

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SW/S Sue Creek Drive,		
corner SE/S Willow Green Lane	*	DEPUTY ZONING COMMISSIONER
15th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
(2001 Sue Creek Drive)		
	*	CASE NO. 03-584-A
Terri & Leonard Banack, Jr.		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Terri and Leonard Banack, Jr. The variance request is for property located at 2001 Sue Creek Drive in the Essex area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the side yard in lieu of the required one-third of the lot farthest removed from any street. The subject property is a corner lot 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

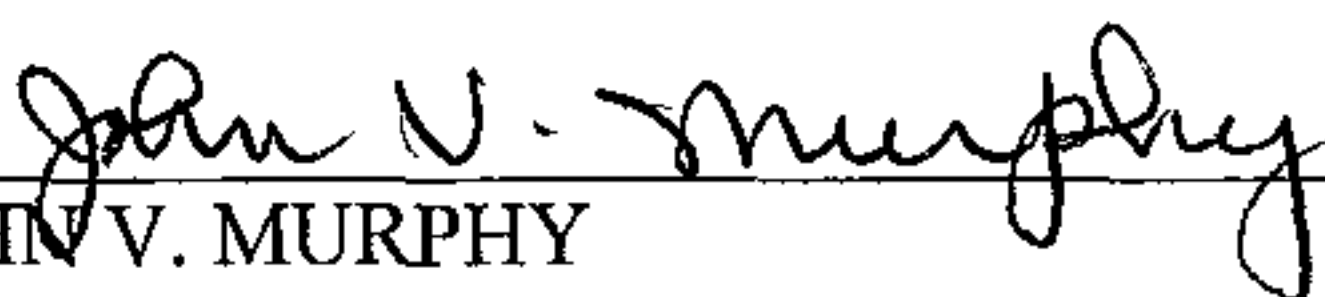
7/21/03
R. G. Mason

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 8th day of July, 2003, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the side yard in lieu of the required one-half of the rear yard farthest removed from any street, 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.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

7/21/03




Baltimore County
Zoning Commissioner

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

July ²¹ 16, 2003

Mr. & Mrs. Leonard Banack, Jr.
2001 Sue Creek Drive
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 03-584-A
Property: 2001 Sue Creek Drive

Dear Mr. & Mrs. Banack:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info



Printed with Soybean Ink
on Recycled Paper



C B C A

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2001 SUE CREEK DRIVE

which is presently zoned DR 3.5

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 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDEYARD IN LIEU OF
THE REQUIRED ONE-HALF OF THE REAR
YARD FARTHEST REMOVED FROM ANY STREET

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 8 day of June, 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.

Legal Owner(s):

LEONARD BANACK JR

Name - Type or Print

Signature

Terri A. Banack

Name - Type or Print

Terri A. Banack

Signature

2001 SUE CREEK DR. VI0-574-1088

Address

Telephone No

BALTIMORE MD 21221

City

State

Zip Code

Representative to be Contacted:

SAME

Name

AS

Address

Telephone No

ABOVE

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-584-A

Reviewed By CTM

Date 6/12/03

Estimated Posting Date

6/22/03

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 2001 SUE CREEK DRIVE
Address
BALTO. 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):

IT IS THE INTENTION OF US TO BUILD A 20X22X15 DETACHED GARAGE FORTY INCHES FROM THE HOUSE ON THE RIGHT SIDE OF THE PROPERTY. AN ADMINISTRATIVE VARIANCE IS REQUIRED BECAUSE THERE IS A 25 FEET SET BACK ON WILLOW GREEN LANE

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.

x [Signature]
Signature
x LEONARD BANACK JR
Name - Type or Print

x Terri A Banack
Signature
x TERRI A BANACK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

x Leonard Banack & Terri a Banack
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



x Veida C. Harris
Notary Public
My Commission Expires Feb. 24 2007

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.

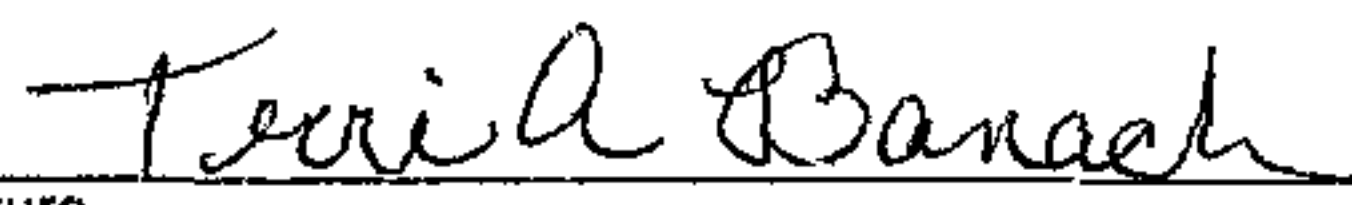
That the Affiant(s) does/do presently reside at 2001 SUE CREEK DRIVE
Address
BALTO. MD. 21221
City State Zip Code

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):

IT IS THE INTENTION OF US TO BUILD A 20X22X15 DETACHED GARAGE FORTY INCHES FROM THE HOUSE ON THE RIGHT SIDE OF THE PROPERTY. AN ADMINISTRATIVE VARIANCE IS REQUIRED BECAUSE THERE IS A 25 FEET SET BACK ON WILLOW GREEN LANE GARAGE CAN BEST BE PLACED IN PROPOSED AREA BECAUSE DRIVE WAY WOULD HAVE TO BE EXTENDED AROUND TO THE BACK OF YARD AND TREE'S WOULD HAVE TO BE REMOVED THUS USING UP THE BACK YARD SUE CREEK LANDING ASSOCIATION FORBIDS ATTACHED GARAGE.

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.

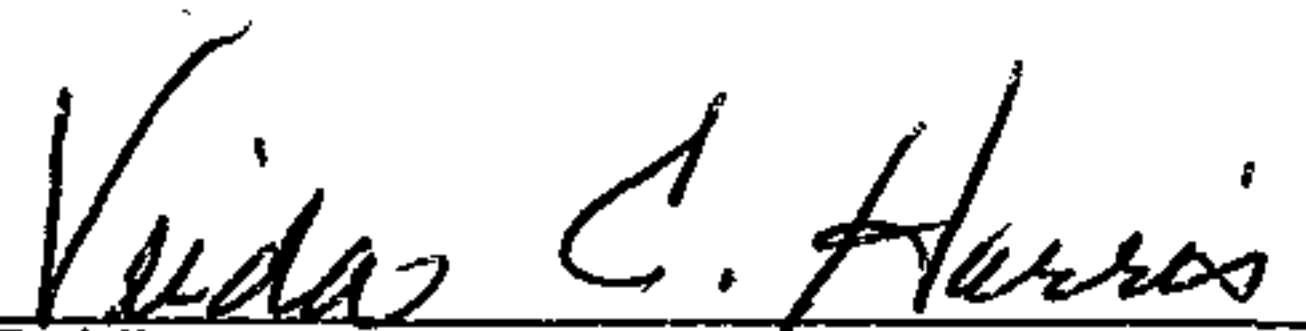

Signature
LEONARD BANACK JR
Name - Type or Print


Signature
TERRI A BANACK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of May, 2003 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Leonard Banack Jr & Terri A Banack
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 FEB. 24 2007





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2001 SUE CREEK DRIVE

which is presently zoned OR 3.5

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 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDEYARD IN LIEU
OF THE REQUIRED ONE-HALF OF THE REAR YARD
~~FURTHER~~ FARTEST REMOVED FROM ANY STREET.

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):

LEONARD BANACK JR

Name - Type or Print

Signature

Terri A. Banack

Name - Type or Print

Terri A. Banack

Signature

2001 SUE CREEK DR. 410-574-1088

Address

Telephone No.

BALTIMORE MD

21221

City

State

Zip Code

Representative to be Contacted:

SAME

Name

AS

Address

Telephone No.

ABOVE

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-584-A

Reviewed By CTM Date 6/12/03

REV 10/25/01

Estimated Posting Date 6/22/03

Zoning Description For: 2001 Sue Creek Drive

Beginning at a point at the south west intersection of Sue Creek Drive which is 50 feet wide and Willow Green Lane which is 50 feet wide. Being lot # 131 in the subdivision of Sue Creek Landing as recorded in Baltimore County Plat book # 48, Folio # 8, containing 6262 square feet. Also known as 2001 Sue Creek Drive and located in the 15th election district and the 6th councilmatic district.

#584

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25046

DATE 6/12/03 ACCOUNT 03-584-A
12001 000 6150

AMOUNT \$ 65.00

RECEIVED FROM: EAT FRONT REIV.

FOR: VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

06/12/03 6:12:00 PM 1161 146
06/12/03 6:12:00 PM 11:21:13 2
RE: 0300 BALLET DOR 146
RECEIPT # 25046 6/12/2003 DE LN
RE: 0300 BALLET VERIFICATION
06/12/03
Receipt Tot 65.00
65.00 06/12/03
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-584-A

Petitioner/Developer: LEONARD

BANACK JR

Date of Hearing/Closing: 7/7/03

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

ATTN: Becky Hart {(410) 887-3394}

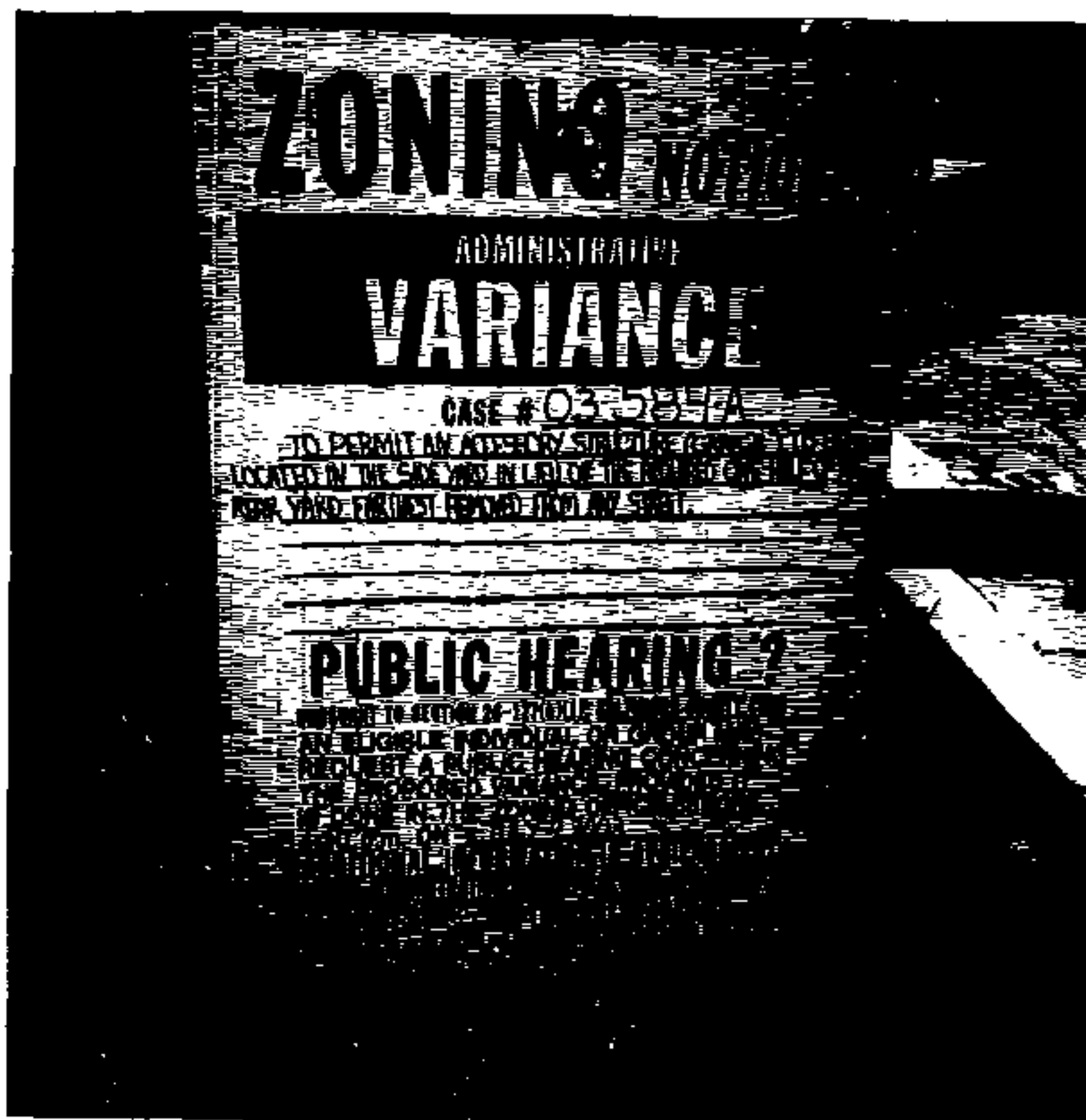
Ladies and Gentlemen:

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:

2001 SUE CREEK DR

The sign(s) were posted on 6/24/03
(Month, Day, Year)

Sincerely,



[Signature] 6/24/03
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dandalk, 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: 03-584-A
Petitioner: LEONARD BANACH
Address or Location: 2001 SUE CREEK DRIVE

PLEASE FORWARD ADVERTISING BILL TO

Name: RONALD SWEET JR.
Address: 2114 IRLE AVON RD.
BALTO., MD 21221
Telephone Number: 410-574-8428

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 584 -A Address 2001 SUE CREEK DR

Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 6/12/03 Posting Date: 6/22/03 Closing Date: 7/7/03

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.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 584 -A Address 2001 SUE CREEK DR

Petitioner's Name LEONARD BANACK JR Telephone 410 574-1088

Posting Date: 6/22/03 Closing Date: 7/7/03

Wording for Sign To Permit AN ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDEYARD IN LIEU OF
THE REQUIRED ONE - HALF OF THE REAR YARD
FARTHEST REMOVED FROM ANY STREET

OFFICE
RECEIVED
POSTING
I HAVE RECEIVED POSTING



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

July 7, 2003

Leonard Banack, Jr.
Terri Banack
2001 Sue Creek Drive
Baltimore, MD 21221

Dear Mr. and Mrs. Banack:

RE: Case Number: 03-584-A, 2001 Sue Creek Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 12, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

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: 7.1.03

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

RE: Baltimore County
Item No. 584 LTM

Dear Ms. Hart:

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com



**Baltimore County
Fire Department**

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

AV
7/1

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

July 1, 2002

RECEIVED

JUL 1 4 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 577-580, ⁵⁸⁴583-588, 590-601

ZONING COMMISSIONER

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS /TGT*

DATE: August 7, 2003

SUBJECT: Zoning Item 584
Address 2001 Sue Creek Drive (Leonard Banack Property)

Zoning Advisory Committee Meeting of June 30, 2003

- _____ 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).

Reviewer: Keith Kelley

Date: July 28, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

RECEIVED

DATE: July 15, 2003

JUL 15 2003

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

ZONING COMMISSIONER

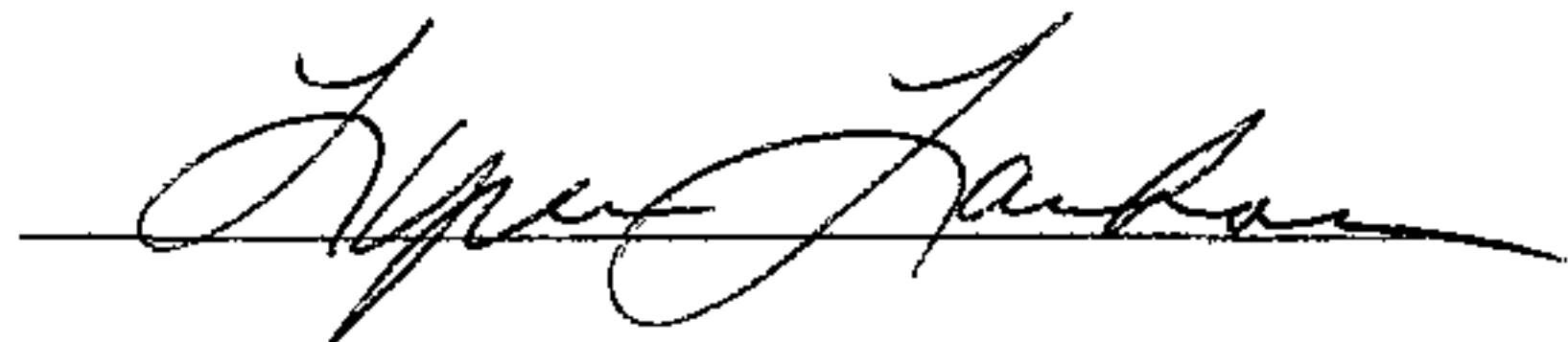
SUBJECT: Zoning Advisory Petition(s): Case 03-584 – Administrative Variance

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

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 5, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2003
Item No. 583 and 584

The Bureau of Development Plans Review received no typed information for the above-mentioned cases.

RWB:CEN:jrb

cc: File

7/21/03
 Per Lloyd Moxley
 ZO Policy Manual
 Front yard is 1/3 of lot by definition
 therefore requirement is 50% of rear yard
 = 1/3 of lot

SPECIAL REGULATIONS

Section A400 Purpose [Bill Nos. 40-1967; 18-1976]

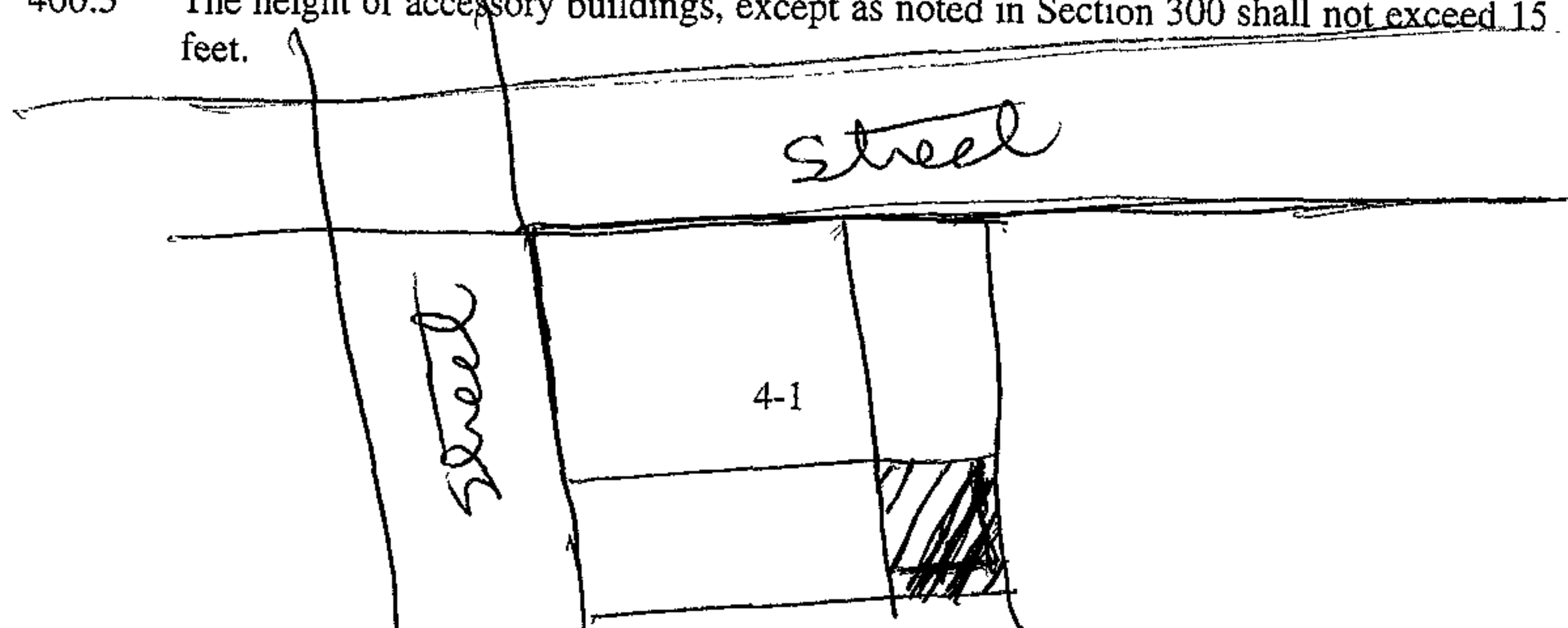
Certain uses, whether permitted as of right or by special exception, have singular, individual characteristics which make it necessary, in the public interest, to specify regulations in greater detail than would be feasible in the individual use regulations for each or any of the zones or districts. This article, therefore, provides such regulations.

Section B400 Application of This Article's Provisions [Bill No. 18-1976]

The provisions of this article apply only to principal uses except as otherwise specified (as in Item 405.4.D.7) or unless the provision implicitly relates to accessory usage (as in Section 405A).

Section 400 Accessory Buildings in Residence Zones [BCZR 1955; Bill No. 27-1963]

- 400.1 Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40% thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third. In no case shall they be located less than 2 1/2 feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.
- 400.2 Accessory buildings, including parking pads, shall be set back not less than 15 feet from the center line of any alley on which the lot abuts. [Bill No. 2-1992]
- 400.3 The height of accessory buildings, except as noted in Section 300 shall not exceed 15 feet.



Policy
 Manual
 502
 1-43
 !

Administrative Variances Check List

Case Number

03-584A

Location

2001 Sue Creek Drive

Zoning

DR 3.5

Request

locate garage in side yard rather than
rear 1/2 - 25 ft set back from
Willow Grove

Zoning Regs

400.1 - accessory structure located
in side yard in lieu of required
one half rear yard

Verify sign posting

closing July 7 - Post 6/21/03

ZAC comments

Set
back 25 feet

Reason for request

Site Plan

- neighbor across Willow Green has
garage on ~~that~~ side

Pictures

Opinion

Don't they need variance from
side street



Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burtan
Deputy Secretary

July 1, 2003

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

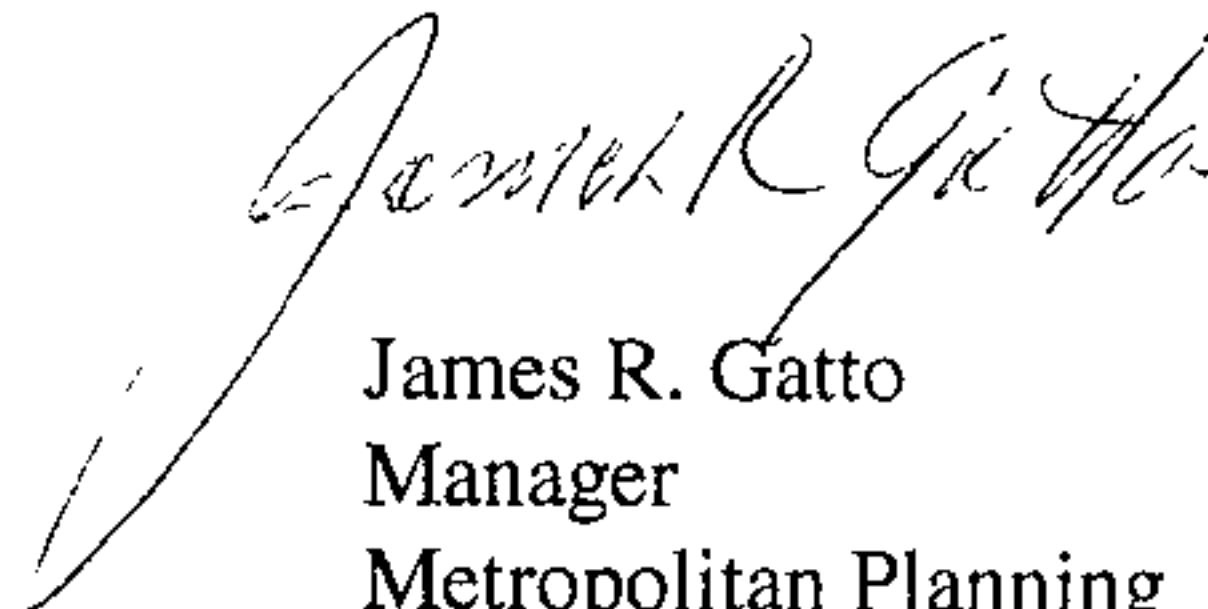
Re: **Zoning Advisory Committee Agenda, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS & 03-601-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/01/03. The information has been submitted to Mr. Mike Nortrup.

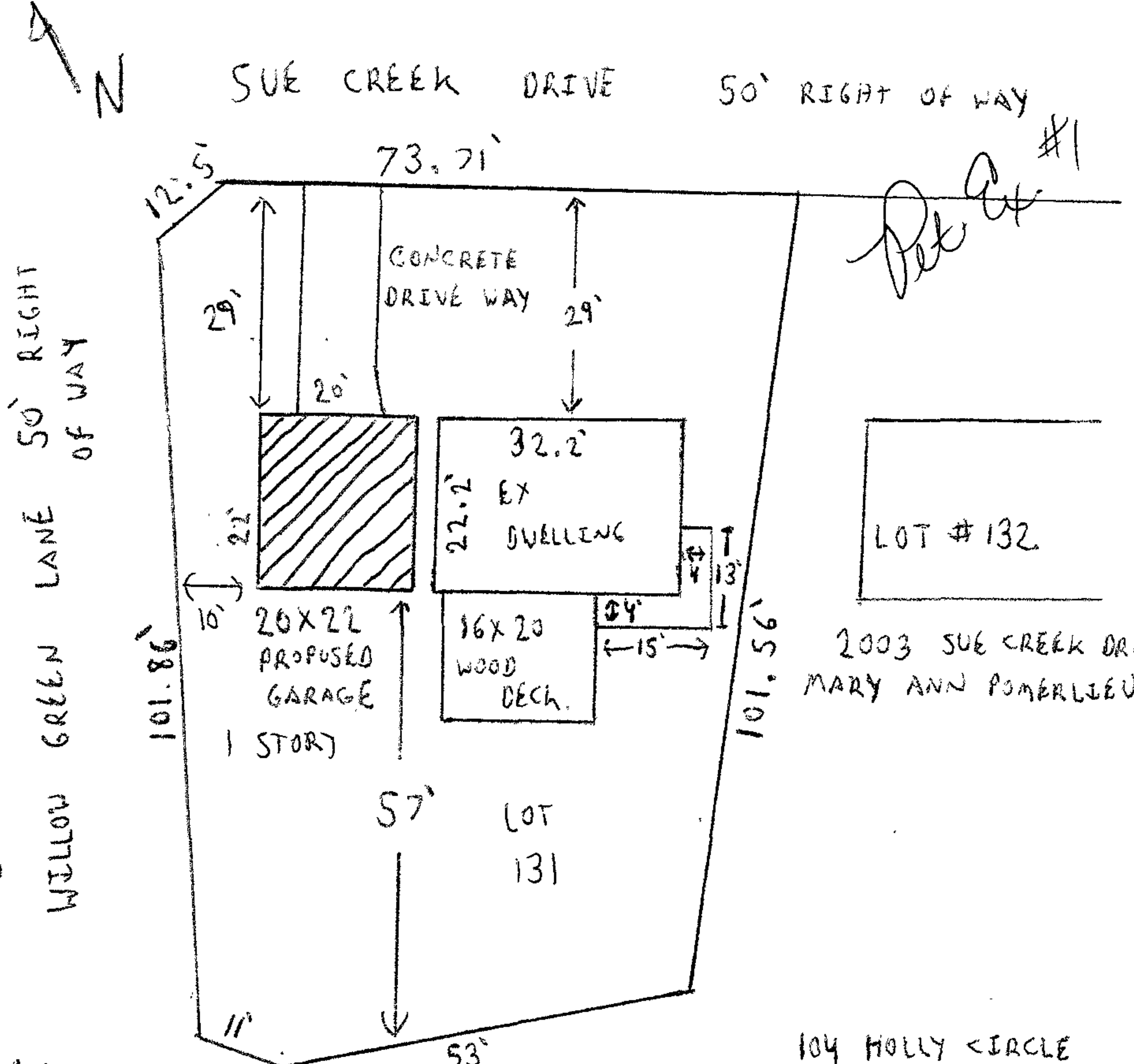
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup



SUE CREEK DR / HOLLY ROAD
 WILLOW GREEN LA
 SUBJECT PROPERTY
 HOLLY CIRCLE
 VICINITY MAP
 N NOT TO SCALE
 LOCATION INFORMATION
 ELECTION DISTRICT 15
 COUNCILMATIC DISTRICT 6
 1"=200' SCALE MAP SE, 1-5
 ZONING DR 3.5
 LOT SIZE 6,262 SQUAR. FEET
 PUBLIC SEWER
 PUBLIC WATER
 CHESAPEAKE BAY CRITICAL AREA
 100 YEAR FLOOD PLAIN NO
 HISTORIC PROPERTY NO
 PRIOR ZONING HEARING NO
 ZONING OFFICE USE
 REVIEWED BY: JTM # CASE #
 JTM 584

