

IN RE: PETITION FOR VARIANCE

(6884 Leslie Road)

15th Election District

6th Council District

Zachary & Rachael Belcher

Legal Owners

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0227-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petition as originally filed sought Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§1A01.3.B.3 & 400.1 as follows: (1) to permit a proposed replacement dwelling with a side setback of 11 ft. and a front setback to the center line of the road of 59 ft. in lieu of the required 35 ft. and 75 ft., respectively; and (2) to permit an existing accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement. The Petition was amended at the hearing to include a variance request for a 7' side yard setback and strike the variance request for the detached garage located in the side yard. That garage is in fact located on its own lot (Lot #1 "Earl Plat"), and is therefore not located within the side yard of Lot #2 where the replacement dwelling will be located. A site plan was marked as Petitioners' Exhibit 1.

Owners Zachary & Rachael Belcher appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). Neither agency opposed the request, and their suggested conditions are included in the Order which

ORDER RECEIVED FOR FILING

Date 7/16/15

By sln

follows.

The subject property is approximately 14,575 square feet and is zoned RC 2. The property (known as Lot #2 on the Earl Plat) was improved with a modest single-family dwelling constructed in 1929. That home was destroyed by a fire in March, 2015 and the Petitioners propose to construct a new single family dwelling in approximately the same location, but require variance relief to do so.

To obtain variance relief requires a showing that the property is unique and that petitioner will experience a practical difficulty if the regulations were strictly interpreted. *Trinity Assembly of God v. People's Counsel*, 407 Md. 53, 80 (2008). Petitioners have met this test. The property is narrow and extremely deep (50' x 282') and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty, given they would be unable to reconstruct their home on the lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 16th day of July, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §§1A01.3.B.3 & 400.1 to permit a proposed replacement dwelling with side setbacks of 11 ft. and 7 ft. and a setback to the center line of the road of 59 ft. in lieu of the required 35 ft. and 75 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for

ORDER RECEIVED FOR FILING

2

Date

7/16/15

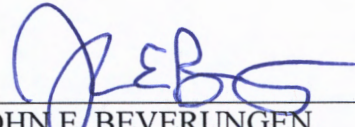
By

den

whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

2. Prior to the issuance of building and/or occupancy permits Petitioners must clear the site of all debris and remnants of the original dwelling which was destroyed in a fire.
3. Prior to issuance of permits, Petitioners must contact the Department of Public Works to determine a flood protection elevation for the site.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB: sln

ORDER RECEIVED FOR FILING

Date 7/16/15
By Sln



CBCA

PETITION FOR ZONING HEARING(S)

FLOOD

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6884 Leslie Rd. Middle River, MD 21220 which is presently zoned RC2
Deed References: 31361 / 00307 10 Digit Tax Account # 15 235 047 80
Property Owner(s) Printed Name(s) Zachary & Rachael Belcher

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Zachary Belcher Rachael Belcher

Name #1 - Type or Print

Name #2 - Type or Print

Zachary Belcher

Signature #1

Signature #2

809 Middle River Rd Middle River MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Fred Burgesen (Builder)

Name - Type or Print

John P. Burmy

Signature

12507 Greenspring Ave Owings Mills, MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0727-A

Filing Date 4/16/15

Do Not Schedule Dates:

Reviewer JS

2015-0227-A

6884 Leslie Road

Requested Relief:

BCZR: 1A01.3.B.3 & 400.1 → To permit a proposed replacement dwelling with a side set back of 11 feet and a front set back to the centerline of the road of 59 feet in lieu of the required 35 feet and 75 feet, respectively, and to permit an existing accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement.

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

(410) 239-7744

(410) 374-9695 phone/fax

Zoning Description

April 21, 2015

Lot 1, "Plat of Earl", Platbook 7 folio 144, 15th Election District,
Baltimore County, Maryland.

Beginning for the same on the east side of Leslie Road at the corner
between lots 1 and 2 on the "Plat of Earl", Platbook 7 folio 144,
thence

- 1.) S 55° 21' E 275.10 feet,
- 2.) S 25° 40' 17" E 50.62 feet,
- 3.) N 55° 21' W 283.0 feet,
- 4.) N 34° 39' E 50.0 feet to the point of beginning.

Containing 13,952 square feet (0.3203 acres +/-)



Exp. 1-22-2016

*A. L. Snyder**Surveyor, Inc.**1911 Hanover Pike**Hampstead, Maryland 21074**(410) 239-7744**(410) 374-9695 FAX*

March 30, 2015

Zoning Description

Lot 2 Plat of Earl Platbook 7 Folio 144 15th election district Baltimore County Maryland.
Beginning for the same on the east side of Leslie Road at the corner between lots 1 and 2 on
the Plat of Earl Platbook 7 Folio 144, thence

- 1.) N34° 39' E 50.0 feet thence
- 2.) S 55° 21' E 248.7 feet thence
- 3.) S 0° 54' 25 E 60.1 feet thence
- 4.) N 55° 21' W 282.1 feet to the point of beginning

Containing 13,270 square feet (0.305 acres +/-)

*6884 LESLIE RD.**#8*

Case No.:

2015-0227-A

Exhibit Sheet

Petitioner/Developer

Protestants

DW
8-18-15

SLW
7-16-15

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		



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3369850

Sold To:

Zachary Belcher - CU00451920
809 Middle River Rd
Middle River, MD 21220-3766

Bill To:

Zachary Belcher - CU00451920
809 Middle River Rd
Middle River, MD 21220-3766

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jun 23, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2015-0227-A
6884 Leslie Road
SE/s Leslie Road, 1020 ft. SE of centerline of intersection with Bird Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s) Zachary & Rachael Belcher

Variance: to permit a proposed replacement dwelling with a side setback of 11 feet and a front setback to the centerline of the road of 59 feet in lieu of the required 35 feet and 75 feet, respectively, and to permit an existing accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement.

Hearing: Tuesday, July 14, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 6/25 June 23 3369850

CERTIFICATE OF POSTING

2015-0227-A

RE: Case No.: _____

Petitioner/Developer: _____

Zachary & Rachael Belcher

July 14, 2015

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

6884 Leslie Rd

June 24, 2015

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



Sincerely,

June 24, 2015

(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)



KEVIN KAMENETZ
County Executive

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

June 4, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0227-A

6884 Leslie Road

SE/s Leslie Road, 1020 ft. SE of centerline of intersection with Bird Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Zachary & Rachael Belcher

Variance to permit a proposed replacement dwelling with a side setback of 11 feet and a front setback to the centerline of the road of 59 feet in lieu of the required 35 feet and 75 feet, respectively, and to permit an existing accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement.

Hearing: Tuesday, July 14, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Belcher, 809 Middle River Road, Middle River 21220
Fred Burgesen, 12507 Greenspring Avenue, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 24, 2015.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 23, 2015 Issue - Jeffersonian

Please forward billing to:

Zachary Belcher
809 Middle River Road
Middle River, MD 21220

410-802-9225

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0227-A

6884 Leslie Road

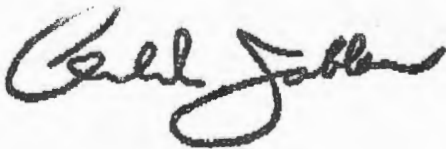
SE/s Leslie Road, 1020 ft. SE of centerline of intersection with Bird Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Zachary & Rachael Belcher

Variance to permit a proposed replacement dwelling with a side setback of 11 feet and a front setback to the centerline of the road of 59 feet in lieu of the required 35 feet and 75 feet, respectively, and to permit an existing accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement.

Hearing: Tuesday, July 14, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: 2015-0227-A
Petitioner: ZACHARY + RACHEL BELCHER
Address or Location: 6884 LESLIE RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ZACHARY BELCHER
Address: 809 MIDDLE RIVER RD
MIDDLE RIVER, MD. 21220

Telephone Number: 410-802-9225

M E M O R A N D U M

DATE: August 18, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0227-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 17, 2015. 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

CASE NAME

CASE NUMBER 2015-227-A

DATE 7-14-2015

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2015-

0227-A

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

6/9

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

no obj
w/cond.

6/23

PLANNING
(if not received, date e-mail sent _____)

6/3

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6/23

SIGN POSTING

Date:

6/24

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

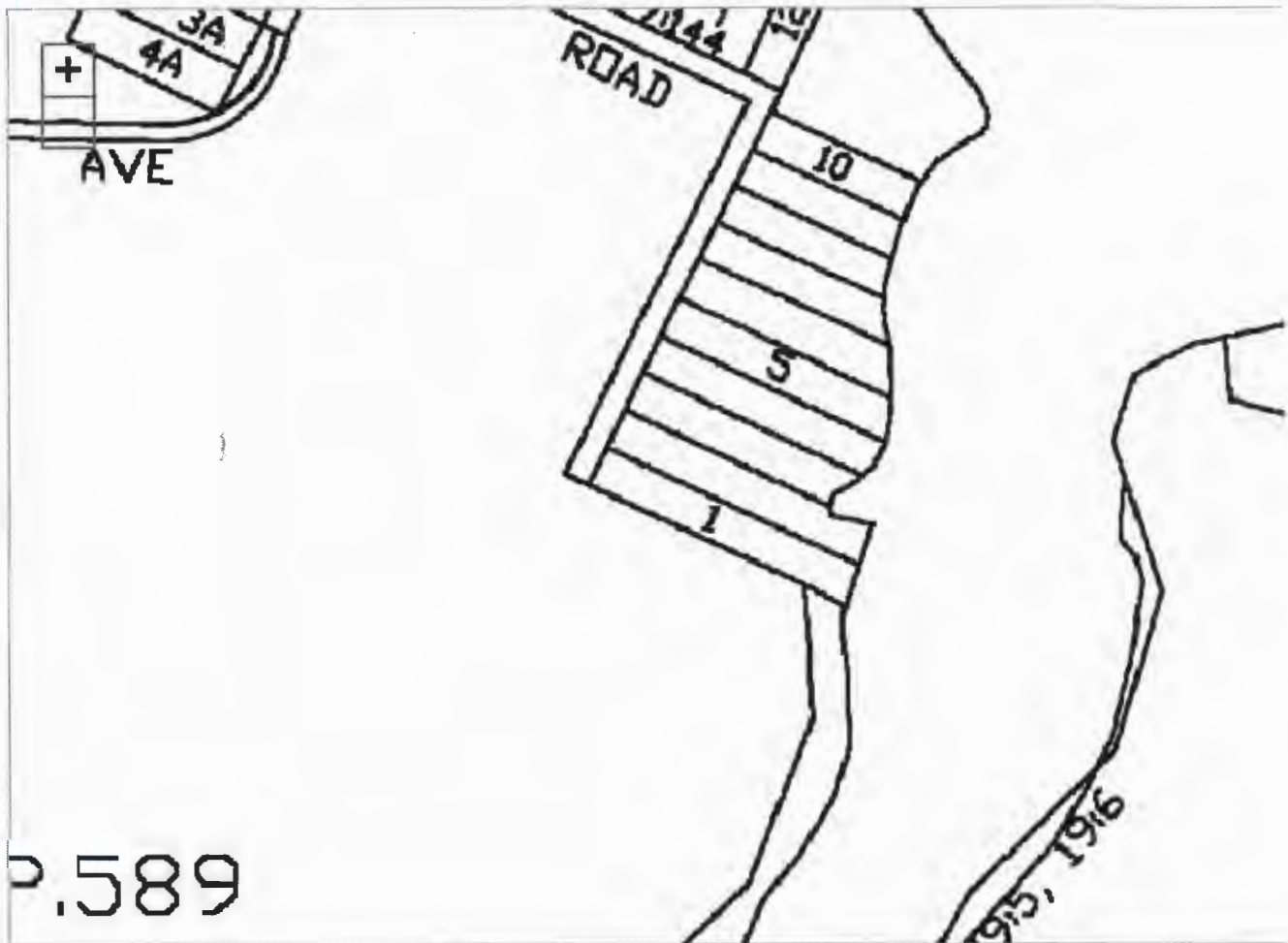
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 15 Account Number - 1523504780							
Owner Information									
Owner Name:		BELCHER ZACHARY A BELCHER RACHAEL N				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		809 MIDDLE RIVER RD BALTIMORE MD 21220-				Deed Reference:		/35919/ 00284	
Location & Structure Information									
Premises Address:		6884 LESLIE RD 0-0000 Waterfront				Legal Description:			
						EARL PLAT			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0083	0005	0438		0000			2	2015	Plat Ref: 0007/0144
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1929		1,008 SF				14,575 SF		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	SIDING	1 full	1 Detached				
Value Information									
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014 As of 07/01/2015			
Land:		178,300		178,300					
Improvements		13,800		13,800					
Total:		192,100		192,100		233,000		192,100	
Preferential Land:		0						0	
Transfer Information									
Seller: WILES FRANCIS L				Date: 03/10/2015			Price: \$215,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /35919/ 00284			Deed2:		
Seller: WILES FRANCIS L				Date: 11/04/2011			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /31361/ 00307			Deed2:		
Seller: WILES FRANCIS L				Date: 03/05/1985			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /08331/ 00636			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014			07/01/2015		
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00			0.00 0.00		
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1523504780**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

<http://imsweb05.mdp.state.md.us/website/mcsp/>

☒ Loading... Please Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

July 9, 2015

Zachary & Rachael Belcher
809 Middle River Road
Baltimore MD 21220

RE: Case Number: 2015-0227 A, Address: 6884 Leslie Rd

Dear Mr. & Ms. Belcher:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 16, 2015. 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: jaw

Enclosures

c: People's Counsel
Fred Burgesen, 12507 Greenspring Avenue, Owings Mills MD 21117

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/3/15

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

RE: Baltimore County
Item No 2015-0227-A
Variance
Zachary & Rachael Belcher
6884 Leslie Road

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. 2015-0227-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 23, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6884 and 6886 Leslie Road

RECEIVED

INFORMATION:

JUL 01 2015

Item Number: 15-227

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Zachary Belcher, Rachel Belcher

Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a replacement dwelling with a side setback of 11' and a front setback to the centerline of the road of 59' in lieu of the required 35' and 75' respectively, and to permit an existing accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement.

The Department recognizes the continued residential use of these non-conforming, undersized lots as an established land use pattern in the neighborhood and has no objection to the grant of petitioned zoning relief conditioned upon the following.

- The Department recommends the site be cleared of all debris prior to the issuance of an occupancy permit to ensure the health and safety of the citizens of Baltimore County.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Division Chief: Kathy A. Naisach

AVA/KS

C: Bill Skibinski

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 8, 2015
Item No. 2015-0227

DATE: June 9, 2015

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

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set.

* * * * *

DAK:CEN
cc:file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 23, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6884 and 6886 Leslie Road

INFORMATION:

Item Number: 15-227
Petitioner: Zachary Belcher, Rachel Belcher
Zoning: RC 2
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a replacement dwelling with a side setback of 11' and a front setback to the centerline of the road of 59' in lieu of the required 35' and 75' respectively, and to permit an existing accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard placement.

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For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Division Chief: Kathy A. Naisack

AVA/KS

C: Bill Skibinski

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2014, Legislative Day No. 9

Resolution No. 36-15

Mrs. Cathy Bevins, Councilwoman

By the County Council, May 4, 2015

A RESOLUTION concerning the public disclosure of Zachary and Rachael Belcher, employees of the Baltimore County Fire Department.

WHEREAS, Zachary and Rachael Belcher, employees of the Baltimore County Fire Department, have applied for a variance to construct a detached garage at their residence at 6884 Leslie Road, Baltimore, Maryland 21220.

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the zoning request filed by Zachary and Rachael Belcher does not contravene the public welfare.



55398 - 20090195

1518471390

Lot # 9

1502202120

Lot # 7

6872
3008 - 19980016

Lot # 7

1502202120

Lot # 5

1513554590

6878

3007 - 19870156

Lot # 5

1513554590

PDM # 158174

Pt. Bk./Folio # 007144A

RC 2

Lot # 4

1522000500

6878

3006 - 19970122

6880

Lot # 3

1512001100

6884

56531 - 20060438

6882

Lot # 2

Pt. Bk. 0000007, Folio 0144

1523504780

1523504781

Lot # 1

14975
13950

6 CD 15 ED

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

NE 7-L 083C1

RC 50

3005 - 19890267

1519392046

SUBDIVISION NAME EARL LOT # 2 BLOCK # 1 SECTION # 1
PLAT BOOK # 0000007 FOLIO # 0144 10 DIGIT TAX # 152359478 DEED REF. # 313610302

[illegible]

MAP IS NOT TO SCALE

OR SQUARE FEET 28,525 #

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____

VIOLATION CASE INFO: N/A

V-220-5100

