

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Simms Avenue, 176 feet S
of the c/l of Simms Court
11th Election District
5th Councilmanic District
(9020 Simms Avenue)

Dennis W. and Elizabeth M. McFaul
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0145-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, Dennis W. and Elizabeth M. McFaul for property located at 9020 Simms Avenue. The variance request is from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (carport) with a side yard setback of 6 feet 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 construct a carport measuring 13 feet x 25 feet to protect them and their vehicles during inclement weather. Raymond and Mary Ellen Pluemer, who reside at 9022 Simms Avenue, submitted a letter of support for the variance request.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 15, 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

ORDER RECEIVED FOR FILING

Date 1-18-12

By bw

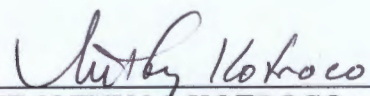
indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements 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.

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 17th day of January, 2012 that a Variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (carport) with a side yard setback of 6 feet in lieu of the required 7.5 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.

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

ORDER RECEIVED FOR FILING

Date 1-18-12

By aw



KEVIN KAMENETZ
County Executive

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

January 17, 2012

DENNIS W. AND ELIZABETH M. MCFAUL
9020 SIMMS AVENUE
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 2012-0145-A
Property: 9020 Simms Avenue

Dear Mr. and Mrs. McFaul:

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. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over a light blue horizontal line.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 9020 Simms Avenue Baltimore, MD 21234
which is presently zoned DR5.5

Deed Reference: 4304 / 466 Tax Account # 1113008650

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) 1 B02.3-C.1 and 301.1 to

permit an open projection (carport) with a side yard setback of 6 ft. in lieu of the required 7.5 ft.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

DENNIS W. McFAUL

Name - Type or Print

Signature

Elizabeth M. McFaul

Name - Type or Print

Signature

9020 Simms Ave 410-256-8924

Address

Telephone No.

Baltimore, MD 21234

City

State

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 15 day of 12, 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. 2012-0145-A

Reviewed By BH Date 12/9/11

ORDER RECEIVED FOR FILING

Estimated Posting Date 12/18/11

FRM476 09

Date 1-18-12

By [Signature]

Rev 3/09

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 9020 SIMMS AVENUE BALTIMORE, MD 21234
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)

PLEASE SEE ATTACHMENT

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.

Dennis W. McFaul
Signature

DENNIS W. MCFAUL
Name- print or type

Elizabeth M. McFaul
Signature

Elizabeth M. McFaul
Name- print or type

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

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 30 day of Nov, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

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

AS WITNESS my hand and Notarial Seal

Julia Lynn Gale
Name of Notary Public

4-10-13
Commission expires

PLACE SEAL HERE:

Property: 9020 Simms Avenue
Baltimore, Maryland 21234

Owners: Dennis & Elizabeth McFaul

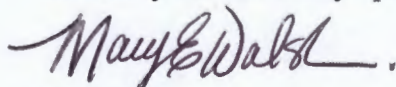
Variance petition request:

I am acting as an agent for my parents, Dennis & Elizabeth McFaul. The request for this variance is to construct a "car port" at the side door of the residence home over an existing driveway. My fathers health is declining & his mobility is limited. As winter is on its way, this car port would make things much easier for both parents. Ice is a real concern on their existing driveway. There is little afternoon sun to melt ice and the steps are especially slippery. Covering up a portion of their driveway with a car port will bring a "peace of mind" to our family, knowing both parents could risk a fall on ice. My father has already undergone a hip replacement due to a terrible fall. This October he underwent a knee replacement & he is a fall risk. My mother is the primary care giver to my father - this structure would make taking care of him easier for sure. I have spoken to their neighbors, Ray & Mary Ellen Pluemer who own 9022 Simms Avenue & 9024 Simms Avenue. The Pluemers have no problem with adding a carport to my parents home. Miss Mary Ellen & Mr. Ray are great neighbors. I have known them since I was a young teen ager.

My Folks built their home on 9020 Simms Avenue in May of 1964. This is where my sister & I grew up. My parents desire to live here as long as they can be independent. I feel it is my duty as their daughter to make things as nice & as safe as I can for them.

Please review the drawings you will note the structural posts will not encroach on the property of the Pluemers. There will be a total of 14'.6" between the structural post and 9022 Simms Avenue property. This post will sit against the outside of the existing driveway and will not encroach on my neighbors property.

Thank you for your time and consideration. Please contact me anytime should you have any questions.



Mary Walsh

ZONING PROPERTY DESCRIPTION FOR #9020 SIMMS AVENUE

BEGINNING AT A POINT ON THE WEST SIDE OF SIMMS AVENUE WHICH IS 30 FEET WIDE AT THE DISTANCE OF 176 FEET, MORE OR LESS, SOUTH OF THE CENTERLINE OF SIMMS COURT WHICH IS 30 FEET WIDE.

THENCE THE FOLLOWING COURSES AND DISTANCES: BINDING ALONG THE CENTERLINE OF SIMMS AVENUE SOUTH 6 DEGREES 58 MINUTES WEST, 60 FEET; THENCE LEAVING SAID AVENUE NORTH 83 DEGREES 02 MINUTES WEST, 165.42 FEET; THENCE NORTH 6 DEGREES 58 MINUTES EAST, 60 FEET AND THENCE SOUTH 83 DEGREES 02 MINUTES EAST, 165.42 FEET TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER 4304, FOLIO 466, CONTAINING 9,900 SQUARE FEET, LOCATED IN THE 11TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT.



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286

Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: Case# 2012-0145-A

PETITIONER: Dennis & Elizabeth
McFaul

DATE OF CLOSING: 01/02/12

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN 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

(see page 2 for full size photo)

LOCATION:
9020 Simms Avenue

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: December 15, 2011

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 2012-0145-A

To permit a side yard setback of 6 feet in lieu of the required 7.5 feet for a proposed carport (open projection) addition.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON January 02, 2012.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

**111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204**

TEL. 410-887-3391

**DO NOT REMOVE THIS SIGN AND POST UNTIL ABOVE DATE. UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #: 2012-0185-A

To permit a side yard setback of 6 feet in
lieu of the required 7.5 feet for a proposed
carport (open projection) addition.

PUBLIC HEARING?

PURSUANT TO SECTION 24-117(b) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON January 02, 2012.

ADDITIONAL INFORMATION IS AVAILABLE AT:
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 410-887-3281

OFFICE OF THE ZONING ADMINISTRATOR
BALTIMORE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
100 W. PATTERSON STREET, BALTIMORE, MD 21201

limited com

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2012- 0145 -A Address 9020 Simms Ave.Contact Person: Bruce Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 12/9/11 Posting Date: 12/18/11 Closing Date: 01/02/12

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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)

TO: BRUCE DOAK
FROM: MARY WALSH**Petitioner: This Part of the Form is for the Sign Poster Only****USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 2012- 0145 -A Address 9020 Simms Ave.Petitioner's Name Dennis + Elizabeth McFaul Telephone 410-256-8924Posting Date: 12/18/11 Closing Date: 01/02/12Wording for Sign: To Permit a side yard setback of 6 ft. in lieu of the
required 7.5 ft. for a proposed carport (open projection) addition.

Revised 7/06/11

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2012- 0145 -A Address 9020 Simms Ave.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 12/9/11 Posting Date: 12/18/11 Closing Date: 01/02/12

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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 2012- 0145 -A Address 9020 Sims Ave.Petitioner's Name Dennis + Elizabeth McFaul Telephone 410-256-8924Posting Date: 12/18/11 Closing Date: 01/02/12Wording for Sign: To Permit a side yard setback of 6 ft. in lieu of the required 7.5 ft. for a proposed carport (open projection) addition.

Revised 7/06/11

Case No.: 2012-0145-A

Exhibit Sheet

DW 1/18/12 2/21/12
R

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

MEMORANDUM

DATE: February 21, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0145-A -- Appeal Period Expired

The appeal period for the above-referenced case expired on February 17, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-28</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>12-15</u> by <u>Doak</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

Claring 1/9/11

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2012
Item Nos. 2012-080, 145, 146, 147, 149,
150 and 151

DATE: January 4, 2012

*lapan
1/11/12
ma*

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

DAK:CEN
cc: File

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

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier:

District - 11 Account Number - 1113008650

Owner Information

Owner Name:	MCFAUL DENNIS W MCFAUL ELIZABETH M	Use:	RESIDENTIAL
Mailing Address:	9020 SIMMS AVE BALTIMORE MD 21234-1316	Principal Residence:	YES
		Deed Reference:	1) /04304/ 00466 2)

Location & Structure Information

Premises Address	Legal Description
9020 SIMMS AVE 0-0000	LT WS SIMMS AV 590 N JOPPA RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0071	0012	1110		0000				3	Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	1,332 SF	9,900 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT ASBESTOS SHINGLE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	52,700	52,700		
Improvements:	102,600	91,700		
Total:	155,300	144,400	155,300	144,400
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:

Patricia Zook - AV case 2012-0145-A - correct closing date needed

From: Patricia Zook
To: Campbell, Rose; Lewis, Kristen
Date: 1/10/2012 11:33 AM
Subject: AV case 2012-0145-A - correct closing date needed
CC: Wiley, Debra

Rose and Kristen -

The data base says this cases closes **01/09/2012**; the front of the file says it closes **1/2/12**. Paperwork in the file says the closing date is 1/2/12. Which date is correct?

If the closing date is in fact 1/2/12, this date needs to be changed in the data base so that the case description comes up for 1/2/12 and prints correctly.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.

Subject: AV case 2012-0145-A - correct closing date needed
Created By: pzook@baltimorecountymd.gov
Scheduled Date:
Creation Date: 1/10/2012 11:33 AM
From: Patricia Zook

Recipient	Action	Date & Time	Comment
CC: Debra Wiley (dwiley@baltimorecountymd.gov)	Delivered	1/10/2012 11:33 AM	
To: Kristen Lewis (klewis@baltimorecountymd.gov)	Delivered	1/10/2012 11:33 AM	
To: Rose Campbell (RCampbell@baltimorecountymd.gov)	Delivered	1/10/2012 11:33 AM	

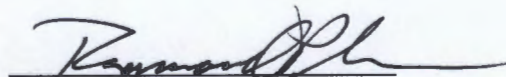
To : Baltimore County Zoning

From: Raymond Pluemer & Mary Ellen Pluemer

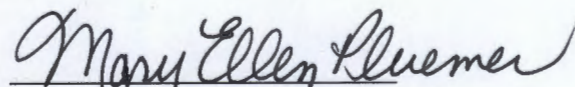
Property Owners: 9022 Simms Avenue & 9024 Simms Avenue

Baltimore, Maryland 21234

I hereby give permission for an 10-12" variance to be given / issued to Dennis & Elizabeth McFaul residing at 9020 Simms Avenue, Baltimore, Maryland 21234 for the purpose of adding a 13' X 25' carport to their home. This carport will cover their existing driveway & the posts supporting the roof structure will be placed along side touching the existing driveway. Carport will adhere to all of the Baltimore County codes, standards & regulations.


Raymond Pluemer

Date: 11/29/11


Mary Ellen Pluemer

Date: 11/29/11

Debra Lynn Kale
Debra Lynn Kale 4-16-13etp
Baltimore Maryland

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Claring 1/9/11

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

DATE: January 4, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2012
Item Nos. 2012-080, 145, 146, 147, 149,
150 and 151

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

RECEIVED

JAN 11 2011

OFFICE OF ADMINISTRATIVE HEARINGS

DAK:CEN
cc: File



KEVIN KAMENETZ
County Executive

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

December 30, 2011

Mr. & Mrs. Mc Faul
9020 Simms Avenue
Baltimore, MD 21234

RE: Case Number 2012-0145-A, 9020 Simms Avenue

Dear Mr. & Mrs. McFaul,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 9, 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

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-28-2011

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

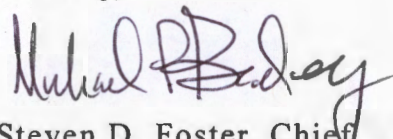
RE: Baltimore County
Item No. 2012-0145-A
9020 SIMUS AVE
Admin. Var. -

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. 2012-0145-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,


For¹ Steven D. Foster, Chief
Access Management Division

SDF/rz

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.roads.maryland.gov



NE 10-F
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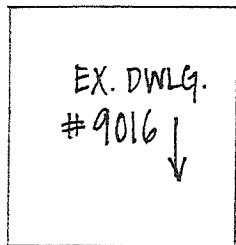
ENNIS & ELIZABETH
McFAUL
020 SIMMS AVENUE
BALTIMORE, MD 21234
410 300 8650
304/466
P: 71 GRID: 12 PARCEL: 1110

SUSQUEHANNA TRANS. CO. R/W

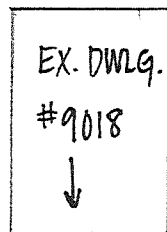
N 6° 58' E 60.00'

*Gynn Karp
Gynn Karp 4/16/3exp
see map/plan*

DAVID KOCAN
1119039526
19476/742



CAMILLA AYRES
1600002025
25973/610



N 83° 02' W

P. 1110

EX. DWLG.
#9020

PROPOSED
CARPORT

EX. DEWY.

RAY & MARY
PLUMER
6062/109
CASE NO. 1986-
0186-A

EX. DWLG.
#9022

EX. DWLG.
#9024

VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. ZONING: D.R. 5.5 (07)
2. LOT AREA: 9,900 SQ. FT.
3. PUBLIC WATER & SEWER
4. NOT IN HISTORIC DISTRICT
5. NOT IN FLOODPLAIN AREA
6. NOT IN CHESAPEAKE CRITICAL AREA
7. EX. USE: SINGLE FAMILY
PROP. USE: SFD W/ PROP.
CARPORT

PLAN TO ACCOMPANY
ADMINISTRATIVE VARIATION
PETITION

#9020 SIMMS AVENUE
ELECTION DISTRICT
COUNCILMANIC DISTRICT
BALTIMORE COUNTY,
SCALE: 1" = 30'
NOVEMBER 30, 20

(Per. #1)

DENNIS & ELIZABETH
M'FAUL
9020 SIMMS AVENUE
BALTIMORE, MD 21234
1113008650
4304/466
AP: 71 GRID: 12 PARCEL: 1110

SUSQUEHANNA TRANS. CO. R/W

N 6° 58' E 60.00'

Lynn Kale
a Lynn Kale 4161304P
more Maryland

DAVID KOCAN
1119039526
19476/742

CAMILLA AYRES
1600002025
25973/610

RAY & MARY
PLUMER
6062/109
CASE NO. 1986-
0186-A

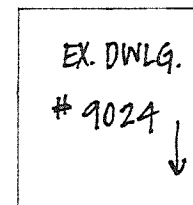
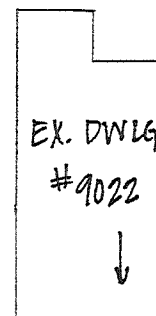
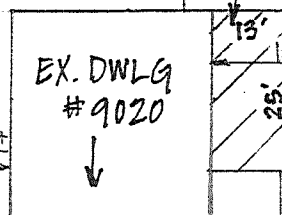
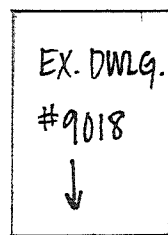
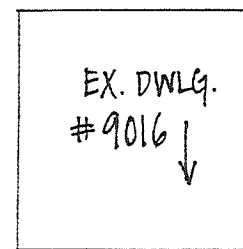
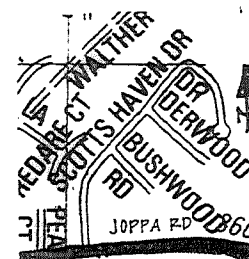
VICINITY MAP
SCALE: 1" = 1000

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PROP. USE: SFD W/ PRO
CARPORT

PLAN TO ACCOMPANY
ADMINISTRATIVE VA
PETITION

#9020 SIMMS A
ELECTION DISTR
COUNCILMANIC DIS
BALTIMORE COUNTY
SCALE: 1" = 30'
NOVEMBER 30, 2



EX. 30' RW

EX. PAV.

SIMMS

AVE.

P.O.B 176'± TO SIMMS CT.

1/4 SIMMS AVE.

S 6° 58' W 60'

N 83° 02' W

S 83° 02' E

EX. DRWY.

PROPOSED
CARPORT

78'±

165.42'

165.42'

P. 1110

60'

49'

55'

EX. DWLG.
#9018
↓

EX. DWLG.
#9020
↓

EX. DWLG.
#9022
↓

EX. DWLG.
#9024
↓

55'±

55'±

55'±

13'
19'±
25'
6'±

10'±