

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S Irish Avenue, 1320' NE		
centerline of Corbett Road	*	ZONING COMMISSIONER
10th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(15722 Irish Avenue)		
	*	CASE NO. 02-001-A
Thomas L. Pittman, Jr.		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Thomas L. Pittman, Jr. The variance request is for property located at 15722 Irish Avenue in the Monkton area of Baltimore County. The Petitioner herein seeks a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached garage in the side yard in lieu of the rear yard with a height of 19 ft. in lieu of the 15 ft. permitted. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORDER RECEIVED FOR FILING

Date 8/13/01

By J. J. [Signature]

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 Zoning Commissioner for Baltimore County this 13th day of August 2001, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations, to permit a detached garage in the side yard in lieu of the rear yard with a height of 19 ft. in lieu of the 15 ft. permitted, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
Date 8/31/01
By R. P. Jensen



Baltimore County
Zoning Commissioner

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

August 13, 2001

Howard L. Alderman, Jr., Esquire
Levin & Gann
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 02-001-A
Property: 15722 Irish Avenue

Dear Mr. Alderman:

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 black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Mr. Thomas L. Pittman, Jr.
15722 Irish Avenue
Monkton, MD 21111





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 15722 Irish Avenue
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 and 400.3
400.1 to permit a detached garage in the side yard in lieu of the rear yard
with a height of 19 feet in lieu of the 15 feet permitted HS

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Name - Type or Print

City

Signature

Levin & Gann, P.A.

Company Nottingham Centre, 8th Floor

502 Washington Avenue

410-321-0600

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Thomas L. Pittman, Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

15722 Irish Avenue

410-472-4184

Address

Telephone No.

Monkton

MD

21111

State

Zip Code

Representative to be Contacted:

Geoffrey Schultz, McKee & Assoc., Inc.

Name

Five Shawan Road

410-527-1555

Address

Telephone No.

Hunt Valley

MD

21030

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. 02-001-A

Reviewed By JRF

Date 7-2-01

REV 9/15/98

Estimated Posting Date 7-15-01

ORDER RECEIVED FOR FILING

Date

By

Affidavit in Support of Administrative Variance

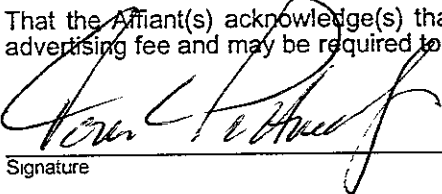
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 15722 Irish Avenue
Address
Monkton MD 21111
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):

1. The grade of my property makes it impractical and difficult to locate the garage in the rear yard.
2. The existing improvements would have to be removed and relocated to serve a garage located somewhere behind my home.
3. Location of the garage as shown on the attached plat was selected to minimize adverse impact on existing environmental features.
4. Height is necessary because of existing grade and design to match roofline of existing house.

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

Thomas L. Pittman, Jr.

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Thomas L. Pittman, Jr.

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

May 23, 2001
Date

Reatha L. Burk
Notary Public

My Commission Expires January 1, 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 15722 Irish Avenue
Address
Monkton MD 21111
City State Zip Code

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2. The existing improvements would have to be removed and relocated to serve a garage located somewhere behind my home.
3. Location of the garage as shown on the attached plat was selected to minimize adverse impact on existing environmental features.
4. Height is necessary because of existing grade and design to match roofline of existing house.

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.

Thomas L. Pittman, Jr.
Signature

Signature

Thomas L. Pittman, Jr.

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Thomas L. Pittman, Jr.

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

May 23, 2001
Date

Reatha L. Burk
Notary Public

My Commission Expires January 1, 2004





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15722 Irish Avenue
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

and 400.3

400.1 to permit a detached garage in the side yard in lieu of the rear yard
with a height of 19 feet in lieu of the 15 feet permitted

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Name - Type or Print

City

Signature

Levin & Gann, P.A.

Company Nottingham Centre, 8th Floor

502 Washington Avenue 410-321-0600

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Thomas L. Pittman, Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

15722 Irish Avenue

410-472-4184

Address

Telephone No.

Monkton

MD

21111

State

Zip Code

Representative to be Contacted:

Geoffrey Schultz, McKee & Assoc., Inc.

Name

Five Shawan Road

410-527-1555

Address

Telephone No.

Hunt Valley

MD

21030

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. 02-001-A

Reviewed By

JRF

Date

7-2-01

REV 9/15/98

Estimated Posting Date

7-15-01

E.F. Raphel & Associates

Professional Land Surveyors

205 Courtland Avenue

Towson, Maryland 21204

Phone (410) 825-3908

Fax (410) 825-1331

ZONING DESCRIPTION FOR 15722 Irish Avenue.

Beginning at a point in the centerline of Irish Avenue at a distance of 1320 feet Northeasterly of the centerline of Corbett Road, thence in the center of Irish Avenue North $44^{\circ} 04' 36''$ East 346.33 feet thence leaving Irish Avenue North $66^{\circ} 26' 00''$ West 450.00 feet thence South $3^{\circ} 05' 48''$ West 305.45 feet, thence South $56^{\circ} 39' 26''$ East 225.11 feet to the place of beginning. Containing 2.356 acres of land more or less.



001

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

3365

PAID RECEIPT

DATE 7-2-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Levin + Gann, P.A.
15722 IRISH AVE. ITEM # 02-001-A
FOR: 01 - VARIANCE TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAYMENT ACTUAL TIME
7/02/2001 7/02/2001 09:10:02
F# US02 CASHIER SWAT SWA DRAWER 2
RECEIPT # 178174 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 003365

Recpt Tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-001-A

Petitioner/Developer: _____

THOMAS L. PITTMAN, JR.

Date of Hearing/Closing: 7/30/01

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 _____

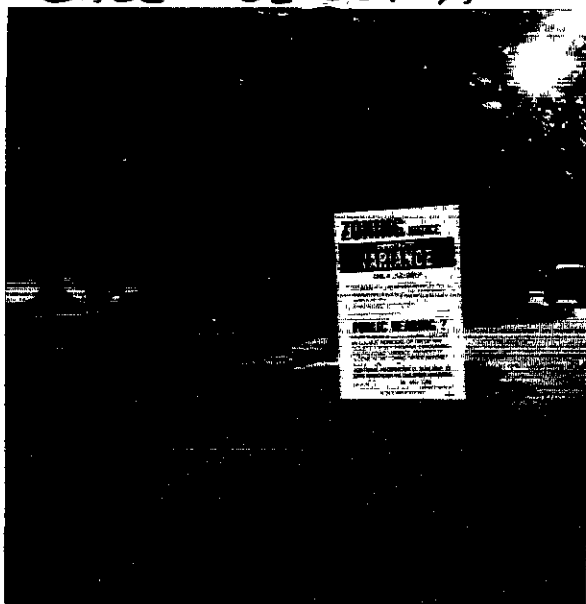
15722 IRISH AVE

The sign(s) were posted on _____

7/15/01

(Month, Day, Year)

CASE# 02-001-A



Sincerely,

Richard E. Hoffman 7/15/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)

15722 IRISH AVE

POSTED 7/15/01

Richard E. Hoffman 7/15/01

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number **02** 001 -A

Address 15722 IRISH AVE.

Contact Person: JUN R. FERNANDO

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 7-2-01

Posting Date: 7-15-01

Closing Date: 7-30-01

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 **02** 001 -A

Address 15722 IRISH AVE

Petitioner's Name THOMAS L. PITTMAN, JR

Telephone 410-472-4184

Posting Date: 7-15-01

Closing Date: 7-30-01

Wording for Sign: To Permit a detached garage in the side yard
in lieu of the rear yard with a height of 19 feet in
lieu of the 15 feet permitted.

**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/neighbor 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: 02—00 / —A

Petitioner: Thomas L. Pittman, Jr.

Address or Location: 15722 Irish Avenue Monkton, MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Thomas L. Pittman, Jr.

Address: 15722 Irish Avenue
Monkton, MD 21111

Telephone Number: 410-916-1391

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

August 1, 2001

Howard L Alderman Jr Esquire
Levin & Gann
Nottingham Centre
8th Floor
502 Washington Avenue
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 02-001, 15722

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 2, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

C: Thomas L Pittman Jr, 15722 Irish Avenue, Monkton 21111
Geoffrey Schultz, McKee & Associates Inc, Five Shawan Rd, Hunt Valley 21030
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2001
Item Nos. 514, 001, 002, 003, 005, 006,
007, 008, 010, 011, 012, and 015

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

August 7, 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 July 30, 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.

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

001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012,
013, 014, and 015

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 07, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-514, 02 001, 02-002, 02-008, 02-010,
and 02-012

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.

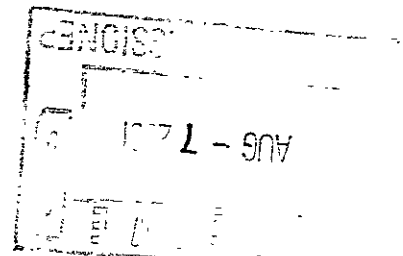
Prepared by:

Mark A. Cunningham

Section Chief:

Gay L. Kern

AFK/JL:MAC





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8-6-01

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

RE: Baltimore County
Item No. 001

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

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION

NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
FACSIMILE 410-296-2801

ELLIS LEVIN (1893-1960)

July 2, 2001

VIA HAND DELIVERY

Lawrence E. Schmidt, Esquire
Zoning Commissioner for Baltimore County
thru: Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: Petition for Administrative Variance
15722 Irish Avenue
Thomas L. Pittman, Jr., Owner/Petitioner

Dear Mr. Schmidt:

On behalf of my client, Tom Pittman, I am pleased to provide for your consideration pursuant to the Administrative Variance Procedure, the following information in connection with a proposed garage on Tom's property which is located in the **Tenth (10th)** Election District:

1. Three originals of a completely executed *Petition for Administrative Variance*;
2. A completed Affidavit in Support of the variance request;
3. Twelve copies of the plat containing the information required on the standard checklist;
4. Three copies of the property description, sealed by Eugene F. Raphel, RLA;
5. A copy of the official 200 scale zoning map with Tom Pittman's property which is the subject of this Petition outlined in red;
6. A copy of the aerial photo with Tom Pittman's property which is the subject of this Petition outlined in red;
7. The advertising/posting form; and
8. **A signature page, signed by owners within 1000 feet of the subject property, concurring with the relief requested.**

Additionally, we are providing several photographs of Tom's property generally described as follows:

<u>Photo</u>	<u>General Description</u>
---------------------	-----------------------------------

- | | |
|----|--------------------------------------|
| A. | The existing improvements on the lot |
|----|--------------------------------------|

001

Lawrence E. Schmidt, Esquire
July 2, 2001
Page 2

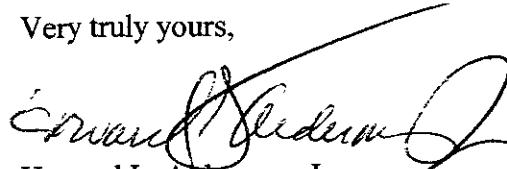
- B. The northern elevation of the existing improvements; the garage is proposed in the area at the end of the parking pad (lower left corner of photo)
- C. Looking East at end of parking pad; garage is proposed in area to left
- D. Looking Northwest, across existing parking pad down slope to rear of property
- E. Looking Northeast at area proposed for garage - area of most gentle terrain
- F. Looking North – garage is proposed for area in top left of photo, east of slope that runs east to west

As noted in the Affidavit and depicted in the enclosed photos, the existing grade of this property makes location impractical in the rear yard due to the slope. Additionally, the existing septic reserve area (drainage trench system) is located in the rear yard rendering it unuseable as an area for the garage. The photos depict the "other" flat area (saving and excepting the septic reserve area) where the garage can be constructed without substantial modifications to existing vegetation and grading – the side yard.

Should you, in your consideration of the instant Petition, desire to see the architecturally designed elevations (designed to incorporate the traditional features of Tom's existing home as shown in Photo A), please let me know and I will have them delivered to your office.

Thank you for your consideration of this Petition and please do not hesitate to contact me with should you desire a copy of the architectural drawings for the file.

Very truly yours,



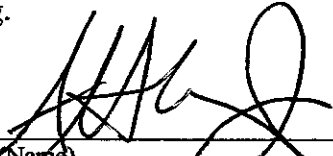
Howard L. Alderman, Jr.

HLA/gk
Enclosures
c:

Mr. Thomas L. Pittman, Jr.

PETITION IN SUPPORT OF ZONING VARIANCE

The undersigned, being the property owners within **one thousand feet (1,000) feet** of the property owned by **THOMAS L. PITTMAN, JR.** at 15722 Irish Avenue, having been advised of the proposed location and design of a detached garage to be erected by Mr. Pittman, do hereby support the required variance relief that he is seeking.


(Name)
15714 IRISH AVENUE
(Street Address)
MONKTON MD 21111
(City, State, Zipcode)


(Name)
15730 IRISH AVENUE
(Street Address)
MONKTON, MD. 21111
(City, State, Zipcode)


(Name)
15747 Irish Ave.
(Street Address)
Monkton, MD. 21111
(City, State, Zipcode)

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

#15722 IRISH AVENUE

LOT #2 "THOMAS PITTMAN PROPERTY" (MINOR SUBDIVISION)

OWNER: THOMAS L. PITTMAN, JR.

TAX MAP 29 PARCEL 281 TAX ACCOUNT # 2200012224



PLAN SCALE: 1" = 100'



PREPARED BY:

E.F. RAPHAEL & ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYOR

205 COURTLAND AVENUE, TOWSON, MD. 21204

PHONE: 410 825-3008

COUNCILMANIC DISTRICT 3
ELECTION DISTRICT # 10

1" = 200' SCALE MAP - NE 24 B

LOT SIZE: 2.106 ACRES

WATER & SEWER ARE PRIVATE

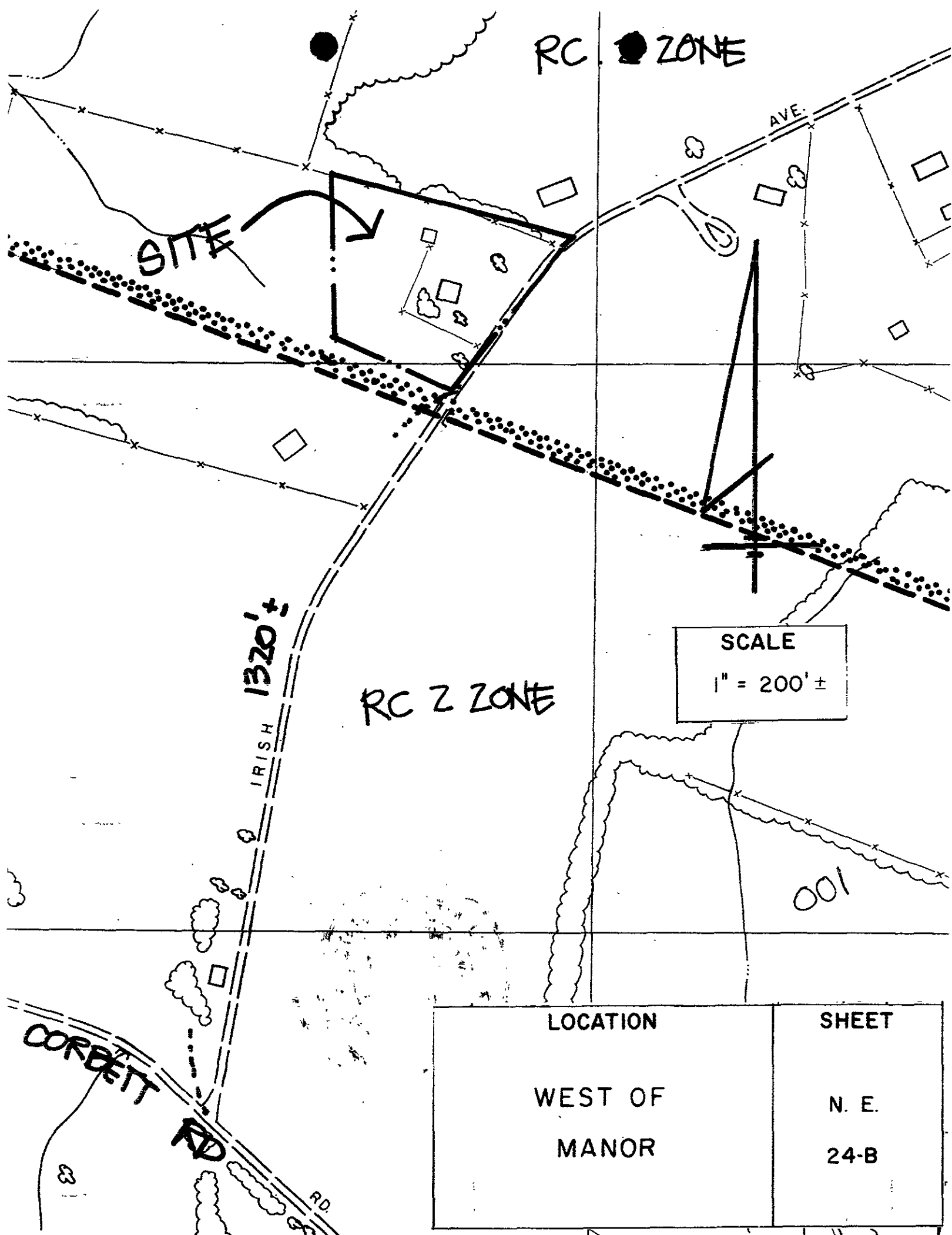
NOT IN CHESAPEAKE BAY CRITICAL
AREA AND NO PRIOR ZONING

HEARINGS.

001

#2231

Pet. X-1



RC. ● ZONE

SITE

AVE.

IRISH 1320'±

RC 2 ZONE

SCALE

1" = 200' ±

001

CORBETT RD

LOCATION

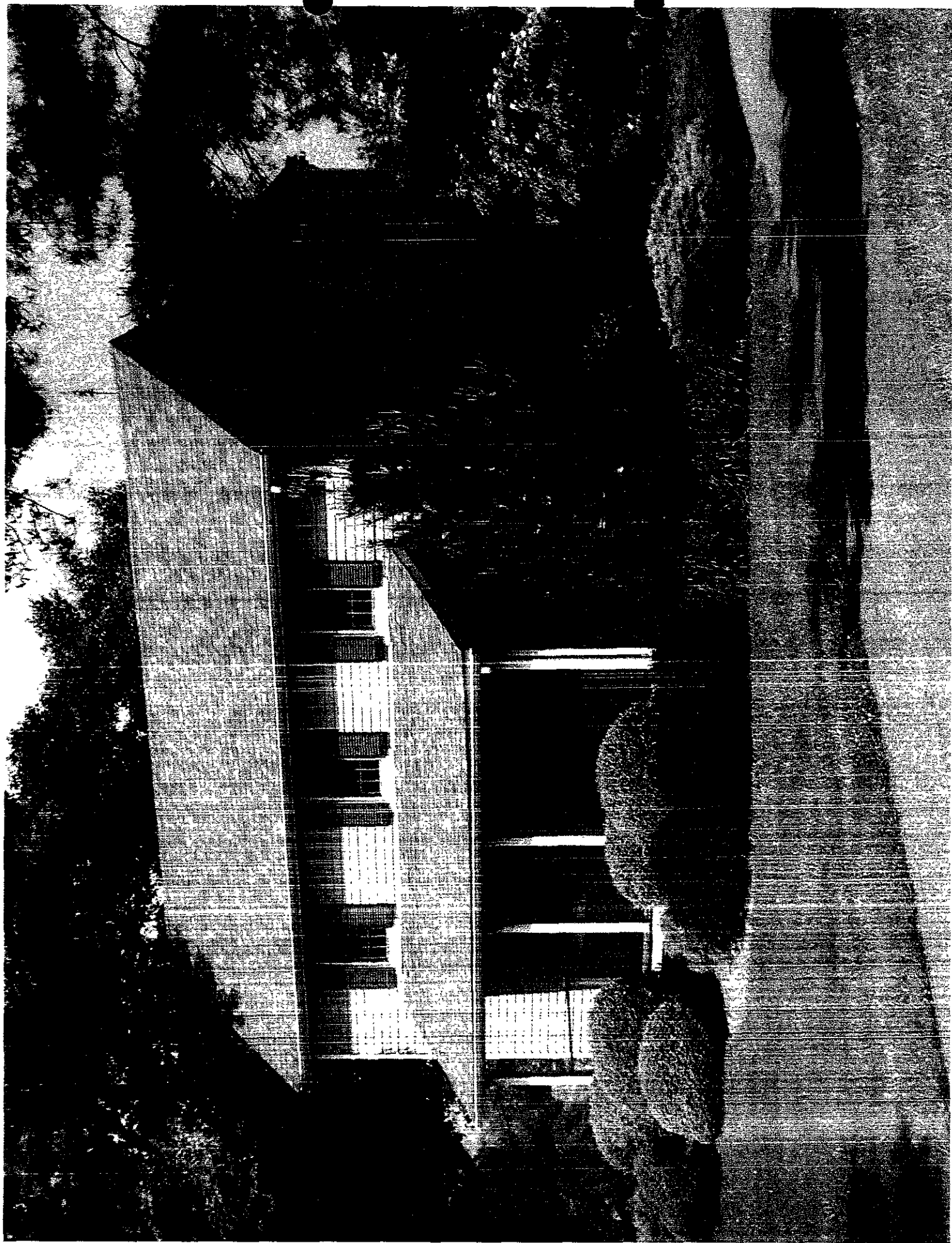
WEST OF
MANOR

SHEET

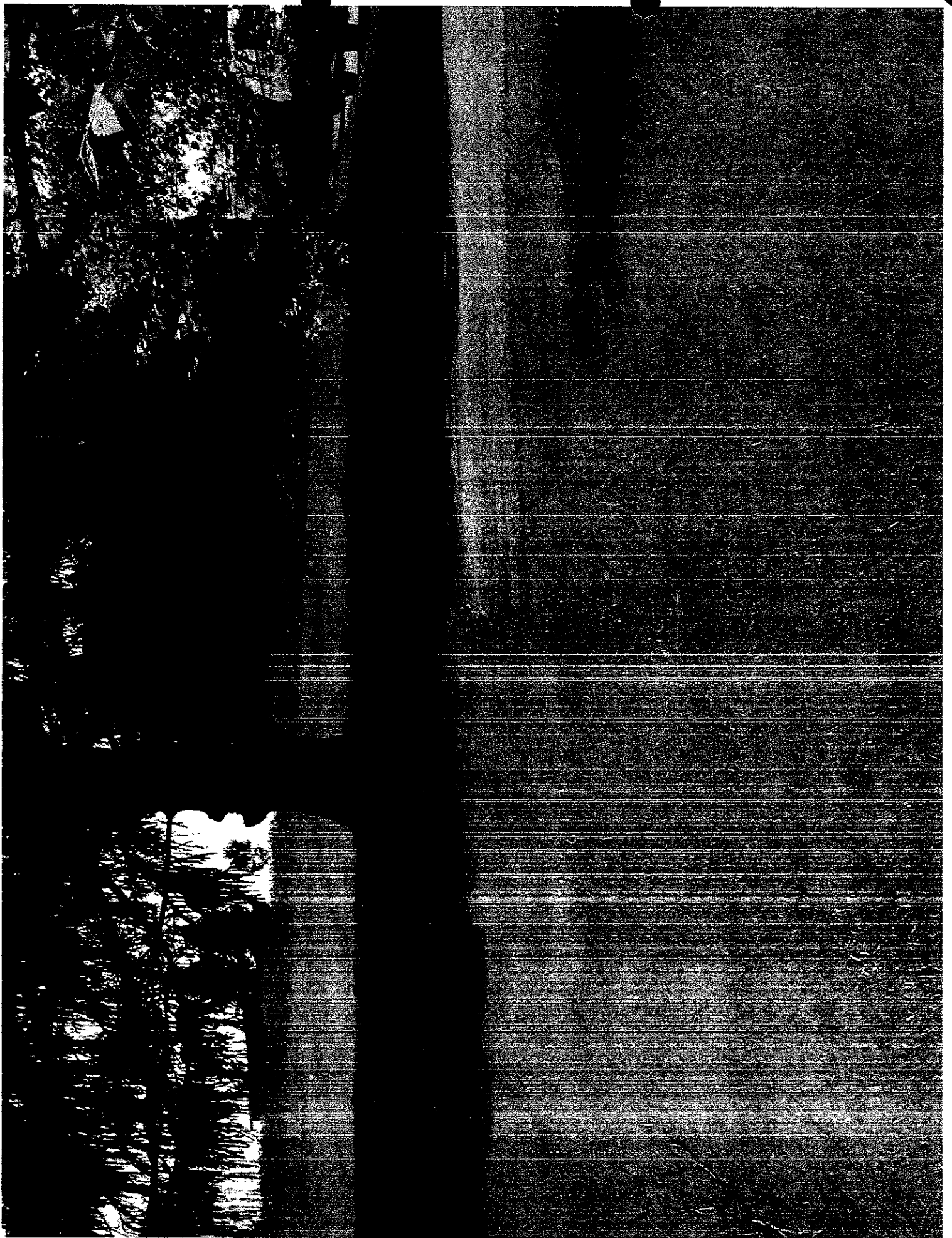
N. E.

24-B

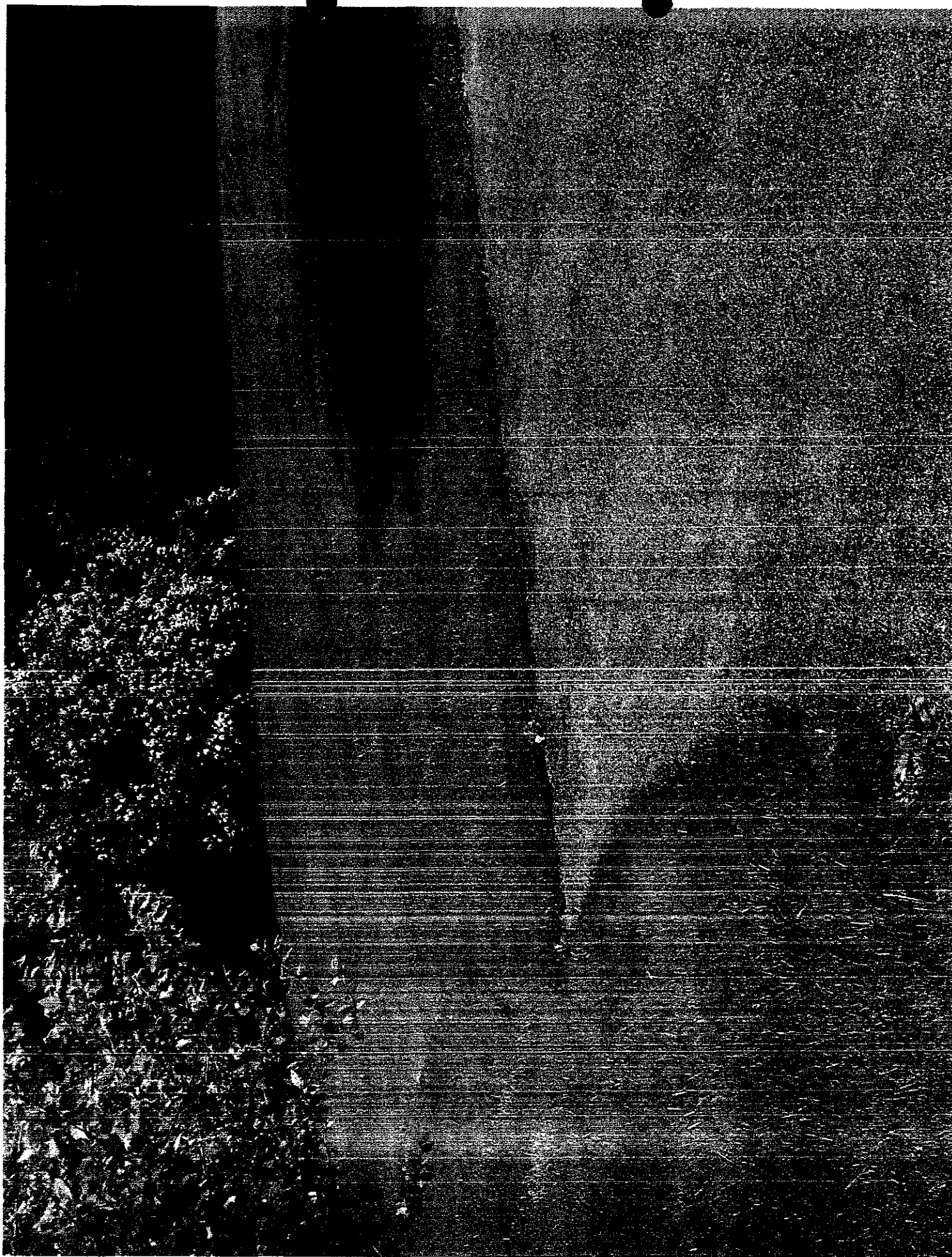
A













SCALE

1" = 200' ±

LOCATION

WEST OF

MANOR

SHEET

N. E.

24-B