

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1200 Boyce Avenue)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Bryan D. & Caroline K. Casey	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0187-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 filed by the legal owners of the property, Bryan D. & Caroline K. Casey ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.B (205.3, R.20 zone) of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) To permit a side street setback as close as 25 ft. and side street centerline setback as close as 55 ft. in lieu of 40 ft. and 65 ft., and (2) To permit an existing accessory structure (shed) located in the closest third of the lot removed from a street in lieu of the farthest third. 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. A ZAC comment was received from the Department of Planning (DOP) dated January 31, 2017, indicating their recommendation that the addition not exceed 50% of the existing floor area and therefore not subject to DRP review and that the addition be consistent with the overall colors, fenestration, and architectural character of the primary dwelling. In addition, a ZAC comment was also received from the Bureau of Development Plans Review (DPR) dated January 27, 2017, indicating that the Petitioner is cautioned that the existing shed is

ORDER RECEIVED FOR FILING

Date 2-10-17

By DSW

within a slope easement, so it will have to be relocated if and when Boyce Avenue is widened. It is also to be noted that eight (8) neighbors who reside on Boyce Avenue signed a petition in support of Petitioners' zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 22, 2017, 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 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 10th day of **February, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B (205.3, R.20 zone) of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) To permit a side street setback as close as 25 ft. and side street centerline setback as close as 55 ft. in lieu of 40 ft. and 65 ft., and (2) To permit an existing accessory structure (shed) located in the closest third of the lot removed from a street in lieu of the farthest third, be and is hereby

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By [Signature]

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.
- Petitioners must comply with the ZAC comment submitted by DOP dated January 31, 2017, and DPR dated January 27, 2017; copies of which are attached hereto and made a part hereof.

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

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Date 2-10-17

By dlw

2-6

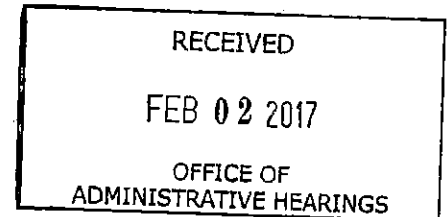
BALTIMORE COUNTY, MARYLAND INTRA-OFFICE MEMORANDUM

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

DATE: 1/31/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-187-A



INFORMATION:

Property Address: 1200 Boyce Ave.

Petitioner: Bryan and Caroline Casey

Zoning: DR 2

Requested Action: Administrative Variance

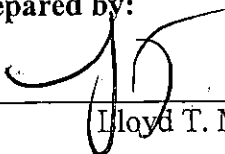
The Department has reviewed the petition for Administrative Variance to permit a single family dwelling with addition to have a side yard setback of 25' and a side street centerline setback of 55' in lieu of the minimum required 40' and 65' respectively and to permit an existing accessory structure (shed) to be located in the closest one third of the lot removed from a street in lieu of the farthest one third.

A site visit was conducted on January 25, 2017. The property is located within the Ruxton/Riderwood/Lake Roland Development Review Panel (DRP) area.

The Department recommends that the addition does not exceed the 50% of the existing floor area and therefore not subject to DRP review. The Department further recommends that the addition be consistent with the overall colors, fenestration, and architectural character of the primary dwelling.

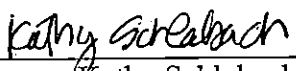
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski

Mitch Kellman

Office of the Administrative Hearings

People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 2-10-17

By low

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2017
Item No. 2017-0187

DATE: January 27, 2017

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

The petitioner is cautioned that the existing shed is within a slope easement, so it will have to be relocated if and when Boyce Avenue is widened.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 17-0187-01232017.doc

ORDER RECEIVED FOR FILING

Date 2-10-17

By LOW



KEVIN KAMENETZ
County Executive

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

February 10, 2017

Bryan D. and Caroline K. Casey
1200 Boyce Avenue
Baltimore, MD 21204

RE: Petition for Administrative Variance
Case No. 2017-0187-A
Property: 1200 Boyce Avenue

Dear Petitioners:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Mitch Kellman, Daft McCune Walker, 501 Fairmount Avenue, Suite 300,
Towson, MD 21286



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 1200 Boyce Avenue Towson MD 21204 Currently zoned DR2

Deed Reference 32210 100449 10 Digit Tax Account # 0902656130

Owner(s) Printed Name(s) Caroline Keelty Casey and Bryan Dorrance Casey

(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) 1302.3.B (205.3, R. 20 Zone) to permit a side street setback as close as 25 feet and side street centerline setback as close as 55 feet in lieu of 40 feet and 65 feet; and 400.1 to permit an existing accessory structure (shed) located in the closest third of the lot removed from a street in lieu of the farthest third.
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):

Bryan Casey , Caroline Casey
Name #1 – Type or Print Name #2 – Type or Print

[Signature] , [Signature]
Signature #1 Signature #2

1200 Boyce Ave Towson MD
Mailing Address City State

21204 , 443-858-0145 , Ckeelty@keelty.com
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:

Mitch Kellman
Name – Type or Print

[Signature]
Signature

DMW, 501 Fairmount Ave, Ste 300
Mailing Address City State

21286 , 410-296-3333 , mKellman@dmw.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 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 2017-0187-A Filing Date 1/13/17 Estimated Posting Date 1/27/17 Reviewer JS

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: 1200 Boyce Avenue Towson MD 21204
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)

See attached

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

Carol Casey
Signature of Owner (Affiant)
Caroline Casey
Name- Print or Type

Bryan Casey
Signature of Owner (Affiant)
Bryan Casey
Name- Print or Type

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

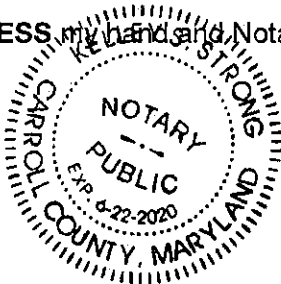
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of January, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Bryan Casey and Caroline Casey

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

AS WITNESS my hand and Notaries Seal



Kelly S. Strong
Notary Public
June 22, 2020
My Commission Expires

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE: 1200 BOYCE AVENUE, TOWSON MD 21204

We have lived in this home for approximately 4 ½ years. When we purchased the home we had one baby and we now have a 5-year-old daughter and a 3-year-old daughter. Due to our expanding family we feel that we need more living space in our home in order to get the full use and enjoyment. We love our home and location and believe that this addition is a necessity to us staying in this house.

We cannot expand our home on the left, because the existing garage and in ground pool pose physical barriers. We cannot build off of the back due to the location of the basement areaway, which cannot easily be relocated. We use the yard directly in the rear of the home for the children and dog to play in. We have a very nicely sized side yard that gets little use and would work perfectly for us to put an addition. This would not impact any neighbors since this area fronts the road. There are already several trees that line the road, which would provide a natural barrier for passerby's.

We have several neighbors who have added onto their homes over the years, so we feel that an addition will fit into the characteristics of the neighborhood as well as increase value for our surrounding neighbors.

Thank you for your consideration.

Sincerely,

Bryan and Caroline Casey
1200 Boyce Avenue
Towson Maryland 21204

ZONING DESCRIPTION
For
1200 Boyce Avenue
Baltimore County Tax Map 69, Parcel 870
Baltimore County, Maryland

Beginning at a point on the north side of Boyce Avenue, which has a 60-foot right-of-way width, at a distance of 290 feet west of the centerline of Greenwood Road;

being Lot Number 2, of the "Boyce" Subdivision as recorded in Baltimore County Plat Book Number 29, Folio 118, containing 20,424 square feet or .47 of an acre acres; and

also known as 1200 Boyce Avenue containing 20,424 square feet or .47 acres in the 9th Election District and 2nd Councilmanic District.

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

No. **142851**

Date: **1/13/17**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 1/13/2017 1/13/2017 11:11:03 1

REG NO. 142851 WALKIN LJR
 >> RECEIPT # 703258 1/13/2017 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 142851

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75.00
Total:									\$ 75.00

Rec From: **CASEY**

For: **2017-087-1**

Recpt Tot \$75.00
 \$75.00 OK \$0.00 CA
 Baltimore County, Maryland

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 1-22-17

RE: Case Number: 2017-0187-A

Petitioner/Developer: Casey

Date of Hearing/Closing: 2-6-17

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 1200 Boyce Ave

The signs(s) were posted on 1-22-17
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

Enclosures: (1) Concept Plan
(2) County agency comments

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2017-0187-A

TO PERMIT A SIDE STREET SETBACK AS CLOSE AS
25 FEET AND SIDE STREET COVERING SETBACK AS CLOSE AS
35 FEET IN LIEU OF 40 FEET AND 60 FEET AND TO PERMIT A
REAR YARD SETBACK OF 25 FEET IN LIEU OF 40 FEET AND TO
PERMIT AN EXISTING ACCESSORY STRUCTURE (SHED) LOCATED IN THE
CLOSEST THIRD OF THE LOT REMOVED FROM A STREET IN LIEU OF
THE FARTHEST THIRD.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 2/6/20.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3691.

NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0187 -A Address 1200 BOYCE AVE, 21204

Contact Person: JASON SEIDENMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/13/17 Posting Date: 1/22/17 Closing Date: 2/6/17

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 2017- 0187 -A Address 1200 BOYCE AVE, 21204

Petitioner's Name CASEY Telephone _____

Posting Date: 1/22/17 Closing Date: 2/6/17

Wording for Sign: TO PERMIT A SIDE STREET SETBACK AS CLOSE AS 25 FEET AND SIDE STREET CENTERLINE SETBACK AS CLOSE AS 55 FEET IN LIEU OF 40 FEET AND 65 FEET; AND TO PERMIT AN EXISTING ACCESSORY STRUCTURE (SHED) LOCATED IN THE CLOSEST THIRD OF THE LOT REMOVED FROM A STREET IN LIEU OF THE FARTHEST THIRD.

Revised 7/6/16

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0187-A
Property Address: 1200 Boyce Avenue
Property Description: North Side of Boyce, 290

Legal Owners (Petitioners): CASEY
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mitch Kellman
Company/Firm (if applicable): DMW, Inc.
Address: 501 Fairmount Ave, Ste 300
Towson, MD 21286

Telephone Number: 410-296-3337

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

February 7, 2017

Bryan & Caroline Casey
1200 Boyce Avenue
Towson MD 21204

RE: Case Number: 2017-0187 A, Address: 1200 Boyce Avenue

Dear Mr. & Ms. Casey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 13, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Mitch Kellman, 501 Fairmount Avenue, Suite 300, Towson MD 21286

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



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

Date: 1/17/17

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. 2017-01874

*Administrative Variance
Bryon & Caroline Casey
1200 Boyce Avenue*

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 "Wendy Wolcott".

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE MEMORANDUM

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

DATE: 1/31/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-187-A

INFORMATION:

Property Address: 1200 Boyce Ave.

Petitioner: Bryan and Caroline Casey

Zoning: DR 2

Requested Action: Administrative Variance

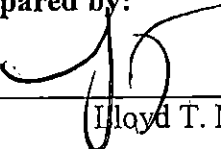
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A site visit was conducted on January 25, 2017. The property is located within the Ruxton/Riderwood/Lake Roland Development Review Panel (DRP) area.

The Department recommends that the addition does not exceed the 50% of the existing floor area and therefore not subject to DRP review. The Department further recommends that the addition be consistent with the overall colors, fenestration, and architectural character of the primary dwelling.

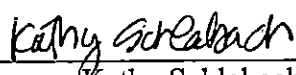
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski

Mitch Kellman

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE MEMORANDUM

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

DATE: 1/31/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-187-A



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Petitioner: Bryan and Caroline Casey

Zoning: DR 2

Requested Action: Administrative Variance

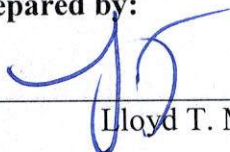
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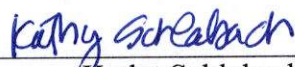
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski

Mitch Kellman

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2017
Item No. 2017-0187

DATE: January 27, 2017

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

The petitioner is cautioned that the existing shed is within a slope easement, so it will have to be relocated if and when Boyce Avenue is widened.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 17-0187-01232017.doc

MEMORANDUM

DATE: March 16, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0187-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 13, 2017. 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

Real Property Data Search Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0902656150			
Owner Information					
Owner Name:	CASEY CAROLINE KEELTY CASEY BRYAN DORRANCE		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	1200 BOYCE AVE BALTIMORE MD 21204-3606		Deed Reference:	/32210/ 00449	
Location & Structure Information					
Premises Address:		1200 BOYCE AVE 0-0000		Legal Description: 1200 BOYCE AVE BOYCE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0069	0011	0870		0000	
					Block:
					2
					Lot:
					2
					Assessment Year:
					2017
					Plat No:
					Plat Ref: 0029/0118
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1964	2,337 SF	650 SF	20,424 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	1/2 BRICK FRAME	3 full/ 1 half	1 Attached
					Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2017	Phase-in Assessments		
			As of 07/01/2016	As of 07/01/2017	
Land:	204,100	204,100			
Improvements	289,500	379,900			
Total:	493,600	584,000	493,600	523,733	
Preferential Land:	0			0	
Transfer Information					
Seller: POLINS KURT E		Date: 06/19/2012		Price: \$605,000	
Type: ARMS LENGTH IMPROVED		Deed1: /32210/ 00449		Deed2:	
Seller: KRUCHKO JOHN G		Date: 02/07/1997		Price: \$284,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12027/ 00558		Deed2:	
Seller: SMALL VINCENT P,JR		Date: 06/17/1981		Price: \$190,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06298/ 00360		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016	07/01/2017		
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 10/01/2012					

Case # 2017-0187-A

Dear Neighbor (s),

We have been your neighbor at 1200 Boyce Avenue for approximately 4 ½ years. During that time, we have thoroughly enjoyed the street and our neighbors. When we purchased the home we had a baby girl, who is now 5 and has a 3-year-old sister. Due to our expanding family we feel that we need more living space in our home in order to get the full use and enjoyment. We love our home and location and believe that this addition is a necessity to us staying in this house.

We are going through the process of getting a zoning variance to put an addition on the right side of our house. There are several physical barriers that impede us from putting the addition anywhere but on the right side. We have a very nicely sized side yard that gets little use and would work perfectly for us to put this addition. We do not believe that this would impact any of our neighbors since this area fronts the road. There are already several trees that line the road, which would provide a natural barrier for passerby's and the homes on the other side of Boyce Avenue

Many of you have added onto your homes over the years, so we feel that an addition will fit into the characteristics of the neighborhood as well as increase value for our surrounding neighbors.

The plans of the addition have not been finalized, but it will not extend more than approximately 20ft to the side of the house. It would be very helpful to have your support during the zoning variance process.

We are happy to answer any and all questions you may have.

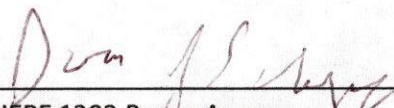
Thank you for your consideration.

Sincerely,

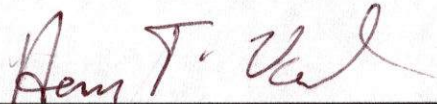
Bryan and Caroline Casey
1200 Boyce Avenue
Towson Maryland 21204

JAN 25

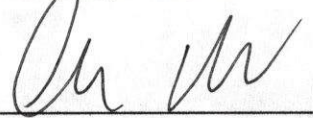
I/ We are in support of the addition to the Casey residence at 1200 Boyce Avenue:



SCHEPF 1202 Boyce Avenue



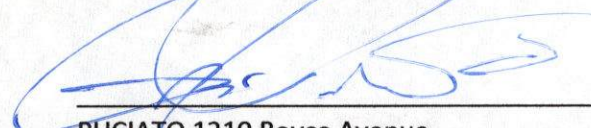
VAIL 1204 Boyce Avenue



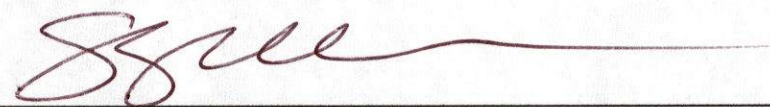
WILLIAMS 1206 Boyce Avenue



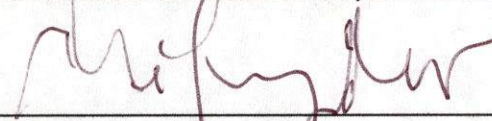
SHURE 1208 Boyce Avenue



PUCIATO 1210 Boyce Avenue



GERMANIDES-DRYER 1201A Boyce Avenue



REIFSNYDER 1209 Boyce Avenue



M. DARLENE CIORUSO
1210 Boyce Ave 21204





My Neighborhood Map

Created By
Baltimore County
My Neighborhood



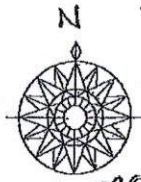
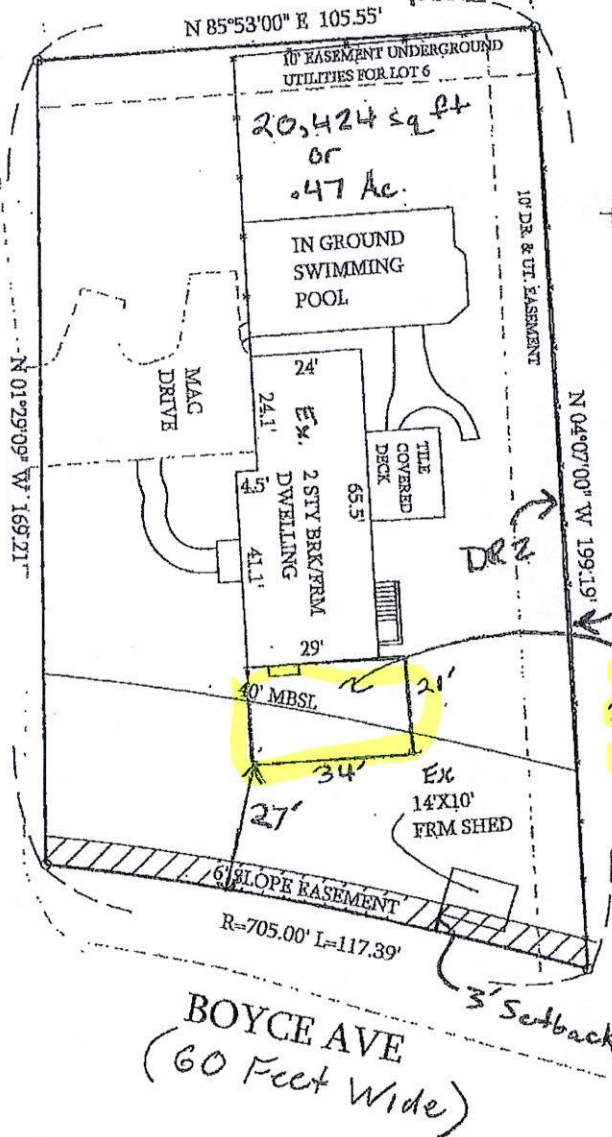
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Printed 1/3/2017

Plan To Accompany An
Administrative Variance
1200 Boyce Avenue

0919076761 Schepf
Trustee

USE IN COMMON R/W

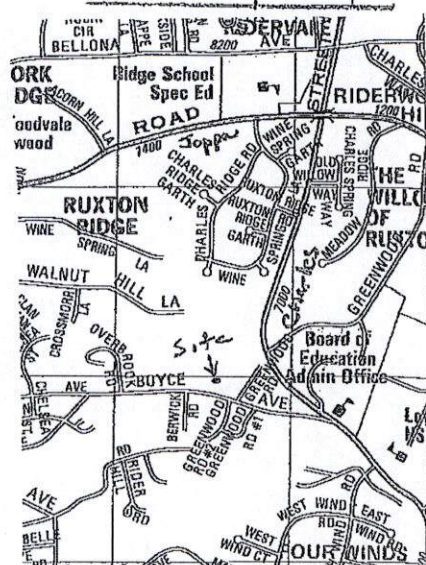


0902571452
Board of
Education
of Baltimore
County

DR1

Proposed
21'x34'
2-Story
Residential
Addition

Vicinity Map



Owners: Bryan & Caroline Keelty Casey
Tax Map 69, Parcel 870; Plat Book Ref 29/118; Lot 2
Deed Ref 32210/00449, Tax Acc# 0902656150
Zoning: DR2, 200 Scale Title: 069C2
Election District 9, Council District 2
Site is served by Public Utilities.
Site is not within a Flood Hazard Zone.
Site is not Historic nor within a Historic District.
There is no Zoning nor Development Process History
on the Property.
Site is not within the Chesapeake Bay Critical Area.

Pet. Exh. 1



Side yard when addition is
proposed from rear



2017-0187A

Side of house where addition
is proposed (from side)



2017-0187A

Side of house where addition
is proposed (from side).



2017-0187A

Side of house where addition
is proposed (from front)



Side of house where addition
is proposed (from Boyce Avenue)

2017-0127A



Side of house where addition
is proposed (from Boyce Avenue)

2017-0187-A



✓ L810-2108

Front of house (from front)