

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S Ivy Mill Road, 250' S of the c/l
Green Hill Farm Road
(12521 Ivy Mill Road)
4th Election District
4th Council District

John H. Bare, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-413-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, John H. Bare and his wife, Kim J. Bare. The Petitioners seek relief from Sections 400.1, 400.3 and 500.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, with a height of 23 feet in lieu of the maximum allowed 15 feet, and a wash basin, only, with hot and cold water, in lieu of no plumbing. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted with a sign advertising the requested relief for a period of 15 days during which time any property owner residing within 1,000 feet thereof may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no

ORDER RECEIVED FOR FILING

Date

By

requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the information contained therein, I am persuaded to grant the requested relief. There is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of April 2004 that the Petition for Administrative Variance seeking relief from Sections 400.1, 400.3 and 500.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, with a height of 23 feet in lieu of the maximum allowed 15 feet, and a wash basin, only, with hot and cold water, in lieu of no plumbing, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval to insure compatibility with the existing dwelling and surrounding neighborhood.

ORDER RECEIVED FOR FILING

Date

By

- 3) The garage shall be limited to uses accessory to the residential use of the subject property. The Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities, but for a wash basin with hot and cold running water as set forth above.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/25/19
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

April 28, 2004

Mr. & Mrs. John H. Bare
12521 Ivy Mill Road
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/S Ivy Mill Road, 250' S of the c/l Green Hill Farm Road
(12521 Ivy Mill Road)
4th Election District – 4th Council District
John H. Bare, et ux - Petitioners
Case No. 04-413-A

Dear Mr. & Mrs. Bare:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Office of Planning; People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12521 Ivy Mill Rd. 21136
which is presently zoned RC-4

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, 400.3, & 500.1

To PERMIT A DETACHED GARAGE w/ the SIDE YARD,
23 FT HIGH, w/ WASH BASIN ONLYS HOT & COLD WATER, in
LEWOF REAR YARD, 15 FT HIGH MAXIMUM, & NO PUMPING.

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, 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):

John H. Bare
Name - Type or Print _____

John H. Bare
Signature _____

Kim J. Bare
Name - Type or Print _____

Kim J. Bare
Signature _____

12521 Ivy Mill Rd 410 833-0392
Address _____ Telephone No. _____

Reisterstown MD 21136
City _____ State _____ Zip Code _____

Representative to be Contacted:

SEE ABOVE
Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 03-09-04

Estimated Posting Date 03-21-04

COMAR 21.03.01

CHARTER OF BALTIMORE COUNTY
ARTICLE 21, SECTION 3-101

REV 10/25/01

ORDER RECEIVED FOR FILING

Date 03-09-04

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 12521 Ivy Mill Rd.
City Reisterstown State MD Zip Code 21136

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):

SEE ATTACHMENT A.

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 John H. Bare

Name - Type or Print John H Bare

Signature Kim J. Bare

Name - Type or Print Kim J. Bare

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John H. Bare and Kim J. Bare
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Debra A. Ramos
Notary Public

My Commission Expires DEBRA A. RAMOS
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires April 1, 2007

Affidavit in Support of Administrative Variance

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

Address 12521 Ivy Mill RD.
City Reisterstown State MD Zip Code 21136

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Signature John H. Bare

Name - Type or Print John H. Bare

Signature Kim J. Bare

Name - Type or Print Kim J. Bare

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of MARCH, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John H. Bare and Kim J. Bare
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Debra A. Ramos
Notary Public

My Commission Expires DEBRA A. RAMOS
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires April 1, 2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12521 Ivy Mill RD. 21136
which is presently zoned RC-4

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, 400.3, & 500.1

TO PERMIT A DETACHED GARAGE IN THE SIDE YARD,
23 FT HIGH W/ WASH BASIN ONLY, & HOT & COLD WATER
IN LIEU OF REAR YARD, 15 FT HEIGHT MAXIMUM & NO PUMPS

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.

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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

12521 Ivy Mill RD. 410 833-0392
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 04 day of April, 2004, 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. 04-413-A

REV 10/25/01

Reviewed By STP Date 03-09-04

Estimated Posting Date 03-21-04

ATTACHMENT A

Applying for hardship in constructing a detached 3-car garage adjacent to the side of the house, across from the blacktopped parking pad for the following reasons:

- Have 2 children living with us who are driving own cars, plus my wife's and my own car, exceed space available (4 cars total). We have a 2 car garage, which is half used up by 2 younger children's outside play toys, tools, lawn equipment, etc.
- Our covenants for home say cars should be parked within garages.
- In addition, have 6.5 acres of land to mow. I use a large tractor, and turf vehicle to maintain property, which needs to be garaged.
- Own a classic car, which requires a garage.
- Require more storage, as our attic is built of trusses (not attic trusses) and unusable for storage. Our basement space is now finished completely, with storage space eliminated.

Building can not be attached to house in any area, because:

- Pool and pool house on far side, and
- Garage on other side, with
- Deck on the back of the house.

Building can not be placed behind the house, because:

- Septic tank and septic area in the way
- Awkward for using existing parking, if further away from house

We have spoken with three immediate neighbors who would be able to see the garage. They appreciated the plan, because of all the vehicles parked outside. Only comment was that it should match the house.

We hired Don Taylor and Associates (the architect who designed our home) to come out to the property and render his opinion. He said a "carriage house" type garage, which captured the architecture of the house would look best. Further, it would look best in the area applied for ... and would enhance the value of our property and neighbors.

He estimated the building size to be 36W x 24D x 23H for the following reasons:

- Width to match the width of the house on that side would be most aesthetically pleasing, and
- Depth was standard for a garage, and
- Height was lowest he could make using trusses lying on ceiling of garage, but maintaining 12/12 roof pitch characteristic of our house.

12521 Ivy Mill Rd

John H & Kim J Bare

3/9/2004

04-413. A

ORDER RECEIVED FOR FILING

Date _____

By _____

ZONING DESCRIPTION

FOR

12521 Ivy Mill Road

Beginning at a point on the Southeast side of Ivy Mill Road which is 70 feet wide at the distance of 250 feet South of the centerline of the nearest improved intersecting street Green Hill Farm Road which is 80 feet wide. Being Lot # 20, Plat # 2 in the subdivision of Gouline Property as recorded in Baltimore County Plat Book# 65, Folio # 3, containing 6.50 acres. Also known as 12521 Ivy Mill Road and located in the 4th Election District, 4th Councilman District.

04-413-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

5007

No. 32143

DATE 03-09-04

ACCOUNT

601-0006150

AMOUNT

\$ 65.00

RECEIVED FROM

SOUTH BPOK

FOR

Res Dan (Adm) 12531 Food Recs

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

04-413-9

PAID RECEIPT

DATE

3/10/2004

TIME

3:09:20 PM

BY

FINA JJ

DATE

3/09/2004

TIME

14:52:36

BY

FINA JJ

DATE

3/09/2004

TIME

14:52:36

BY

FINA JJ

DATE

3/09/2004

TIME

14:52:36

BY

FINA JJ

DATE

3/09/2004

TIME

14:52:36

BY

FINA JJ

DATE

3/09/2004

TIME

14:52:36

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-413-A

Petitioner/Developer: _____

John H. Bare

Date of Hearing/Closing: 4/5/04

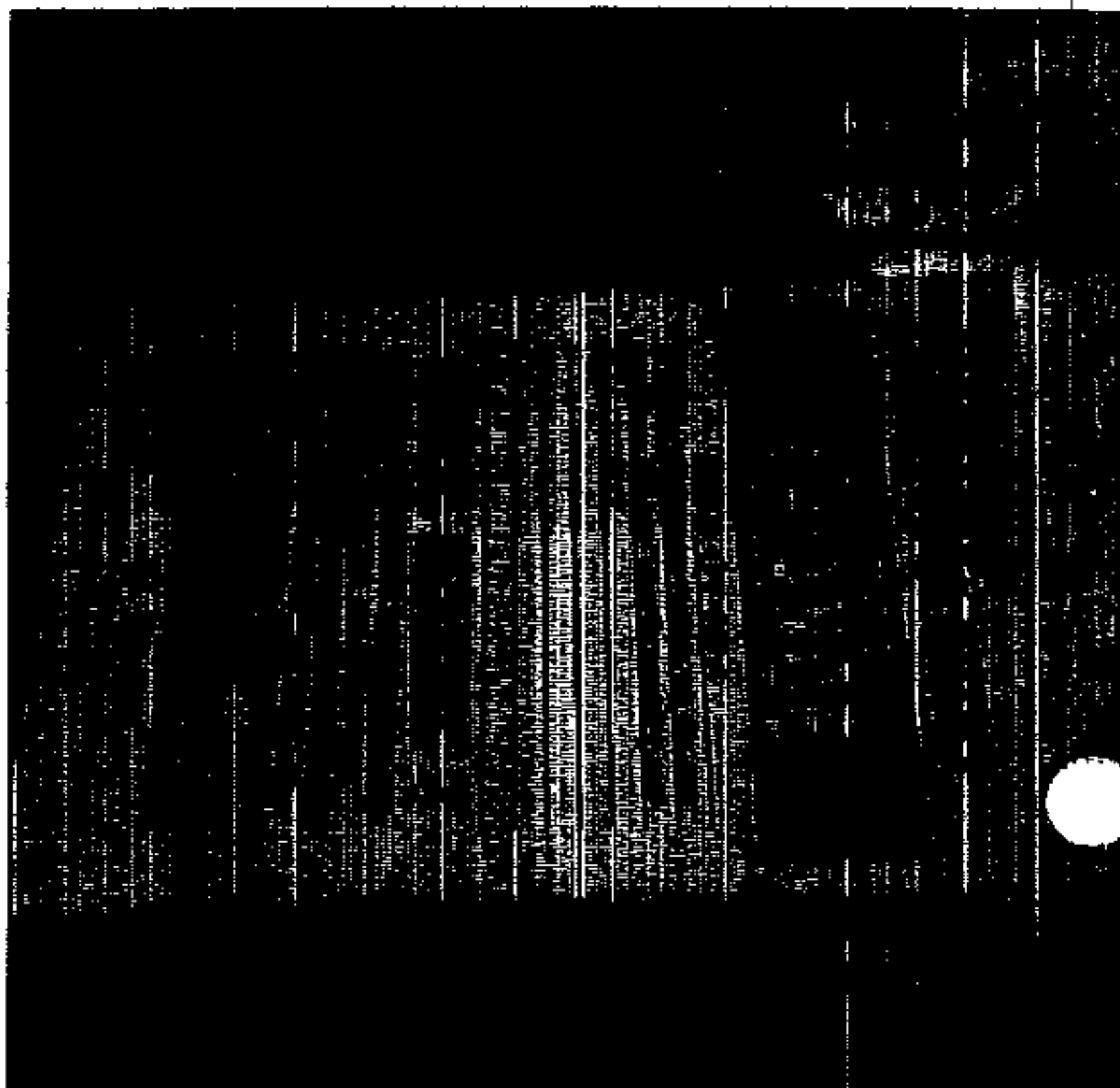
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: 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 12521 Ivy Mill Road
Beisterstown, MD 21136

The sign(s) were posted on March 16, 2004
(Month, Day, Year)



Sincerely,

Stacy Gardner 3/16/04
(Signature of Sign Poster and Date)

Stacy Gardner
SHANNON BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000

(City, State, Zip Code)

**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: 04413 A

Petitioner: John H. Bare

Address or Location: 12521 Ivy Mill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: John H. Bare

Address: 12521 Ivy Mill Rd.

Reisterstown, MD 21136

Telephone Number: 410 833-9392

Revised 2/20/98 - SCJ

04-413-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-413 -A Address 12521 IOWA BLVD

Contact Person: JOHN ALEXANDER Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 03-09-04 Posting Date: 3-21-04 Closing Date: 04-05-04

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 04-413 -A Address 12521 IOWA BLVD

Petitioner's Name JOHN ALEXANDER Telephone _____

Posting Date: 03-21-04 Closing Date: 04-05-04

Wording for Sign: To Permit A GARAGE IN THE SIDE YARD, 23 FT. HIGH WITH WASH BASIN ONLY, AND HOT & COLD WATER

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

April 5, 2004

John H. Bare
Kim J. Bare
12521 Ivy Mill Road
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Bare:

RE: Case Number:04-413-A, 12521 Ivy Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 9, 2004.

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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



**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 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 22, 2004

Item No.: 415-416, 418-423

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.

6. 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

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 14, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 29, 2004
Item Nos. 413, 414, 415, 416, 418,
419, 420, 421, and 423

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 29, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-413 – 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: Mark A. Cunningham

Division Chief: [Signature]

AFK/LL

RECEIVED

MAR 30 2004

ZONING COMMISSIONER

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.19.04

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

RE: Baltimore County
Item No. 413 JRA

Dear Ms. Matthews:

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

IVY MILL RD

Plat to accompany Petition

PROPERTY ADDRESS: 12521 Ivy Mill Rd

Subdivision name: Goaline Property

plat book # 65, folio # 3, lot # 30, section # 2

OWNER: John H. & Kim J. Base

INGRESS, EGRESS, EASEMENT AND EGRESS, EASEMENT

#12601
19 EAS
4.18 AC
N 43°33'54" E 48.57' 34"

Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

LOCATION INFORMATION

Election District: 4

Councilmanic District: 4

1"=200' scale map#: NW 16 L

Zoning: R.C. 4

Lot size: 6.50 acreage square feet

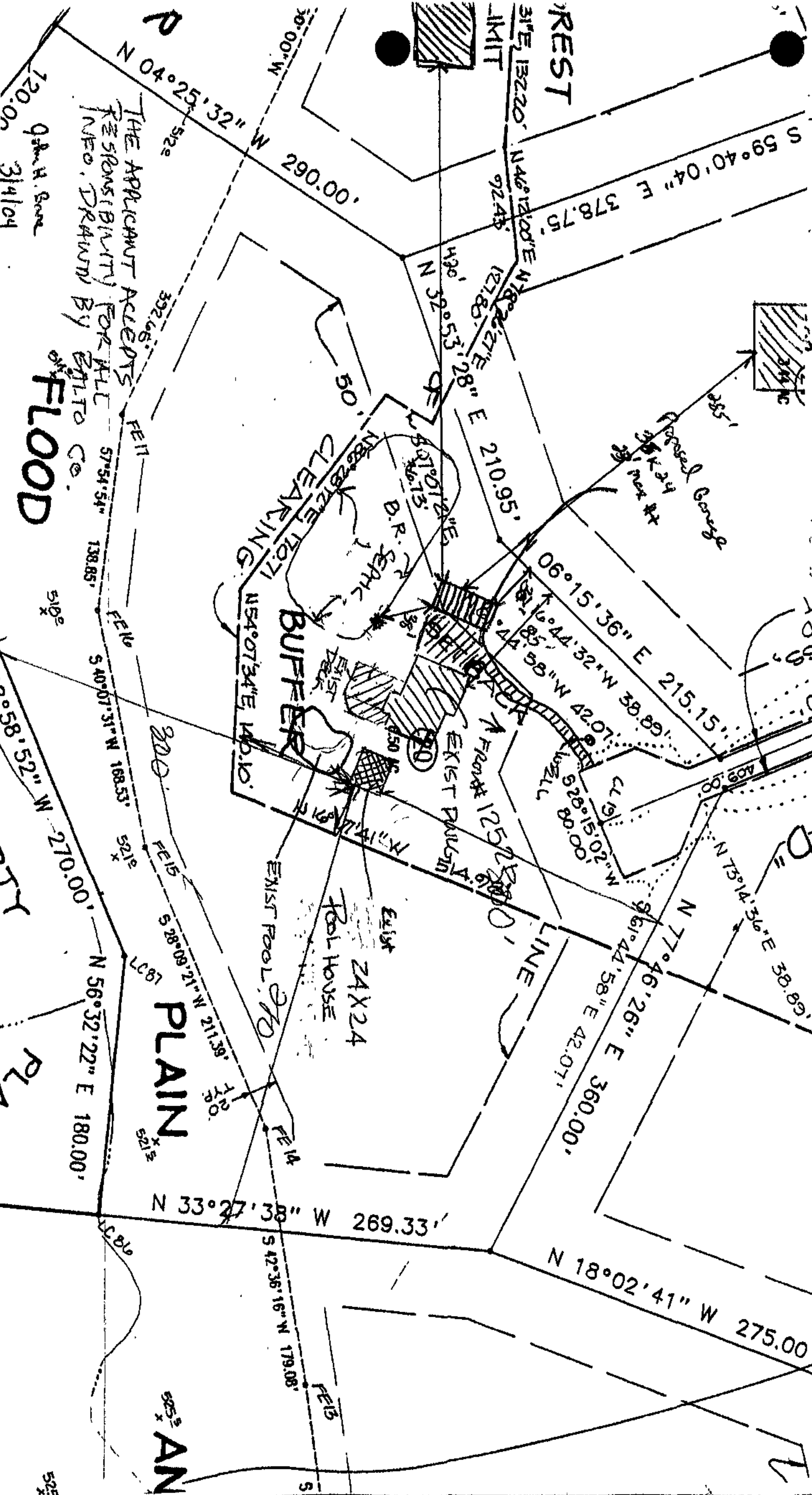
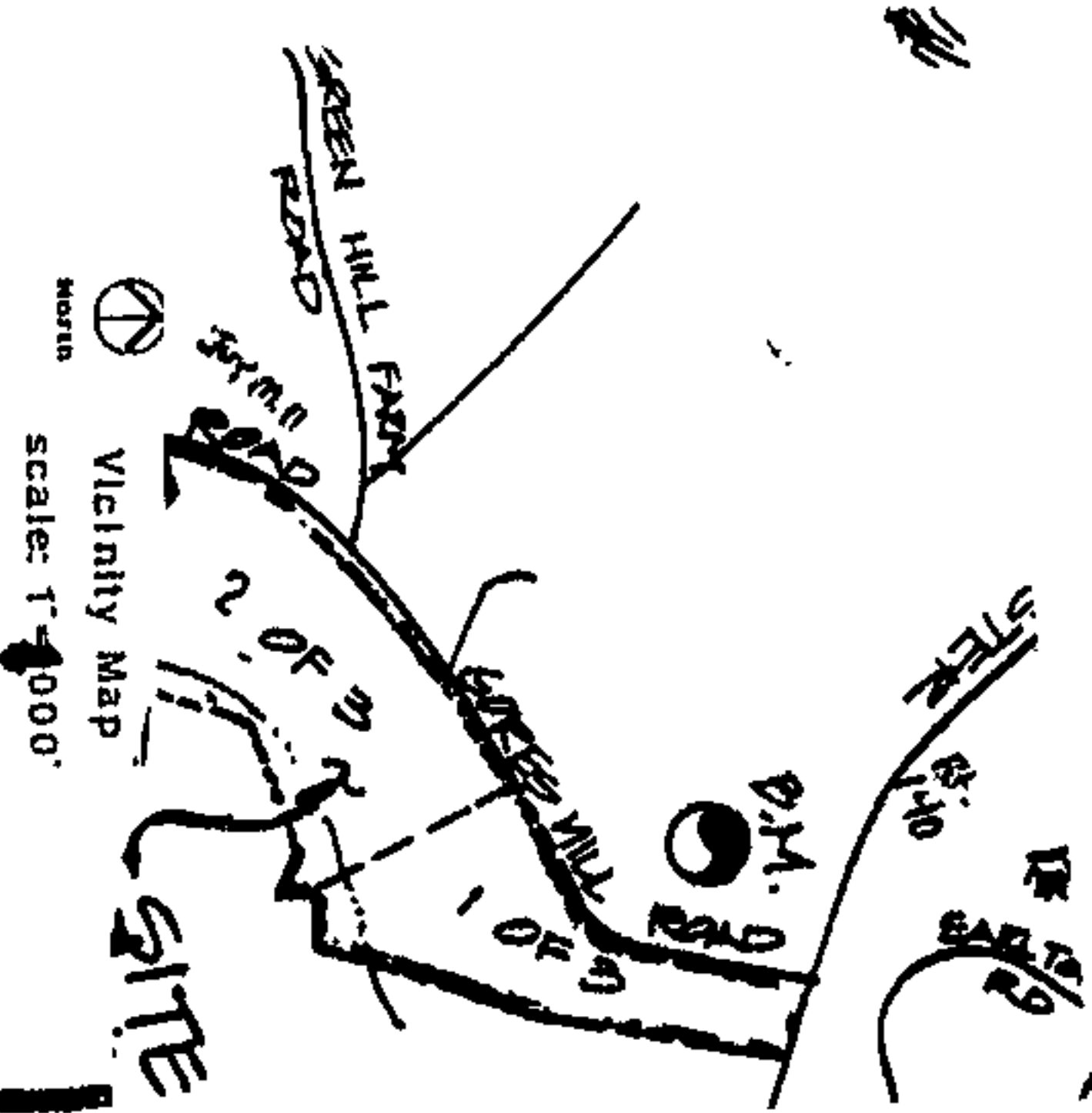
SEWER: ☐ public ☒ private
WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: 99-523 A

Zoning Office USE ONLY!

reviewed by: SDOT ITEM #: 04-43A CASE#:



FLOOD

SCALE 1" = 100'

Ret. Q. #

W-70.500

R.C. 4

GREEN HILL FARM RD

R.C. 4

R.C. 4

R.C. 4



KEYSER S.

RD

MILL

04-413-A

NW 16 L

2004/02/16

04.413.A

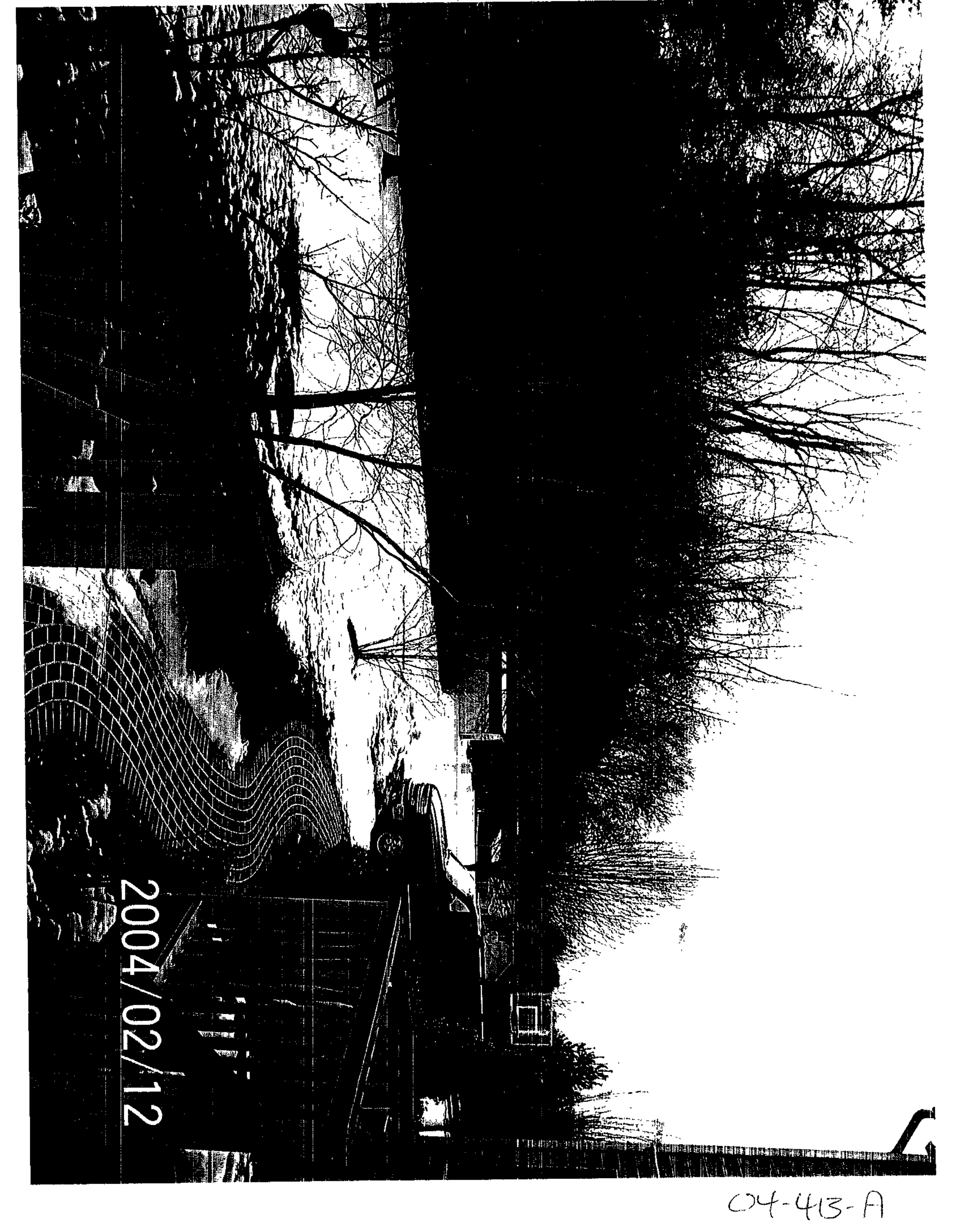
(E)

Facing side of house - opposite shot of (P) Tree to

be moved behind garage

2004/02/12

04-413-A



①

Standing on Deck on back of house looking into side of

proposed garage. Would be where Ball goal is located.

2004/02/10

04-413-A

②

Full front view, including pool house from prior

hearing. Garage on right side of house.

2004/02/10

04-413-A

2004/02/10

04-413.F1

(A)

Coming down driveway, looking at front of house.

George to right of parking pad, ~~behind~~ behind trees.