

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Valley Heights Drive, 1400' +/- S
centerline of Shady Glen Court
3rd Election District
2nd Councilmanic District
(11007 Valley Heights Drive)

Diane I. & Jeffrey A. Lieberman
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-328-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Diane I. and Jeffrey A. Lieberman, the legal owners of the subject property. The variance request is for property located at 11007 Valley Heights Drive in the Owings Mills area of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard and to have a height of 23 ft. in lieu of the maximum allowed height of 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

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

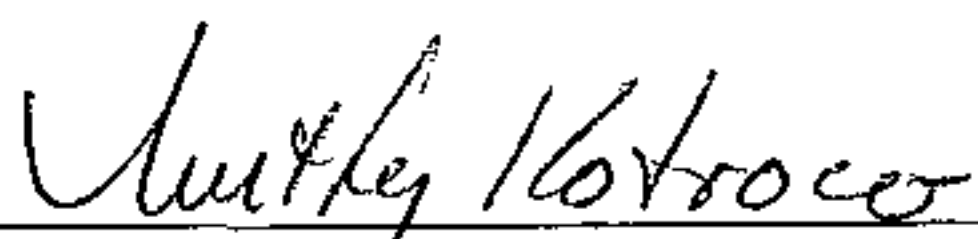
2/19/03
R. Garrison

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 19th day of February, 2003, that a variance from Sections 400.1 and 400.3 of the B.C.Z.R., to permit a proposed accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard and to have a height of 23 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

02/19/03
R. J. J. J.



**Baltimore County
Zoning Commissioner**

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

February 19, 2003

Mr. & Mrs. Jeffrey A. Lieberman
11007 Valley Heights Drive
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 03-328-A
Property: 11007 Valley Heights Drive

Dear Mr. & Mrs. Lieberman:

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

c: Edward Paul Haladay, AIA
1810 Kenway Road
Baltimore, MD 21209

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 11007 VALLEY HEIGHTS DRIVE
OWINGS MILLS, MD 21117
which is presently zoned RC 5 (Formerly RDP)

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, BC2R, to permit an accessory building (detached garage) to be located in the side yard with a height of 23 feet in lieu of the required rear yard with a height of 15 feet.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

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 15 day of January, 2003, 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. 03-328-A

Reviewed By JNP

Date

1/16/03

Estimated Posting Date

1/27/03

REV 10/25/01

LiebermanAddition EPHPartners Dec 23rd 2002

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

Address 11007 VALLEY HEIGHTS DR
City OWINGS MILLS State MD Zip Code 21117

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The proposed Garage is for the storage/display of the Owner's antique car collection and there will be no work on the cars done here other than washing/polishing of the vehicles; there is no second floor nor will there be any other uses housed:

- This location is most logical and any other location is impractical and a hardship (if not an impossibility), because of the location of the residence on the site, the access drive's location, the steeply sloping site, major tree locations, and the internal layout of the home (with living spaces facing the rear of the site).
- The Garage is shown located adjacent to the existing parking-pad/garage-entry, and uses this pad area as access into the new Garage.
- No other adjacent homes are in close proximity to, or in view of, the proposed Structure; see the attached site photograph.

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

JEFFERY A. LIEBERMAN

Name - Type or Print

Signature

DIANE I. LIEBERMAN

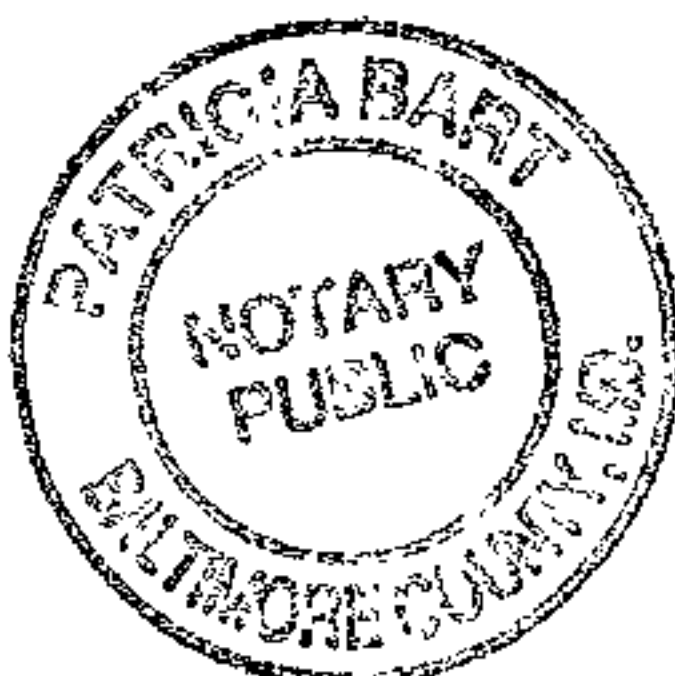
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of January, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid personally appeared

JEFFERY A. LIEBERMAN & DIANE I. LIEBERMAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Notary Public

My Commission Expires

1/1/04

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

Address 11007 VALLEY HEIGHTS DR
City OWINGS MILLS State MD Zip Code 21117

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The proposed Garage is for the storage/display of the Owner's antique car collection and there will be no work on the cars done here other than washing/polishing of the vehicles; there is no second floor nor will there be any other uses housed:

- This location is most logical and any other location is impractical and a hardship (if not an impossibility), because of the location of the residence on the site, the access drive's location, the steeply sloping site, major tree locations, and the internal layout of the home (with living spaces facing the rear of the site).
- The Garage is shown located adjacent to the existing parking-pad/garage-entry, and uses this pad area as access into the new Garage.
- No other adjacent homes are in close proximity to, or in view of, the proposed Structure; see the attached site photograph.

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]
Name - Type or Print JEFFREY A. LIEBERMAN

Signature [Signature]
Name - Type or Print DIANE I. LIEBERMAN

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of January, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JEFFREY A. LIEBERMAN & DIANE I. LIEBERMAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Signature [Signature]
Notary Public
My Commission Expires 1/1/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11007 VALLEY HEIGHTS DRIVE
OWINGS MILLS, MD 21117
which is presently zoned RC 5 (Formerly RDP)

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, BCZR, to permit an accessory building (detached garage) to be located in the side yard with a height of 23 feet in lieu of the required rear yard with a height of 15 feet.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print NA
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print NA
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print JEFFREY A. LIEBERMAN
Signature [Signature]
Name - Type or Print DIANE I. LIEBERMAN
Signature [Signature]
Address 11007 VALLEY HEIGHTS DR Telephone No. 410-363-6915
City OWINGS MILLS, MD State MD Zip Code 21117

Representative to be Contacted:

Name EDWARD PAUL HALADAY AIA
Address 1810 KENWAY RD Telephone No. 410-466-8892
City BALTO State MD Zip Code 21209

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. 03-328-A

Reviewed By JNP Date 1/16/03

REV 10/25/01

Estimated Posting Date 1/27/03

LiebermanAddition EPHPartners Dec 23rd 2002

ZONING DESCRIPTION for 11007 Valley Heights Drive, Owings Mills, Md., 21117

Beginning at a point on the east side of Valley Heights Drive which is a 50 feet wide ROW at the distance of 1400' +/- south of the centerline of the nearest improved intersecting street of Shady Glen Court, which is a 50' ROW, and being Lot #25, in the subdivision of Plat 2 Valley Heights as recorded in Baltimore County Plat Book #45, Folio #63, containing 68,955 square feet (1.583 acres). Also known as 11007 Valley Heights Drive, Owings Mills, Md., 21117, and located in the 3rd Election District, and 2nd Councilmanic District.

ZONING DESCRIPTION

Lieberman Addition

EPH Partners Dec 23rd 2002

03-328-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16399

DATE 1/16/03 ACCOUNT R-001-006-6150
AMOUNT \$ 65.00

RECEIVED FROM Jeffrey A. Lieberman
FOR Administrative Variance (03-328-A)
11007 Valley Heights Drive

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
1/16/2003	1/16/2003	10:28:02
REC 4304 WALKIN DDL DMD DRAWER		
CEIPT # 211305	1/16/2003	OPEN
Def 5 528 ZONING VERIFICATION		
CR NO. 016399		
Recpt Tot	\$65.00	
50.00 CK	20.00 CA	
	5.00 CG	
Baltimore County, Maryland		

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-328-A
 Petitioner/Developer: LIEBERMAN
ETAL.
 Date of Hearing/Closing: FEBRUARY 11, 2003

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

ATTENTION BECKY HART
 887-5708

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 11107 Valley Heights Dr

The sign(s) were posted on January 27, 2003
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/31/03
 (Signature of Sign Poster and Date)

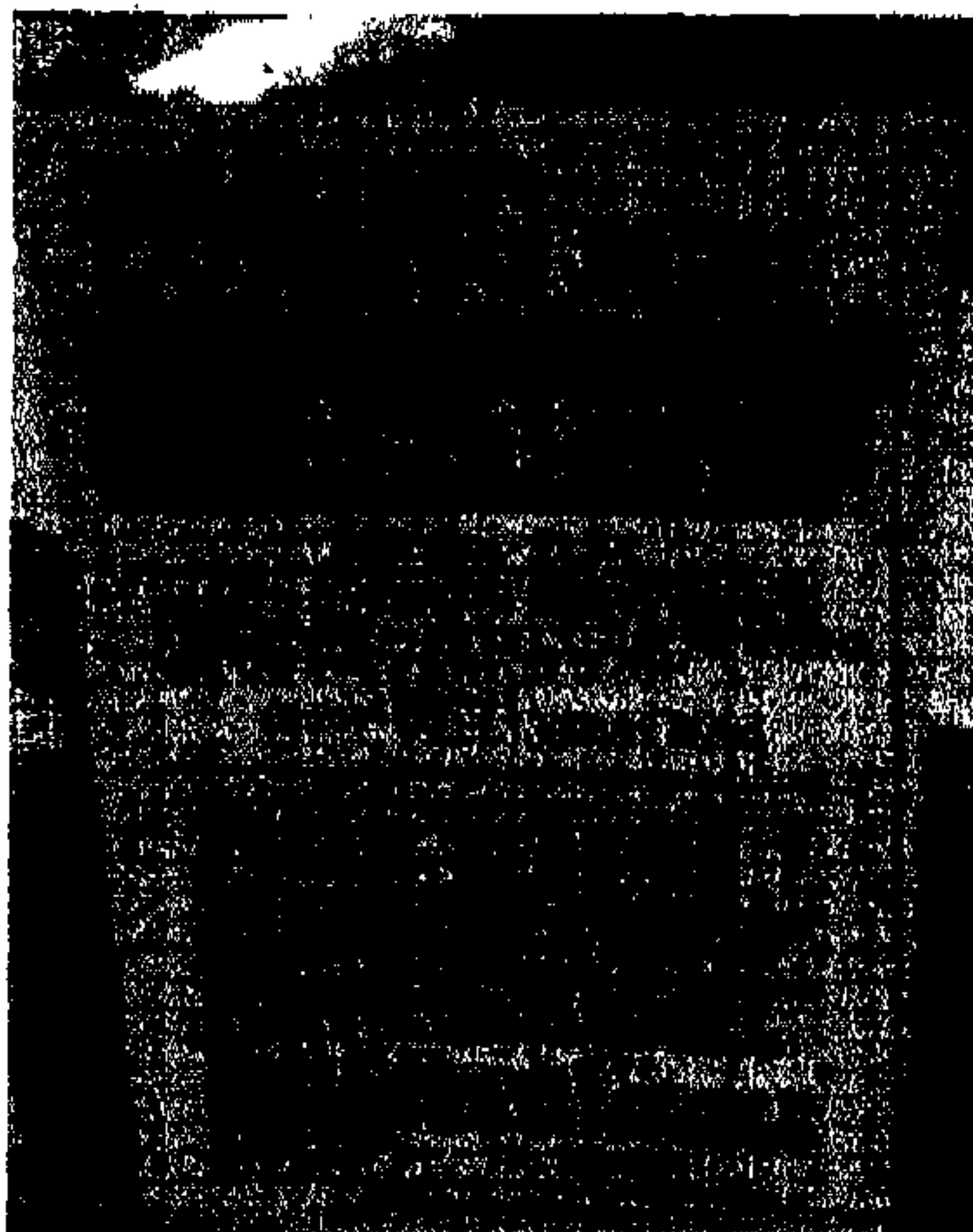
PATRICK M. O'KEEFE
 (Printed Name)

523 PENNY LANE
 (Address)

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

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

1" brand fax transmittal memo 7-071		# of pages >
To: <u>BECKY HART</u>	From: <u>O'KEEFE</u>	
Ca: <u>ZONING-COMM</u>	Ca:	
Dept:	Phone: <u>512-4621</u>	
Fax: <u>410-887-3468</u>	Fax: <u>666-0929</u>	



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 328 -A Address 11007 Valley Heights Drive
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner Please Print Your Name
Filing Date: 1/16/03 Posting Date: 1/27/03 Closing Date: 2/10/03

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.

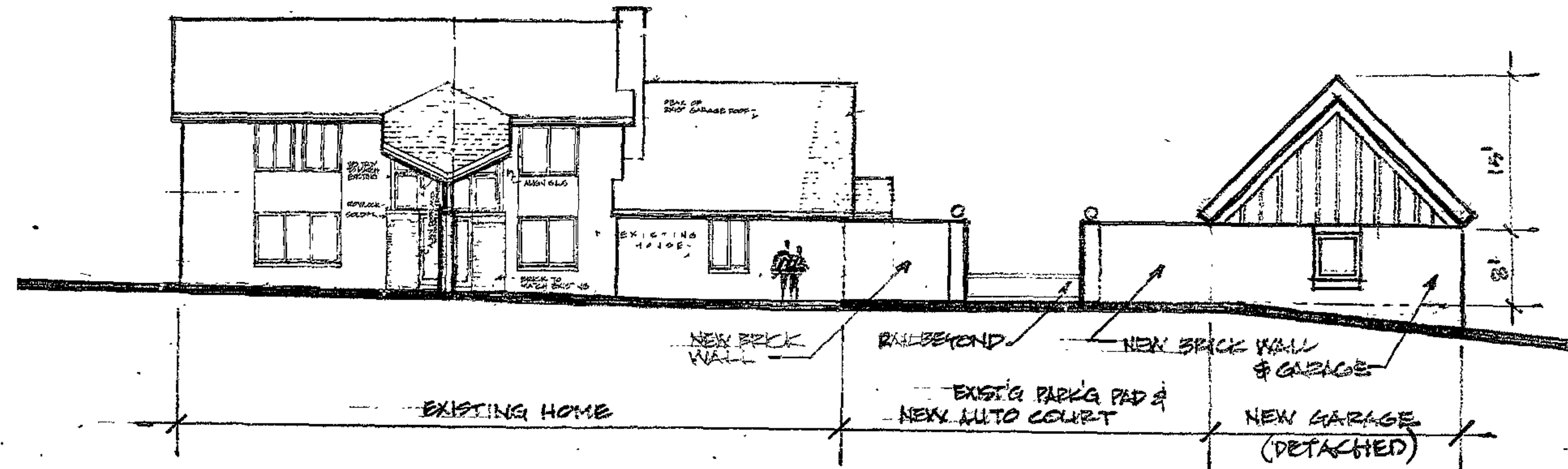
Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 328 -A Address 11107 Valley Heights Drive
Petitioner's Name Lieberman Telephone 410-363-6915
Posting Date: 1/27/03 Closing Date: 2/11/03
Wording for Sign: To Permit an accessory building (detached garage) to be located in the side yard with a height of 23 feet in lieu of the required rear yard with a height of 15 feet.

FrontElevation@1"= 1/16'Scale

NEIGHBOR @ 160' AWAY
(HEAVY EVERGREEN SCREENING
PRECLUDES SEEING HOUSE)



NEIGHBOR @ 600' AWAY



PhotoPanorama@FrontElevation

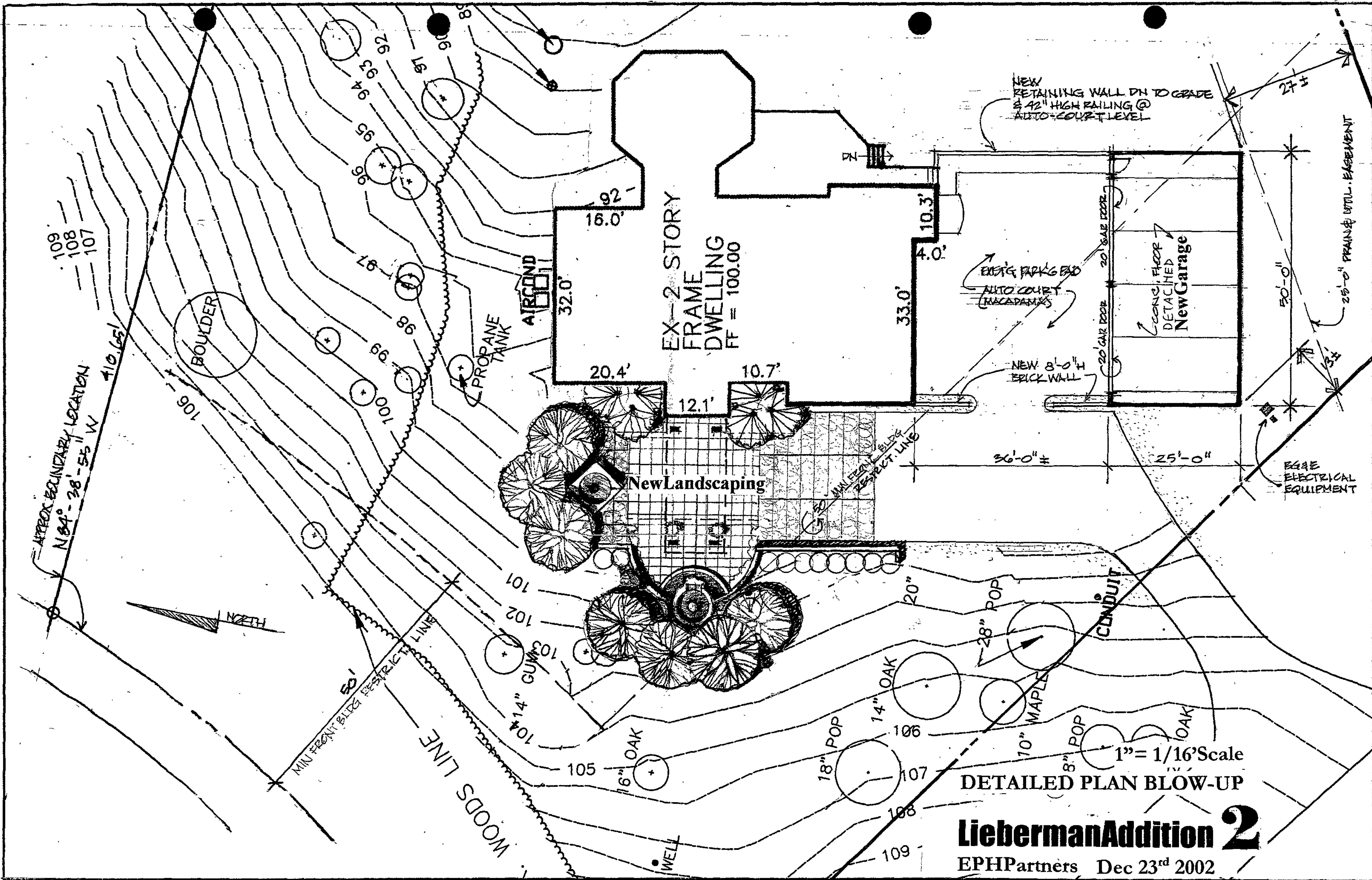
TheGarageSite

PHOTO AND ELEVATION

LiebermanAddition 3

EPHPartners Dec 23rd 2002

03-328-A



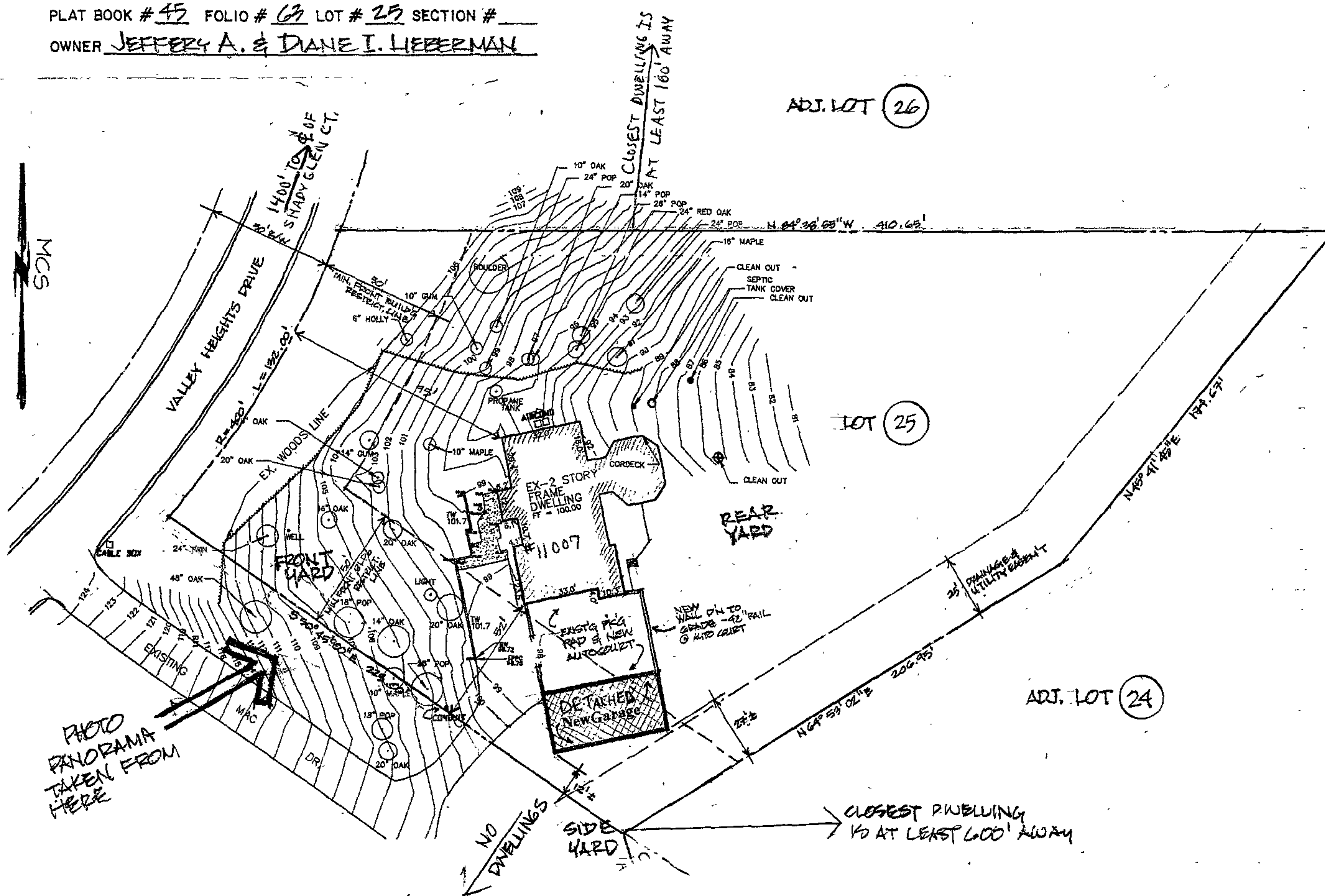
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 11007 VALLEY HEIGHTS DR.

SUBDIVISION NAME PLAT 2 VALLEY HEIGHTS

PLAT BOOK # 45 FOLIO # 63 LOT # 25 SECTION #

OWNER JEFFERY A. & DIANE I. LIEBERMAN



PLAT PLAN Plan@1"=50'

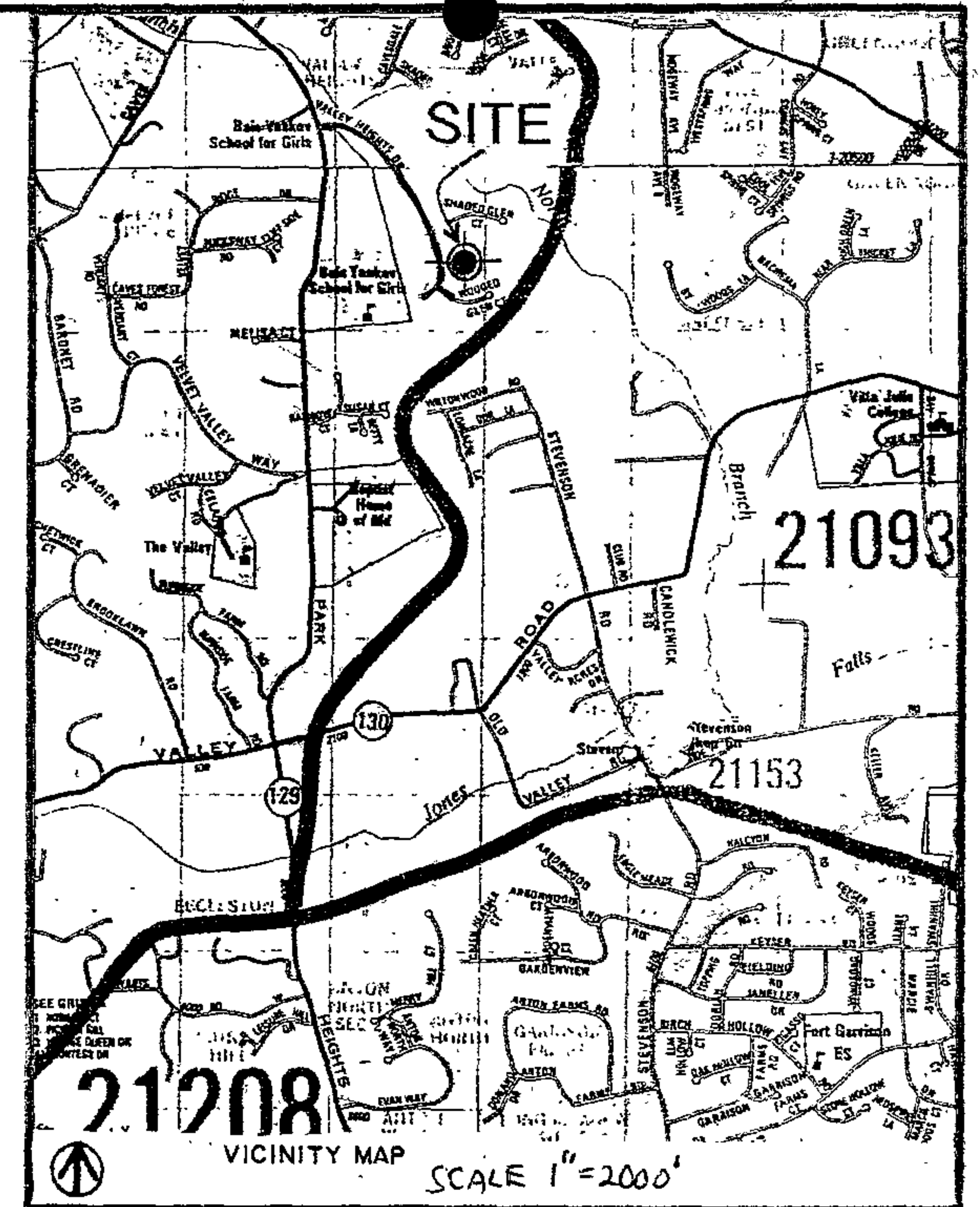
LiebermanAddition **1**
EPHPartners Dec 23rd 2002



NORTH

PREPARED BY EDWARD PAUL HALADAY PARTNERS

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1"=200' SCALE MAP # NW 12 F

ZONING RC-5 (Formally RDP)

LOT SIZE 1.583A± 68,955±
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA

YES	NO
☐	☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #

JNP. 328 | NS-328-A



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

February 10, 2003

Mr. and Mrs. Jeffrey Liberman
11007 Valley Heights Drive
Owings Mills, MD 21117

Dear Mr. and Mrs. Liberman:

RE: Case Number: 03-328-A, 11007 Valley Heights Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 16, 2003.

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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Edward Paul Haladay, 1810 Kenway Road, Baltimore 21209

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





STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION

Robert L. Ehrlich, Jr., *Governor* • Michael S. Steele, *Lt. Governor* • Trent M. Kittleman, *Acting Secretary*

Date: 1.28.03

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

RE: Baltimore County
Item No. 328

JHP

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/toll-free 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 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS | TLT

DATE: February 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 28, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

298, 326, 328, 329, 331, 334-338

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 11, 2003

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

RECEIVED

FEB 14 2003

SUBJECT: 11007 Valley Heights Drive

INFORMATION:

Item Number: 03-328

ZONING COMMISSIONER

Petitioner: Jeffery A. Liebeman

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit an accessory structure (detached garage) to be located in the side yard in lieu of the rear yard, and with at height of 23 feet in lieu of the maximum permitted height of 15 feet provided said structure is constructed in accordance with the building elevations submitted to this office.

Prepared by:

Mark A. Cunniff

Section Chief:

Larry Schlauer

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 24, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For February 3, 2003
Item Nos. 298, 326, 327, 328, 329,
330, 331, 332, 334, 335, 336, 337,
and 338

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

RWB:CEN:jrb

cc: File

Mr. Arnold Jablon
Director of the PDM
Baltimore County
111 Chesapeake Avenue
Towson, Md., 21204

**RE: Petition for Administrative Variance for
11007 Valley Heights Drive, Owings Mills, Md., 21117**

BY: Jeffrey A. Lieberman: Home Owner

Dear Mr. Jablon:

Attached to this letter please find the required documentation and Petition for Administrative Variance form, pursuant to the proposed construction of a new 4 car Garage adjacent to the above residence, and **requesting the following Variances:**

- That the addition, a Detached Accessory Structure, be located in the side yard of the home, in lieu of the rear yard;
- That the Structure have a height from basic grade to the top of roof peak of 23', in lieu of 15';
- ~~That the Structure be located over the Minimum Front Building Restriction Line (at the actual side yard of the constructed home).~~ **NOT APPLICABLE**

The proposed Garage is for the storage/display of the Owner's antique car collection and there will be no work on the cars done here other than washing/polishing of the vehicles; there is no second floor nor will there be any other uses housed:

- This location is most logical and any other location is impractical and a hardship (if not an impossibility), because of the location of the residence on the site, the access drive's location, the steeply sloping site, major tree locations, and the internal layout of the home (with living spaces facing the rear of the site).
- The Garage is shown located adjacent to the existing parking-pad/garage-entry, and uses this pad area as access into the new Garage.
- No other adjacent homes are in close proximity to, or in view of, the proposed Structure; see the attached site photograph.

If there are any questions, please notify me so that they may be cleared up; I look forward to a positive response on this Petition and thank you for your consideration.

Sincerely,


Jeffery A. Lieberman
(410-363-6915 home phone)

LiebermanAddition
EPHPartners Dec 23rd 2002

03-328-A

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burtan
Deputy Secretary

January 29, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Mail Stop # 1105
Towson MD 21204

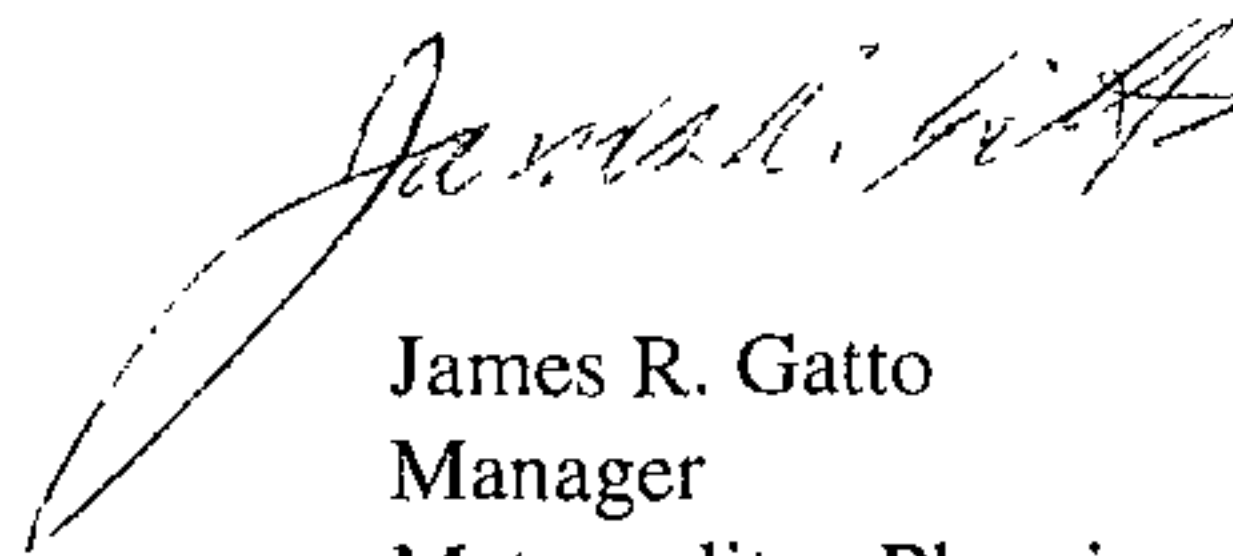
Re: **Zoning Advisory Committee Agenda, 2/03/03 re: case numbers 03-298-SPH, 03-326-A, 03-327-X, 03-328-A, 03-329-SPH, 03-330-SPHX, 03-331-A, 03-332-SPH, 03-333-A, 03-334-A, 03-335-A, 03-336-A, 03-337-SPHA, 03-338-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/28/03. The information has been submitted to Mr. Mike Nortrup.

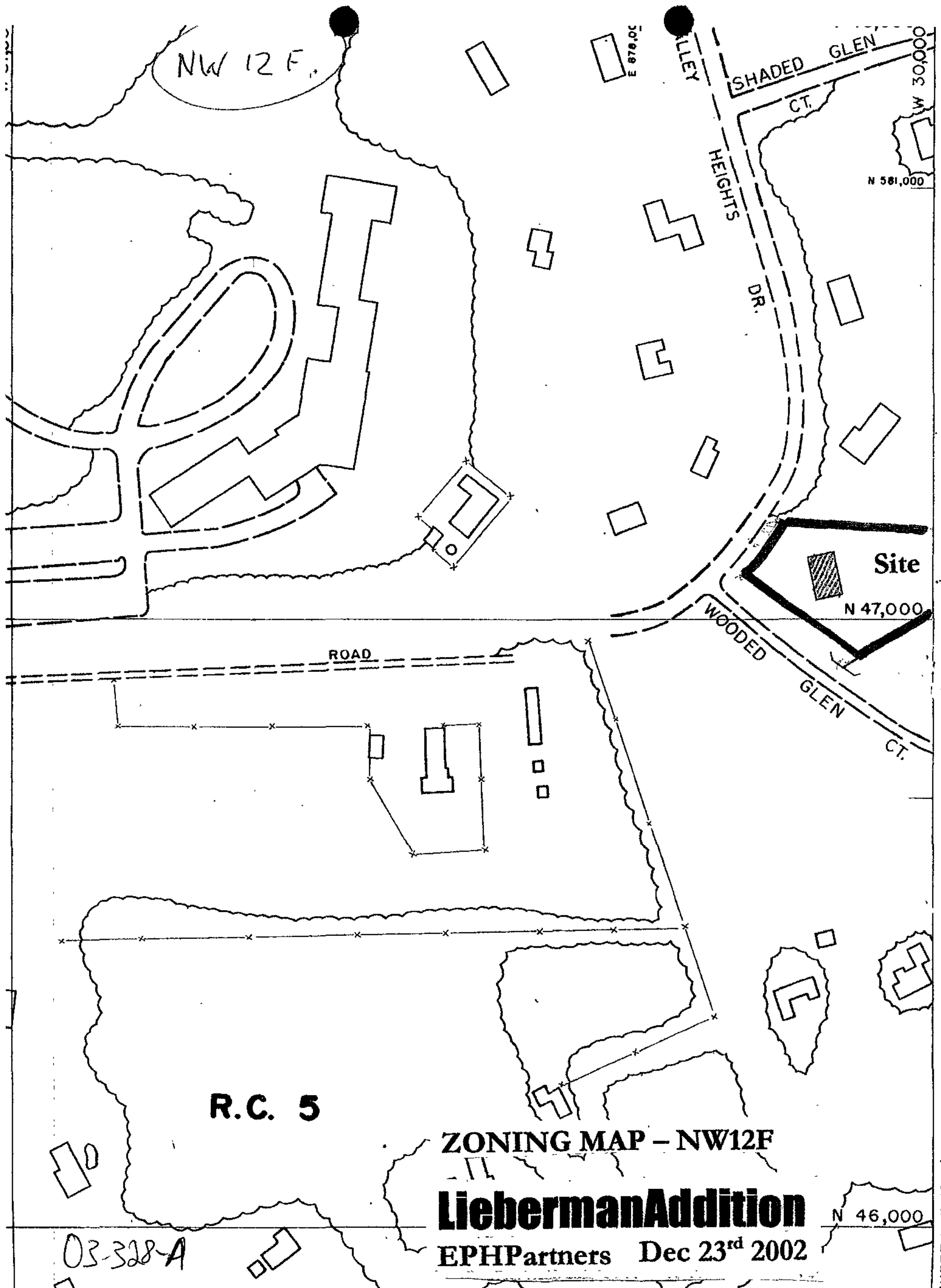
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



NW 12 F.

E 676.00'

ALLEY

SHADED GLEN CT.

HEIGHTS DR.

N 581,000

W 30,000

Site

N 47,000

ROAD

WOODED GLEN CT.

R.C. 5

ZONING MAP - NW12F

LiebermanAddition

EPHPartners Dec 23rd 2002

N 46,000

03-328-A

SHEET N.W.-12-E)