IN RE: PETITION FOR ADMIN. VARIANCE W side of Buttonwood Court; 650 feet SW of Trumps Mill Road 14th Election District 6th Councilmanic District **(100 Buttonwood Court)**	*	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY
Alvin Moon Sr. and Ethel M. Moon *Petitioners*	*	**Case No. 2011-0073-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, Alvin Moon Sr. and Ethel M. Moon for property located at 100 Buttonwood Court. The variance request is from Sections 1B02.3, 504 and 301 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Comprehensive Manual of Development Policies ("C.M.D.P.") Section V.B.6.b to permit an open projection (deck) with a rear yard setback of 5 feet and a side yard setback of 7 feet in lieu of the required 11.25 feet, respectively, and to amend the latest Final Development Plan of Dearborn formerly known as Shaker Heights for Lot 10 only. Petitioners desire to construct a deck on the rear of the home. The subject property is irregular in shape and backs up to an open space. The property to the right of the Petitioner's dwelling is also open space. Petitioners submitted letters of support from their immediate neighbors at 102 and 104 Buttonwood Court. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 29, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 10-12-10

By

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 12th day of October, 2010 that a Variance from Sections 1B02.3, 504 and 301 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Comprehensive Manual of Development Policies ("C.M.D.P.") Section V.B.6.b to permit an open projection (deck) with a rear yard setback of 5 feet and a side yard setback of 7 feet in lieu of the required 11.25 feet, respectively, and to amend the latest Final Development Plan of Dearborn formerly known as Shaker Heights for Lot 10 only 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.

ORDER RECEIVED FOR FILING

Date 10-12-10

By _____

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 10-12-10

By PZ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 12, 2010

ALVIN MOON SR. AND ETHEL M. MOON
100 BUTTONWOOD COURT
ROSEDALE MD 21237

Re: Petition for Administrative Variance
Case No. 2011-0073-A
Property: 100 Buttonwood Court

Dear Mr. and Mrs. Moon:

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.

Sincerely,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Lee Giroux, 733 Camberly Circle, Unit A-3, Towson MD 21204

TAX. ACCOUNT # 14d00125777

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 100 Buttonwood Ct.

which is presently zoned DR-2

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)

Section: 1B02.3; 504; & 301 BCZR
CMDP V.B.6.b.

To permit an open projection (deck) with a rear setback of 5ft and a side yard setback of 7 ft in lieu of the required 11.25 feet, respectively and to amend the latest final development plan of "Dearborn" formerly known as "Shaker Heights" for lot number 10 only.

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): Alvin Moon Sr.

X [signature]
Name - Type or Print

Chris Moon Sr.
Signature

Ethel M. Moon
Name - Type or Print

Ethel M. Moon
Signature

100 Buttonwood Ct 410 925 4938
Address Telephone No.

Rosedale MD 21237
City State Zip Code

Representative to be Contacted:

Lee Giroux
Name

733 Cambridge Cr. unit A-3 443-564-8875
Address Telephone No.

Towson MD. 21204
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 ORDER RECEIVED FOR FILING 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.

Date 10-12-10

By

Zoning Commissioner of Baltimore County

CASE NO. ~~2011-0073-A~~

Reviewed By [signature] **Date** 8/19/10

Estimated Posting Date 8/29/10

REV 10/25/01

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 100 Buttonwood Ct.
Address
Baltimore, Md. 21237
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 requesting this admin. Variance because we would like to build on our irregular shaped property & don't meet the setback requirem

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.

X Alvin Moon Sr.
Signature

Alvin Moon Sr.
Name - Type or Print

X Ethel M. Moon
Signature

Ethel M. Moon
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of June, _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Alvin Moon & Ethel Moon the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 6/15/11

REV 10/25/01

Zoning Description

Zoning Description for 100 Buttonwood Ct.
(Address)

Beginning at a point on the west side of
(north, south, east or west)

Buttonwood Ct. which is 24'
(name of street on which property fronts) (number of feet of right-of--away width)

wide at the distance of ~~280'~~ 650' S/W
(number of feet) (north, south, east or west)

of the centerline of the nearest improved intersecting street Trump Mill Rd.
(name of street)

which is 50'
(number of feet of right-of-way width) wide. * Being Lot # 10.

Block _____, Section # 3 in the subdivision of Deerborne (Formerly Shaker Heights)

as recorded in Baltimore County Plat Book # 70 Folio 119.

Containing 3,175 ± . Also known as 100 Buttonwood Ct.
(Square feet or acres) (property address)

And located in the 14TH Election District, 6TH Councilmanic District.

Z011-0073-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0073 -A Address 100 Buttonwood Ct

Contact Person: Leonard Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/19/10 **Posting Date:** 8/29/10 **Closing Date:** 9/13/10

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- 0073 -A Address 100 Buttonwood Ct

Petitioner's Name Alvin & Ethel Moon Sr. Telephone _____

Posting Date: 8/29/10 **Closing Date:** 9/13/10

Wording for Sign:

To permit an open projection (deck) with a rear setback of 5ft and a side yard setback of 7 ft in lieu of the required 11.25 feet, respectively and to amend the latest final development plan of "Dearborn" formerly known as "Shaker Heights" for lot number 10 only.

WCR - Revised 7/7/08

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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

No. 59326

Date: 8/19/10

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		C150				115.00

Total: 115.00

Rec From: MD Narbowy Siding Ck# 5437

For: Mon's Filing Fee - VACANCY
M Narb and Foll

2011-0073-A

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

PAID RECEIPT
BUSINESS ACTUAL TIME
8/20/2010 8/19/2010 15:30:03
RECEIPT # 59326 8/20/2010
5 *50 MISCELLANEOUS - IN
REF ID: 059326
Recpt Tot $115.00
$115.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No 2011-0073-A

Petitioner/Developer LEE GILROY
PERMITS MGT. LLC

Date Of Hearing/Closing: 9/13/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 100 BUTTONWOOD CT.

This sign(s) were posted on August 29, 2010
Month, Day, Year

Sincerely,

8/29/10
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

8/29/10

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE# 2011-0073-A
PUBLIC HEARING
08/29/2010

CERTIFICATE OF POSTING

RE: Case No 2011-0073-A

Petitioner/Developer LEE GILROY
PERMITS MGT. LLC

Date Of Hearing/Closing: 9/13/10

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

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Month,Day,Year

Sincerely,

8/29/10
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore,Md,21220
443-629-3411

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 14, 2010

Alvin & Ethel Moon
100 Buttonwood Ct.
Rosedale, MD 21237

Dear: Alvin & Ethel Moon

RE: Case Number 2011-0073-A, 100 Buttonwood Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 19, 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
Lee Giroux; 733 Camberley Cir.; Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 15, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-073- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____
CM/LL

RECEIVED
SEP 20 2010
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 7, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For September 13, 2010
Item Nos. 2011- 026, 073, 076, 077,
078, 079, 081 and 082

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-09132010 -NO COMMENTS.doc

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

September 1, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 30, 2010

Item No.:

Administrative Variance: *2011-0073A*

Variance: 2011-0026SPHXA, 2011-0074A – 0078A, 2011-0079SPHA, 2011-0081SPHA, 2011-0082A

Special Exception: 2011-0026SPHXA

Special Hearing: 2011-0026SPHXA, 2011-0079SPHA, 2011-0080SPH,, 2011-0081SPHA

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable 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
Office: 410-887-4880
Mail Stop 1102

cc: File

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

SHA State Highway Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 8, 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. 2011-0073-A
100 BUTTONWOOD CT.
MOON 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. 2011-0073-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

Patricia Zook - Re: Case 2011-0073-A - an administrative variance that needs DEPRM comments

From: Jeffrey Livingston
To: Zook, Patricia
Date: 10/8/2010 2:45 PM
Subject: Re: Case 2011-0073-A - an administrative variance that needs DEPRM comments

The property is not in the CBCA although the petitioner did state that it was. DEPRM has no comment.

>>> Patricia Zook 10/8/2010 2:40 PM >>>
This is the last e-mail I have from you....nothing after that and no attachment

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

410-887-3868

pzook@baltimorecountymd.gov

>>> Jeffrey Livingston 10/6/2010 10:14 AM >>>
I'll check with EIR and see if I can't get a comment today.

>>> Patricia Zook 10/6/2010 9:58 AM >>>
Jeff -

The Petitioners and their rep are calling us for a status on their administrative variance approval. I told them I am still waiting for DEPRM comment. The closing date was 9-13-10.

Please let me know when you will have a comment on this case. Thanks.

>>>>>>>9/27/2010 11:59:16 AM>>>>>>>

Good morning Jeff -

We still need DEPRM comment for this case.

Thanks.

>>>>>>>9/17/2010 3:41:35 PM>>>>>>>

Hi Jeff -

The below described administrative variance case needs comments from DEPRM.

CASE NUMBER: 2011-0073-A
100 Buttonwood Courtt

Patricia Zook - Case 2011-0072-A - admin. variance that needs a comment

From: Patricia Zook
To: Murray, Curtis
Date: 9/17/2010 12:16 PM
Subject: Case 2011-0072-A - admin. variance that needs a comment

Hi Curtis -

The following administrative variance needs a comment from Planning:

CASE NUMBER: 2011-0072-A
9406 Oak White Road
Location: W side of Oak White Road; 105 feet N of Perryhurst Place.
11th Election District, 5th Councilmanic District
Legal Owner(s): John & Sherry Whaples
Closing Date: 9/13/2010

ADMINISTRATIVE VARIANCE To permit a front yard setback of 6 feet in lieu of the 18.75 feet required for an open carport, (25% additional projection into setback for an open structure), and to amend the latest Final Development Plan for Village of White Oak, Lot 12 only.

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

FIRST
REAL ESTATE
MANAGEMENT
5304 Dorsey Hall Drive
Ellicott City, MD 21042
410-730-9531 phone
410-730-7903 fax

June 17, 2010

Alvin and Ethel Moon
100 Buttonwood Court
Rosedale, MD 21237

Dear Homeowner:

Thank you for submitting the plans for the additions to your home. The following decisions have been made regarding your architectural submission:

- **Your 320 sq. ft. deck has been approved as described on your ARCH Application**

As always, please be aware that some additions may encroach on a public easement. In the event that the easement needs to be accessed, it will be the homeowner's responsibility to restore any damaged additions. Also, please be aware of your property lines and any additions to your home do not encroach onto your neighbor's property. This approval is contingent upon acquiring any required permit(s) from the county.

In addition, please make sure to keep all construction materials stored on your property during the construction period. Please feel free to contact me at our office with any questions or comments.

Sincerely,

Sara

Sara Marrie
Deerborne HOA

5/4/10

To Whom it may Concern:

We Tonya and Kirston Hill at 104 Buttonwood Court in Rosedale Md. 21237, do not object to our neighbors Ethel and Alvin Moon having a deck on their own property.

If you have any questions or would like to verify our answers we can be reached at 443-969-4073.

Sincerely
Tonya & Kirston Hill

May 4, 2010

TO WHOM IT MAY CONCERN,

The Collins' at 102 Buttonwood Ct. Support Alvin & Ethel Moon 100 Buttonwood Ct. In their decision to purchase a deck to enhance the beauty of their home. In purchasing these homes we have already made a huge sacrafises, because we have no yard space to entertain nor enjoy outside time, so adding this addition will be greatly descred. Thank you for taking time to consider my letter.

From Eli & Brady Collins

FIRST
REAL ESTATE
MANAGEMENT
5304 Dorsey Hall Drive
Ellicott City, MD 21042
410-730-9531 phone
410-730-7903 fax

June 17, 2010

Alvin and Ethel Moon
100 Buttonwood Court
Rosedale, MD 21237

Dear Homeowner:

Thank you for submitting the plans for the additions to your home. The following decisions have been made regarding your architectural submission:

- **Your 320 sq. ft. deck has been approved as described on your ARCH Application**

As always, please be aware that some additions may encroach on a public easement. In the event that the easement needs to be accessed, it will be the homeowner's responsibility to restore any damaged additions. Also, please be aware of your property lines and any additions to your home do not encroach onto your neighbor's property. This approval is contingent upon acquiring any required permit(s) from the county.

In addition, please make sure to keep all construction materials stored on your property during the construction period. Please feel free to contact me at our office with any questions or comments.

Sincerely,

Sara

Sara Marrie
Deerborne HOA

For Office Use Only

Deerborne Design Review Committee

Response to Application for Architectural Modification

Date Action Taken: 4/17/10

Application Approved ☑

Application Denied ☐

Additional Information Requested ☐

Comments:

* Application approved via email by Richmond American Homes - Amy Fagan *

Date Reconsidered: _____

Application Approved ☐

Application Denied ☐

Stipulations and Conditions:

1. All exterior modifications must meet the requirements of the county Zoning/Building codes.
2. All exterior modifications must meet county minimum setback specifications and may not be constructed across Building Restriction Lines (BRL) shown on individual plats.
3. All exterior modifications must meet the requirements of the Deerborne Homeowner's Association Design Guidelines.
4. The proposed improvement must be constructed according to the approved plans, schedule (within 12 months of the approval or as specified by the Reviewing Entity), and the specifications.

_____ _____

Signature of Covenants Committee Member Date

_____

Printed Name of Covenants Committee Member

Fax: 410·847·9006

RECEIVED
JUN 14 2010
BY:.....

Deerborne Homeowners Association
Architectural Design Committee
Application for Architectural Modification

Name: Alvin Moon Phone (W): 443-772-3252

E-mail: _____ Phone (H): 410-925-4938

Property Address: 160 Buttonwood Court

Proposal(s):

1. Proposed Project Will Affect: (Please check one or more)

☑ Decking ☐ Landscaping ☐ Satellite Dish ☐ Fencing

☐ Home Addition ☐ Exterior Painting ☐ Other (please describe)

Proposed Project: Install 320 sq Ft Composite Deck

Location: Rear of Home.

Current Color Scheme of Home: _____

Style/Color of Project if applicable: Forest Green.

Materials: Epoch Evergrain Composite Decking

Name and Phone Number of Contractor: MD Window and Siding

Estimated Start Date: ASAP Estimated Completion Date: Grey 410-847-9009

2. Proposed Project Will Affect: (Please check one or more) deck board flooring = cedar

☑ Decking ☐ Landscaping ☐ Satellite Dish ☐ Fencing hand rails = forest green

☐ Home Addition ☐ Exterior Painting ☐ Other (please describe)

Proposed Project: Construct an open wood deck 20x20' with no steps, to back of house.

Location: _____

Current Color Scheme of Home: _____

Style/Color of Project if applicable: _____

Materials: Pressure Treated Wood.

Name and Phone Number of Contractor: MD Window & Siding

Estimated Start Date: July 30, 10 Estimated Completion Date: July 31, 10

2011-0073-A

Patricia Zook - Case 2011-0072-A - admin. variance that needs a comment

From: Patricia Zook
To: Murray, Curtis
Date: 9/17/2010 12:16 PM
Subject: Case 2011-0072-A - admin. variance that needs a comment

Hi Curtis -

The following administrative variance needs a comment from Planning:

CASE NUMBER: 2011-0072-A
9406 Oak White Road
Location: W side of Oak White Road; 105 feet N of Perryhurst Place.
11th Election District, 5th Councilmanic District
Legal Owner(s): John & Sherry Whaples
Closing Date: 9/13/2010

ADMINISTRATIVE VARIANCE To permit a front yard setback of 6 feet in lieu of the 18.75 feet required for an open carport, (25% additional projection into setback for an open structure), and to amend the latest Final Development Plan for Village of White Oak, Lot 12 only.

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

Patricia Zook - Re: Case 2011-0073-A - an administrative variance that needs DEPRM comments

From: Jeffrey Livingston
To: Zook, Patricia
Date: 10/8/2010 2:45 PM
Subject: Re: Case 2011-0073-A - an administrative variance that needs DEPRM comments

The property is not in the CBCA although the petitioner did state that it was. DEPRM has no comment.

>>> Patricia Zook 10/8/2010 2:40 PM >>>
This is the last e-mail I have from you....nothing after that and no attachment

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

410-887-3868

pzook@baltimorecountymd.gov

>>> Jeffrey Livingston 10/6/2010 10:14 AM >>>
I'll check with EIR and see if I can't get a comment today.

>>> Patricia Zook 10/6/2010 9:58 AM >>>
Jeff -

The Petitioners and their rep are calling us for a status on their administrative variance approval. I told them I am still waiting for DEPRM comment. The closing date was 9-13-10.

Please let me know when you will have a comment on this case. Thanks.

>>>>>>>9/27/2010 11:59:16 AM>>>>>>>

Good morning Jeff -

We still need DEPRM comment for this case.

Thanks.

>>>>>>>9/17/2010 3:41:35 PM>>>>>>>

Hi Jeff -

The below described administrative variance case needs comments from DEPRM.

CASE NUMBER: 2011-0073-A
100 Buttonwood Courtt

CASE NO. 2011-0073-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ No Comment
9-7-10	DEVELOPMENT PLANS REVIEW	nc
10-8-10	DEPRM (if not received, date e-mail sent 9-17-10 & 9-27-10)	nc
	FIRE DEPARTMENT	
9-17-10	PLANNING (if not received, date e-mail sent 9-17-10)	nc
9-8-10	STATE HIGHWAY ADMINISTRATION	nc
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 8-29-10 Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

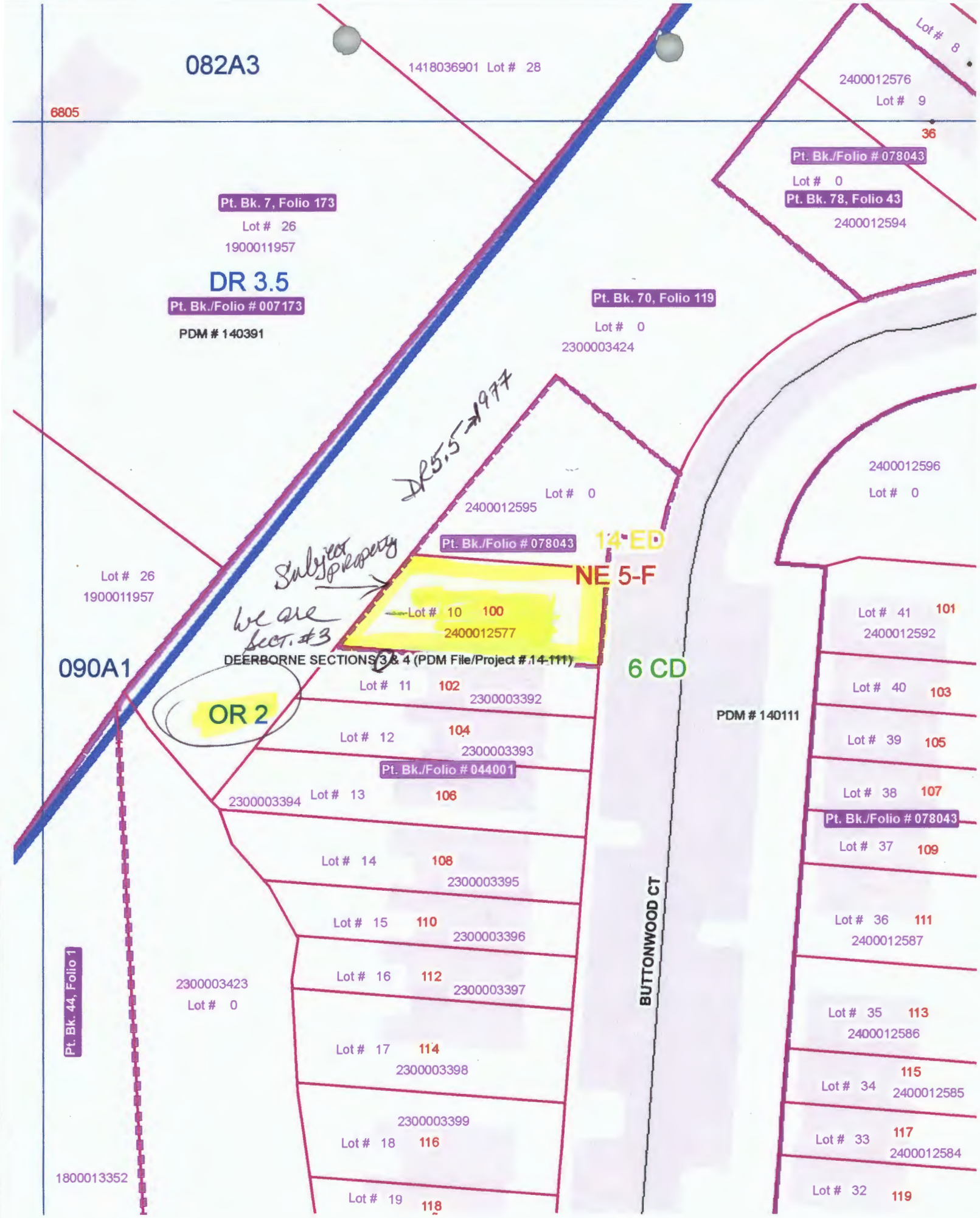
Comments, if any: _____

LOT #10
100 BUTTONWOOD COURT (REAR yd.)
2011-0073-A

100 Buttonwood Ct. Reserve

2011-0073-A

1418036901
6809
1900011957
6805
28
30
32
34
36
2400012576
2400012594
0
2300003424
2400012595
2400012596
100
101
2400012592
102
103
104
105
2300003394
106
107
2300003395
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
BUTTONWOOD CT
1800013352
2300003423


082A3
1418036901 Lot # 28
6805
Lot # 8
2400012576
Lot # 9
36
Pt. Bk./Folio # 078043
Lot # 0
Pt. Bk. 78, Folio 43
2400012594
Pt. Bk. 7, Folio 173
Lot # 26
1900011957
DR 3.5
Pt. Bk./Folio # 007173
PDM # 140391
Pt. Bk. 70, Folio 119
Lot # 0
2300003424
DR5.5→1977
2400012596
Lot # 0
Lot # 0
2400012595
Pt. Bk./Folio # 078043
14 ED
NE 5-F
Subject Property
We are Sect. #3
Lot # 26
1900011957
Lot # 10 100
2400012577
DEERBORNE SECTIONS 3 & 4 (PDM File/Project # 14-111)
090A1
6 CD
Lot # 41 101
2400012592
Lot # 11 102
2300003392
Lot # 40 103
OR 2
PDM # 140111
Lot # 12 104
2300003393
Lot # 39 105
Pt. Bk./Folio # 044001
2300003394
Lot # 13 106
Lot # 38 107
Pt. Bk./Folio # 078043
Lot # 14 108
2300003395
Lot # 37 109
Lot # 15 110
2300003396
Lot # 36 111
2400012587
BUTTONWOOD CT
Pt. Bk. 44, Folio 1
2300003423
Lot # 0
Lot # 16 112
2300003397
Lot # 35 113
2400012586
Lot # 17 114
2300003398
115
Lot # 34
2400012585
2300003399
Lot # 18 116
Lot # 33 117
2400012584
1800013352
Lot # 19 118
Lot # 32 119

2011-073A

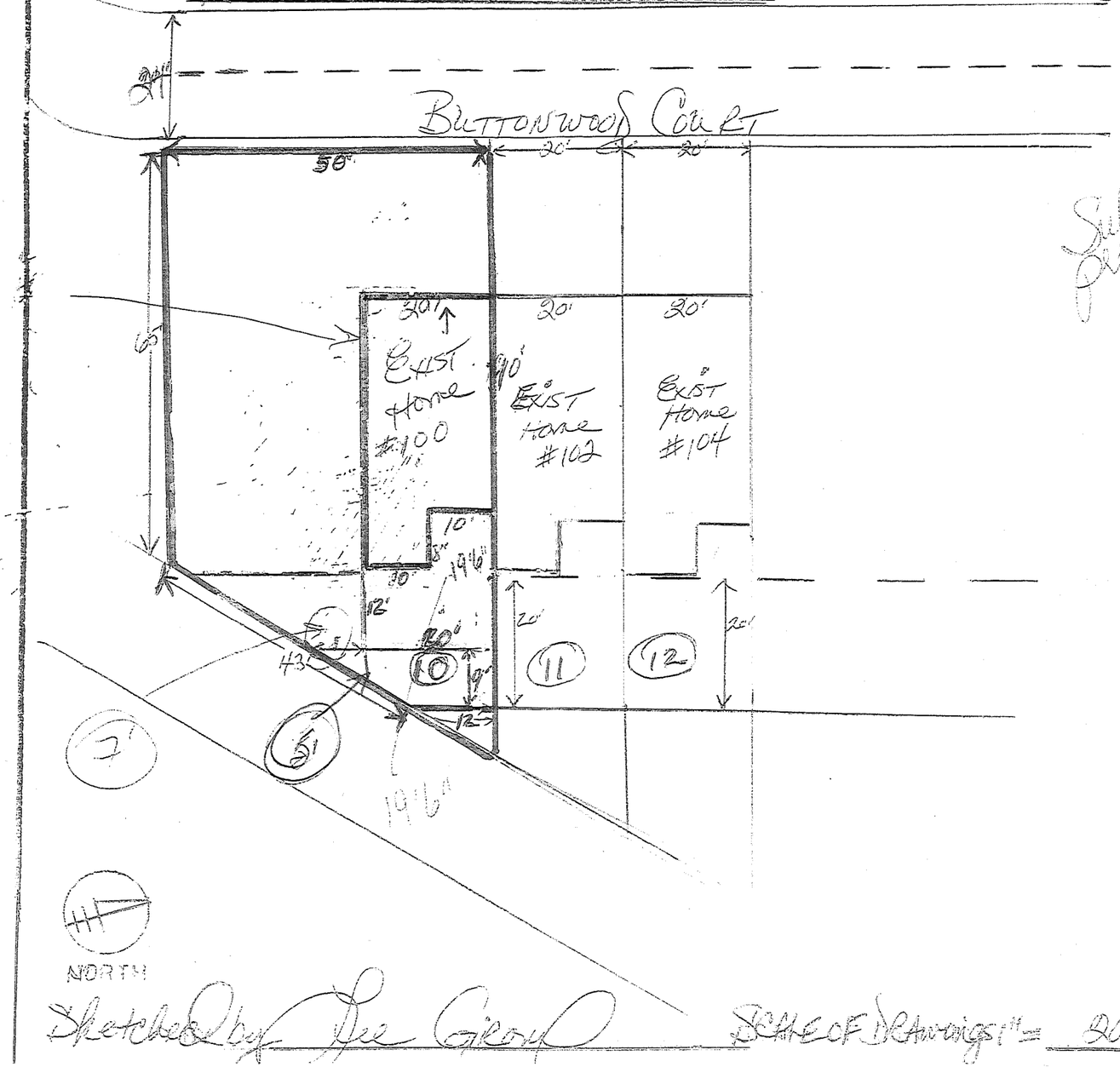
PLAT TO ACCOMPANY PETITION FOR ZONING ☑ VARIANCE ☐ SPECIAL HEARING

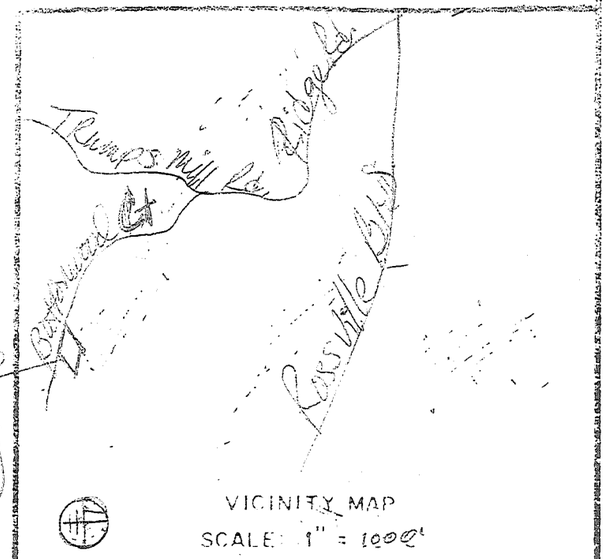
PROPERTY ADDRESS 100 Buttonwood Court SEE PAGES 5 & 6 OF THE CHECK LIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Deerborne Formerly Silver Heights

PLAT BOOK # 78 FOLIO # 43 LOT # 10 SECTION # 1 1/4

OWNER Alvin & Esther Moore





LOCATION INFORMATION

ELECTION DISTRICT 14TH

COUNCILMANIC DISTRICT 6TH

1" = 200' SCALE MAP # 16

ZONING OR-2 (DR5.5)

LOT SIZE ACREAGE 3175 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☑	☐
WATER	☑	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☑	☒
100 YEAR FLOOD PLAIN	☑	☐
HISTORIC PROPERTY/ BUILDING	☐	☑

PRIOR ZONING HEARING None

per Jeff Livingston DEPRM

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
MW	2011	0073A

Sketched by Lee Group SCALE OF DRAWING 1" = 20'

2011-0073A

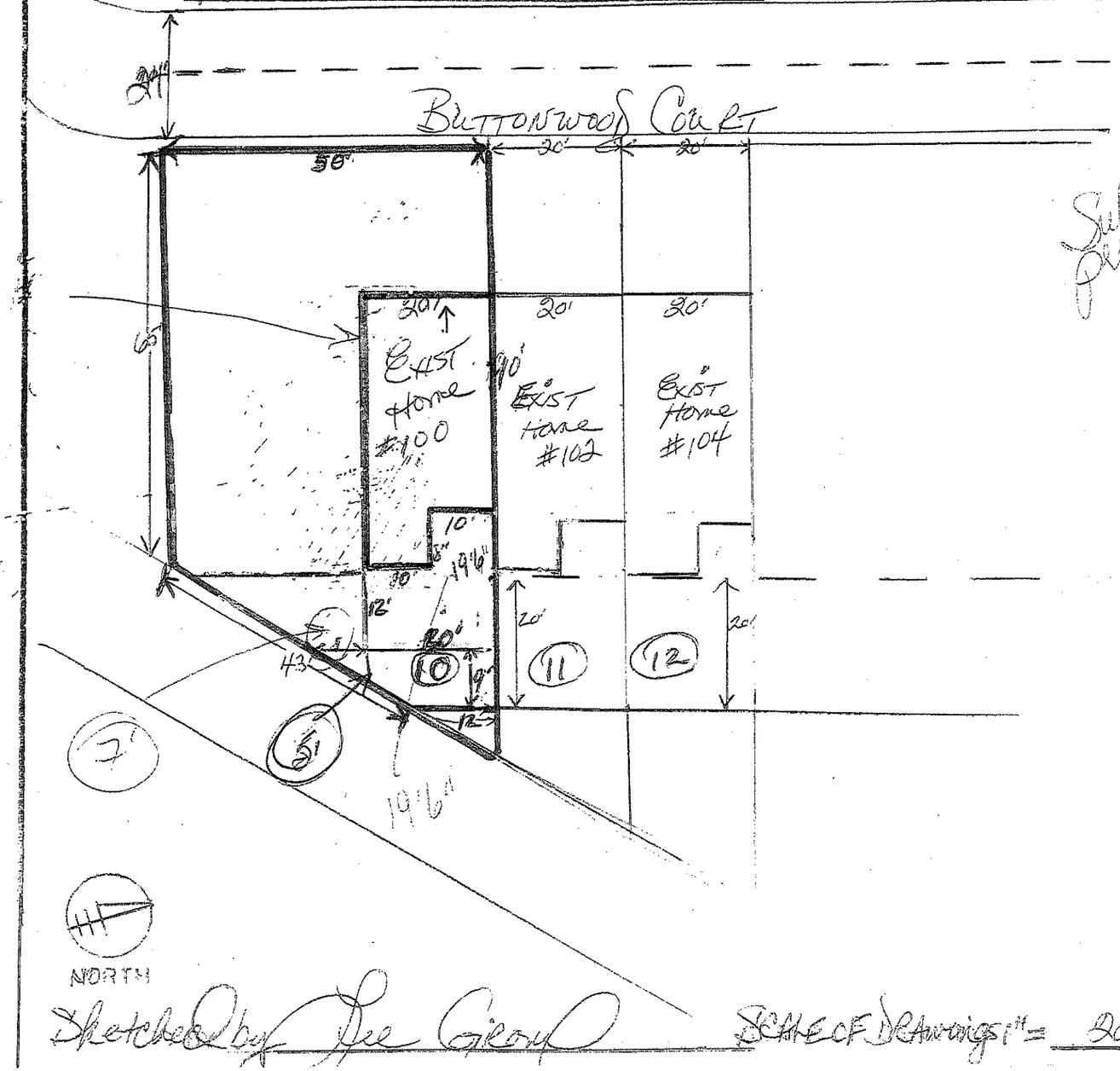
PLAT TO ACCOMPANY PETITION FOR ZONING ☑ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 100 Buttonwood Court SEE PAGES 5 & 6 OF THE CHECK LIST FOR ADDITIONAL REQUIRED INFORMATION

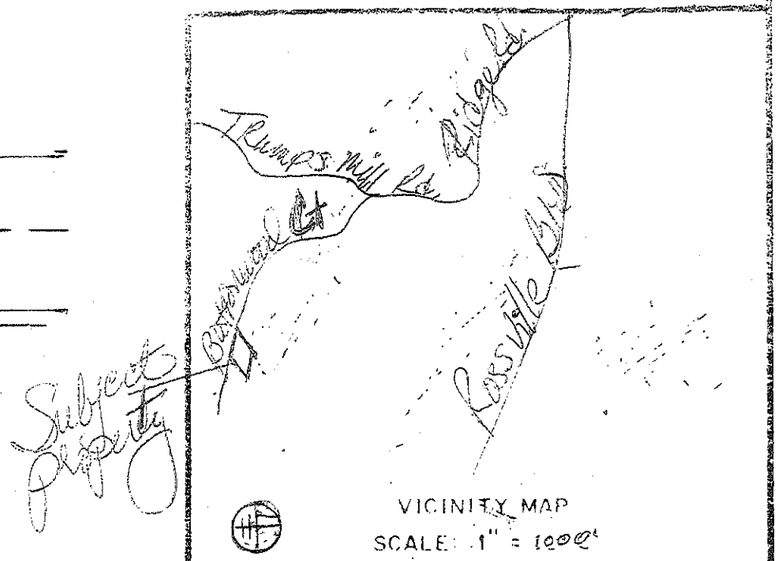
SUBDIVISION NAME Deerborne Formerly Shaker Heights

PLAT BOOK # 78 FOLIO # 43 LOT # 10 SECTION # 1/4

OWNER Alvin & Ethel Moon



Sketched by Lee Gilroy SCALE OF DRAWING 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 14th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 97 (16)

ZONING OR-2 (DR5.5)

LOT SIZE 3175 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☑	☐
WATER	☑	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☑	☒
100 YEAR FLOOD PLAIN	☑	☐
HISTORIC PROPERTY/ BUILDING	☐	☑

PRIOR ZONING HEARING None

per Jeff Livingston DEPRM

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
MW	2011	0073A