IN RE: PETITION FOR ADMIN. VARIANCE
S/S Northwood Drive, 90' +/E of Tree Lane
8th Election District
4th Councilmania District

4th Councilmanic District (103 Northwood Drive)

Bettye & James McAnany Petitioners \* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 03-251-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Bettye and James McAnany, the legal owners of the subject property. The variance request is for property located at 103 Northwood Drive in the Timonium area of Baltimore County. The Petitioners herein seek a variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an open projection addition (carport) to have a side yard setback of 0 ft. in lieu of the minimum required 7 ½ ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

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

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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.

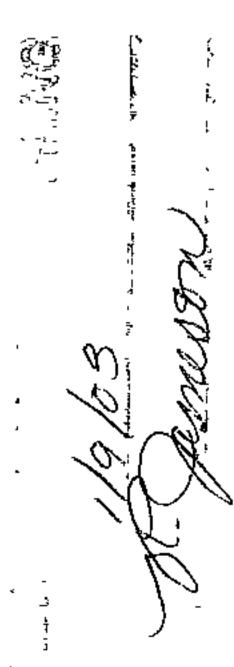
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

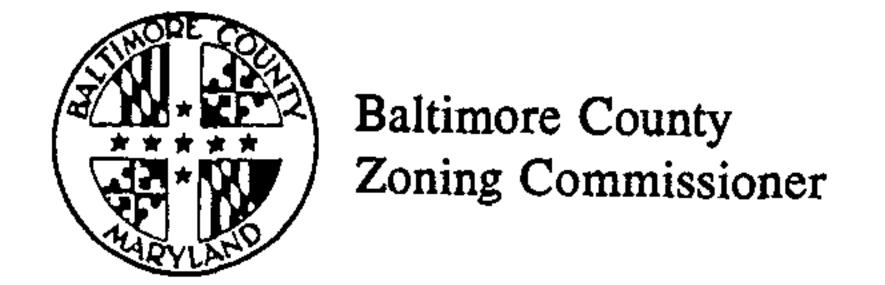
TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





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

Fax: 410-887-3468

January 9, 2003

Mr. & Mrs. James F. McAnany 103 Northwood Drive Timonium, Maryland 21093

Re: Petition for Administrative Variance

Case No. 03-251-A

Property: 103 Northwood Drive

Dear Mr. & Mrs. McAnany:

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

Chuthy Hotroco

TMK:raj Enclosure



# Petition for Administrative Variance

for the property located at 103 Noerywood Deve

### to the Zoning Commissioner of Baltimore County

This Petition shall be filed with owner(s) of the property situate is made a part hereof, hereby petitions.	h the Department on Baltimore County a on for a Variance fro	of Permits and Description of Permits and Description (s)	ribed in the descript	gement. The unition and plat atta	ndersigned, legal sched hereto and $-\frac{1}{2}$
allow an open projec	ction addition	(carport) t	o have a sic	de setback	oŧ.
Ofeet in lieu of			_		
of the zoning regulations of Baltin of this petition form.	more County, to the	zoning law of Balt	imore County, for th	he reasons indic	ated on the back
Property is to be posted and adver- l, or we, agree to pay expenses of a regulations and restrictions of Baltim	ibo <b>ve</b> Variance, advert	ising, posting, etc. a	and further agree to a	ind are to be boun county.	ided by the zoning
•	•	perjun	to solemnly declare a y, that I/we are the leg subject of this Petitio	gal owner(s) of the	he penalties of e property which
Contract Purchaser/Lessee:		<u>Lega</u>	I Owner(s):		•
Name - Type or Print			Type or Print	MC AN	ANY 10-462-188
Signature	<del></del>	Signat	Hye M	CAWAN	
Address	Telephone	No. Name	Type or Print	anny	410 201 57
City	Sta <b>te</b> Zip C	ode Signati		- Caray	<del></del>
Attorney For Petitioner:		1 <u>03</u> Addres	VORTHWOOD	DR 4	10 252 264 Telephone No.
Name - Type or Print		$\frac{T_{IM}}{\text{City}}$	ONIUM	State	21093 430 Zip Code
Signature	······································		esentative to be		-ip 000¢
Company	· <u>- · - · - · · · · · · · · · · · ·</u>	Name	<del></del>	- · · · · · · · · · · · · · · · · · · ·	
Address	Telephone	No. Addres	s	<del></del>	Telephone No.
City	State Zip C	ode City		State	Zip Code
A Public Hearing having been formall this day of regulations of Baltimore County and that	that the subject n	natter of this petition b	is ordered by the Zon e set for a public hearin	ing Commissioner o	of Baltimore County, quired by the zoning
			Zoning Commissione	er of Baltimore Coun	ty
CASE NO. <u>03-25</u>	1-A	Reviewed By	KDD	Date2	2/02
REV 10/25/01		Estimated Po	sting Date	/2/02	<i></i> .

# 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.

competent to testify thereto in the event that a p	•		•	ra thereto.
That the Affiant(s) does/do presently reside at	103 Address	NORTHWO	OOD DR	
	T <sub>i</sub> Mo	NIUM	M D State	21093 43 Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardsh	owing are the	e facts upon what difficulty):		•
That the Affiant(s) acknowledge(s) that if a footback advertising fee and may be required to provide a footback.	ormal demar additional info	ormation.		
ignature M. Marcon	<del></del> -	· ·	je ma	71
JAMES F MCANANY Name - Type or Print		Name - Type	TTYE MCA	NANY
STATE OF MARYLAND, COUNTY OF BALTIN				· <b></b>
HEREBY CERTIFY, this day of for the County aforesaid, per	_			Notary Public of the State
he Affiant(s) herein, personally known or satisfa	ANA ANA ictorily (dentif	ied to me as su	ch Affiant(s).	<del></del>
S WITNESS my hand and Notarial Seal			2 (D) /	
		ary Public	Jun, G	<u> </u>
	Му	Commission Ex	opires <u>~//~/</u>	1004

REV 10/25/01

# 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.

•		•				9	
That the Affiant(s) doe	es/do presently resid		103 N	ORTHW	OOD DR	<del></del>	<del></del>
•			TMON	NUM	MD	21093	43
,					State		p Code
That based upon personal Variance at the above	sonal knowledge, the address (indicate h	e following ardship or	are the fa practical o	acts upon whatifficulty):	nich I/we base th	e request for an Adminis	trativ
	TO ALLOW A	CARPO	RT 70	PROVIDE	STORAGE	FOR THEPR	
	CAR AND TO	ALLOW	SAFE	ACCESS	IN THEIR.	EX MATURE YEARS	
That the Affiant(s) ac advertising fee and ma	cknowledge(s) that ay be required to pro	if a forma ovide additi	l demand ional inforr	nation.		quired to pay a reposting	g and
Signature	ff June		<del></del>	Bet	ly M	auany	
JAMES F	MCANANY			Signature 3	TTVE N	1 CANANY	
Name - Type or Print	1.1.71.07.	- · · · · · ·	<del></del>	Name - Type	e or Print	ANAUY	
		- <b></b>				· • • • • • • • • • • • • • • • • • • •	
STATE OF MARYLAN	·	_	•	•			
HEREBY CERTIFY, of Maryland, in and for	this <u>&amp; </u> day of the County aforesa	id, persona	m RUC ally appear	red		e, a Notary Public of the	State
TAMeS & he Affiant(s) herein, p	+ Betty Mc	ANANY	ly identifie	d to mo on or	tob Affiont/o		
ne z montaj nerem, p	crsonally followin or s	ausiawon	iy identillet	u to me as st	och Amani(s).		
AS WITNESS my hand	d and Notarial Seal					<b>,</b>	
				ma K.	Plum	4	
			Notar My Ca	y Public ommission Ex	eniros 4/2	7/2004	_
			iviy Ot	JIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	7/200/	

REV 10/25/01

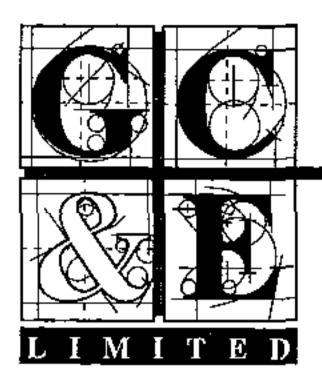


# Petition for Administrative Variance

for the property located at 103 Northwood Drive

### to the Zoning Commissioner of Baltimore County

			whic	ch is preser	itly zoned	D. A	?. <i>5.5</i>
This Petition shall be for owner(s) of the property made a part hereof, here	situate in Baltim by petition for a	ore County and Variance from	Section(s)	BO2.3.	escription and C. Land	d plat attac ろのに / ー	hed hereto and
allow an open	projection	addition	(carport)	to have	a side	set back	c of
O feet in lieu	of the	minimum	required	71/2 /	ect.		
of the zoning regulations of this petition form.	of Baltimore Co	unty, to the zo	ning law of Ba	Itimore County	, for the reas	ons indicat	ted on the back
Property is to be posted a l, or we, agree to pay experegulations and restrictions	nses of above Var	riance, advertisii	ng, posting, etc.	and further agr	ee to and are t nore County.	o be bound	ed by the zoning
	•		perju	do solemnly de ry, that I/we are subject of this	the legal owne	n, under the er(s) of the	e penalties of property which
Contract Purchaser/L	.essee:		Leg	al Owner(s)	<b>:</b>	<b>a</b> .	,
Name - Type or Print		_ <del></del>	Name	Type or Print	F. NY	CW)41	12-18-18-18-18-18-18-18-18-18-18-18-18-18-
Signature	<del></del>		Signa		men		
Address	· · · · · · · · · · · · · · · · · · ·	Telephone No	Name	- Type of Print	0-0	(w)	410 296 56
City	State	Zip Cod	e Signa	iture f		7	
<u>Attorney For Petition</u>	<u>er:</u>		Addre	NORTHW SS NONIUM		*	0 252 264 Telephone No. 21093 430
Name - Type or Print	<del></del>	· · · · · · · · · · · · · · · · · · ·	- City	10 10 10 14	<b>N</b>	State	21093 430 Zip Code
Signature	<del></del>	<del> </del>	Rep	resentative	to be Conta	icted:	
Company	·	· · ·	Name	<del></del>	<del> </del>		
Address		Telephone No.	Addre	ss	<del></del>	<del></del>	Telephone No.
City	State	Zip Code	e City	·	<del> </del>	State	Zip Code
A Public Hearing having bee this day of regulations of Baltimore County	. th	at the subject mat	to be required, ter of this petition	it is ordered by be set for a publi	the Zoning Comi c hearing, advert	missioner of lised, as requ	Baltimore County, ired by the zoning
		-		Zanina Cara			
CACE NO.	- 251-H	1	<b>.</b>	000	nissioner of Balti	more County	
	211-1		Reviewed B		Date_	<del>"///</del>	02
REV 10/25/01			Estimated P	osting Date _	$\frac{12}{2}$	102	



### Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

November 20, 2002

#### MCANANY PROPERTY 103 NORTHWOOD DRIVE BALTIMORE COUNTY, MARYLAND

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Northwood Drive, 91 feet, more or less, northeasterly from the intersection formed by Northwood Drive and Tree Lane, thence 19 feet, more or less, perpendicular southerly to the zoning point of beginning, thence running and binding, the four following courses and distances, viz: (1) North 86 degrees 17 minutes 30 seconds East 50 feet (2) South 03 degrees 42 minutes 30 seconds East 150 feet, (3) South 86 degrees 17 minutes 30 seconds West 50 feet, and (4) North 03 degrees 42 minutes 30 seconds West 150 feet to the zoning point of beginning.

Containing 0.172 of an Acre of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

8th Election District 4th Council manic District (now 3rd - 12/02)

I tem # 251

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

No.19224

ACCOUNT 001-006-6150 DATE 11-22-02

AMOUNT \$ 50.00

RECEIVED MCANANY

O1. WARIANCE

ITEM: 251 TAKEN BY: DD

DISTRIBUTION

PINK - AGENCY

**YELLOW - CUSTOMER** 

11/22/2002 09:20:56

OFLN

5 528 ZONING VERIFICATION

019224

Recet Tot

\$50.00

Baltimore County, Maryland

**CASHIER'S VALIDATION** 



### Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

**CERTIFICATE OF POSTING** 

RE: CASE # 03-251-A
PETITIONER/DEVELOPER:
James F. McAnany
DATE OF HEARING:
December 17, 2002

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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

2002

ON: November 27,

**LOCATION:** 

103 Northwood Drive

11/27/2002

DATE:

December 3, 2002

SIGNATURE OF SIGN POSTER

**BRUCE DOAK** 

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case 1	Number	03-	25	- 1	-A	A	Address	103	Ν	lorth	wood	'D	rive	
Contac	ct Perso	IJ <u></u>	DAY	ED	Phan Prot	<u>L</u>	·.	<del></del>		Pho	ne Nun	nber	410-88	37-3391
Filing	Date: _	11:	22-	<u>02</u>	F	Postino	g Date:	12-2	-02	2	Closin	g Dat	te: <u>/2</u> -	17-02
Any co through	ontact in h the co	nade ntact	with 1 perso	his off n iplan	ice rega ner) usin	rding t g tne c	he stati ase nur	us of th	ne a	.dminis	trative	varia	nce sh	ould be
	reverse repostin is again	side Ig mu Iresi	of this ist be ionsibl	s form) Jone o e for a	etitioner nand the nly by on the lassocial associal discountry dis	petitio ie of th ated co	ner is n e sign p osts - Ti	esponsit posters d he zonir	ble I on th na n	for all ne app notice s	punting/ roved lis sian mu	posti st and st be	ng cost If the po visible	ts. Any etitioner e on the
	a forma	ıl rec	luest f	ora p	date is thublic hea ig, the pro	ung	Please	unders	tand	d that	even if	there	,000 fee e is no	et to file formal
	commis order th (typically	sione rat th y with	er He ne mal nin 7 to	may ter be o 10 da	ng date, (a) gran set in f sys of the hearing	t the r or a p closin	equeste ublic he q date)	ed relief, earing as to w	. (b) Yo heth	deny u will rer the	the requireceive petition	ueste writt Thas	ed relie en not been d	f, or (c) ification
	(whethe commis change	r du sione I givi certii	e to a er), no ng not	neigh tificatio ice of t	RING AN bor's form in will be the hearing s change	mal re e forwa ng date	quest c arded to e. time a	or by or Diyou and loca	der The tion	of the e sign . As w	zoning on the hen the	j or proj	deputy perty in was o	zoning nust be riginally
•						(mark A	la jD "sd	t <u>.</u>						
Petitio	ner: Th	nis P	art of t	he For	m is for	the Sig	gn Post	er Only	,					
			USE	THE	ADMINIS	TRATI	VE VAR	NANCE	SIG	N FOR	RMAT			
Case N	Number	03-[	251	- 6	A	ddress	/03	Nor	-Hz	WO C	d Dr	iye	, 	
Petition	ner's Na	me .	Van	ies t	Mc A	<u>nauy</u>	<del></del>		,	Teleph	ione 4	10-	252-	2640
Postin	g Date:		Dec.	2,	200Z	, 	CI	osing E	Date	: <i>I</i>	Dec 1	7. :	2002	
Wordin <u>side</u>	ng loi Sig	يا عملا	70 PE	The	in lie	proje	ection the	<u>addit</u> minimu	1011 m	ve qui	rport) red	10 7/2	have	<u>- a </u>
						- <del>-</del>								

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

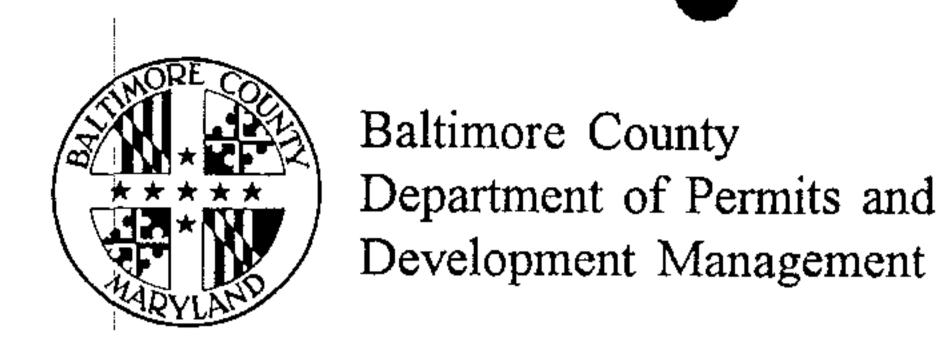
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 03-251-4
Petitioner: JAMES ! BETTYE MCANAUY
Address or Location: 103 Nogry wood Dawe
PLEASE FORWARD ADVERTISING BILL TO:
Name: JAMES F. MC ANANY
Address: 103 Noathwood Drive
TIMONIUM MO 21093
Telephone Number: 410 - 252 - 2640

Revised 2/20/98 - SCJ



Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 16, 2002

James McAnany
Betty McAnany
103 Northwood Drive
Timonium, MD 21093

RE: Case Number: 03-251-A, 103 Northwood Drive

Dear Mr. and Mrs. McAnany:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 22, 2002.

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	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 <b>-</b> 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, Call Richall D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rlh

C: People's Counsel



### Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor John D. Porcari Secretary Parker F. Williams

Date: 12.17.02

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

RE: Baltimore County

Item No. 251

ZDD

Administrator

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,

1. J. Hell

/- Kenneth A. McDonald Jr., Chief

Engineering Access Permits Division



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

December 19, 2002

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

ATTENTION: George Zahner

Distribution Meeting of 12/23/02

Property Owner:

Location:

Item No.:

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

242-249, 251-269

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

FRONE 807-4001, MS-11021

cc: File

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley 7-35

DATE:

January 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of <u>December 16, 2002</u>

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

241-248, (251), 252, 256, 259

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

**DATE:** January 9, 2003

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-251 - Administrative Variance

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:

Section Chief:

AFK/LL:MAC

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** January 17, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For December 23, 2002 Item Nos. 241, 243, 244, 245, 246, 248, 249, 250, 251, 252, 253, 254, 255, 256,

and 269

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

RWB:CEN:jrb

cc: File

101 Northwood Drive Timonium, MD 21093-4303

November 20, 2002

To Whom It May Concern:

Carrell 1. Bed\_

Dear Sir or Madam:

James and Bettye McAnany my neighbors at 103 Northwood Drive have told me of their plan to build a carport on their property. I understand that the structure will come to our shared property line. I have no concerns with this proposal and concur with the construction of the carport.

Sincerely,

Item #251



Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

December 20, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 12/23/02 re: case numbers 03-241-SPHXA, 03-242-SPH, 03-243-A, 03-244-A, 03-245-A, 03-246-SPHX, 03-247-A, 03-248-SPHA, 03-249-A, 03-250-SPHXA, 03-251-A, 03-252-A, 03-253-A, 03-254-A, 03-255-SPH, 03-256-A, 03-269-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/19/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

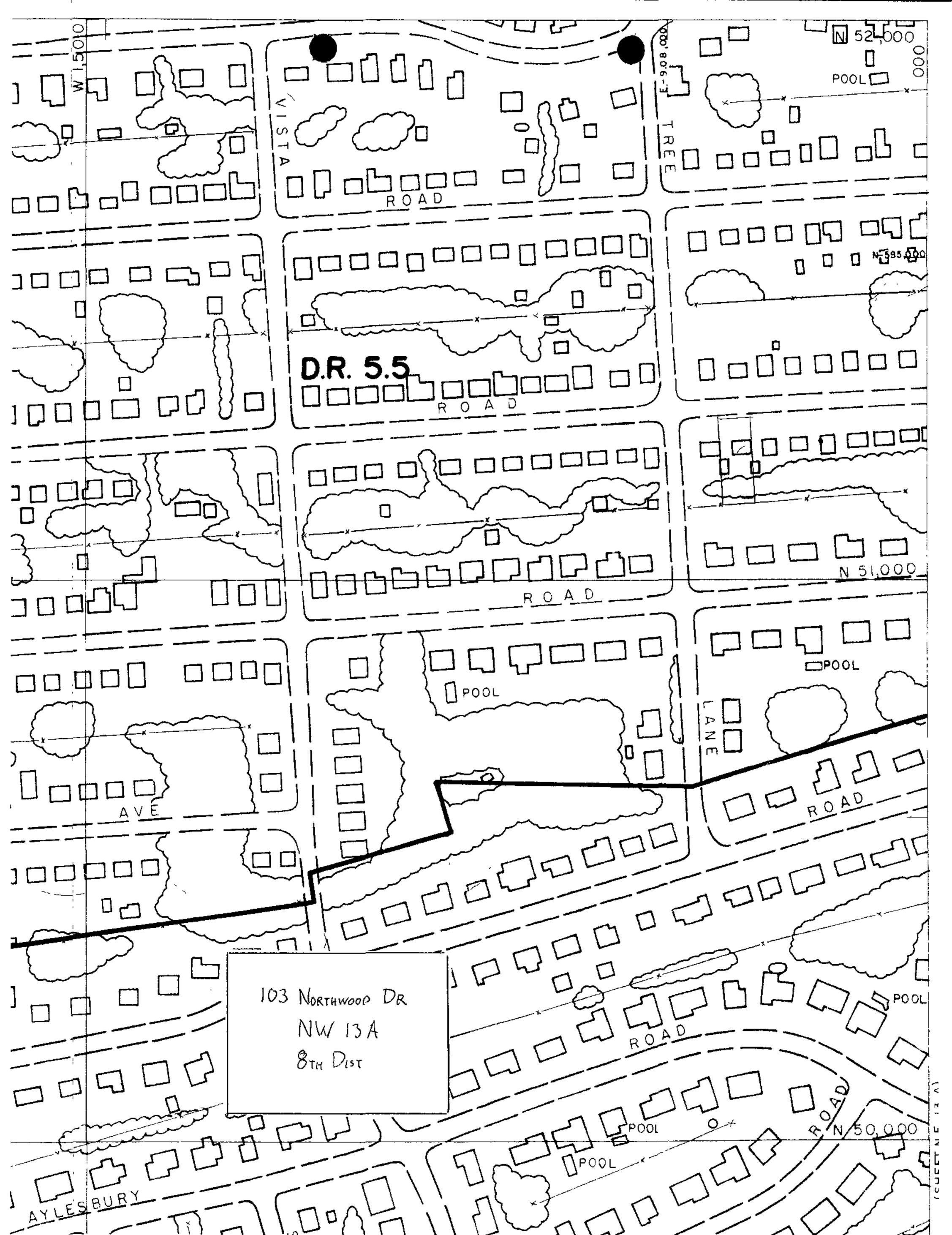
James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup



# ZONO NOTICE

Marin Melson

The state of the s

11/27/2002



11/27/2002







