

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
NW/S Island View Road, approx. 700' W		
centerline Barrison Point Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(2514 Island View Road)		
	*	CASE NO. 02-262-A
Arlene & Marshall Keeny		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Arlene and Marshall Keeny, the legal owners of the subject property. The variance request is for property located at 2514 Island View Road in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard. 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

1/30/02
R. Keeny

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.

As of the date of this Order, the Department of Environmental Protection & Resource Management (DEPRM) has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review. In addition, Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Comments submitted by the Office of Planning dated January 28, 2002, a copy of which is attached hereto and made a part hereof.

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 30th day of January, 2002, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard, 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. Compliance with any recommendations, if any, made by DEPRM.

1/30/02
H. J. [Signature]

3. Compliance with the recommendations made by the Office of Planning dated January 28, 2002.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

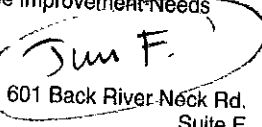
TMK:raj



→ ROBERT ADAMS
Office 410-238-7314
Cell 410-336-7710
Fax 410-238-7315

American Home Builders
Filling All Your Building & Home Improvement Needs

Residential & Commercial
No Job Too Small
MHIC # 74930
Licensed & Insured


601 Back River Neck Rd.
Suite E
Balto MD 21221

1/30/02
R. Johnson

AN
1/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 28, 2002

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

SUBJECT: 2514 Island View Road

JAN 29

INFORMATION:

Item Number: 02-262

Petitioner: Marshall H. Keeny

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit the construction of an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

1. The accessory structure should be designed and constructed so as to resemble a residential dwelling to the greatest extent possible. The use of dormers and/or windows is highly recommended.
2. Building materials should be similar in color and materials as those of the principal structure.
3. The accessory structure shall not be used as a dwelling.
4. Elevation drawings of the proposed structure, along with information regarding building materials and color scheme should be submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by: Maech A. Cunniff

Section Chief: Jeffrey W. Long
AFK:MAC:



Baltimore County
Zoning Commissioner

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

January 30, 2002

Mr. & Mrs. Marshall H. Keeny
2514 Island View Road
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 02-262-A
Property: 2514 Island View Road

Dear Mr. & Mrs. Keeny:

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2514 ISLAND VIEW ROAD
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) 400.1 To allow an access-

-ory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Telephone No

Company

City

State

Zip Code

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 13 day of January, 2001, 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. 02-262-A

Reviewed By [Signature] Date 12-19-01

REV 10/25/01

Estimated Posting Date 12-30-01

ORDER PREPARED FOR FILING

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.

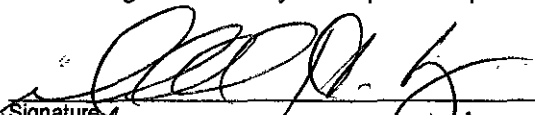
That the Affiant(s) does/do presently reside at

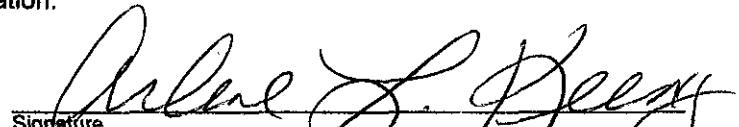
2514 ISLAND VIEW RD.
Address
BALTIMORE MD. 21221
City State Zip Code

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):

NOT enough Room for structure TO BE in what
The Code Inspector STATES IS REAR YARD

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
MARSHALL H. KEENEY
Name - Type or Print

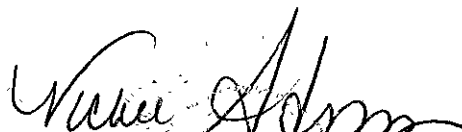

Signature
ARLENE L. KEENEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert Adams, Marshall H. Keeny, Arlene L. Keeny
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires

10/06/2004

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 2514 ISLAND VIEW ROAD
Address
BALTIMORE City MD. State 21221 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):

NOT ENOUGH ROOM FOR STRUCTURE TO BE IN WHAT
THE CODE INSPECTOR STATES IS REAR YARD.

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
MARSHALL H. KEENEY
Name - Type or Print

[Signature]
Signature
ARLENE L. KEENEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert Adams, Marshall H Keene, Arlene L Keene
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 10/06/2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2514 ISLAND VIEW ROAD
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 TO allow an access-
ory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

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 12 day of December 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. 02-262-VA

Reviewed By [Signature] Date 12-19-01

REV 10/25/01

Estimated Posting Date 12-30-01

Zoning Description

Zoning description for 2514 Island View Road. Beginning at a point on the North side of Island View Road which is 15 feet wide at the distance of 770 feet West of the Centerline of the nearest improved intersecting street Barrison Point Road, which is 15 feet wide. Being Lot # 14, Section # B in the subdivision of Barrison Point as recorded in Baltimore County Plat Book # 7, Folio # 176 containing 13,500 square feet. Also known as 2514 Island View Road and located in the 15th Election District, 5th Councilmanic District.

262

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. **08803**
02-262A

DATE 12-19-01 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Marshall Keeney

FOR: Residential Variance Filing fee
at 2514 Island View Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/19/2001	12/19/2001	10:56:29
REG W304	CASHIER DOOL DWD	DRWNR 2
> RECEIPT # 169226		OFLH
Dpt 5 528 ZONING VERIFICATION		
CR NO. 008803		

Recpt Tot	50.00
00 EX	60.00 CA
	10.00 CG

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-262-A

Petitioner/Developer: MARSHALL

KEENEY

Date of Hearing/Closing: 1/14/02

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 2514 ISLAND VIEW

Rd

The sign(s) were posted on 12/30/01
(Month, Day, Year)

Sincerely,

[Signature] 12/30/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

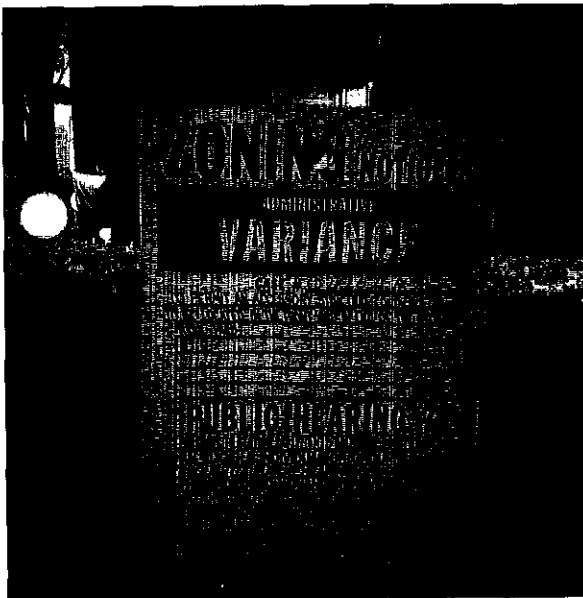
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(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: 02-262-A

Petitioner: MARSHALL H. KEENEY

Address or Location: 2514 ISLAND VIEW ROAD
BALTO. MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARSHALL H. KEENEY

Address: 2514 ISLAND VIEW ROAD
BALTIMORE MD. 21221

Telephone Number: 410-686-9739

ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 262 -A

Address 2514 Island View Rd.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12-19-01

Posting Date: 12-30-01

Closing Date: 01-14-02

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- 262 -A

Address 2514 Island View Rd.

Petitioner's Name Marshall Keeny

Telephone (410) 686-9739

Posting Date: 12-30-01

Closing Date: 01-14-02

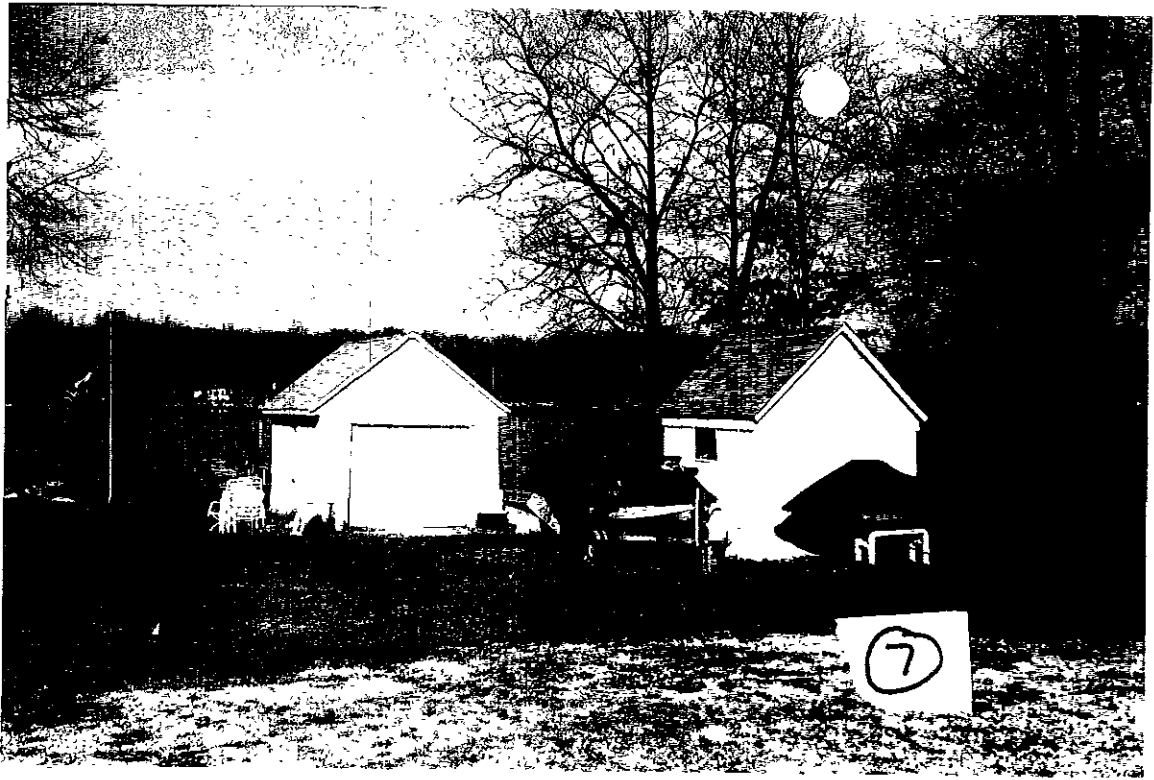
Wording for Sign: To Permit an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard-

WCR - Revised 6/28/00











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

January 24, 2002

Marshall H & Arlene L Keeny
2514 Island View Road
Baltimore MD 21221

Dear Mr. & Mrs. Keeny:

RE: Case Number: 02-262-A, 2514 Island View Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 19, 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. G-22
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
for January 22, 2002
Item No. 262

DATE: February 21, 2002

The Bureau of Development Plans Review has reviewed the subject zoning item.

Island View Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

The flood protection elevation for this site is 11.2 feet.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

The building engineer shall require a permit for this project.

Building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with the requirements of the BOCA International Building Code adopted by the County.

RWB:HJO:cab

cc: File



Baltimore County
Fire Department

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

January 23, 2002

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

B. Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

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:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,
253, 254, 256, 257, 258, 259, 260, and 262

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd G. Taylor *TG*
DATE: February 12, 2002

SUBJECT: Zoning Item 262
Address 2514 Island View Road

Zoning Advisory Committee Meeting of January 14, 2002

_____ 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).

X 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).

_____ Additional Comments:

DEPRM prefers that the garage is placed on the non-waterfront side of the dwelling.

Reviewer: Keith Kelley

Date: February 12, 2002

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor *TG*

DATE: February 13, 2002

SUBJECT: Zoning Item 262
Address 2514 Island View Road

Zoning Advisory Committee Meeting of January 14, 2002

GROUND WATER MANAGEMENT COMMENTS:

The proposed garage must be at least 30 feet from the well or a variance must be approved by Ground Water Management.

Reviewer: Sue Farinetti

Date: February 13, 2002

AN
1/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 28, 2002

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

SUBJECT: 2514 Island View Road

JAN 29 2002

INFORMATION:

Item Number: 02-262

Petitioner: Marshall H. Keeny

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit the construction of an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

1. The accessory structure should be designed and constructed so as to resemble a residential dwelling to the greatest extent possible. The use of dormers and/or windows is highly recommended.
2. Building materials should be similar in color and materials as those of the principal structure.
3. The accessory structure shall not be used as a dwelling.
4. Elevation drawings of the proposed structure, along with information regarding building materials and color scheme should be submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by:

Mark A. Cunningham

Section Chief:

AFK:MAC:

Jeffrey W. Long



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.18.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 262 JJS

Dear Mr. Zahner:

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).

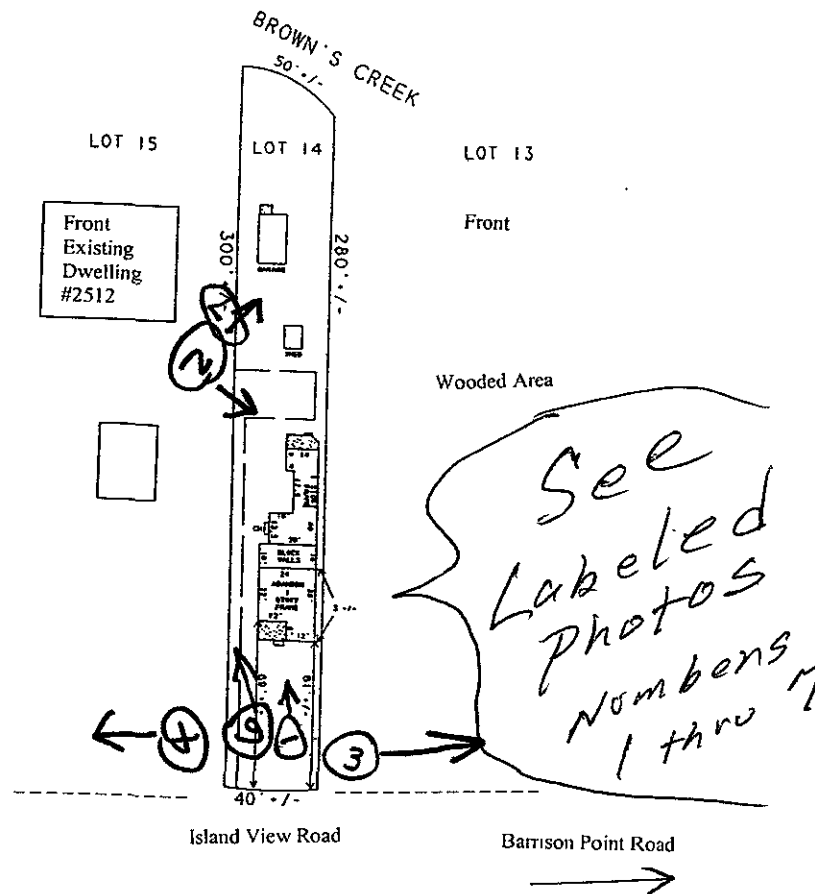
Very truly yours,

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



PREPARED BY _____

SCALE OF DRAWING: 1" = 80 Feet

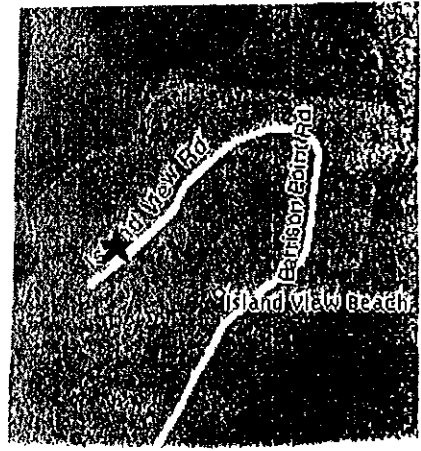
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2514 ISLAND VIEW RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

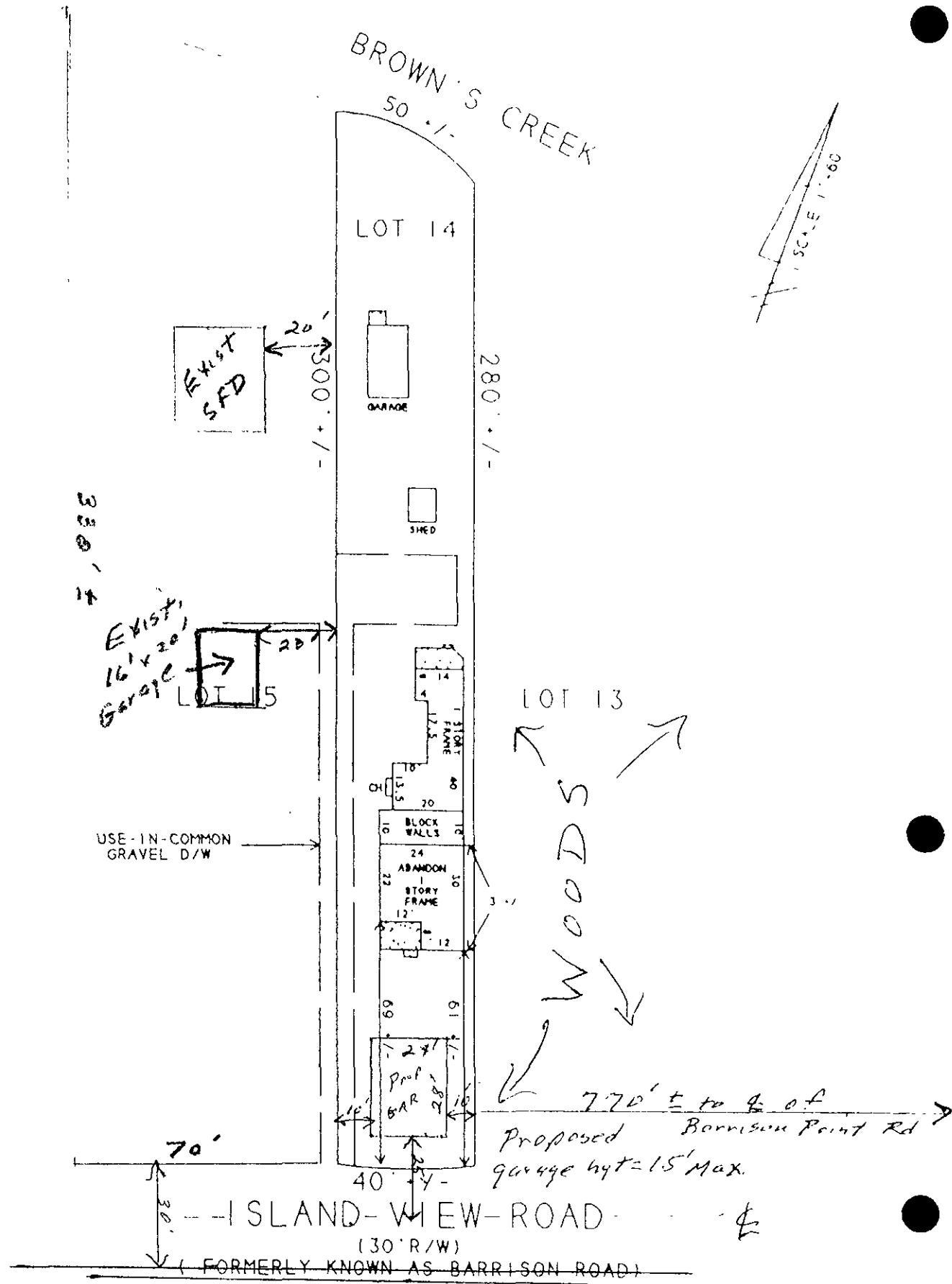
SUBDIVISION NAME BARRISON POINT

PLAT BOOK # 7 FOLIO # 176 LOT # 14 SECTION # B

OWNER MARSHALL H. KEENY



VICINITY MAP
SCALE 1" = 1000'



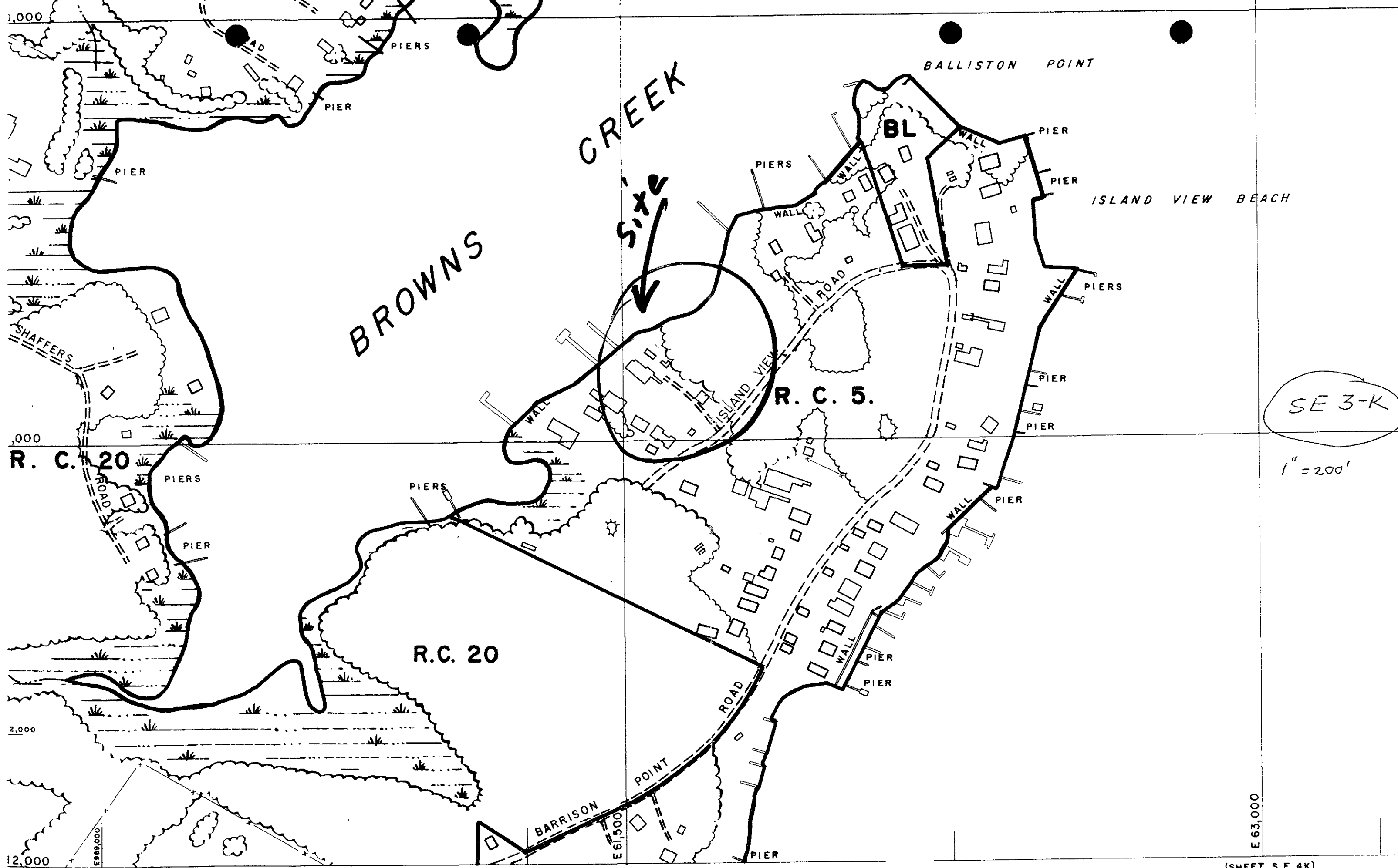
LOCATION INFORMATION			
ELECTION DISTRICT <u>15</u>			
COUNCILMANIC DISTRICT <u>5</u>			
1" = 200' SCALE MAP # <u>SE, 3-K</u>			
ZONING <u>RC-5</u>			
LOT SIZE	<u>0.30</u>	<u>13,500</u>	
	ACREAGE	SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	☐	☒	
WATER	☐	☒	
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☐	
100 YEAR FLOOD PLAIN	☐	☐	
HISTORIC PROPERTY/BUILDING	☐	☐	
PRIOR ZONING HEARING			

Scale: 1" = 40'

Ret. Ex. #1

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ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # 262 CASE #



SE 3-K
1" = 200'

E-NE ZZ-NW
E-SE ZZ-SW

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL

BALTIMORE COU

(SHEET S.E. 4K)