

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Garland Avenue, 204' W of
the c/l Kristal Court
(4227 Garland Avenue)
11th Election District
6th Councilmanic District

Jonathan R. Miller, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-485-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Jonathan R. and Patricia B. Miller. The Petitioners seek relief from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.)(1970) and Section 504 (formerly Section V.B.5.b of the old Comprehensive Manual of Development Policies (C.M.D.P.) to permit a windowed wall with a setback of 21 feet in lieu of the required 35 feet and to permit a building to tract boundary setback of 21 feet in lieu of the required 30 feet, for a proposed garage addition. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community. In

ORDER RECEIVED FOR FILING
Date 7/13/98
By [Signature]

the opinion of this Deputy Zoning Commissioner, the information, pictures, 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 Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of July, 1998 that the Petition for Administrative Variance seeking relief from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R. 1970) and Section 504 (formerly Section V.B.5.b of the old Comprehensive Manual of Development Policies (C.M.D.P.) to permit a windowed wall with a setback of 21 feet in lieu of the required 35 feet and to permit a building to tract boundary setback of 21 feet in lieu of the required 30 feet, for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division of the Department of Permits and Development Management (DPDM) dated July 6, 1998, copies of which are attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING
Date 7/15/98
By [Signature]

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 7/13/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 15, 1998

Mr. & Mrs. Jonathan R. Miller
4227 Garland Avenue
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Garland Avenue, 204' W of the c/l Kristal Court
(4227 Garland Avenue)
11th Election District - 6th Councilmanic District
Jonathan R. Miller, et ux - Petitioners
Case No. 98-485-A

Dear Mr. & Mrs. Miller:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: DEPRM; DPDM; People's Counsel

✓ File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4227 GARLAND AVE.

which is presently zoned DR. 5.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2-C.2.2. a BCZR C1970) AND SEC. 504 C.V.B.5.b old CNDP. To permit a windowed wall with a setback of 21' in lieu of the required 35' and To permit building to tract boundary setback of 21' in lieu of 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE BACK

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s).

(Type or Print Name)

JONATHAN R. MILLER
(Type or Print Name)

Signature

Jonathan R Miller
Signature

Address

PATRICIA B. MILLER
(Type or Print Name)

City

State

Zipcode

Patricia B Miller
Signature

Attorney for Petitioner

(Type or Print Name)

4227 GARLAND AVE. (410) 2566271
Address Phone No

Signature

BALTIMORE MARYLAND 21236
City State Zipcode

Address

Phone No

Name, Address and phone number of representative to be contacted

JONATHAN WORK # (410) 5168263

PATRICIA WORK # (410) 9666602

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF

DATE: 6-15-98

ESTIMATED POSTING DATE:

6-28-98



Printed on Soybean Ink
100% Recycled Paper

ITEM #:

485

98-485-A

ORDER RECEIVED FOR FILING

Date: 6/15/98

By: [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4227 GARLAND AVE.

address

BALTIMORE MARYLAND

21236

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I WANT TO ATTACH A GARAGE ONTO THE SIDE OF MY HOUSE. HERE I SEE
A "PRACTICAL DIFFICULTY". I NEED VARIANCE RELIEF TO BUILD NEAR MY
PROPERTY LINE. THERE ARE SEVERAL ATTACHED GARAGES ON MY STREET NOW.
MY NEIGHBOR'S HOUSE IS 48' FROM MY PROPERTY LINE. MY GARAGE
SHOULD BLEND IN NICELY SINCE SIMILAR BUILDING MATERIALS WILL
BE USED. I LIVE HERE WITH MY WIFE AND KIDS AND IT WILL BE
FOR PERSONAL USE ONLY.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jonathan R. Miller

(signature)

JONATHAN R. MILLER

(type or print name)



Patricia B. Miller

(signature)

PATRICIA B. MILLER

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11TH day of JUNE, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jonathan & Patricia Miller

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

6/11/98

NOTARY PUBLIC

[Signature]

My Commission Expires:

5-1-02

A-284-80

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4227 GARLAND AVE
address
BALTIMORE MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I WANT TO ATTACH A GARAGE ONTO THE SIDE OF MY HOUSE. HERE I SEE
A "PRACTICAL DIFFICULTY." I NEED VARIANCE RELIEF TO BUILD NEAR MY
PROPERTY LINE. MY NEIGHBOR'S HOUSE IS 48' AWAY FROM MY PROPERTY LINE,
THERE ARE SEVERAL ATTACHED GARAGES ON MY STREET NOW. MY GARAGE
SHOULD BLEND IN NICELY SINCE SIMILAR BUILDING MATERIALS WILL BE
USED. I LIVE HERE WITH MY WIFE AND KIDS AND IT WILL BE FOR PERSONAL
USE ONLY.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jonathan R. Miller
(signature)
JONATHAN R. MILLER
(type or print name)



Patricia B. Miller
(signature)
PATRICIA B. MILLER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of JUNE, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jonathan & Patricia Miller

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

6/11/98
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 5-1-02

A-284-8P



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4227 GARLAND AVE.

which is presently zoned D.R. 5.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 BO1.2.C.2.a BCZR (1970)
AND SEC. 504 (V.B.S. 6 old C.M.D.P.). To permit a windowed wall with a setbacks of 21' in lieu of the required 35' and to permit building to tract boundary setback of 21' in lieu of 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE BACK

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

JONATHAN R. MILLER
(Type or Print Name)

Signature

Signature

Address

PATRICIA B. MILLER
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

4227 GARLAND AVE (410) 2566271
Address Phone No

Signature

BALTIMORE MARYLAND 21236
City State Zipcode

Name Address and phone number of representative to be contacted
JONATHAN WORK # (410) 516 8263
PATRICIA WORK # (410) 966 6602

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF

DATE: 6-15-98

ESTIMATED POSTING DATE: 6-28-98



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on Recycled Paper

ITEM #: 485

98-485-A

ZONING DESCRIPTION FOR 4227 GARLAND AVE.

BEGINNING AT A POINT ON THE SOUTH SIDE OF GARLAND AVE. WHICH IS 50 FEET WIDE AT THE DISTANCE OF 204' WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET KRISTAL CT. WHICH IS 50 FEET WIDE. BEING LOT # 16 - BLOCK C IN THE SUBDIVISION OF "SILVERGATE SOUTH ADDITION" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 40, FOLIO 139, CONTAINING 7725 SQUARE FEET. ALSO KNOWN AS 4227 GARLAND AVE AND LOCATED IN THE 11TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT.

485

98-485-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 152893

DATE 6-15-98 ACCOUNT E-001-015-000

AMOUNT \$ 50.00

RECEIVED FROM: Jonathan Miller

4227 Garland Ave

FOR: 010 Variance

Item #445

Taken by: VLE

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
6/15/1998 6/15/1998 11:10:30
REF # 4502 CASHIER JRIC JMR DEAMER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 049500
OR NO. 052893

50.00 CHECK
Baltimore County, Maryland

98-485-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-485-A

Petitioner/Developer: _____

JOHN MILLER

Date of Hearing/Closing: 7-13-98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 located at _____

4227 GARLAND AVE

The sign(s) were posted on 6/28/98
(Month, Day, Year)

CASE # 98-485-A

Sincerely,

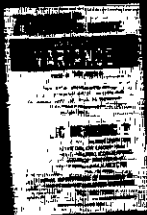
Richard E. Hoffman 6/28/98
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



4227 GARLAND AVE

POSTED 6/28/98

Richard E. Hoffman 6/28/98

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 485 -A

Address 4227 Garland Ave.

Contact Person: Jun R. Fernando
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6-15-98

Posting Date: 6-28-98

Closing Date: 7-13-98

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 (typically within 7 to 10 days of the closing date) 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 98- 485 -A

Address 4227 Garland Ave.

Posting Date: 6-28-98

Closing Date: 7-13-98

Wording for Sign: To Permit a windowed wall with a setbacks of
21' in lieu of the required 35' and To permit building
to tract boundary setback of 21' in lieu of 30'.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 485

Petitioner: JONATHAN R. + PATRICIA B. MILLER

Location: 4227 GARLAND AVE BALTIMORE MARYLAND 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: SAME

PHONE NUMBER: (410) 256 6271

JONATHAN 516-8263
WORK (410) 966 6602
PATRICIA

AJ:ggs

(Revised 09/24/96)

98-485-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 7, 1998

Mr. & Mrs. Jonathan Miller
4227 Garland Avenue
Baltimore, MD 21236

RE: Item No.: 485
Case No.: 98-485-A
Petitioner: Jonathan and
Patricia Miller
Location: 4227 Garland Avenue

Dear Mr. & Mrs. Miller:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County 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 regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: June 29, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

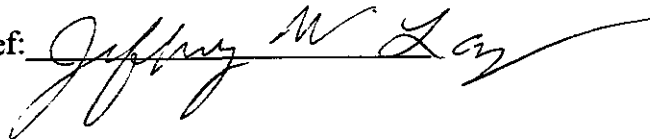
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 458, 473, 478, 484, 485, and 487

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey M. Long", written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 6-25-94
Item No. 485 JRF

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Due Date: 7/6/98

TO: Arnold Jablon

FROM: R. Bruce Seeley

RR 5/98

SUBJECT: Zoning Item #485

Miller Property - 4227 Garland Avenue

Zoning Advisory Committee Meeting of 6/29/98

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

ORDER RECEIVED FROM THE
2/15/98
[Signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 6, 1998

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for July 6, 1998
Item No. 485

The Development Plans Review Division has reviewed the subject zoning item.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy permits will be withheld until such damages have been corrected.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from Department of Public Works, Bureau of Highways.

Driveways shall be constructed in accordance with Baltimore County Standards with depressed curb and 7-inch concrete aprons within the right-of-way.

See the record drawing no. 77-0099 (4) for the existing location of the storm drain inlet and manhole along Garland Avenue and the 15 inch diameter storm drain pipe along the east property line.

RWB:HJO:cab

cc: File

ZONE0706.485

ORDER RECEIVED FOR FILING
Date 7/13/98
By [Signature]

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4227 GARLAND AVE

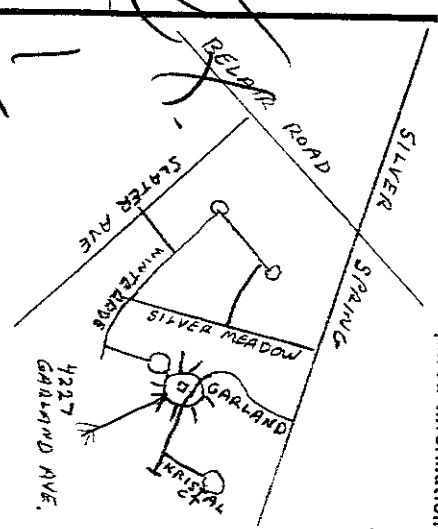
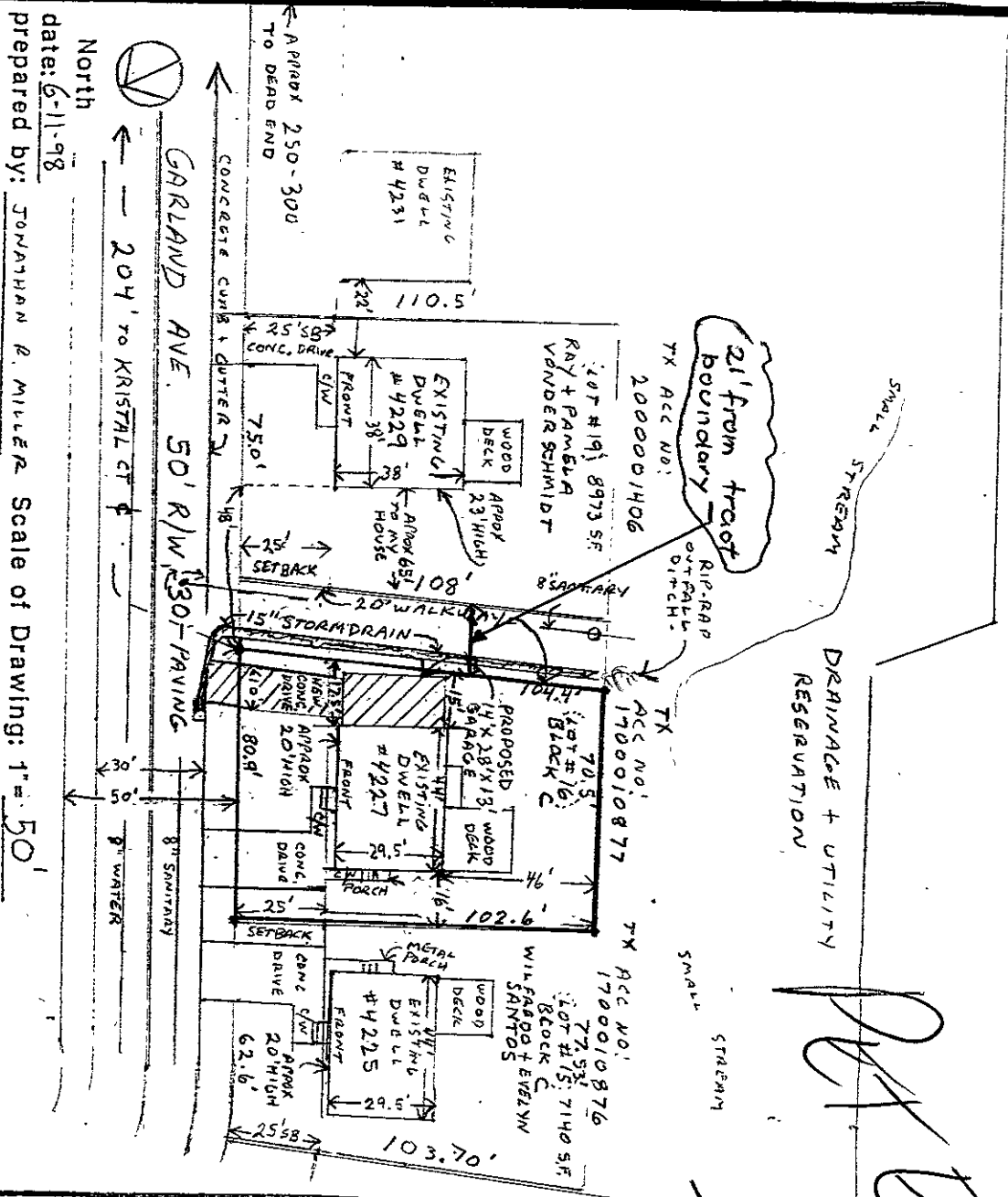
Subdivision name: "SILVERGATE SOUTH ADDITION"

plat book # 40, folio # 139, lot # 16, section # 1

OWNER: JONATHAN R. & PATRICIA B. MILLER

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY SHOWN IN ZONE C
ON THE NATURAL FLOOD INSURANCE
MAP # 240 B



LOCATION INFORMATION

Election District: 11

Councilmanic District: 6

1"=200' scale map#: N.E. 9C

Zoning: D.R. 5.5

Lot size: .17 acreage 7725 square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____

JP# 485

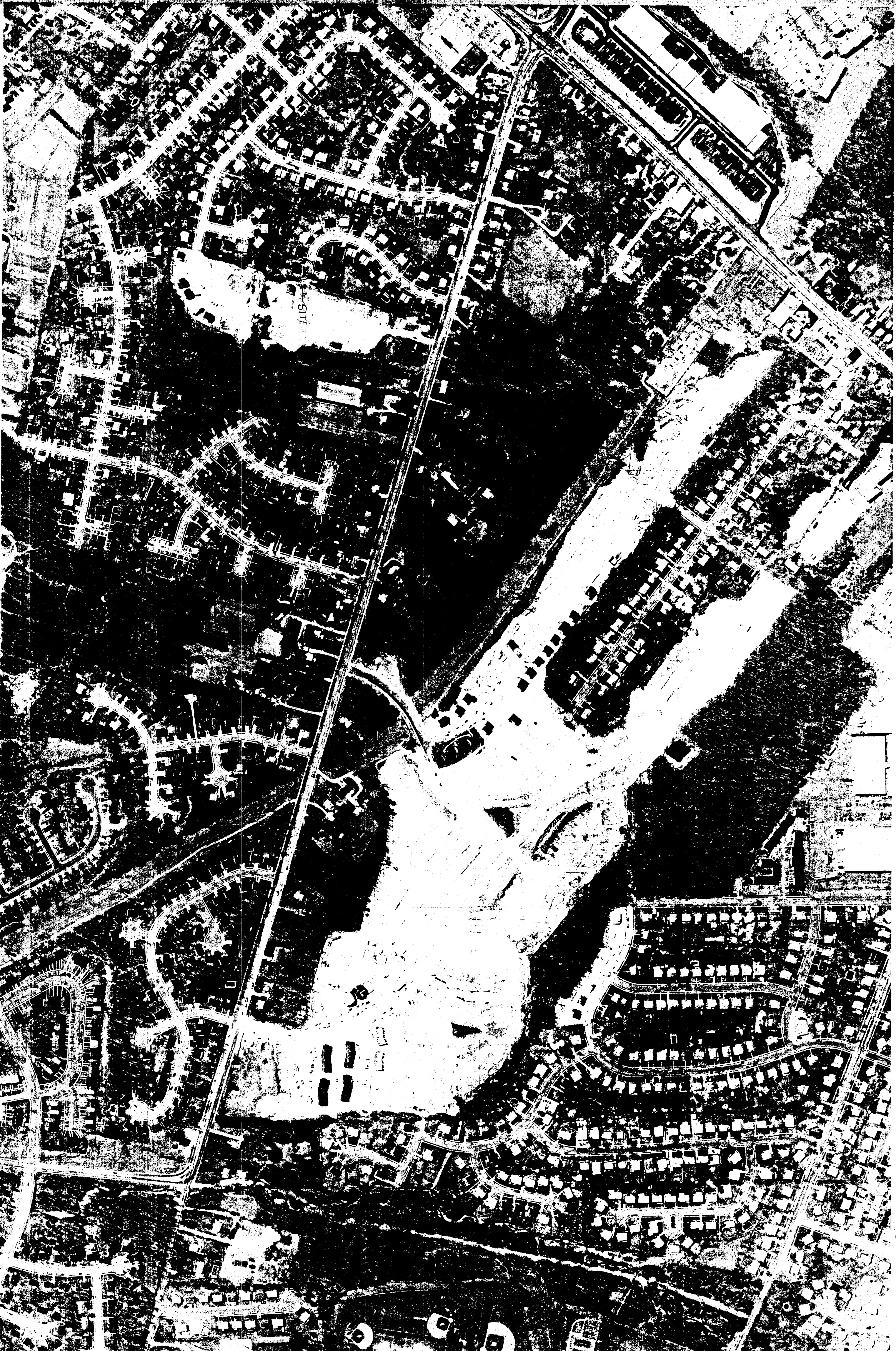
98-485-A



98-485-A



98-485-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

485

98-485-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PERRY HALL

N.E.
9-6

