

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Goucher Avenue; 30 feet
W of the c/l of Greenspring Drive
8th Election District
3rd Council District
(601 Goucher Avenue)

Artur Grzegorz Kasperski and
Marta Kasperska
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
*
* **CASE NO. 2012-0247-A**

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Artur Grzegorz Kasperski and Marta Kasperska. The Petitioners are requesting Variance relief from Sections 301.1.A and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- To permit a proposed open projection (wrap around porch) to have side and rear yard setbacks as close as 0 feet in lieu of the required 7.5 and 22.5 feet, respectively;
- To permit two existing detached accessory structures: an existing garage located on the side of a dwelling with a setback of 6 inches, and an existing tree house located in the front of a dwelling with a setback of 0 feet in lieu of the required rear and 2.5 feet, respectively, for both.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

ORDER RECEIVED FOR FILING

Date 5-16-12

By 

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 21, 2012, 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.

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, this 16th day of May, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief as follows:
From Sections 301.1.A and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- To permit a proposed open projection (wrap around porch) to have side and rear yard setbacks as close as 0 feet in lieu of the required 7.5 and 22.5 feet, respectively;
- To permit two existing detached accessory structures: an existing garage located on the side of a dwelling with a setback of 6 inches, and an existing tree house located in the front of a dwelling with a setback of 0 feet in lieu of the required rear and 2.5 feet, respectively, for both,

ORDER RECEIVED FOR FILING

Date 5-16-12 2

By [Signature]

be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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, 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.



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 5-16-12 3

By pm

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 601 GOUCHER AVENUE
which is presently zoned DR-5.5

Deed Reference: 308571454 Tax Account # 0823057430

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)

Sections 301.1.A and 400.1 – to permit a proposed open projection (wrap around porch) to have side and rear yard setbacks as close as 0 feet in lieu of the required 7½ and 22½, respectively; and to permit two existing detached accessory structures: 1) an existing garage located on the side of a dwelling with a setback of 6 inches and 2) an existing treehouse located in the front of a dwelling with a setback of 0 feet in lieu of the required rear and 2½ feet, respectively, for both.

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

ORDER RECEIVED FOR FILING

Address

Date 5-16-12

Telephone No.

City

By [Signature]

State

Zip Code

Legal Owner(s):

ARTUR KASPERSKI MARTA KASPERSKA

Name - Type or Print

Signature

MARTA KASPERSKA

Name - Type or Print

Marta Kasper

Signature

601 GOUCHER AVE 443-392-6440

Address

Telephone No.

LUTHERVILLE MD 21083

City

State

Zip Code

Representative to be Contacted:

SAME

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 5-16-12 day of May, 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.

Case No. 2012-0247A

Reviewed By [Signature]

Date 4/9/12

Estimated Posting Date 4/22/12

Zoning Commissioner of Baltimore County

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 601 BOUCHER AVE.
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) (2) STRUCTURES ARE EXISTING, GREAT EXPENSE TO RAZE AND/OR RELOCATE GARAGE & REMOVE TREE HOUSE (EXISTING AND MATURE TREE). DUE TO THE PAPER (GRASS) ALL OF THE PROPOSED OPEN DECK ALSO COULD NOT MEET REQUIRED SETBACKS. AK

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

ARTUR KASPERSKI

Name- print or type

Signature

Marta Kasperka

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 5 day of April, 2012, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Artur Kasperki & Marta Kasperka
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Robin Barboglio
Name of Notary Public

12-3-2012
Commission expires

PLACE SEAL HERE

ZONING VARIANCE DESCRIPTION
601 GOUCHER AVENUE

Beginning at a point on the southwest intersection of Goucher Avenue and Greenspring Drive. Being Lot # 1, Section L in the subdivision of Luther Villa as recorded in Baltimore County Plat Book # 0007, Folio # 0128, containing 0.16 acre. Located in the 8th Election District and 3rd Council District.



KEVIN KAMENETZ
County Executive

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

May 16, 2010

ARTUR GRZEGORZ KASPERSKI AND MARTA KASPERSKA
601 GOUCHER AVENUE
LUTHERVILLE MD 21093

RE: Petition For Administrative Variance
Case No. 2012-0247-A
Property: 601 Goucher Avenue

Dear Mr. Kasperski and Ms. Kasperska:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of 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 "L. Stahl", is written over the printed name of Lawrence M. Stahl.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure

ZONING VARIANCE DESCRIPTION
601 GOUCHER AVENUE

Beginning at a point on the southwest intersection of Goucher Avenue and Greenspring Drive. Being Lot # 1, Section L in the subdivision of Luther Villa as recorded in Baltimore County Plat Book # 0007, Folio # 0128, containing 0.16 acre. Located in the 8th Election District and 3rd Council District.

2012-0247 A

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

No. **82117**

Date: **4/9/12**

PAID RECEIPT

BUSINESS ACTUAL
 4/10/2012 4/09/2012 12:11

REC 0903 WALKIN R005 LRB
 RECEIPT # 354187 4/09/2012
 Dept 5 325 ZONING VERIFIC
 CP NO. 002117

Recpt Tot 47
 \$75.00 CK
 Baltimore County, Mary

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6.50						\$75.00

Total: **\$75.00**

Rec From:

For:

Zoning hearing - case # 2012-0247-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹²~~2011~~ 0247 -A Address 601 Goucher Ave
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/9/12 Posting Date: 4/22/12 Closing Date: 5/7/12

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)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011- 0247 -A Address 601 Goucher Ave
Petitioner's Name A + M Kasperski Telephone 443 392 6440
Posting Date: 4/22/12 Closing Date: 5/7/12

Wording for Sign: To Permit to permit a proposed open projection (wrap around porch) to have side and rear yard setbacks as close as 0 feet in lieu of the required 7 1/2 and 22 1/2, respectively; and to permit two existing detached accessory structures: 1) an existing garage located on the side of a dwelling with a setback of 6 inches and 2) an existing treehouse located in the rear of a dwelling with a setback of 0 feet in lieu of the required rear and 2 1/2 feet, respectively, for both

Revised 2/17/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0247-A
Petitioner: Artur + Marta Kasperski
Address or Location: 601 Goucher Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Artur & Marta Kasperski
Address: 601 Goucher Ave
Lutherville Maryland
21093
Telephone Number: 443-392-6440



Case No.: 2012-0247- A

Exhibit Sheet

DW 6/18/12

6/18/12
P2

Petitioner/Developer

Protestants

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		

CASE # 2012-0247A

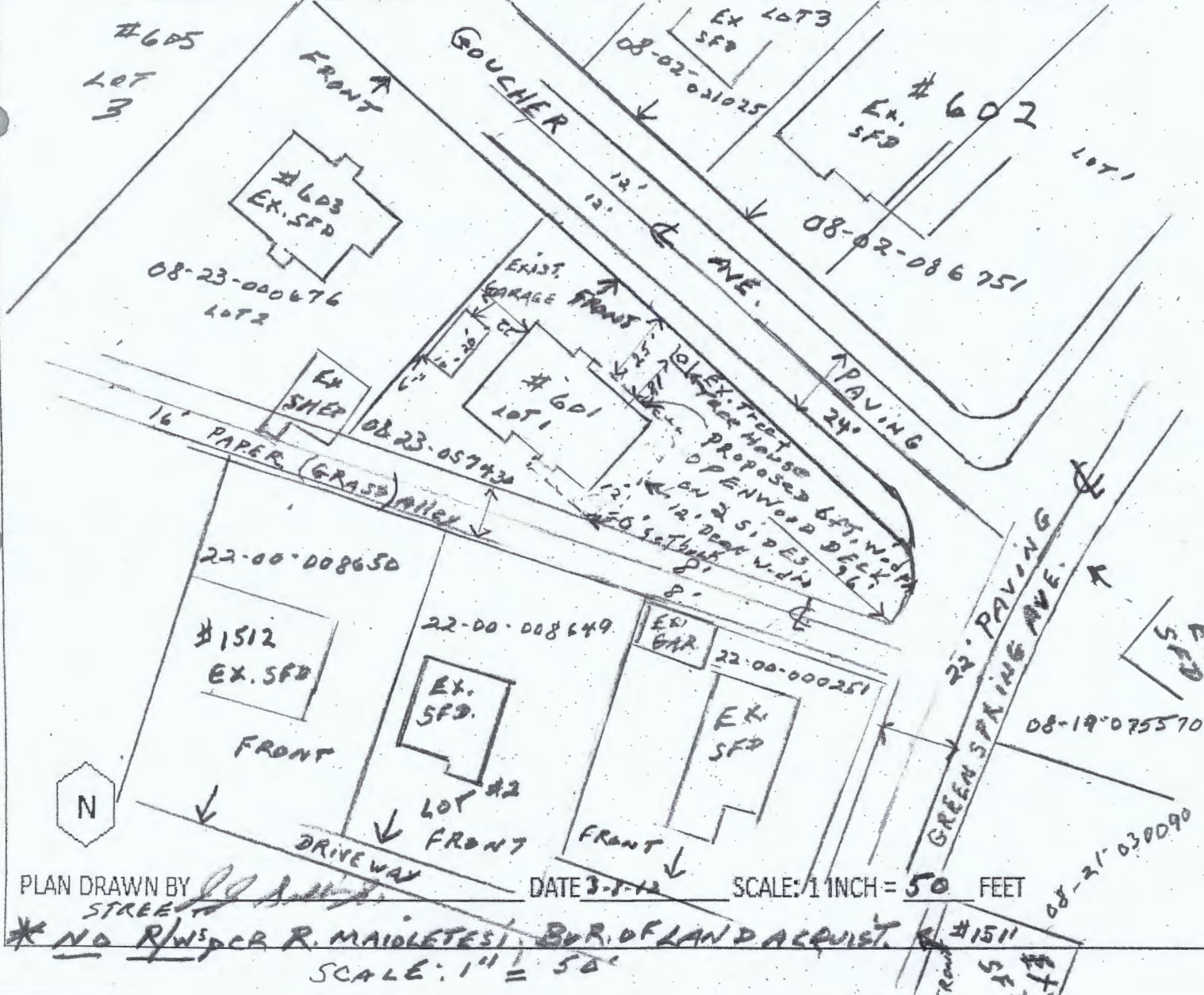
Exhibit 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

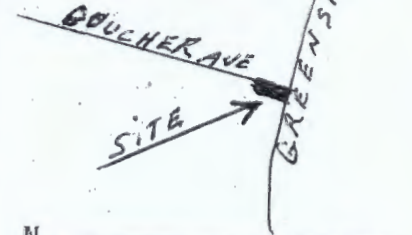
ADDRESS 601 GOUGHER AVE. OWNER(S) NAME(S) ARTHUR G. & MARTA KASPERSKI

SUBDIVISION NAME PLAT 1 LUTHER VILLA LOT# 1 BLOCK# - SECTION# 2

PLAT BOOK # 0007 FOLIO # 0128 10 DIGIT TAX # 0823057430 DEED REF. # 30857/00454



SITE VICINITY MAP



N
↑
SEMINARY AVE.
MAP IS NOT TO SCALE

ZONING MAP# 06063 (OLD MAP NW-12)

SITE ZONED DR-5.5

ELECTION DISTRICT 8TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 0.16

OR SQUARE FEET 7,182

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

RID

2012-0247-A

VIOLATION CASE INFO:

M E M O R A N D U M

DATE: June 18, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0247-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 15, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-26</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>4-19</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>4-21</u>	by <u>Mulich</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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

2012-0247-A

Account Identifier: District - 08 Account Number - 0823057430

Owner Information

Owner Name: KASPERSKI ARTUR GRZEGORZ
KASPERSKA MARTA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 601 GOUCHER AVE
LUTHERVILLE MD 21093-
Deed Reference: 1) /30857/ 00454
2)

Location & Structure Information

Premises Address
601 GOUCHER AVE
LUTHERVILLE 21093-5008
Legal Description
601 GOUCHER AVE
LUTHER VILLA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0060	0017	0568		0000	L		1	2	1	0007/ 0128

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,554 SF	7,182 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	133,180	121,100		
Improvements:	174,360	129,200		
Total:	307,740	250,300	250,300	250,300
Preferential Land:	0		0	

Transfer Information

Seller:	Date:	Price:
KASPERSKI ARTUR GRZEGORZ	06/01/2011	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30857/ 00454	Deed2:
MANUFACTURERS AND TRADERS TRUST CO	06/01/2011	\$160,125
Type: NON-ARMS LENGTH OTHER	Deed1: /30857/ 00427	Deed2:
WIGH EMILY S	12/14/2010	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30265/ 00330	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:** NONE

Homestead Application Information

Homestead Application Status: Approved 02/29/2012

Debra Wiley - ZAC Comments - Distribution Mtg. of April 16th

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 4/23/2012 9:38 AM
Subject: ZAC Comments - Distribution Mtg. of April 16th

Good Morning,

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.

2012-0208-A - 12519 Falls Road
No hearing date assigned in data base as of today

2012-0241-A - 238 Colgate Avenue
Administrative Variance - Closing Date: 4/30

2012-0242-A - 5710 Country Farm Road
No hearing date assigned in data base as of today

2012-0243-A - 6600 Baltimore National Pike
No hearing date assigned in data base as of today

2012-0244-A - 3023 Taylor Avenue
No hearing date assigned in data base as of today

2012-0245-A - 519 Maryland Avenue
Administrative Variance - Closing Date: None reflected in data base as of today

2012-0246-SPHA - 7933 Eastern Avenue
No hearing date assigned in data base as of today

2012-0247-A - 601 Goucher Avenue
Administrative Variance - Closing Date: 5/7/12

2012-0248-SPHA - 2204 Lodge Forest Drive - **CRITICAL AREA**
No hearing date assigned in data base as of today

2012-0249-A - 2206 Lodge Forest Drive - **CRITICAL AREA**
No hearing date assigned in data base as of today

2012-0250-A - 513 Piccadilly Road
Administrative Variance - Closing Date: 5/7/12

2012-0251-A - 3516 Bay Drive - **CRITICAL AREA**
Administrative Variance - Closing Date: 5/7/12



KEVIN KAMENETZ
County Executive

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

May 7, 2012

Arthur & Marta Kasperska
601 Goucher Avenue
Lutherville, MD 21093

RE: Case Number: 2012-0247-A, Address: 601 Goucher Avenue, 21093

Dear Mr. & Ms. Donovan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 9, 2012. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 4-19-12

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

RE: Baltimore County
Item No 2012-0247-A
Administrative Variance
Arthur & Marta Kasperski
601 Goucher Avenue.

Dear Ms. Lewis:

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. 2012-0247-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).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 26, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2012
Item Nos. 2012-0208, 0241, 0242, 0243, 0244, 0245, 0246, 0247, 0248,
0249, 0250 And 0252.

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-04302012-NO COMMENTS.doc

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry
Commercial and Residential
2944 Edgewood Avenue
Baltimore, MD 21234
Phone - 410-530-6293
E-mail - wdgjr@comcast.net

To: Dept. of PAI, Zoning Office Attn. : Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

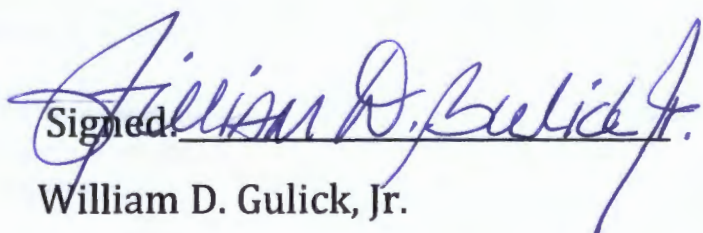
1	April 21, 2012	Certificate of Posting
2	April 21, 2012	Site Photos

Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & content

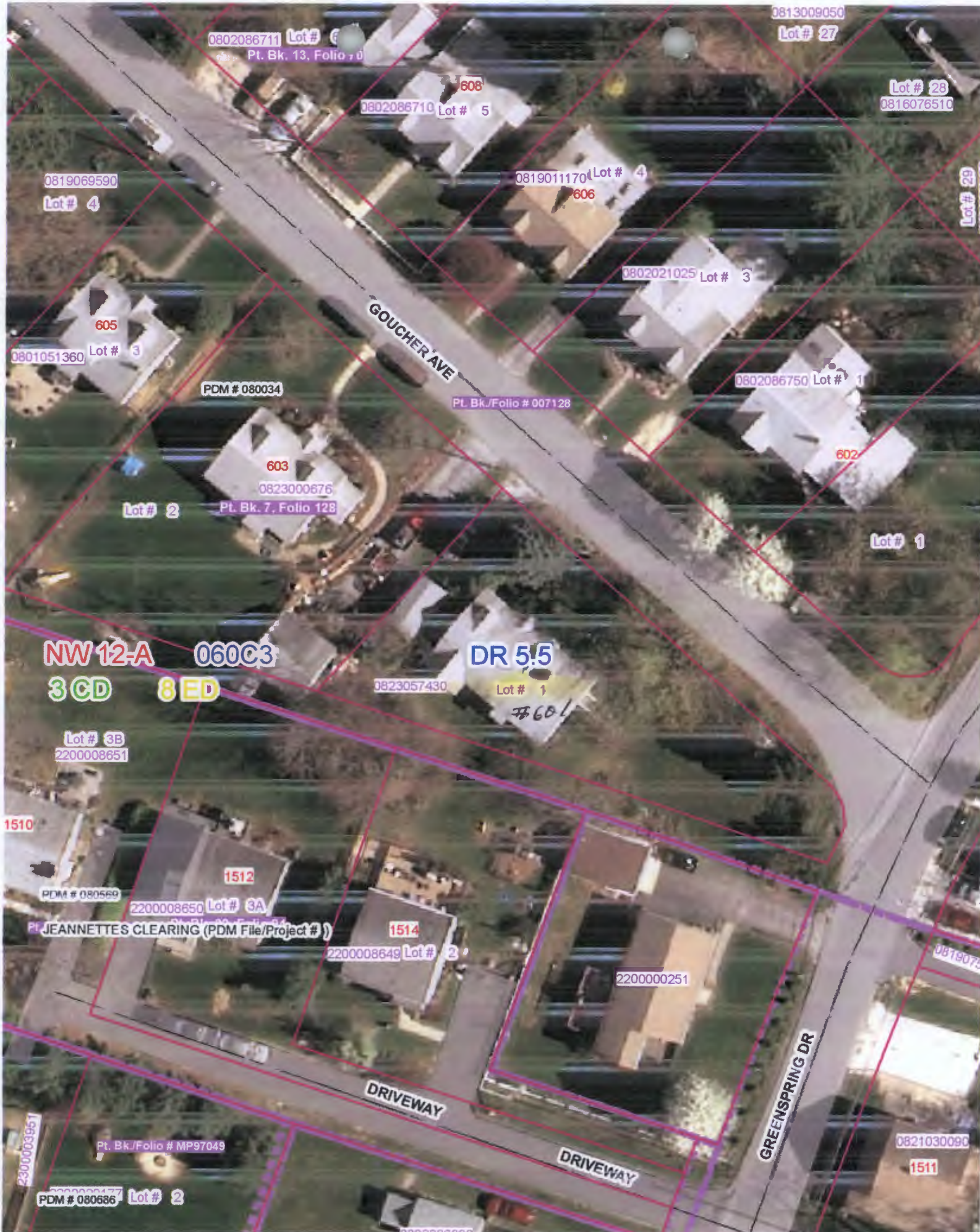
Project: Case No. : 2012-0247-A

Remarks: 601 Goucher Avenue

Signed: 

William D. Gulick, Jr.

Project Manager



#601 GOUCHER AVE.

VAR. CASE # 2012-0247A

A detailed plat map showing land parcels with bearings and distances. The central feature is "BUCKER AVE" running diagonally from the top-left towards the bottom-right. To the left of BUCKER AVE are several rectangular lots, some labeled with letters like "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z". To the right of BUCKER AVE are more rectangular lots, some labeled with letters like "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z". The map also shows various other streets and boundaries, including "100' WIDE" at the bottom. Bearings and distances are provided for many of the lot boundaries.

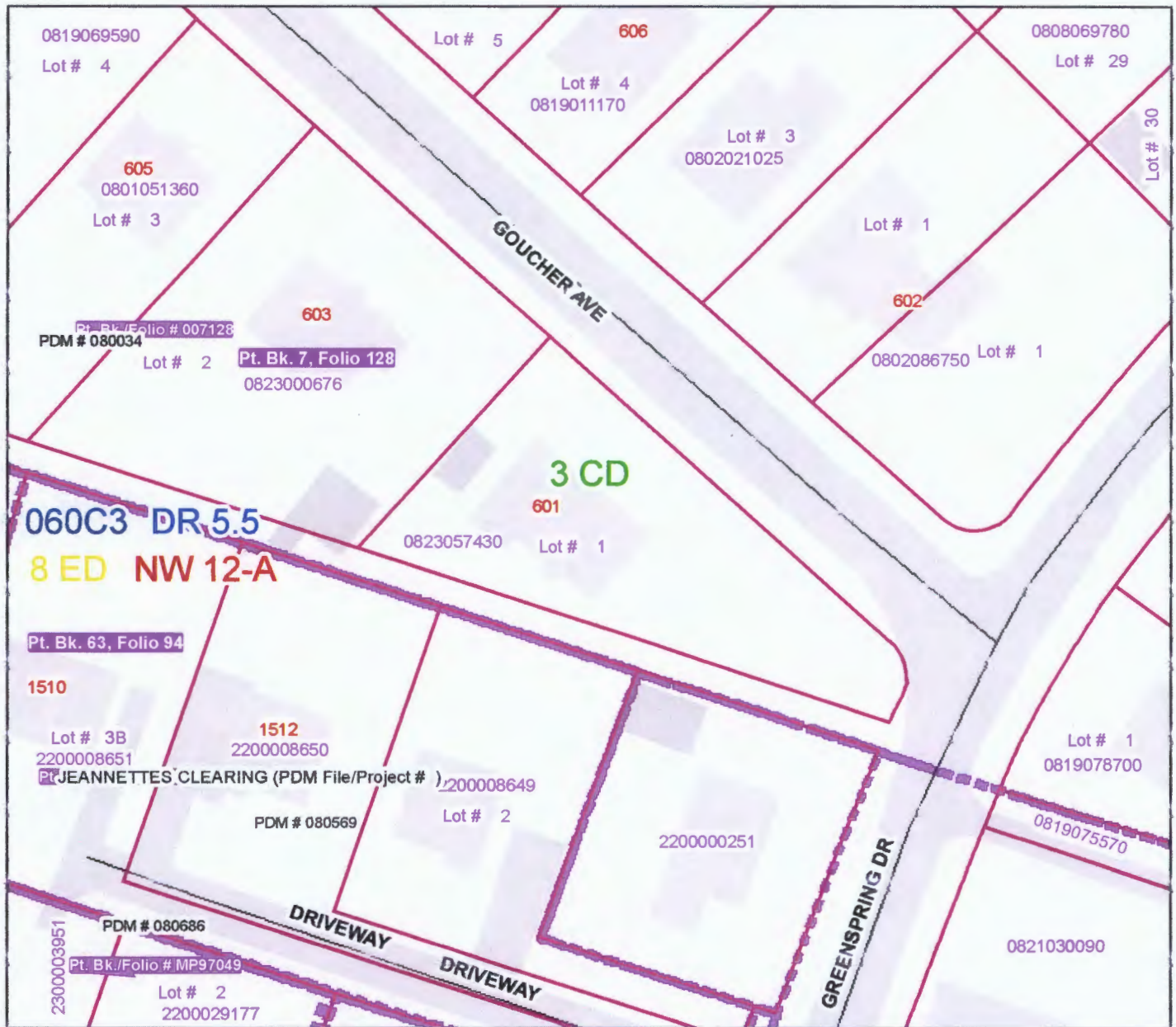
Debra Wiley - ZAC Comments - Distribution Mtg. of April 16th

Good Morning,

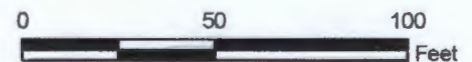
2012-0243-A - 6600 Baltimore National Pike
No hearing date assigned in data base as of today

2012 0244 A 2023 Taylor Avenue

601 Goucher Avenue



Publication Date: April 09, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

Item #247

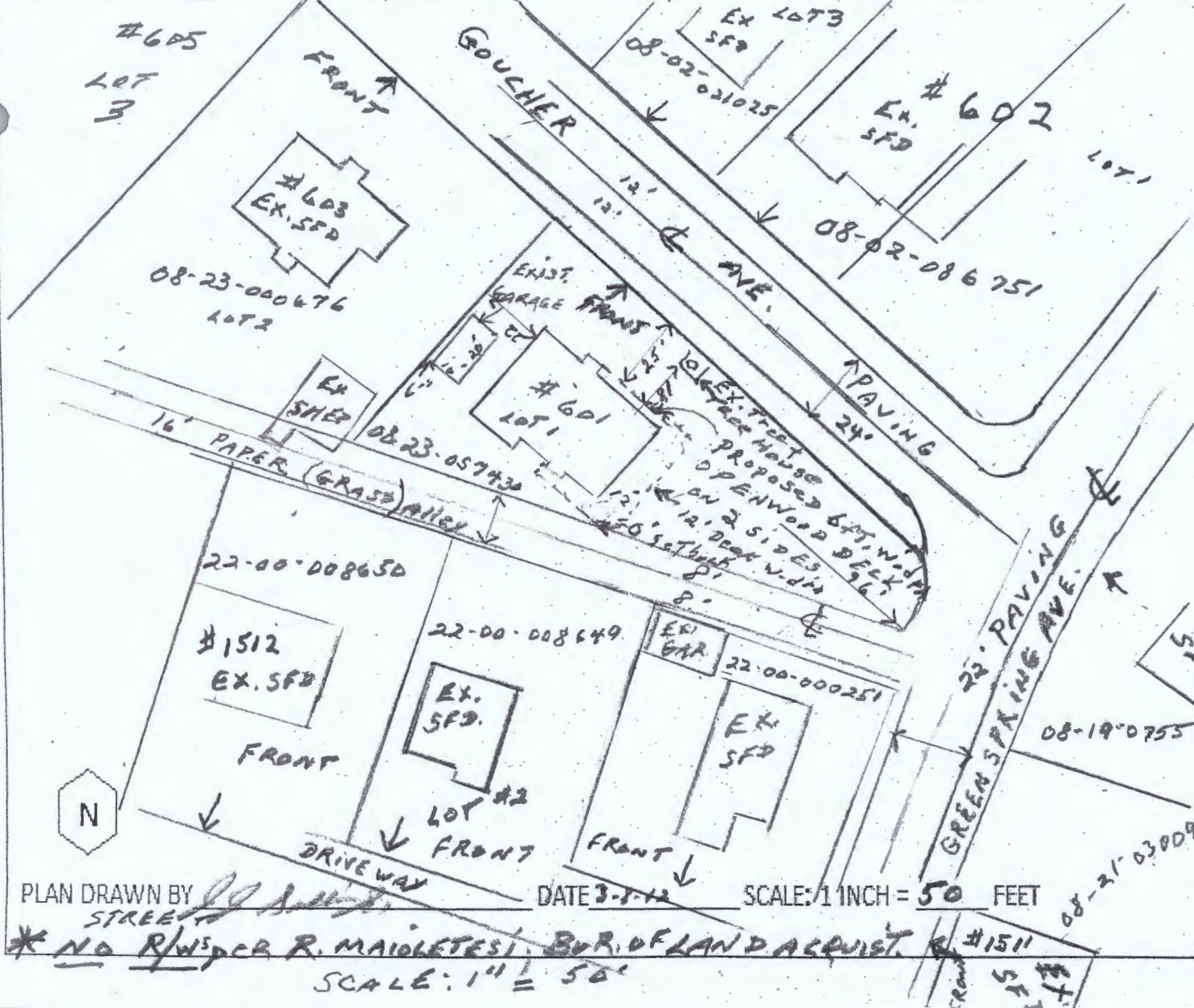
CASE # 2012-0247A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 601 GOUGHER AVE. OWNER(S) NAME(S) ARTHUR & MARTA KASPERSKI

SUBDIVISION NAME PLAT 1 LUTHER VILLA LOT # 1 BLOCK # - SECTION # 2

PLAT BOOK # 0007 FOLIO # 0128 10 DIGIT TAX # 0823057430 DEED REF. # 30857100454



SITE VICINITY MAP



N
↑
MAP IS NOT TO SCALE

ZONING MAP# 06063 (OLD M4 NW-12)

SITE ZONED DR-5.5

ELECTION DISTRICT 8TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 0.16

OR SQUARE FEET 7,182

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

R/D

2012-0247-A

VIOLATION CASE INFO: