

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Sunnyview Drive; 360 feet E of
Valley Green Court
10th Election District
3rd Councilmanic District
(33 Sunnyview Drive)

J. Robert Huber, Sr. and Eleanor J. Huber
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0089-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, J. Robert Huber, Sr. and Eleanor J. Huber for property located at 33 Sunnyview Drive. The variance request is from Section 205.3 (1955-1971 B.C.Z.R.) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 10 feet for a proposed addition in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. A variance is requested to reduce the side yard setback on the western property line from 15 feet to 10 feet so that the existing covered carport can be expanded and enclosed. The proposed garage would be 22 feet wide x 25 feet deep with a total enclosed area of 550 square feet. Petitioners need additional storage for a snow blower and generator. Because of the size of the carport, both items are extremely difficult to access during inclement weather and the frequent power outages in the neighborhood. The garage will also allow Petitioners to store their vehicles out of the inclement weather. Petitioners submitted letters of support from Diane and Walter Duvall residing at 31 Sunnyview Drive and C. William and Angela C. Ruth residing at 35 Sunnyview Drive.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

ORDER RECEIVED FOR FILING

Date 10-18-10

By PJ

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 12, 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 18th day of October, 2010 that a variance from Section 205.3 (1955-1971 B.C.Z.R.) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 10 feet for a proposed addition in lieu of the required 15 feet is hereby GRANTED, subject to the following:

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

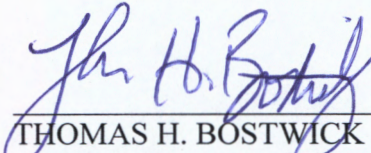
ORDER RECEIVED FOR FILING

Date 10-18-10

2

By P3

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 10-18-10

By B



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 18, 2010

J. ROBERT HUBER, SR. AND ELEANOR J. HUBER
33 SUNNYVIEW DRIVE
PHOENIX MD 21131

Re: Petition for Administrative Variance
Case No. 2011-0089-A
Property: 33 Sunnyview Drive

Dear Mr. and Mrs. Huber:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

ORIGINAL KEEP IN FILE

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 33 Sunnyview Drive
which is presently zoned R 20

Deed Reference: 11699 / 087 Tax Account # 1013021560

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)

205.3 (1955-1971 BCLR)
TO PERMIT A SIDE YARD SETBACK FOR A PROPOSED ADDITION
OF 10 FT.
IN LIEU OF THE REQUIRED 15 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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):

J. Robert Huber, Sr.
Name - Type or Print _____
Signature [Signature]
Name - Type or Print Eleanor J. Huber
Signature [Signature]
Address 33 Sunnyview Dr. Telephone No. 410-667-1337
Phoenix MD 21131
City _____ State _____ Zip Code _____

Representative to be Contacted:

J. Robert Huber, Sr.
Name _____
Address 33 Sunnyview Dr. Telephone No. 410-667-1337
Phoenix MD 21131
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. 2011-0089-A

Reviewed By SL

Date 9/03/10

Estimated Posting Date 9/12/10

ORDER RECEIVED FOR FILING

FRM476_09

Rev 3/09

Date 10-18-10

By [Signature]

ORIGINAL KEEP IN FILE

0089

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 own and reside at 33 Sunnyview Drive
Address number Road or Street name
and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) Need for additional storage for large equipment such as a snow blower and generator.

Because of present storage inadequacies both items would be extremely difficult to access during inclement weather and the frequent power outages that occur in our neighborhood. Due to age and physical condition it is necessary to have a snow blower in immediate proximity. In addition the structure is needed to properly store and maneuver 4 existing vehicles.

Request is for approval of a 10' setback on west side of property so the existing covered carport can be expanded to a garage that measures 22 feet wide and 25 feet deep. This cannot be built within existing setback requirement of 15'.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

J. Robert Huber, Sr.
Signature

J. Robert Huber, Sr.
Name- print or type

Eleanor J. Huber
Signature

Eleanor J. Huber
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

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

(Name Affiant(s) here): J. Robert Huber, Sr. & Eleanor J. Huber
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sunny L. Howard 5/1/11
Name of Notary Public Commission expires

PLACE SEAL HERE:

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 33 Sunnyview Drive
which is presently zoned R 20

Deed Reference: 11699 / 087 Tax Account # 1013021560

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) 205.3 (1955-1971 BCZR)

TO PERMIT A SIDE YARD SETBACK FOR A PROPOSED ADDITION
OF 10 FT.
IN LIEU OF THE REQUIRED 15 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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):

J. ROBERT HUBER, SR.

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

J. Robert Huber, Sr.

Name

Address

City

State

Telephone No.

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. 2011-0089-A

Reviewed By JL

Date 9/03/10

ORDER RECEIVED FOR FILING

Estimated Posting Date

Date

By

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently own and reside at 33 Sunnyview Drive
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) Need for additional storage for large equipment such as a snow blower and generator.

Because of present storage inadequacies both items would be extremely difficult to access during inclement weather and the frequent power outages that occur in our neighborhood. Due to age and physical condition it is necessary to have a snow blower in immediate proximity. In addition the structure is needed to properly store and maneuver 4 existing vehicles.

Request is for approval of a 10' setback on west side of property so the existing covered carport can be expanded to a garage that measures 22 feet wide and 25 feet deep. This cannot be built within existing setback requirement of 15'.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

J. Robert Huber, Sr.
Signature

J. Robert Huber, Sr.
Name- print or type

Eleanor J. Huber
Signature

Eleanor J. Huber
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

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

(Name Affiant(s) here): J. Robert Huber, Sr. & Eleanor J. Huber
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Suzanne L. Howard 5/1/11
Name of Notary Public Commission expires

PLACE SEAL HERE:

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

0089 - A No. 60053

Date: 9/03/10

PAID RECEIPT

BUSINESS ACTUAL TIME TIME
07/03/2010 07/03/2010 09:14:49

REC 0505 WALKIN PAUL DAD
*RECEIPT # 544277 9/03/2010 UFL

5 524 ZONING VERIFICATION

04053

Receipt Total 425.00

第 5 期

Baltimore County, Maryland

[illegible]

Total: 65.00

Rec
From: HUBER

For: RV ju 33 SUNNYVIEW DR

**CASHIER'S
VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

Zoning description for 33 Sunnyview Drive, Phoenix, MD 21131

Beginning at a point on the south side of Sunnyview Drive which is 50 feet wide, at a distance of 360 feet east of the centerline of Valley Green Court, which is 50 feet wide. Being Lot #16, Block E, Section 3A in the subdivision of Sunnybrook as recorded in Baltimore County Plat Book WJR 26 Follo 98, containing 21,780 square feet. Also known as 33 Sunnyview Drive, and located in the 10th Election District, 3rd Councilmanic District.

0089

Zoning description for 33 Sunnyview Drive, Phoenix, MD 21131

Beginning at a point on the south side of Sunnyview Drive which is 50 feet wide, at a distance of 360 feet east of the centerline of Valley Green Court, which is 50 feet wide. Being Lot #16, Block E, Section 3A in the subdivision of Sunnybrook as recorded in Baltimore County Plat Book WJR 26 Folio 98, containing 21,780 square feet. Also known as 33 Sunnyview Drive, and located in the 10th Election District, 3rd Councilmanic District.

0089



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

State Highway
Administration

Beverley K. Swalm-Staley, Secretary
Nell J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 1, 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. 2011-0089-A
33 SUNNYVIEW DRIVE
HUBER 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. 2011-0089-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 26 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 25, 2010
SUBJECT: Zoning Item # 11-089-A
Address 33 Sunnyview Drive
(Huber Property)

Zoning Advisory Committee Meeting of September 27, 2010

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

Reviewer: JWL Date: 10/25/10

Zoning Commissioner's Admin Hearing Schedule
Updated 9/30/2010

CASE NUMBER: 2011-0086-A

826 East Joppa Road

Location: NE side of Old Joppa Road; 135 feet W of Edgewood Road.

9th Election District, 5th Councilmanic District

Legal Owner(s): Bruce and Patricia Frame

Closing Date: 9/27/2010

ADMINISTRATIVE VARIANCE To permit a proposed dwelling addition (glass enclosed porch/sunroom) with a side yard setback of 7 feet and sum of side yard setbacks of 15 feet, in lieu of the minimum required 8 feet and 20 feet, respectively.

CASE NUMBER: 2011-0087-A

1216 Merediths Ford Road

Location: NW side of Merediths Ford Road; at the intersection of SE side of St. Francis Road.

9th Election District, 3rd Councilmanic District

Legal Owner(s): William and Susan Bates

Closing Date: 9/27/2010

ADMINISTRATIVE VARIANCE To permit an existing dwelling with a side street setback of 35 feet in lieu of the minimum required 40 feet and a street centerline setback of 60 feet in lieu of the minimum required 65 feet, and a rear yard setback of 27 feet in lieu of the minimum required 40 feet.

CASE NUMBER: 2011-0089-A

File not received; ZAC agenda & data base says this closes 10-12-10

33 Sunnyview Drive

Location: S side of Sunnyview Drive; 360 feet E of Valley Green Court.

10th Election District, 3rd Councilmanic District

Legal Owner(s): Robert and Eleanor Huber

Closing Date: 9/27/2010

ADMINISTRATIVE VARIANCE To permit a side yard setback of 10 feet for a proposed addition in lieu of the required 15 feet.

10-14-10 11:50 AM ha Shenda says this was "over looked"

*file not
recd w/ other
10-12 AV cases
need on 10-15-10
w/ cases for
next week's
meetings*

CASE NUMBER: 2011-0091-A

File not received; ZAC agenda & data base says this closes 10-12-10

620 Riverside Drive

Location: SW side of Riverside Drive; 163 feet NW of the c/l of Essexwood Court.

15th Election District, 7th Councilmanic District

Legal Owner(s): Keith and Debra Hart

Closing Date: 9/27/2010

ADMINISTRATIVE VARIANCE To permit a existing detached accessory structure (pool with deck) to be located in the front of the dwelling and with a side yard setback of 2 feet in lieu of the required rear and 2.5 feet.

*file not
recd w/ other
10-12 AV cases*

*ynne
nanham's
relative*



Zoning Variance Request for 33 Sunnyview Dr., Phoenix, MD 21131

Wednesday, August 18, 2010 9:34 PM

From: "dianespeak@verizon.net" <dianespeak@verizon.net>

To: ehuber1337@Yahoo.com

August 18, 2010

To Whom It May Concern:

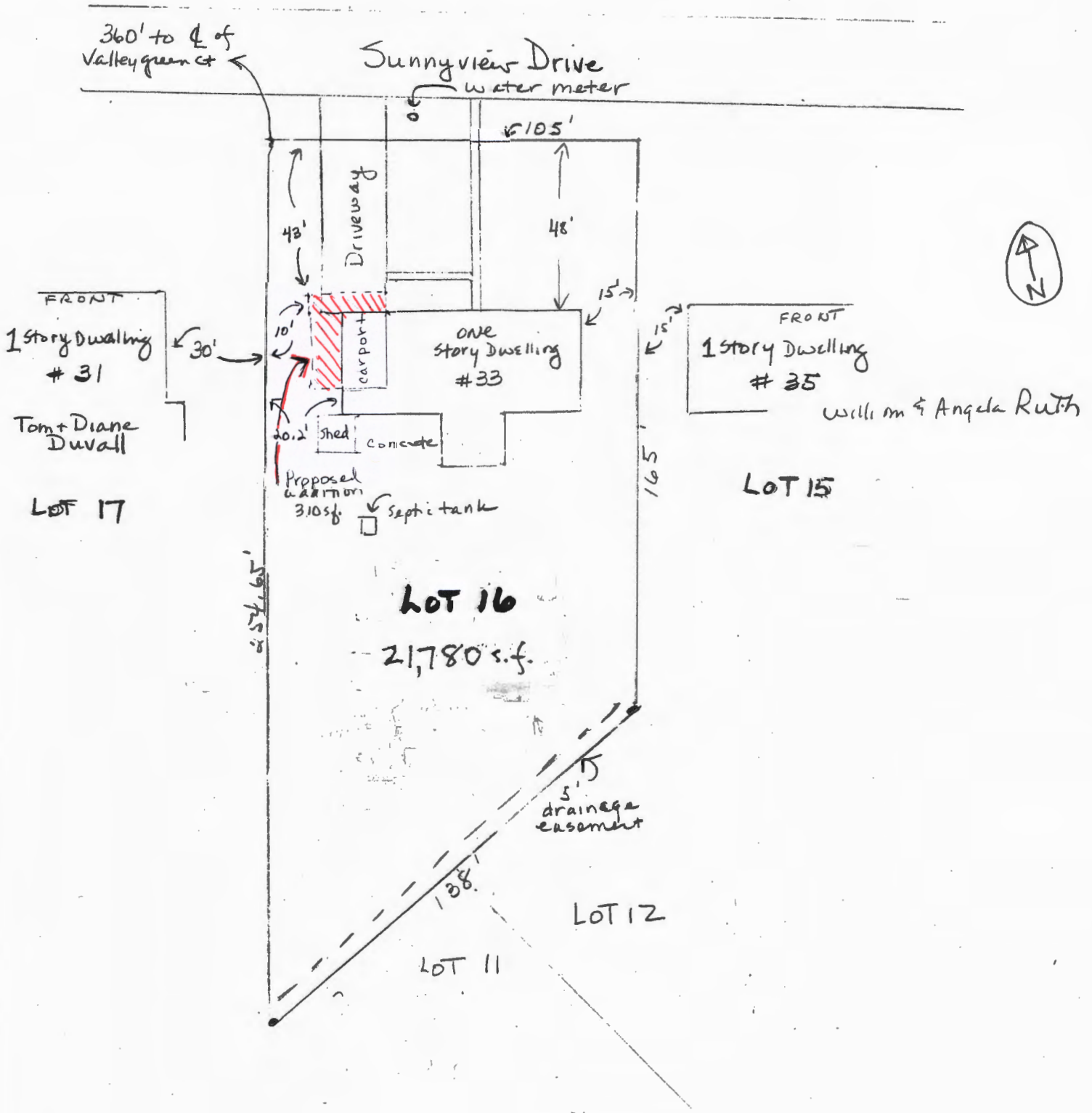
We, the owners of 31 Sunnyview Drive, Phoenix, MD 21131, have reviewed and discussed the attached concept for the construction of a one-story garage measuring 22 feet wide by 25 feet deep at 33 Sunnyview Drive.

We have no objection to a zoning variance that would provide for a side yard setback of 10 feet between the western property line of 33 Sunnyview Drive and the new structure.

Diane and Walter Duvall
31 Sunnyview Drive
Phoenix, MD 21131

EXHIBIT 0089

1" = 40'



**C. William Ruth
Angela C. Ruth
35 Sunnyview Drive
Phoenix, Maryland 21131
(H) 410-667-1807**

August 19, 2010

To Whom It May Concern:

Re: Request for Zoning Variance for proposed two-car garage for Robert Huber, Sr. & Eleanor J. Huber @ 33 Sunnyview Drive, Phoenix, MD 21131. Section III-A, Lot 16, Block E, Liber SM 11699, Folio 087,

We, the owners of 35 Sunnyview Drive, Phoenix, MD 21131, have reviewed the drawing concept for the proposed construction of a one-story garage measuring 22' W x 25' D on the existing home of Robert & Eleanor Huber at 33 Sunnyview Drive, Phoenix, MD.

We have no objection to a zoning variance that would provide for a side yard setback of 10 feet between the western property line of 33 Sunnyview Drive and the new structure.

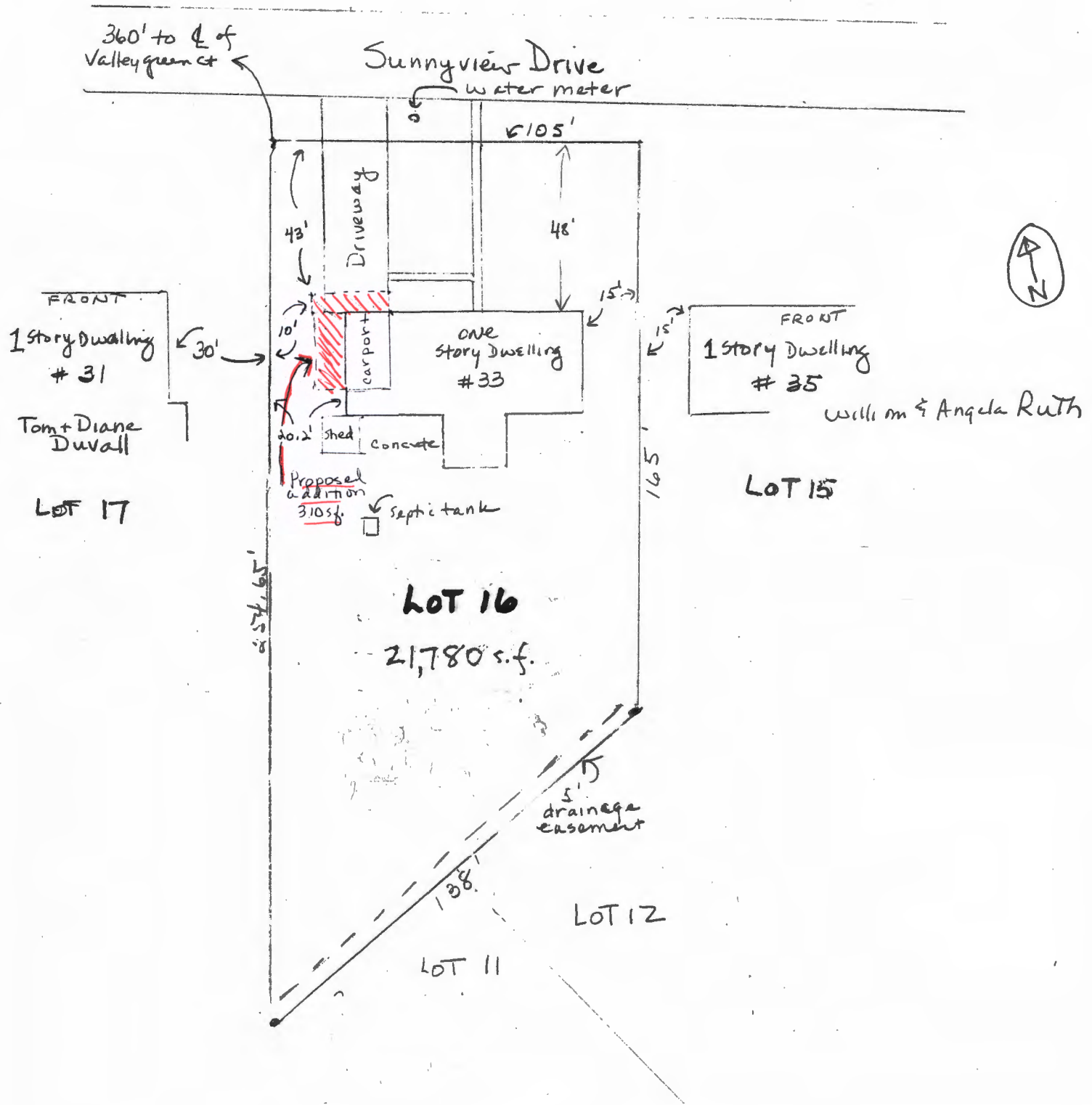
Respectfully Submitted,

C. William Ruth
Angela C. Ruth

C. William Ruth
Angela C. Ruth

EXHIBIT 0089

1" = 40'





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 14, 2010

Mr. & Mrs. Huber
33 Sunnyview Drive
Phoenix, MD 21131

Dear: Mr. & Mrs. Huber

RE: Case Number 2011-0089-A, 33 Sunnyview Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 09, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 6, 2010

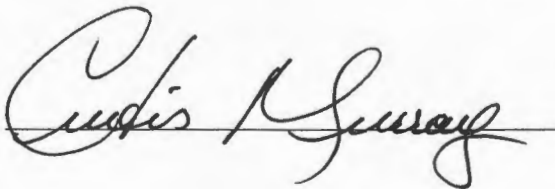
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-089- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



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

October 4, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 27, 2010

Item Number: 2011-0089-A

The Baltimore County Fire Department has no comments.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 5, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2010
Item Nos. 2011- 085, 089, 090, 092,
093, 094, 096, 097, 098, 100, 101
And 104

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-10122010 -NO COMMENTS.doc

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: SEPTEMBER 12, 2010

Case Number: 2011-0089-A

Petitioner / Developer: HUBER

Date of Hearing (Closing): SEPTEMBER 27, 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:
33 SUNNYVIEW DRIVE

The sign(s) were posted on: SEPTEMBER 12, 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)

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

Account Identifier:

District - 10 Account Number - 1013021560

Owner Information

Owner Name: HUBER J ROBERT SR **Use:** RESIDENTIAL
HUBER ELEANOR J **Principal Residence:** YES
Mailing Address: 33 SUNNYVIEW DR **Deed Reference:** 1) /11699/ 87
PHOENIX MD 21131 2)

Location & Structure Information

Premises Address
33 SUNNYVIEW DR

Legal Description

33 SUNNYVIEW DR SS
SUNNYBROOK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
43	18	196			3A	E	16	2

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

Primary Structure Built	Enclosed Area	Property Land Area	Co
1964	1,624 SF	21,780.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	134,440	134,440		
Improvements:	176,870	176,870		
Total:	311,310	311,310	311,310	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
BALLENGER EDWARD E, JR	07/16/1996	
Type: IMPROVED ARMS-LENGTH	Deed1: /11699/ 87	Deed2:
Seller: DONNIEZ LINDA C	Date: 06/08/1993	Price:
Type: NOT ARMS-LENGTH	Deed1: / 9804/ 413	Deed2:
Seller: DONNIEZ RICHARD L	Date: 06/22/1989	Price:
Type: NOT ARMS-LENGTH	Deed1: / 8206/ 608	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

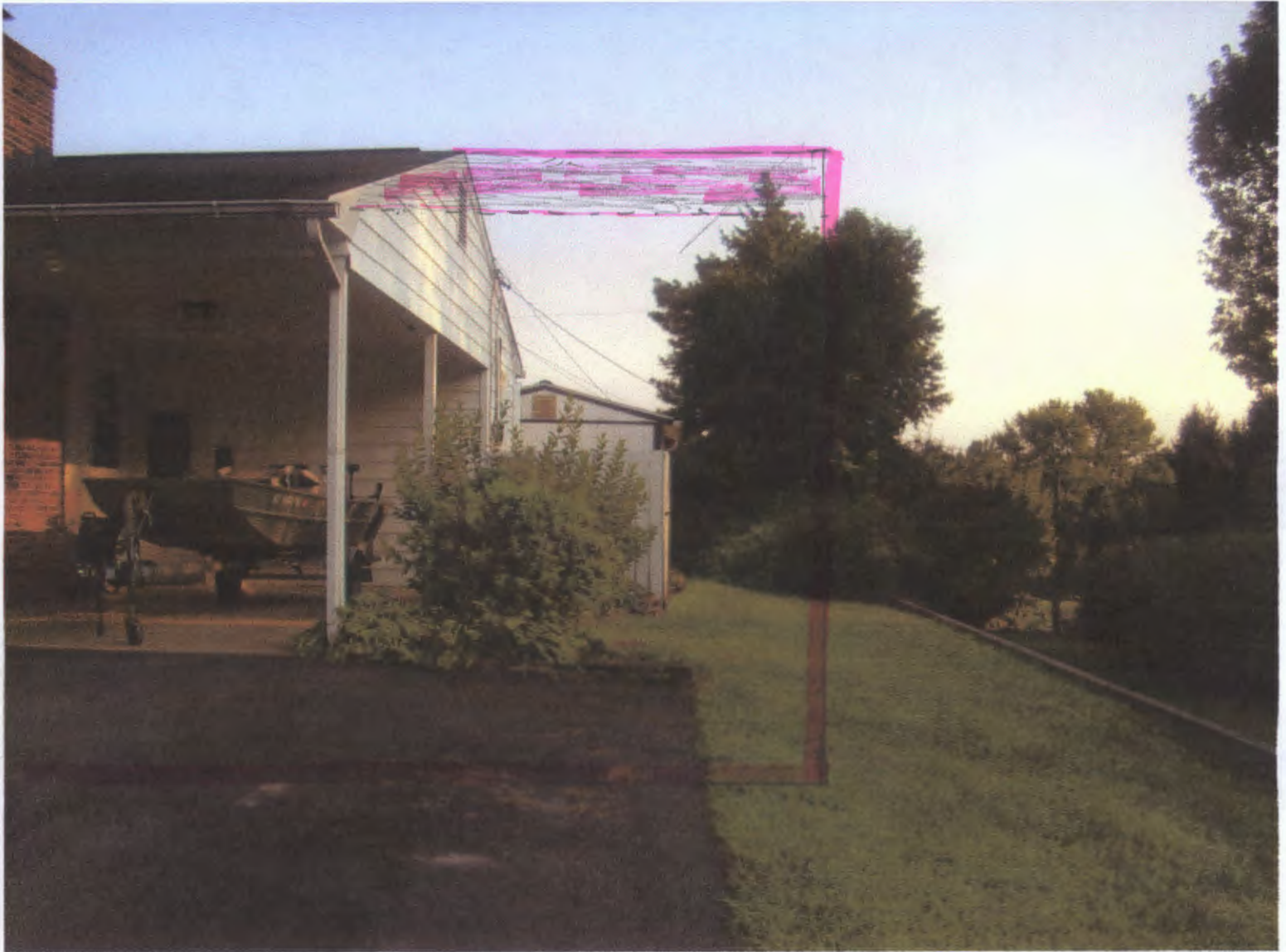
Special Tax Recapture:
* NONE *

33 Sunnyview Drive
west side of property

1089

N
↓

³¹
Sunnyview →



Area to be enclosed

N
↓

33 Sunnyview Drive
area of proposed garage



30 Sunnyview Drive

Rear of property
East side

4
N

35 Sunnyview →



NBR, CLOSEST SIDE TO
VARIANCE

33 Sunnyview Dr

31 Sunnyview Drive



● 33 Sunnyview Drive ●
Rear of property
West side

4
N



35 Sunnyview

33 Sunnyview



35 Sunnyview Drive



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:

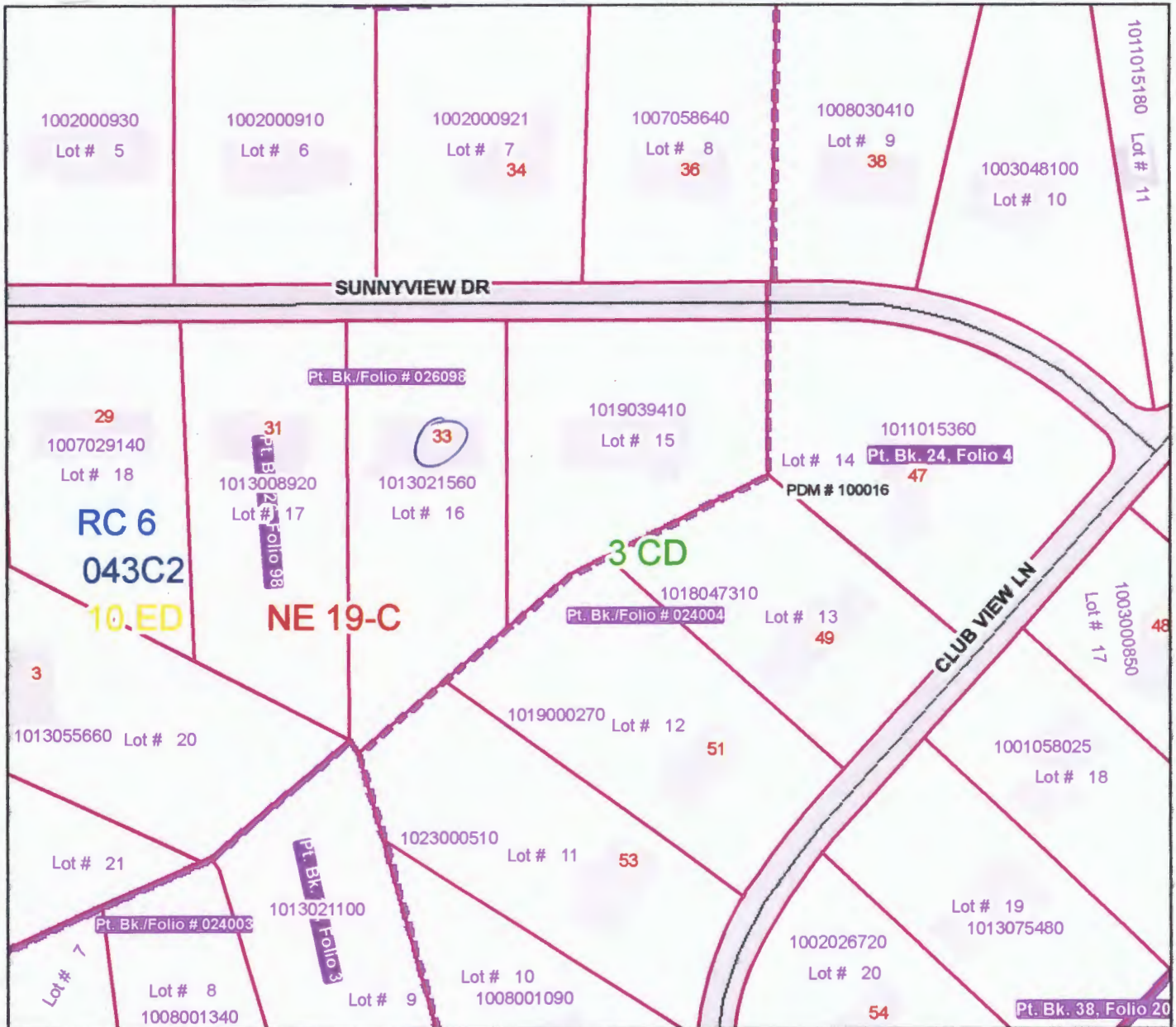
Item Number or Case Number: 2011 - 0089 - A
Petitioner: J. Robert Huber, Sr. and Eleanor J. Huber
Address or Location: 33 Sunnyview Drive, Phoenix MD 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: J. Robert Huber, Sr.
Address: 33 Sunnyview Drive
Phoenix MD 21131

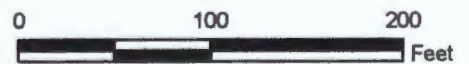
Telephone Number: 410-667-1337

33 Sunnyview Drive



0089

DQ Map Notes



1 inch = 100 feet



Publication Date: August 19, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

FILE BY APP HAS ORBIT POST LIST

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹¹~~2010~~ 0089 -A Address 33 SUNNYVIEW DR
Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/03/10 Posting Date: 9/12/10 Closing Date: 9/27/10

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)

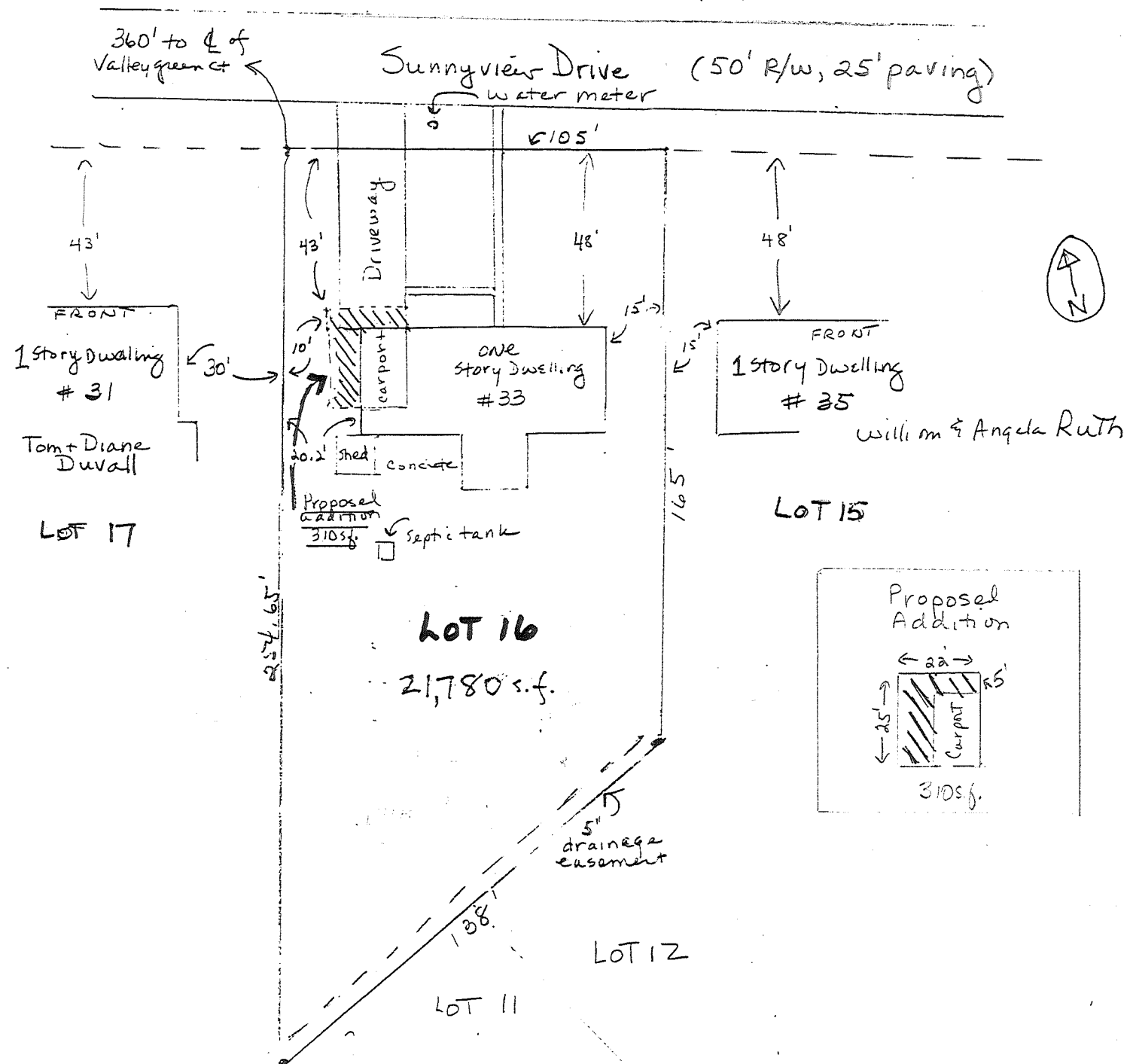
Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ²⁰¹¹~~2010~~ 0089 -A Address 33 SUNNYVIEW DR
Petitioner's Name HUBER Telephone 410 667 1337
Posting Date: 9/12/10 Closing Date: 9/27/10
Wording for Sign: To Permit A PROPOSED ADDITION WITH A 10 FT,
SIDE YARD SETBACK IN LIEU OF THE REQUIRED 15 FT.

Revised 8/20/09

Scale: 1" = 40'

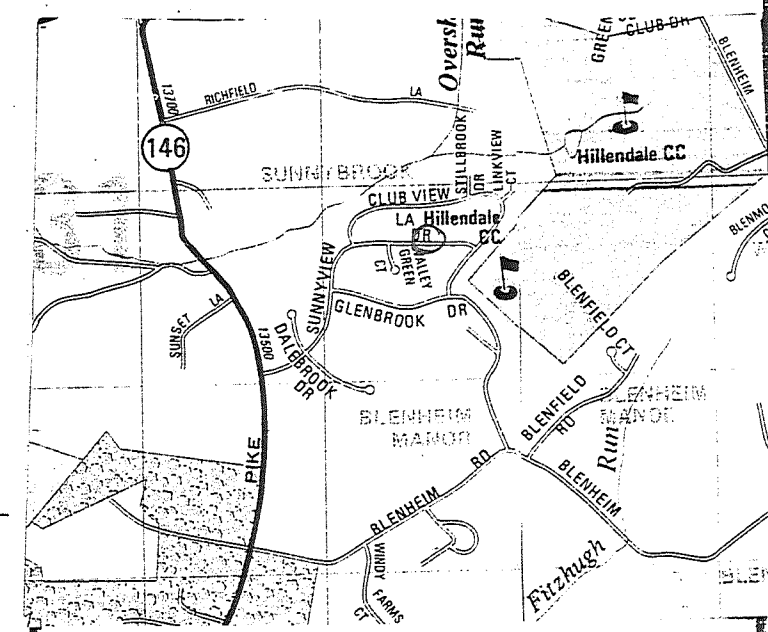


Prepared by J. Robert Huber, Sr. & Eleanor J. Huber

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 33 Sunnyview Dr
 SUBDIVISION NAME Sunnybrook
 WJR
 PLAT BOOK # 26 FOLIO # 98 LOT # 16
 Block E SECTION # 3A
 OWNER J. Robert Huber, Sr.
Eleanor J. Huber
Liber 11699 Folio 089
 Tax account: 1013021560



Existing structure is 20.2' from the property line on the west.
 Existing driveway is 13' from the property line.
 Current zoning requires a 15' setback from an enclosed structure.
 Variance is requested to reduce the side yard setback on the western property line from 15' to 10' so that the existing covered carport can be expanded and enclosed.
 Proposed construction: 22' wide x 25' deep garage having a total enclosed area of 550sf.
 25' feet would be 10' from the property line on the west

LOCATION INFORMATION			
ELECTION DISTRICT	10th		
COUNCILMANIC DISTRICT	3th		
1"=200' SCALE MAP #	043C2		
ZONING	RC 6 (R20)		
LOT SIZE	0.5	21,780	
	ACREAGE	SQUARE FEET	
SEWER	PUBLIC ☐	PRIVATE ☒	
WATER	☒	☐	
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒	
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/ BUILDING	☐	☒	
PRIOR ZONING HEARING	N/A		

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
JL	0089	