

|                                           |   |                            |
|-------------------------------------------|---|----------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE       | * | BEFORE THE                 |
| N/S Gunpowder Road, 70' W of intersection |   |                            |
| of Gunpowder Road and Church Road         | * | DEPUTY ZONING COMMISSIONER |
| 6th Election District                     |   |                            |
| 3rd Councilmanic District                 | * | OF BALTIMORE COUNTY        |
| (19900 Gunpowder Road)                    |   |                            |
|                                           | * | CASE NO. 00-366-A          |
| Kenneth & Donna Pitz                      |   |                            |
| 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, Kenneth and Donna Pitz. The variance request is for property located at 19900 Gunpowder Road in the Millers area of Baltimore County. The Petitioners herein seek a variance from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to have a height of 26 ft. 6 in. in lieu of the required 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 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.

COPIES RECEIVED FOR FILING

Date 4/4/00  
By J.P. [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4<sup>th</sup> day of April, 2000, that a variance from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to have a height of 26 ft. 6 in. in lieu of the required 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 Kotroco*  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

100



Baltimore County  
Zoning Commissioner

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

April 5, 2000

Mr. & Mrs. Kenneth E. Pitz  
19900 Gunpowder Road  
Millers, Maryland 21102

Re: Petition for Administrative Variance  
Case No. 00-366-A  
Property: 19900 Gunpowder Road

Dear Mr. & Mrs. Pitz:

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





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 19900 Gunpowder Road Millers, Md. 21102  
which is presently zoned RCZ

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 (B.C.Z.R.)

TO PERMIT AN ACCESSORY BUILDING (GARAGE) TO HAVE  
A HEIGHT OF 26'6" IN LIEU OF THE REQUIRED  
15 FEET.

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):

Kenneth E. Pitz

Name - Type or Print

Signature

Donna K. Pitz

Name - Type or Print

Signature

19900 Gunpowder Rd.

410/239-2481

Address

Telephone No.

Millers,

Maryland

21102

City

State

Zip Code

## Representative to be Contacted:

KENNETH E. PITZ

Name

SEE ABOVE

410/239 2481

Address

Telephone No.

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. 00-366-A

Reviewed By CTM

Date

3/9/00

Estimated Posting Date

3/19/00

R20 9/15/98

# 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 19900 Gunpowder Road  
Address  
Millers Maryland 21102  
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 Administrative Variance for the construction of a detached garage is required because the height of the proposed structure exceeds fifteen feet.

The garage is required to facilitate storage of family owned vehicles as well as tools, lawn and garden maintenance equipment. Additional storage area will be provided in the second level of the garage for family use. A portion of the second level of the garage will be improved at a later date as an in-home office for family use (children performing homework assignments, etc.).

The design of the garage incorporates a steep roof pitch which increases the overall height of the structure. The steep roof pitch was incorporated to complement the architecture of the home on this property which has a steep roof pitch of 12:12.

The design of the garage is intended to improve the overall aesthetic quality of the property.

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

Kenneth E. Pitz

Name - Type or Print

Signature

Donna K. Pitz

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of MARCH, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KENNETH E. PITZ AND DONNA K. PITZ

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

March 7, 2000

Notary Public

Charles E. Kozlowski

My Commission Expires

JULY 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 19900 Gunpowder Road  
Address  
Millers Maryland 21102  
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):

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The garage is required to facilitate storage of family owned vehicles as well as tools, lawn and garden maintenance equipment. Additional storage area will be provided in the second level of the garage for family use. A portion of the second level of the garage will be improved at a later date as an in-home office for family use (children performing homework assignments, etc.).

The design of the garage incorporates a steep roof pitch which increases the overall height of the structure. The steep roof pitch was incorporated to complement the architecture of the home on this property which has a steep roof pitch of 12:12.

The design of the garage is intended to improve the overall aesthetic quality of the property.

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

Kenneth E. Pitz  
Name - Type or Print

Signature

Donna K. Pitz  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of MARCH, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KENNETH E. PITZ AND DONNA K. PITZ

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

March 7, 2000  
Date

Charles E. Kozlowski  
Notary Public

My Commission Expires JULY 1, 2001



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 19900 Gunpowder Road Millers, Md. 21102  
which is presently zoned RC2

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 (B.C.Z.R.)

TO PERMIT AN ACCESSORY BUILDING (GARAGE) TO  
HAVE A HEIGHT OF 26'6" IN LIEU OF THE REQUIRED  
15 FEET.

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):

Kenneth E. Pitz

Name - Type or Print

Signature

Donna K. Pitz

Name - Type or Print

Signature

19900 Gunpowder Rd. 410/239-2481  
Address Telephone No.

Millers, Maryland 21102  
City State Zip Code

## Representative to be Contacted:

KENNETH E. PITZ

Name

SEE ABOVE 410 239 2481  
Address Telephone No.

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. 00-366-A

Reviewed By ETM

Date 3/9/00

REV 9/15/98

Estimated Posting Date

3/19/00



RMF ENGINEERING INC.  
CONSULTING ENGINEERS  
190 WEST OSTEND STREET  
BALTIMORE, MARYLAND 21230  
410-576-0505

W.O. NUMBER \_\_\_\_\_  
DATE: \_\_\_\_\_  
BY \_\_\_\_\_  
SHEET \_\_\_\_\_ of \_\_\_\_\_

# ZONING DESCRIPTION FOR 19900 GUNPOWDER ROAD MILLERS, MARYLAND 21102

BEGINNING AT A POINT ON THE NORTH SIDE OF  
GUNPOWDER ROAD WHICH IS 27 FEET WIDE AT THE  
DISTANCE OF 70 FEET WEST OF THE INTERSECTION  
OF GUNPOWDER ROAD AND CHURCH ROAD WHICH  
IS 27 FEET WIDE. BEING LOT <sup>LOT A</sup> P-170 IN  
THE SHANNON SUBDIVISION PARCEL 2 AS RECORDED  
IN PLAT BOOK # SM-62 FOLIO # 100  
CONTAINING GROSS ACREAGE OF 4.881 AC± /  
NET ACREAGE OF 4.139 AC±. ALSO KNOWN  
AS 19900 GUNPOWDER ROAD AND LOCATED  
IN NE. 6<sup>TH</sup> ELECTION DISTRICT, 3<sup>RD</sup> COUNCILMANIC  
DISTRICT.

# 366

00-366-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 078932

DATE 3/19/10 ACCOUNT 2001 6150

AMOUNT \$ 50.00

RECEIVED FROM: WILLIAMS PITZ

FOR: CIE VAN NICE

00-366-A

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

3/19/2010 3/09/2010 16:04:17  
HUB 0005 CASHIER WHITE HUB 0005  
D-201 5 520 ZONING DEPARTMENT  
Received by 160645  
CIE HUB 078932

50.00  
50.00 EX  
BALANCE DUE TO HUB 0005

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE Case No ADMIN. 00-366-A  
 Petitioner/Developer K. PITZ, ETAL

Date of Hearing Closing 4/3/2000

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 #19900 GUNPOWDER RD.

The sign(s) were posted on

3/18/00  
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/18/00  
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
 (Printed Name)

523 PENNY LANE  
 (Address)

HUNT VALLEY, MD. 21030  
 (City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
 (Telephone Number)

## ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 00366-A

TO PERMIT AN ACCESSORY BUILDING  
 (GARAGE) TO HAVE A HEIGHT OF 26 FEET,  
 6 INCHES IN LIEU OF THE REQUIRED 15 FEET.  
 (\*19900 GUNPOWDER ROAD)

## PUBLIC HEARING ?

PROVIDING TO SECTION 26-27(b)(1), BALTIMORE COUNTY CODE  
 AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
 REQUEST A PUBLIC HEARING CONCERNING  
 THE PROPOSED VARIANCE. PROVIDED IT  
 IS DONE IN THE ZONING OFFICE BEFORE  
 5:00 PM ON THURSDAY, APRIL 3, 2000.  
 ADDITIONAL INFORMATION IS AVAILABLE AT  
 THE ZONING OFFICE AND DEVELOPMENT MANAGEMENT  
 DIVISION, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204  
 TEL: 410-386-5200

## ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 00366-A

TO PERMIT AN ACCESSORY BUILDING  
 (GARAGE) TO HAVE A HEIGHT OF 26 FEET,  
 6 INCHES IN LIEU OF THE REQUIRED 15 FEET.  
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 THE ZONING OFFICE AND DEVELOPMENT MANAGEMENT  
 DIVISION, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204  
 TEL: 410-386-5200

DONNA PITZ 00-366-A  
 #19900 GUNPOWDER RD.

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 00- 366 -A Address 19900 GUNPOWDER RD  
MILLERS, MD 21102  
Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3/9/00 Posting Date: 3/19/00 Closing Date: 4/3/00

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 366 -A Address 19900 GUNPOWDER RD  
MILLERS MD  
Petitioner's Name KENNETH E. PITZ Telephone \_\_\_\_\_  
Posting Date: 3/19/00 Closing Date: 4/3/00  
Wording for Sign: To Permit AN ACCESSORY BUILDING (GARAGE)  
TO HAVE A HEIGHT OF 26' 6" IN LIEU OF  
THE REQUIRED 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.**

---

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**For Newspaper Advertising:**

Item Number or Case Number: 00-366-A

Petitioner: Kenneth E. and Donna K. Pitz

Address or Location: 19900 Gunpowder Road Millers, Maryland 21102

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Kenneth E. and Donna K. Pitz

Address: 19900 Gunpowder Road

Millers, Maryland 21102

Telephone Number: 410/239-2481

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

April 4, 2000

Mr. and Mrs. Kenneth Pitz  
19900 Gunpowder Road  
Millers MD 21102

Dear Mr. and Mrs. Pitz:

RE: Case Number 00-366-A , 19900 Gunpowder Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 03/09/00.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:rsj

Enclosures

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** April 21, 2000

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 27, 2000  
Item Nos. 362, 363, ~~366~~ 367, 368,  
and 369

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

RWB:HJO:jrb

cc: File

*ZAC-3-27-2000-NO COMMENT ITEMS*



Baltimore County  
Fire Department

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

March 21, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 20, 2000

Item No.: 362, 364, 365, 366, 367, 368, 369

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

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 *RB*  
DATE: April 6, 2000  
SUBJECT: Zoning Item #366  
19900 Gunpowder Road

Zoning Advisory Committee Meeting of March 20, 2000

- \_\_\_\_\_ 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:
- \_\_\_\_\_ 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).
- X Agricultural Preservation: This is a large garage and raises concerns if it will be used for living quarters. A stipulation is requested in the decision that if this variance is approved, the garage will not be used for commercial purposes or as a dwelling.

Reviewer: Wally Lippincott

Date: April 4, 2000



AV  
4/3

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

MAR 21

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

**Date:** March 21, 2000

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

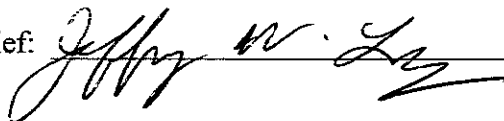
**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 366 and 368

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:



---

AFK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3.22.00

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

RE: Baltimore County  
Item No. 366 LTM

Dear Ms. Jackson:

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

POND

R. C. 4

R. C. 4

R. C. 2

SITE

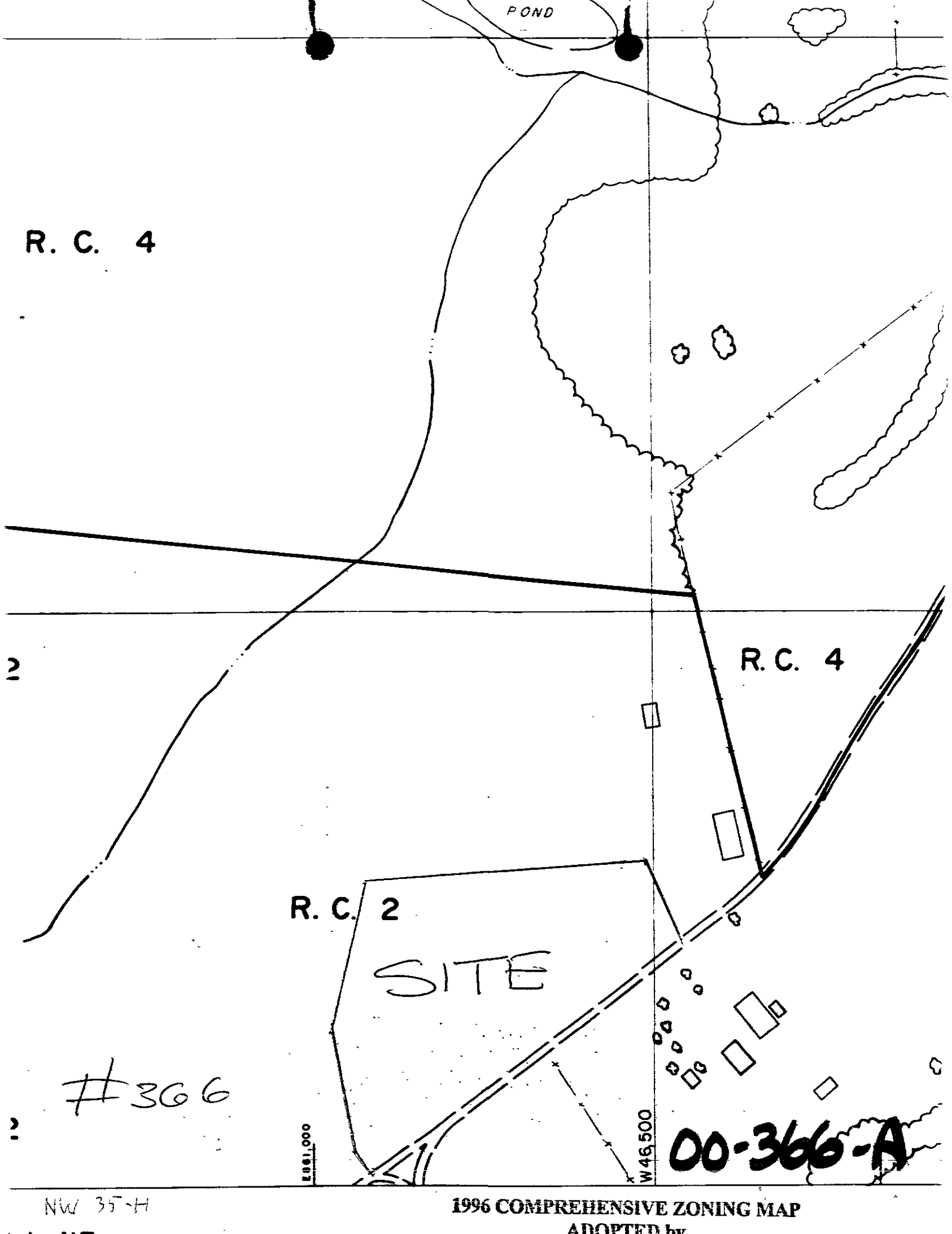
#366

00-366-A

NW 35-H

1996 COMPREHENSIVE ZONING MAP

ADOPTED by





Proposed location of the proposed structure

Looking Northeast toward land of Aubert Jones & Timothy Greer ●

#366  
00-366-A

P112

19900 GUNPOWDER

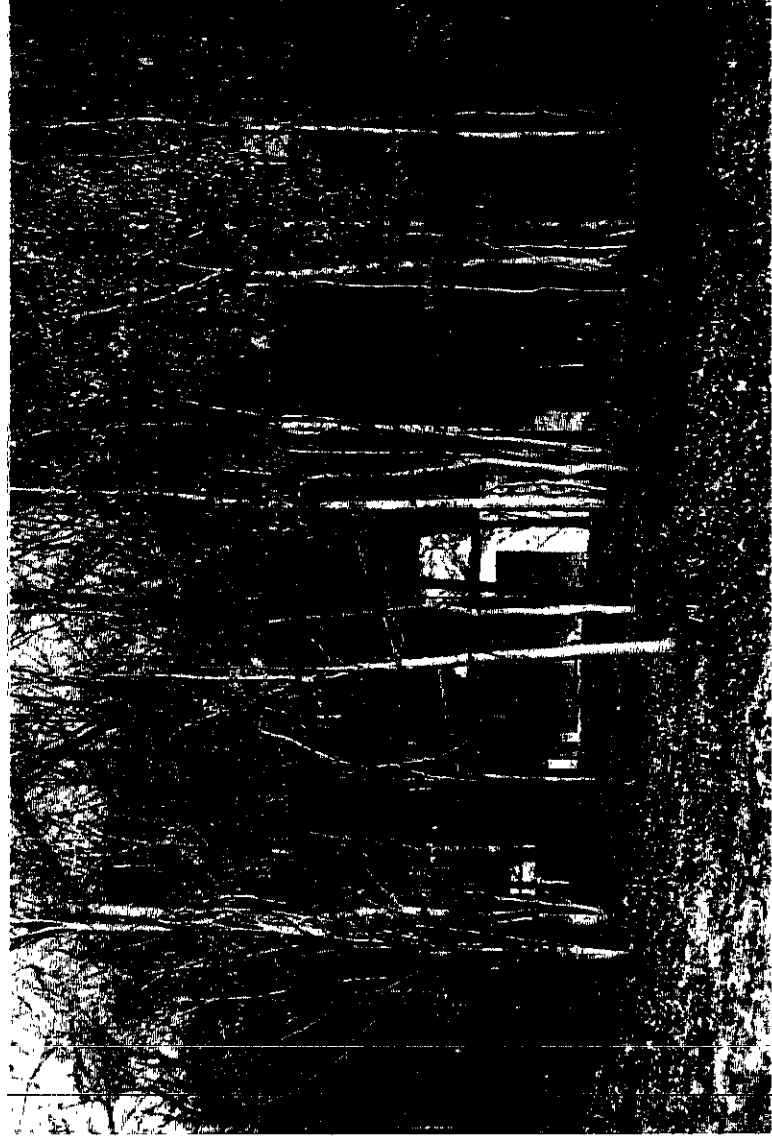


ADJACENT RESIDENCE LOOKING NORTH  
GREY RESIDENCE



ADJACENT STRUCTURE ON LAND OF  
ALBERT JONES (LOOKING NORTHEAST)

00-366-A  
#366



STRUCTURE ON ADJACENT  
ALBERT JONES



PITZ RESIDENCE  
19900 Gunpowder  
Looking From  
Gunpowder Rd.



RESIDENCE viewed from proposed site  
of proposed structure (Looking southwest) #366

00-366-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 19900 Gunpowder Road

Subdivision name: Shannon Property Subdivision Parcel 2  
plat book: SM-62, folio # 100, lot # P.170, section #

OWNER: Marieth E. and Donna K. Pitz

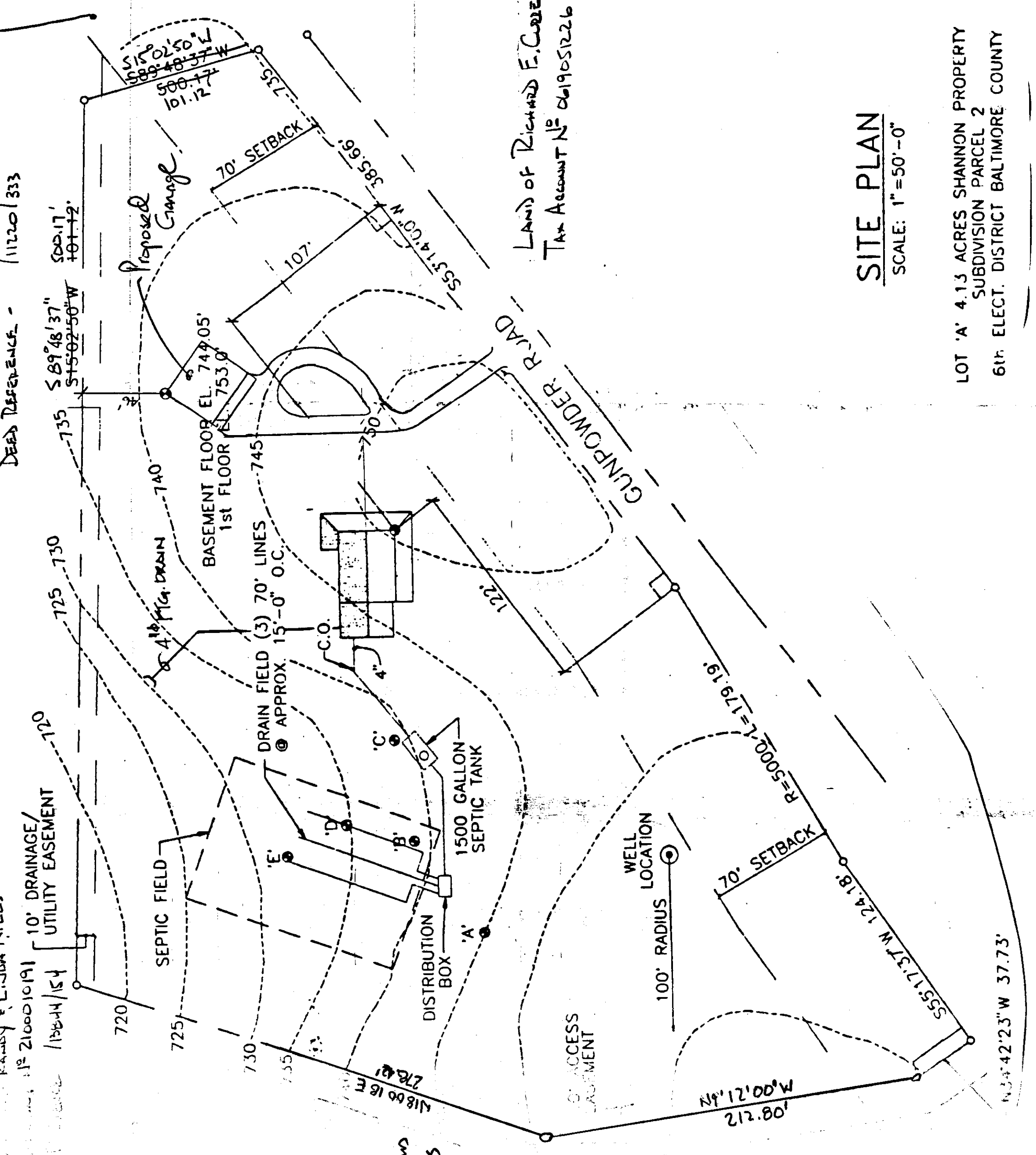
LAND OF ALBERT L. JONES  
Tax Account No. 1800009471  
DEED REFERENCE - 19262/231

LAND OF TIMOTHY & KELLY CORLEY  
Tax Account No. 220005341  
DEED REFERENCE - 11220/333

LAND OF RANDY & LINDA NILES  
Tax Account No. 2100010191  
DEED REFERENCE - 19844/154

LAND OF HOWARD & SHIRLEY EDWARDS  
Tax Account No. 2100010180  
DEED REFERENCE - 18123/48

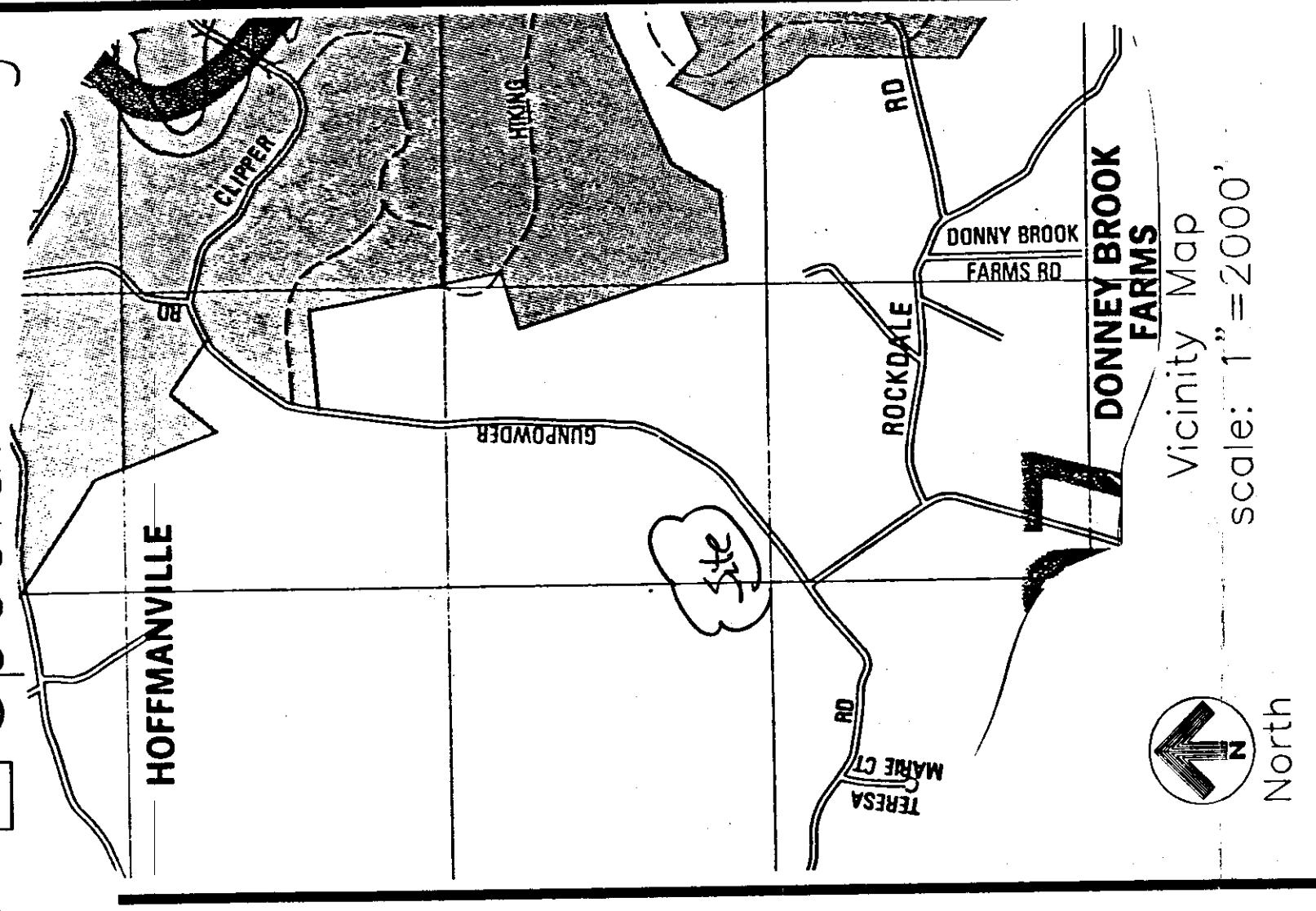
LAND OF RICHARD E. CORLEY  
Tax Account No. 0619051226



**SITE PLAN**  
SCALE: 1"=50'-0"

LOT 'A' 4.13 ACRES SHANNON PROPERTY  
SUBDIVISION PARCEL 2  
6th ELEC. DISTRICT BALTIMORE COUNTY

date: December 1999  
prepared by: K. Pitz  
Scale of Drawing: 1"=50'



**LOCATION INFORMATION**

|                                |                                                                             |
|--------------------------------|-----------------------------------------------------------------------------|
| Councilmanic District:         | 3                                                                           |
| Election District:             | 6                                                                           |
| 1"=200' scale map #:           | NW-35H                                                                      |
| Zoning:                        | RC-2                                                                        |
| Lot size:                      | 4.13 acreage                                                                |
|                                | 179,902.80 square feet                                                      |
| SEWER:                         | public <input type="checkbox"/> private <input checked="" type="checkbox"/> |
| WATER:                         | public <input type="checkbox"/> private <input checked="" type="checkbox"/> |
| Cheasapeake Bay Critical Area: | yes <input type="checkbox"/> no <input checked="" type="checkbox"/>         |
| Prior Zoning Hearings:         | NONE                                                                        |

**Zoning Office USE ONLY!**

|              |         |         |
|--------------|---------|---------|
| reviewed by: | ITEM #: | CASE #: |
| ctm          | 366     | 00366A  |

Pt. 9.1





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MANTISSBURG, W. V. 26001

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

| SCALE                                        |  | LOCATION                 | SHEET        |
|----------------------------------------------|--|--------------------------|--------------|
| 1" = 200'                                    |  |                          |              |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |  | SOUTH OF<br>HOFFMANVILLE | N.W.<br>35-H |

366-A

#  
366