Kristen L Lewis

From: Terry Curtis
Sent: Monday, June 21, 2021 3:00 PM
To: PAI Zoning Advisory Committee
Cc: Jeffrey N Perlow; Christina Y Frink; Jeff Peluso; Rahee Famili; Richardson, Patrick; Kristen L Lewis
Subject: ZAC Agenda Case #2021-0174-A, 7628 Philadelphia Road

Good afternoon Kristen,

During my review of the ZAC Agenda for the distribution meeting of June 14, 2021, I reviewed an Administrative Variance for case number 2021-0174-A for 7628 Philadelphia Road. The petitioner is asking for a variance to front and rear setback requirements. DPW&T Highway Design Section requires the dedication of 50 foot right-of-way along the frontage of Longview Avenue. The applicant must also verify with the Maryland State Highway Administration to make sure right-of-way dedication for Philadelphia Road is required. The dedication of the right-of-way must be finalized before the approval of the Variance.

If you have any questions please feel free to contact me anytime.

Terry Curtis, Jr.
Engineer III
Department of Public Works & Transportation
111 West Chesapeake Avenue
Room 205
Towson, Maryland 21204
410-887-3117
tcurtis@baltimorecountymd.gov

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Administrator

June 22, 2021

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the Morales Residence Case number referenced below, which was received on June 17, 2021. A field inspection and internal review reveals that an entrance onto MD 7 (7628 Philadelphia Rd.) consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for variance, Case Number 2021-0174 -A.

Elliot Morales
7628 Philadelphia Rd.

If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at sautry@mdot.maryland.gov

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 7/9/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 21-0174

INFORMATION:
Property Address: 7628 Philadelphia Rd
Petitioner: Elliott Morales
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for Variances from the following sections of the Baltimore County Zoning Regulations:

1. 1B02.3.C.1 to permit an 18' front yard setback in lieu of the required 25' front yard setback, and
2. 1B02.3.C.1 to permit a 22' rear yard setback in lieu of the required 30' rear yard setback for a proposed two story dwelling addition.

A site visit was conducted on 6/25/2021. The surrounding neighborhood is primary residential single family homes, with some commercial properties between Philadelphia Road and Pulaski Highway. The property is not within the boundary of any community plan.

The Department of Planning has no objections to the request.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

c: Mark Landolina
Patrick Richardson, Richardson Engineering LLC
Office of Administrative Hearings
People's Counsel for Baltimore County

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BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: June 22, 2021

SUBJECT: DEPS Comment for Zoning Item # 2021-0174-A
Address 7628 Philadelphia Road
(Morales Property)

Zoning Advisory Committee Meeting of **June 21, 2021**.

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

Reviewer: Steve Ford

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