

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Mt. Vista Road, 770 ft. E
centerline of Old Landing Road
11th Election District
3rd Councilmanic District
(7522 Mt. Vista Road)

Karen R. & Thomas P. O'Brien
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-426-A

* * * * *

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, Karen R. and Thomas P. O'Brien. The variance request is for property located at 7522 Mt. Vista Road in the Kingsville area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a proposed detached garage with a height of 18 ft. in lieu of the maximum allowed 15 ft. height. 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 on March 28, 2004, 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

4/21/04
R. J. [Signature]
[Initials]

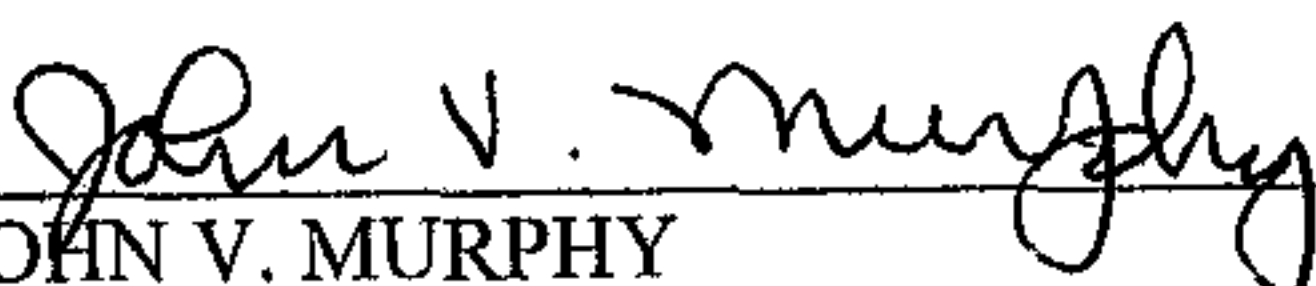
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated April 7, 2004, a copy of which is attached hereto and made a part hereof

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 21st day of April, 2004, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a proposed detached garage with a height of 18 ft. in lieu of the maximum allowed 15 ft. height, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments submitted by DEPRM dated April 7, 2004, a copy of which is attached hereto and made a part hereof;
3. The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment.
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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER

ADDED RECEIVED FOR FILING
Date 4/21/04
By R. Gannon

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 20, 2004

Mr. & Mrs. Thomas P. O'Brien
7522 Mt. Vista Road
Kingsville, Maryland 21087

Re: Petition for Administrative Variance
Case No. 04-426-A
Property: 7522 Mt. Vista Road

Dear Mr. & Mrs. O'Brien:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been approved 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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at X 7522 MT VISTA RD 21087
which is presently zoned X R.C.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) 400.3 To Allow A Garage House

(Detached Accessory Bldg OF 18 IN LIEU OF 15)

See ATTACHED LETTER

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 4/12/04 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.

Legal Owner(s):

Thomas Patrick O'Brien
Name - Type or Print

Thomas Patrick O'Brien
Signature

KAREN RUTH O'BRIEN
Name - Type or Print

Karen Ruth O'Brien
Signature

7522 MT. VISTA Road (410-817-4622)
Address

Kingsville MD. 21087
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JL Date 3-18-04

Estimated Posting Date 3-28-04

CASE NO. 04 426 A

DATE 4/12/04

ORDER RECEIVED FOR FILING

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 7522 MT. VISTA Road
City Kingsville State MD Zip Code 21087

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 Statements 1 & 2

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.

Thomas Patrick O'Brien
Signature

Thomas Patrick O'Brien
Name - Type or Print

Karen Ruth O'Brien
Signature

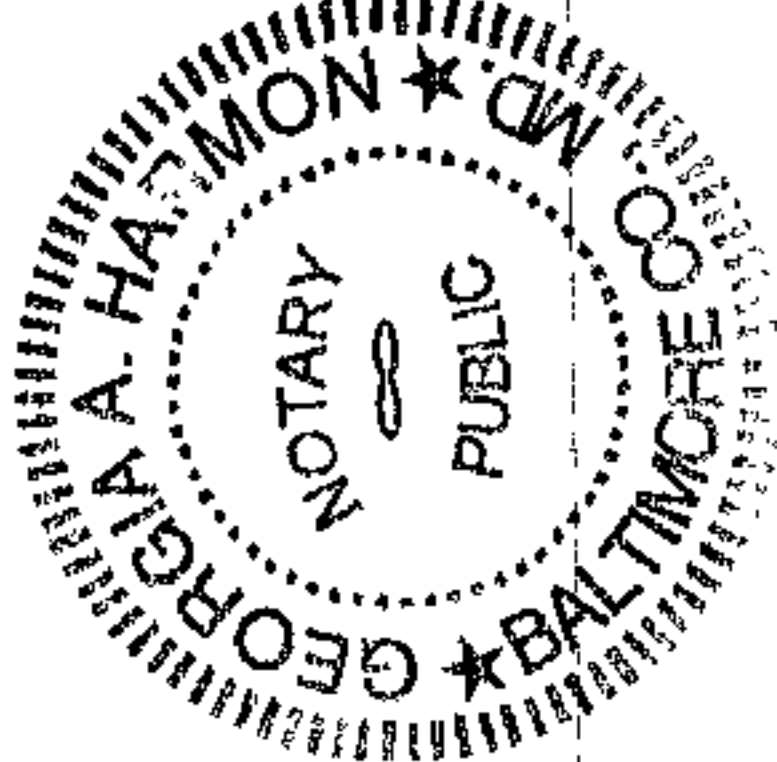
KAREN RUTH O'BRIEN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the above mentioned
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Georgia A. Harmon
Notary Public

My Commission Expires 1-1-05

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

7522 MT. VISTA Road
Address
KINGSVILLE MD 21087
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):

SEE STATEMENTS 1 & 2

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.

Thomas Patrick O'Brien
Signature

Thomas Patrick O'Brien
Name - Type or Print

Karen Ruth O'Brien
Signature

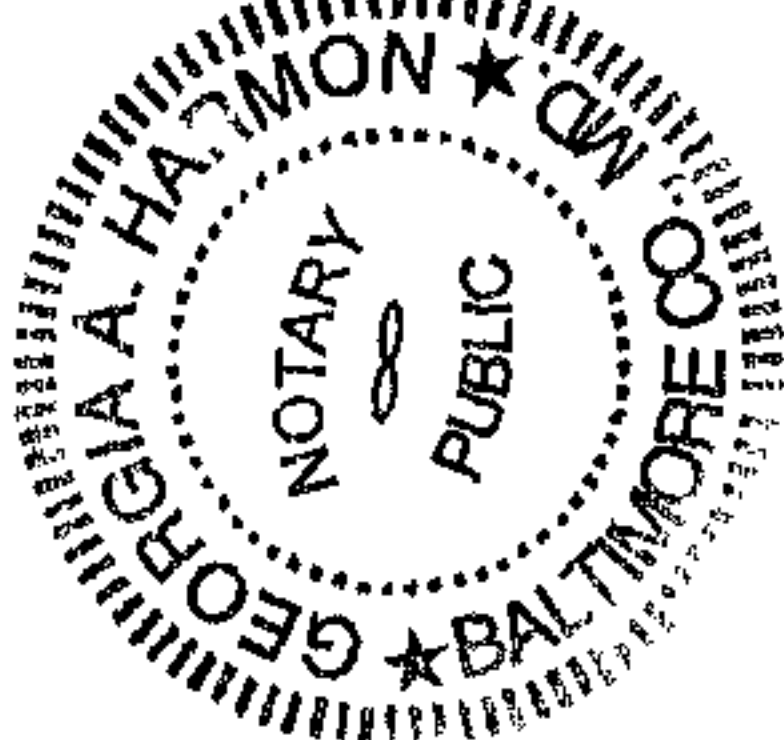
KAREN RUTH O'BRIEN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the above mentioned
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Georgia A. Harmon
Notary Public

My Commission Expires 1-1-05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at X 7522 MT VISTA RD. 21087
which is presently zoned X R-C5

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) 400.3 TO ALLOW A GARAGE HEIGHT (DETACHED ACCESSORY BUILDING) OF 18 FT. IN LIEU OF 15 FT.

See ATTACHED LETTER

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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 _____ 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. 04 A26 A

REV 10/25/01

Reviewed By VL

Date 3/18/04

Estimated Posting Date 3/28/04

STATEMENT 1

426

Tom O'Brien
7522 Mt. Vista Rd.
Kingsville, MD 21087

March 6, 2004

To Whom It May Concern:,

I have recently applied for a variance to replace my old garage, which is falling down. The existing garage is 12'9" by 32', 17'6" high. The new garage I am building will be 20' x 28' x approximately 20' high with an attic for storage. The attic will only be used for storage. The extra storage space is needed because we do not have enough room in the house. I will be storing a lot of items that was given to me from my parents plus holiday decorations. The attic will never be used for anything other than storage.

Thank you for your consideration,

Thomas P. O'Brien
Tom O'Brien

STATEMENT 2

426
March 17, 2004

To Whom It May Concern:

This letter is to inform you of the reasons that the garage that is being built on my property must be a two-story building. This garage is being built in the same exact location as the previous garage. If I were to move the location of the garage there would not only be a drainage problem but a grade problem as well. There is a stream on the property and if the garage is built larger instead of higher the garage would be too close to the stream and would create a severe drainage problem. There is also a steep grade on the property that inhibits the width that the garage can be constructed. In order for the garage to be large enough, it will need to be a two-story building. If this garage is constructed as a one-floor building it will also exceed the square footage of my home.

ON THE GROUND. *[Signature]*

Sincerely,

Thomas O'Brien
Tom O'Brien

A26

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 7522 MT. VISTA RD KINGVILLE MD. 21087
(ADDRESS)

Beginning at a point on the ~~EAST~~ NORTH (98) side of
(north, south, east or west)

MT. VISTA RD which is 20'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 770' EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street OLD LANDING RD
(name of street)

which is 20' wide. *Being Lot # N/A,
(number of feet of right-of-way width)

Block N/A, Section # N/A in the subdivision of N/A
(name of subdivision)

as recorded in Baltimore County Plat Book # N/A, Folio # N/A,

containing 0.75. Also known as 7522 MT VISTA RD KINGVILLE
(square feet or acres) (property address)

and located in the 11 Election District, 3 Councilmanic District.

2004

ACCOUNT

0010066157

\$ AMOUNT

65.00

013015171

75227 Mr. V. A. W. PD

Doc. Volume

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歡迎參觀

蘇聯電影公司

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-426-A

Petitioner/Developer: _____

THOMAS & KAREN O'BRIEN

Date of Hearing/Closing: 4/12/04

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

Attention: KRISTEN MATTHEWS

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 _____

7522 MT. VISTA RD.

The sign(s) were posted on 3/28/04
(Month, Day, Year)

CASE # 04-426-A

Sincerely,

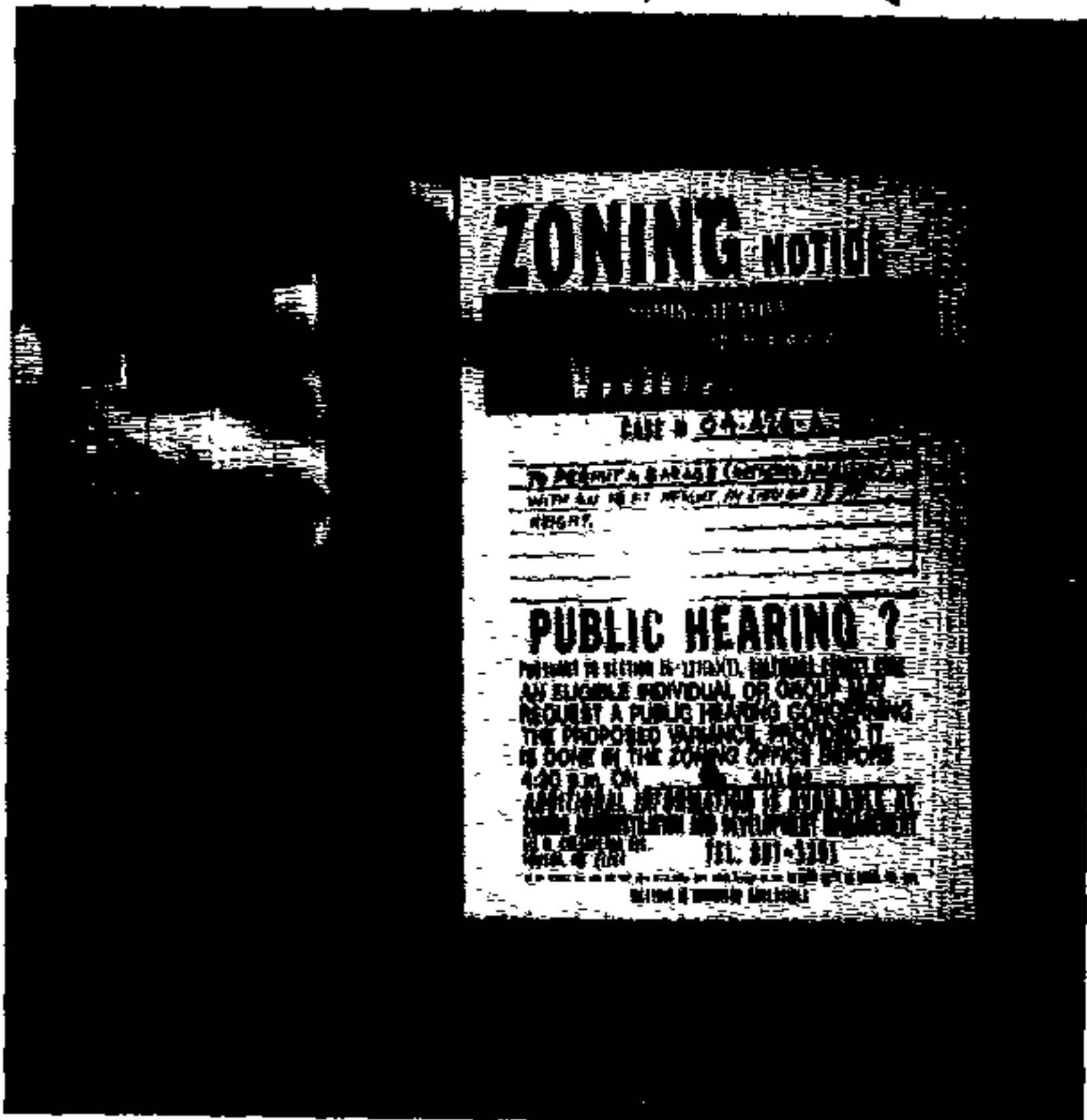
Richard E. Hoffman 3/28/04
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



7522 MT. VISTA RD.

POSTED 3/28/04
3/28/04

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: CA-426-A

Petitioner: 7522 MT. VISTA RD

Address or Location: O'BRIEN

PLEASE FORWARD ADVERTISING BILL TO:

Name: TOM O'BRIEN

Address: 7522 MT. VISTA RD.
KINGSVILLE MD. 21087

Telephone Number: 410-817-4622 - WORK 301-707-9557

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-426 -A

Address 7522 MT. VISTA RD.

Contact Person: John Lewis
Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/18/04

Posting Date: 3/28/04

Closing Date: 4/12/04

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.

ONLY POST LIST TO APP.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04-426 -A

Address 7522 MT. VISTA RD

Petitioner's Name THOMAS & KAREN O'BRIEN

Telephone 410-817-4622

Posting Date: 3/28/04

Closing Date: 4/12/04

Wording for Sign: To Permit A GARAGE (DETACHED ACCESSORY BUILDING) WITH AN 18 FT. IN LIEU OF 15 FT. HT.

**Department of Permits
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

April 8, 2004

Thomas Patrick O'Brien
Karen Ruth O'Brien
7522 Mt. Vista Road
Kingsville, Maryland 21087

Dear Mr. and Mrs. O'Brien:

RE: Case Number: 04-426-A, 7522 Mt. Vista Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 18, 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, reading "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

March 29, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 29, 2004

Item No.: 424-435 (424)

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

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

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



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

Date: 3.29.04

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

RE: Baltimore County
Item No. 426 JLL

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,

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RB/JS*

DATE: April 7, 2004

SUBJECT: Zoning Item # 04-426
Address 7522 Mt. Vista Road
(O'Brien Property)

Zoning Advisory Committee Meeting of March 29, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X 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).

_____ 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).

Additional Comments:

1. There shall be no disturbance within the 25 foot buffer as measured from the ~~of~~ the stream bank.

2. The existing silt fence must be keyed into the ground properly and must be moved to at least 25 feet from the top of the streambank.

Reviewer: Paul Dennis

Date: April 7, 2004

ORDER RECEIVED FOR FILING

Date

By

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: ~~March 31, 2004~~ **RECEIVED**

APR - 2 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-423, 4-426, and 4-434**
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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 21, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For April 5, 2004
Item No. 426

The Bureau of Development Plans Review has reviewed the subject-zoning item.

No construction is permitted in the 100-year flood plain.

RWB:CEN:jrb

cc: File

A76

TOM OBRIEN
7522 MT. VISTA ROAD
KINGSVILLE MD. 21087

AFTER SPEAKING WITH OUR NEIGHBOR TOM OBRIEN HE EXPLAINED HIS INTENTIONS OF REPLACING HIS OLD BARN WHICH IS APPROXIMATELY 17 TO 19 FEET HIGH WITH A NEW (BARN SHAPED) GARAGE WHICH WILL BE 20 X 28 19 FEET HIGH

I FEEL IT WILL BE A BENEFIT TO THE NEIGHBORHOOD AND HAVE NO OBJECTIONS TO HIM DOING SO.

Ryan Paul Zappa
7444 MT VISTA RD
Kingsville MD 21087

TOM OBRIEN
7522 MT.VISTA ROAD
KINGSVILLE MD. 21087

A26

AFTER SPEAKING WITH OUR NEIGHBOR TOM OBRIEN HE EXPLAINED HIS INTENTIONS OF REPLACING HIS OLD BARN WHICH IS APPROXIMATELY 17 TO 19 FEET HIGH WITH A NEW (BARN SHAPED) GARAGE WHICH WILL BE 20 X 28 19 FEET HIGH

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Georgia Dietz
7540 Mt. Vista Rd.
Kingsville, Md. 21087

Georgia Dietz

PROPOSAL

S & S CONTRACTING
21 COMPASS RD.
BALTO. MD. 21220
Phone 410-780-4733

PROPOSAL NO.	148
SHEET NO.	1
DATE	3-6-04

PROPOSAL SUBMITTED TO:

NAME	Tom O'Brien
ADDRESS	7502 MT VISTA RD
	KINGSVILLE MD 21087
PHONE NO.	410-817-4622

WORK TO BE PERFORMED AT:

ADDRESS	SAME
DATE OF PLANS	
ARCHITECT	

We hereby propose to furnish the materials and perform the labor necessary for the completion of

- | | |
|------------------------------|--------|
| 1) 1 30 YD Roll-off Dumpster | 425.00 |
| 2) Two Days Bob-Cat Work | 650.00 |
| 3) Haul 2 Loads in Dump Trk | 650.00 |
| 4) 24 Ton Crcl | 275.00 |

Push Old Garage Down & Haul Away
17'6" High & 12'9" x 32'

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of 2000.00

Two Thousand 00/100 Dollars (\$ 2000.00)

with payments to be made as follows. on completion

Respectfully submitted 3-6-04

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Per Tom O'Brien

Note — This proposal may be withdrawn
by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

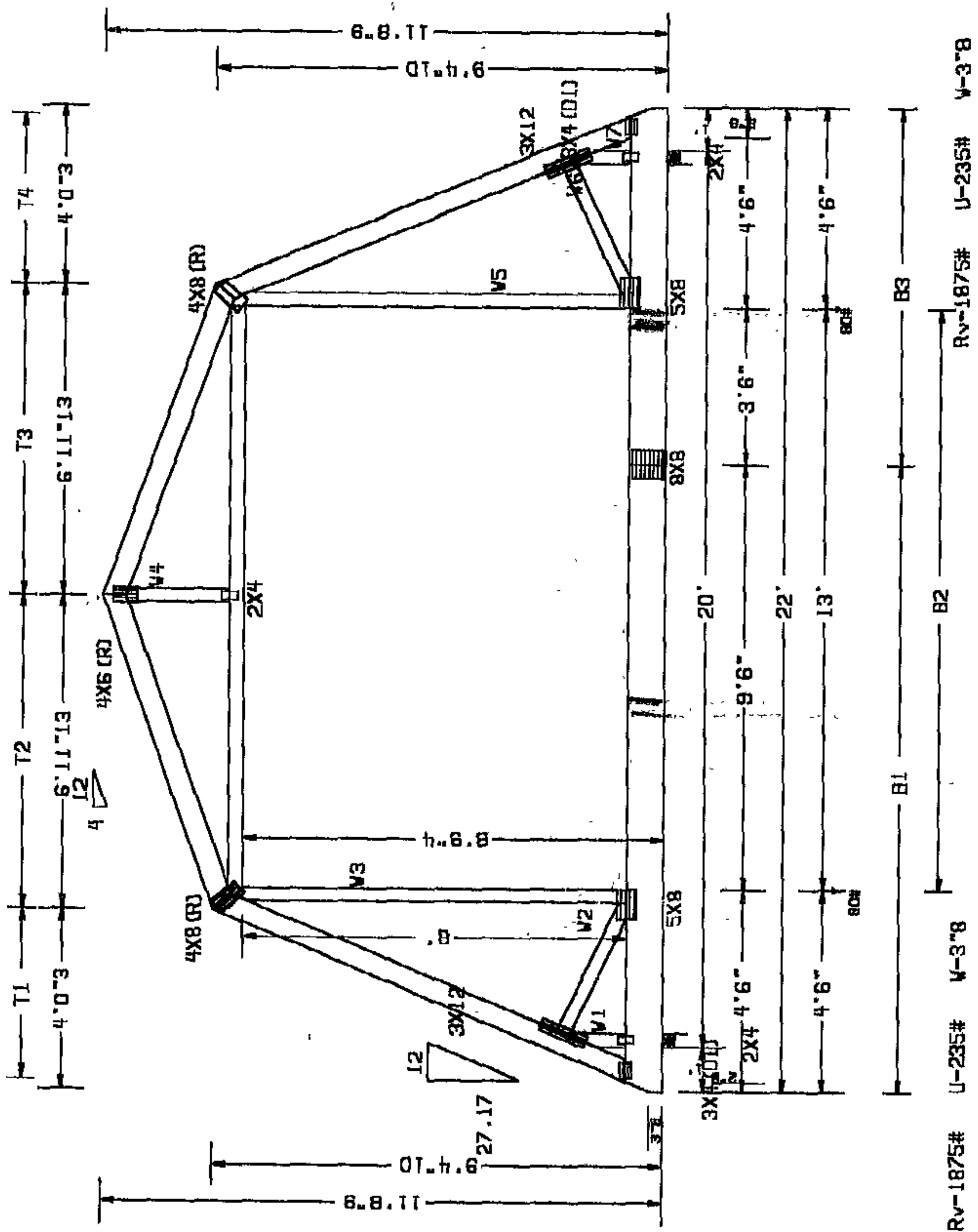
Signature Karen O'Brien

Date 3-6-04

Signature _____

55 mph wind, 14.24 ft mean hgt, ASCE 7-98, CLOSED bldg, Located anywhere in roof, CAT II, EXP D, wind TC DL-3.5 psf, wind BC DL-5.0 psf.
Collar-tie braced with continuous lateral bracing at 24" OC. or rigid ceiling.
Truss designed for sleeping room only. No waterbeds permitted. Provide information to contractor, architect, and bldg owner. Trusses to be visibly stamped to indicate 30.00 psf MAX LL.
Plates sized for a minimum of 2.40 sq.in./place.

Top chord 2x6 SPF #1/#2
Bot chord 2x10 SP SS Dense :B2 2x4 SPF #1/#2:
Webs 2x4 SPF Stud :V3, V5 2x4 SPF #1/#2:
BC attic room floor loading: LL = 30.00 psf: DL = 10.00 psf: from 4-6-0 to 17-6-0.
Deflection meets L/480 live and L/360 total load.



DESC. = T1 GAMBREL ATTIC
PLT. TYP. - WAVE

QTY = 11 TOTAL = 11

REV. 6.33.0716.23
REV. 6.33.0716.23

SEQ = 233938
SCALE = 0.2500

TC LL	31.5 psf	REF
TC DL	7.0 psf	DATE 10-30-2003
BC DL	10.0 psf	DRWG
	0.0 psf	MK
TOT. LD.	48.5 psf	O/A LEN. 22
DUR. FAC.	1.15	
SPACING	24.0"	TYPE gbrlatic

S. R. SLOAN INC

ROOF & FLOOR TRUSSES • CUSTOM STAIRS & STAIR PARTS

NEW HARTFORD, NY • ORVIGSBURG, PA

Seneca Turnpike P.O. Box 580 New Hartford, NY 13413

1-800-366-7532 315 732-7855 Fax 315 732-5315

This is a preliminary drawing that can be used only for trusses fabricated by S.R. Sloan, Inc. It represents loading, span and pitch. S.R. Sloan, Inc. reserves the right to adjust materials and design at the time of production. The structural integrity will not be compromised. Sealed drawings will be furnished upon request.

(SHEET NO. 13)

2E.12.5

224

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VISTA

OLD

LANDING

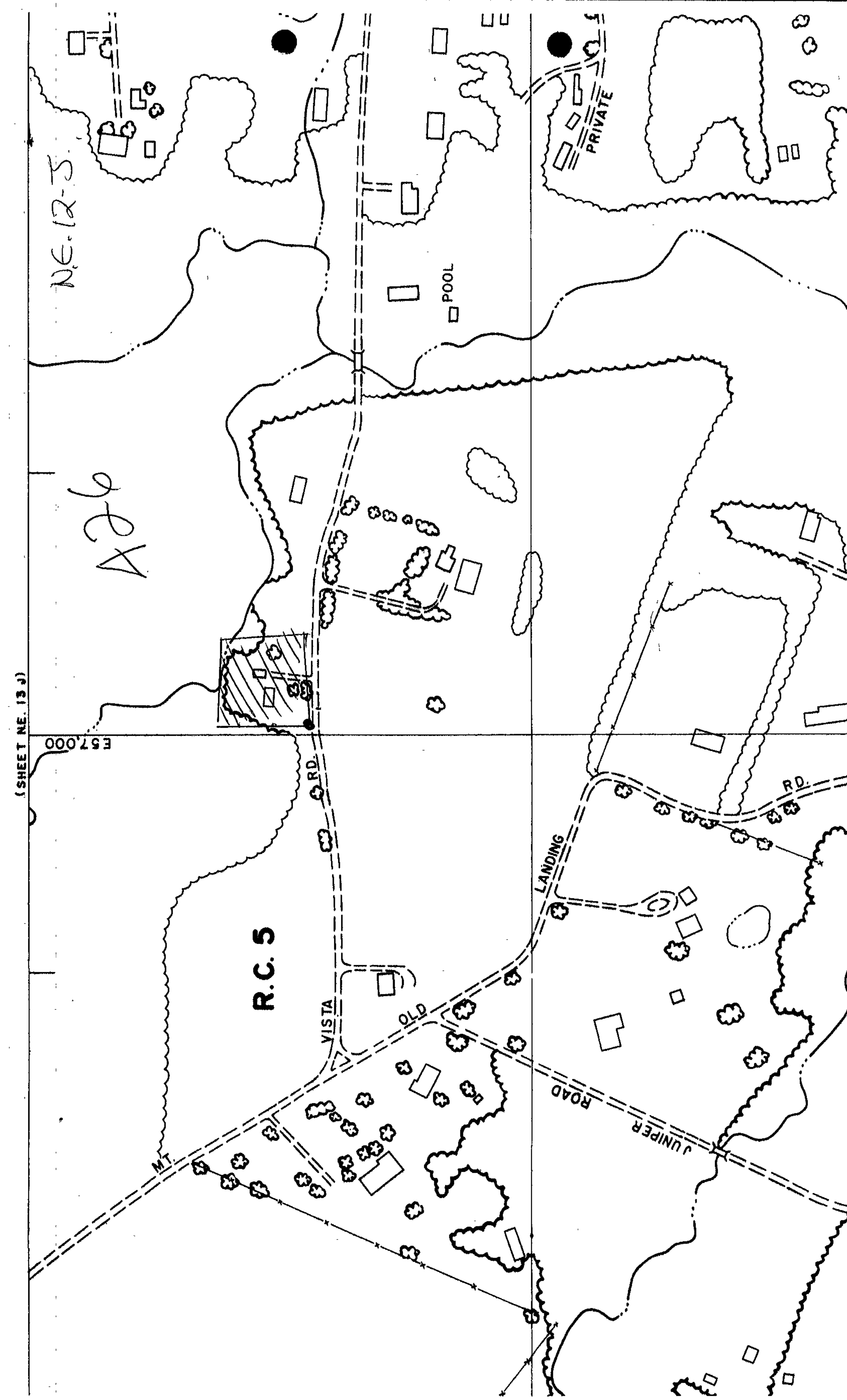
ROAD

JUNIPER

PRIVATE

POOL

R.D.



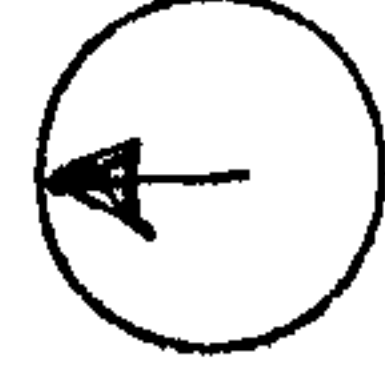
☒ VARIANCE ☐ SPECIAL HEARING

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

SUBDIVISION NAME

PLAT BOOK #	FOLIO #	LOT #	SECTION #
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2	2	2	2
3	3	3	3
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100	100	100	100

OWNER: *Thomas + Karen O'Brien*



3-18-04

SCALE OF DRAWING: 1" = 40'

JK A26 OA-A26-A

VP

4

SCALE: 1" = 1000'

OLD LANDING RD

MT. VISTA RD

TO RAPHANEL RD

VICINITY MAP

SCALE: 1" = 1000'