

MEMORANDUM

DATE: June 15, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0247-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 13, 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	*	BEFORE THE
(2107 Eastham Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Jay A. and Helga B. Nelson	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0247-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance by the legal owners of the property, Jay A. and Helga B. Nelson ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.B (208.3 – 1955 regs.) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition (mud room) creating side yard setbacks as close as 6.5 ft. and a sum of side yard setbacks of 17 ft. in lieu of the minimum required 10 ft. and sum of 25 ft. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 23, 2016, 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 § 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

ORDER RECEIVED FOR FILING

Date 5-12-16

By [Signature]

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 § 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 12th day of **May, 2016**, by the Administrative Law Judge for Baltimore County that the Petition for Administrative Variance seeking relief from § 1B02.3.B (208.3 – 1955 regs.) of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a proposed addition (mud room) creating side yard setbacks as close as 6.5 ft. and a sum of side yard setbacks of 17 ft. in lieu of the minimum required 10 ft. and sum of 25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 their 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, Petitioners would be required to return the subject property to its original condition.

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 5-12-16 _____ 2

By [Signature] _____



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 2107 EASTHAM RD 21093 Currently zoned DR 3.5 (vested R10)
Deed Reference 10841 / 0201 10 Digit Tax Account # 0803050880
Owner(s) Printed Name(s) JAY + Helga Nelson

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Section 1B02.3.B (Section 208.3, 1955 regs) – to permit a proposed addition (mud room) creating side yard setbacks as close as 6½ feet and a summation of side yard setbacks of 17 feet in lieu of the minimum required 10 feet and summation of 25 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):

JAY NELSON / Helga Nelson
Name #1 Type or Print Name #2 Type or Print
Jay Nelson / Helga Nelson
Signature #1 Signature #2
2107 EASTHAM RD LUTHERVILLE MD
Mailing Address City State
21093 / 443-465-5019 /
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richard Kaline
Name Type or Print
Richard Kaline
Signature
2707 MEURICK WAY ABINGDON MD
Mailing Address City State
21009 / 410-808-1531 / ceshomeremadel@aol.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 4 day of April, 2016 that the subject matter of this petition be set 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 2016-0247-A Filing Date 4/14/16 Estimated Posting Date 4/24/16 Reviewer RJD

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: 2107 EASTHAM RD LUTHERVILLE MD 21093
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 need a mud room on side of house to enter house
during inclement weather combined setbacks will not
allow us to build. The odd, pie shaped property narrows
in the back making side setback requirements difficult
to meet

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

Jay Nelson
Signature of Owner (Affiant)

Jay Nelson
Name- Print or Type

Helga B. Nelson
Signature of Owner (Affiant)

Helga Nelson
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 _____ day of _____, _____, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: _____

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

Affidavit in Support of Administrative Variance

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

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Address: 2107 EASTHAM RD LUTHERVILLE MD 21093
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)

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during inclement weather combined setbacks will not
allow us to build. The odd pie shaped property narrows
in the back making side setback requirements difficult
to meet

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

Signature of Owner (Affiant)

Jay Nelson
Name- Print or Type

Signature of Owner (Affiant)

Helga Nelson
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 12th day of APRIL, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Jay and Helga Nelson

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

AS WITNESS my hand and Notaries Seal

Notary Public

LORI A. BLAKE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 14, 2017

REV. 5/8/2014

JAY & HELGA NELSON

ZONING PROPERTY DESCRIPTION FOR 2107 EASTHAM RD 21093

BEGINNING AT A POINT ON THE EAST SIDE OF EASTHAM RD WHICH IS 50 FT. WIDE AT THE DISTANCE OF 225 FT. NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING ST COLD BROOK RD 50 FT. WIDE

Being Lot # 11, Block C, Section 2, in the subdivision of Fountain Hill as recorded in Baltimore County Plat Book # 26, Folio 14, containing 9746 square feet. Located in the 8th Election District and 3rd Councilmanic District

Item # 0247

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: 2016-0247-A

Petitioner: Jay + Helga Nelson

Address or Location: 2107 Eastham Rd 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: DL SIDING + CONSTRUCTION

Address: 2707 MERRICK way

Abingdon MD 21009

Telephone Number: 410-808-1531

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/23/2016

Case Number: 2016-0247-A

Petitioner / Developer: JAY & HELGA NELSON ~ RICHARD KALINE

Date of Hearing (Closing): MAY 9, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2107 EASTHAM ROAD

The sign(s) were posted on: APRIL 23, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0247 -A Address 2107 Eastham Rd
Contact Person: David Duwall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/14/16 Posting Date: 4/24 Closing Date: 5/09

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0247 -A Address 2107 Eastham Rd
Petitioner's Name Jay + Helga Nelson Telephone 443-465-5019
Posting Date: 4/24/16 Closing Date: 5/09/16
Wording for Sign: To Permit a proposed addition (mud room) with side yard setbacks as close as 6 1/2 feet and a summation of side yard setbacks of 17 feet in lieu of the minimum required 10 feet and summation of 25 feet

Revised 7/21/15

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

No. **134736**

Date: **4/14/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 4/14/2016 4/14/2016 10:47:01 2

REF: 4502 WALKIN JEVA JEE
 RECEIPT N 963305 4/14/2016 CPLN
 Item 5 520 ZONING VERIFICATION
 CR NO. 134736

Receipt Tot \$75.00
 \$75.00 CN \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	306	0000		6150					\$75.00

Total: **\$75.00**

Rec From: _____
 For: **Zoning Hearing - case #2016-0247-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

R. 10 Zone—Residence, One-Family

Section 206—USE REGULATIONS

The following uses only are permitted:

206.1—Uses permitted and as limited in R. 40 Zone.

206.2—Special Exceptions—The following uses when permitted as Special Exceptions (see Sections 270 and 502):

- Boat yard and/or marine railway;
- Boarding or rooming houses;
- Cemetery;
- Conservatory, music and arts;
- Convalescent home;
- Excavations, controlled (see Section 403);
- Funeral establishment;
- Hospital, Class B (see Section 407);
- Kennel, as limited in Section 200.15;
- Poultry, commercial killing of, but only on a farm (see Section 404);
- Private colleges, nursery or dancing schools, dormitories, fraternity and sorority houses, but excluding business and trade schools;
- Public Utility uses other than those noted in Section 200.11 (see Section 411);
- Radio studio;
- Sanitary landfill (see Section 412);
- Television studio;
- Tourist home;
- Trailer Park, conditioned as in Section 414;
- Volunteer fire company;
- Wireless transmitting and receiving structure.

Section 207—HEIGHT REGULATIONS:

Same as R. 40 Zone.

Section 208—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

208.1—Lot Area and Width—Each principal building hereafter erected shall be located on a lot having an area of not less than 10,000 square feet and a width at the front building line of not less than 70 feet, except that for seven or more lots in the same ownership, and in the same tract, a minimum lot area of 8,000 square feet is permitted, if the average of all the lot sizes in the same ownership and in the same tract equals 10,000 square feet or more, but not more than fifteen

R. 10 ZONE

per cent of the lots may have an area less than 10,000 square feet (see Section 304).

208.2—Front Yard—For dwellings, the front building line shall be not less than 30 feet from the front lot line and not less than 55 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—50 feet from the front lot line and not less than 75 feet from the center line of the street, except as specified in Section 303.1.

208.3—Side Yards—For dwellings, 10 feet wide for one side yard and not less than 25 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 30 feet from the side lot line and not less than 55 feet from the center line of the street; for other principal buildings—20 feet wide, except that for a corner lot the building line along the side street shall be not less than 35 feet from the side lot line and not less than 60 feet from the center line of the street.

208.4—Rear Yard—30 feet deep.

~~R. 6 Zone—Residence, One and Two-Family~~

Section 209—USE REGULATIONS

The following uses only are permitted:

209.1—Uses permitted and as limited in R. 40 Zone;

209.2—Two family dwellings, as defined in Section 101;

209.3—Special Exceptions—Same as R. 10 Zone, except sanitary landfills and trailer parks which are not permitted (see Sections 270 and 502).

Section 210—HEIGHT REGULATIONS:

Same as R. 40 Zone.

Section 211—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

211.1—Lot Area and Width—Each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than

Item #0247

No. 4566-V

The pur-
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presence of
chlorophyll
in the leaves
of the plant.
The pur-
tation is deter-
mined by the
presence of
chlorophyll
in the leaves
of the plant.

Item # 0247

4566-V

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>4-20</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>4-19</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 4566-V 1-28-59)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (16 days) Date: 4-23-16 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

5-9
CLOSING

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR 19 2016



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: April 19, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0247-A
Address 2107 Eastham Road
(Nelson Property)

Zoning Advisory Committee Meeting of April 25, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 04-19-2016



KEVIN KAMENETZ
County Executive

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

May 10, 2016

Jay & Helga Nelson
2107 Eastham Road
Lutherville MD 21093

RE: Case Number: 2016-0247 A, Address: 2107 Eastham Road

Dear Mr. & Ms. Nelson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 14, 2016. 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
Richard Kaline, 2707 Merrick Way, Abingdon MD 21009

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



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

Date: 4/21/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0247-A

Administrative Variance
Jay & Helga Nelson
2101 Eastham Road.

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 blue 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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2016
Item No. 2016-0244, 0247 and 0248

DATE: April 20, 2016

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\ZAC04252016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: April 19, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0247-A
Address 2107 Eastham Road
(Nelson Property)

Zoning Advisory Committee Meeting of April 25, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

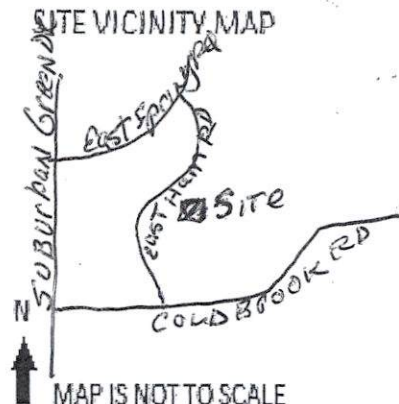
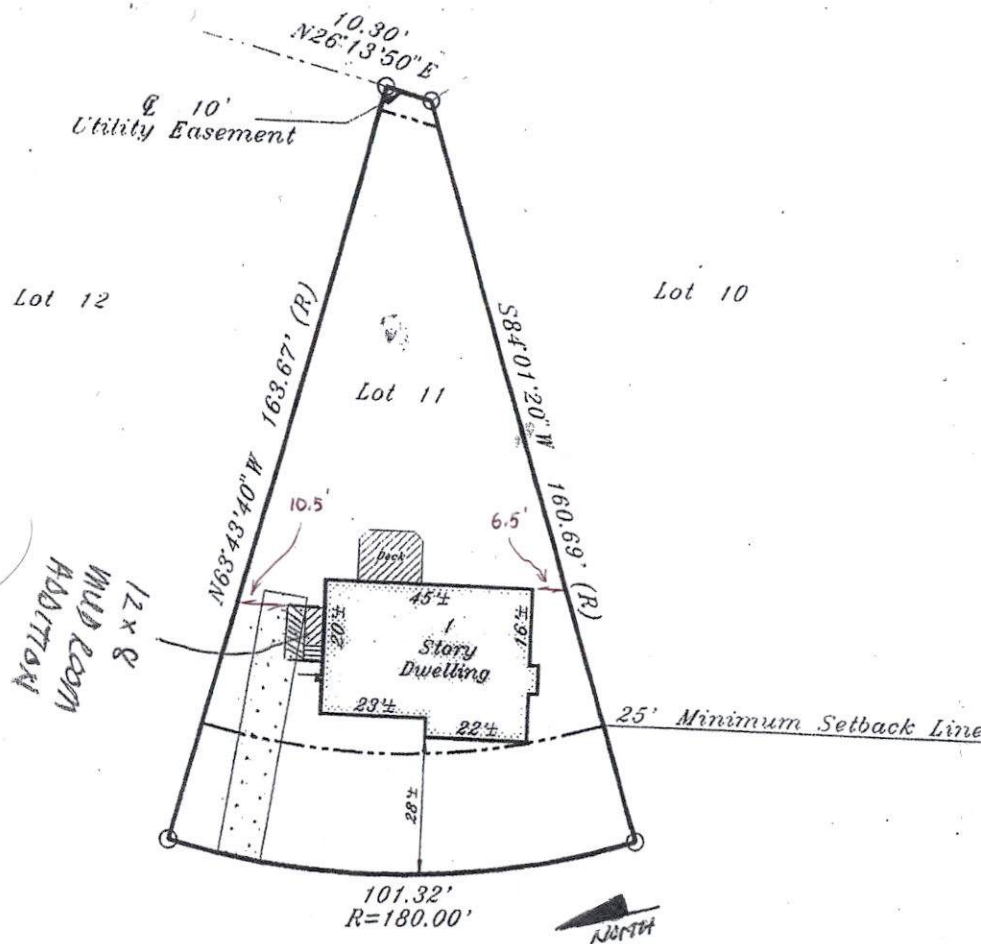
Date: 04-19-2016

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

ADDRESS 2107 Eastham Rd 21093 OWNER(S) NAME(S) Jay & Helga Nelson

SUBDIVISION NAME Fountain Hill LOT # 11 BLOCK # C SECTION # 2

PLAT BOOK # 026:014 FOLIO # 014 10 DIGIT TAX # 0803050880 DEED REF. # 1084110201



MAP IS NOT TO SCALE
ZONING MAP# 061A1
SITE ZONED DR3.5 (vest 10)
ELECTION DISTRICT 8th
COUNCIL DISTRICT 3rd
LOT AREA ACREAGE _____
OR SQUARE FEET 9,740
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? _____
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
case #4566 A

PLAN DRAWN BY Richard Kahine DATE 4/10/16 SCALE: 1 INCH = 40 FEET

#2016-0247-A

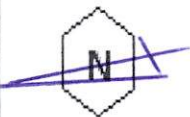
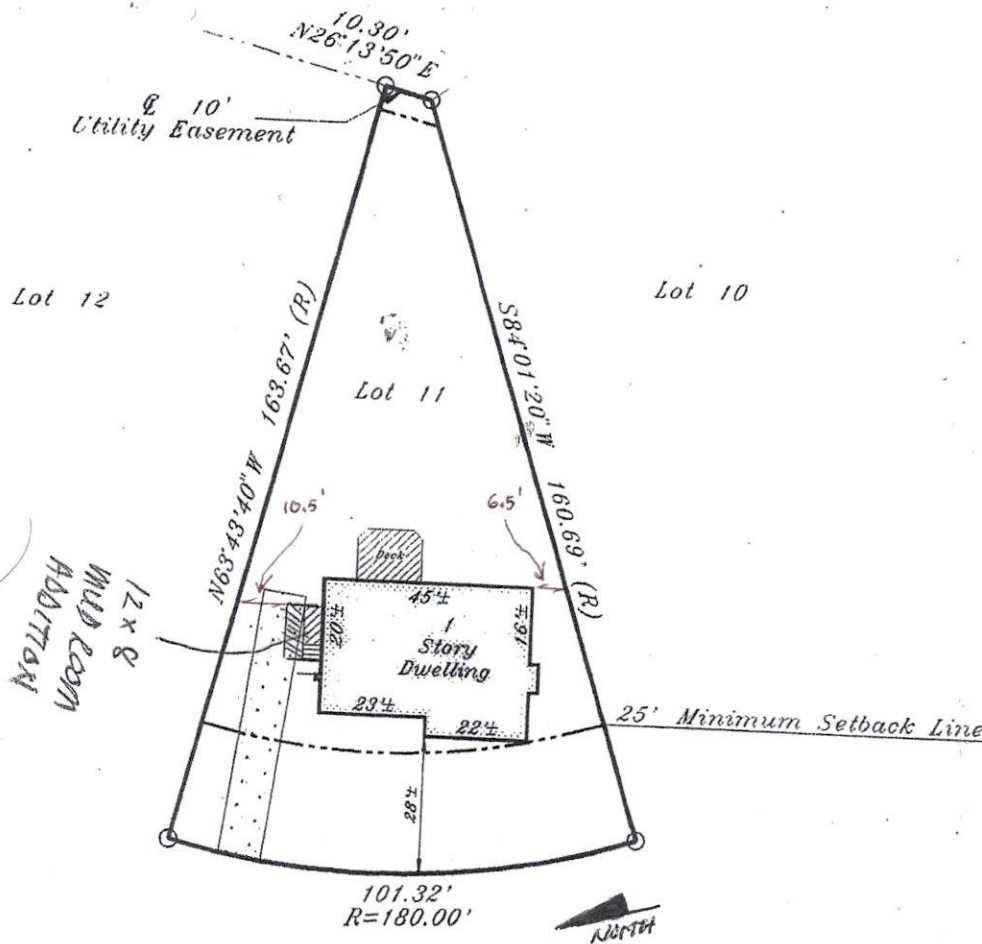
R.K.

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

ADDRESS 2107 Eastham Rd 21093 OWNER(S) NAME(S) Jay & Helga Nelson

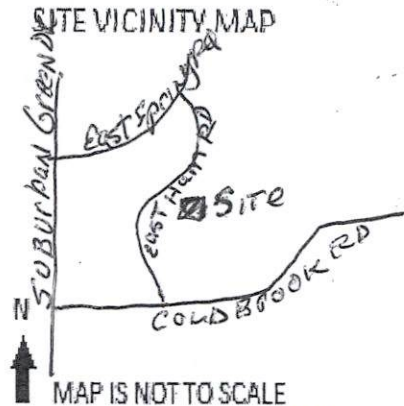
SUBDIVISION NAME Fountain Hill LOT # 11 BLOCK # C SECTION # 2

PLAT BOOK # 026:014 FOLIO # 014 10 DIGIT TAX # 0803050880 DEED REF. # 1084110201



EASTHAM ROAD

PLAN DRAWN BY Richard Kahine DATE 4/10/16 SCALE: 1 INCH = 40 FEET



ZONING MAP# 061A1

SITE ZONED DR 3.5 (vest '10)

ELECTION DISTRICT 8th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE _____

OR SQUARE FEET 9,740

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? _____

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

case #4566-A

VIOLATION CASE INFO:

#2016-0247-A

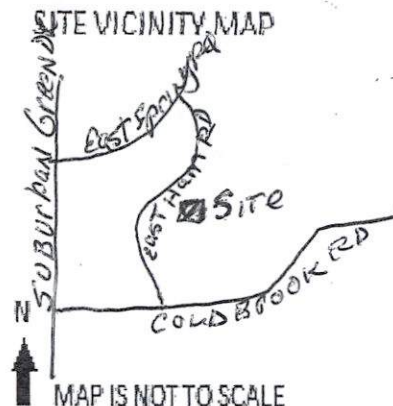
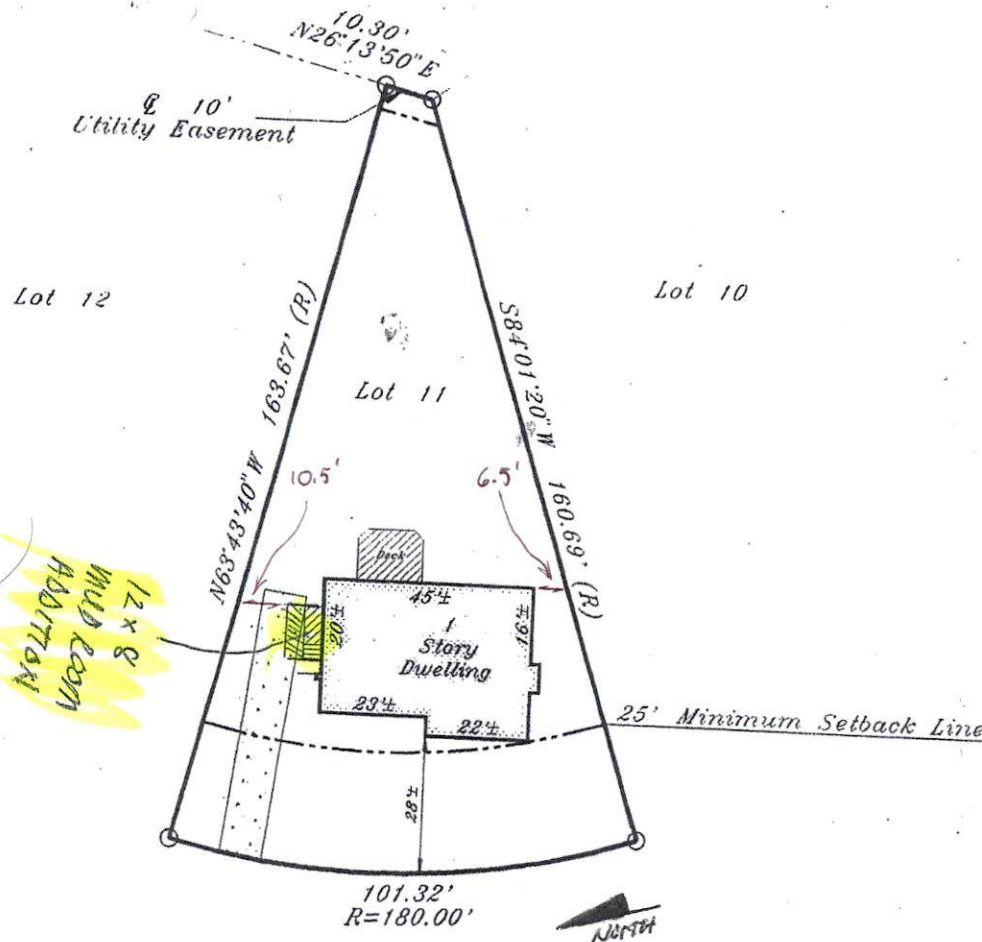
R.D.

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

ADDRESS 2107 Eastham Rd 21093 OWNER(S) NAME(S) Jay & Helga Nelson

SUBDIVISION NAME Fountain Hill LOT # 11 BLOCK # C SECTION # 2

PLAT BOOK # 026:014 FOLIO # 014 10 DIGIT TAX # 0803050880 DEED REF. # 1084110201



ZONING MAP# 061A1

SITE ZONED DR3.5 (vest-1010)

ELECTION DISTRICT 8th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE _____

OR SQUARE FEET 9,740

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? _____

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

case #4566A

VIOLATION CASE INFO: _____

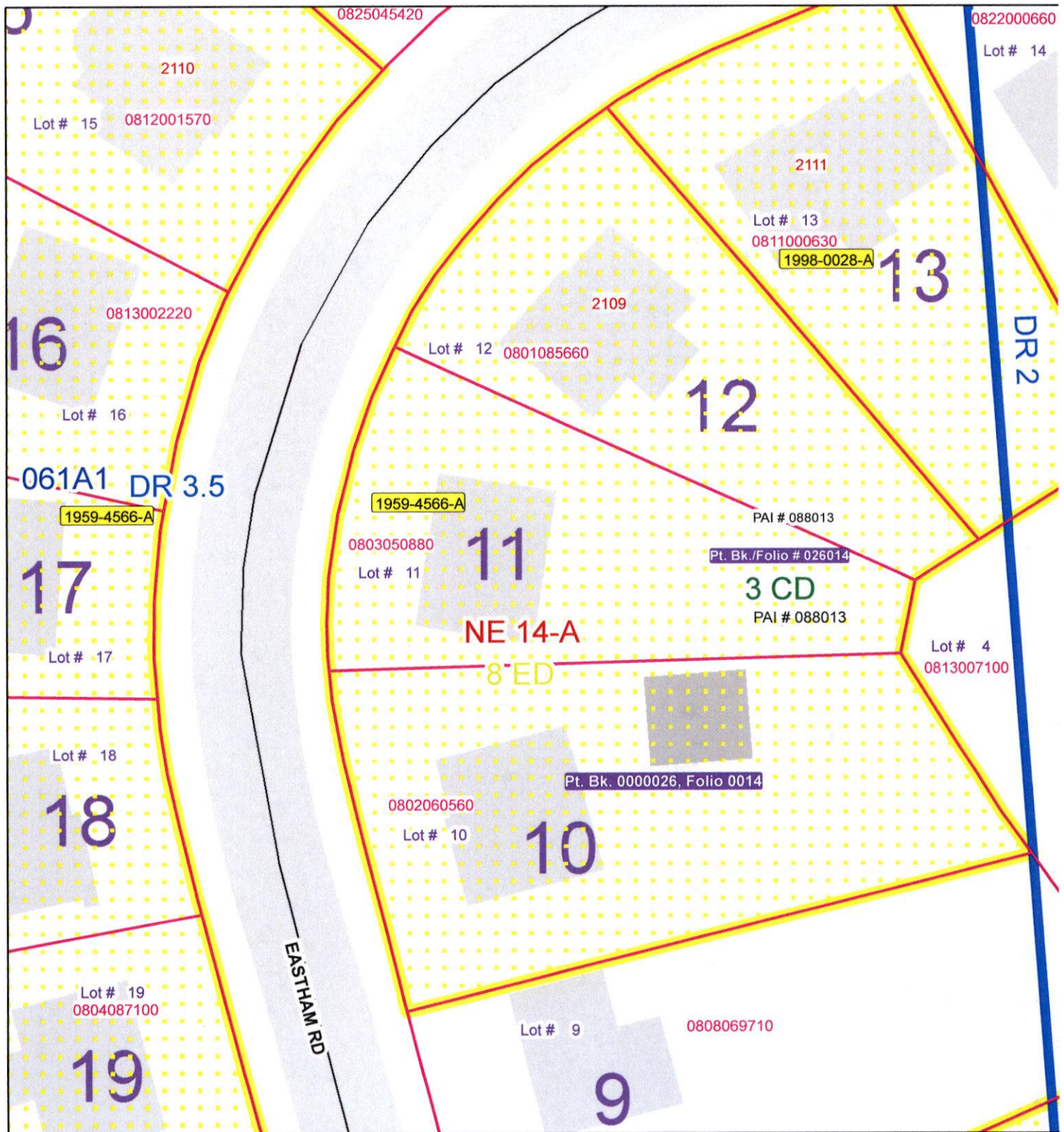
Part. Exh. 1

PLAN DRAWN BY Richard Kanine DATE 4/10/16 SCALE: 1 INCH = 40 FEET

#2016-0247-A

RJD

2107 Eastham Road



Publication Date: 4/11/2016



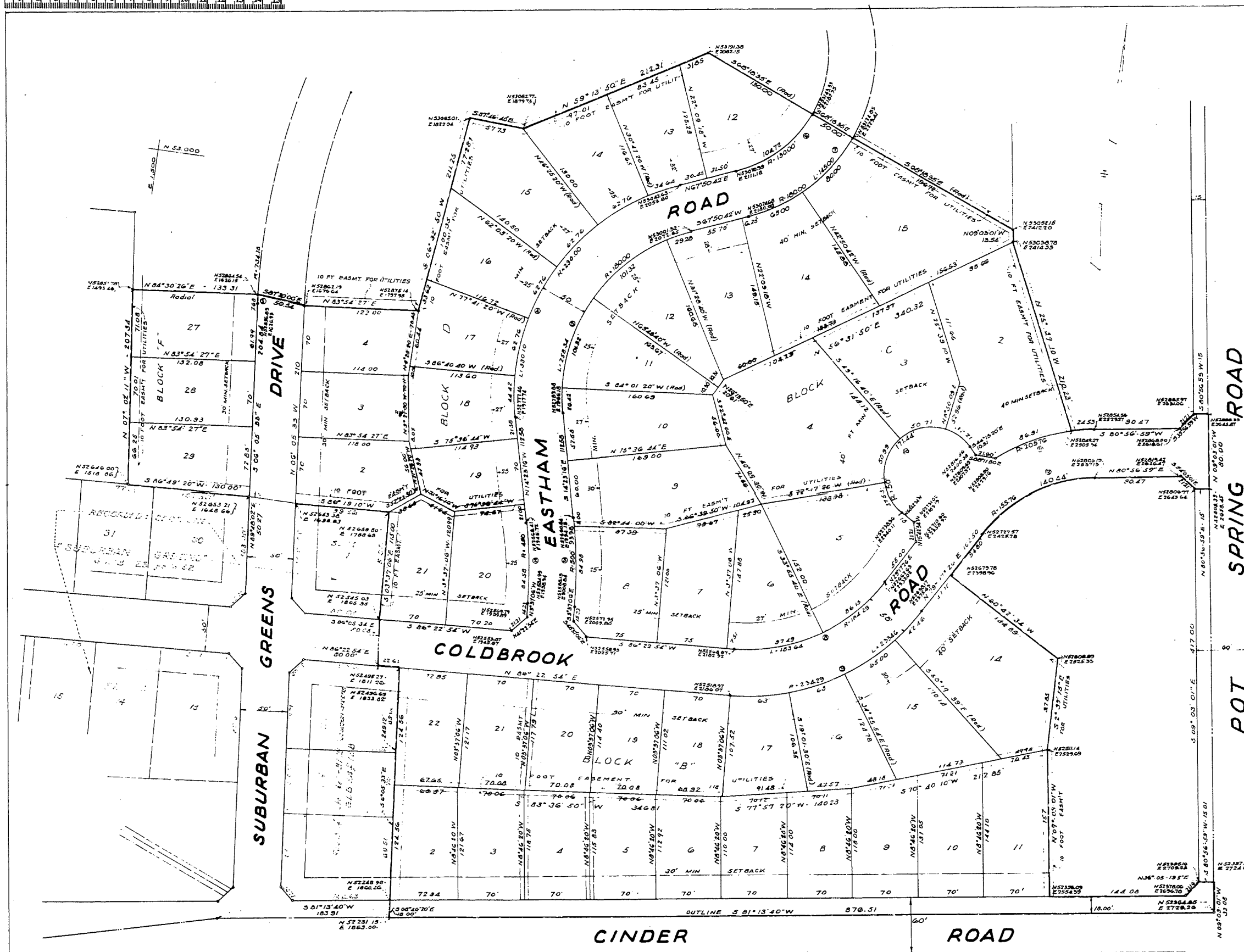
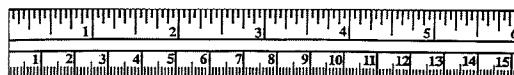
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0247



AMENDED
PLAT OF
SECTION TWO
"FOUNTAIN HILL"
(FORM. SUBURBAN GREENS)
A DEVELOPMENT OF
THE MODERN SUBURBAN CO.

BALTO. CO. MD.
FEB. 10, 1959
Zoning Order 4566-V
Jan. 28, 1959

W.J.R. 26 FOLIO 1 4

RECEIVED for Record
FEB 13 1959 at
same day recorded in liber
W.J.R. No. 26 folio 1 4
One of the Records of
Baltimore County and ex-
amined, per

Walter H. Harrison
Clerk

The requirements of Section 72A, 72B and Article 17 of the Annotated Codes of Md.,
1939 Edition (Title Officers of Court & Title Clerks of Circuit Courts) as far as they
relate to the making of this plat and setting the markers have been complied with.

THE MODERN SUBURBAN CO.
323 MUNSEY BLDG.
BALTIMORE 2, MD.

BY Walter H. Harrison PPR-2
OWNER OF THE LAND SHOWN HEREON
REGISTERED ENGINEER & SURVEYOR LIC. NO. 2005

The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose
of description only and the same are not intended to be dedicated to public use; the fee simple title
thereof is expressly reserved in the grantors of the deed to which this plat is attached, their
heirs and assigns.

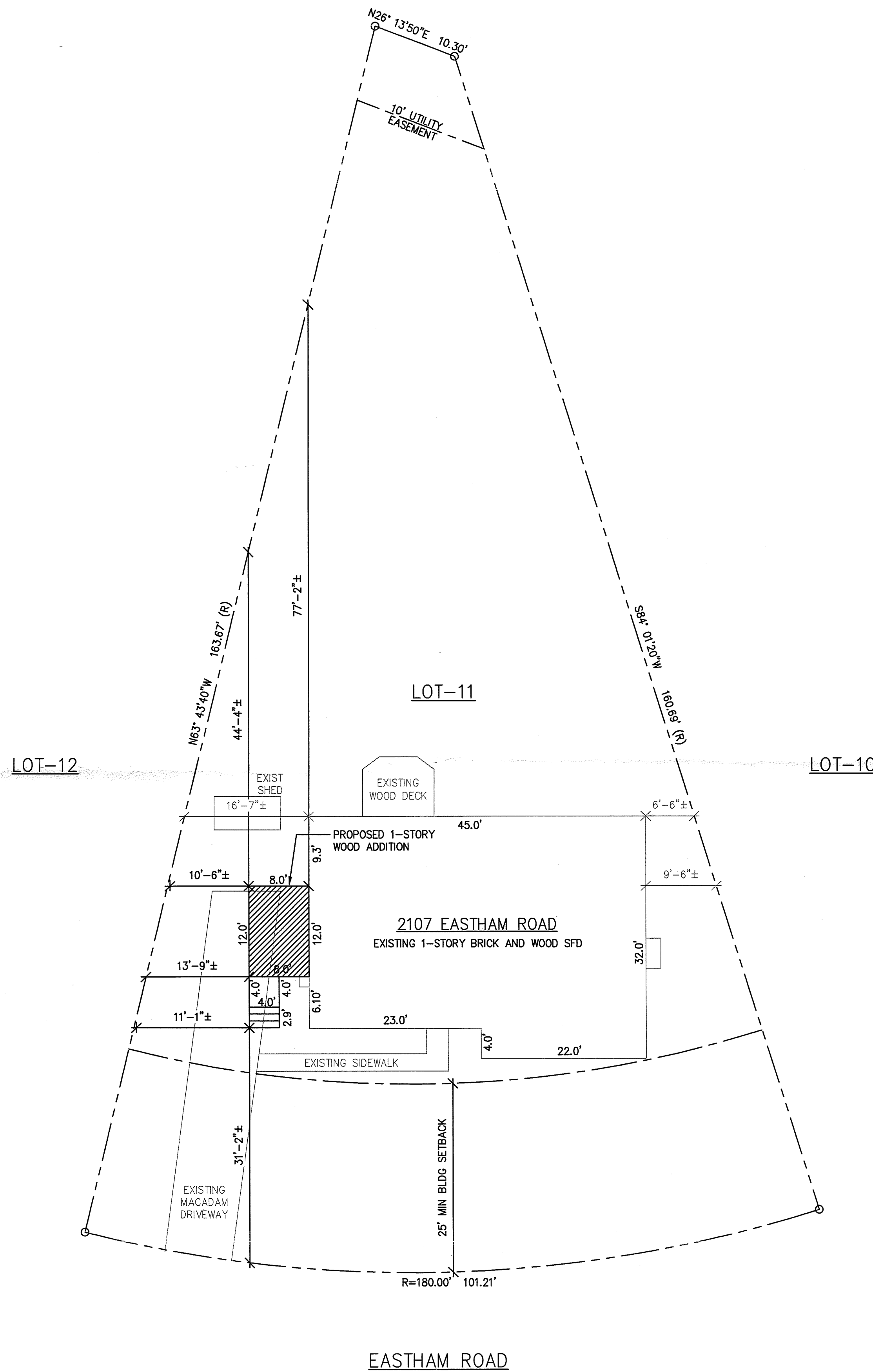
Coordinates shown on this plat are based on the Metropolitan District of Baltimore County
coordinate system.

CURVE DATA						
NO.	RADIUS	Δ	ARC	TAN	CHORD	L.C.B.
1	734.18	0°30'00"	7.68	3.84	7.68	N05°47'35"W
2	450.00	10°46'10"	84.58	42.42	84.58	N09°00'11"W
3	500.00	10°46'10"	93.36	47.15	93.36	N09°00'11"W
4	250.00	21°32'20"	186.72	94.30	186.72	N26°45'45"E
5	180.00	21°32'20"	137.11	68.73	137.11	N26°45'45"E
6	180.00	42°05'17"	144.72	55.39	101.91	N44°46'08"E
7	180.00	42°05'17"	144.72	55.39	101.91	N44°46'08"E
8	180.00	57°05'28"	183.64	100.15	176.15	N57°50'10"E
9	234.29	57°05'28"	233.42	121.48	223.99	N57°50'10"E
10	50.00	196°27'44"	171.44	...	...	...
11	205.76	57°01'40"	111.44	87.12	110.07	N65°26'08"E
12	15.676	57°33'35"	140.44	75.40	135.73	N65°26'08"E

R6?
Vested Rio

STATE HEALTH DEPARTMENT APPROVAL BY <u>William H. Z. Whitten</u> DEPUTY STATE HEALTH OFFICER	APPROVED FOR BALTIMORE COUNTY PLANNING BOARD BY <u>James S. Spamer</u> DIRECTOR	HIGHWAYS DEPARTMENT - BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT AND LOCATION BY <u>Robert G. Spamer</u> ROAD ENGINEER	JAMES S. SPAMER & ASSOCIATES ENGINEERS & SURVEYORS 400 YORK ROAD TOWSON 4, MD.
DATE <u>2-14-59</u>	DATE <u>2-10-59</u>	DATE <u>2-10-59</u>	DATE <u>2-10-59</u>

Item #0247



SITE PLAN
SCALE: 1"=10'



PROPERTY DESCRIPTION		
ACCOUNT NO: 0803050880		
USE: RESIDENTIAL		
2107 EASTHAM ROAD - BALTIMORE COUNTY		
1-STORY BRICK AND WOOD SINGLE FAMILY DWELLING		
DISTRICT-08	PLAT REF: 0026/0014	
LOT: 11	SECTION: 2	BLOCK: C
MAP: 0061	GRID: 0001	PARCEL: 0273
PROPERTY LAND AREA: 9,740 SQ. FT.		

BUILDING CODE REVIEW:
ALL WORK SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF DEVIATIONS.
CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING AND SHALL NOTIFY THE ARCHITECT OF DEVIATIONS.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.

PROPOSED SINGLE STORY ADDITION TO:
NELSON RESIDENCE
2107 EASTHAM ROAD
LUTHERVILLE, MARYLAND 21093

DL SIDING & CONSTRUCTION
2707 MERRICK WAY
ABINGDON, MARYLAND 21009
410-569-2309

V. A. BRADEN
DRAFTING AND DESIGN
308 GEORGE AVENUE
BALTIMORE, MARYLAND 21221
410-236-4794

Sym.	REVISIONS	Date

Drawn VAB	
Designed VAB	
Checked VAB	
Approved VAB	
Scale AS NOTED	
Comm No 16031-A	Date MARCH 01, 2016
Drawing Title SITE PLAN	
Sheet No: S-1	

Item #0247

PERMIT SET