

IN RE: PETITION FOR ADMIN. VARIANCE
SE/Corner of Owl Branch Lane
and Dairy Road
6th Election District
3rd Councilmanic District
(1 Owl Branch Lane)

Kimberly H. & Jerry A. Murray
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 04-434-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Kimberly H. and Jerry A. Murray. The variance request is for property located at 1 Owl Branch Lane in the Parkton area of Baltimore County. The variance request is from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a 20 ft. property line setback in lieu of the required 50 ft. and to amend Lot #13 of the Final Development Plan for "Owl Branch Woods". 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 April 4, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING

Date

4/23/04

[Signature]

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

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.

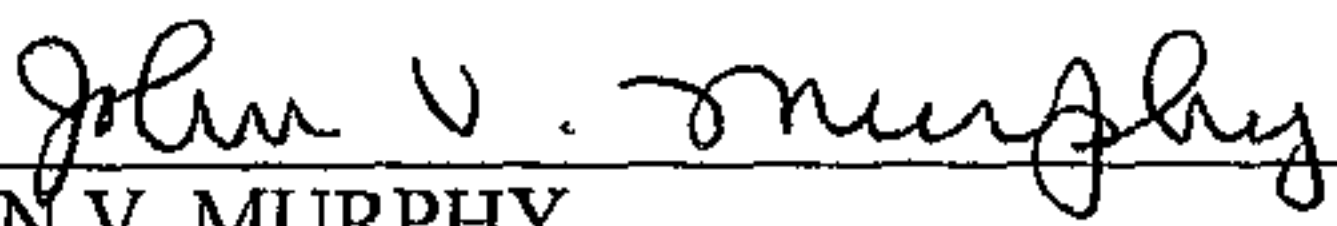
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 23 day of April, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a 20 ft. property line setback in lieu of the required 50 ft. and to amend Lot #13 only of the Final

Development Plan for "Owl Branch Woods", be and it 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;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 4/23/04
By R. J. [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 23, 2004

Mr. & Mrs. Jerry A. Murray
1 Owl Branch Lane
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 04-434-A
Property: 1 Owl Branch Lane

Dear Mr. & Mrs. Murray:

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 1 Owl Branch Lane

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 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A 20' PROPERTY LINE SETBACK IN LIEU OF THE REQUIRED 50' AND TO AMEND LOT 13 OF THE FINAL DEVELOPMENT PLAN FOR OWL BRANCH WOODS

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 _____ 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.

Legal Owner(s):

Jerry A. Murray

Name - Type or Print

Signature

Kimberly H. Murray

Name - Type or Print

Kimberly H. Murray

Signature

1 Owl Branch Lane

410 357 5345

Address

Telephone No.

Parkton

MD

21129

City

State

Zip Code

Representative to be Contacted:

Same as above

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-434-A

REV 10/25/01

Reviewed By CTM Date 3/22/04

Estimated Posting Date 4/4/04

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 1 Owl Branch Lane
Address
Parkton MD 21120
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):

There is an unusual easement for purpose of a cemetery on the South side of our home. This is the side that would be the most cost-efficient and visually pleasing side to do an addition because of the set-up of the home and the topography of the land around our home. There is a dramatic slope on the North side of the home.

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
Jerry A. Murray
Name - Type or Print


Signature
Kimberly H. Murray
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of November, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jerry Murray and Kimberly Murray
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 Sept. 8, 2004

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

1 Owl Branch Lane
Address
Parkton MD 21120
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):

There is an unusual easement for purposes of a cemetery on the South side of our home. This is the side that would be the most cost-efficient and visually pleasing side to do an addition because of the set-up of the house and the topography of the land around our home. There is a dramatic slope on the North side of the home.

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

[Signature]
Signature
JERRY A. MURRAY
Name - Type or Print

[Signature]
Signature
Kimberly H. Murray
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of November, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jerry Murray and Kimberly Murray
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires Sept. 8, 2004



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1 OWL BRANCH LANE
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 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A 20' PROPERTY
LINE SETBACK IN LIEU OF THE REQUIRED
50' AND TO AMEND LOT 13 OF THE FINAL DEVELOPMENT PLAN
FOR OWL BRANCH WOODS

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):

Jerry A. Murray Jr.

Name - Type or Print

Signature

Kimberly H. Murray

Name - Type or Print

Kimberly H. Murray

Signature

1 Owl Branch Lane

4103575345

Address

Telephone No.

Parkton

MD

21120

City

State

Zip Code

Representative to be Contacted:

Same as above

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. 04-434-A

Reviewed By LTM

Date

3/22/04

Estimated Posting Date

4/4/04

ZONING DESCRIPTION FOR 1 Owl Branch Lane.

Beginning at a point on the **SE Corner** of side of

Owl Branch Lane and Dairy Road. Being Lot # 13

in the subdivision of **Owl Branch** as recorded in Baltimore

County Plat Book # **50**, Folio # **55**, containing **3.846 AC**.

Also known as **#1 Owl Branch Lane** and located in the

6th Election District, **3rd** Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 34542

DATE 3/27/04

ACCOUNT 0001 000 6150

AMOUNT \$ 115.00

RECEIVED
FROM:

JERRY MURRAY

FOR:

04-434-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS: ACTION

DATE: 3/27/04

TIME: 11:00 AM

BY: JERRY MURRAY

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

FOR: 3/27/04

CERTIFICATE OF POSTING

RE: Case No.: 04-434-A

Petitioner/Developer: _____

JERRY MURRAY

Date of Hearing/Closing: 4/19/04

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 _____

1 OWL BRANCH LANE

The sign(s) were posted on 4/4/04
(Month, Day, Year)

CASE # 04-434-A

Sincerely,

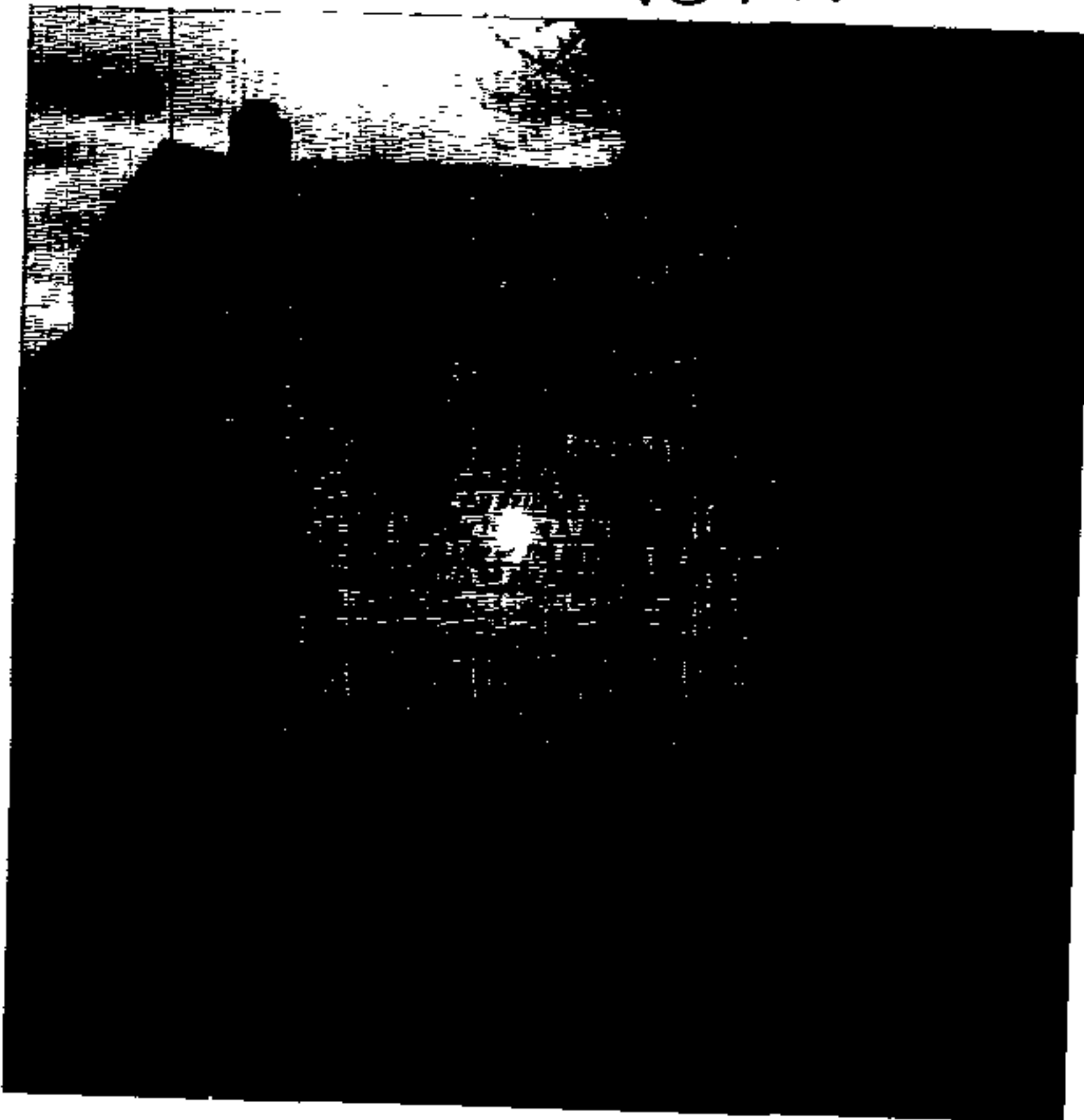
Richard E. Hoffman 4/4/04
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



1 OWL BRANCH LA.

POSTED 4/4/04 *Richard E. Hoffman*
4/4/04

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-434 -A

Address 1 OWL BRANCH LN

Contact Person: LLOYD T. MOXLEY
Planner: Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/22/04

Posting Date: 4/04/04 Closing Date: 4/19/04

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 04-434 -A

Address 1 OWL BRANCH LN

Petitioner's Name JERRY MURRAY

Telephone 410 357 5345

Posting Date: 4/04/04

Closing Date: 4/19/04

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A 20' PROPERTY LINE SETBACK
IN LIEU OF THE REQUIRED 50' AND TO AMEND LOT 13
OF THE FINAL DEVELOPMENT PLAN

WCR - Revised 5/28/00

I HAVE RECEIVED POSTING INFO

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: 04-4341-A
Petitioner: Jerry Murray
Address or Location: 1 Owl Branch Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jerry Murray
Address: 1 Owl Branch Lane
Parkton, MD 21120
Telephone Number: 410 357-5345

**Department of Permits
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 19, 2004

Jerry A. Murray
Kimberly H. Murray
1 Owl Branch Lane
Parkton, Maryland 21120

Dear Mr. and Mrs. Murray:

RE: Case Number: 04-434-A, 1 Owl Branch Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 22, 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,


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 (431)

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



Printed on Recycled Paper

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. 434 LTM

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley ^{RES/JDO}
DATE: April 6, 2004
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 29, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-424
04-425
04-428
04-429
04-432
04-433
04-434
04-435

Reviewers: Sue Farinetti, Dave Lykens

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

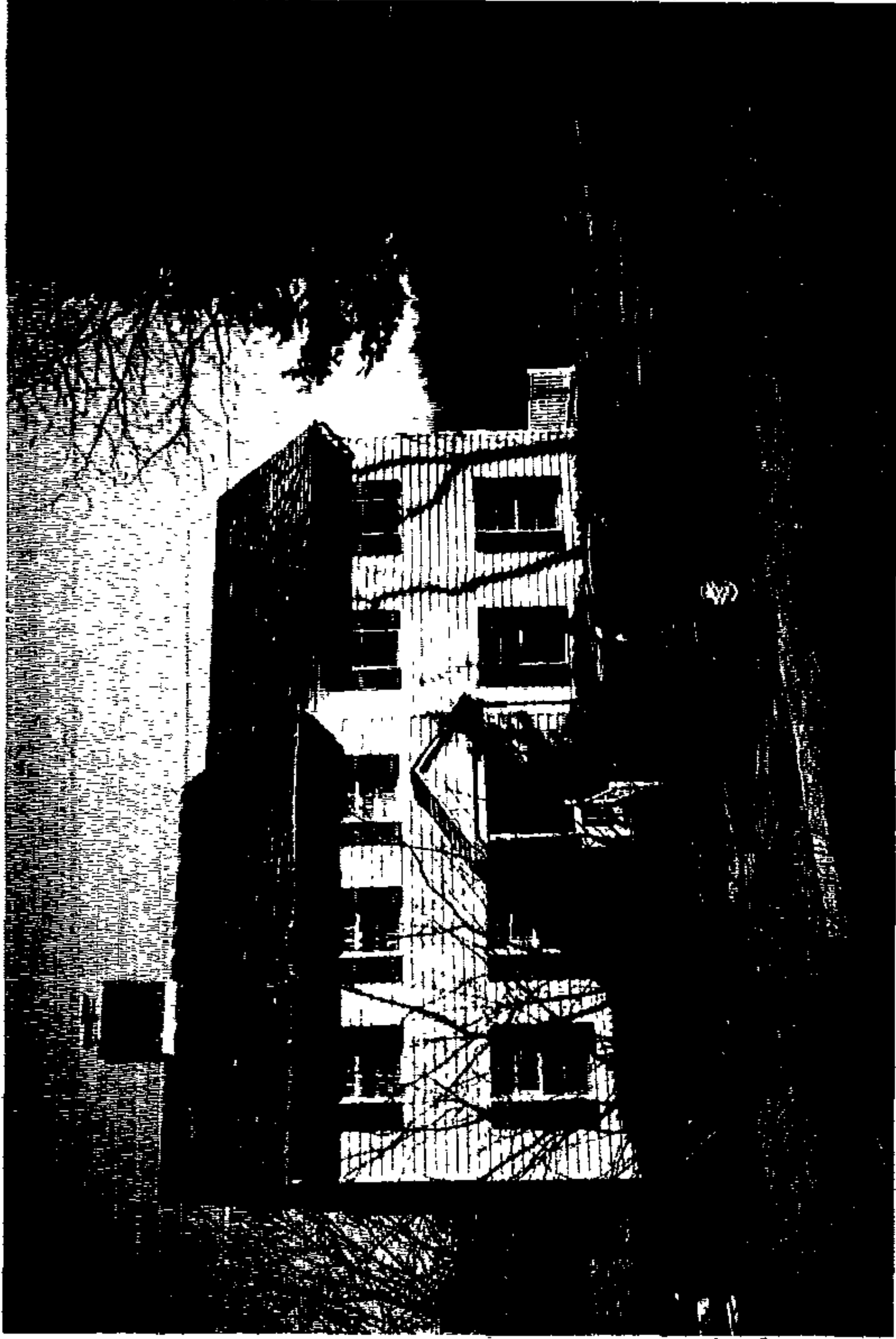
FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For April 5, 2004
Item Nos. 424, 425, 427, 428, 429, 431,
432, and 434

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

RWB:CEN:jrb

cc: File



Proposed addition would be to the right of home in this picture.



This picture shows area where garage would be built (where existing basketball hoop and evergreen trees exist) -

Note, it is not possible to see closet neighbor on this side of property because of distance and dense woods.

#434

Rear of home

Addition proposed to left of picture.



Picture shows proposed area of addition from woods. Notice the tops of headstones just visible at bottom of picture. They are part of easement on property between our residence and closest neighbor.

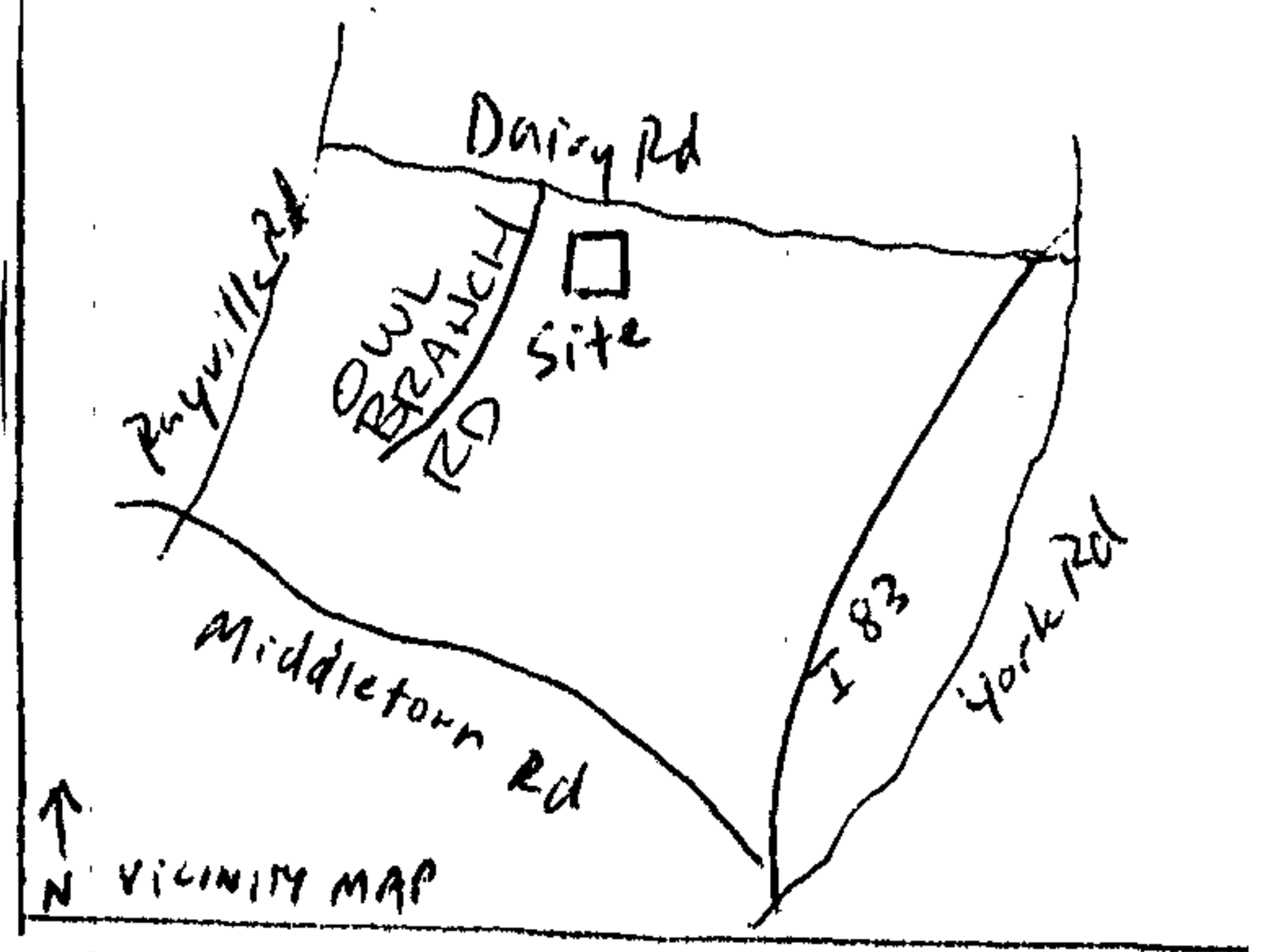
#434



LOCATION INFORMATION

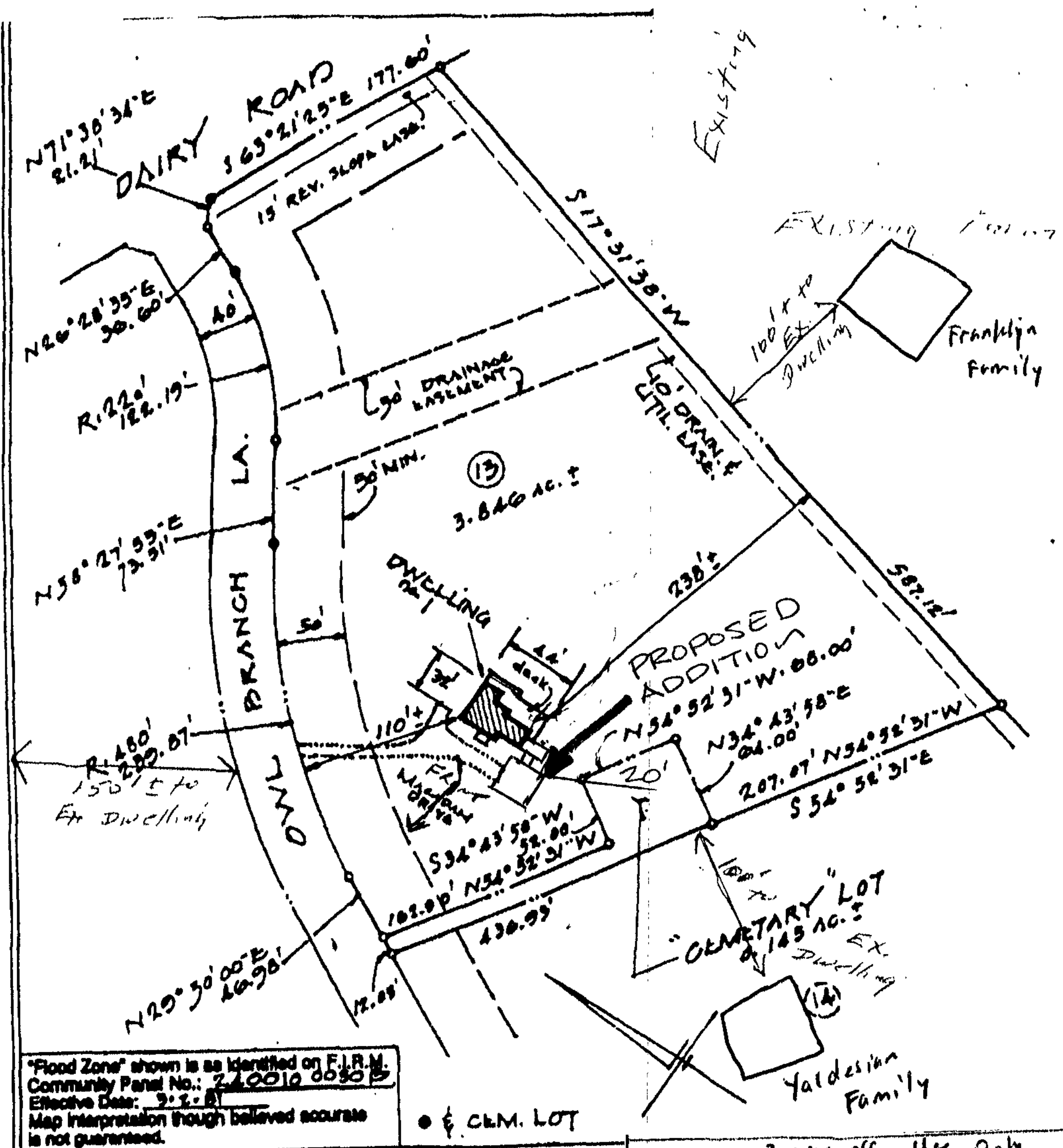
Election District 6th
 Councilmanic District 3rd
 1"=200' Scale Map # NW, 33-D
 Zoning - RC-5
 Lot size 3.846 AC 162,532 sq ft

	Public	Private
Sewer	☐	☒
Water	☐	☒
Chesapeake Bay	Yes	No
Critical Area	☐	☒
100 yr flood plain	☐	☒
Historic Property Bldg	☐	☒
Prior Zoning Hearing	NONE	



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Address: 1 Owl Branch Lane
 Subdivision: Owl Branch
 Plat Book #50 Folio #55 Lot #13
 Owner Jerry & Kimberly Murray



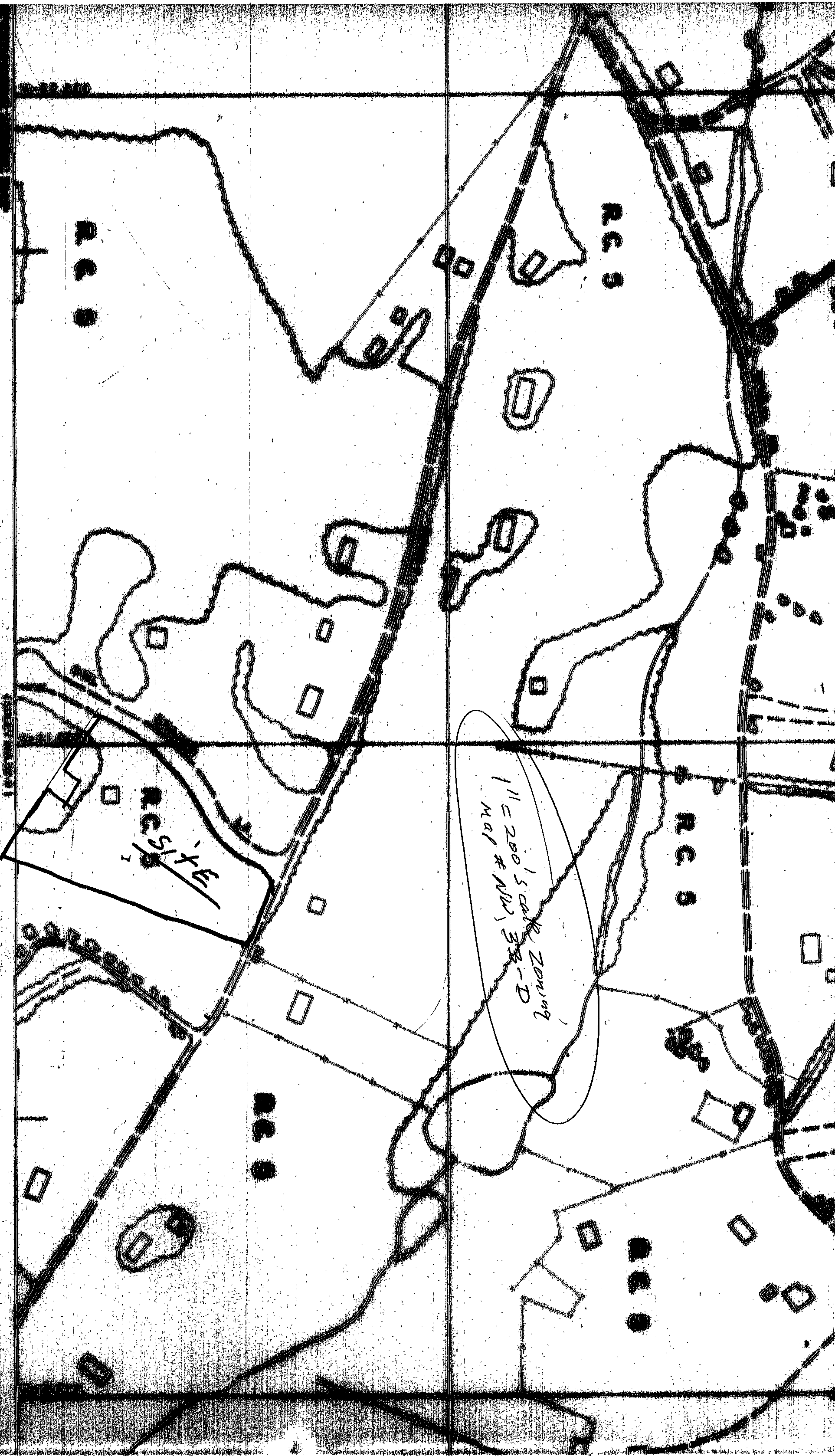
Flood Zone shown is as identified on F.I.R.M.
 Community Panel No.: 240010 00305
 Effective Date: 9-2-81
 Map Interpretation though believed accurate
 is not guaranteed.

LIBER 14822 FOLIO 275
 BEING KNOWN AS LOT 13 • BLOCK --
 AS SHOWN ON A PLAT ENTITLED: OWL BRANCH

RECORDED IN THE LAND RECORDS OF
 BALTIMORE COUNTY, MARYLAND IN:

Zoning office Use Only
 Reviewed by Item # Case #
 LTM 1434

FLOOD ZONE: 'C' (min.)
 SCALE: 1"=100'
 DATE: 8-21-02
 FILE NO.: 02-01-1100



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

APPROVED BY
BALTIMORE COUNTY COMMISSION
JANUARY 14, 2008
RECEIVED FROM 01-03, 01-04, 01-05, 01-06

434