

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S Forest Drive, 44' S		
centerline Magruder Avenue	*	DEPUTY ZONING COMMISSIONER
1st Election District		
1st Councilmanic District	*	OF BALTIMORE COUNTY
(107 Forest Drive)		
	*	CASE NO. 00-302-A
Craig & Tracey Stuart-Paul		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Craig and Tracey Stuart-Paul. The variance request is for property located at 107 Forest Drive in the Catonsville area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, 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 Section 26-127 (b)(1) of the Baltimore County Code. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

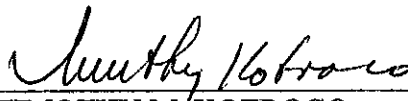
ORDER RECEIVED FOR FILING
 Date 2/24/2000
 By R. G. M. S. J.

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 Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of February, 2000, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. In addition, the accessory structure should not be used for commercial purposes.
- 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

COPIES RECEIVED FOR FILING
Date 2/24/2000
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 24, 2000

Mr. & Mrs. Craig P. Stuart-Paul
107 Forest Drive
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 00-302-A
Property: 107 Forest Drive

Dear Mr. & Mrs. Stuart-Paul:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 107 Forest Drive
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and 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) 400.3 To allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the maximum permitted 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

CRAIG P. STUART-PAUL
Name - Type or Print _____
Signature _____
TRACEY A. STUART-PAUL
Name - Type or Print _____
Signature _____
107 FOREST DRIVE 410-719-0228
Address _____ Telephone No. _____
CATONSVILLE MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

CRAIG P. STUART-PAUL
Name _____ 560-7182
107 FOREST DRIVE 410-719-0228
Address _____ Telephone No. _____
CATONSVILLE MD 21228
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-302-A

REV 9/15/98

Reviewed By [Signature] Date 1-21-00
Estimated Posting Date 1-28-00

Affidavit in Support of Administrative Variance

00-302-A

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 107 FOREST DRIVE

Address

CATONSVILLE

City

MD

State

21228

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):

Our house is unique in the neighborhood in that: a) it does not have a garage and, b) our basement is unusable for anything other than storage because of limited ceiling height (see attached photographs). Therefore we respectfully request an administrative variance to construct a garage with storage/play area above that exceeds standard height allowances of 15'. In support of this request, we submit the following:

- The design and construction of the new structure will be consistent with the main dwelling and the surrounding neighborhood.
- There are other oversize garage structures in the immediate area. (See photographs).
- Our neighbors on either side and across from our house have been consulted and support the project. (See attached letters).
- The lack of usable space in our basement presents a practical difficulty to our family.

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

Signature

CRAIG STUART - PAUL

Name - Type or Print

Signature

TRACEY STUART - PAUL

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig & Tracy Stuart - Paul
the Affiant(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

1/14/2000

Notary Public

My Commission Expires 12/1/00

Affidavit in Support of Administrative Variance

00-302-A

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 107 FOREST DRIVE

Address

CATONSVILLE

City

MD

State

21228

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):

Our house is unique in the neighborhood in that: a) it does not have a garage and, b) our basement is unusable for anything other than storage because of limited ceiling height (see attached photographs). Therefore we respectfully request an administrative variance to construct a garage with storage/play area above that exceeds standard height allowances of 15'. In support of this request, we submit the following:

- The design and construction of the new structure will be consistent with the main dwelling and the surrounding neighborhood.
- There are other oversize garage structures in the immediate area. (See photographs).
- Our neighbors on either side and across from our house have been consulted and support the project. (See attached letters).
- The lack of usable space in our basement presents a practical difficulty to our family.

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

Signature

CRAIG STUART - PAUL

Name - Type or Print

Signature

TRACEY STUART - PAUL

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig + Tracey Stuart - Paul
the Affiant(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

1/19/200

Notary Public

My Commission Expires

12/1/00



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 107 Forest Drive
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and 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) 400.3 To allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the maximum allowed 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

CRAIG P. STUART-PAUL
Name - Type or Print _____
Signature _____
TRACEY A. STUART-PAUL
Name - Type or Print _____
Signature _____
107 FOREST DRIVE 410-719-0228
Address Telephone No.
CATONSVILLE MD 21228
City State Zip Code

Representative to be Contacted:

CRAIG P. STUART-PAUL
Name _____
107 FOREST DRIVE 410-719-0228
Address Telephone No.
CATONSVILLE MD 21228
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. DD-302-4

RDV 9/15/98

Reviewed By [Signature] Date 1-21-00
Estimated Posting Date 1-28-00

00-302-A

ZONING DESCRIPTION
FOR
107 FOREST DRIVE
CATONSVILLE, BALTIMORE COUNTY, MARYLAND.

Beginning at a point on the West side of Forest Drive, which is 44 feet wide, at the distance of 301 feet South of the centerline of Magruder Avenue, which is 40 feet wide.

Being Lot #4, Section G in the subdivision of Summit Park as recorded in Baltimore County Plat Book #5, Folio #71, containing 16,000 square feet.

Also known as 107 Forest Drive and located in the 1st Election District, 1st Councilmanic District.

302

No. 077958

FOR: 10570700 / Variante 71184, 720

CASHIER'S VALIDATION

1. *Staphylococcus aureus*
 2. *Streptococcus pneumoniae*
 3. *Escherichia coli*
 4. *Salmonella enteritidis*
 5. *Shigella flexneri*
 6. *Yersinia enterocolitica*
 7. *Legionella pneumophila*
 8. *Campylobacter jejuni*
 9. *Haemophilus influenzae*
 10. *Neisseria meningitidis*
 11. *Listeria monocytogenes*
 12. *Brucella abortus*
 13. *Mycobacterium tuberculosis*
 14. *Coccidioides immitis*
 15. *Histoplasma capsulatum*
 16. *Blastomyces dermatitidis*
 17. *Cryptosporidium parvum*
 18. *Toxoplasma gondii*
 19. *Giardia lamblia*
 20. *Trichinella spiralis*
 21. *Ascaris lumbricoides*
 22. *Strongyloides stercoralis*
 23. *Enterobius vermiciformis*
 24. *Trichostrongylus axei*
 25. *Ostertagia circumcincta*
 26. *Haemonchus contortus*
 27. *Trichostrongylus colubriformis*
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PAID:	ACTUAL:	PER:
12/2/2000	1/24/2000	10:29:49

DTG: 010100Z JAN 68
 FM: 5 528 2000000 VERIFICATION
 TO: 010100Z JAN 68
 CR: 010100Z JAN 68

50.00 For lot 50.00
 50.00 OK .00 OK
 Baltimore County, Maryland



CERTIFICATE OF POSTING

RE: Case No.: 00-302-A

Petitioner/Developer: _____

MR. STUART-PAUL

Date of Hearing/Closing: FEB. 14, 2000

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 _____

#107 FOREST DRIVE

The sign(s) were posted on JAN. 27, 2000
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

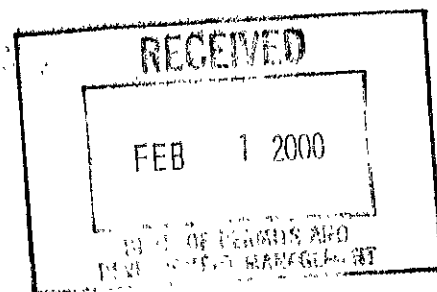
GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

RECEIVED FEB 01 2000



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 302 -A

Address 107 Forest Drive

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1-21-00

Posting Date: 1-28-00

Closing Date: 2-14-00

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 00- 302 -A

Address 107 Forest Drive

Petitioner's Name Stuart - Paul

Telephone _____

Posting Date: 1-28-00

Closing Date: 2-14-00

Wording for Sign: To Permit an accessory structure (detached garage)
with a height of 20' in lieu of the maximum permitted 15'.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 00-302-A

Petitioner: CRAIG & TRACEY STUART-PAUL

Address or Location: 107 FOREST DRIVE, CATONSVILLE, MO 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: CRAIG STUART-PAUL

Address: 107 FOREST DRIVE

CATONSVILLE, MO 21228

Telephone Number: 410-719-0228

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 17, 2000

Mr. Craig Stuart-Paul
107 Forest Drive
Catonsville MD 21228

Dear Mr. Stuart-Paul:

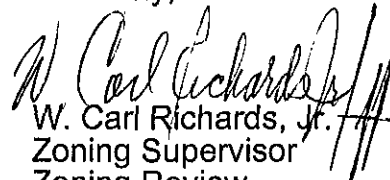
RE: Case Number 00-302-A , 107 Forest Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 21, 2000.

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, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 4, 2000

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for February 7, 2000
Item Nos. 296, 297, 299, (302) and
304

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 15, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED FEB 25 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JANUARY 31, 2000

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

296, 297, 298, 299, 300, (302), AND 304

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *WBS*

DATE: February 9, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 31, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
296	10519 Marriottsville Road
297	8 Shad Court
298	4103 Southwestern Boulevard
299	55 Millstone Road
301	2010-2044 York Road
302	107 Forest Drive
304	Belfast Road

AV
2/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: February 8, 2000

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

SUBJECT: Zoning Advisory Petitions

ITEM NO. 302

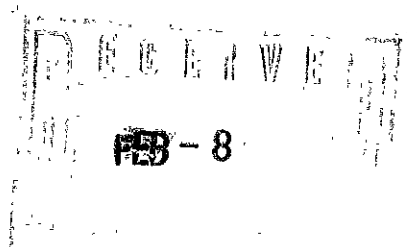
The Office of Planning supports the applicant's request subject to the following conditions: The petitioners or subsequent owners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. In addition, the structure should not be used for commercial purposes.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

Jeffrey M. Long

AFK/JL





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.31.00

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

RE: Baltimore County
Item No. 302 JJS

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

Baltimore County
Zoning Review
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

1/17/00

Dear Sir/Madam,

Please be advised that we have been apprised by Craig & Tracey Stuart-Paul of their intent to construct a two car garage structure with 2nd floor storage/play area, at the rear of their property at 107 Forest Drive.

We understand that the footprint of this structure will be approximately 450 square feet, at its peak it will be approximately 20 feet high.

We support the issuance of an administrative variance to allow the construction of this garage.

Sincerely

Gary B. Wixom
Christine J. Wixom

Gary & Christine Wixom
109 Forest Drive
Catonsville, MD 21228

00-302-A

Baltimore County
Zoning Review
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

1/17/00

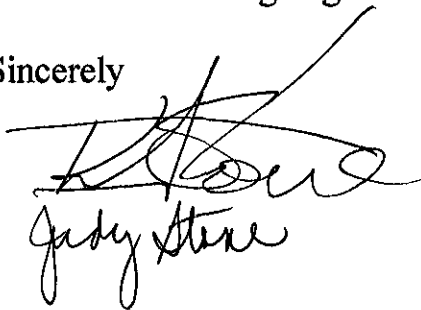
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Sincerely



Judy Stone

K. Andrew & Judith Stone
106 Forest Drive
Catonsville, MD 21228

00-302-A

Baltimore County
Zoning Review
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

1/17/00

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I support the issuance of an administrative variance to allow the construction of this garage.

Sincerely

Lillian Clary

Lillian Clary
105 Forest Drive
Catonsville, MD 21228

00-302-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 107 FOREST DRIVE

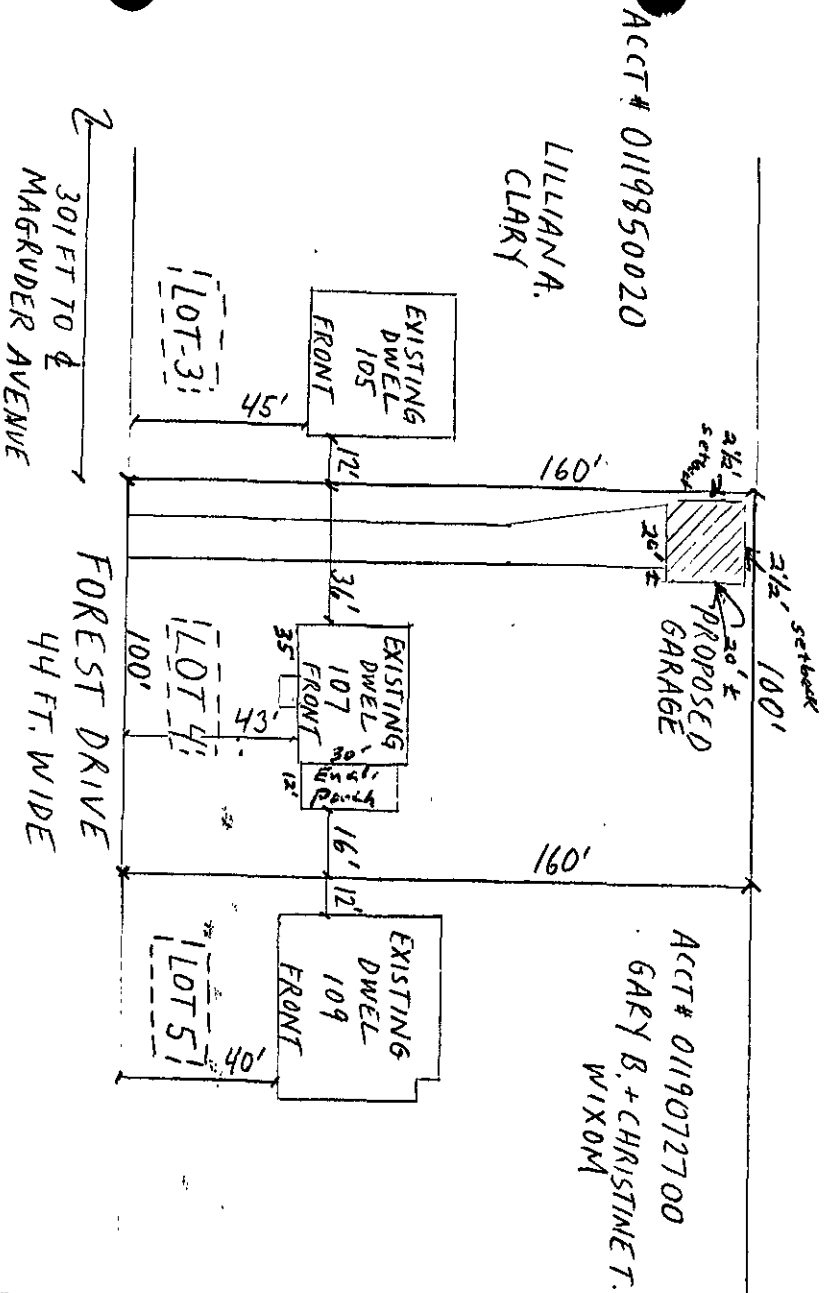
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SUMMIT PARK

plat book # 5, folio # 71, lot # 4, section # 6

OWNER: CRAIG & TRACEY STUART-PAUL

00-302-A

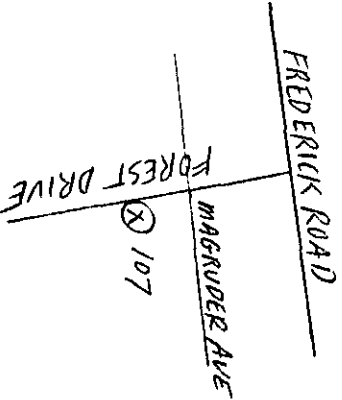


North

date: 1/18/00

prepared by: TASP

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 1

Councilmanic District: 1

1" = 200' scale map #: SW 3F

Zoning: DR 2

Lot size: 0.37 acreage 16,000 square feet

Public Private

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

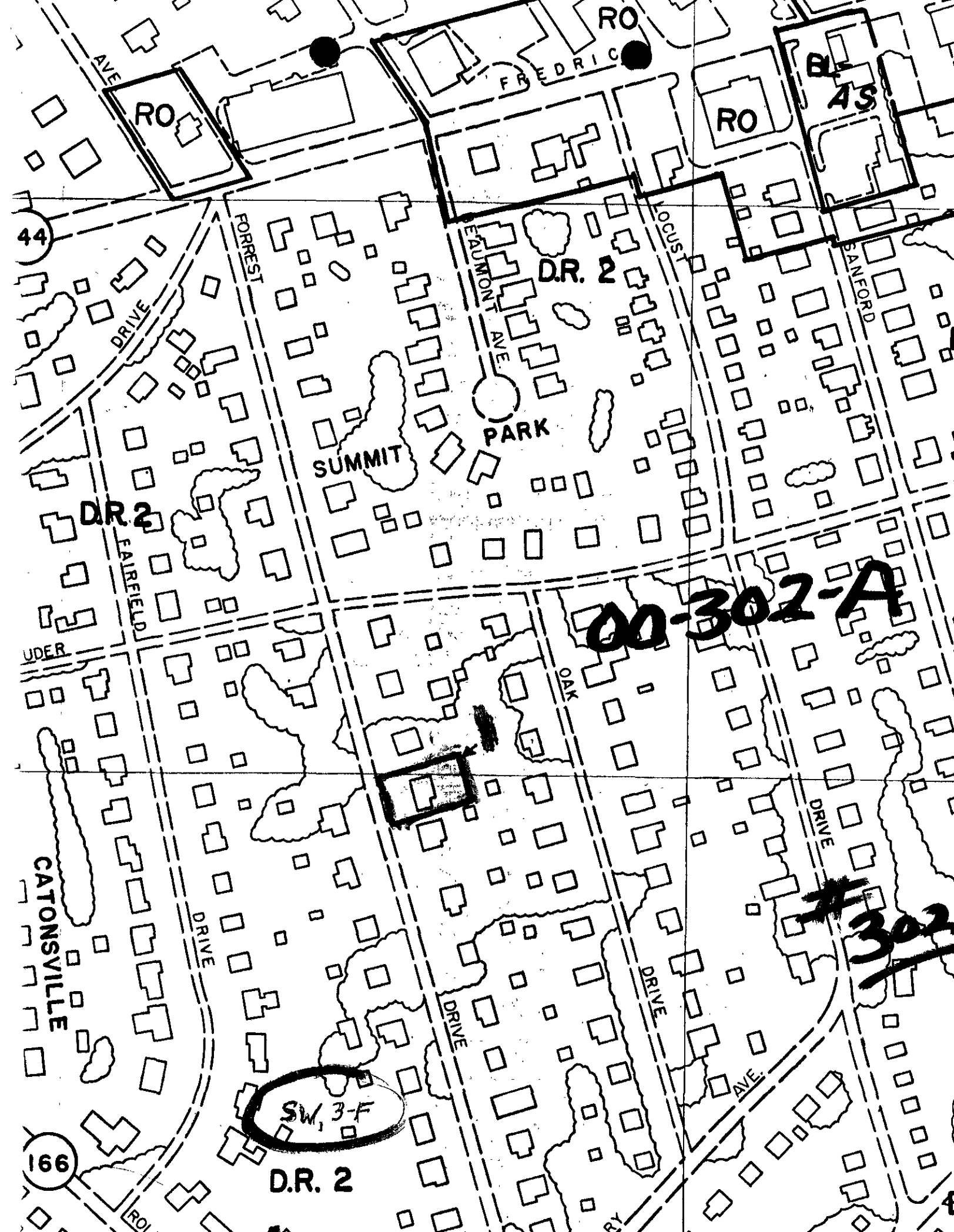
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

00-302

PET. CK. #1



44

RO

RO

FREDRIC

RO

BL 4S

DR. 2

PARK

SUMMIT

DR. 2

UDER

CATONSVILLE

166

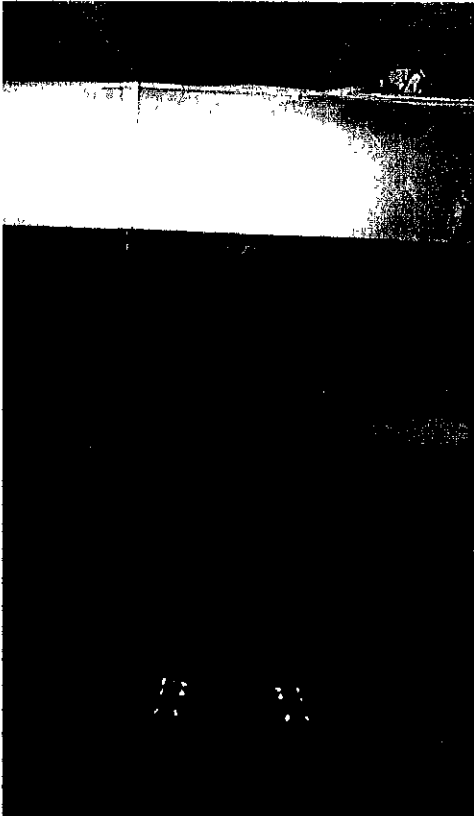
SW, 3-F

DR. 2

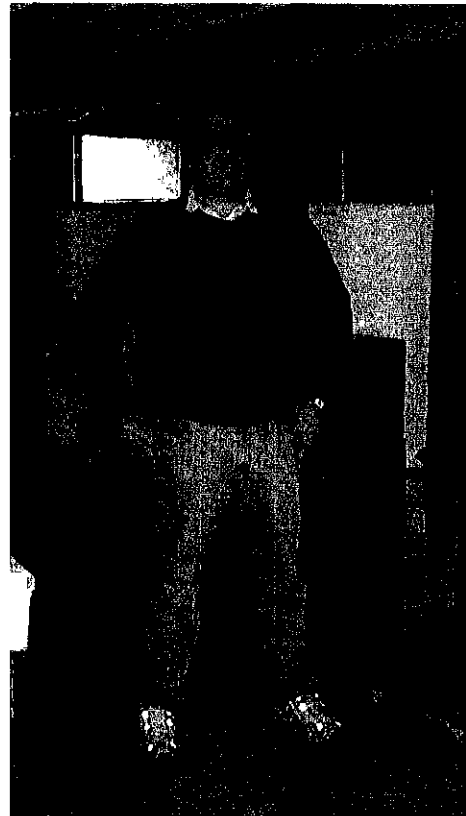
00-302-A

#302

Example of basement height – subject property



Example showing clearance to bottom of air conditioning ductwork at 5'3".



Example showing clearance to heating pipes at 5'7". Overall clearance to bottom of floor joists is 6'.

00-302-A

Garages over 15' High in immediate vicinity

104 Forest Drive



113 Forest Drive



110 Oak Drive (Adjacent parallel Street)



00-302-A

Garages over 15' High in immediate vicinity.



3 Magruder (Adjacent cross-street)



00-302-A

SUBJECT PROPERTY



Main Dwelling



Proposed area
of detached
garage

Area of proposed changes



302

00-302-A

ADJACENT DWELLINGS



105 Forest Drive



109 Forest Drive

302

00-302-A



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200'	LOCATION 00-302-A	SHEET S.W. 3-F
DATE OF PHOTOGRAPHY JANUARY 1986		

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