

Kira K. & Paul E. Muller
Petitioner

*

* * * * *

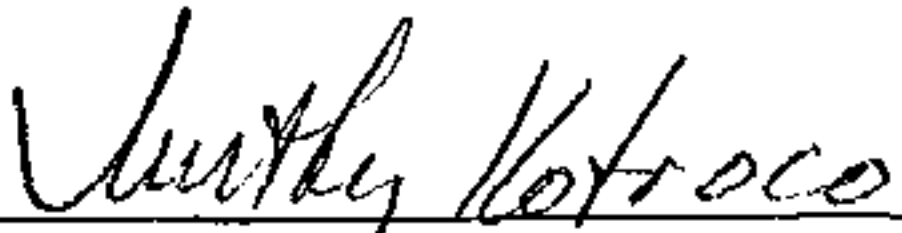
Mr. Muller submitted in writing the request for verification and the facts supporting same. It should be noted that the single-family dwelling wherein Mr. & Mrs. Muller currently reside is presently situated 12 ft. from the side property line. Therefore, the first variance request to permit the addition to exist 12 ft. in lieu of the required 50 ft. from the side property line was not necessary. What Mr. & Mrs. Muller intend to do is create a sunroom on the rear of their home. They simply intend to enclose the area that their deck currently occupies on their property. The deck itself is situated 4 ft. from the side property line. This will be the area of their new sunroom.

Therefore, the appropriate request is to permit a side yard setback of 4 ft. in lieu of the required 50 ft. for a proposed sunroom addition.

It should be noted that the only property owner affected by this decision is Mr. Muller's mother who resides on the adjacent property. His mother submitted a letter indicating that she has no objections to her son's plans to construct a sunroom on the rear of his home. Therefore, based on the information presented pursuant to the Motion for Reconsideration/Clarification, I find that my Order dated the 3rd day of April 2003 should be amended to more accurately reflect the relief needed by these property owners.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of April, 2003, that the Motion for Reconsideration be GRANTED.

IT IS FURTHER ORDERED, that the Petitioners shall be permitted to construct a sunroom addition to the rear of their home with a side yard setback of 4 ft. in lieu of the required 50 ft.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

4/14/03

R. J. Jenson

10: Timothy Kotroco
Deputy Zoning Commissioner

4/14/03

Re: Motion for Reconsideration/Clarification

Dear Mr. Kotroco:

I respectfully request an ammendment
to your grant of the Administrative Variance
(Case # 03-410-A).

I merely wish to enclose my current
deck. My mother lives next door and has
no problem with this plan.

When I filed for the permit and variance,
the language was folded up and resulted in
approval for a deck only, not a deck enclosure.

Your review of my request for reconsi-
deration is greatly appreciated.

Paul E. Muller 4/24/03

Paul E. Muller

Paul Muller
Fax to: 410
235-4899
attn: Kira Muller

Request
an amendment to order
in writing til 4:30

to Dpty Zoning Comm
401 Bosley
Towson, MD 21204
Through
Timothy
M. Kotroco
887 4386

"Motion for reconsideration"

Zoning

Supervisor
Carl Richards

12:15 -
4/14/03 12:35 -
Lloyd
Moxley

IN RE: PETITION FOR ADMIN. VARIANCE

NW Corner Bradshaw Road and
McCubbin Avenue
11th Election District
3rd Councilmanic District
(7935 Bradshaw Road)

Kira K. & Paul E. Muller
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 03-410-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Kira and Paul Muller, legal owners, of that property known as 7935 Bradshaw Road in the Upper Falls area of Baltimore County. The Petitioners herein seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 12 ft. in lieu of the required 50 ft. and relief from Section 301.1A, to permit a side yard setback for an open projection (deck) of 4 ft. in lieu of the required 37.5 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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.

4/3/03
R. 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 Deputy Zoning Commissioner for Baltimore County, this 3rd day of April, 2003, that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 12 ft. in lieu of the required 50 ft. and relief from Section 301.1A, to permit a side yard setback for an open projection (deck) of 4 ft. in lieu of the required 37.5 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

4/3/03




Baltimore County
Zoning Commissioner

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

April 3, 2003

Mr. & Mrs. Paul E. Muller
7935 Bradshaw Road
Upper Falls, Maryland 21156

Re: Petition for Administrative Variance
Case No. 03-410-A
Property: 7935 Bradshaw Road

Dear Mr. & Mrs. Muller:

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 "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7935 Bradshaw Rd.
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)

1A04.3.B.3 to permit a side yard setback of 12 ft. in lieu of the required 50 ft. and 30.1A to permit a side yard setback for an open projection (deck) of 4 ft. in lieu of the required 37.5 ft.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Paul E. Muller

Name - Type or Print

Signature

Kira K. Muller

Name - Type or Print

Kira K. Muller

Signature

7935 Bradshaw Rd. 4105923921

Address

Telephone No.

Upper Falls MD

City

State

21156

Zip Code

Representative to be Contacted:

Paul E. Muller

Name

7935 Bradshaw Rd

Address

410 592 3921

Telephone No.

Upper Falls MD

City

State

21156

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 4/3/03 day of April, 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. 03-410-A

Reviewed By BK Date 3/6/03

REV 10/25/01

Estimated Posting Date 3/16/03

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 7935 Bradshaw Rd
Address
Upper Falls, MD 21156
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):

Please see attached.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Paul E Muller
Signature
Paul E. Muller
Name - Type or Print

Kira K Muller
Signature
Kira K. Muller
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of March, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul E. Muller and Kira K. Muller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margaret King (Margaret King)
Notary Public
My Commission Expires 11/01/06

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 7935 Bradshaw Rd
Address
Upper Falls MD 21156
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):

Please see attached.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Paul E Muller
Signature
Paul E. Muller
Name - Type or Print

Kira K Muller
Signature
Kira K Muller
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of March, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Paul E. Muller and Kira K. Muller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margaret King (Margaret King)
Notary Public
My Commission Expires 11/01/06



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7935 Bradshaw Rd.
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) 1A04.3. B.3 to permit a side

yard setback of 12 ft. in lieu of the required 50 ft., and 301.1A to permit a side yard setback for an open projection (deck) of 4 ft. in lieu of the required 37.5 ft.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Paul E. Muller

Name - Type or Print

Paul E. Muller

Signature

Kiran K. Muller

Name - Type or Print

Kiran K. Muller

Signature

7935 Bradshaw Rd

Address

Upper Falls MD

City

State

Zip Code

Representative to be Contacted:

Paul E. Muller

Name

7935 Bradshaw Rd

Address

Upper Falls MD

City

State

Zip Code

410 592 3921

21156

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. 03-410-A

Reviewed By BR Date 3/6/03

REV 10/25/01

Estimated Posting Date 3/16/03

We retained the services of a professional architect, who located and designed the proposed addition with utility, orientation and aesthetics in mind. Limiting the addition to only the southwest side would consume an existing patio, not be aesthetically pleasing or architecturally congruent with the design of the house. This would create a long and narrow room that does not meet our needs as a usable family room. Constructing the addition towards the southeast side would be extremely expensive, requiring us to relocate the existing bathroom and entryway, as well as deconstruct the landing. It would not be aesthetically pleasing or architecturally sound with the design of the house. At present, the existing space included in the proposed addition is 9' x 12' unheated, unlivable space used as a mudroom. The proposed space would become a 17' x 20' heated, livable, usable space. The 9' x 12' area of the home referenced is part of a 16.5' x 15' area that was hastily added to the house in the 1940's as a kitchen and bath. In our 1994 renovation, we moved the kitchen to another area of the house and retained the bath. Our proposed addition upgrades the 9' x 12' space for more practical and modern uses by enlarging it to a comfortable room size, outfitting it with heat and increasing the square footage of livable space.

This house was built in 1924, well before there were zoning regulations in Baltimore County. The entire house is located within 50 feet of the west/northwest property line, out of conformance with current zoning setbacks for RC-5. As a result, conformance is beyond "unnecessarily burdensome;" it is not possible short of demolishing the house and building elsewhere on the property. The northwest corner of the house, nearest Bradshaw Road, is located six feet from the property line while the existing area of the proposed addition is 12 feet from the line at its nearest point. Our proposed addition would be four feet from the property line at its nearest point closest to Bradshaw and 10 feet from the line at its point farthest from Bradshaw Road. The adjacent property is my childhood home, 7933 Bradshaw Road, and my mother, Margaret Muller, still owns the house and resides there. Attached you will find her notarized letter of support for the requested variance. Between our proposed addition and Margaret Muller's home is a four feet wide grass plot on our property, and a 43 feet wide parking pad and eight feet wide deck on Margaret Muller's property.

When we bought and renovated the home in 1994, we had one child. We have four children now and our existing space is insufficient. The room proposed will serve as a sunroom, overlooking the property where the children play, as well as create an area for family gathering. With a hand-dug basement that is not usable for anything but storage, there is little area for the children to play within the house. Creating an additional family area will be beneficial to the growth and development of our children. Since the room will be closed off from the main portion of the house, the room will also serve as a refuge for the inner self, promoting the emotional need for privacy and spiritual need for solitude. We look forward to our quality of life being greatly enhanced by the renovation of the mudroom to a sunroom.

The proposed addition will not result in any burden or disturbance to our neighbors or their properties. The addition would be the same height as the existing structure. The existing drainage swale between our property and Margaret Muller's is clearly adequate to handle the slight increase in flow created by the larger roof. The addition would not change the drainage pattern.

Our proposed addition does not impact our conformance with RC-5 zoning residential density.

Granting our request for a zoning variance will not result in any injury to the public health, safety and general welfare.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **22335**

DATE 3/6/02 ACCOUNT R001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Paul Miller

FOR: Administrative Services

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 410

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRM
3/07/2003	3/06/2003	15:13:27	2
REG US02	MAIL	JEVA JEE	
RECEIPT # 256713 3/06/2003			OFLN
Dept 5 528 ZONING VERIFICATION			
CR NO. 022335			
Receipt Tot		\$65.00	
65.00		OK	.00 CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

Zoning Description for

**7935 Bradshaw Road
Upper Falls, MD 21156**

Beginning at a point on the south side of Bradshaw Road, which is 30 feet wide at the distance of 0 feet west of the centerline of the nearest intersecting street, McCubbin Avenue, which is 30 feet wide. Being lots one, two and three in the subdivision McCubbin Park as recorded in Baltimore County Plat Book # 7, Folio # 170, containing .76 acres. Also known as 7935 Bradshaw Road and located in the 11th Election District, Third Councilmanic District.

CERTIFICATE OF POSTING

RE: Case No.: 03-410-A

Petitioner/Developer: _____

PAUL MULLER

Date of Hearing/Closing: 3/31/03

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

Attention: Ms. BECKY HART

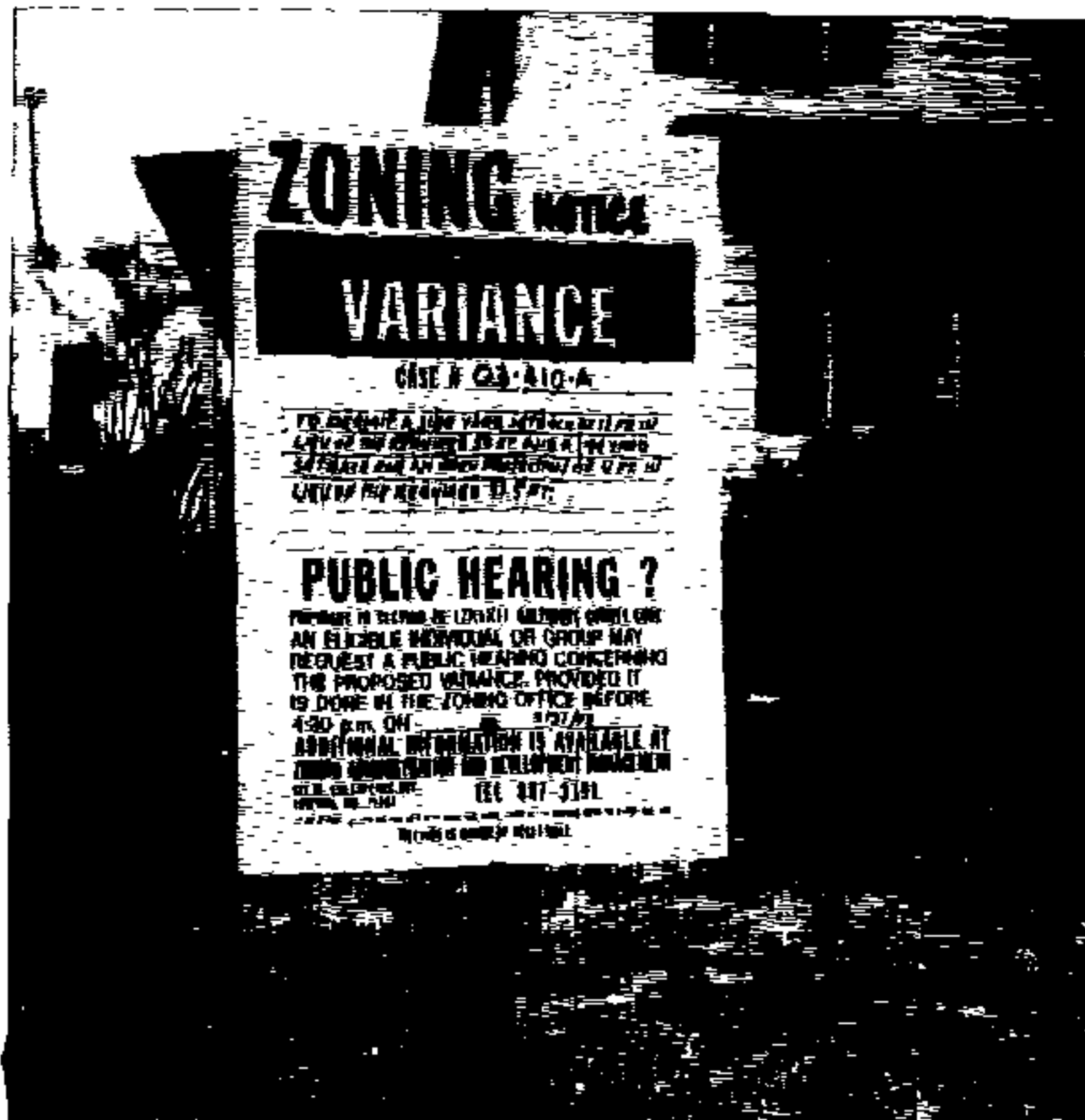
Ladies and Gentlemen:

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 _____

7935 BRADSHAW RD.

The sign(s) were posted on 3/16/03
(Month, Day, Year)

CASE # 03-410-A



Sincerely,

Richard E. Hoffman 3/15/03
(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)

7935 BRADSHAW RD.
POSTED 3/15/03
Richard E. Hoffman 3/15/03

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 440 -A Address 7935 Bradshaw Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/6/03 Posting Date: 3/16/03 Closing Date: 3/31/03

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- 440 -A Address 7935 Bradshaw Rd.

Petitioner's Name Paul Muller Telephone 410-592-3921

Posting Date: 3/16/03 Closing Date: 3/31/03

Wording for Sign: To Permit a side yard setback of 12 ft. in lieu of
the required 50 ft. and a side yard setback for an open
projection of 4 ft. in lieu of the required 37.5 ft.

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: 03-410-A
Petitioner: Paul E. Muller Kira K. Muller
Address or Location: 7935 Bradshaw Rd.
Upper Falls, MD 21156

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Muller
Address: 7935 Bradshaw Rd
Upper Falls, MD 21156
Telephone Number: 410 592 3921

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
pdmlandacq@co.ba.md.us

March 31, 2003

Paul E. Muller
Kira K. Muller
7935 Bradshaw Road
Upper Falls, MD 21156

Dear Mr. and Mrs. Muller:

RE: Case Number: 03-410-A, 7935 Bradshaw Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 6, 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

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



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.25.03

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

RE: Baltimore County
Item No. 410 BR

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,

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



**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.: ⁴⁴⁰407-418, 420-430

Dear Ms. Hart:

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.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 2003

RECEIVED

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

MAR 26 2003

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-410 & 03-429
Administrative Variances

ZONING COMMISSIONER

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: Lynn L. Johnson

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 15, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2003
Item Nos. 407, 408, 410, 411, 412,
414, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, 426, 427, 428, 429, and
430

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

RWB:CEN:jrb

cc: File

AV
3/31



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204
410-887-3196
Fax: 410-887-5791

S.G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

RECEIVED

MAR 11 2003

ZONING COMMISSIONER

March 5, 2003

Lawrence E. Schmidt, Zoning Commissioner
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 28-03 concerning the public disclosure of Paul Muller, an employee of the Baltimore County Department of Education.

This Resolution was approved by the County Council at its March 3, 2003 meeting and is being forwarded to you for appropriate action.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas J. Peddicord, Jr.", is written over a horizontal line.

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: Paul Muller

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2003, Legislative Day No. 5

Resolution No. 28-03

Mr. T. Bryan McIntire, Councilman

By the County Council, March 3, 2003

A RESOLUTION concerning the public disclosure of Paul Muller, an employee of the Baltimore County Department of Education.

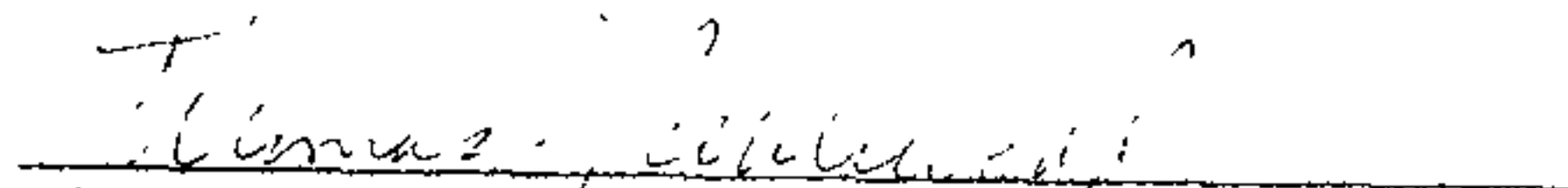
WHEREAS, Paul Muller, an employee of Baltimore County, has applied for a variance to construct an addition on his residence at 7935 Bradshaw Road, Upper Falls, Maryland 21156;
and (03-410-A)

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application filed by Paul Muller does not contravene the public welfare and is hereby authorized.

READ AND PASSED this 3rd day of March, 2003.

BY ORDER


Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 28-03

To: Zoning Commissioner of Baltimore County

From: Margaret M. Muller *Margaret M. Muller*
2/26/05

**Re: Paul E. and Kira K. Muller's Request for
Administrative Variance Request**

Date: February 26, 2003

I am writing in support of Paul E. and Kira K. Muller's request for an administrative zoning variance. They have proposed an addition to their home at 7935 Bradshaw Road.

I own the property and home located at 7933 Bradshaw Road, immediately adjacent to the Paul and Kira's home. I have lived at and owned 7933 Bradshaw Road since 1959. Paul E. Muller is my son.

I have reviewed the plans for the proposed addition.

At its nearest point, the proposed addition would be 55 feet from my house and four feet from our common property line. The proposed addition would be separated from my house by a deck (eight feet wide), the driveway and parking pad (43 feet) and a grass plot (four feet).

I find the proposed addition aesthetically pleasing and architecturally congruent. Further, I believe the proposed addition will increase the value of my property.

I enthusiastically support Paul and Kira Muller's request for an administrative zoning variance.

410

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th of February, 2003 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Margaret M. Muller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margaret King (Margaret King)
Notary Public

My Commission Expires 11/01/06

REV 10/25/01

PN
3/31

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Andrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

March 25, 2003

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

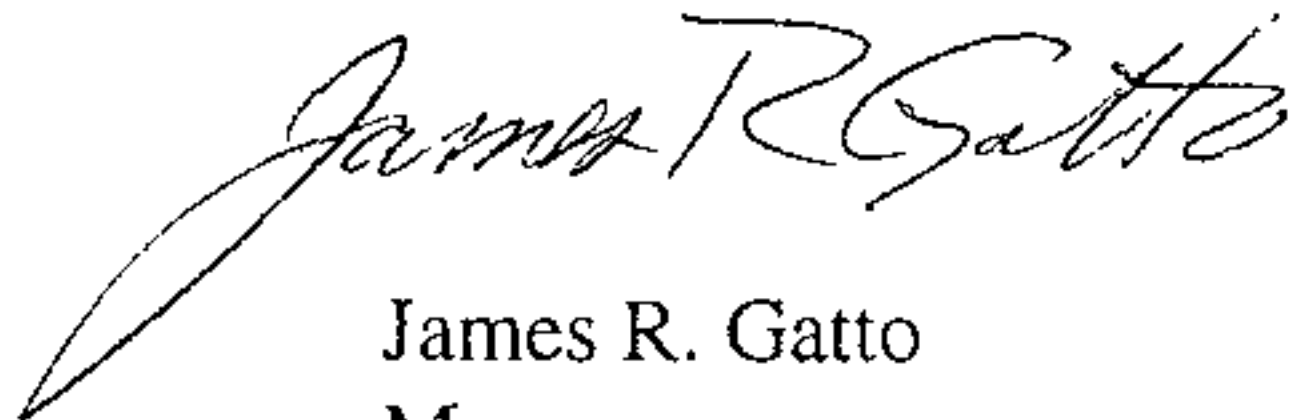
Re: Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. The information has been submitted to Mr. Mike Nortrup.

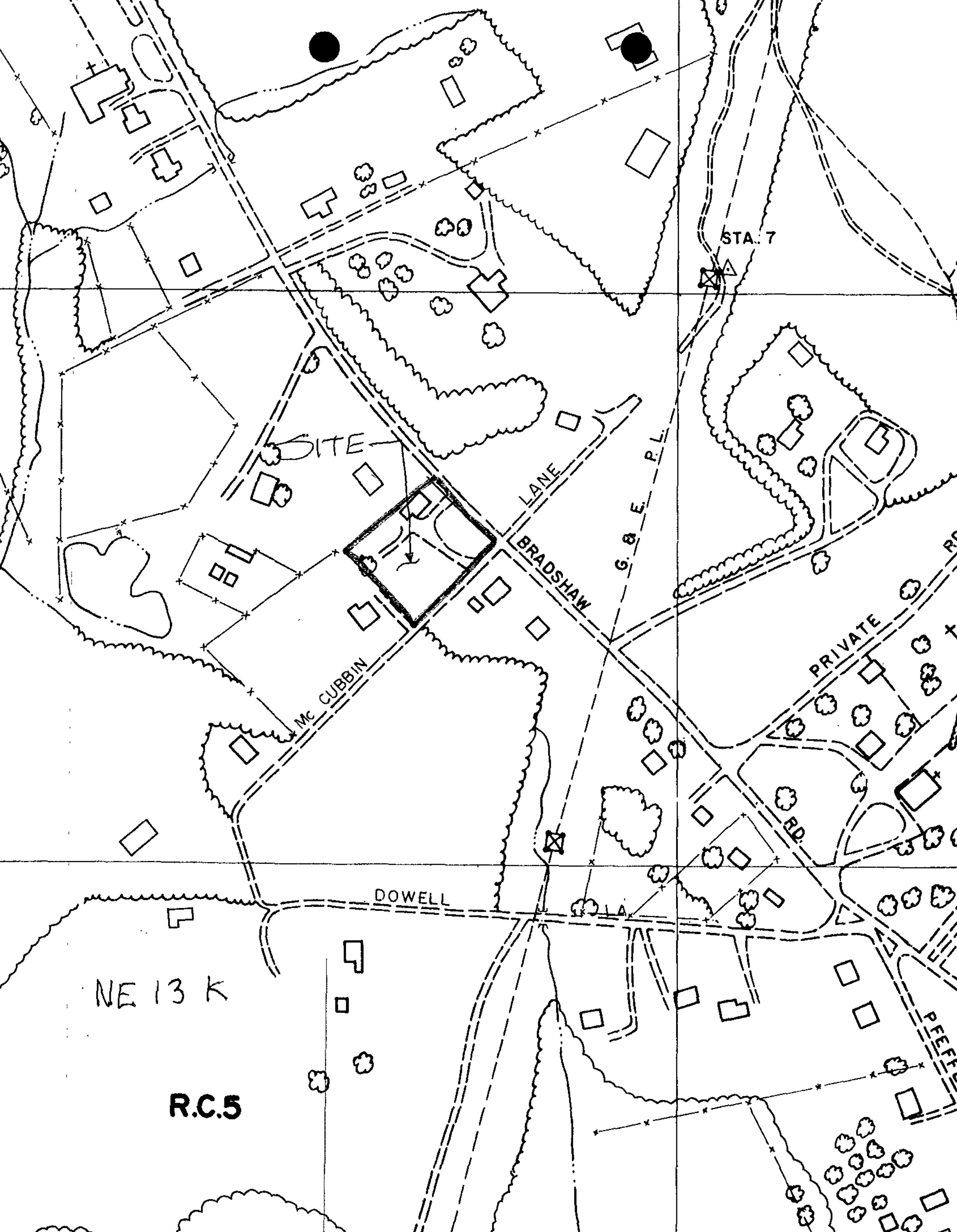
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



STA. 7

SITE

LANE

BRADSHAW

G. & E. P.L.

Mc CUBBIN

DOWELL

PRIVATE

NE 13 K

R.C.5

PEEF

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

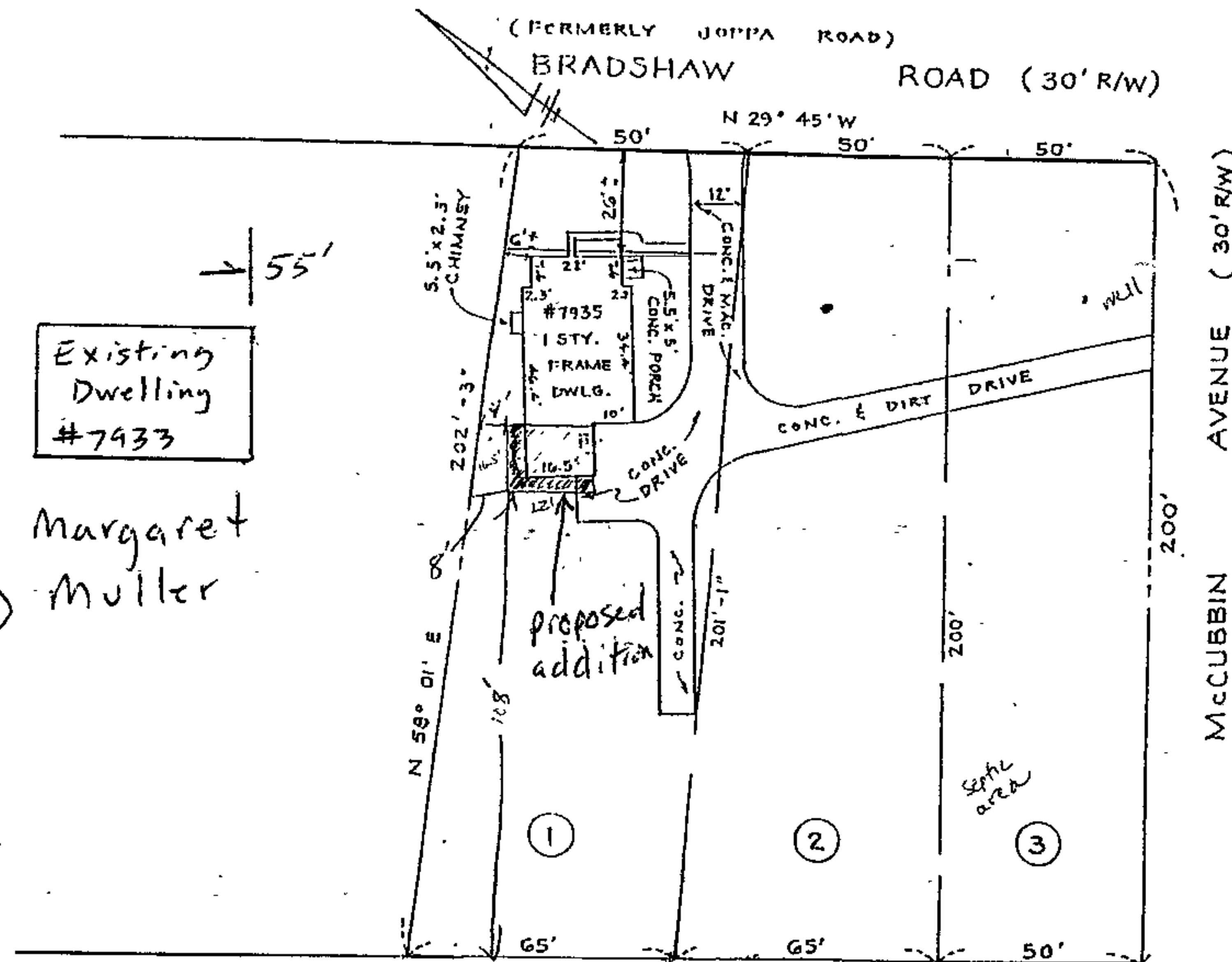
PROPERTY ADDRESS 7935 Bradshaw Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME McCubbin Park

PLAT BOOK # 7 FOLIO # 170 LOT # 1,2,3 SECTION #

OWNER Paul and Kira Muller



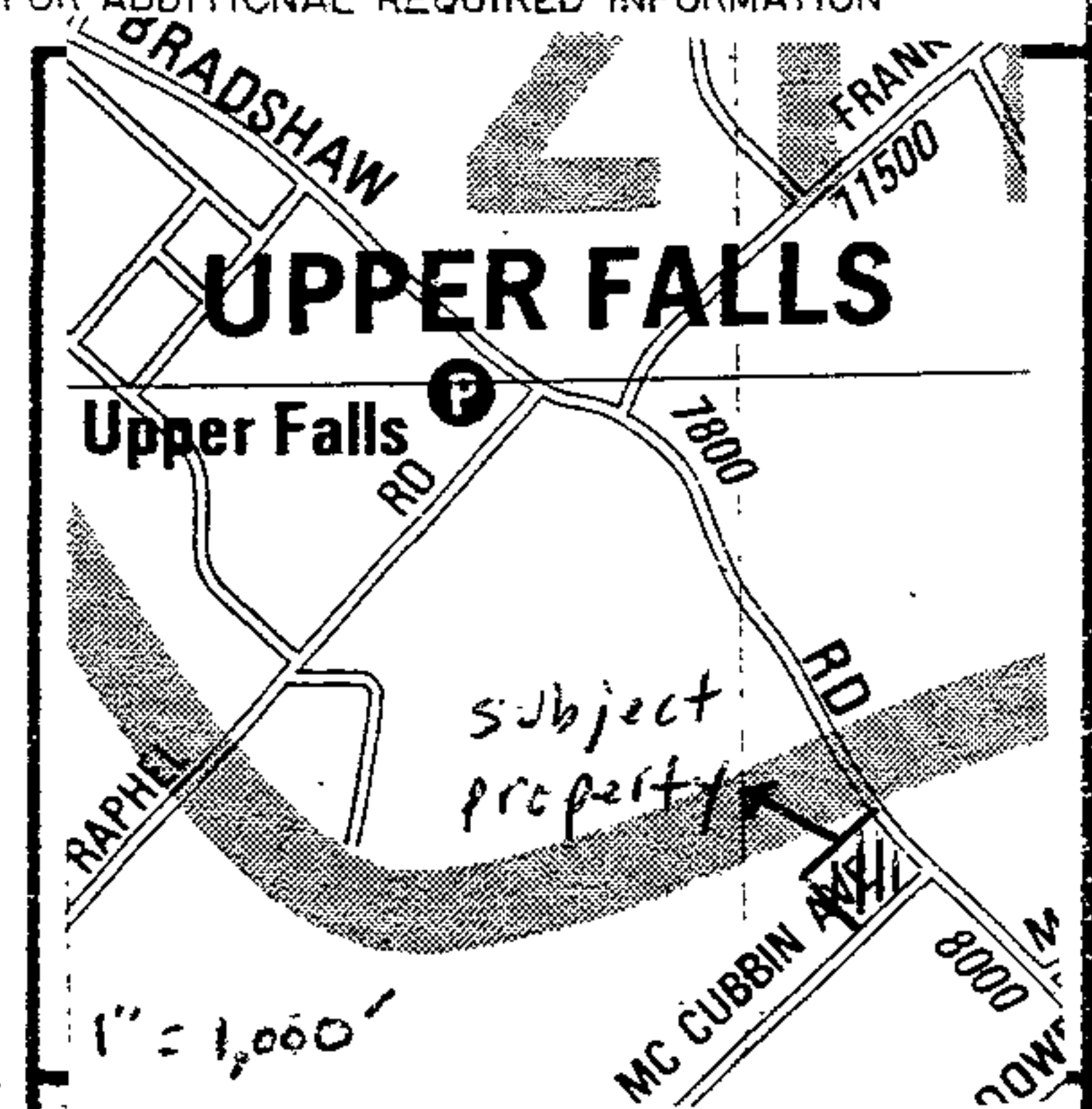
Existing Dwelling #7933

Margaret Muller

Plat #1



PREPARED BY Walter Park #0534 AX5X SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3 NE 13K

1" = 200' SCALE MAP # NE 46

ZONING RC 5

LOT SIZE .76 31,492
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY BR ITEM # 40 CASE # 03-410-A











