Thank you.

Sincerely,

Barbara Juskus

Barbara Juskus
8110 Rider Avenue
Towson, MD 21204



July 16, 2010

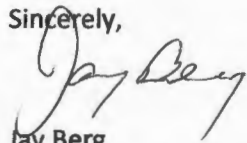
Mr. Timothy Kotroco
Department of Permits & Development Management
111 W. Chesapeake Ave., Rm. 111
Towson, MD 21204

Re: Case Number 2011-003-A, to permit a proposed addition to have a rear setback as close as 10 feet in lieu of the required 15, and to permit a proposed detached accessory structure (garage) to be located on the side of the dwelling in lieu of the required rear.

Dear Mr. Kotroco:

Regarding the variance requested by our neighbor across the street, Patti & Mark Coulson at 1606 Dennis Avenue, I have no objections or concerns regarding the proposed addition and garage to be located on their property. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jay Berg". The signature is fluid and cursive, with the first name "Jay" being more prominent than the last name "Berg".

Jay Berg
1609 Dennis Avenue
Towson, MD 21204

Patricia Zook - Comments Needed for Administrative Variance Cases

From: Patricia Zook
To: Murray, Curtis
Date: 7/28/2010 9:57 AM
Subject: Comments Needed for Administrative Variance Cases
CC: Bostwick, Thomas

Good morning Curtis -

The following cases need comments from the Office of Planning:

2010-0368-A
2011-0003-A
2011-0004-A

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-15-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>7-19-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-4-10</u>	PLANNING (if not received, date e-mail sent <u>7-28-10</u>) <u>8-4-10</u>	<u>supports</u>
<u>7-19-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>-</u>
_____	ADJACENT PROPERTY OWNERS	<u>2 no objection</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>-</u>	
SIGN POSTING	Date: <u>7-10-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

2011-0000-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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

Account Identifier: District - 08 Account Number - 0802086300

Owner Information

Owner Name:	COULSON J MARK FLOWERS-COULSON PATRICIA A	Use:	RESIDENTIAL
Mailing Address:	1606 DENNIS AVE BALTIMORE MD 21204-1919	Principal Residence:	YES
		Deed Reference:	1) /12868/ 196 2)

Location & Structure Information

Premises Address
1606 DENNIS AVE

Legal Description

1606 DENNIS AVE
SPRING VALLEY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
69	4	842					25	2	Plat Ref: 17/ 6

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	2,353 SF	18,300.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	103,570	163,570		
Improvements:	314,630	252,610		
Total:	418,200	416,180	416,180	416,180
Preferential Land:	0	0	0	0

Transfer Information

Seller: BURKHARDT WALTER E	Date: 05/18/1998	Price: \$210,400
Type: IMPROVED ARMS-LENGTH	Deed1: /12868/ 196	Deed2:
Seller: NYQUIST GEORGE SHIPLEY	Date: 05/13/1987	Price: \$125,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7543/ 427	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 *



**DETACHED GARAGE RIGHT SIDE
LOCATION CLOSE TO EXISTING
WOOD SHED**

Item #0003



**DETACHED GARAGE
RIGHT SIDE PROPERTY LINE**

Item #0003

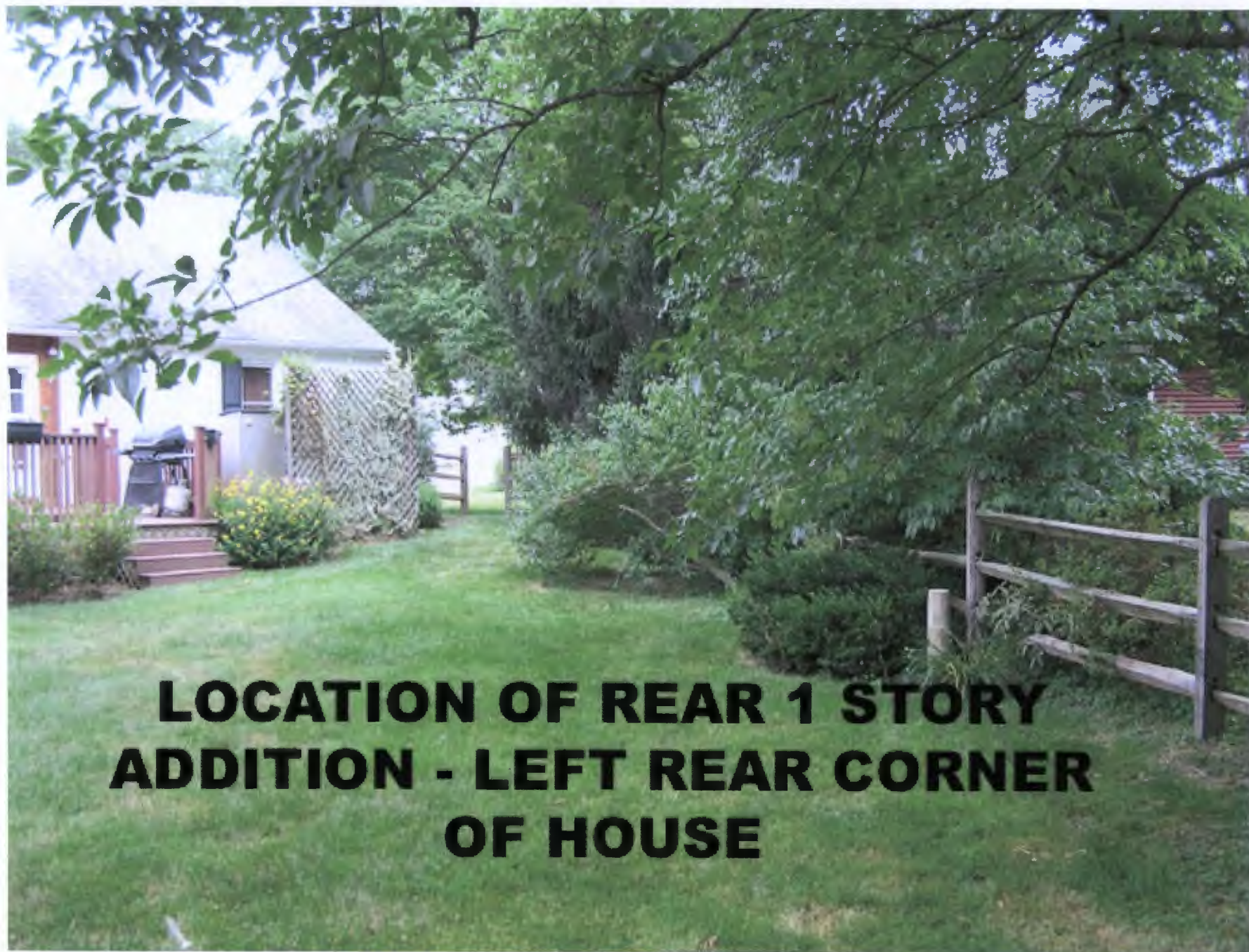


Item #0003



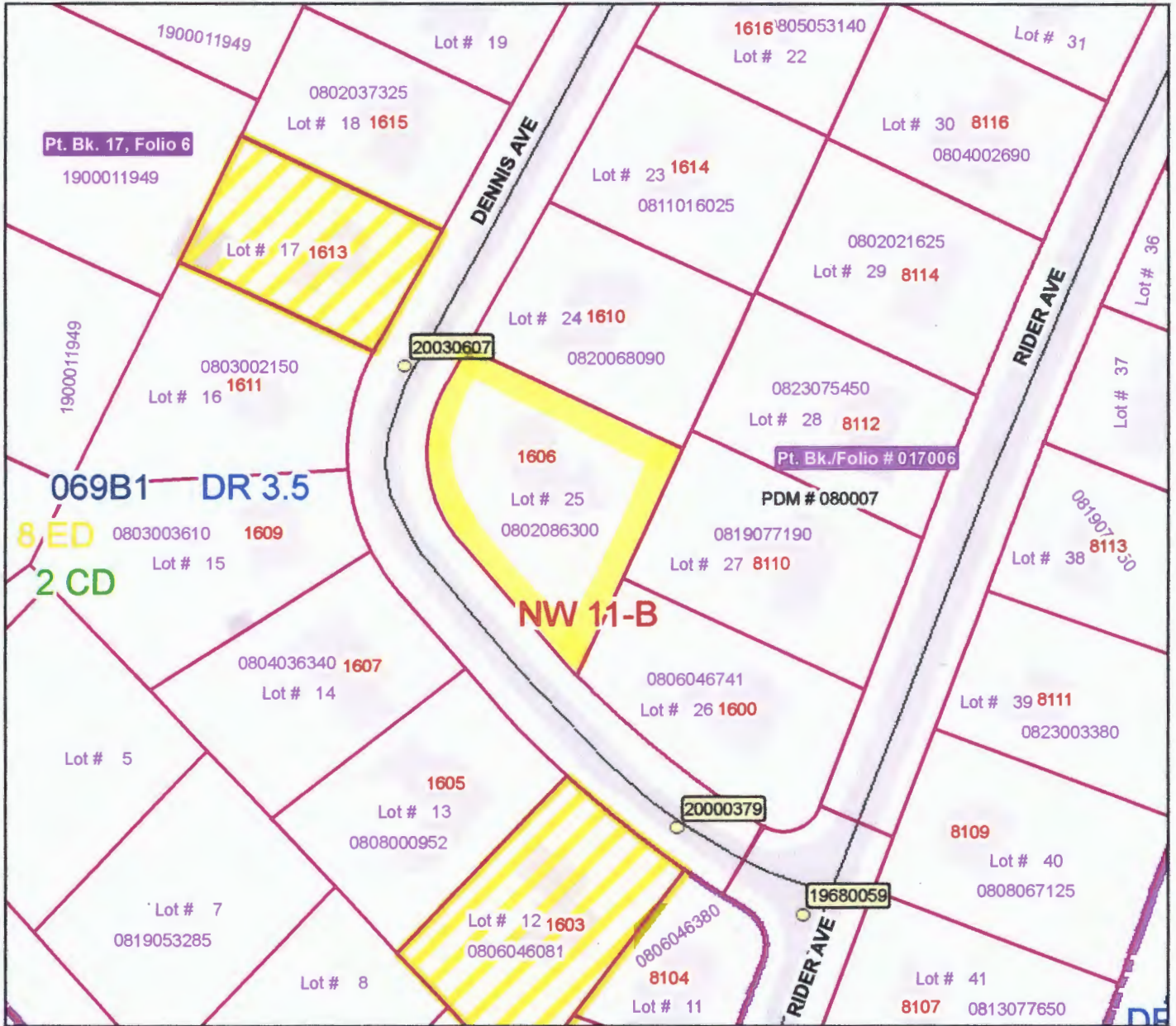
**LEFT SIDE OF HOUSE
REAR ADDITION JUST OFF
LEFT CORNER OF HOUSE**

Item #0003



Item #0003

1606 Dennis Avenue



Publication Date: July 02, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

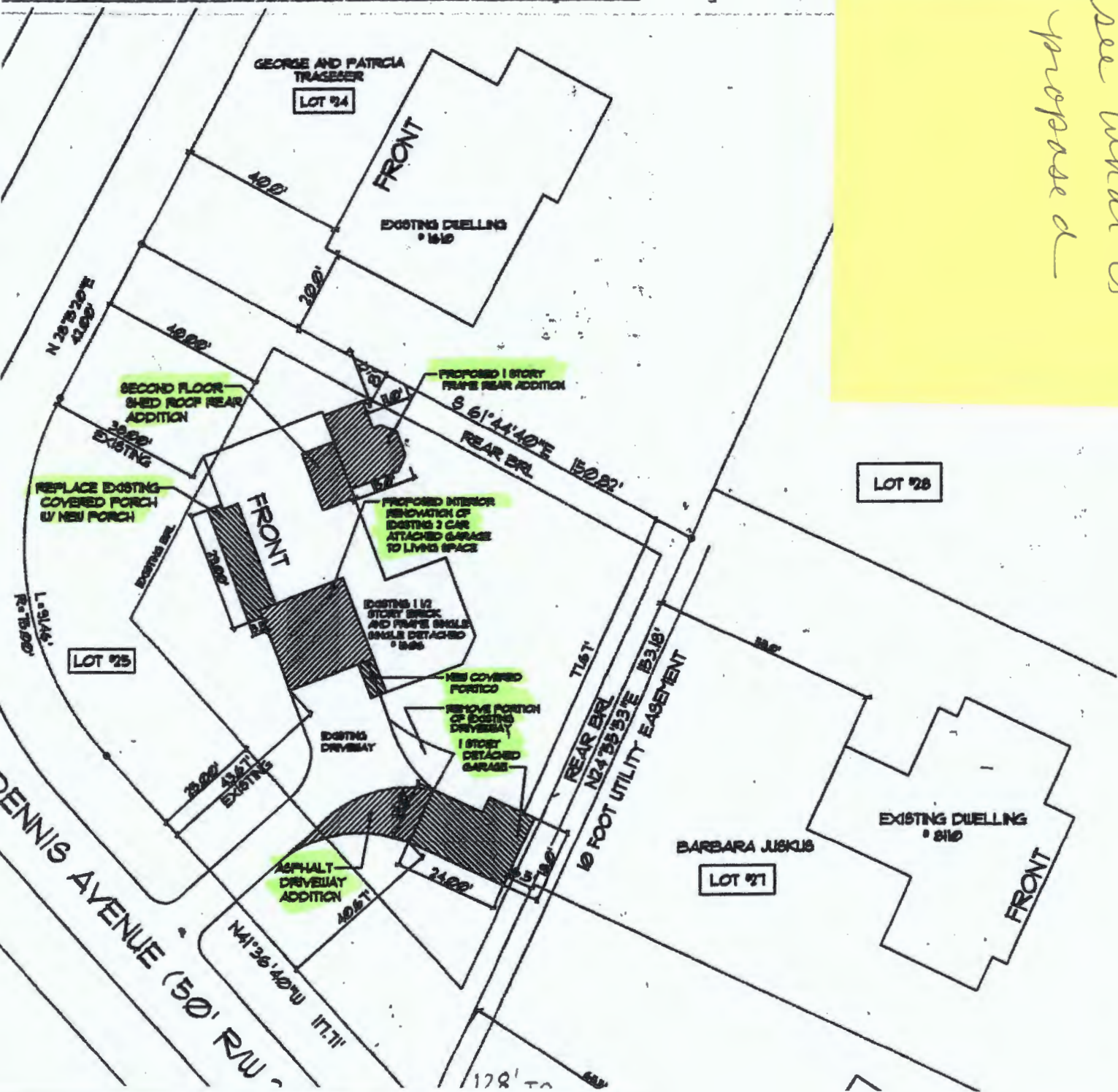


A horizontal scale bar with markings at 0, 100, and 200 feet. The bar is divided into three equal segments, each representing 100 feet.

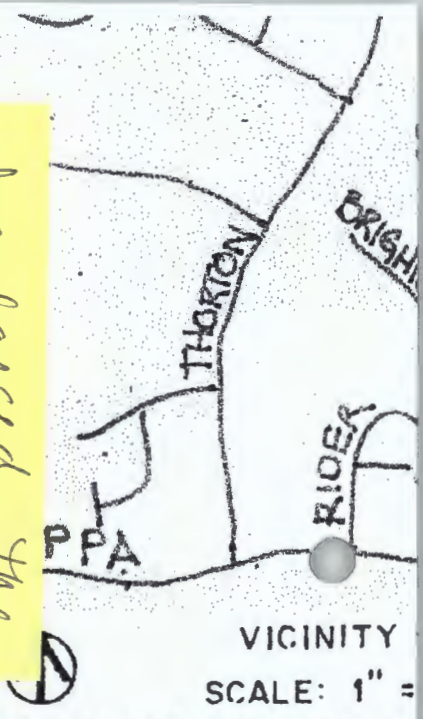
1 inch = 100 feet

Item #0003

M COULSON



I enlarged the site plan to see what is proposed



LOCATION INFO	
ELECTION DISTRICT	8
COUNCILMANIC DISTRICT	
1"=200' SCALE MAP #	
ZONING D.R.	3.5
LOT SIZE	.42
ACREAGE	
SEWER	☒
WATER	☒
CHESAPEAKE BAY CRITICAL AREA	
100 YEAR FLOOD PLAIN	
HISTORIC PROPERTY/ BUILDING	

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

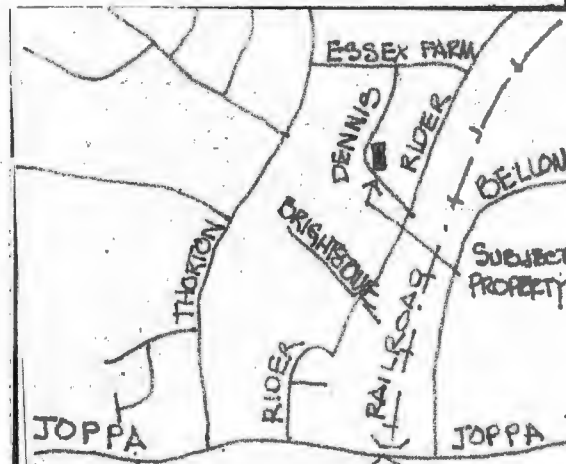
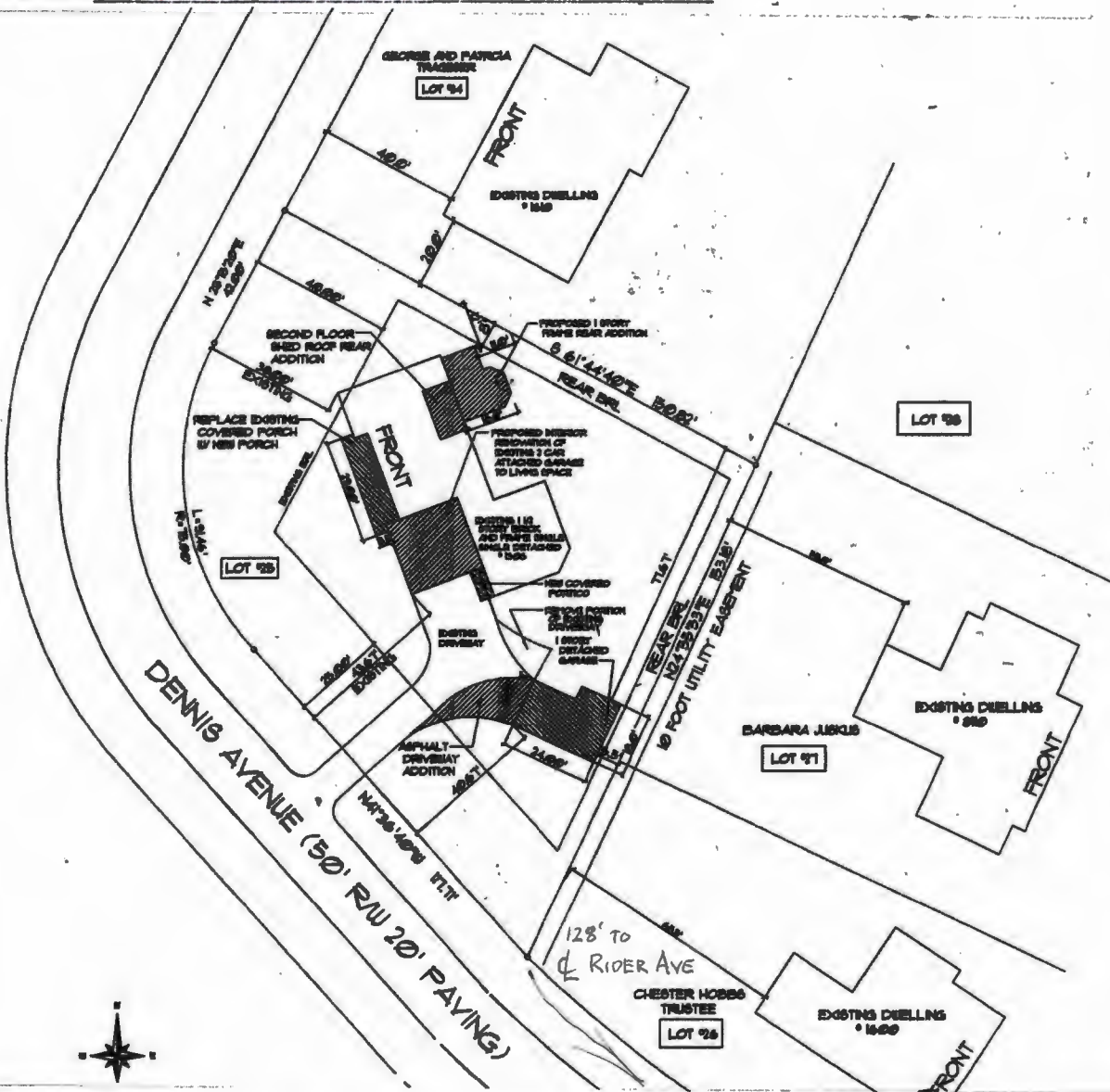
PROPERTY ADDRESS 1606 DENNIS AVE

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

SUBDIVISION NAME SPRING VALLEY

PLAT BOOK # 17 FOLIO # 6 LOT # 25 SECTION #

OWNER ✓ M COULSON



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8th

COUNCILMANIC DISTRICT **2nd**

1"=200' SCALE MAP # 069B1

ZONING **DR 3.5** (A Res)

LOT SIZE .42[±] 18,300
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY ITEM #

CASE #

2011-
0003-A

PREPARED BY SCOTT ALLEN, AIA

SCALE OF DRAWING: 1" = 50'