

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Berrymans Lane, 350' +/-		
N centerline of Saffell Road	*	DEPUTY ZONING COMMISSIONER
4th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(517 Berrymans Lane)		
	*	CASE NO. 01-391-A
Karen & Patrick Stakem		
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, Karen and Patrick Stakem. The variance request is for property located at 517 Berrymans Lane in the Reisterstown 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 permit a garage with a height of 23 ft. in lieu of the 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

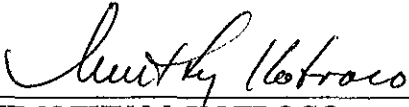
0120251 RECEIVED FOR FILING
 4/26/01
 H. J. J.

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 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 26th day of April, 2001, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a garage with a height of 23 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE FOR FILING
4/26/01
BY [Signature]



Baltimore County
Zoning Commissioner

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

April 26, 2001

Mr. & Mrs. Patrick Stakem
517 Berrymans Lane
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 01-391-A
Property: 517 Berrymans Lane

Dear Mr. & Mrs. Stakem:

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 cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 517 BERRYMAN'S LN REISTERSTOWN
which is presently zoned RC5

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; BCZR TO
PERMIT A GARAGE WITH A HEIGHT OF 23 FT IN LIEU
OF THE 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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

PATRICK STAKEM
Signature _____
Name - Type or Print Karen K. Stakem
Signature _____
Address 517 BERRYMAN'S LN Telephone No. 410 526 4113
REISTERSTOWN MD Zip Code 21136
City _____ State _____

Representative to be Contacted:

PATRICK STAKEM
Name _____
Address 517 BERRYMAN'S LN Telephone No. 410 526 4113
REISTERSTOWN MD Zip Code 21136
City _____ State _____

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. 01-391A

Reviewed By OCM

Date 3.29.01

Estimated Posting Date 4.8.01

ORDER RECEIVED FOR FILING

Date

By

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

577 BERRYMAN'S LN
Address
REISTERSTOWN md 21136
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):

SEE ATTACHED

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]
Signature

PATRICK STAKEM
Name - Type or Print

[Signature]
Signature

Karen K. Stakem
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23th day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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 23, 2001
Date

[Signature]
Notary Public

My Commission Expires May 30, 2004

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 517 BERRYMAN'S LN
Address
REISTERSTOWN MD 21136
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):

SEE ATTACHED

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.

Patrick Stakem
Signature
PATRICK STAKEM
Name - Type or Print

Karen K. Stakem
Signature
Karen K. Stakem
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of MARCH, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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 23rd 2001
Date

Karen Lynn Mearns
Notary Public

My Commission Expires MAY 30, 2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 577 BERRYMAN'S LN
which is presently zoned RC5

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; BCZR TO

PERMIT A ~~WATER~~ GAKAGE WITH A HEIGHT OF 23 FT
IN LIEU OF THE 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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 01-391A

Reviewed By JCM

Date 3-29-01

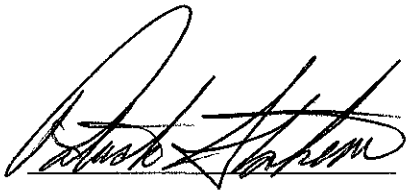
REV 9/15/98

Estimated Posting Date 4-8-01

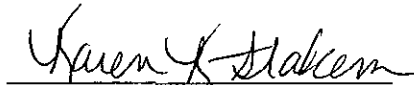
Affidavit in support of administrative Variance.

I am requesting a variance of the zoning regulations regarding the height restrictions for detached garages. The garage I am building is going to be 30 feet wide and have 8' high overhead doors as apposed to the normal 7'. This requires me to raise the ceiling height to 9' as apposed to the normal 8' foot ceilings. Because of these two factors (the width of the building and the door and ceiling heights), the height to the peak of the roof will be higher then the 15' allowed. In order to abide by the 15' restrictions, the roof pitch would have to be very shallow and I feel there would be greater chance of water leaking and other associated maintenance problems occurring.

I need the higher doors because I drive a truck and I would use the garage for protection from the elements. Also, my family may be purchasing a large SUV in the future, and we would need protection from the elements for that as well. The standard overhead garage door is 7' and most of today's vehicles fit in those doors. With the large trucks and SUV's that are on the market today, a higher door is required for them to fit in the garage. The garage will be used for family and household needs only and no other purposes.



Patrick Stakem



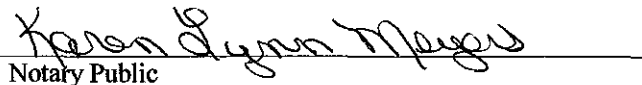
Karen Stakem

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared, Patrick Stakem, Karen Stakem the Affiants herein, personally known or satisfactorily identified to me as such Affiants, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESSED my hand and Notarial Seal

March 23, 2001
Date


Notary Public

My Commission Expires May 30, 2004

Zoning Description for 517 Berrymans Lane.

Beginning at a point on the east side of Berrymans Lane, which is approximately 21 feet wide and a right of way of approximately 50 feet wide at a distance of approximately 350 feet north of the centerline of Saffell Rd. which is approximately 20 feet wide.

Being for the same and being know and designated as Lot No. 24, as shown on a plot entitled, "Plat 2, Final Subdivision Plat, Dyer Property", which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 40, Folio 121, containing 1.3 acres. Also known as 517 Berrymans lane and located in the 4th Election District, 7th Prec., 11th Legis. District, 7th Cong. District, 3rd Councilmanic District.

3a1

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

391
92802

DATE 3.29.01

ACCOUNT 001-064-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

P. STARKEM
(010) AD. UAL.

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/29/2001 3/29/2001 10:20:07
REF: 0603 CASHIER LWIL LDW DRAWER 3
RECEIPT # 175749 OFLN
DEPT: 5 528 ZONING VERIFICATION
CR NO. 092002

Receipt Tot 50.00

50.00 CR .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

RE: Case No.: 01-391-A

Petitioner/Developer: _____

Patrick Stakem

Date of Hearing/Closing: 4.23.01

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 517 Berrymans Lane
Reisterstown, MD 21136

The sign(s) were posted on April 4, 2001
(Month, Day, Year)

Sincerely,

Stacy Gardner 4-4-01
(Signature of Sign Poster and Date)

Stacy Gardner

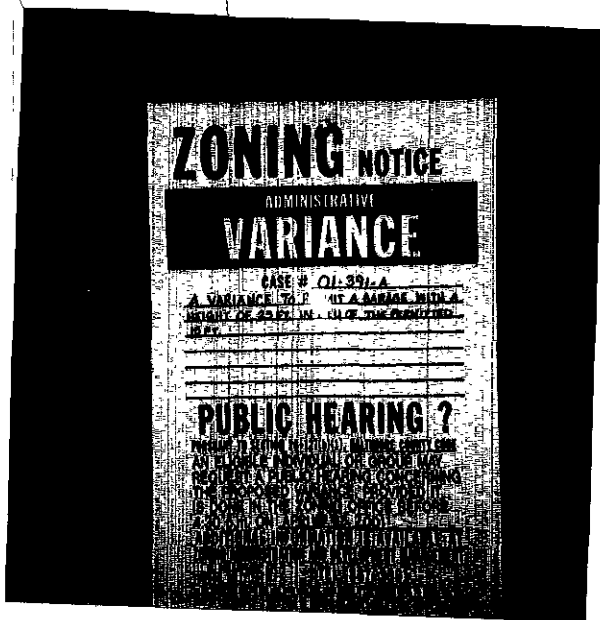
(Printed Name)

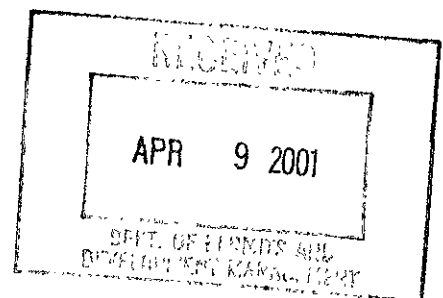
SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410.781.4000

(Telephone Number)





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: 391
Petitioner: PATRICK STAKEM
Address or Location: 517 BERRYMAN LN., REISTERSTOWN, Md. 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME
Address: _____
Telephone Number: 410-526-4113

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 391 -A Address 517 BERRYMAN'S LN.

Contact Person: J. Menery Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3.29.01 Posting Date: 4.8.01 Closing Date: 4.23.01

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)

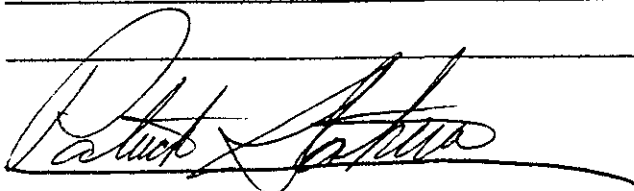
Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 391 -A Address 517 BERRYMAN'S LN.
Petitioner's Name PATRICK STAKEM Telephone 410-526-4113

Posting Date: 4.8.01 Closing Date: 4.23.01

Wording for Sign: A VARIANCE
To Permit A GARAGE WITH A HEIGHT OF
23 ft. IN LIEU OF THE PERMITTED 15 ft.





Baltimore County
Department of Permits and
Development Management

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

April 23, 2001

Karen K & Patrick Stakem
517 Berrymans Lane
Reisterstown MD 21136

Dear Mr. & Mrs. Stakem:

RE: Case Number: 01-391-A, 517 Berrymans Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G02
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 10, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-381, 01-384, 01-390, and 01-391

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Lay

AFK/JL:MAC



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 12, 2001

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 APRIL 9, 2001

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.

**THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS IN REGARD TO THE
FOLLOWING ITEM #'S.**

380, 381, 382, 384, 386, 387, 389, 390, 391, 392, 393, 394,

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

cc: File

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



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 . 9 . 0 1

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

RE: Baltimore County
Item No. 391 JRF

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,

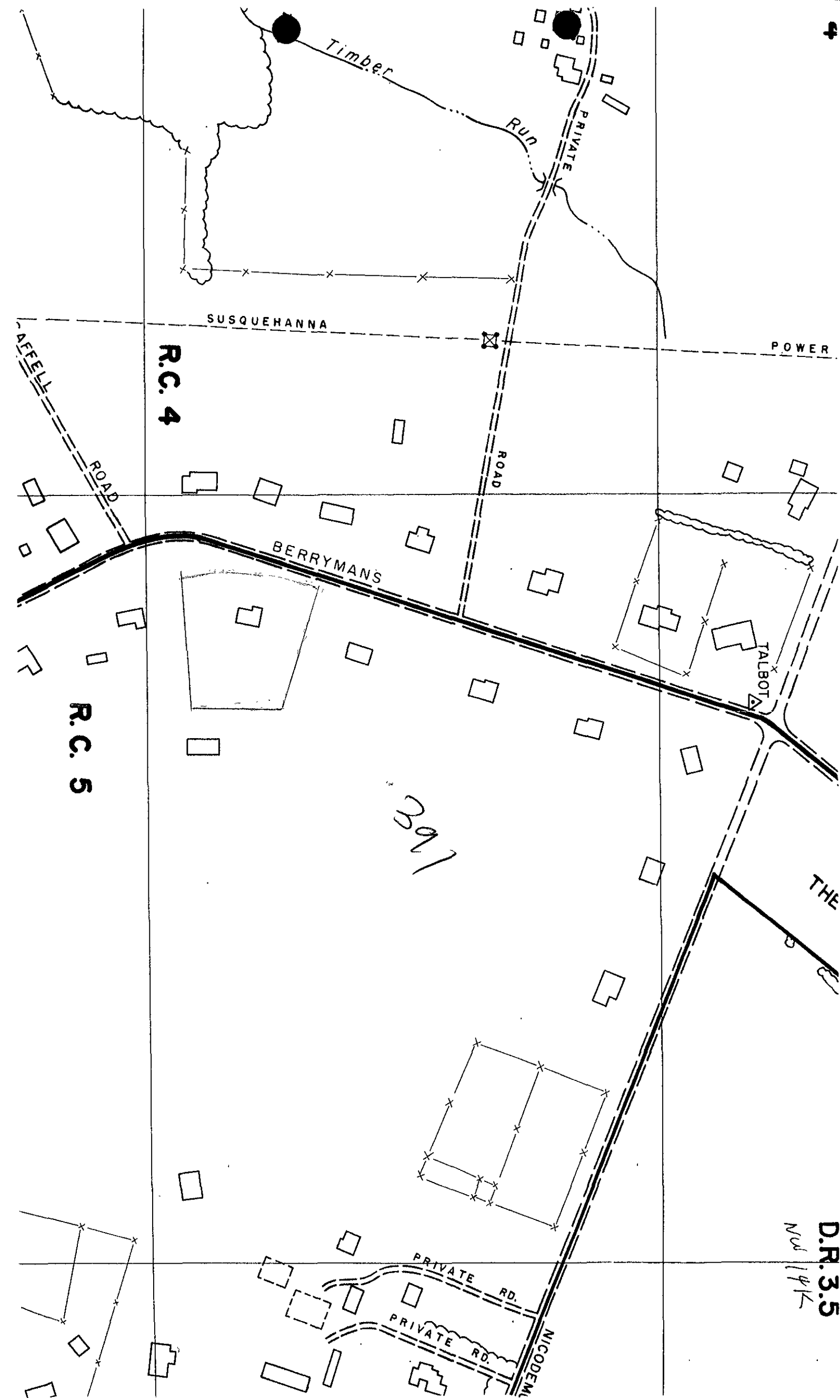
for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

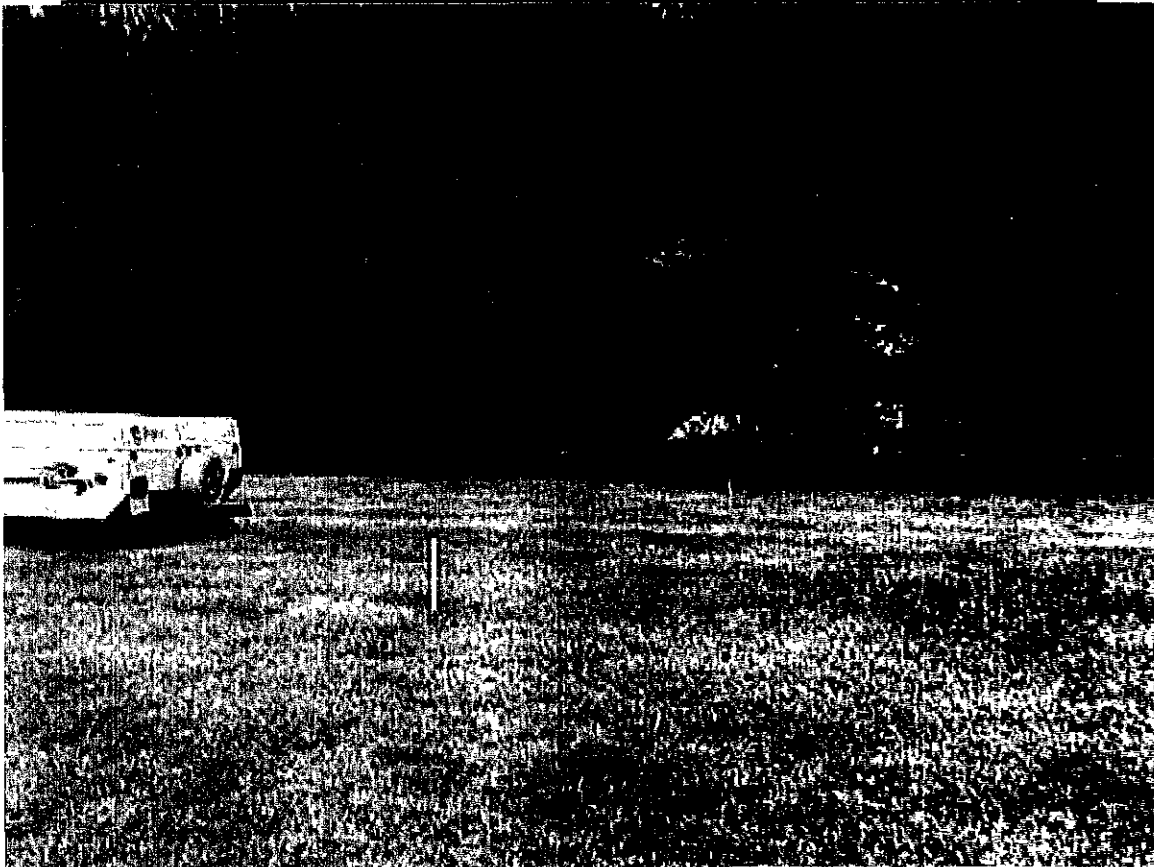
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

Nov 14/15



517 Berrymans Lane Reisterstown, MD Detached Garage

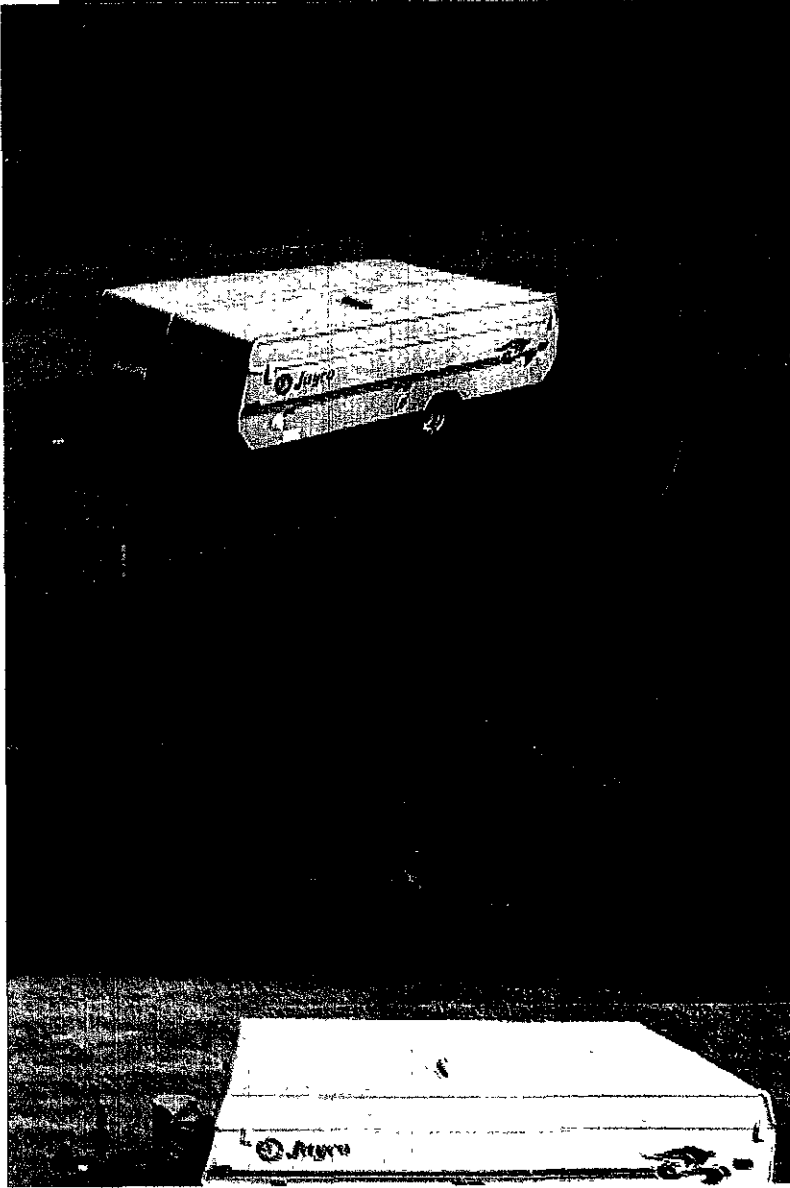


Southeast corner of garage. Looking north toward 513 Berrymans Lane

~~391~~

391

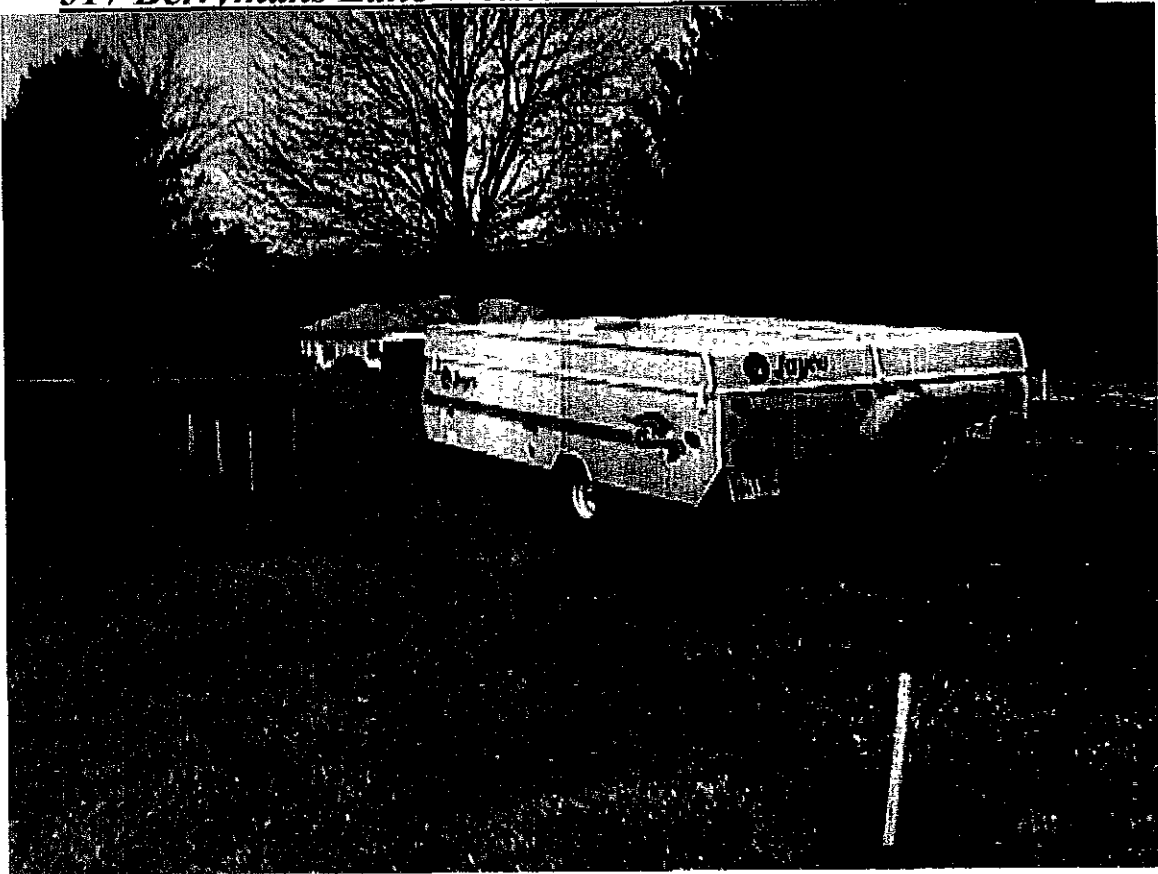
517 Berrymans Lane Reisterstown, MD Detached Garage



View looking north toward 513 Berrymans Lane, which can be seen through pine trees.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Southeast corning looking West toward 518 Berrymans Lane

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View looking northwest from the south east corner of 517 Berrymans Lane. This corner of the property Borders 601 Berrymans Lane to the side and 611 Berrymans Lane to the rear of 517.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Looking north from property line with 601 Berrymans Lane. Proposed garage will be just beyond the deck that is in the center of the picture. 513 Berrymans Lane is just on the other side of the Pine trees.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View looking south toward 601 Berrymans Lane, which is just beyond the Pine trees on the right side of the photo. The house on the left of the photo is 607 Berrymans Lane and is the lot on the other side of 601 Berrymans Lane.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Looking east at Property line between 513 and 517 Berrymans Lane. 517 is to the right in the picture. Pine Trees are the approximate property line.

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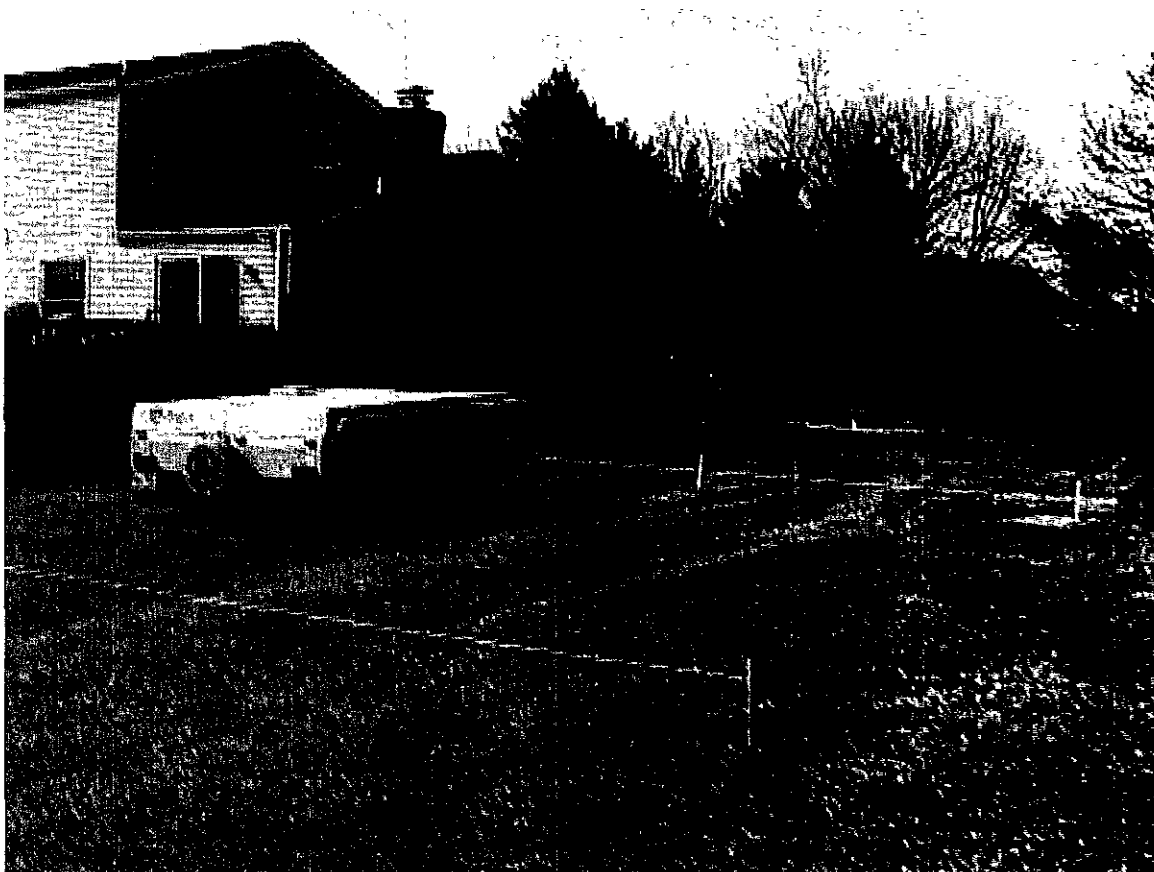
517 Berrymans Lane Reisterstown, MD Detached Garage



Looking from across the street from 517 Berrymans Lane and moving to the left. This shows a panoramic view of 517 and 513 Berrymans Lane. Picture #1 shows 517. #2 shows the trees on the property line between 517 & 513. #3 shows 513

3a1

517 Berrymans Lane Reisterstown, MD Detached Garage



Northeast corner of garage looking toward house and street. 522 Berrymans lane behind trees on right side of photo.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Another view looking Northwest from the back property line. Garage will be where camper is in picture.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Front of garage looking East

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Side closest to house looking North. 515 Berrymans Lane can be seen through the trees

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View of 513 Berrymans lane from across the street.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View from 522 Berrymans, which is across the street from Proposed garage. The garage will be in the center of photo to the left of the house.

3a1

517 Berrymans Lane Reisterstown, MD Detached Garage



Back of garage looking west toward the street. House on right is
518 Berrymans lane.

3a1

517 Berrymans Lane Reisterstown, MD Detached Garage



Back of garage looking west toward 518 Berrymans Lane.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View from 518 Berrymans Lane, which is across the street from the proposed garage.
The garage to be located just behind the tree in the center of the picture.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Another view of the front of proposed garage. Looking east from street.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View looking east toward 611 Berrymans Lane. Pine trees are approximate property line.

391

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 517 BERRYMAN'S LANE

Subdivision name: DYER PROPERTY

plat book # 40, folio # 121, lot # 24, section # 1A2

OWNER: PATRICK J. & KAREN K. STAKEM

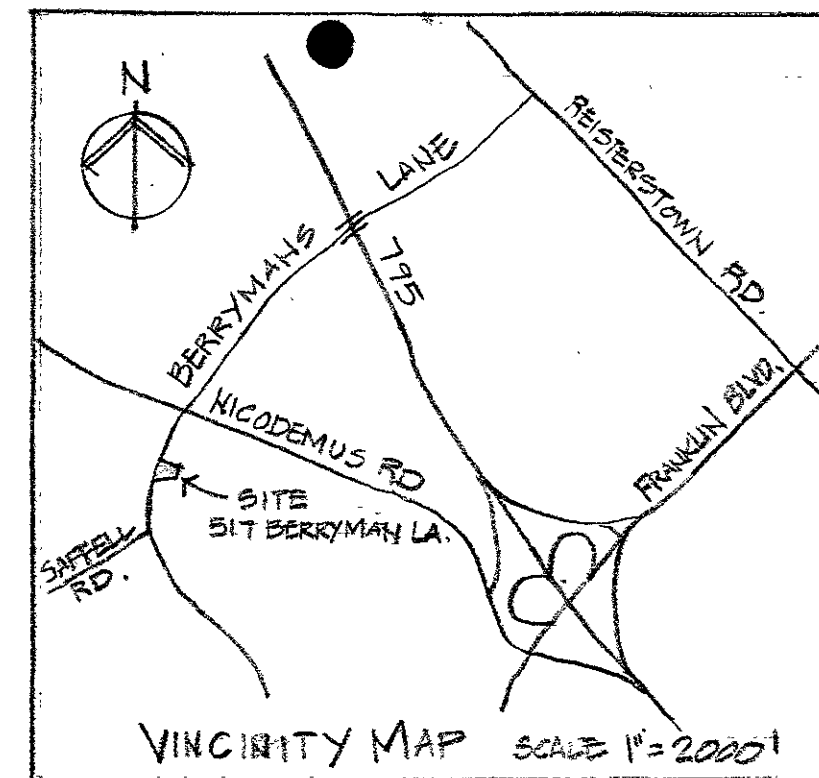
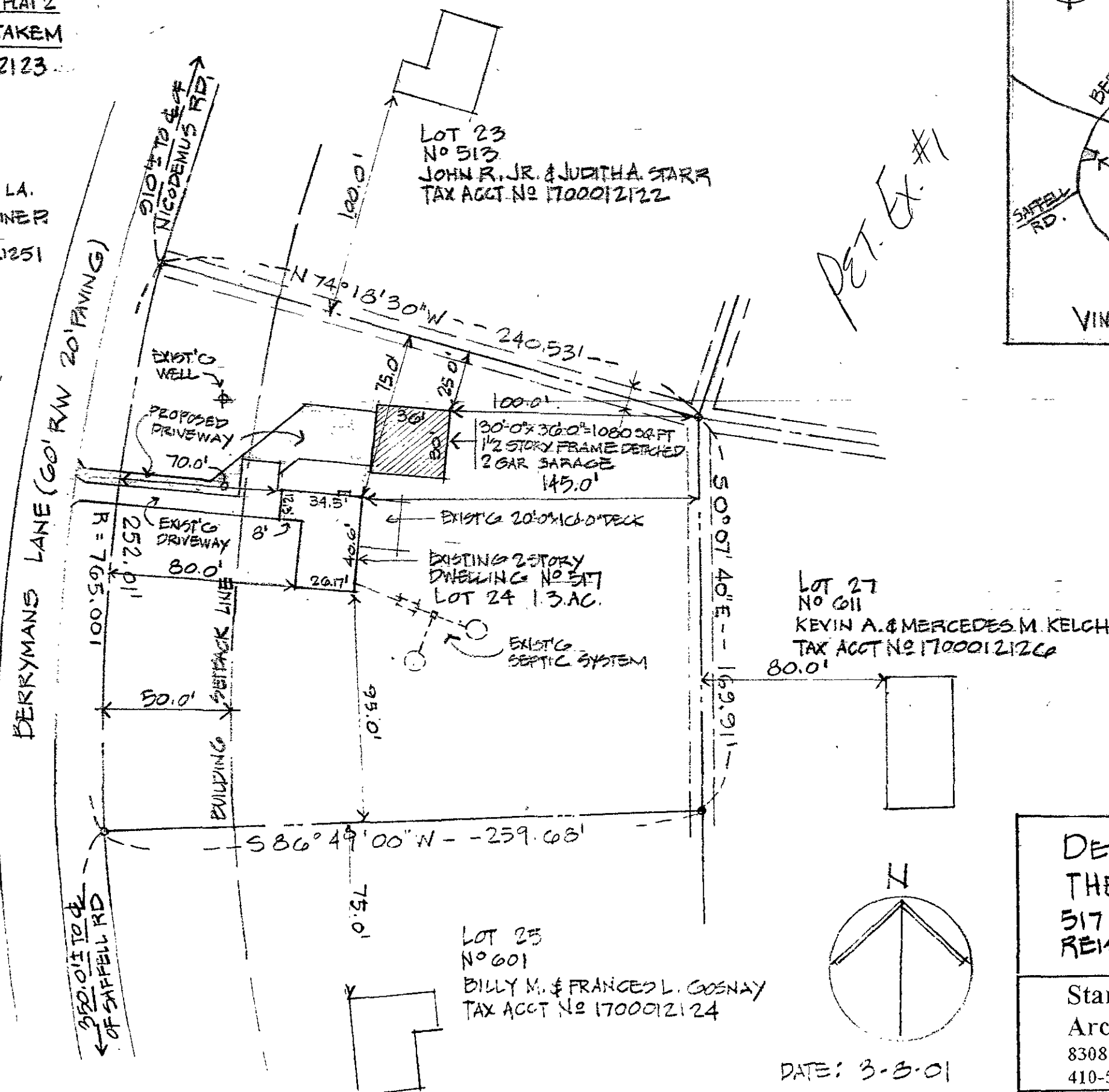
TAX ACCT NO 1700012123

518 BERRYMAN'S LA.
JACOB A. JR. & ELAINE R.
FREDERICK
TAX ACCT NO 0412021251

BERRYMAN'S LA.
RFD 2 BX, 522
HARRY B. MARCOPOLOS
TAX ACCT NO 0413022290

516 BERRYMAN'S LA.
MARY J. EPPS
TAX ACCT NO 0416090100

SITE PLAN
SCALE 1" = 50' 0"



LOCATION INFORMATION

Election District: 7

Councilmanic District: 3

1" = 200' scale map #: NW 14K

Zoning: RC5

Lot size: 1.3 56628
acreage square feet

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

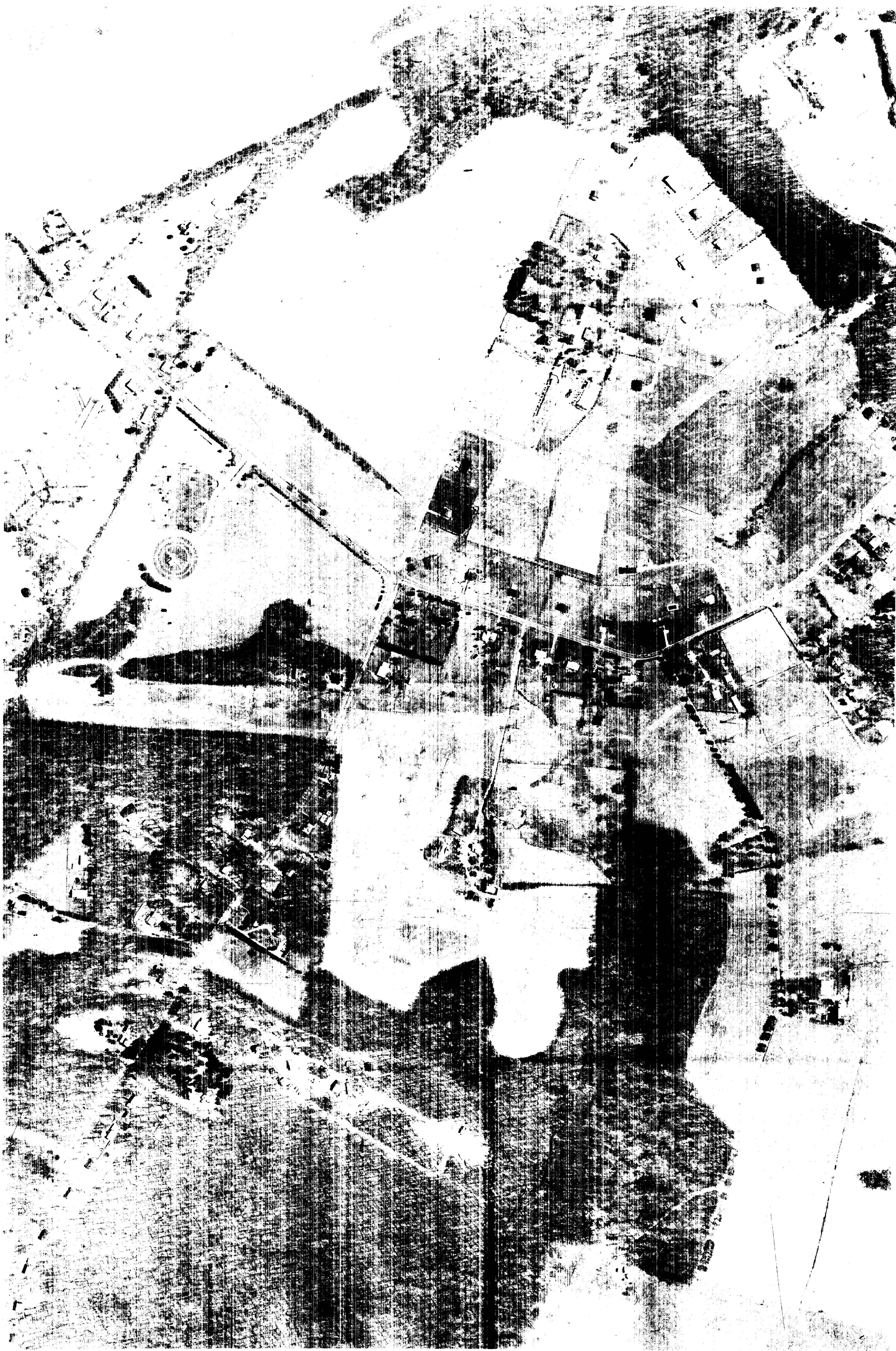
SCM 391

**DETACHED GARAGE FOR
THE STAKEM FAMILY**
517 BERRYMAN'S LANE
REISTERSTOWN, MARYLAND

Stan Ryder, Jr. & Associates
Architects

8308 Liberty Road/Baltimore, MD 21244
410-521-2367/Fax 410-521-2464

DATE: 3-8-01



SCALE 1" = 200' ±
DATE OF PHOTOGRAPHY JANUARY 1986
LOCATION REISTERSTOWN AREA SOUTH 391
SHEET 14 K

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Berrymans Lane, 350' +/-		
N centerline of Saffell Road	*	DEPUTY ZONING COMMISSIONER
4th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(517 Berrymans Lane)		
	*	CASE NO. 01-391-A
Karen & Patrick Stakem		
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, Karen and Patrick Stakem. The variance request is for property located at 517 Berrymans Lane in the Reisterstown 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 permit a garage with a height of 23 ft. in lieu of the 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

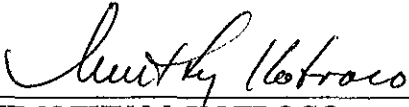
0120251 RECEIVED FOR FILING
 4/26/01
 H. J. J.

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 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 26th day of April, 2001, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a garage with a height of 23 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE FOR FILING
4/26/01
BY [Signature]



Baltimore County
Zoning Commissioner

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

April 26, 2001

Mr. & Mrs. Patrick Stakem
517 Berrymans Lane
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 01-391-A
Property: 517 Berrymans Lane

Dear Mr. & Mrs. Stakem:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 517 BERRYMAN'S LN REISTERSTOWN
which is presently zoned RC5

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; BCZR TO
PERMIT A GARAGE WITH A HEIGHT OF 23 FT IN LIEU
OF THE 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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

PATRICK STAKEM
Signature _____
Name - Type or Print Karen K. Stakem
Signature _____
Address 517 BERRYMAN'S LN Telephone No. 410 526 4113
REISTERSTOWN MD Zip Code 21136
City _____ State _____

Representative to be Contacted:

PATRICK STAKEM
Name _____
Address 517 BERRYMAN'S LN Telephone No. 410 526 4113
REISTERSTOWN MD Zip Code 21136
City _____ State _____

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. 01-391A

Reviewed By OCM

Date 3.29.01

Estimated Posting Date 4.8.01

ORDER RECEIVED FOR FILING

Date

By

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

577 BERRYMAN'S LN
Address
REISTERSTOWN md 21136
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):

SEE ATTACHED

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]
Signature

PATRICK STAKEM
Name - Type or Print

[Signature]
Signature

Karen K. Stakem
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23th day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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 23, 2001
Date

[Signature]
Notary Public

My Commission Expires May 30, 2004

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 517 BERRYMAN'S LN
Address
REISTERSTOWN MD 21136
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):

SEE ATTACHED

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.

Patrick Stakem
Signature
PATRICK STAKEM
Name - Type or Print

Karen K. Stakem
Signature
Karen K. Stakem
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of MARCH, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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 23rd 2001
Date

Karen Lynn Mearns
Notary Public

My Commission Expires MAY 30, 2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 577 BERRYMAN'S LN
which is presently zoned RC5

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; BCZR TO

PERMIT A ~~WATER~~ GAKAGE WITH A HEIGHT OF 23 FT
IN LIEU OF THE 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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 01-391A

Reviewed By JCM

Date 3-29-01

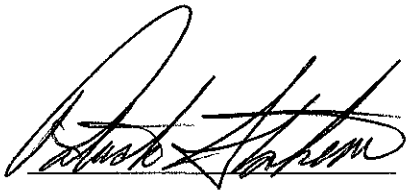
REV 9/15/98

Estimated Posting Date 4-8-01

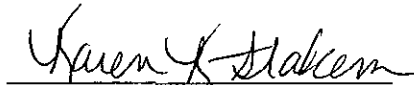
Affidavit in support of administrative Variance.

I am requesting a variance of the zoning regulations regarding the height restrictions for detached garages. The garage I am building is going to be 30 feet wide and have 8' high overhead doors as apposed to the normal 7'. This requires me to raise the ceiling height to 9' as apposed to the normal 8' foot ceilings. Because of these two factors (the width of the building and the door and ceiling heights), the height to the peak of the roof will be higher then the 15' allowed. In order to abide by the 15' restrictions, the roof pitch would have to be very shallow and I feel there would be greater chance of water leaking and other associated maintenance problems occurring.

I need the higher doors because I drive a truck and I would use the garage for protection from the elements. Also, my family may be purchasing a large SUV in the future, and we would need protection from the elements for that as well. The standard overhead garage door is 7' and most of today's vehicles fit in those doors. With the large trucks and SUV's that are on the market today, a higher door is required for them to fit in the garage. The garage will be used for family and household needs only and no other purposes.



Patrick Stakem



Karen Stakem

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared, Patrick Stakem, Karen Stakem the Affiants herein, personally known or satisfactorily identified to me as such Affiants, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESSED my hand and Notarial Seal

March 23, 2001
Date

Karen Lynn Meyer
Notary Public

My Commission Expires May 30, 2004

Zoning Description for 517 Berrymans Lane.

Beginning at a point on the east side of Berrymans Lane, which is approximately 21 feet wide and a right of way of approximately 50 feet wide at a distance of approximately 350 feet north of the centerline of Saffell Rd. which is approximately 20 feet wide.

Being for the same and being know and designated as Lot No. 24, as shown on a plot entitled, "Plat 2, Final Subdivision Plat, Dyer Property", which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 40, Folio 121, containing 1.3 acres. Also known as 517 Berrymans lane and located in the 4th Election District, 7th Prec., 11th Legis. District, 7th Cong. District, 3rd Councilmanic District.

391

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

391
92802

DATE 3.29.01

ACCOUNT 001-064-0150

AMOUNT \$ 50.00

RECEIVED
FROM:

P. STARKEM
(010) AD. UAL.

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/29/2001 3/29/2001 10:20:07
REG. NO. 03 CASHIER LWIL LDW DRAWER 3
RECEIPT # 175749 OFLN
DEPT. 5 528 ZONING VERIFICATION
CR NO. 092002

Receipt Tot 50.00

50.00 CR .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

RE: Case No.: 01-391-A

Petitioner/Developer: _____

Patrick Stakem

Date of Hearing/Closing: 4.23.01

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 517 Berrymans Lane
Reisterstown, MD 21136

The sign(s) were posted on April 4, 2001
(Month, Day, Year)

Sincerely,

Stacy Gardner 4-4-01
(Signature of Sign Poster and Date)

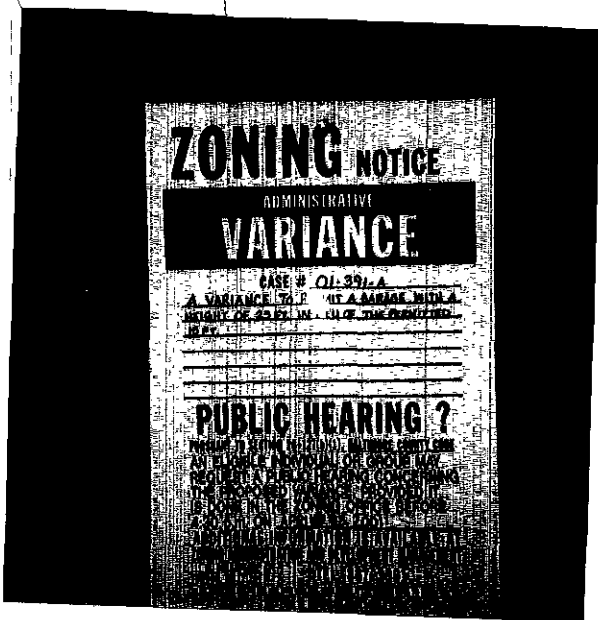
Stacy Gardner
(Printed Name)

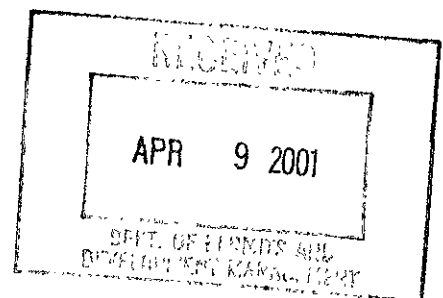
SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410.781.4000

(Telephone Number)





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: 391
Petitioner: PATRICK STAKEM
Address or Location: 517 BERRYMAN LN., REISTERSTOWN, MD. 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME
Address: _____
Telephone Number: 410-526-4113

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 391 -A Address 517 BERRYMAN'S LN.

Contact Person: J. Menery Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3.29.01 Posting Date: 4.8.01 Closing Date: 4.23.01

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)

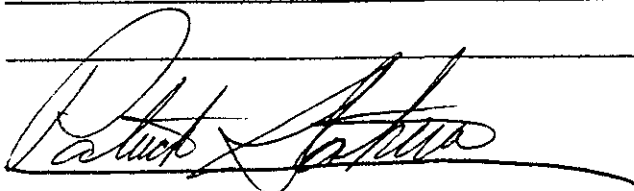
Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 391 -A Address 517 BERRYMAN'S LN.
Petitioner's Name PATRICK STAKEM Telephone 410-526-4113

Posting Date: 4.8.01 Closing Date: 4.23.01

Wording for Sign: A VARIANCE
To Permit A GARAGE WITH A HEIGHT OF
23 ft. IN LIEU OF THE PERMITTED 15 ft.





Baltimore County
Department of Permits and
Development Management

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

April 23, 2001

Karen K & Patrick Stakem
517 Berrymans Lane
Reisterstown MD 21136

Dear Mr. & Mrs. Stakem:

RE: Case Number: 01-391-A, 517 Berrymans Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G02
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 10, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-381, 01-384, 01-390, and 01-391

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Lay

AFK/JL:MAC



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 12, 2001

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 APRIL 9, 2001

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.

**THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS IN REGARD TO THE
FOLLOWING ITEM #'S.**

380, 381, 382, 384, 386, 387, 389, 390, 391, 392, 393, 394,

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

cc: File

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 . 9 . 0 1

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

RE: Baltimore County
Item No. 391 JRF

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).

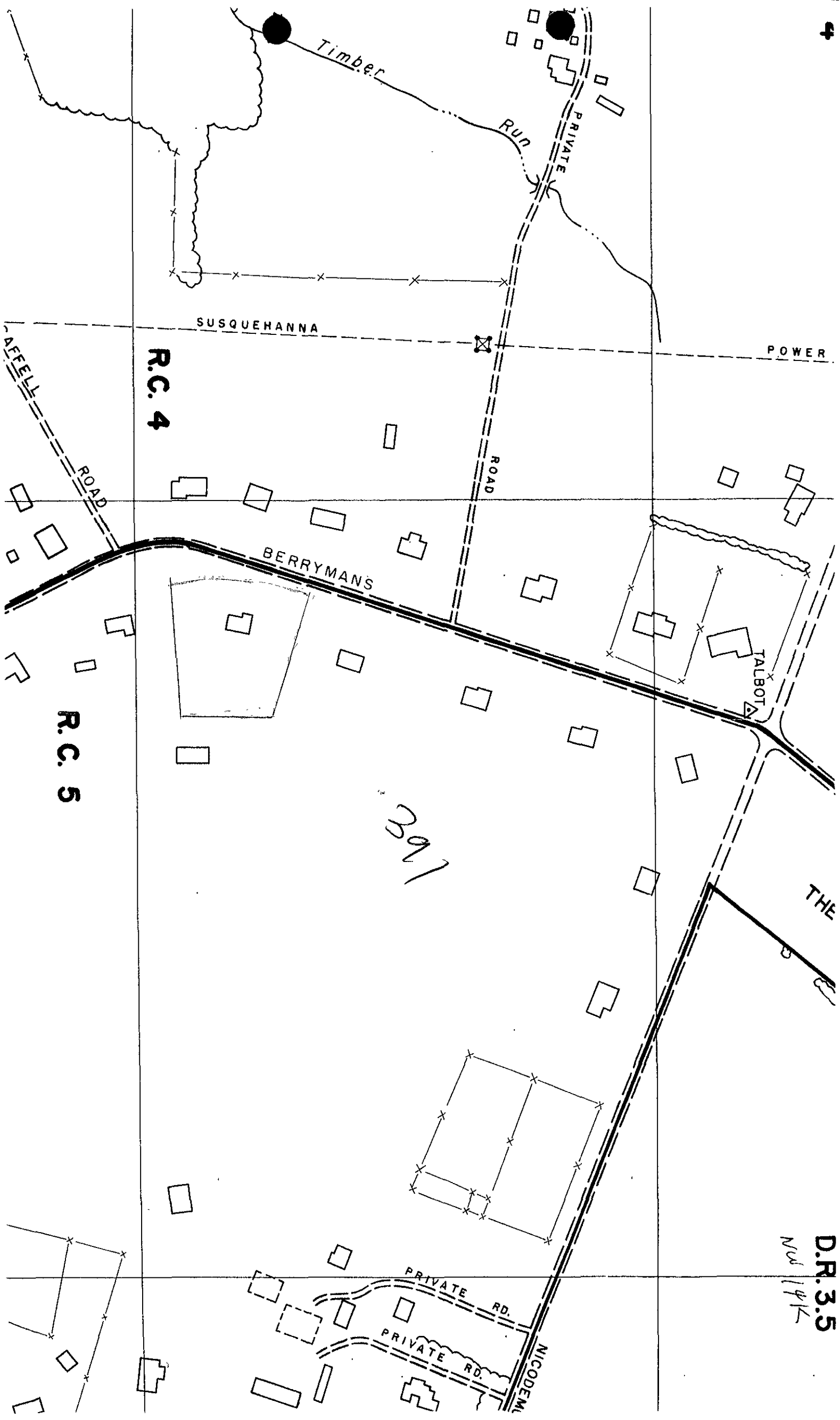
Very truly yours,

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

My telephone number is _____

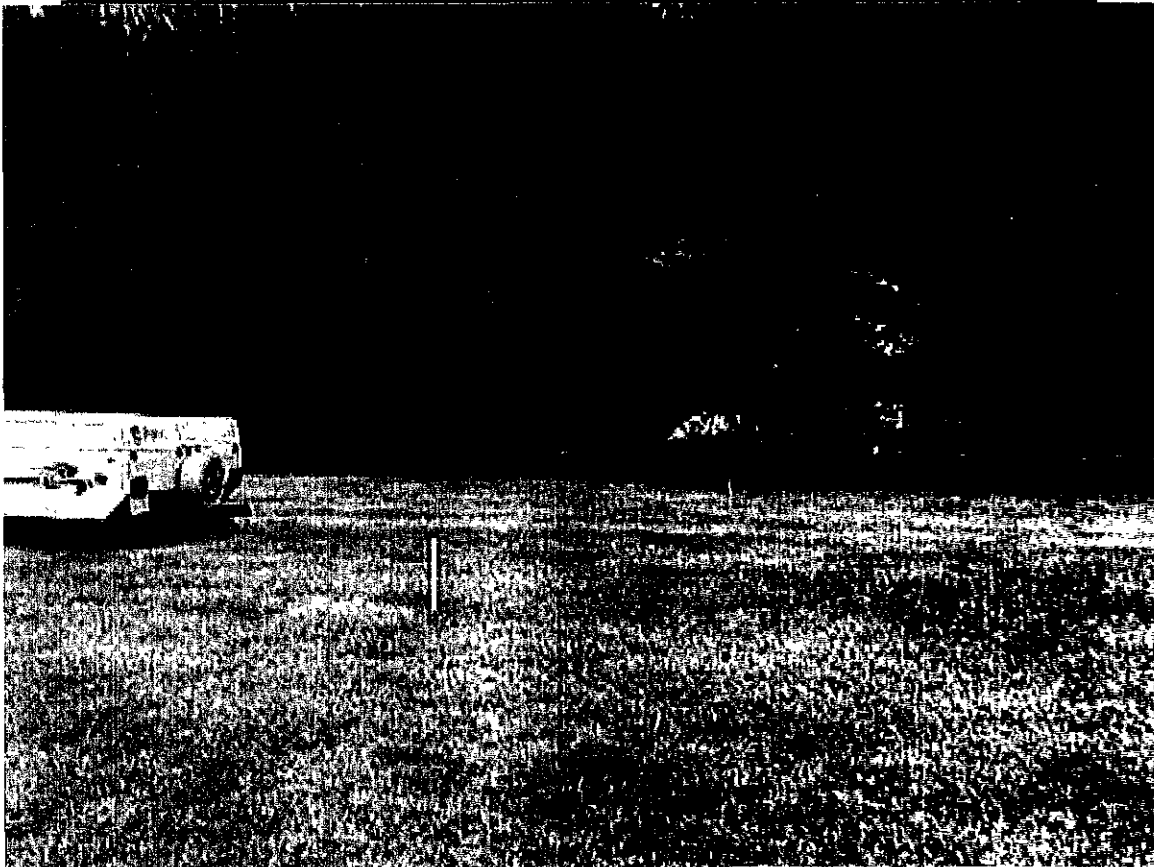
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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



D.R. 3.5
Nov 14/14

517 Berrymans Lane Reisterstown, MD Detached Garage

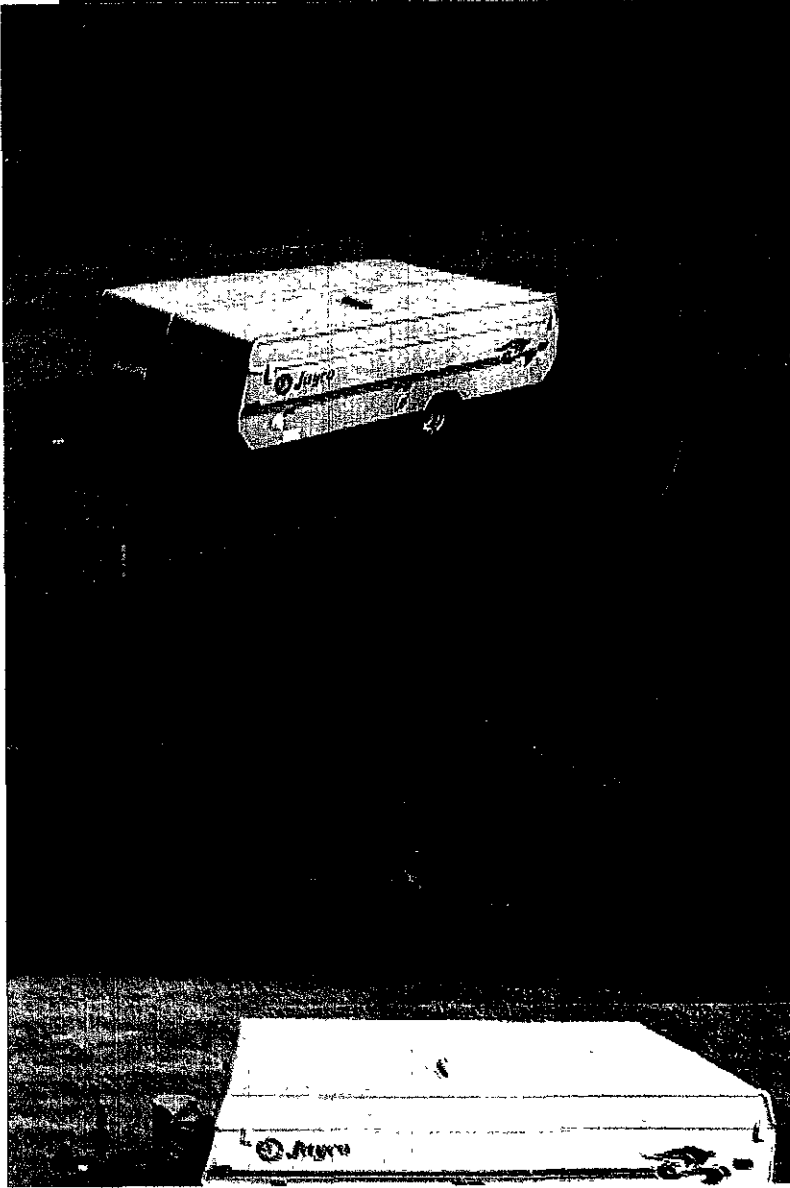


Southeast corner of garage. Looking north toward 513 Berrymans Lane

~~391~~

391

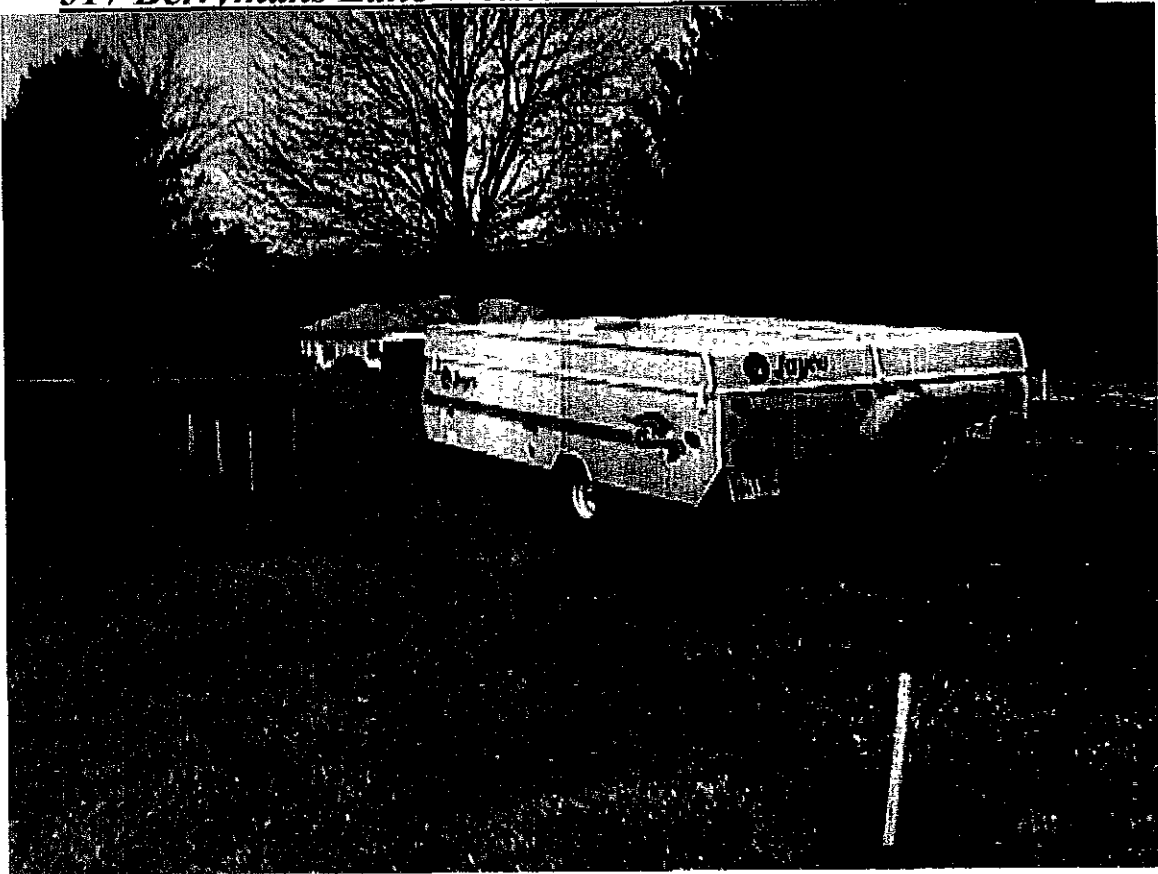
517 Berrymans Lane Reisterstown, MD Detached Garage



View looking north toward 513 Berrymans Lane, which can be seen through pine trees.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Southeast corning looking West toward 518 Berrymans Lane

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View looking northwest from the south east corner of 517 Berrymans Lane. This corner of the property Borders 601 Berrymans Lane to the side and 611 Berrymans Lane to the rear of 517.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Looking north from property line with 601 Berrymans Lane. Proposed garage will be just beyond the deck that is in the center of the picture. 513 Berrymans Lane is just on the other side of the Pine trees.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View looking south toward 601 Berrymans Lane, which is just beyond the Pine trees on the right side of the photo. The house on the left of the photo is 607 Berrymans Lane and is the lot on the other side of 601 Berrymans Lane.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Looking east at Property line between 513 and 517 Berrymans Lane. 517 is to the right in the picture. Pine Trees are the approximate property line.

3a1

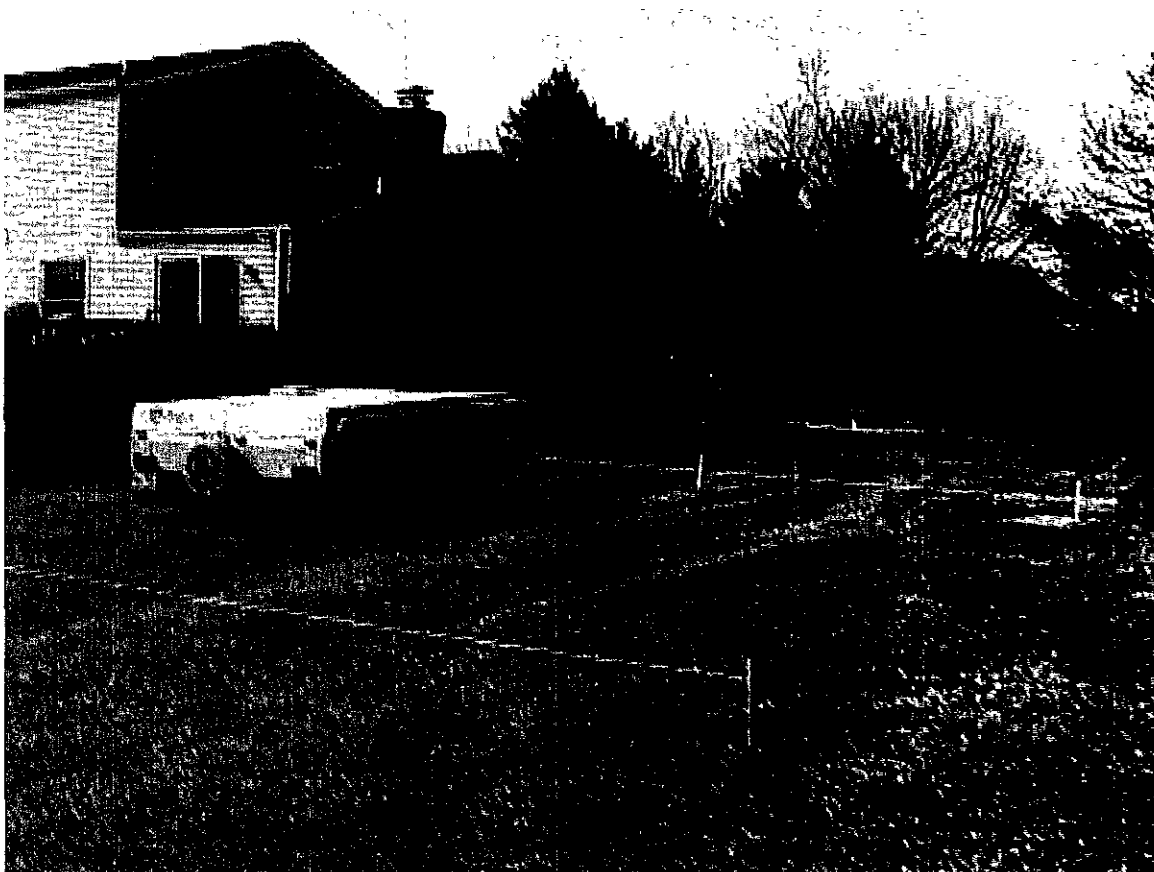
517 Berrymans Lane Reisterstown, MD Detached Garage



Looking from across the street from 517 Berrymans Lane and moving to the left. This shows a panoramic view of 517 and 513 Berrymans Lane. Picture #1 shows 517. #2 shows the trees on the property line between 517 & 513. #3 shows 513

3a1

517 Berrymans Lane Reisterstown, MD Detached Garage



Northeast corner of garage looking toward house and street. 522 Berrymans lane behind trees on right side of photo.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Another view looking Northwest from the back property line. Garage will be where camper is in picture.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Front of garage looking East

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Side closest to house looking North. 515 Berrymans Lane can be seen through the trees

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View of 513 Berrymans lane from across the street.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View from 522 Berrymans, which is across the street from Proposed garage. The garage will be in the center of photo to the left of the house.

3a1

517 Berrymans Lane Reisterstown, MD Detached Garage



Back of garage looking west toward the street. House on right is
518 Berrymans lane.

3a1

517 Berrymans Lane Reisterstown, MD Detached Garage



Back of garage looking west toward 518 Berrymans Lane.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



View from 518 Berrymans Lane, which is across the street from the proposed garage.
The garage to be located just behind the tree in the center of the picture.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



Another view of the front of proposed garage. Looking east from street.

391

517 Berrymans Lane Reisterstown, MD Detached Garage



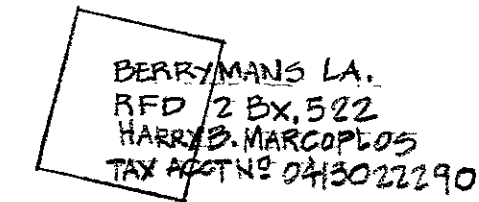
View looking east toward 611 Berrymans Lane. Pine trees are approximate property line.

391

PROPERTY ADDRESS: 517 BERRYMAN'S LANE

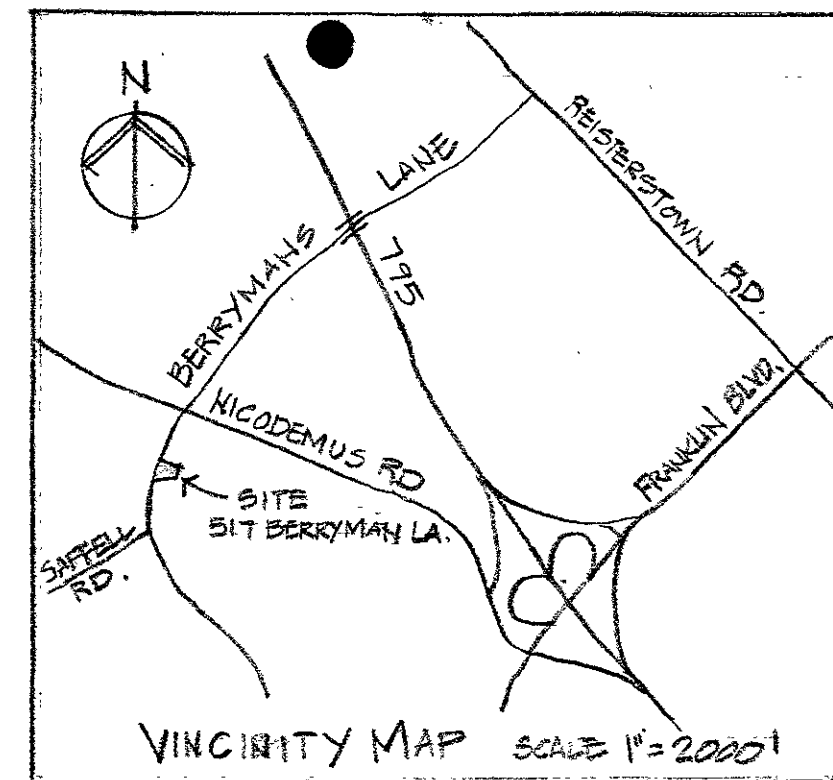
plat book # 40, folio # 121, lot # 24, section # PLAT 2

TAX ACC'T N° 1700012123



526 BERRYMAN'S LA.
MARY J. EPPS
TAX ACCT NO 0416090100

SITE PLAN
SCALE 1" = 50'-0"



Election District: 7

Councilmanic District: 3

1"=200' scale map#: NW 14K

Zoning: **RC 5**

Lot size: 1.3 56628
acres square feet

SEWER: ☐ public ☒ private

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: **NONE**

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

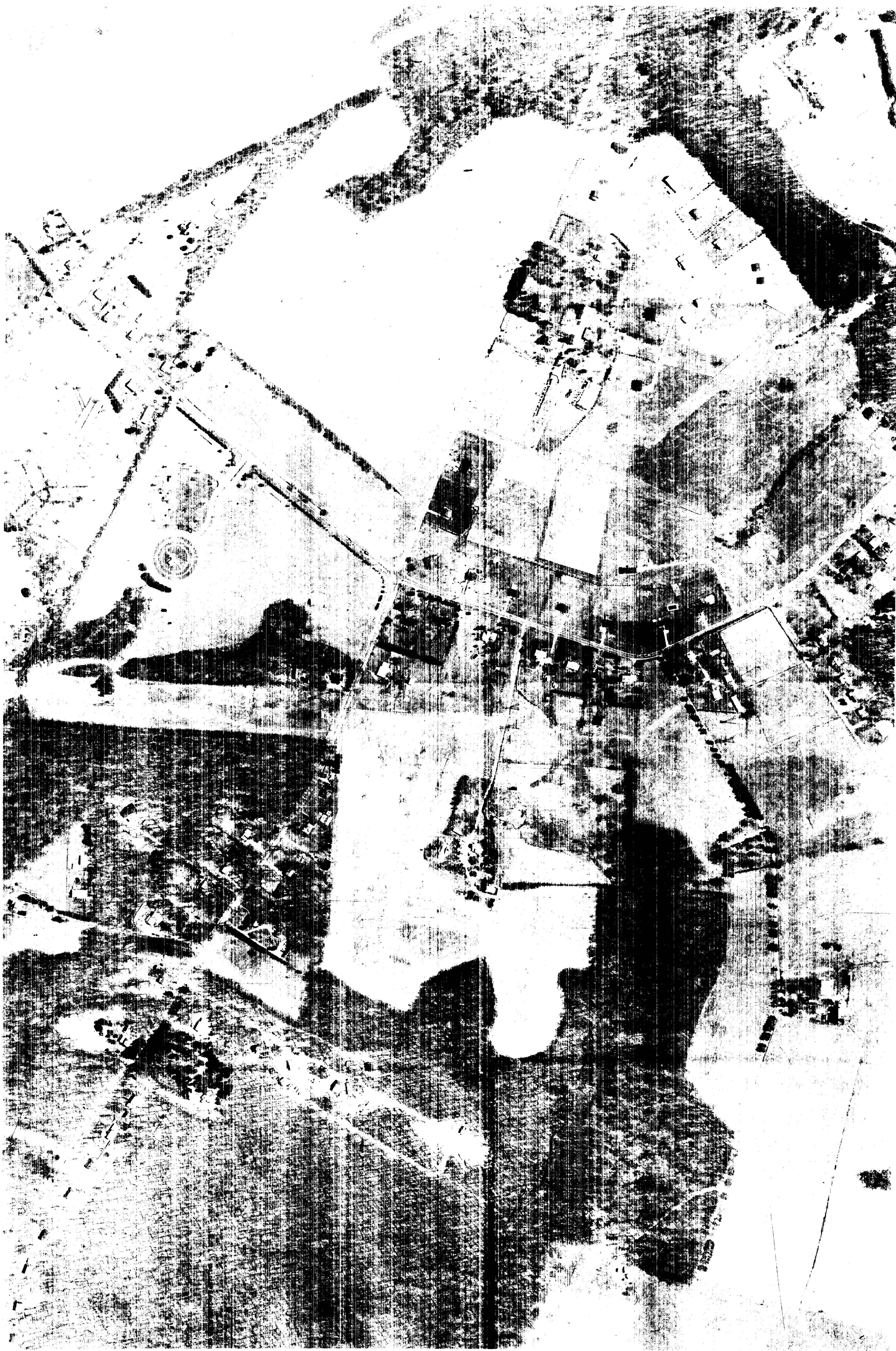
Sum 391

DETACHED GARAGE FOR
THE STAKEM FAMILY.
517 BERRYMAN'S LANE
REISTERSTOWN, MARYLAND

Stan Ryder, Jr. & Associates
Architects

8308 Liberty Road/Baltimore, MD 21244
410-521-2367/Fax 410-521-2464

DATE: 3-8-01



SCALE 1" = 200' ±
DATE OF PHOTOGRAPHY JANUARY 1986
LOCATION REISTERSTOWN AREA SOUTH 391
SHEET 14 K

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP