

IN RE: PETITION FOR ADMIN. VARIANCE

N/S East Joppa Road, 401' E  
of Snyder Lane  
11th Election District  
5th Councilmanic District  
(4502 East Joppa Road)

Patricia Ann Carbaugh  
Petitioner

\*

BEFORE THE

\*

DEPUTY ZONING COMMISSIONER

\*

OF BALTIMORE COUNTY

\*

CASE NO. 00-311-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Patricia Ann Carbaugh, property owner, for that property known as 4502 East Joppa Road in the Perry Hall area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 3 ft. in lieu of the required 10 ft. for a proposed addition (garage). The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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.

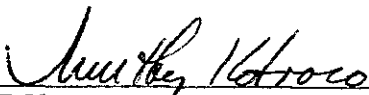
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 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 Petitioner.

CHARGE TO BE PAID FOR FILING  
Date 02/28/2000  
By J. Jameson

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 28<sup>th</sup> day of February, 2000, that a variance from 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 3 ft. in lieu of the required 10 ft. for a proposed addition (garage), be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING  
FEB 28 2/28/2000  
BY J.R. Jamison



Baltimore County  
Zoning Commissioner

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

February 29, 2000

Ms. Patricia A. Carbaugh  
4502 East Joppa Road  
Perry Hall, Maryland 21128

Re: Petition for Administrative Variance  
Case No. 00-311-A  
Property: 4502 East Joppa Road

Dear Ms. Carbaugh:

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 M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://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 4502 EAST JOPPA Rd. 21128  
which is presently zoned D.R. S-5

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) 1802.3.C.1 TO PERMIT A SIDE YARD SETBACK FOR A PROPOSED ADDITION (GARAGE) OF 3 FT. IN LIEU OF THE REQUIRED 10 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):

PATRICIA ANN CARBAUGH

Name - Type or Print

Patricia Ann Carbaugh

Signature

Name - Type or Print

Signature

4502 EAST JOPPA Rd. 4102568021

Address

Telephone No.

Perry Hall

MD.

21128

City

State

Zip Code

## Representative to be Contacted:

MATT BOWLING

Name

4502 E. JOPPA Rd. 4102568021

Address

Telephone No.

Perry Hall

MD.

21128

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 11 day of January, 2000 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. 00 311 A

REV 9/15/98

Reviewed By VL Date 1/28/00

Estimated Posting Date 2/4/00

# 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

4502 EAST JOPPA RD.  
Address  
Perry Hall MD 21228  
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):

THE REQUEST FOR A VARIANCE is due to SEVERAL FACTORS. IT would be impractical to build a GARAGE DIRECTLY IN FRONT of the house. I believe it would severely DECREASE the LOOK AND VALUE of the house when you can't LOOK OUT of THE FRONT WINDOWS. THE REAR of the house does NOT HAVE ample ROOM. THE NORTH side of the house would REQUIRE AN EXTENSION of the driveway MEASURING ABOUT 50' through the FRONT YARD. Due to the ABOVE FACTORS, it seems Logical to place the GARAGE on the SOUTH side of the house which has enough ROOM AND A driveway leading to what would be the ENTRANCE. A GARAGE would provide SECURITY for the FAMILY CARS AS WELL AS EXPENSIVE equipment used in our LAWN CARE business.

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.

X Patricia A. Carbaugh  
Signature

Patricia A. Carbaugh

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14<sup>th</sup> day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
City Patricia A. Carbaugh

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

January 14, 2000  
Date

Jennifer L. Tittsworth  
Notary Public

My Commission Expires \_\_\_\_\_

REV 09/15/98

JENNIFER L. TITTSWORTH  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires November 1, 2001

# 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 4502 EAST JOPPA RD.  
Address  
Perry Hall MD 21228  
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):

THE REQUEST FOR A VARIANCE IS DUE TO SEVERAL FACTORS. IT WOULD BE IMPRACTICAL TO BUILD A GARAGE ~~IN~~ DIRECTLY IN FRONT OF A HOUSE. I believe it would severely decrease the look and value of the house when you can't see out of the front ~~view~~ windows. THE REAR OF THE HOUSE DOES NOT HAVE AMPLE ROOM, AND THE NORTH SIDE OF THE HOUSE WOULD REQUIRE AN EXTENSION OF THE DRIVEWAY MEASURING SOME 50' THROUGH THE FRONT YARD. DUE TO THE ABOVE FACTORS, IT SEEMS LOGICAL TO PLACE THE GARAGE ON THE SOUTH SIDE OF THE HOUSE WHICH HAS ENOUGH ROOM AND A DRIVEWAY LEADING TO WHAT WOULD BE THE ENTRANCE. A garage would be very useful for the family cars as well as expensive equipment used in our lawn care ~~of~~ business. IT WOULD PROVIDE NEEDED SECURITY.

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.

Patricia A. Carbaugh  
Signature

Patricia A. Carbaugh

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14<sup>th</sup> day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
City  
Patricia A. Carbaugh

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 knowledge and belief.

AS WITNESS my hand and Notarial Seal

January 14, 2000  
Date

Jennifer L. Tittsworth  
Notary Public  
My Commission Expires \_\_\_\_\_

REV 09/15/98

JENNIFER L. TITTSWORTH  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires November 1, 2001.



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 4502 EAST JOPPA RD. 21128  
which is presently zoned D.R.S.S

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) 1802.3.C.1 TO PERMIT A SIDE YARD SETBACK FOR A PROPOSED ADDITION (GARAGE) OF 3 FT. IN LIEU OF THE REQUIRED 10 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:

N/A  
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):

PATRICIA ANN CARBAUGH  
Name - Type or Print  
X Patricia Ann Carbaugh  
Signature  
Name - Type or Print  
Signature  
4502 EAST JOPPA ROAD 4102568021  
Address Telephone No.  
Perry Hall Md. 21128  
City State Zip Code

### Representative to be Contacted:

MATT BOWLING  
Name  
4502 E. JOPPA RD. 4102568021  
Address Telephone No.  
Perry Hall MD 21128  
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. 00 31-A

Reviewed By VL Date 1/28/00

REV 9/15/98

Estimated Posting Date 2/4/00

# ZONING DESCRIPTION

311

ZONING DESCRIPTION FOR 4502 E. JOPPA Rd.

BEGINNING AT A POINT ON THE NORTH side OF E. JOPPA Rd which is 25 FT. WIDE AT THE DISTANCE OF 401 FT EAST OF THE centerline OF THE NEAREST IMPROVED INTERSECTING STREET SNYDER LANE which is 25 FEET WIDE. AS

RECORDED IN DEED LIBER 9702, Folio 408" AND DIRECTIONS S.  $83^{\circ}19'13''$  W 12.11 FT, N  $02^{\circ}01'12''$  W. Sec. 33 OF S  $80^{\circ}19'20''$  E 102.19 FT, S  $02^{\circ}11'12''$  W 95 FT, S.  $87^{\circ}58'48''$  W 88 FT, S  $02^{\circ}01'12''$  W 213.3 FT. TO THE POINT OF THE BEGINNING HERE AND ON THE PLAT IN THE CORRECT LOCATION BEING 301 AC IN THE 11TH ELECTION DISTRICT 5TH COUNCIL DISTRICT.

00-311-A



CERTIFICATE OF POSTING

RE: CASE #00-311-A  
PETITIONER/DEVELOPER  
{Patricia Carbaugh}  
DATE OF Closing  
{Feb 21, 2000}

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 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  
4502 E. Joppa Road Baltimore, Maryland 21128\_\_\_\_\_

The sign(s) were posted on\_\_\_\_\_ 2-4-00 \_\_\_\_\_  
[Month, Day, Year]

Sincerely,

  
[Signature of Sign Poster & Date]

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
[Telephone Number]

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 073220

DATE 1/28/00 ACCOUNT R0016150

AMOUNT \$ 50.00

RECEIVED FROM: M BOWLING / CARBAUGH.

FOR: RV FILING.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME  
1/28/2000 1/28/2000 09:44:25  
REG #001 CASHIER JRIC JMR DRAWER J  
Dept 5 528 ZONING VERIFICATION  
Receipt # 132241 OFFICER  
CP NO. 073220

Receipt Tot 50.00  
50.00 CR .00 CA  
Baltimore County, Maryland

00-311-A

CASHIER'S VALIDATION

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 00- 311 -A Address 4502 E. JOPPA RD.Contact Person: JOHN LEWIS Phone Number: 410-887-3391  
Planner, Please Print Your NameFiling Date: 1/28/00 Posting Date: 2/4/00 Closing Date: 2/21/00

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- 311 -A Address 4502 E. JOPPA RD.Petitioner's Name PATRICIA CARBAUGH Telephone \_\_\_\_\_Posting Date: 2/4/00 Closing Date: 2/21/00Wording for Sign: TO PERMIT A SIDE YARD SETBACK FOR A PROPOSED ADDITION  
(GARAGE) OF 3 FT. IN LIEU OF THE REQUIRED 10 FT.

**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: 311  
Petitioner: PATRICIA CARBAUGH  
Address or Location: 4502 E. JOPPA RD.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: MATT BOWLING  
Address: 4502 E. JOPPA RD.  
PERRY HALL MD. 21228  
Telephone Number: 410-256-8021

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 22, 2000

Mr. Matt Bowling  
4502 E. Joppa Road  
Perry Hall MD 21128

Dear Mr. Bowling:

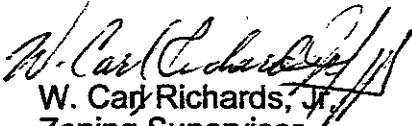
RE: Case Number 00-311-A , 4502 E. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 28, 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



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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B A L T I M O R E    C O U N T Y,    M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

DATE:   February 18, 2000

FROM: *RWB* Robert W. Bowling, Supervisor  
           Bureau of Development Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
           for February 14, 2000  
           Item Nos. 305, 306, 307, 308, 309,  
           310, 311, and 312

           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 February 7, 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:

305, 306, 307, 308, 310, 311, 312,

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 *AC for RBS*

DATE: February 18, 2000

SUBJECT: Zoning Petitions  
Zoning Advisory Committee Meeting of February 7, 2000

DEPRM has no comments for the following zoning petitions:

| Item # | Address                  |
|--------|--------------------------|
| 306    | 350 Poplar Road          |
| 308    | 1345 Western Run Road    |
| 309    | 4201 Wholesale Club Road |
| 310    | 328 Delight Meadows Road |
| 311    | 4502 East Joppa Road     |
| 312    | 322 Weatherbee Road      |



AY  
2/21

FEB 16

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** February 14, 2000

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

**SUBJECT:** 4502 East Joppa Road

**INFORMATION:**

**Item Number:** 311

**Petitioner:** Patricia Ann Carbaugh

**Zoning:** DR 5.5

**Requested Action:** Administrative Variance

**SUMMARY OF RECOMMENDATIONS:**

The proposed addition, as shown on the plat to accompany the subject request, would have a negative impact on the community due to proximity of the adjacent property located at 4504 East Joppa Road. There does not appear to be a sufficient setback provided to the property line; therefore, the Office of Planning recommends that the applicant's request be denied.

**Section Chief:**



AFK/JL



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.7.00

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

RE: Baltimore County  
Item No. 311 JLL

RECEIVED FEB 08 2000

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,

lr 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

# 311 SUPPORT  
LTR. FROM  
NEIGHBORS.

We, the undersigned are aware of, and have no  
objection to, the proposed garage to be built  
at 4502 E. Joppa Road.

Dated 1:27:00

1) John F. Smith  
4514 East Joppa Rd.

2) Robert J. Smith  
9111 Sneyder Lane

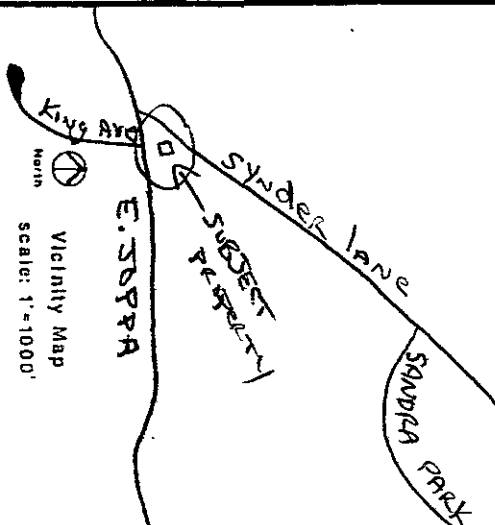
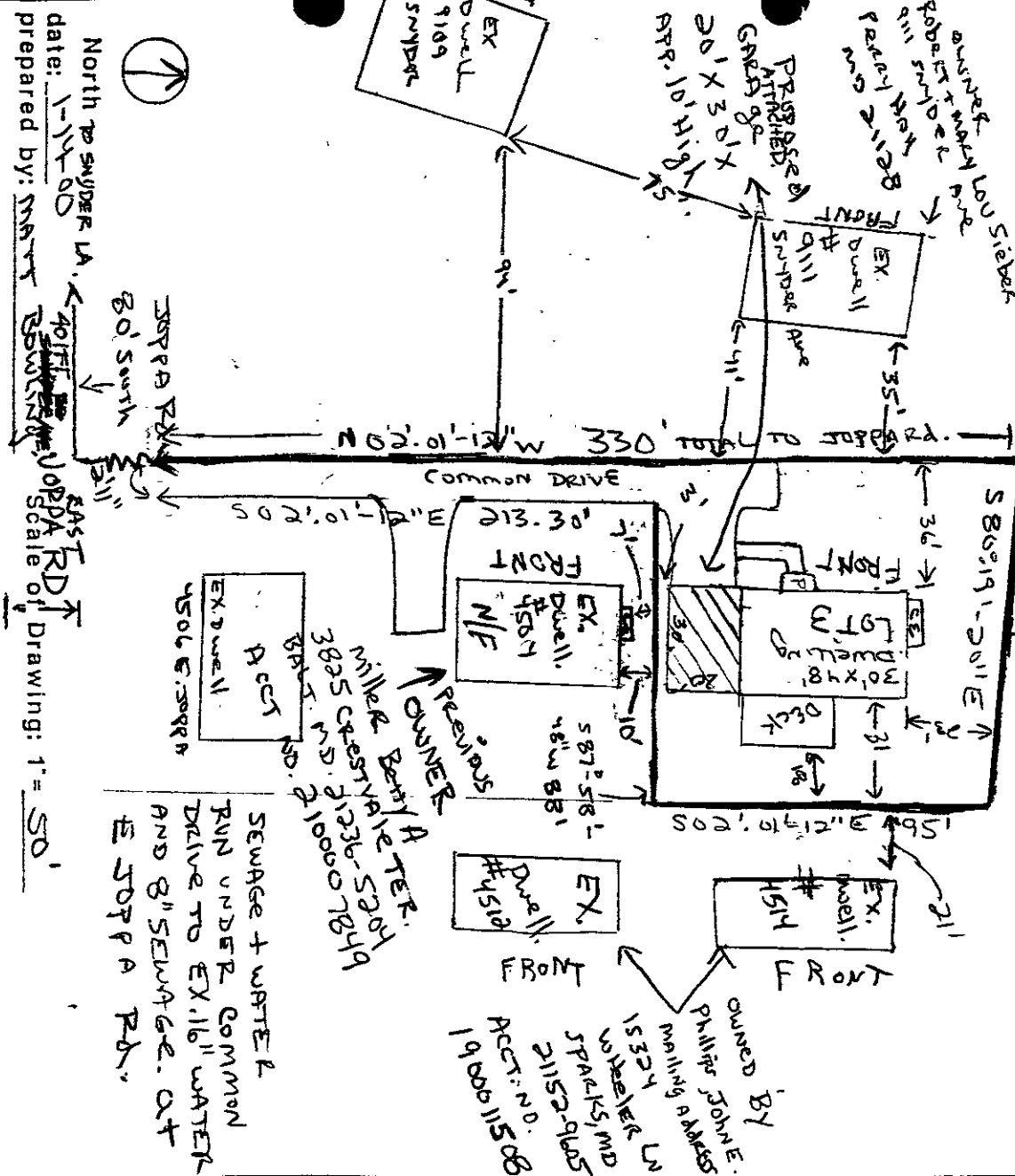
00-311-A

## earring

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

plat book # 970 folio # 905, lat # 3, section #

PATRICK ALAN CARBANDY



## LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"-200' scale map: NE 16-H

Zoning: D.R.S.S

acreage  $\div$  square foot

public private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

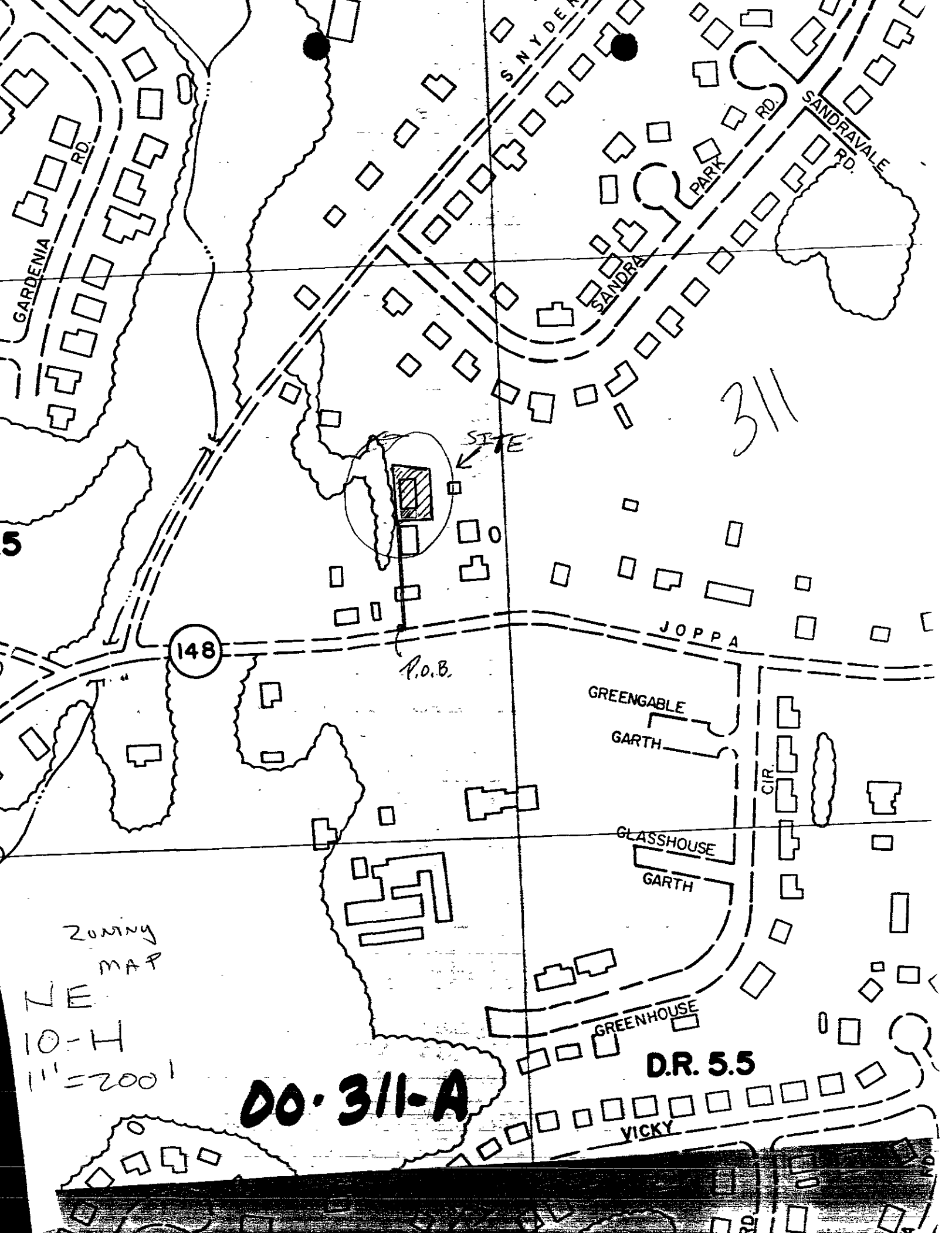
2024

Zoning Office USE ONLY

reviewed by:      ITEM #:      CASE#:

311

00-311-A



GARDENIA RD.

SNYDER RD.

SANDRA PARK RD.

SANDRAVALE RD.

148

JOPPA RD.

P.O.B.

GREENGABLE

GARTH

GLASSHOUSE

GARTH

GREENHOUSE

D.R. 5.5

VICKY RD.

311

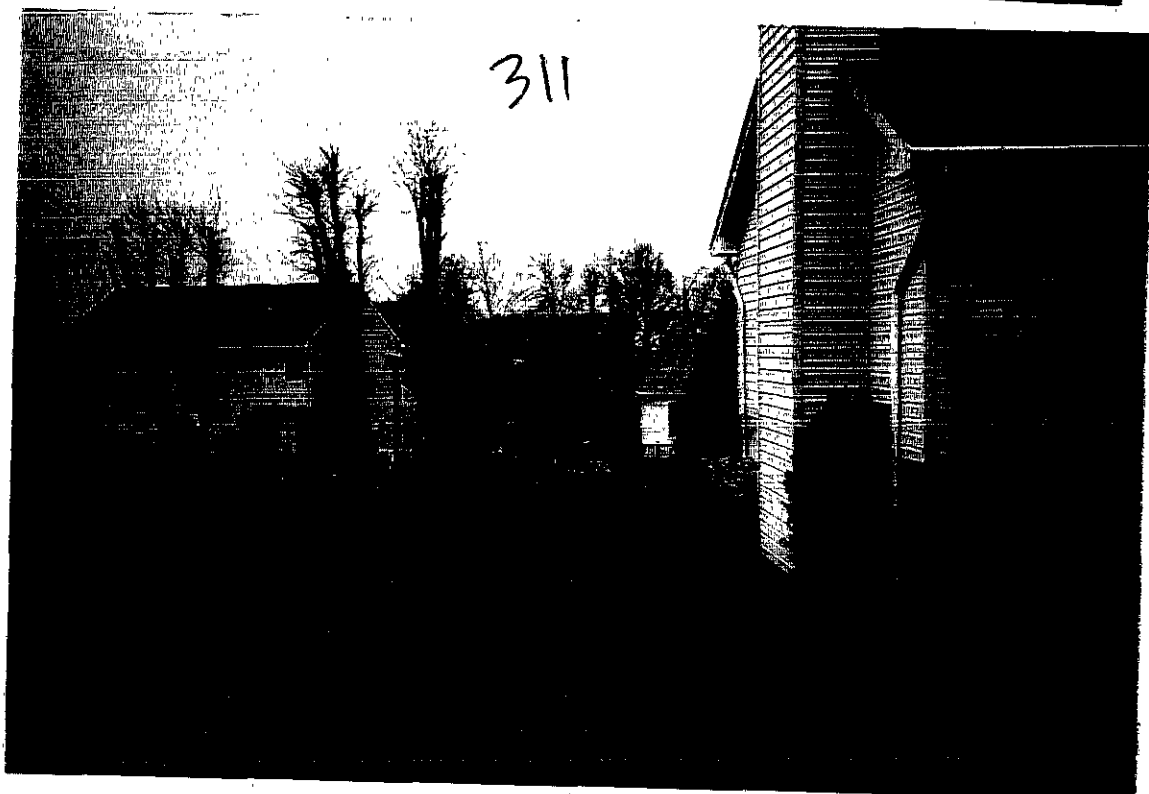
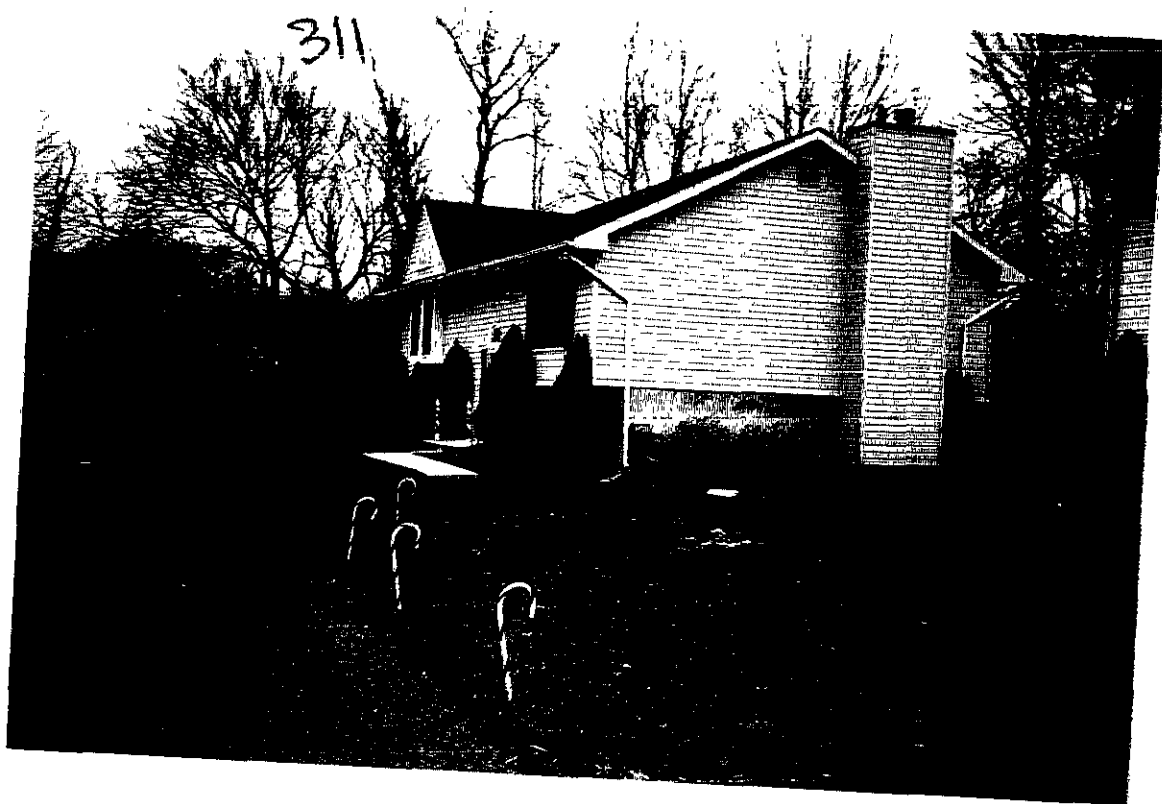
Zoning MAP

NE

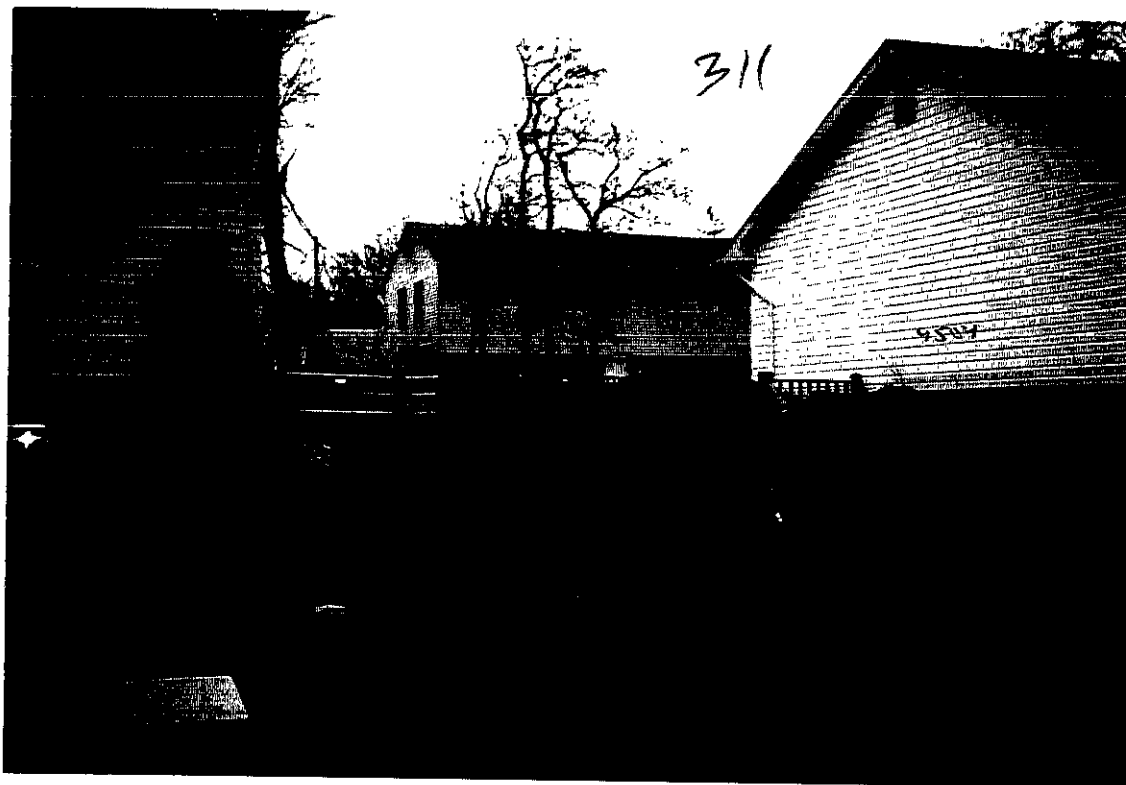
10-H

1"=200'

DO-311-A



00-311-A



00-311-A



211

00-311-A

