

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Kingston Park Lane; 416 feet
S of the c/l of Kings Way
15th Election District
6th Councilmanic District
(46 Kingston Park Lane)

John C. and Elizabeth Curry
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0102-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, John C. and Elizabeth Curry for property located at 46 Kingston Park Lane. The variance request is from Sections 1B02.3.A.3, 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition and open projection (deck) with an 11 feet rear setback in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a deck and sunroom to replace the existing structures that are in disrepair. Additional space is needed for the growing family. The property backs up to the Middle River.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated October 7, 2010. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the

ORDER RECEIVED FOR FILING

Date 11-9-10

By B

Department of Environmental Protection and Resource Management (DEPRM) dated November 8, 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, 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). As proposed, the deck and sunroom do not meet the BMA requirements or lot coverage limits. A Critical Area variance will be necessary. Without an approved Critical Area variance the proposal does not minimize adverse impacts on water quality that resulting from development activities.
2. The proposed development does not comply with all LDA and BMA requirements and therefore the subject zoning petition does not conserve fish, wildlife, and plant habitat.
3. The proposed development does not meet all LDA and BMA requirements and a Critical Area variance has not been applied for or granted. Therefore it is not 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 25, 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 11-9-10 2

By Bj

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 9th day of November, 2010 that a variance from Sections 1B02.3.A.3, 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition and open projection (deck) with an 11 feet rear setback in lieu of the required 30 feet is hereby GRANTED, subject to the following:

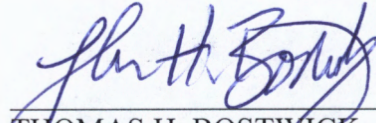
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The base flood elevation for this site is 8.5 feet [NAVD 88].
3. The flood protection elevation for this site is 9.5 feet.
4. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
9. This lot is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area (CBCA). A Critical Area variance will be necessary.

ORDER RECEIVED FOR FILING

Date 11-9-10

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 11-9-10

By Bj



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 9, 2010

JOHN C. AND ELIZABETH CURRY
46 KINGSTON PARK LANE
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 2011-0102-A
Property: 46 Kingston Park Lane

Dear Mr. and Mrs. Curry:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Jeff Hoilman, American Design and Build Ltd., 221 Gateway Drive, Bel Air MD 21014



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 46 Kingston Park Ln.
which is presently zoned D.R.55

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3A.3., 1B02.3C.1., 301.1A. (BCZR)

TO PERMIT AN ADDITION AND OPEN PROJECTION (DECK) WITH AN
11-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 30-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 _____
City _____ By _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING
11-9-10

Legal Owner(s):

John Curry
Name - Type or Print _____
Signature _____
Elizabeth Curry
Name - Type or Print _____
Signature _____
46 Kingston Park Ln. 410-582-9500
Address _____ Telephone No. _____
Baltimore MD 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

Jeffrey Halman
Name _____
221 Gateway Dr. 410-557-0555
Address _____ Telephone No. _____
Bd Air MD 21014
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. 2011-0102-A

REV 10/25/01

Reviewed By D.T. Date 9/15/10

Estimated Posting Date 9/26/10

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 46 Kingston Park Ln.
Address Baltimore MD 21220
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):

The existing deck and structure are in disrepair and in need of replacement. Additional space is needed because of growing family

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.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of September, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John C Curry & Elizabeth Curry
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

3-21-13

Zoning Description for 46 Kingston Park Ln. Baltimore, MD 21220

Beginning at a point on the east side of Kingston Park Ln which is 18' wide at the
Distance of 416' south of the centerline of the nearest intersecting street west Kingsway
Which is 40' wide. Map 90 Grid 24 Parcel 106 in the subdivision of Kingston Park
Containing 5,547 SF. Also known as 46 Kingston Park LN. and located in the 15th
Election, 6th Councilmanic District.

2011-0102-A

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

No. **60016**

Date: **9/15/10**

PAID RECEIPT

BUSINESS ACTUAL TIME TRM
 9/16/2010 9/15/2010 15:09:09 5
 W503 WALKIN ROOM LRD
 >>RECEIPT # 479404 9/15/2010 OFLN
 Dept 5 528 ZONING VERIFICATION
 NO. 060016
 Recpt Tot \$45.00
 \$45.00 CH 4.00 CA
 Baltimore County, Maryland.

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Total: **65.00**

Rec From: **AMERICAN DESIGN AND BUILD, LTD**

For: **2011-0102-A**
46 KINGSTON PARK LN
D. THOMPSON

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2011-0102-A

Petitioner/Developer CURRY

Date Of Hearing/Closing: 10/11/10

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 46 KINGSTON PARK LANE

This sign(s) were posted on September 25, 2010

Month, Day, Year

Sincerely,

Martin Ogle 9/25/10

Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411



CERTIFICATE OF POSTING

06-102-SPH

RE: Case No.: _____

Petitioner/Developer: _____
Robert P. Poleski and Michael J. Poleski

October 8 2010
Date of Hearing/Closing: _____

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

Attn: Kristin Matthews:

Ladies and Gentlemen:

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

9033 Cuckold Point Road

September 22, 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black September 23, 2010
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ZONING NOTICE

CASE: 06-102-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

Room 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVE. TOWSON 21204
PLACE

DATE AND TIME: FRIDAY, OCTOBER 8, 2010 AT 10:00 A.M.

REQUEST PURSUANT TO THE ORDER OF THE CIRCUIT COURT
OF BALTIMORE COUNTY IN CASE NO. 03-C-08-012600 QT. A
PUBLIC HEARING IS SCHEDULED TO APPROVE THE EXPANSION OF A
BOATYARD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-2381

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0102 -A

Address 46 KINGSTON PARK LANE

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/15/10

Posting Date: 9/26/10

Closing Date: 10/11/10

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~~ - 0102 -A

Address 46 KINGSTON PARK LANE

Petitioner's Name CURRY

Telephone 410-682-9500

Posting Date: 9/26/10

Closing Date: 10/11/10

Wording for Sign: To Permit AN ADDITION AND OPEN PROJECTION (DECK) WITH
AN 11-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 30- FEET AND
22.5- FEET, RESPECTIVELY

Revised 8/20/09

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2011-0102-A

Petitioner: CURRY

Address or Location: 46 KINGSTON PARK LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. JOHN CURRY

Address: 46 KINGSTON PARK LANE

BALTO. MD 21220

Telephone Number: 410-682-9500



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 12, 2010

John & Elizabeth Curry
46 Kingston Park Ln.
Baltimore, MD 21220

Dear: John & Elizabeth Curry

RE: Case Number 2011-0102-A, 46 Kingston Park Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 15, 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
Jeffery Hoilman; 221 Galeway Dr.; Bel Air, MD 21014

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2010

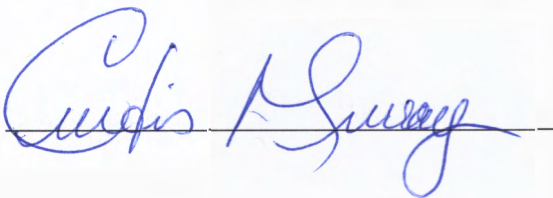
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-102 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 14 2010

ZONING COMMISSIONER



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 15, 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. 2011-0102A
46 KINGSTON PARK LN.
JOHN & ELIZABETH CUREY
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. 2011-0102-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

NOV 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM – Development Coordination

DATE: November 8, 2010

SUBJECT: Zoning Item #11-102-A
Address 46 Kingston Park Lane
(Curry 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). As proposed, the deck and sunroom do not meet the BMA requirements or lot coverage limits. A Critical Area variance will be necessary. Without an approved Critical Area variance the proposal does not minimize adverse impacts on water quality that resulting from development activities.
2. The proposed development does not comply with all LDA and BMA requirements and therefore the subject zoning petition does not conserve fish, wildlife, and plant habitat.
3. The proposed development does not meet all LDA and BMA requirements and a Critical Area variance has not been applied for or granted. Therefore it is not 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: November 8, 2010

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 7, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 18, 2010
Item No. 2011-102

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 8.5 feet [NAVD 88].

The flood protection elevation is 9.5 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 11-102-10182010.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

October 4, 2010

ATTENTION: Kristen Mathews
ZAC Agenda Oct. 18, 2010

The Baltimore County Fire Department has no comments on the following case numbers:

2011-0102-A	Kingston Park La.
2011-0103-SPHA	Harrison Ave.
2011-0106-A	Valleyfield Rd.
2011-0107-SPHA	Emmanuel Ct.
2011-0108-A	Locust Ave.
2011-0110-A	Woodland Dr.
2011-0111-A	Monaghan Ct.
2011-0112-SPHA	Oakleigh Rd.
2011-0113-A	Stoney Batter Rd.
2011-0114-A	New Section Rd.
2011-0115-SPH	Hanover Pike
2011-0116-A	Meandering Dr.
2011-0117-A	Cockeys Mill Rd.
2011-0118-A	Cedarside Dr.
2011-0119-A	Linwood Ave.
2011-0120-A	Sue Grove Rd.
2011-0121	Burnbrae Rd.
2011-0122-A	Mt. Carmel Rd.

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

cc: File



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

Patricia Zook - Re: ZONING PETITION COMMENTS: 11-102-A - 46 Kingston Park Lane

From: Jeffrey Livingston
To: Zook, Patricia
Date: 11/8/2010 4:18 PM
Subject: Re: ZONING PETITION COMMENTS: 11-102-A - 46 Kingston Park Lane

EIR was forced to change the way they respond to zoning variance requests due to actions by citizens and the People's Council. I'm not 100% on the particulars (and you can only quote me on the 100% part) but they now provide lengthier responses to more thoroughly address each of the requirements in the regulations. They have also added an additional layer of review which requires a little more time. Interpreting individual comments would probably best but addresses by shooting the reviewer an e-mail directly but I'll certainly try to help if needed.

>>> Patricia Zook 11/8/2010 4:10 PM >>>
Thank you!

I do have a question. These comments, and the similar ones that we've received, is there a new Critical Area Law prompting these comments? I'll have Tom look at your comments which from my reading are not supportive of the variance request for the deck and addition.

Thanks for your help. We've been kind of wondering since these 'new comments' are coming from DEPRM.

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 11/8/2010 3:59 PM >>>
You're right. It's a typ. Here ya go

>>> Patricia Zook 11/8/2010 3:51 PM >>>
Hi Jeff -

I am just a bit (!) confused. The e-mail subject says '11-102-A - 46 Kingston Park Lane', but the comment says it is for case #11-094-A at 46 Kingston Park Lane (Curry Property). Case 102-A is the one that needs a DEPRM comment and that address is 46 Kingston Park Lane. Perhaps it is just a typo on the comment sheet?

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

Patricia Zook - Re: 2011-0095-A and 2011-0102-A - still looking for comments

From: Jeffrey Livingston
To: Zook, Patricia
Date: 11/3/2010 3:16 PM
Subject: Re: 2011-0095-A and 2011-0102-A - still looking for comments

I do not have any comments as of yet and they are both still listed as pending. I'll let you know when EIR has them ready.

>>> Patricia Zook 11/3/2010 2:21 PM >>>
Hello Jeff -

Have you seen comments for these two cases -- 2011-0095-A and 2011-0102-A.

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 10/26/2010 11:38 AM >>>
2011-0095-A and 2011-0102-A.

Patricia Zook - Re: 2011-0095-A and 2011-0102-A - still looking for comments

From: Patricia Zook
To: Livingston, Jeffrey
Date: 11/3/2010 2:21 PM
Subject: Re: 2011-0095-A and 2011-0102-A - still looking for comments

Hello Jeff -

Have you seen comments for these two cases -- 2011-0095-A and 2011-0102-A.

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 10/26/2010 11:38 AM >>>
2011-0095-A and 2011-0102-A.

Patricia Zook - Re: ZONING PETITIONS

From: Jeffrey Livingston
To: Zook, Patricia
Date: 10/26/2010 11:38 AM
Subject: Re: ZONING PETITIONS

I still haven't gotten comments back on those yet. I'll try checking on them today.

>>> Patricia Zook 10/26/2010 11:34 AM >>>
Hi Jeff -

Thanks for all the comments. I'm still looking for DEPRM comments for these two administrative variance cases:

2011-0095-A and 2011-0102-A.

Thanks!

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 10/26/2010 10:10 AM >>>
And here's this one too.

Patricia Zook - Case 2011-0102-A - comment needed

From: Patricia Zook
To: Kennedy, Dennis; Livingston, Jeffrey; Murray, Curtis
Date: 10/14/2010 10:53 AM
Subject: Case 2011-0102-A - comment needed
CC: Bostwick, Thomas

*✓ ncd
OP
10-14-10*

Gentlemen -

The below described administrative variance case closed on October 11 and the file is missing all ZAC comments.

CASE NUMBER: 2011-0102-A

46 Kingston Park Lane

Location: E side of Kingston Park Lane; 416 feet S of the c/l of Kings Way.

15th Election District, 6th Councilmanic District

Legal Owner(s): John and Elizabeth Curry

Closing Date: 10/11/2010

ADMINISTRATIVE VARIANCE To permit an addition and open projection (deck) with an 11 feet rear setback in lieu of the required 30 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

From: Dennis Kennedy
To: Zook, Patricia
Date: 10/14/2010 4:00 PM
Subject: Re: Case 2011-0102-A - comment needed
Attachments: ZAC-ITEM NO 11-102-10182010.DOC

Patti:
Attached is a copy of our comments on this item.
Dennis

>>> Patricia Zook 10/14/2010 10:53 AM >>>
Gentlemen -

The below described administrative variance case closed on October 11 and the file is missing all ZAC comments.

CASE NUMBER: 2011-0102-A
46 Kingston Park Lane
Location: E side of Kingston Park Lane; 416 feet S of the c/l of Kings Way.
15th Election District, 6th Councilmanic District
Legal Owner(s): John and Elizabeth Curry
Closing Date: 10/11/2010

ADMINISTRATIVE VARIANCE To permit an addition and open projection (deck) with an 11 feet rear setback in lieu of the required 30 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

2011-0102-A

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

Account Identifier:

District - 15 Account Number - 1519910080

Owner Information

Owner Name:	CURRY JOHN C CURRY ELIZABETH	Use:	RESIDE
		Principal Residence:	YES
Mailing Address:	46 KINGSTON PARK LN BALTIMORE MD 21220-4941	Deed Reference:	1) /1290 2)

Location & Structure Information

Premises Address	Legal Description
46 KINGSTON PARK LN	46 KINGSTON PARK LN
	WATERFRONT KINGSTON PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
90	24	106						3

Special Tax Areas

Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County
1991	1,900 SF	5,547.00 SF	34

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	1/2 BRICK SIDING

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	199,500	199,500		
Improvements:	252,050	221,650		
Total:	451,550	421,150	421,150	421,150
Preferential Land:	0	0	0	0

Transfer Information

Seller:	RICHARDSON WILEY T	Date:	06/03/1998	Price:	\$2
Type:	NOT ARMS-LENGTH	Deed1:	/12905/ 190	Deed2:	
Seller:	SECRETARY OF THE DEPARTMENT OF	Date:	02/08/1989	Price:	\$6
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 8097/ 339	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 *

Pt. Bk./Folio # 023067 34

1508550800

1511771510

1515370190
38

1700003392

Lot # 42
1512003150

1600001464
44
6 CD
15 ED

1519910080
46

Pt. Bk. 40, Folio 148
48

1523751120

1507410530

52
1507410531

1502000510

20040511

1516151281

DR 5.5

1516151282

58

60

1523503793

1507582740

62

19880371

1513200650

Lot # 15

64

20040043

1506201060

20

KINGSTON PARK LN

SITE

DR 10.5

PDM # 150021

Lot # A

Pt. Bk. 28, Folio 108

1502190497

Pt. Bk./Folio # 026070

WEST KINGSWAY

ALLEY

ALLEY

Lot # 1
1600004553
642
644
Lot # 2 1600004554
Lot # 3 1600004555
1600004556
Lot # 4
1600004557
Lot # 5
1600004558
Lot # 6
1600004559
Lot # 7
1600004560
Lot # 8
1600004561
Lot # 9
660
Pt. Bk. 34, Folio 110
Lot # 10
1600004562
Lot # 11
1600004563
Lot # 12
1600004564
Lot # 13
1600004565
Lot # 14
1600004566
Lot # 15
1600004567
Lot # 16
1600004568
Lot # 17
700

Lot # 19
Lot # 20
Lot # 21
Lot # 22
Lot # 23
Lot # 24
657
661
663
1600004649

Pt. Bk./Folio # 034110

090C3
NE 2-I

2011-0102-A



REAR OF HOUSE PER ZONING REVIEW

2011-0102-A



2011-0102-A



2011-0102-A

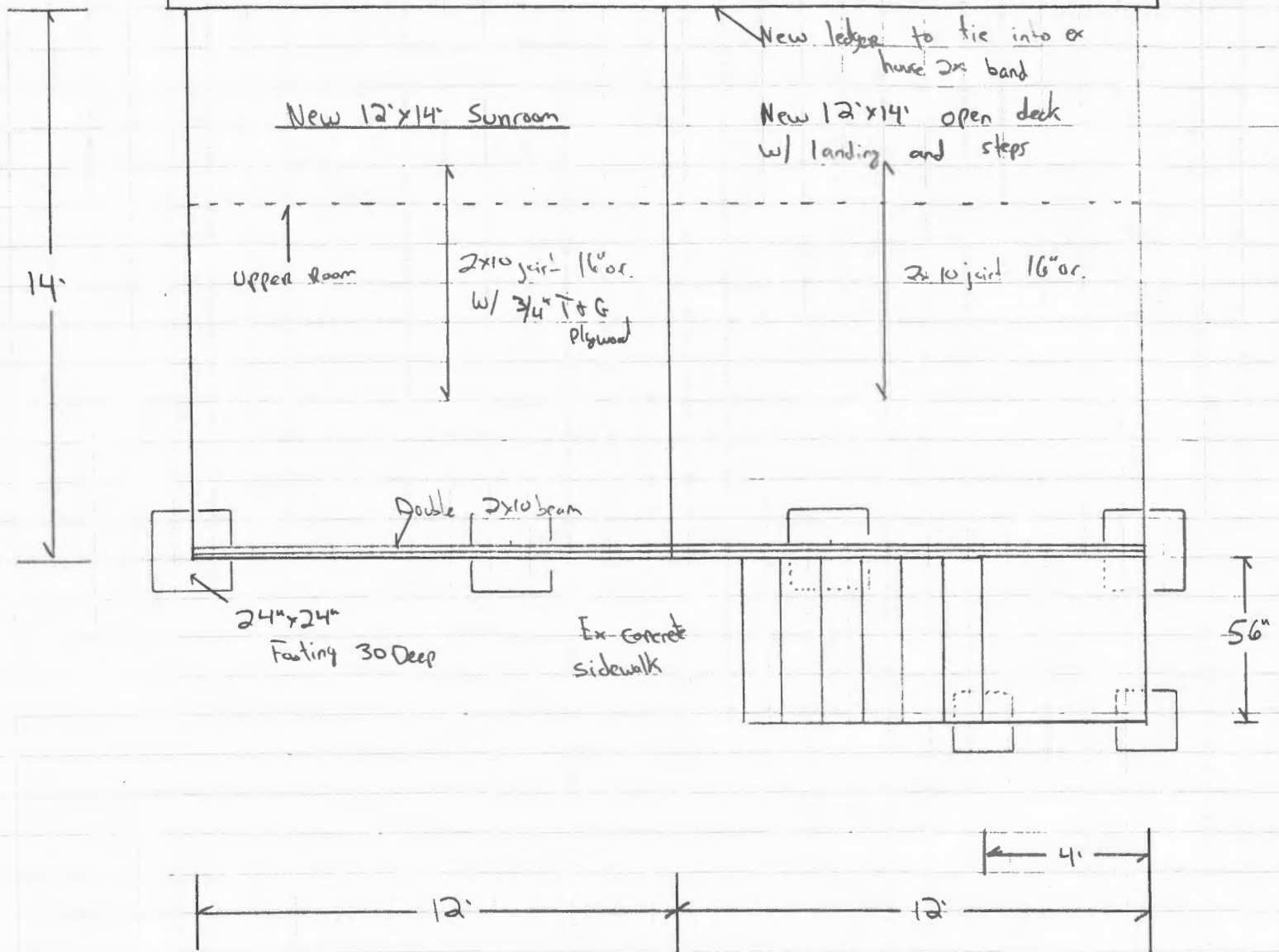


2011-0102-A

Curry Residence
46 Kingston Park Ln.
Middle River, MD 21220
Scale: 1/4" = 1'

1st Floor Layout

Ex. SFD



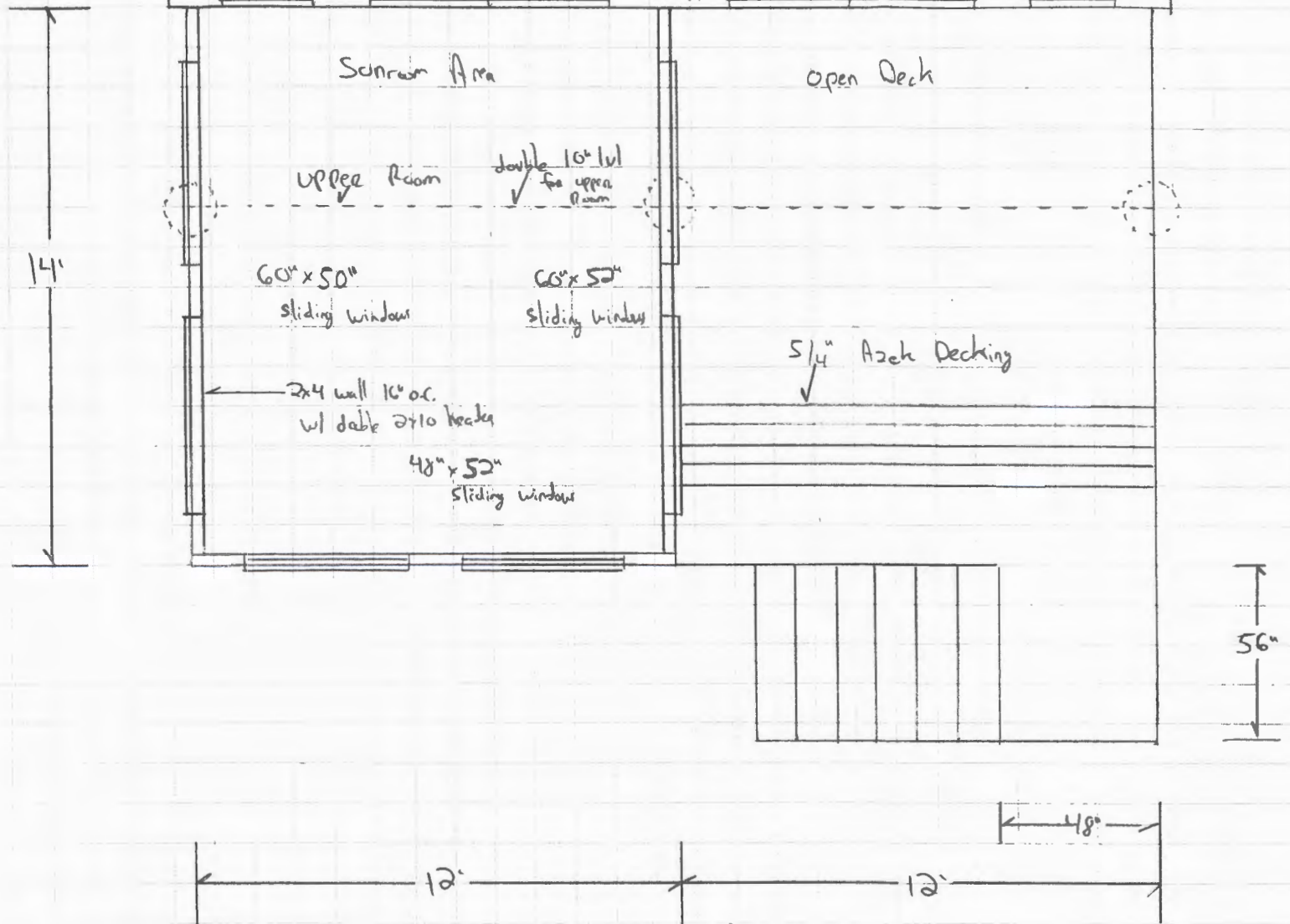
2011-0102-A

Curry Residence
46 Kingston Park Ln.
Middle River, MD 21220
Scale: $1/4" = 1'$

Ex SFD

1st Floor Wall Layout

Reduce ex G' door

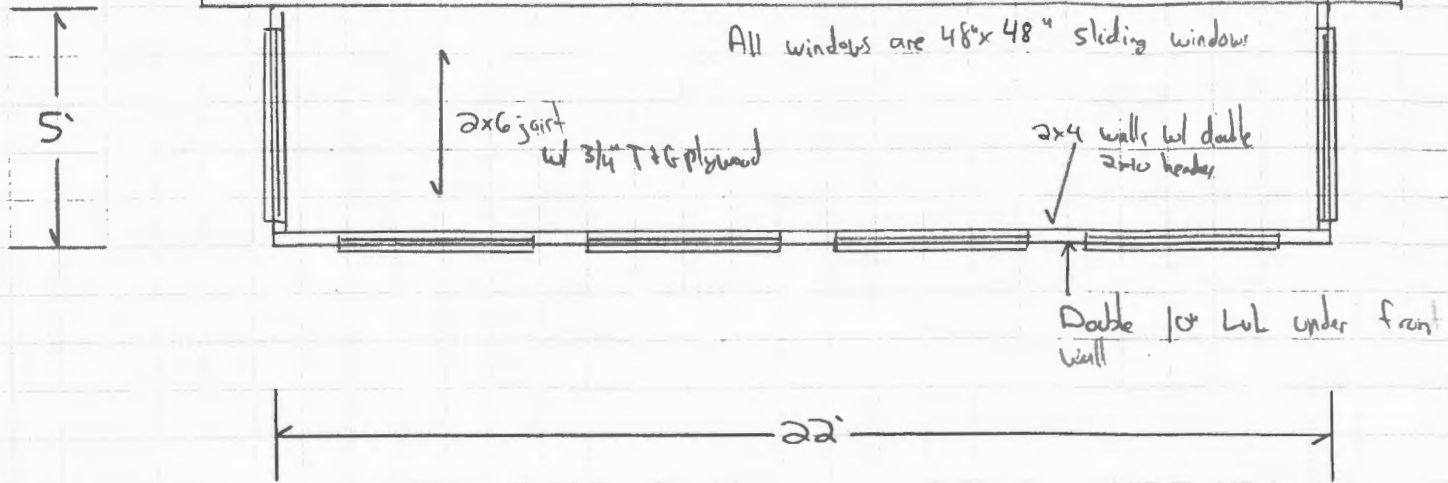


○ - Bearing points for upper double 10' LVL

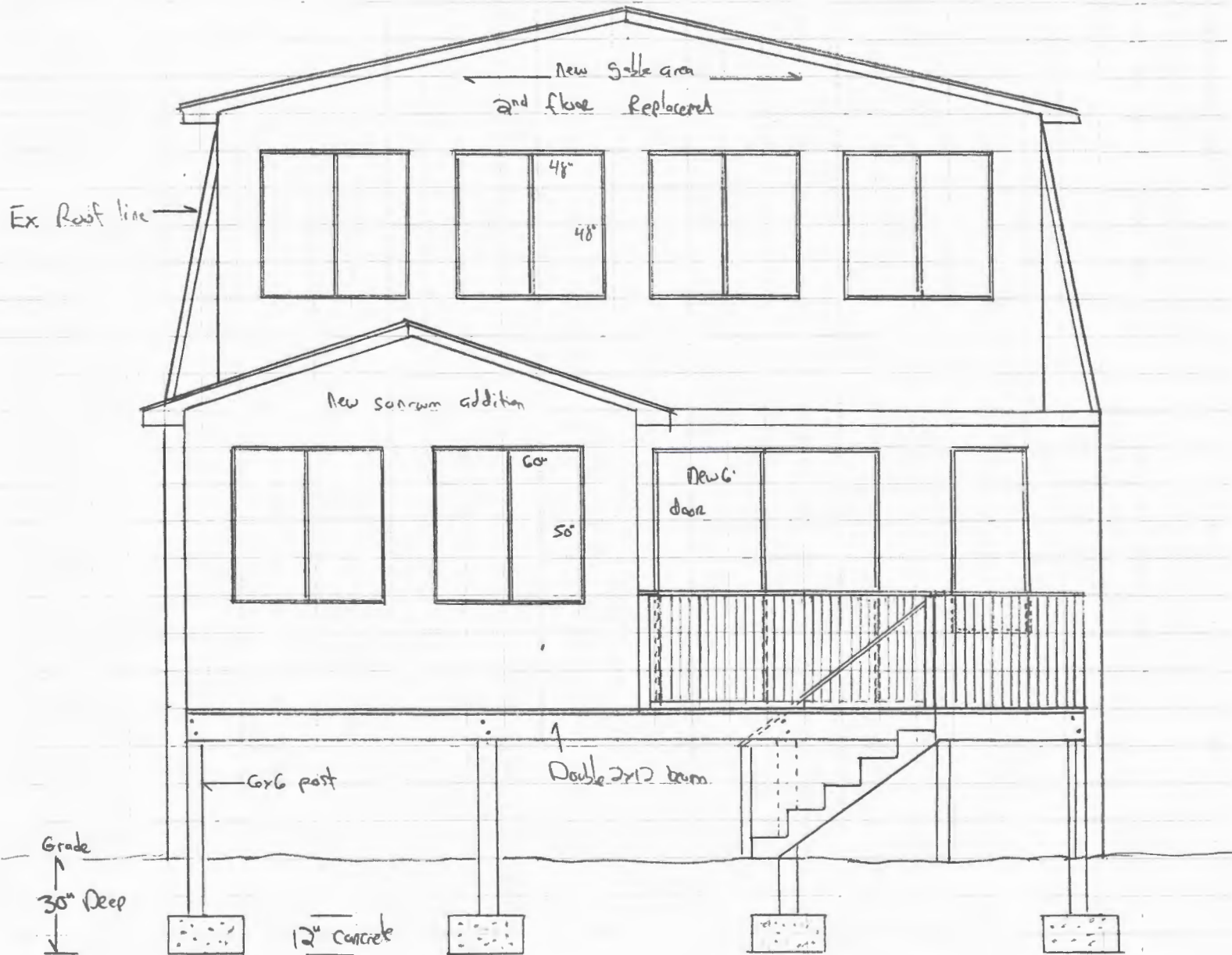
Curry Residence
46 Kingston Park Ln.
Middle River, MD 21220
Scale - $\frac{1}{4}" = 1'$

Ex. SFD

2nd floor layout

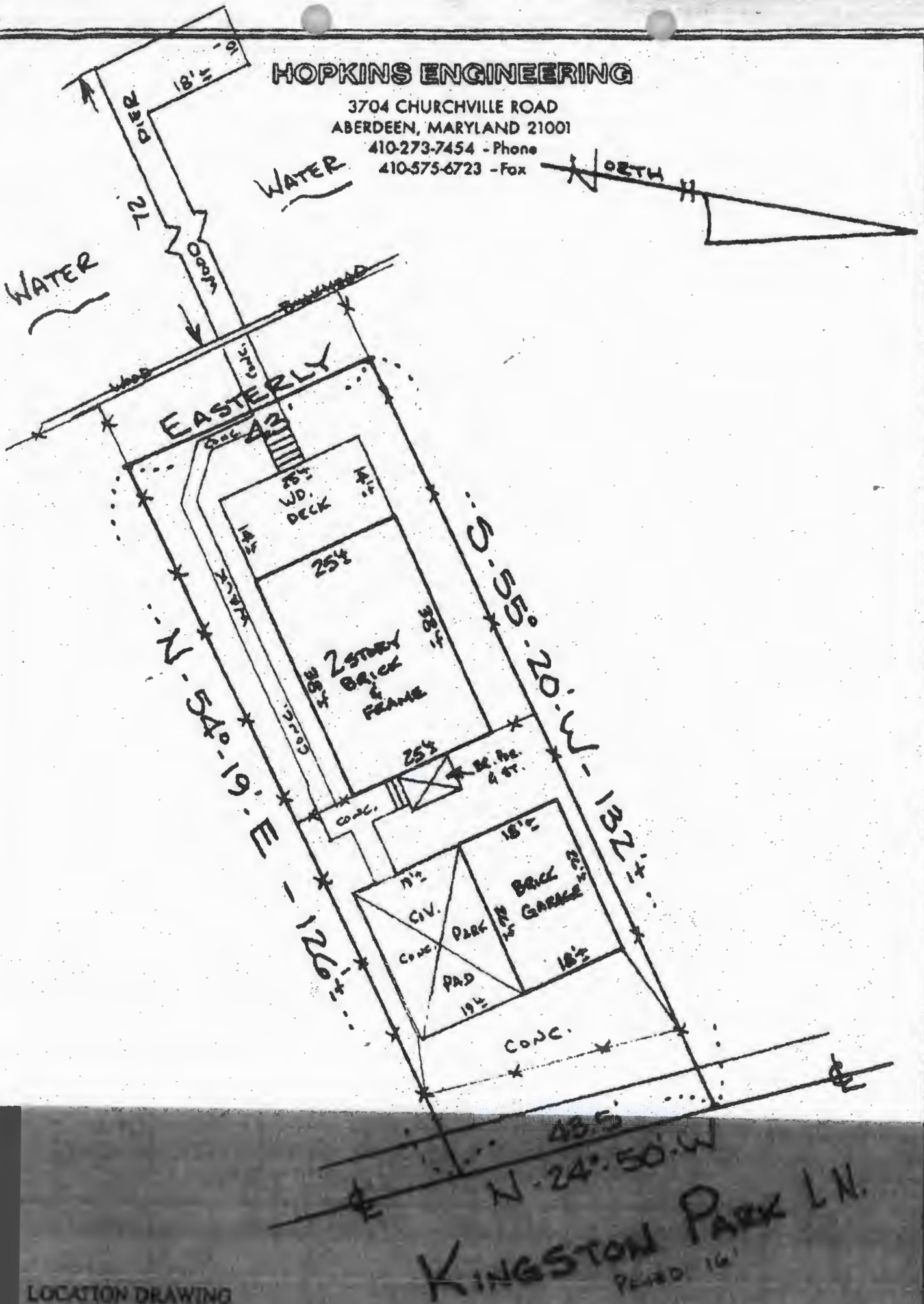


Curry Residence
46 Kingston Park Ln.
Middle River, MD 21220
Scale - 1/4" = 1'



HOPKINS ENGINEERING

3704 CHURCHVILLE ROAD
ABERDEEN, MARYLAND 21001
410-273-7454 - Phone
410-575-6723 - Fax



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

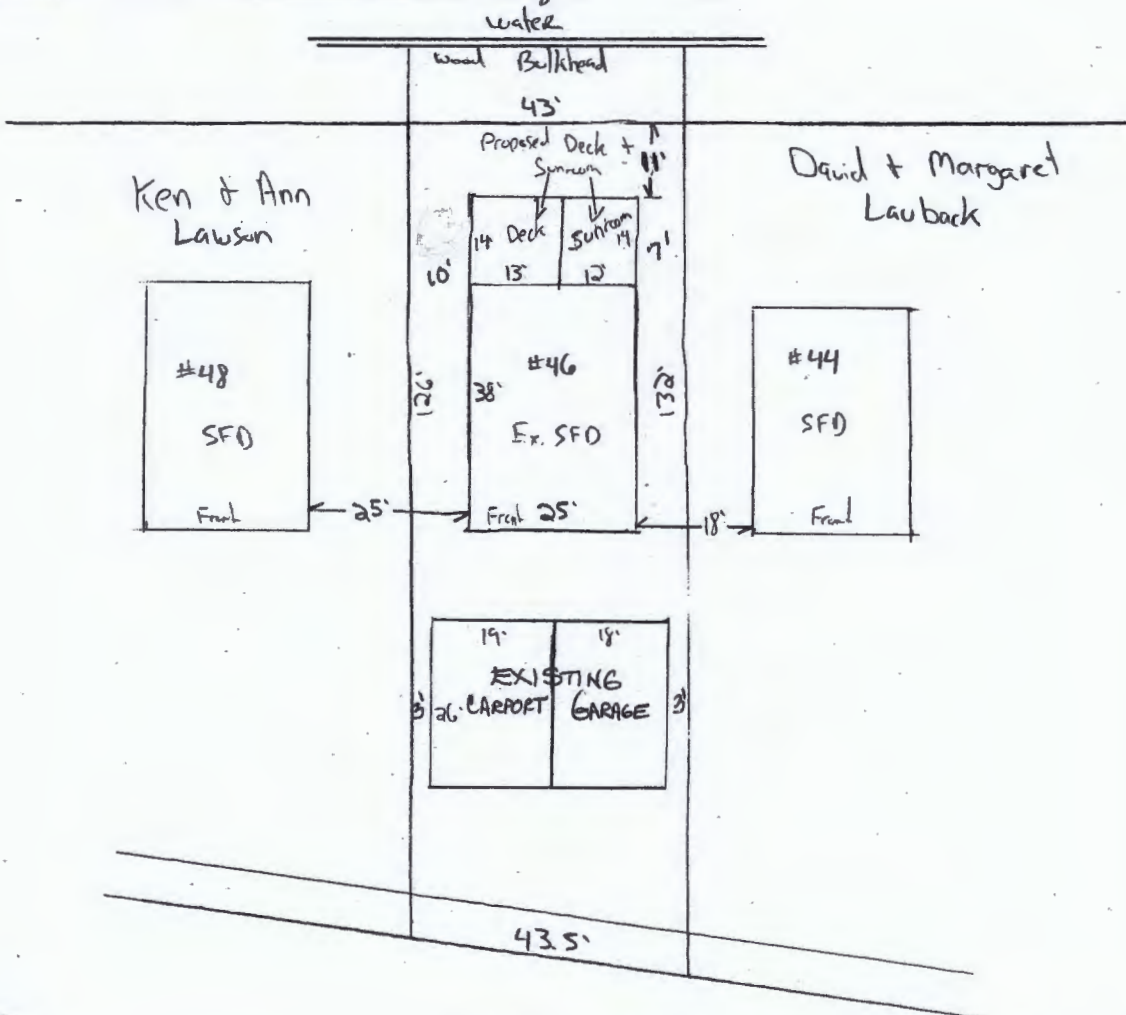
PROPERTY ADDRESS 46 Kingston Park Ln.

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

SUBDIVISION NAME Kingston Park

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER John and Elizabeth Curry



NORTH

PREPARED BY Jeffrey Hailman

SCALE OF DRAWING: 1" = 30'



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 09003

ZONING DR 5.5

LOT SIZE .13 5,547
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐

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 D.T. ITEM # 0102 CASE # 2011-0102-A