

MEMORANDUM

DATE: January 5, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0118-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 4, 2016. 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

IN RE: PETITION FOR ADMIN. VARIANCE
(3613 Sollers Point Road)
12th Election District
7th Council District
Diana Fowlkes
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2016-0118-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Diana Fowlkes. The Petitioner is requesting Variance relief from § 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sunroom addition on the rear of an existing single family dwelling with a rear setback of 26 ft. in lieu of the permitted 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 15, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 12-2-15

By [Signature]

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 Petitioner.

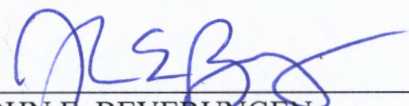
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 2nd day of **December**, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sunroom addition on the rear of an existing single family dwelling with a rear setback of 26 ft. in lieu of the permitted 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with Critical Area regulations prior to building permit application.

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:dlw

ORDER RECEIVED FOR FILING

Date 12-2-15

2

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 2, 2015

Diana Fowlkes
3613 Sollers Point Road
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 2016-0118-A
Property: 3613 Sollers Point Road

Dear Ms. Fowlkes:

Enclosed please find a copy of the Order 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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Jeremy Clancy, P.O. Box 1253, Eldersburg, MD 21784

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-16</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent <u>12-1-15</u>)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-12</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING <u>15 days</u>	Date: <u>11-15-15</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

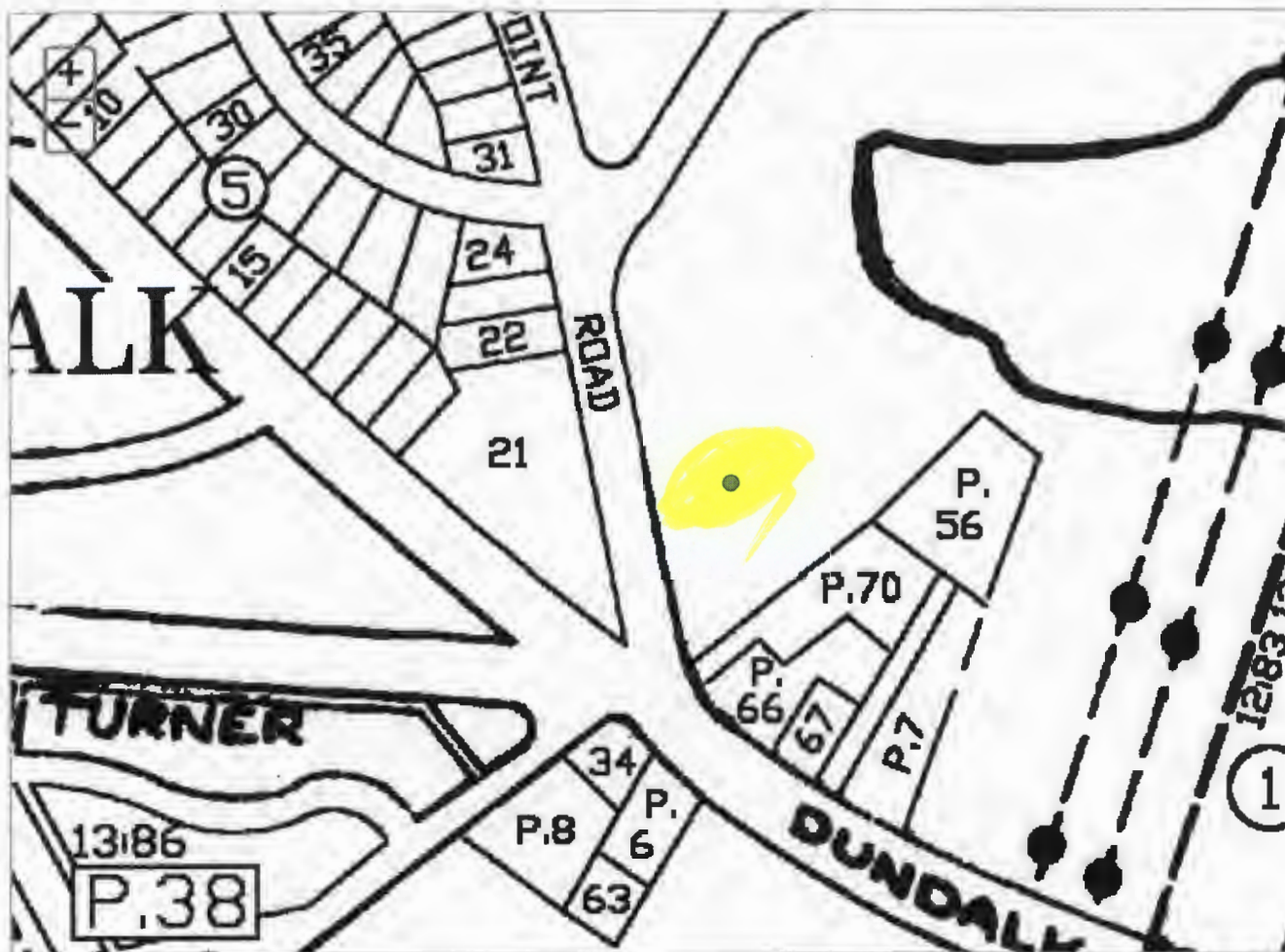
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1216001751			
Owner Information					
Owner Name:		FOWLKES DIANA		Use:	RESIDENTIAL
Mailing Address:		3613 SOLLERS POINT RD BALTIMORE MD 21222- 6066		Principal Residence:	YES
		Deed Reference:		/10362/ 00075	
Location & Structure Information					
Premises Address:		3613 SOLLERS POINT RD 0-0000		Legal Description: 3613 SOLLERS POINT RD DUNDALK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0103	0023	0449		0000	A 2 26 2015 7 0013/0022
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1942	1,372 SF			5,000 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		49,000	49,000		
Improvements		73,600	78,100		
Total:		122,600	127,100	124,100	125,600
Preferential Land:		0			0
Transfer Information					
Seller: SECRETARY OF HOUSING AND Type: NON-ARMS LENGTH OTHER		Date: 02/17/1994 Deed1: /10352/ 00075		Price: \$60,000 Deed2:	
Seller: ALLRED JERRY C,JR Type: ARMS LENGTH IMPROVED		Date: 02/06/1992 Deed1: /09051/ 00361		Price: \$111,800 Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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: Approved 06/25/2014					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **12** Account Number: **1216001751**

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.

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>).

CERTIFICATE OF POSTING

CASE NO: 2016-0118-A

PETITIONER/DEVELOPER

TEREMY CLANCY

APPLIED & APPROVED

DATE OF HEARING/CLOSING:

11/30/15

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

3613 SOLLERS PT. RD

THIS SIGN(S) WERE POSTED ON November 15, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 11/15/15

SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

(SIGN POSTER)

60 CHELMSFORD COURT

BALTIMORE, MD 21220

(ADDRESS)

PHONE NUMBER: 443-629-3411



myanlon de 11/15/15

CBCA



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 3613 Sollers Point Road Baltimore MD 21222 Currently zoned DRS.5
 Deed Reference 10352 100075 10 Digit Tax Account # 1216001751
 Owner(s) Printed Name(s) Diana Fowlkes

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C

To permit a sunroom addition on the rear of an existing single family dwelling

with a rear setback of 26 feet in lieu of the permitted 30 feet.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

DIANA FOWLKES

Name #1 – Type or Print

Name #2 – Type or Print

Diana Fowlkes

Signature #1

Signature #2

3613 Sollers Point Rd Baltimore MD

Mailing Address

City

State

21222 / 410-282-8349

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

JEREMY CLANCY

Name – Type or Print

[Signature]

Signature

PO Box 1253 Elbertsburg MD

Mailing Address

City

State

21784 / 443-340-1229 / JEREMY@AppliedandApproved.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of , that the subject matter of this petition beset for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0118-A Filing Date 11/6/2015 Estimated Posting Date 11/15/2015 Reviewer [Signature]

ORDER RECEIVED FOR FILING

Date 12-2-15

By [Signature]

Rev 5/8/2014

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 3613 Sallers Point Rd Baltimore MD. 21222
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We Are Requesting a Variance to the Required 30' Rear Setback of 4', to
Allow A quite modest, 10x14 sunroom Addition ~~which~~ which will Result in a
proposed 26' setback. Because of a growing family, we desperately need the addition
living space and are financially unable to simply move at this time. The addition
is only 140 square feet and will not adversely impact the general design in any
way. Thank you in advance.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Diana Fowlkes
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Diana Fowlkes
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of November 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Diana Fowlkes

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
12/28/2016
My Commission Expires

Property Description

Zoning Property Description for 3613 Sollers Point Road, Baltimore Md. 21222

Beginning at a point on the East side of Sollers Point Road, which is 50' wide at the distance of 150 feet North of the centerline of the nearest improved intersecting street, Dundalk Avenue, which is 60' wide.

Being Lot #26, Block #2, Section A in the subdivision of Dundalk as recorded in Baltimore Count Plat Book #13, Folio #22, containing 5000 squre feet. Located in the 12th election district and 7th council district.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0118 -A Address 3613 Sollers Point Rd.
Contact Person: Leonard Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/6/15 Posting Date: 11/15/15 Closing Date: 11/30/15

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 2016- 0118 -A Address 3613 Sollers Point Rd.
Petitioner's Name Diana Fowlkes Telephone 410-282-8349
Posting Date: 11/15/15 Closing Date: 11/30/15
Wording for Sign: To Permit A Sun Room Addition on the rear of a single family dwelling with a rear setback of 26 feet in lieu of the permitted 30 feet.

Revised 7/21/15

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

No. **128781**

Date: **11/6/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 11/09/2015 11/06/2015 09:53:10
 RES WS05 WALKTH R005 L03
 RECEIPT # 827197 11/06/2015 OFLH
 Dept 5 528 ZONING VERIFICATION
 CR NO. 128781
 Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: *Applied & Concrete Paint LLC*
 For: *1313 Sellers Point Rd*
21202 *2016-0118-A*

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

December 1, 2015

Diana Fowlkes
3613 Sollers Point Rd
Baltimore MD 21222

RE: Case Number: 2016-0118 A, Address: 3613 Sollers Point Road

Dear Ms. Fowlkes:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 6, 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 written in a cursive style with a large, stylized "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jeremy Clancy, P O Box 1253, Eldersburg MD 21784

11-30
CLOSING

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 03 2015

OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 3, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0118-A
Address 3613 Sollers Point Road
(Fowlkes Property)

Zoning Advisory Committee Meeting of November 9, 2015.

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 approximately 140 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 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 Bullneck Creek and Peach Orchard 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 a rear yard addition to the dwelling is subject to review for application of the Critical Area IDA requirements, therefore, is consistent

with this goal. The rear yard setback requested will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal.

Additional Comments:

Reviewer: Thomas Panzarella

Date: December 3, 2015

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 03 2015

OFFICE OF ADMINISTRATIVE HEARINGS

Order
went out
on 12-2

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 3, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0118-A
Address 3613 Sollers Point Road
(Fowlkes Property)

Zoning Advisory Committee Meeting of November 9, 2015.

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The applicant's proposal to construct a rear yard addition to the dwelling is subject to review for application of the Critical Area IDA requirements, therefore, is consistent

with this goal. The rear yard setback requested will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal.

Additional Comments:

Reviewer: Thomas Panzarella

Date: December 3, 2015

Debra Wiley

From: Debra Wiley
Sent: Tuesday, December 01, 2015 11:04 AM
To: Jeffery Livingston
Subject: ZAC Comment - Case No. 2016-0120-A - Admin. Var. - Closing date: 11/30

Good Morning,

According to Zoning Review, the above-referenced case is located in CBCA, however, the file is missing the ZAC comment from DEPS.

Please provide ASAP. I've provided the case description below for your convenience.

Thank you.

CASE NUMBER: 2016-0118-A

3613 SOLLERS POINT RD.

Location: E/S of Sollers Point Road, 150 N of the c/line of Dundalk Avenue

12th Election District, 7th Council District

Legal owner: Diana Fowlkes

ADMINISTRATIVE VARIANCE To permit a sunroom addition on the rear of an existing single family dwelling with a rear setback of 26 ft. in lieu of the permitted 30 ft.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 11/12/15

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

RE: Baltimore County
Item No. 2016-0118-A
Administrative Variance
Diana Fowlkes -
3613 Soilers Point 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. 2016-0118-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Zeller".

David W. Peake
Metropolitan District Engineer - District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 16, 2015

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

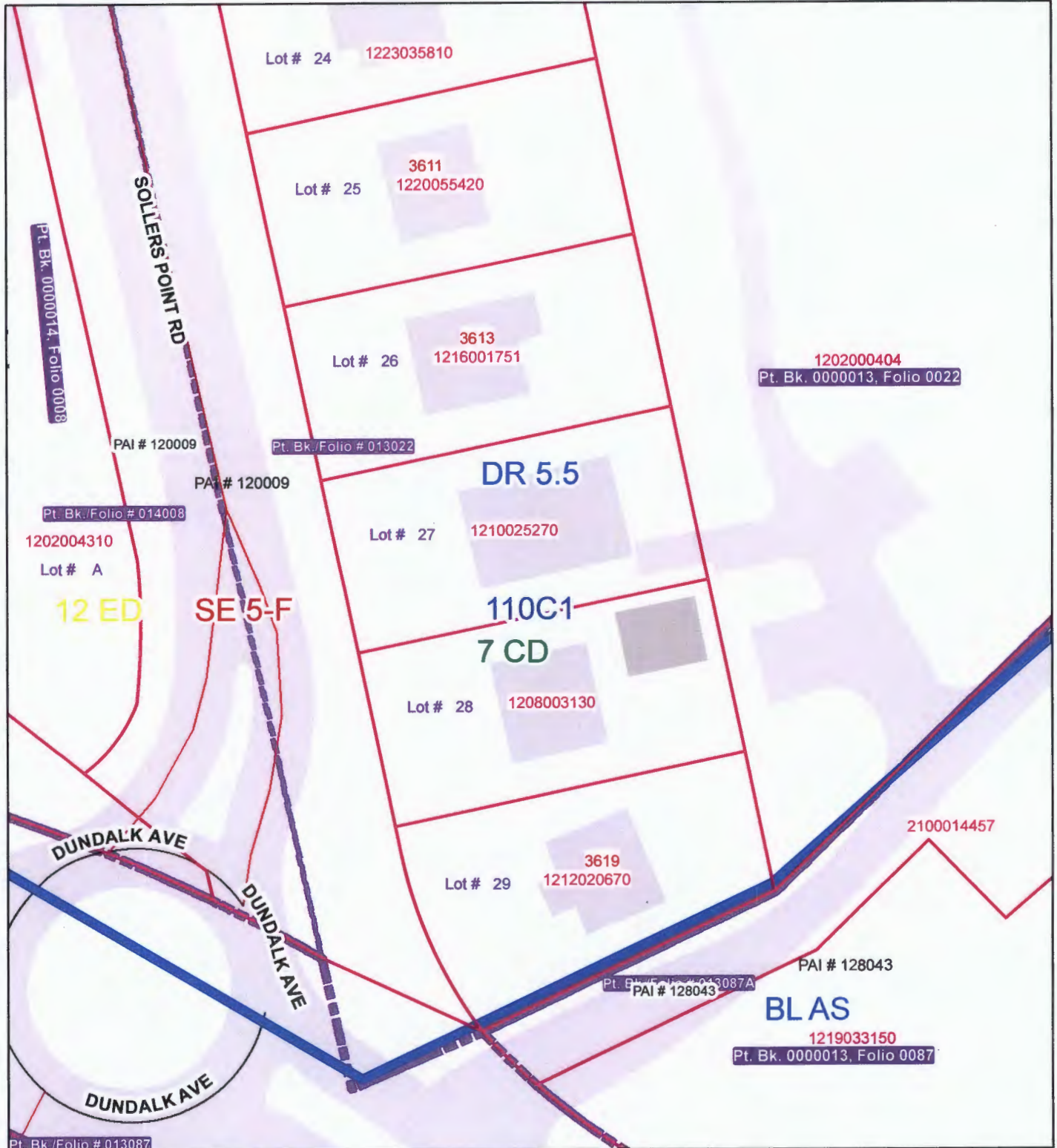
SUBJECT: Zoning Advisory Committee Meeting
For November 9, 2015
Item No. 2016-0111, 0113, 0114, 0115, 0118 and 0120

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11092015.doc

3613 Sollers Point Road 2016-0118-A



Publication Date: 11/6/2015



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

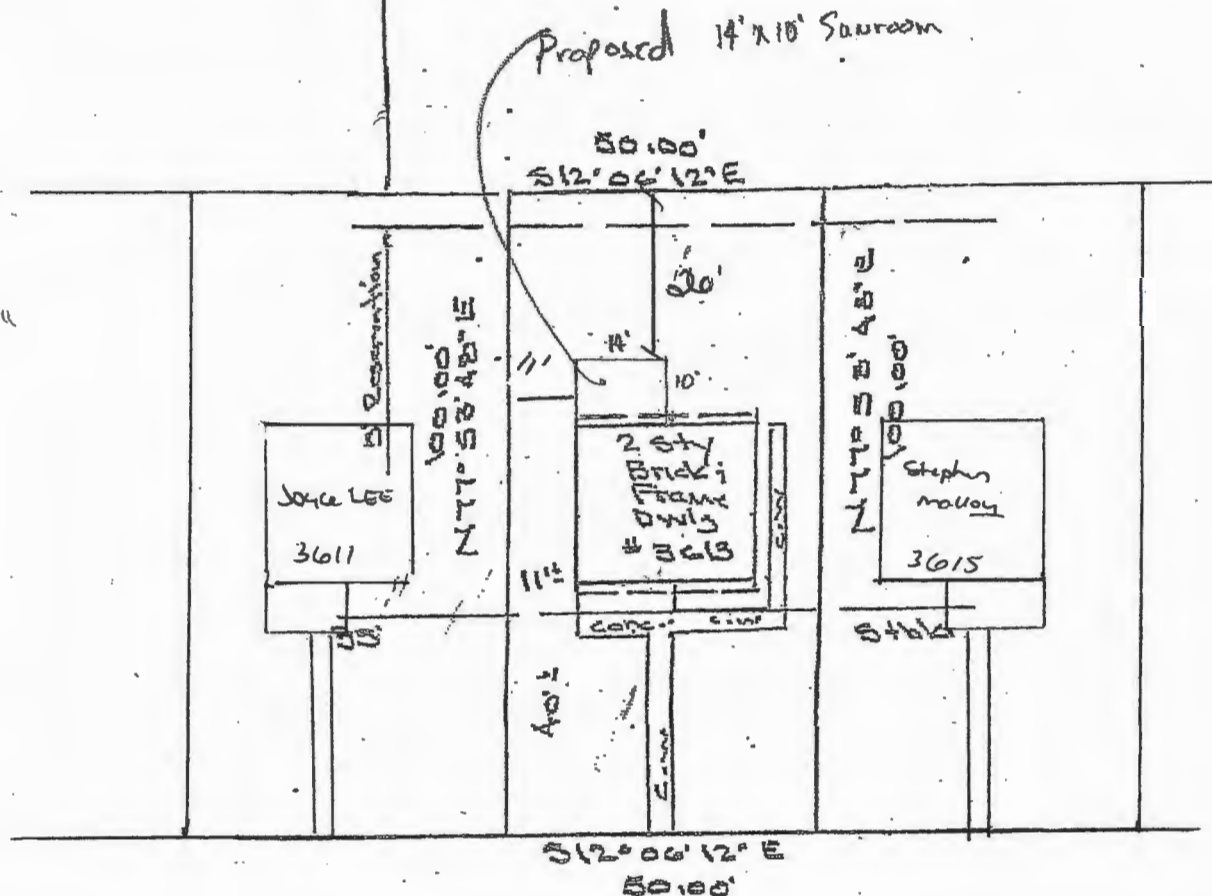
1 inch = 40 feet

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

ADDRESS 3613 Sollers Point Rd. OWNER(S) NAME(S) DIANA FOWLER

SUBDIVISION NAME DUNDALK LOT # 26 BLOCK # 2 SECTION # 4

PLAT BOOK # 0013 FOLIO # 0022 10 DIGIT TAX # 1216001751 DEED REF. # 10352100075

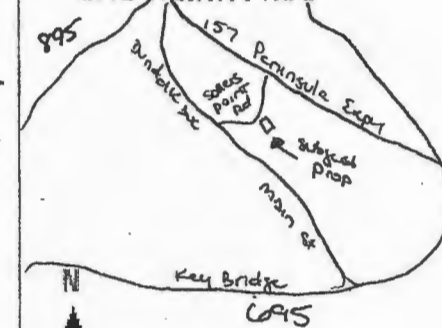


PLAN DRAWN BY [Signature]

DATE 10/19/15 SCALE: 1 INCH = 30 FEET

2016-0118-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 110C1

SITE ZONED DR S.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE 5000 #

OR SQUARE FEET 5000 #

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

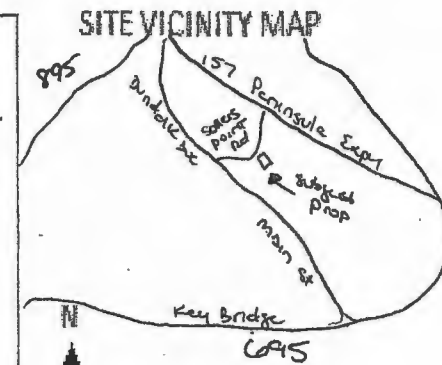
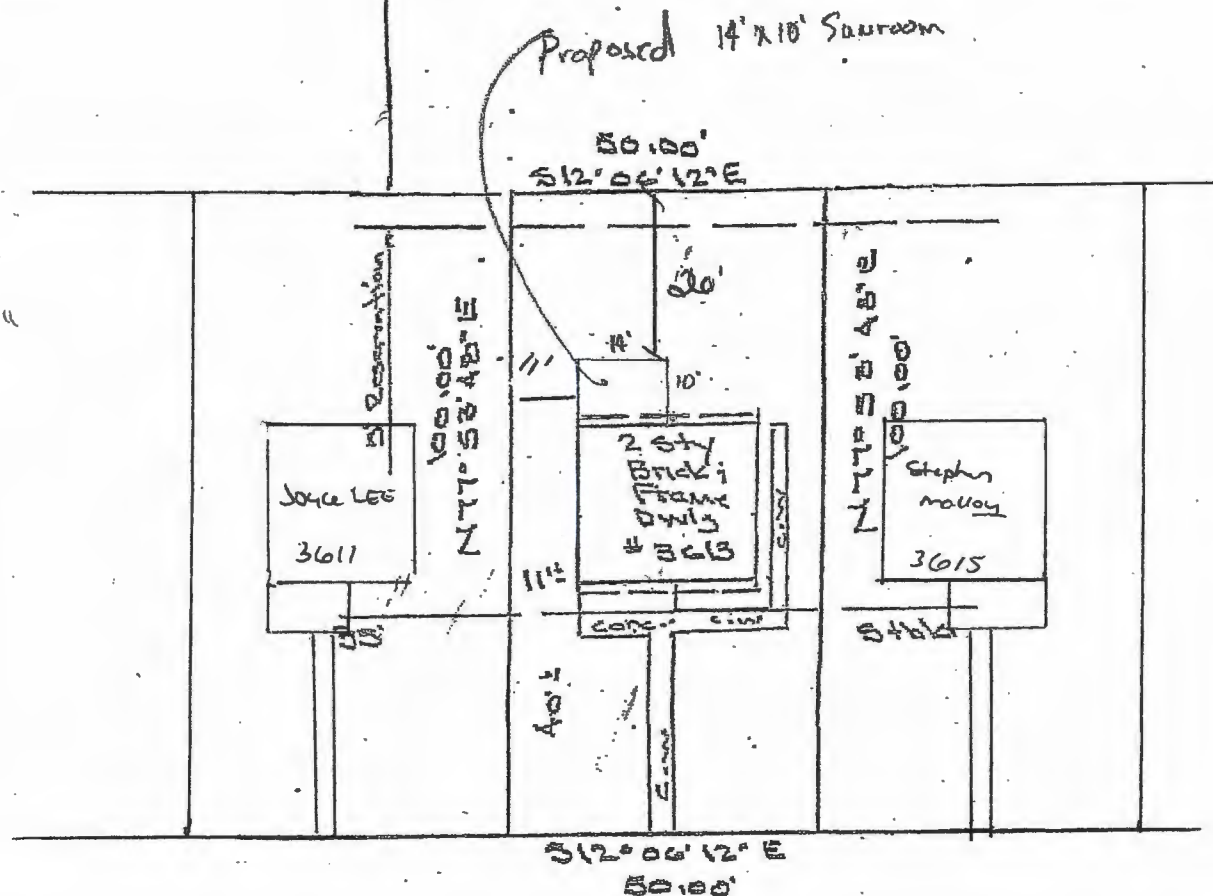
VIOLATION CASE INFO:

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

ADDRESS 3613 Sollers Point Rd. OWNER(S) NAME(S) DIANA FOWLES

SUBDIVISION NAME DUNDALK LOT # 26 BLOCK # 2 SECTION # A

PLAT BOOK # 0013 FOLIO # 0022 10 DIGIT TAX # 1216001751 DEED REF. # 10352100075



MAP IS NOT TO SCALE
ZONING MAP# 110C1

SITE ZONED DR S.S

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE 5000 #

OR SQUARE FEET 5000 #

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY

DATE 10/19/15

SCALE: 1 INCH = 30 FEET

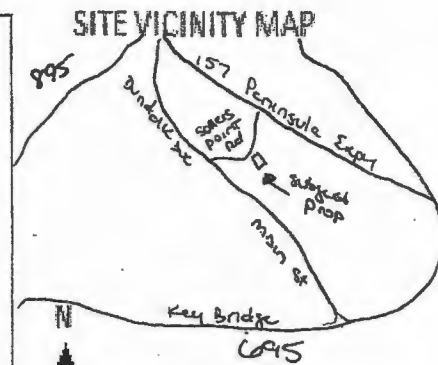
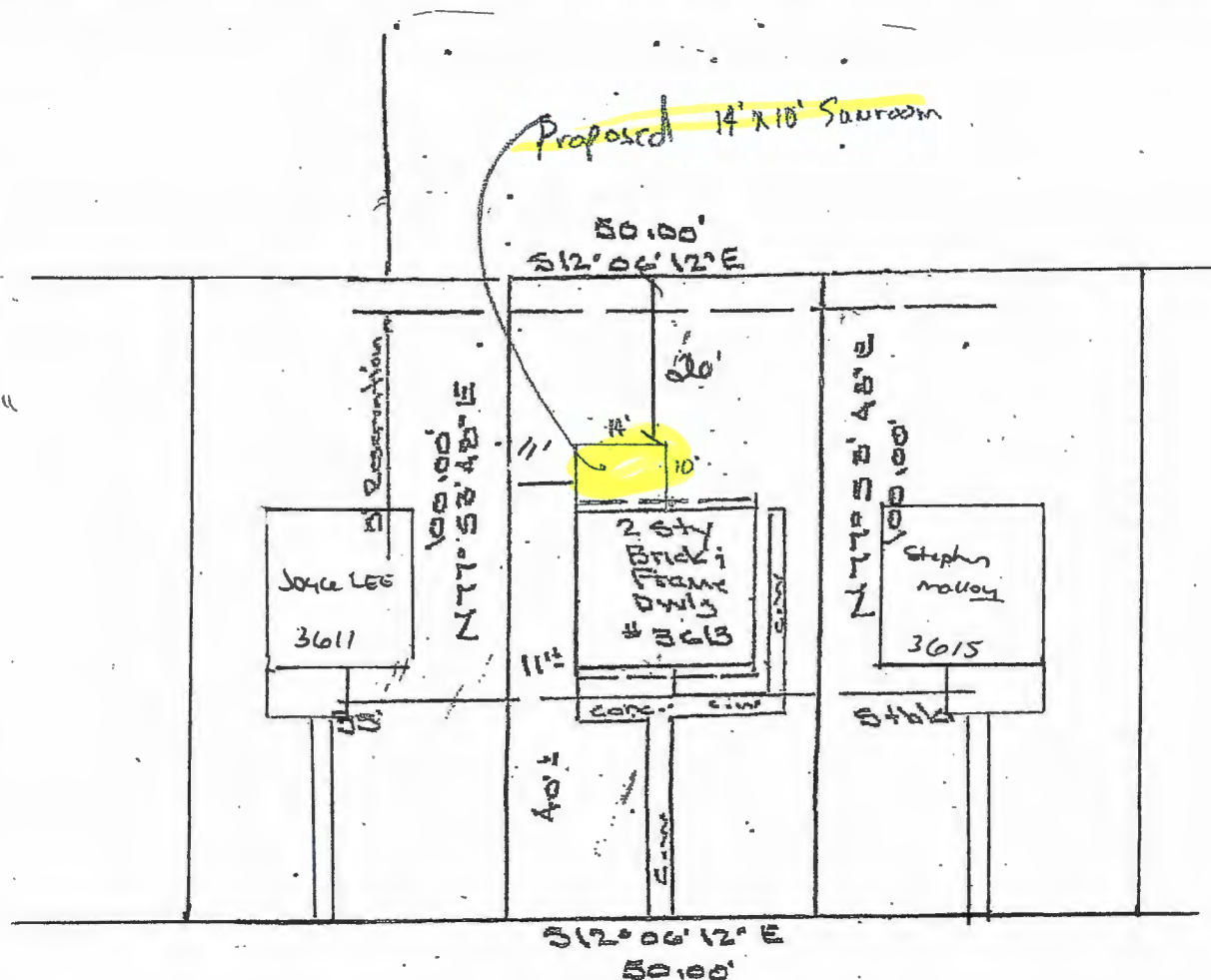
2016-0118-A

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

ADDRESS 3613 Sollers Point Rd. OWNER(S) NAME(S) DIANA FOWLER

SUBDIVISION NAME DUNDALK LOT # 26 BLOCK # 2 SECTION # 4

PLAT BOOK # 0013 FOLIO # 0022 10 DIGIT TAX # 1216001751 DEED REF. # 10352100075



MAP IS NOT TO SCALE

ZONING MAP# 110C1

SITE ZONED DR S.S

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE 5000 #

OR SQUARE FEET 5000 #

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY

[Signature]

DATE 10/19/15

SCALE: 1 INCH = 30 FEET

2016-0118-N

Sollers Point Road SO H NW

Per. Exh 1