

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Kingston Park Lane; 214 feet
W of East Kingston Park Lane
15th Election District
6th Councilmanic District
(200 Kingston Park Lane)

Paul L. and Diane L. Harmon
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0094-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, Paul L. and Diane L. Harmon for property located at 200 Kingston Park Lane. The variance request is from Sections 1B02.3.A.5 and 1B02.3.C of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (deck) with a 6 feet side yard setback in lieu of the required 7.5 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to essentially connect the side wood open porch/landing to the wood rear deck. This new deck would not be any wider than the existing wood landing located on the side of the dwelling. Petitioners' dwelling is a raised brick and frame ranch style structure containing 1,200 square feet. Connecting the open porch/landing to the deck would allow the Petitioners to access the front deck with less steps; easier and safer access for emergency medical personnel to enter the main part of the house; easier wheelchair access from the side porch to front deck; and easier access for deliveries of appliances and furniture. The property is pie-shaped and narrows significantly toward Dark Head Creek.

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

ORDER RECEIVED FOR FILING

Date 10-20-10

By B

and Resource Management dated October 19, 2010 DEPRM has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, they offer the following comments:

1. This lot is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area (CBCA). Relief to the side yard setback will keep impacts out of the 100-foot Critical Area buffer. A limit of 31.25% on lot coverage, and mitigation for lot coverage between 25% and 31.25% will minimize adverse impacts on water quality that resulting from development activities.
2. The proposed development must comply with all LDA and BMA requirements. No trees will be removed and no Critical Area buffer impacts are proposed; therefore the subject zoning petition will conserve fish, wildlife, and plant habitat.
3. The proposed development will be required to meet all LDA and BMA requirements and therefore will be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 18, 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.

ORDER RECEIVED FOR FILING

Date 10-20-10

2

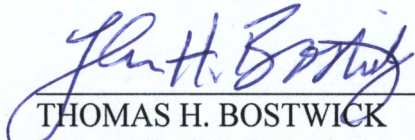
By B

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 20th day of October, 2010 that a variance from Sections 1B02.3.A.5 and 1B02.3.C of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (deck) with a 6 feet side yard setback in lieu of the required 7.5 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed development must comply with all Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area (CBCA).

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 10-20-10

3

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 20, 2010

PAUL L. AND DIANE L. HARMON
200 KINGSTON PARK LANE
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 2011-0094-A
Property: 200 Kingston Park Lane

Dear Mr. and Mrs. Harmon:

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.

Very truly yours,

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 200 KINGSTON PARK LANE
which is presently zoned D.R.5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3A.5, 1802.3C. (BCZR).

TO PERMIT AN OPEN PROJECTION (DECK) WITH A 6-FOOT SIDE YARD
SETBACK IN LIEU OF THE REQUIRED 7.5-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Date

Telephone No.

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 10-20-10 day of Oct 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.

Legal Owner(s):

PAUL L. HARMON cell (443)-465-3880
Name - Type or Print

Paul L. Harmon
Signature

DIANE L. Harmon cell (410)-591-6539
Name - Type or Print

Diane L. Harmon
Signature

200 Kingston Park Lane (410)-574-0481
Address Telephone No.

Baltimore
City

Md.
State

21220
Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 2011-0094-A

REV 10/25/01

Reviewed By D.T. Date 9/8/10

Estimated Posting Date 9/19/10

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 200 Kingston Park Lane
Address
BALTO Md. 21226
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):

- 1)- TO ACCESS FRONT DECK WITH LESS STEPS
- 2)- EASIER AND SAFER ACCESS FOR EMERGENCY MEDICAL PERSONNEL TO ENTER MAIN PART OF HOUSE.
- 3)- EASIER WHEEL CHAIR ACCESSIBILITY FROM SIDE PORCH TO FRONT DECK WHEN NEEDED
- 4)- EASIER ACCESS FOR DELIVERIES OF APPLIANCES AND FURNITURE
- 5)- DON'T HAVE TO GO THRU HOUSE TO ACCESS DECK
- 6)- INCREASED SECURITY LIMITING ACCESS FROM INTRUDERS, TO ONLY ONE STAIRWAY

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.

Paul L. Harmon
Signature

PAUL L. HARMON
Name - Type or Print

Diane L. Harmon
Signature

DIANE L. HARMON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of August, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Diane Harmon + Paul Harmon
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Reynolds D. White
Notary Public

My Commission Expires 6/7/13

ZONING DESCRIPTION

ZONING DESCRIPTION FOR PROPERTY

200 KINGSTON PARK LANE
BALTIMORE, MARYLAND 21220

Beginning for the same in the center of Kingston Park Lane (15 feet wide) at the beginning of that parcel of land which by deed dated August 12, 1954 and recorded among the land records of Baltimore County in Liber G.L.B. 2534 folio 482 and being the Ninety-Second described lot therein, was conveyed by James King and Sons, Inc. to Howard King; James King, executor under the last will and testament of Robert W. King; Parker King, Jr.; and Edna G. King, widow; thence running with and binding on the first line in said deed along the center of Kingston Park Lane, South 77 degrees 11 minutes East 53.38 feet, thence leaving Kingston Park Lane and binding on the second line North 7 degrees 14 minutes East 207 feet more or less to the waters of Dark Head Creek, thence running with and binding on the third line along the waters of Dark Head Creek in a westerly direction 20 feet more or less, thence running with and binding on the fourth line South 20 degrees 42 minutes West 200 feet more or less to the center of Kingston Park Lane and to intersect the South 41 degrees 13 minutes East 197.16 foot line of that tract of land which by deed dated June 11, 1954 and recorded aforesaid in Liber G.L.B. 2496, folio 269 was conveyed by The Gralan Co. to James King and Sons, Inc.; thence running with and binding on said line along the center of Kingston Park Lane (this line omitted in deed first above referred to) South 41 degrees 13 minutes East 22.56 feet to the place of beginning.

15th ELECTION DISTRICT, 6 COUNCILMANIC DISTRICT

AS RECORDED IN DEED

LIBER ~~7026~~ FOLIO ~~696~~

2011-0094-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 200¹¹~~00~~- 0094 -A Address 200 KINGSTON PARK LANE

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/8/10 Posting Date: 9/19/10 Closing Date: 10/4/10

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 200¹¹~~00~~- 0094 -A Address 200 KINGSTON PARK LANE

Petitioner's Name HARMON Telephone 410-574-0481

Posting Date: 9/19/10 Closing Date: 10/4/10

Wording for Sign: To Permit AN OPEN PROJECTION (DECK) WITH A 6-FOOT
SIDE YARD SETBACK IN LIEU OF THE REQUIRED 7.5-FEET.

WCR - Revised 7/7/08

**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: 2011-0094-A

Petitioner: HARMON

Address or Location: 200 KINGSTON PARK LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. PAUL L. HARMON

Address: 200 KINGSTON PARK LANE

BALTO. MD 21220

Telephone Number: 410-574-0481

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

No. **60009**

Date: **9/8/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/10/2010 9/08/2010 14:27:36 2

REL MS02 MAIL JEVA JEE
 >>RECEIPT # 701154 9/08/2010 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	806	0000		4150						50. ⁰⁰	CR NO.

5 528 ZONING VERIFICATION

060009

Recpt Tot 150.00
 \$50.00 CR 4.00 CA
 Baltimore County, Maryland

Total: **50.⁰⁰**

Rec From: **PAUL HARMON**

For: **2011-0094-A**
200 KINGSTON PARK LAKE

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2011-0094-A

Petitioner/Developer HARMON

Date Of Hearing/Closing: 9/19/10

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 200 KINGSTON PARK LANE

This sign(s) were posted on September 18, 2010

Month, Day, Year

Sincerely,

Martin Ogle 9/18/10
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*
October 5, 2010
*Department of Permits and
Development Management*

Paul & Diane Harmon
200 Kingston Park Ln.
Baltimore, MD 21220

Dear: Paul & Diane Harmon

RE: Case Number 2011-0094-A, 200 Kingston Park Ln.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 08, 2010.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lw

C: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 4, 2010

RECEIVED

OCT 12 2010

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

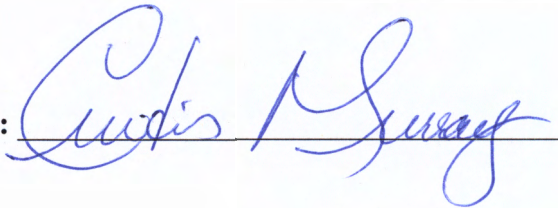
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 11-094- 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:
CM/LL



RECEIVED

OCT 12 2010

ZONING COMMISSIONER



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 1, 2011

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

RE: Baltimore County
Item No. 2011-0094-A
200 KINGSTON PARK LN
HARMON 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. 2011-0094-A.

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

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 28, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2010
Item Nos. 2011- 094

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 5, 2010

FROM: Dennis A. Kennedy, 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

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: 2011-0094-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

Inter-Office Correspondence



RECEIVED

OCT 19 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM – Development Coordination

DATE: October 19, 2010

SUBJECT: Zoning Item #11-094-A
Address 200 E. Kingston Park Lane
(Harmon Property)

DEPRM has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. This lot is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area (CBCA). Relief to the side yard setback will keep impacts out of the 100-foot Critical Area buffer. A limit of 31.25% on lot coverage, and mitigation for lot coverage between 25% and 31.25% will minimize adverse impacts on water quality that resulting from development activities.
2. The proposed development must comply with all LDA and BMA requirements. No trees will be removed and no Critical Area buffer impacts are proposed; therefore the subject zoning petition will conserve fish, wildlife, and plant habitat.
3. The proposed development will be required to meet all LDA and BMA requirements and therefore will be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

Reviewer: Regina Esslinger

Date: October 14, 2010

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

RECEIVED

OCT 06 2010

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

ZONING COMMISSIONER

ONLY

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

Patricia Zook - Case 2011-0094-A closed 10-4-10 comments needed

From: Patricia Zook
To: Livingston, Jeffrey; Murray, Curtis ✓
Date: 10/14/2010 10:42 AM
Subject: Case 2011-0094-A closed 10-4-10 comments needed
CC: Bostwick, Thomas

Curtis and Jeff -

In my previous e-mail of 10/6/2010 11:12:36 AM, I requested comments for Case 2011-0094-A. The Petitioner just called asking for a status.

>>>>>>10/6/2010 11:12:36 AM>>>>>>

Good morning -

The following administrative variance cases closed on October 4 and the files were brought to our office. Both of the files are missing ZAC comments from your offices.

CASE NUMBER: 2011-0094-A

200 Kingston Park Lane

Location: N side of Kingston Park Lane; 214 feet W of the c/l of East Kingston Park Lane.

15th Election District, 6th Councilmanic District

Legal Owner(s): Paul and Diane Harmon

Closing Date: 10/4/2010

ADMINISTRATIVE VARIANCE To permit an open projection (deck) with a 6 feet side yard setback in lieu of the required 7.5 feet.

If you have 'no comment' simply reply to this e-mail and let me know. I'll print your response and place it in the case file.

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 - October 4, 2010 - administrative variance cases - ZAC comments missing from files

From: Patricia Zook
To: Kennedy, Dennis; Livingston, Jeffrey; Murray, Curtis
Date: 10/6/2010 11:12 AM
Subject: October 4, 2010 - administrative variance cases - ZAC comments missing from files
CC: Bostwick, Thomas

Good morning -

The following administrative variance cases closed on October 4 and the files were brought to our office. Both of the files are missing ZAC comments from your offices.

CASE NUMBER: 2011-0094-A

200 Kingston Park Lane

Location: N side of Kingston Park Lane; 214 feet W of the c/l of East Kingston Park Lane.

15th Election District, 6th Councilmanic District

Legal Owner(s): Paul and Diane Harmon

Closing Date: 10/4/2010

ADMINISTRATIVE VARIANCE To permit an open projection (deck) with a 6 feet side yard setback in lieu of the required 7.5 feet.

CASE NUMBER: 2011-0095-A

8016 Penwood Avenue

Location: N side Penwood Avenue; 715 feet W of the cl of North Point Road.

15th Election District, 7th Councilmanic District

Legal Owner(s): Alvin and Deborah Medlin

Closing Date: 10/4/2010

ADMINISTRATIVE VARIANCE To permit a proposed addition to an existing detached accessory building (garage) to have a street setback of 18 feet and a height of 24 feet in lieu of the required 25 feet and 15 feet respectively.

If you have 'no comment' simply reply to this e-mail and let me know. I'll print your response and place it in the case file.

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



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

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

Account Identifier: District - 15 **Account Number -** 1504203080

Owner Information

Owner Name: DEGUTIS THOMAS C HARMON PAUL L **Use:** RESIDENTIAL
 HARMON DIANE L **Principal Residence:** YES
Mailing Address: 200 KINGSTON PARK LN **Deed Reference:** 1) / 7026/ 696
 BALTIMORE MD 21220-4916 2)

Location & Structure Information

Premises Address
 200 KINGSTON PARK LN

Legal Description

WATERFRONT 500 SE KINGSTON RD
 KINGSTON PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
90	24	538						3	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1985	1,200 SF	9,212.00 SF	34

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	119,750	119,750		
Improvements:	166,530	186,370		
Total:	286,280	306,120	299,506	306,120
Preferential Land:	0	0	0	0

Transfer Information

Seller: DEGUTIS THOMAS C	Date: 08/22/1985	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 7026/ 696	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

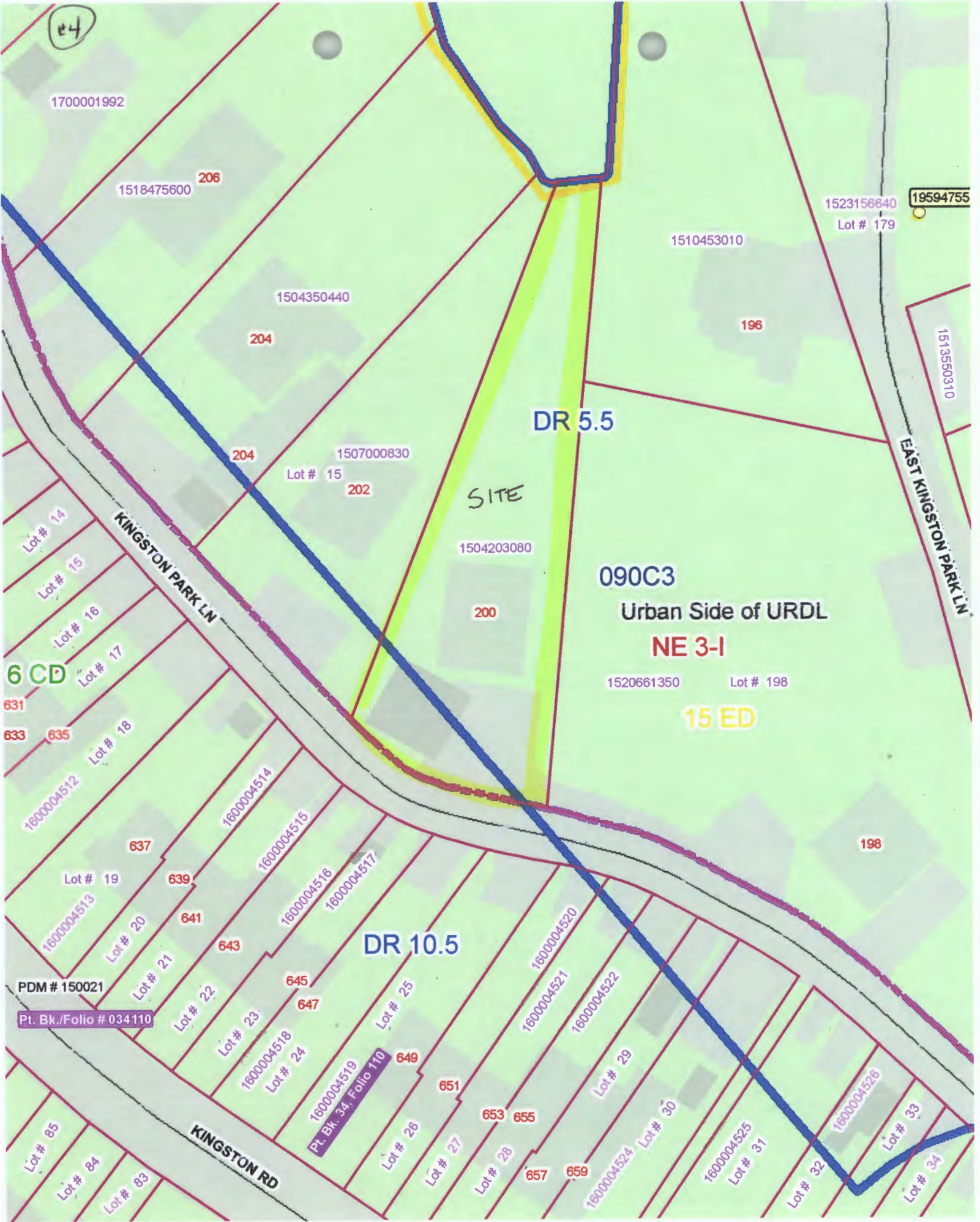
Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *



2011-0094-A



$$1'' = 30'$$

TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

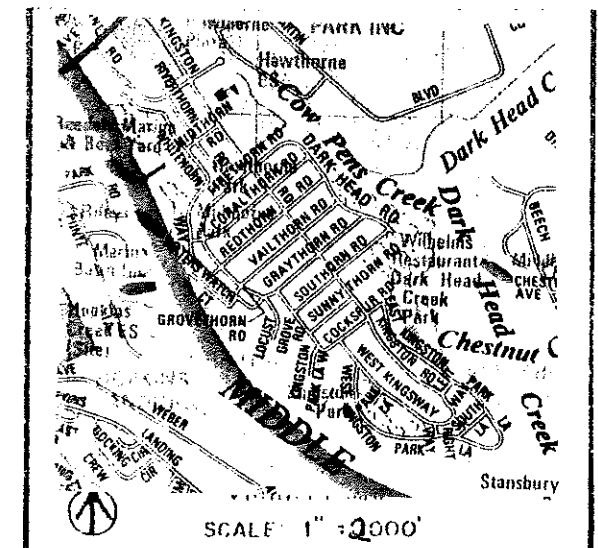
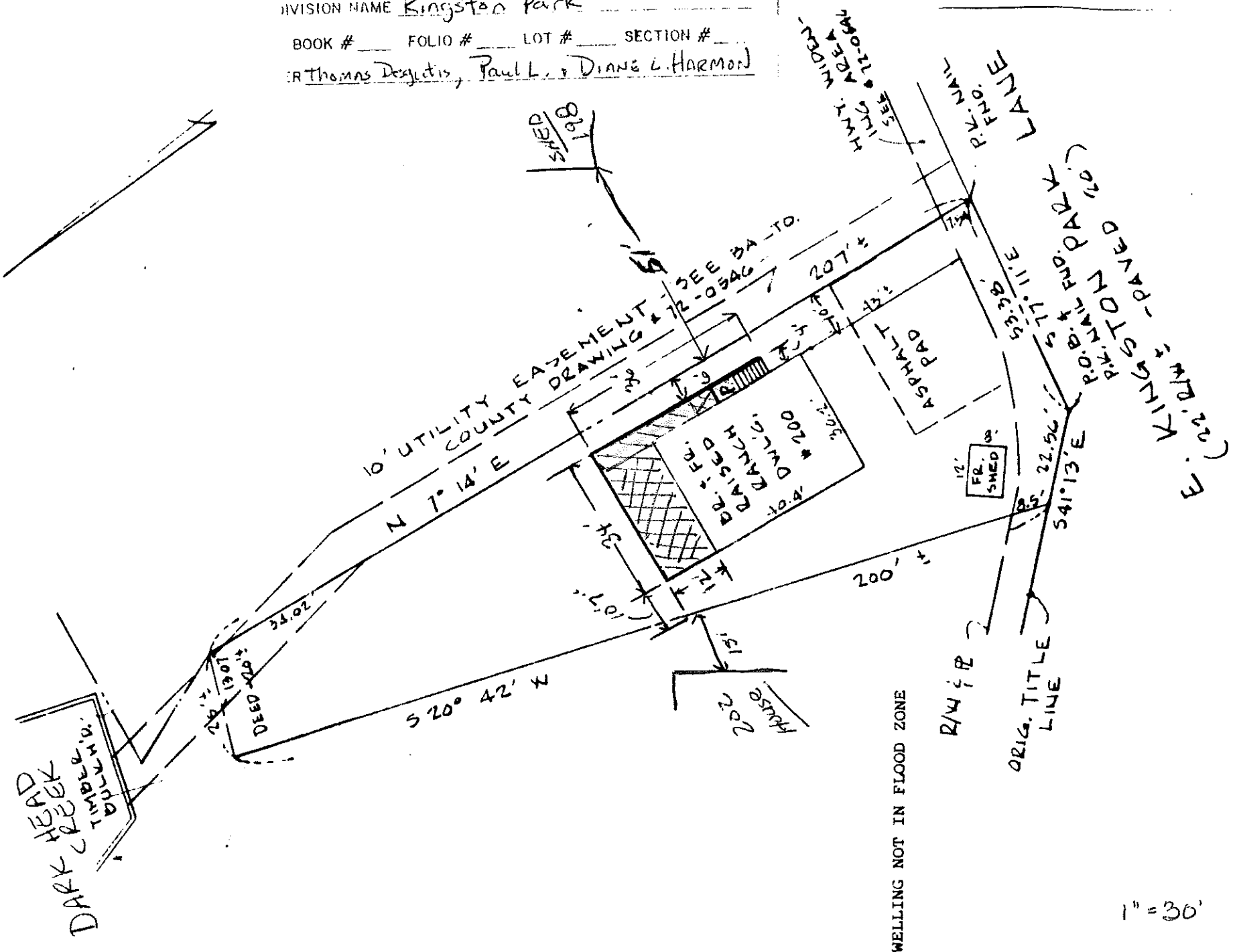
PROPERTY ADDRESS 200 Kingston Park Lane

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

DIVISION NAME Kingston Park

BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER R. Thomas Desjardis, Paul L. & Diane L. Harmon



LOCATION INFORMATION			
ELECTION DISTRICT	15		
COUNCILMANIC DISTRICT	6		
1" = 200' SCALE MAP #	090C3		
ZONING	DR5.5		
LOT SIZE	24	9,212.0	
	ACREAGE	SQUARE FEET	
SEWER	☒ PUBLIC	☐ PRIVATE	
WATER	☒ PUBLIC	☐ PRIVATE	
CHESAPEAKE BAY CRITICAL AREA	☒ YES	☐ NO	
100 YEAR FLOOD PLAIN	☒ YES	☐ NO	
HISTORIC PROPERTY/BUILDING	☐ YES	☒ NO	
PRIOR ZONING HEARING	NONE		
ZONING OFFICE USE ONLY			
REVIEWED BY	ITEM #	CASE #	
D.T.	0094	2011-0094-A	