

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Louth Road, 236 feet E of
Sollers Point Road
12th Election District
7th Councilmanic District
(3407 Louth Road)

David F. and Deborah E. Adams
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0372-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, David F. and Deborah E. Adams for property located at 3407 Louth Road. The variance request is from Section 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed open projection (screened deck) with a rear yard setback of 3 feet in lieu of the minimum required 22.5 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The dwelling was constructed with sliders at the location of the proposed screened deck. The actual front door of the dwelling does not face Louth Road. The subject property is a trapezoid-shaped property containing approximately 6,656 square feet or .152 acre, more or less, and zoned D.R.5.5. The property has a depth on the west side of 100 feet and on the east side of 110 feet. It is 48 feet wide fronting Louth Road and is 82 feet wide to the rear of the property.

In Case No. 2008-0147-A, Petitioners were granted variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling with a front yard setback of 15 feet, a side yard setback (side street) of 18 feet, and a rear yard setback of 10 feet in lieu of the required 25 feet, 25 feet, and 30 feet, respectively. The variance relief was granted by then Deputy Zoning Commissioner Thomas Bostwick on January 3, 2008.

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Date 8-5-11

By 

In that case, the Office of Planning was not opposed to Petitioners' request to orientate the front of the home to the side yard, provided that Petitioners place an appropriate window on the side of the house facing Louth Road, along with landscaping.

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 and Sustainability dated July 29, 2010. The subject property is located within the Chesapeake Bay Critical Area. According to B.C.Z.R. Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (DEPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area and may be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. According to the applicant's plan, impervious surfaces will be increased by 200 square feet. The project will be reviewed for application of the Critical Area 10% Rule. By meeting the IDA pollutant reduction requirements, allowing the rear (side) yard setback reduction requested by the applicant will result in minimal impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. The current development proposal for the property will be reviewed for application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish habitat in proximity to nearby Bear Creek.

3. 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 applicant's proposal to construct an attached, screened deck to the dwelling is subject to review for application of the Critical Area IDA requirements, therefore, is consistent with this goal. The setback requested will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal.

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Date 8-5-11 2

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The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 10, 2011, 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 Administrative Law Judge, 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.

The subject property abuts a gravel pathway on the west side of the property -- almost making the property appear as a corner lot -- and the rear of the property abuts Concrete Homes Park, owned by the County. The house maintains the appearance of a front façade, with a door and entrance elements, windows and landscaping on Louth Road even if the actual orientation was changed to front the park pathway. The file contains a letter of no objection from Gary Vallani who resides at 3409 Louth Road.

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 Administrative Law Judge for Baltimore County, this 5th day of August, 2011 that a variance from Section 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed open projection (screened deck) with a rear

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Date 8-5-11

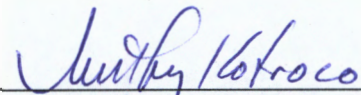
3

By [Signature]

yard setback of 3 feet in lieu of the minimum required 22.5 feet be and 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. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated July 29, 2011, a copy of which is attached hereto and made a part hereof.

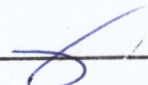
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

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Date 8-5-11

By 

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 03 2011



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: July 29, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-372-A
Address 3407 Louth Road
(Adams Property)

Zoning Advisory Committee Meeting of July 11, 2011.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area and may be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. According to the applicant's plan, impervious surfaces will be increased by 200 square feet. The project will be reviewed for application of the Critical Area 10% Rule. By meeting the IDA pollutant reduction requirements, allowing the rear (side) yard setback reduction requested by the applicant will result in minimal impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. The current development proposal for the property will be reviewed for application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish habitat in proximity to nearby Bear Creek.

3. 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

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8-5-11

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is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The applicant's proposal to construct an attached, screened deck to the dwelling is subject to review for application of the Critical Area IDA requirements, therefore, is consistent with this goal. The setback requested will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal.

Reviewer: Thomas Panzarella Date: July 29, 2011
Environmental Impact Review

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KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 5, 2011

DAVID F. AND DEBORAH E. ADAMS
3407 LOUTH ROAD
BALTIMORE MD 21222

Re: Petition for Administrative Variance
Case No. 2011-0372-A
Property: 3407 Louth Road

Dear Mr. and Mrs. Adams:

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 with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

CBCA

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property

located at 3407 LOUTH ROAD

which is presently zoned RESIDENTIAL (DR 5.5)

Deed Reference: -----1----- Tax Account # 1211001000

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) 301.1.A, BC2R, to permit a

proposed open projection (screened deck) with a rear yard setback of 3 feet in lieu of the minimum required 22½ feet.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

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 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. 2011-0372-A

Reviewed By JNP

Date 6/29/2011

Estimated Posting Date 7/10/2011

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FRM476_09

Rev 3/09

Date 8-5-11

By [Signature]

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 3407 LOUTH ROAD
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)

HOUSE WAS BUILT WITH SLIDERS AT THE LOCATION OF PROPOSED DECK. THIS WAS A MODULAR HOME WITH A SPECIFIC LAYOUT WHICH COULD NOT BE CHANGED. WE CHOOSE THIS LAYOUT TO HELP WITH THE VARIANCE BACK IN 2008 SO WE WOULD HAVE A DOOR FACING LOUTH ROAD AT THE REQUEST OF BALTIMORE COUNTY PLANNING. BECAUSE THE ACTUAL FRONT DOOR DOES NOT FACE LOUTH. THIS HOUSE LAYOUT GAVE US A DOOR FACING LOUTH AS WELL. SEE EXHIBIT #1

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.

Signature

DAVID ADAMS
Name- print or type

Signature

DEBORAH ADAMS
Name- print or type

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

STATE OF MARYLAND, BALTIMORE ^{HARFORD} COUNTY, to wit:

I HEREBY CERTIFY, this 28 day of JUNE, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): DAVID ADAMS & DEBORAH ADAMS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

William S. Seard
Name of Notary Public

10/13/11
Commission expires

PLACE SEAL HERE:

ZONING DESCRIPTION

Zoning Description for 3407 Louth Road

Beginning at a point on the north^{east} side of Louth Road approximately 236 feet east of Sollers Point Road in the Dundalk Area of Baltimore County. The property has a depth on the west side of 100 feet and on the east side of 110 feet. It is 48 feet wide fronting Louth Road and is 82 feet wide to the rear of the property. Being Lot #9, Block 1, Section A in the subdivision of Dundalk as recorded in the Baltimore County Plat Book #7, Folio #22 containing 6656 square feet. Also known as 3407 Louth Road and located in the 12th election District, 7th Councilmanic District.

2011-0372-A

Certificate of Posting

RE: Case NO. 2011-0372-A

Petitioner/Developer _____

David & Debra Adams

Date of Hearing/Closing 7/25/11

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

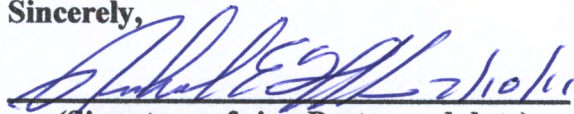
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

3407 Louth Road

The sign(s) were posted on 7/10/11
(Month, Day, Year)

Sincerely,


(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 2011-0372-A

Petitioner/Developer: _____

David & Debra Adams

Date of Hearing/Closing: 7/25/11



3407 Louth Road

Posting Date: 7/10/11

[Handwritten Signature] 7/10/11
(Signature and date of sign poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0372 -A Address 3407 Louth Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/29/2011 Posting Date: 7/10/2011 Closing Date: 7/25/2011

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- 0372 -A Address 3407 Louth Road
Petitioner's Name David & Deborah Adams Telephone 443-983-4587
410-284-6169
Posting Date: 7/10/2011 Closing Date: 7/25/2011
Wording for Sign: To Permit a proposed open projection (screened deck) with a rear
yard setback of 3 feet in lieu of the minimum required 22½ feet.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 18, 2011

Mr. & Mrs. Adams
3407 Louth Road
Baltimore, MD 21222

RE: Case Number 2011-0372-A, 3407 Louth Road

Dear Mr. & Mrs. Adams,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 29, 2011. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 03 2011



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: July 29, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-372-A
Address 3407 Louth Road
(Adams Property)

Zoning Advisory Committee Meeting of July 11, 2011.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

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2. Conserve fish, wildlife, and plant habitat; and

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. The current development proposal for the property will be reviewed for application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish habitat in proximity to nearby Bear Creek.

3. 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 applicant's proposal to construct an attached, screened deck to the dwelling is subject to review for application of the Critical Area IDA requirements, therefore, is consistent with this goal. The setback requested will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal.

Reviewer: Thomas Panzarella Date: July 29, 2011
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For July 25, 2011
Item Nos. 2011-363, 370, 371, 372, 374
And 375.

DATE: July 18, 2011

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07252011 -NO COMMENTS.doc



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: 7-15-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

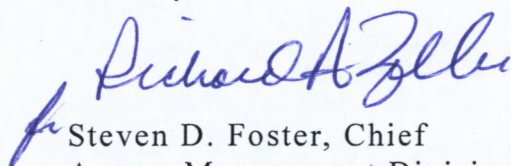
RE: Baltimore County
Item No. 2011-0372-A
Administrative Variance
David & Deborah Adams
3407 Louth Road

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. 2011-0372-A

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


for Steven D. Foster, Chief

Access Management Division

SDF/rz



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 13, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **July 11, 2011**

Item No.:

Special Hearing: 2011-0370-SPHA.

Administrative Variance: 2011-0363A, 2011-371A-0372A, 2011-0374A.

Variance: 2011-0370-SPHA, 2011-0373A, 2011-0375A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

Debra Wiley - ZAC Comments

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 7/21/2011 3:03 PM
Subject: ZAC Comments

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision. Also, please disregard if you've submitted comments.

Thanks.

2011-0363-A - *Administrative Variance* - 606 Hollow Road (Closing Date 7/25/11)

2011-0370-SPHA - 7924 Ellenham Ave. (Hearing Date: 8/10/11 @ 10 AM)

2011-0371-A - *Administrative Variance* - 12203 Worthington Road (Closing Date 7/25/11)

2011-0372-A - *Administrative Variance* - 3407 Louth Road (Closing Date 7/25/11)

2011-0373-A - 5 Mandel Court (Hearing Date: 8/7/11 @ 1:30 PM)

2011-0374-A - *Administrative Variance* - 7602 Old Harford Rd. (Closing Date 8/1/11)

2011-0375-A - 8048 Philadelphia Rd. - (No Hearing Date reflected in data base as of today)

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

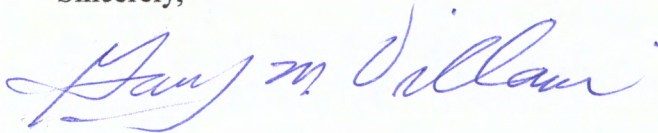
GARY VALLANI
3409 Louth Road
Dundalk, MD 21222

June 28, 2011

To whom it may concern,

I Gary Vallani, have reviewed the proposed site map provided by my neighbor, David Adams and extend my permission to proceed with the construction of his deck upon the approval of Baltimore County Zoning and receipt of a building permit.

Sincerely,



Gary Vallani

2011-0372-A

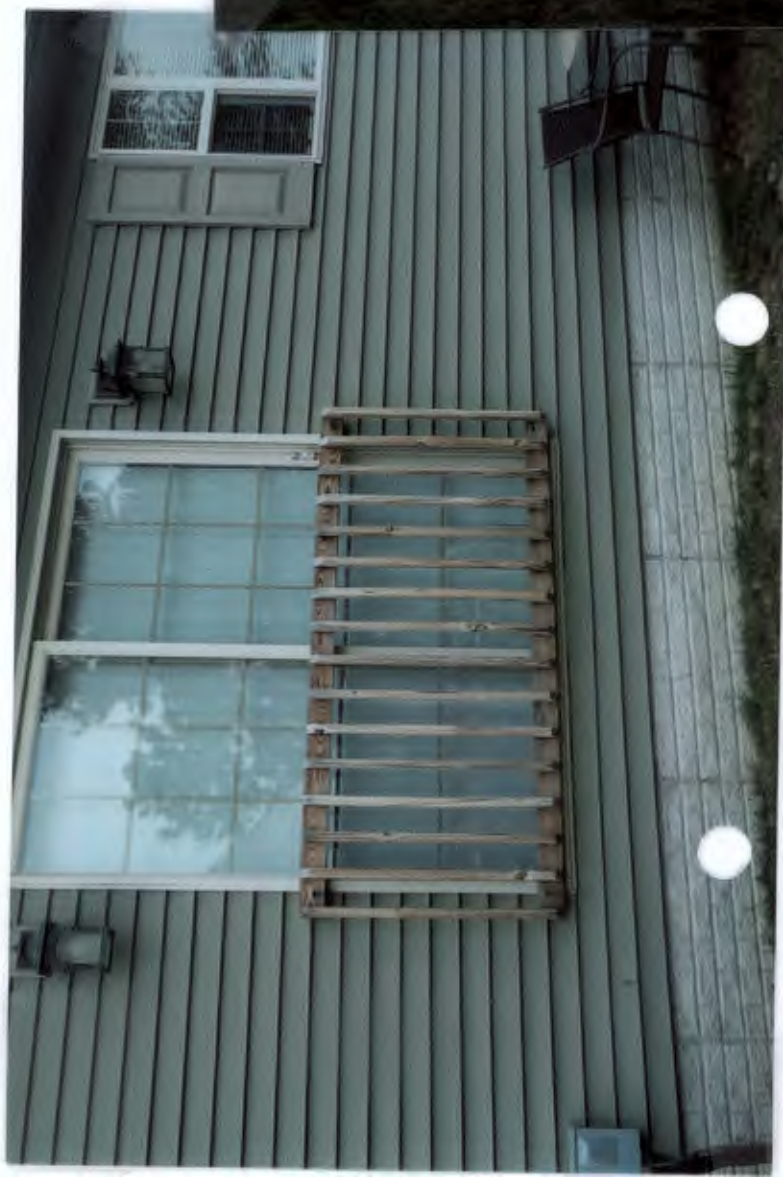
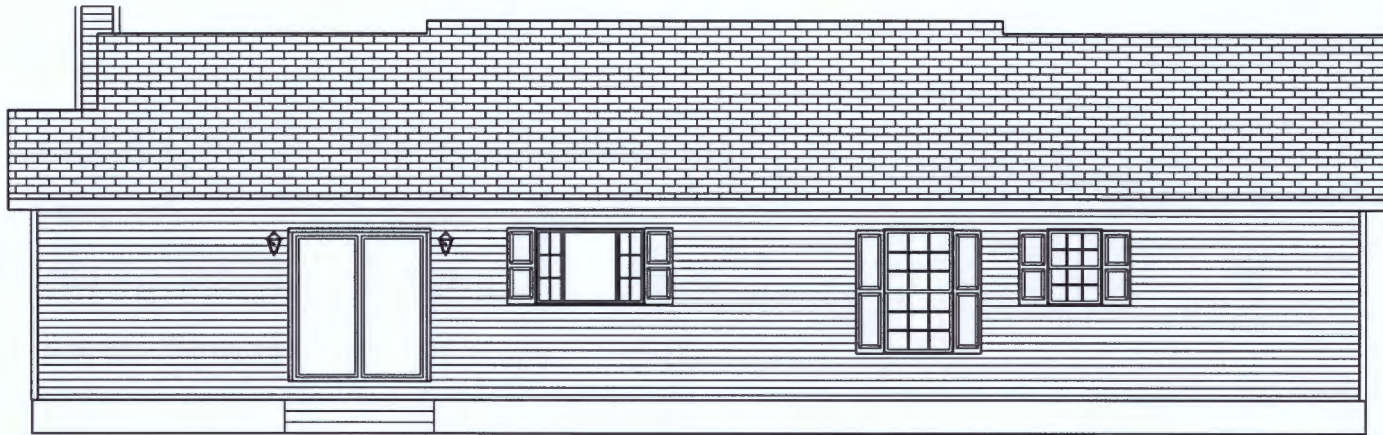


Exhibit #1



DECK AREA

BACK ELEVATION

APPROVED BY
NIA 05/12/08
 INC.
Approval of this document does not authorize or restrict any deviation or deviations from the requirements of applicable State Laws.



RIGHT ELEVATION

SIDE
 FACING
 LOOTH Rd

-NOTES-

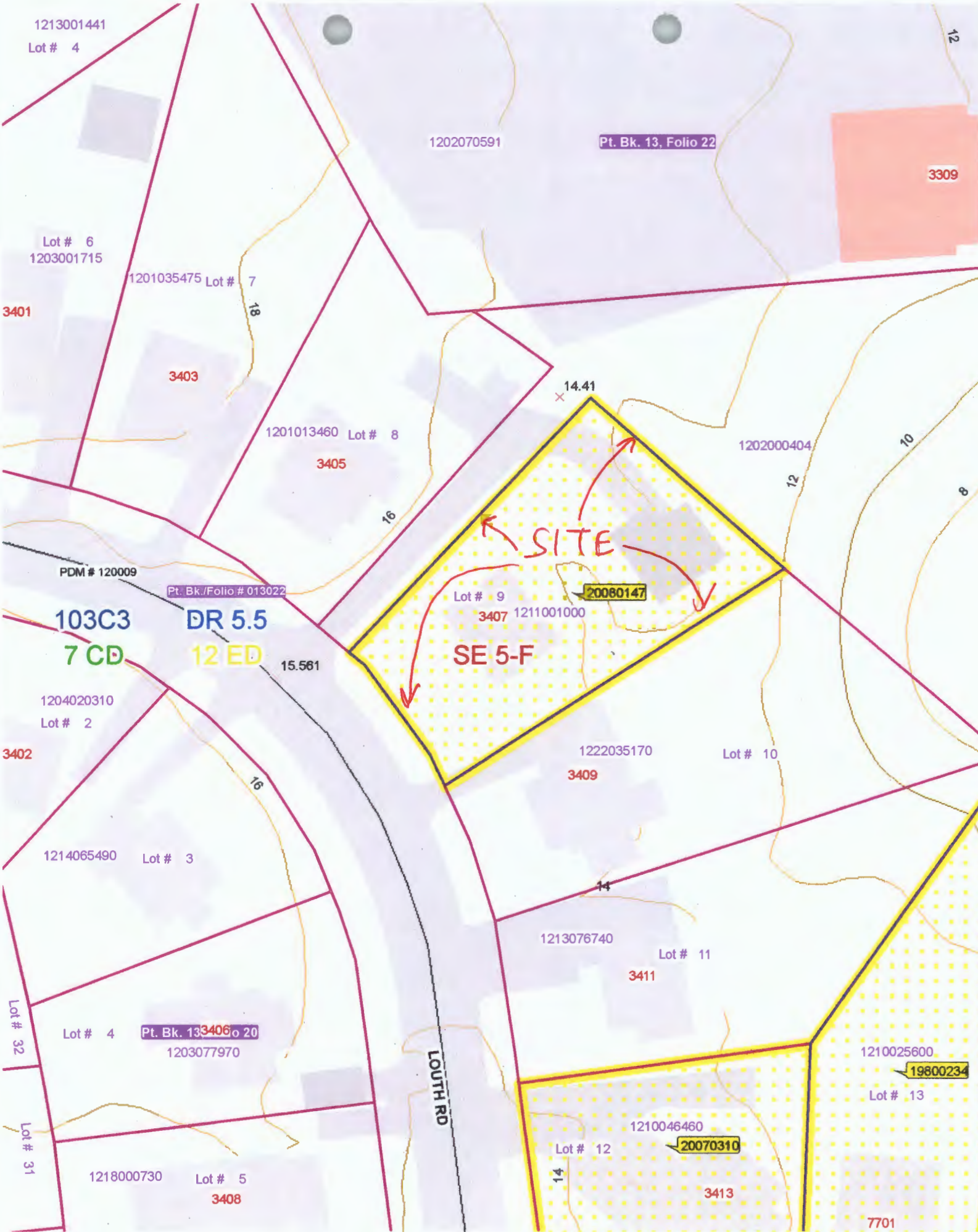
1. FOUNDATION SHALL BE DESIGNED AND CONSTRUCTED BY OTHERS WHERE "OTHERS" REFERS TO THE DEALER/BUILDER. DESIGNS MAY BE BASED ON THE COMMODORE INSTALLATION INSTRUCTIONS.
2. GUTTERS AND LEADERS SHALL BE INSTALLED BY OTHERS.
3. TYPICAL 12" OR 15" VINYL SHUTTERS PROVIDED BY MANUFACTURER.
4. ALL FOOTINGS, RAILINGS AND STEPS SHALL BE FIELD INSTALLED IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL CODES.
5. SIDING SHALL BE VINYL SIDING WITH VINYL TRIM, AND MAY BE PARTIALLY INSTALLED ON SITE.
6. EXTERIOR LIGHTS MAY BE SHIPPED LOOSE FOR INSTALLATION ON SITE.
7. ROOFING SHINGLES MAY BE PARTIALLY SITE INSTALLED.
8. PORCH RAILINGS ARE CONSTRUCTED ON PVC. TREATED LUMBER PORCH POSTS MAY BE COVERED WITH VINYL. PORCH DECKING SHALL BE TREATED.
9. ALL EXTERIOR COVERINGS SHALL BE WEATHER AND DECAY RESISTIVE TO PROVIDE PROPER PROTECTION FOR UNTREATED MATERIALS.

PAGE E1



TITLE	28x60/56	REVISIONS					SCALE	DATE	DWG. NO. HR118-A4 LIT.
		DATE	NUMBER				3/16"=1'0"	04/04/2008	
							DWN. BY	REFERENCE	
							SB	HR118-A	
BACK & RIGHT ELEVATION									

2011-0372-A



2011-0372-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

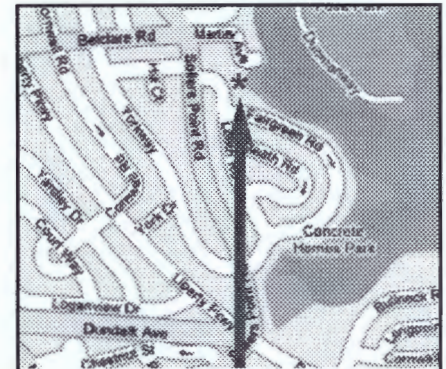
PROPERTY ADDRESS: 3407 LOUTH ROAD

SUBDIVISION NAME: DUNDALK

PLAT BOOK # 7 FOLIO ID # 22 LOT# 9 SECTION # A

OWNER: DAVID AND DEBORAH ADAMS - TAX ID #1211001000

3407 LOUTH ROAD SITE PLAN FOR DECK ADDITION



SUBJECT PROPERTY
VICINITY MAP SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT: 12
COUNCIL MANIC DISTRICT: 7
1" - 200' SCALE # *103C3*
ZONING *DR5.5*
LOT SIZE: .152 ACRES 6656.00 SQ.FT.
PUBLIC SEWER - YES
PUBLIC WATER - YES
CHESA. BAY CRITICAL AREA - YES
100 YR. FLOOD PLAIN - NO
HISTORIC PROPERTY/BUILD. - NO
PRIOR ZONING HEARING - *None*

ZONING OFFICE USE ONLY

REVIEWED BY ITEM# CASE#
JNP | *10372* | *2011-0372-A*

THIS AREA
DEPARTMENT OF RECREATION AND PARKS
CONCRETE HOMES PARK
ID #1202000404

