

STANDARD APPLICATION
Harford County
Board of Appeals
 Bel Air, Maryland 21034

RECEIVED

APR 11 2005

Case No. 5485
 Date Filed 4/1/05
 Hearing Date _____
 Receipt _____
 Fee \$50.00

HARFORD COUNTY COUNCIL

Shaded Areas for Office Use Only

Type of Application

- Administrative Decision/Interpretation
- Special Exception
- Use Variance
- Change/Extension of Non-Conforming Use
- Minor Area Variance
- Area Variance
- Variance from Requirements of the Code
- Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code

CASE 5485 MAP 62 TYPE Variance
ELECTION DISTRICT 01 LOCATION 896 Randall Dr., Abingdon
BY Constance C. Ward
Appealed because a minor area variance pursuant to Sec. 267-36B, Table IV of the
Harford County Code to permit an addition to dwelling with side yards totaling less than
30'(proposed 28') in the R1 district (with NRD development adjustment to R2 standards)
requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Owner (please print or type)

Name CONSTANCE C. WARD Phone Number 410-569-2873
 Address 896 RANDALL DRIVE, ABINGDON, MD 21009
Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____
 Address _____
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____
 Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
 Address _____
Street Number Street City State Zip Code

Land Description

Address and Location of Property 896 RANDALL DRIVE, ABINGDON, MD 21009

Subdivision VILLAGE OF BYNUM RUN

Lot Number 52

Acreage/Lot Size 0.266 AC. Election District No. 1

Zoning R1 (Bump up R2)

Tax Map No. 62 Grid No. 1B Parcel 788 Water/Sewer: Private _____ Public

List ALL structures on property and current use: _____

Estimated time required to present case: 30 MIN.

If this Appeal is in reference to a Building Permit, state number _____

Would approval of this petition violate the covenants and restrictions for your property? No.

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes _____ No

Is this request within one (1) mile of any incorporated town limits? Yes _____ No

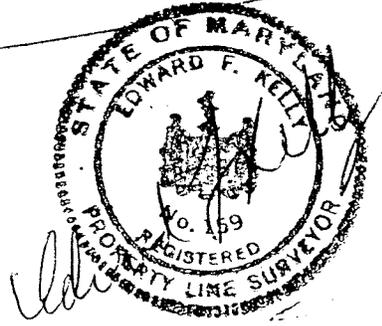
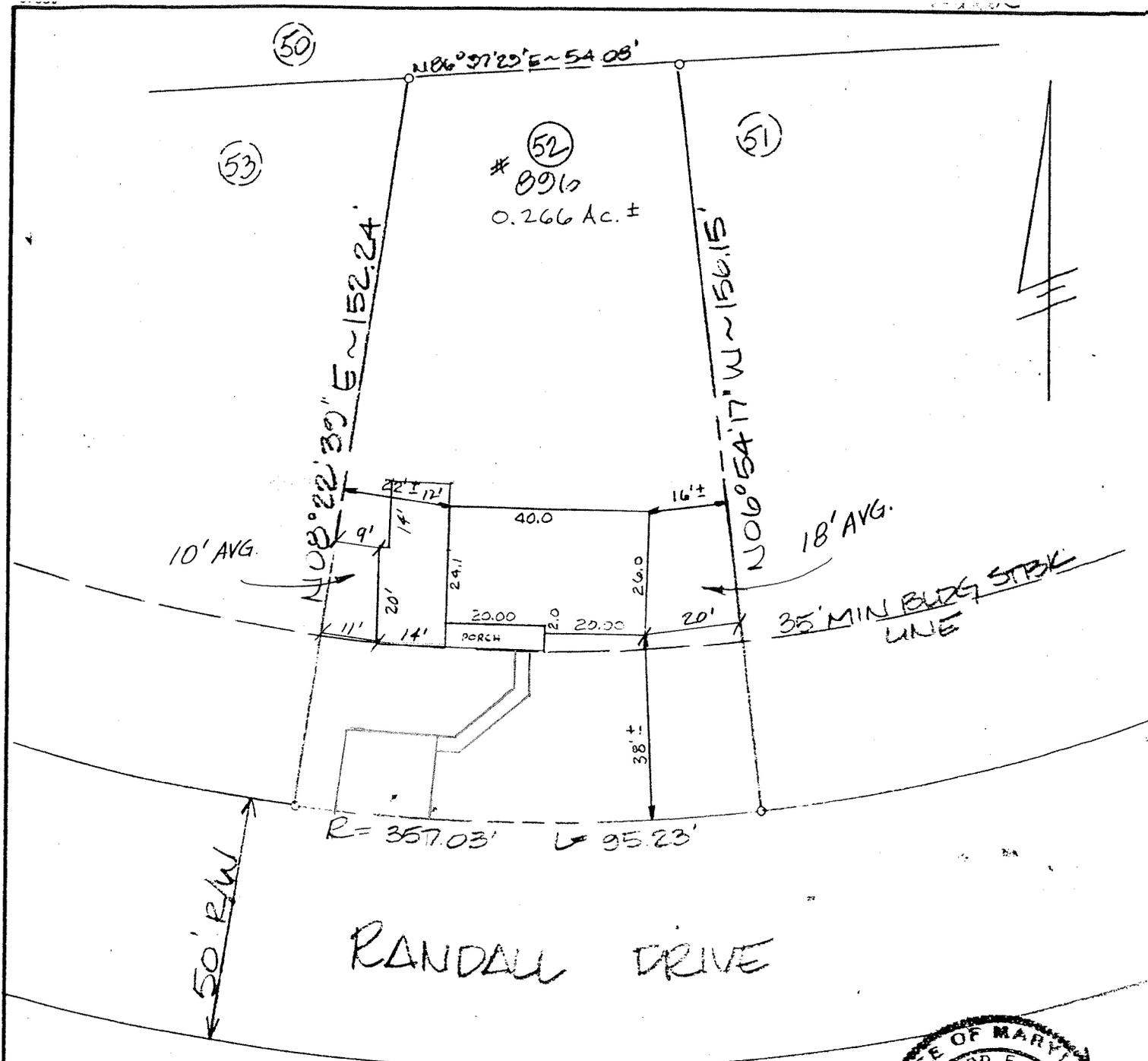
Request

A SIDE YARD AREA VARIANCE TO LOCATE A ONE CAR GARAGE WITH STORAGE.

Justification

SEE ATTACHED:

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)



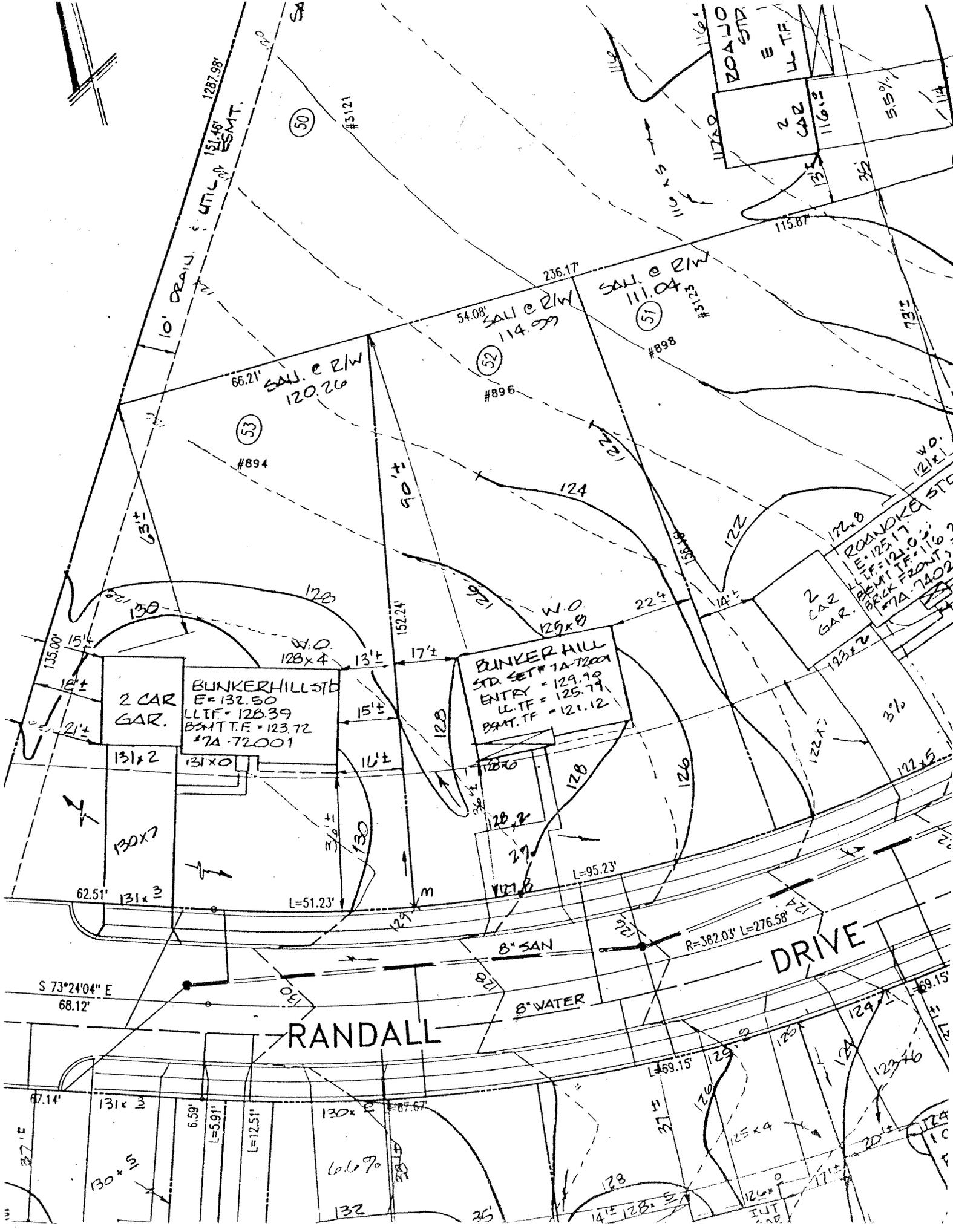
The information on this plat shows only that the improvements indicated hereon are located as shown within the outlines of the lot upon which they are erected, and is not to be construed as an establishment of property lines.

MORRIS AND RITCHIE ASSOCIATES, INC.
 ENGINEERS AND SURVEYORS
 139 NORTH MAIN STREET
 BEL AIR, MARYLAND 21014
 PHONE: 836-7560 - 879-1690

LOCATION OF EXISTING STRUCTURE
 LOT 52
 SECTION I PLAT IX PHASE I
 VILLAGE OF BYNUM RUN
 CAH63 F04052
 ELECTION DISTRICT NO. 1
 HARFORD COUNTY MARYLAND
 FOR: BYLAND HOMES

SCALE: 1" = 30' DATE: 2-6-90 DRAWN BY: T.K. JOB NO. 3371

BL# 3 PG# 46



1287.98'
151.48' E SMT.

10' DRAIN. & UTIL. OF E SMT.

(50) #3121

(53) #894
66.21' SAW. e R/W
120.26

54.08' SAW. e R/W
114.99 (52) #896

236.17 SAW. e R/W
111.04 (51) #898

1174.0
116.1
116.1
2 CAR GAR. 116.2
5.5%
115.87

2 CAR GAR.

BUNKERHILL STB
E=132.50
LLTF=128.39
BSMT.TF=123.72
#7A-72001

BUNKER HILL
STD SET # 7A-72001
ENTRY = 129.19
LLTF = 125.74
BSMT.TF = 121.12

2 CAR GAR.

ROANOKE STB
E=125.17
LLTF=121.0
BSMT.FRONT=116.2
#7A-72021

131x2

130x7

131x3

131x0

128x2

S 73°24'04" E
68.12'

RANDALL

8" SAN

8" WATER

DRIVE

R=382.03' L=276.58'

131x3

130x5

132

6.59'

L=5.91'

L=12.51'

130x2

6.6%

132

6.67'

132

35'

129

128

128

128

129

128

128

128

129

128

128

128

129

128

128

128

37'E

37'E

130x5

VILLAGE OF BYNUM RUN 1 HOMEOWNERS ASSOCIATION
ARCHITECTURAL DESIGN COMMITTEE
PLANS REQUEST FORM

Date Submitted: MARCH 11, 2005 Date Approved: _____

Homeowner Name: CONSTANCE C. WARD

Address: 896 RANDALL DRIVE, ABINGDON, MD 21009

Home Phone: 410-569-2873 Work Phone: 410-569-2873

Proposed project will affect: (Please Check One)

Landscaping

Satellite Dish (must be 18" or less in diameter)

Exterior Painting

Other (Please Describe)

Decking

Fencing

Home Addition

Please describe below the changes you propose to make to your property, including location, dimensions, materials, colors and designs. Please attach all appropriate documents including blue prints, detailed drawings and a property plat. A copy of the Harford County permit(s) is also required to be submitted after approval.

Project: A ONE CAR GARAGE ON THE LEFT SIDE OF THE HOUSE. MATERIALS AND COLOR WILL MATCH THE EXISTING HOUSE. THE FRONT WILL BE 14' WIDE, 20' BACK THERE WILL BE A 2' SET BACK TO ACCOMMODATE THE ANGLE OF THE PROPERTY LINE. THE OVERALL DEPTH WILL BE 34'.

Estimated Start Date: 6/1/05 Estimated Completion Date: 8/31/05

Homeowner Signature: Constance C. Ward

Village of Bynum Run 1 Architectural Review Committee

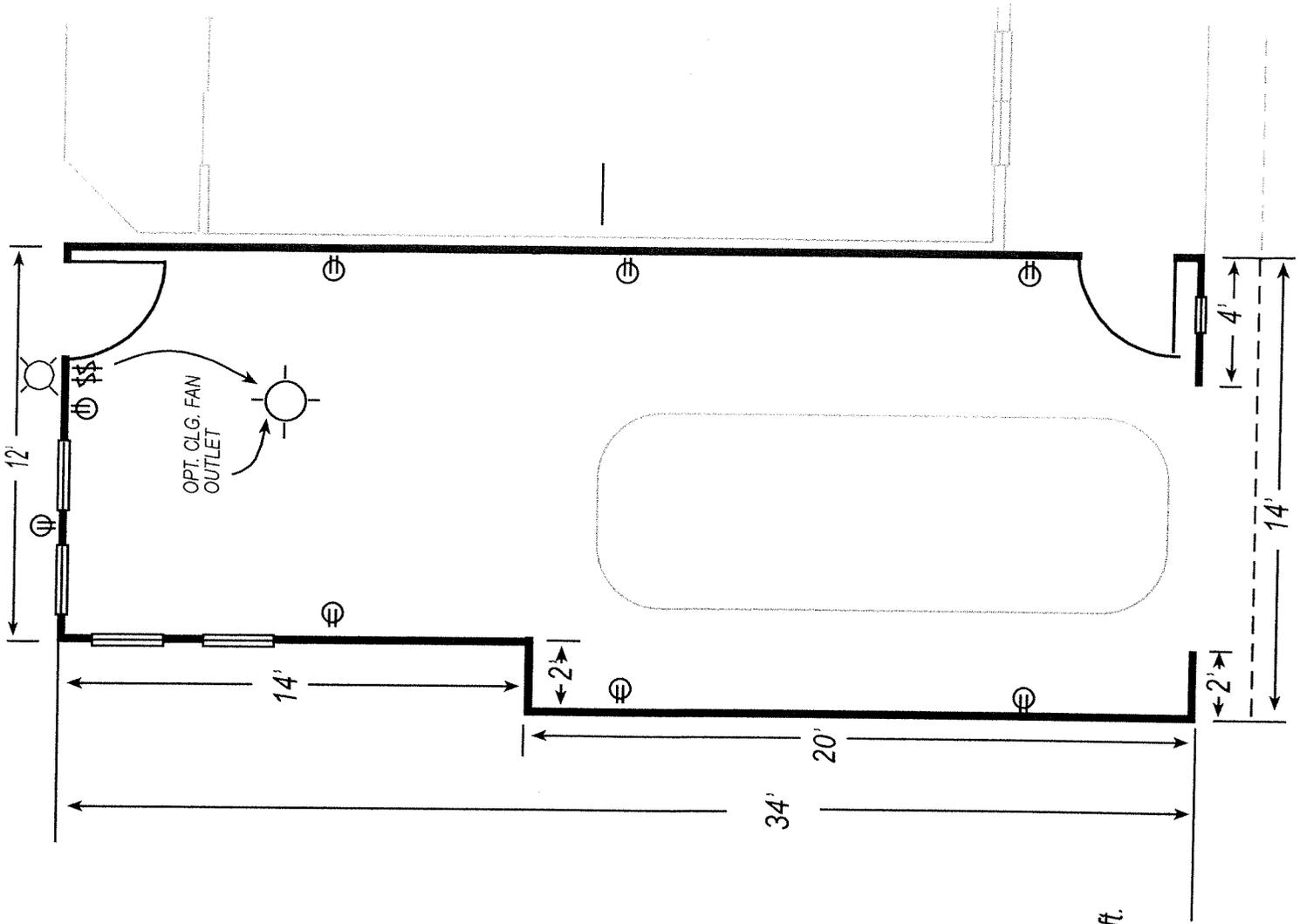
Approval Date _____

Disapproved Date: _____

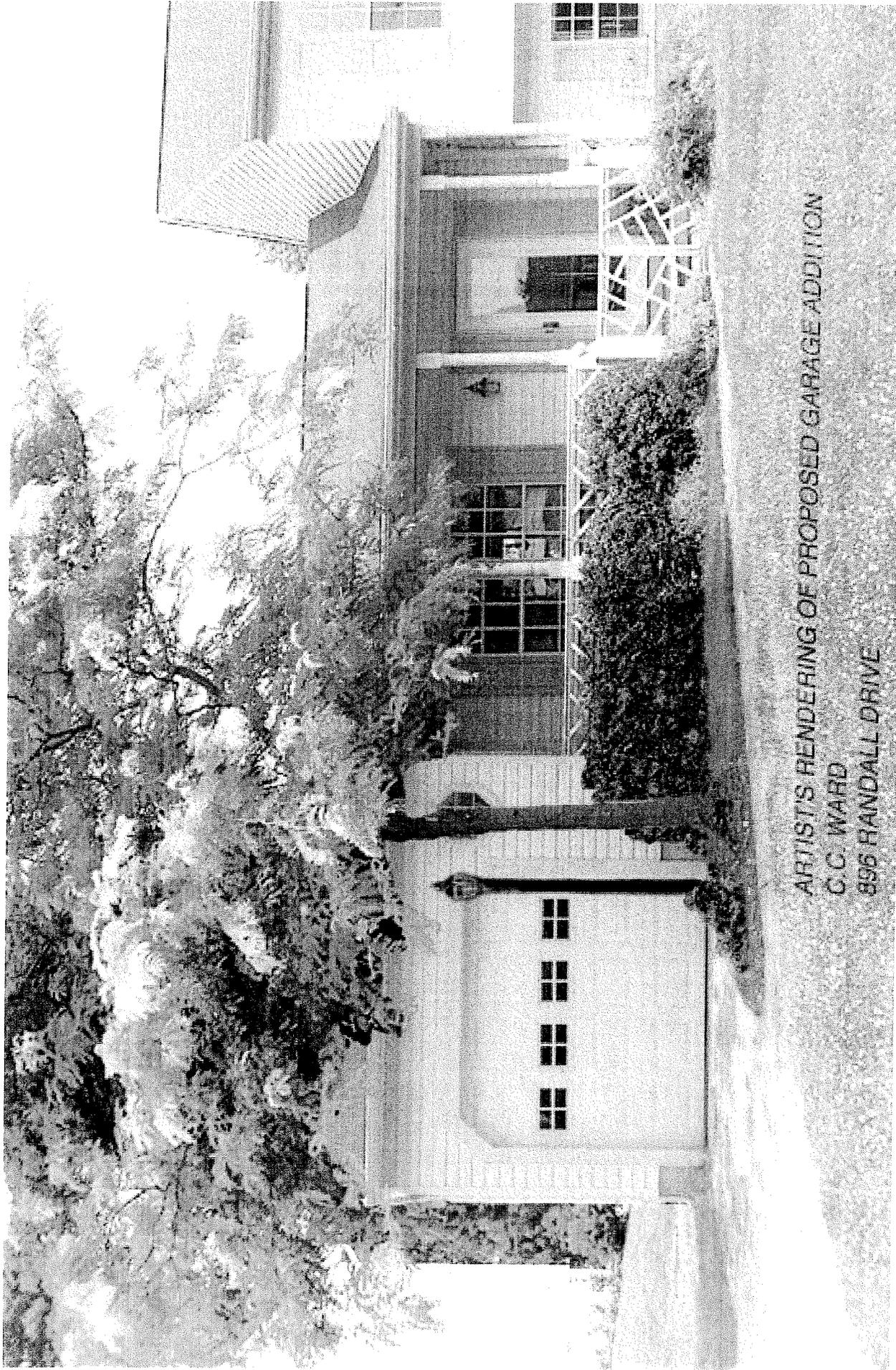
Approval is subject to all permits being obtained, any deviation from the approved plans need to be resubmitted, must have compliance with local and state regulations as to minimum setback lines from adjacent lots.

Mailing Address:

American Property Services, Inc,
221 South Main Street, Suite 204
Bel Air, Maryland 21014
410-893-8333 Fax 410-638-0312



GARAGE ADDITION 448 sq. ft.
 896 Randall Drive
 SETBACK 12' WIDE
 C.C. WARD
 scale 1" = 5'



ARTIST'S RENDERING OF PROPOSED GARAGE ADDITION
C.C. WARD
896 RANDALL DRIVE

JAMES M. HARKINS

HARFORD COUNTY EXECUTIVE

JOHN J. O'NEILL, JR.
DIRECTOR OF ADMINISTRATION



J. STEVEN KAI-ZIEGLER
DIRECTOR OF PLANNING & ZONING

HARFORD COUNTY GOVERNMENT

Department of Planning and Zoning

April 27, 2005

STAFF REPORT

BOARD OF APPEALS CASE NO. 5485

APPLICANT/OWNER: Constance C. Ward
896 Randall Drive, Abingdon, Maryland 21009

REPRESENTATIVE: Applicant

LOCATION: 896 Randall Drive – Village of Bynum Run
Tax Map: 62 / Grid: 1B / Parcel: 788 / Lot: 52
Election District: First (1)

ACREAGE: 0.266 acres

ZONING: R1/Urban Residential District (NRD Adjustment)

DATE FILED: April 1, 2005

HEARING DATE: June 15, 2005

APPLICANT'S REQUEST and JUSTIFICATION:

Request:

“A side yard area variance to locate a one car garage with storage.”

Justification:

See ATTACHMENT 1.



Preserving our values, protecting our future

STAFF REPORT

Board of Appeals Case Number 5485

Constance Ward

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CODE REQUIREMENTS:

The Applicant is requesting a minor area variance pursuant to Section 267-36B, Table V of the Harford County Code, to permit an addition to the existing dwelling with side yards totaling less than 30-feet (28-feet proposed) in the R1/Urban Residential District (with NRD development adjustment to R2/Urban Residential District standards).

Enclosed with the report is a copy of Section 267-36B, Table V of the Harford County Code (Attachment 2).

LAND USE and ZONING ANALYSIS:

Land Use – Master Plan:

The Applicant's property is located in the southern end of the County east of Abingdon Road and south of Hookers Mill Road. The subject lot is located in the development of "Village of Bynum Run", on the north side of Randall Drive. A location map and a copy of the Applicant's site plan are enclosed with the report (Attachments 3 and 4).

The subject property is located within the Development Envelope. The predominant land use designation is Low Intensity. The Natural Feature Map reflects Chesapeake Bay Critical Area and stream systems. The subject property is designated as Low Intensity, which is defined by the Master Plan as:

Low Intensity – Areas within the Development Envelope where residential development is the primary land use. Density ranges from 1.0 to 3.5 dwelling units per acre. Neighborhood commercial uses such as convenience stores, doctors' offices, and banks are example of some of the nonresidential uses associated with this designation.

Enclosed with the report are copies of portions of the 2004 Land Use Map and the Natural Features Map (Attachments 5 and 6).

Land Use – Existing:

The existing land uses conform to the intent of the 2004 Master Plan. The predominant land use in this area of the County is residential with housing types ranging from conventional single family dwellings to garden apartments, townhouses, and condominiums. The topography of the area ranges from rolling to steep especially near the stream valleys. Commercial Uses are primarily found along Route 24 and Emmorton Road (MD Route 924) to the west and to the south of Interstate I-95. Enclosed with the report is a copy of the topography map and the aerial photograph (Attachments 7 and 8).

STAFF REPORT

Board of Appeals Case Number 5485

Constance Ward

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The subject lot is part of the Village of Bynum Run single family residential development. The lot is located on the north side of Randall Drive. Which ends in a T-turn around. The Applicant's property is somewhat pie-shaped due to the curve in the road. The topography of the property is rolling. It slopes up from the road to the existing dwelling and at the same time down from left to right. To the rear of the dwelling the lot slopes again down from left to right and to the rear lot line. Improvements consist of a single-family dwelling with an attached deck off of the rear, and a concrete parking pad. The property is nicely landscaped and all improvements appear to be well maintained. The Applicant is requesting approval for a minor side yard variance to construct a one car garage. Enclosed with the report are site photographs along with an enlargement of the aerial photograph (Attachments 9 and 10).

Zoning:

The zoning classifications in the area are consistent with the 2004 Master Plan as well as the existing land uses. Residential zoning ranges from R1 to R4/Urban Residential Districts. The subject property is zoned R1/Urban Residential District as shown on the enclosed copy of the Zoning Map (Attachment 11).

SUMMARY:

The Applicant is requesting a minor area variance pursuant to Section 267-36B, Table V of the Harford County Code, to permit an addition to the existing dwelling with side yards totaling less than 30-feet (28-feet proposed) in the R1/Urban Residential District (with NRD development adjustment to R2/Urban Residential District standards).

Variances of this nature may be approved by the Board of Appeals pursuant to Section 267-11 of the Harford County Code, provided it finds by reason of the uniqueness of the property or topographical conditions that literal enforcement of the Code would result in practical difficulty and undue hardship. Further, the applicant must show that the request will not be substantially detrimental to adjacent properties or will not materially impair the purpose of the Code or the public interest.

The Department finds that the subject property is unique. The lot is pie shaped and it is the angle of the side lot lines that make the variance necessary. The applicant can meet the minimum side yard setback of 10 feet however, they cannot meet the total side yard setback of 30 feet. Garages are common throughout the development and the reduced setback will not be easily noticeable by residents in the area. Approval of the requested variance will not have an adverse impact on the adjacent properties or the intent of the code.

The Applicant has submitted a request form to the homeowners association stating their proposal, a foot print drawing of the proposed garage and a rendering of the proposed garage addition (Attachment 12).

STAFF REPORT

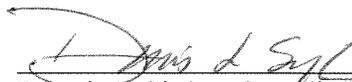
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RECOMMENDATION and or SUGGESTED CONDITIONS:

The Department recommends that the request be approved subject to the Applicant obtaining all necessary permits and inspections for the proposed garage.



Dennis J. Sigler, Coordinator
Zoning & Board of Appeals Review



Anthony S. McClune, AICP
Deputy Director, Planning and Zoning

DJS/ASM/jf