

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S of Tyrone Road, 480 ft. E  
centerline of Armagh Drive  
9th Election District  
5th Councilmanic District  
(209 S. Tyrone Road)

Garland A. & John F. Callanan  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 04-441-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, Garland A. and John F. Callanan. The variance request is for property located at 209 S. Tyrone Road in Baltimore County. The variance request is from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a 26.6 ft. rear setback and an open projection with a 21.6 ft. rear setback in lieu of the required 30 ft. and 22.6 ft. respectively. 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: ZAC comments submitted by the Office of Planning dated

April 4, 2004, a copy of which is attached hereto and made a part hereto.

Applicable Law

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

ORDER RECEIVED FOR FILING  
Date 4/23/04  
By R. Callanan

"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.

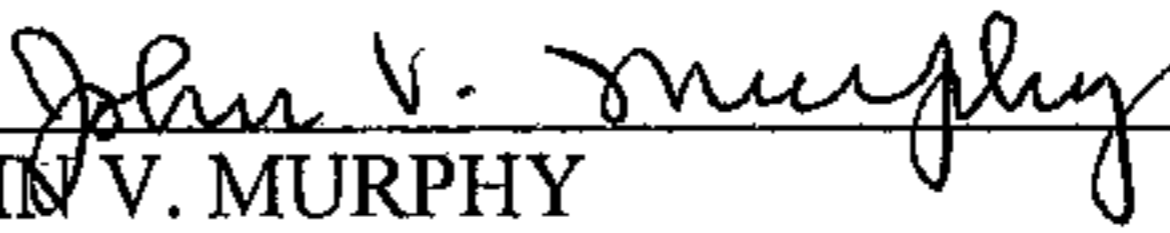
THEREFORE, IT IS ORDERED, this 23 day of April, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a 26.6 ft. rear setback and an open projection with a 21.6 ft. rear setback in lieu of the required 30 ft. and 22.6 ft.

ORDER RECEIVED FOR FILING  
Date 4/23/04  
By [Signature]

respectively, be and it 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. The Petitioners must insure that the exterior façade of the proposed addition is compatible with the existing dwellings in the neighborhood and submit elevations of both additions to the Office of Planning prior to the issuance of any permits;
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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 [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

Garland A. Callanan  
John F. Callanan  
209 S. Tyrone Road  
Baltimore, Maryland 21212

Re: Petition for Administrative Variance  
Case No. 04-441-A  
Property: 209 S. Tyrone Road

Dear Messrs. Callanan:

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](http://www.baltimorecountyonline.info)





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 209 S. TYRONE RD.  
 which is presently zoned D.R. 5.5

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) 1B02.3B. + 301.1A.

TO PERMIT AN ADDITION WITH A 26.6' REAR SETBACK AND AN OPEN PROTECTION WITH A 21.6' REAR SETBACK IN LIEU OF THE REQUIRED 30' AND 22.6' RESPECTIVELY.

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:**

S  
 Name - Type or Print  
 \_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Address Telephone No.  
 \_\_\_\_\_  
 City State Zip Code  
 \_\_\_\_\_

**Legal Owner(s):**

Garland A. Callanan  
 Name - Type or Print  
 \_\_\_\_\_  
Garland A. Callanan  
 Signature  
 \_\_\_\_\_  
John F. Callanan  
 Name - Type or Print  
 \_\_\_\_\_  
John F. Call  
 Signature  
 \_\_\_\_\_

**Attorney For Petitioner:**

\_\_\_\_\_  
 Name - Type or Print  
 \_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Company  
 \_\_\_\_\_  
 Address Telephone No.  
 \_\_\_\_\_  
 City State Zip Code  
 \_\_\_\_\_

209 S Tyrone Rd 410 377-2667  
 Address Telephone No.  
Baltimore MD 21212  
 City State Zip Code

**Representative to be Contacted:**

\_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Address Telephone No.  
 \_\_\_\_\_  
 City State Zip Code  
 \_\_\_\_\_

ORDER RECEIVED FOR FILING

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.

Zoning Commissioner of Baltimore County

CASE NO. 04-441-A

Reviewed By D.T. Date 3/25/04

Estimated Posting Date 4/4/04

# 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 209 S. Tyrone Rd  
Address  
Baltimore MD 21212  
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):

## Practical Difficulty

1. Need to add a 4th bedroom upstairs. Current ~~structure~~ <sup>foundation</sup> cannot support structure or provide practical room dimension
2. The existing back porch is in severely poor condition. With expanding family (3rd child due 9/04) it would be more practical to expand and enclose space for a family room
3. Front Porch Landing is too narrow and stone steps are crumbling

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.

John F. Callanan  
Signature  
JOHN F. CALLANAN  
Name - Type or Print

Garland A. Callanan  
Signature  
Garland A. Callanan  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Christina P. White  
Notary Public

My Commission Expires 7/1/2007

# 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 209 S. Tyrone Rd  
Address  
Baltimore MD 21212  
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):

- Practical Difficulty
1. Need to Add a 4th Bedroom upstairs. Current foundation cannot support structure or provide practical room dimension.
  2. The existing back porch is in severely poor condition. With expanding family (3rd child due 9/04) it would be more practical to expand and enclose space for a family room.
  3. Front Porch landing is ~~too~~ narrow and <sup>stone</sup> steps are crumbling.

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.

John F. Callanan  
Signature  
John F. Callanan  
Name - Type or Print

Garland A. Callanan  
Signature  
Garland A. Callanan  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Christine P. Wirth  
Notary Public  
My Commission Expires 7/1/2007



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 209 S. TYRONE RD.  
 which is presently zoned D.R.S.S

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) 1302.3B. + 301.1A. (BCZR)

TO PERMIT AN ADDITION WITH A 26.6' REAR SETBACK AND OPEN PROTECTION WITH A 21.6' REAR SETBACK IN LIEU OF THE REQUIRED 30' AND 22.6' RESPECTIVELY.

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:**

S  
 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):**

Garland A. Callano  
 Name - Type or Print  
Garland A. Call  
 Signature  
John F. Callano  
 Name - Type or Print  
John F. Call  
 Signature  
209 S. Tyrone Rd <sup>410</sup> 377-2667  
 Address Telephone No.  
Balto MD 21212  
 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. 04-441-A

Reviewed By D.T. Date 3/25/04

Estimated Posting Date 4/4/04



## Zoning Description for 209 South Tyrone Road

Beginning at the point on the north side of Tyrone Road, which is 35 feet wide at the distance of 480 feet east of the centerline of the nearest improved interesting street Armagh Drive which is 35 feet wide. Being Lot #53, Section 3 in the subdivision of Armagh as recorded in Baltimore County Plat Book #12, Folio#102, containing 5820 square feet. Also known as 209 S. Tyrone Road and located in the 9th election district, 5<sup>th</sup> councilman district.

04-441-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 35748

DATE

5/25/04

ACCOUNT

001 0066150

AMOUNT \$

65.00

RECEIVED FROM:

GARLAND DALLANNA

FOR:

ITEM # 441 ON 441-A

209 S. TYRONE RD. BY D THOMPSON

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADMIN TIME RM  
3/25/2004 3/25/2004 10:22:39 2  
REF AND MAIL TRM JE  
CHECK # 2866 3/25/2004  
DEPT 5 528 ZONING VERIFICATION  
DR NO. 033748  
Check Tot 65.00  
65.00 OK 1.00 DR  
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 04-441-A

Petitioner/Developer: CALLANAN

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, Maryland 21204

ATTN: Kristen Matthews {(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: \_\_\_\_\_

209 S. TYRONE RD

The sign(s) were posted on \_\_\_\_\_

4/4/04  
(Month, Day, Year)

Sincerely,

Robert Black 4/4/04  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

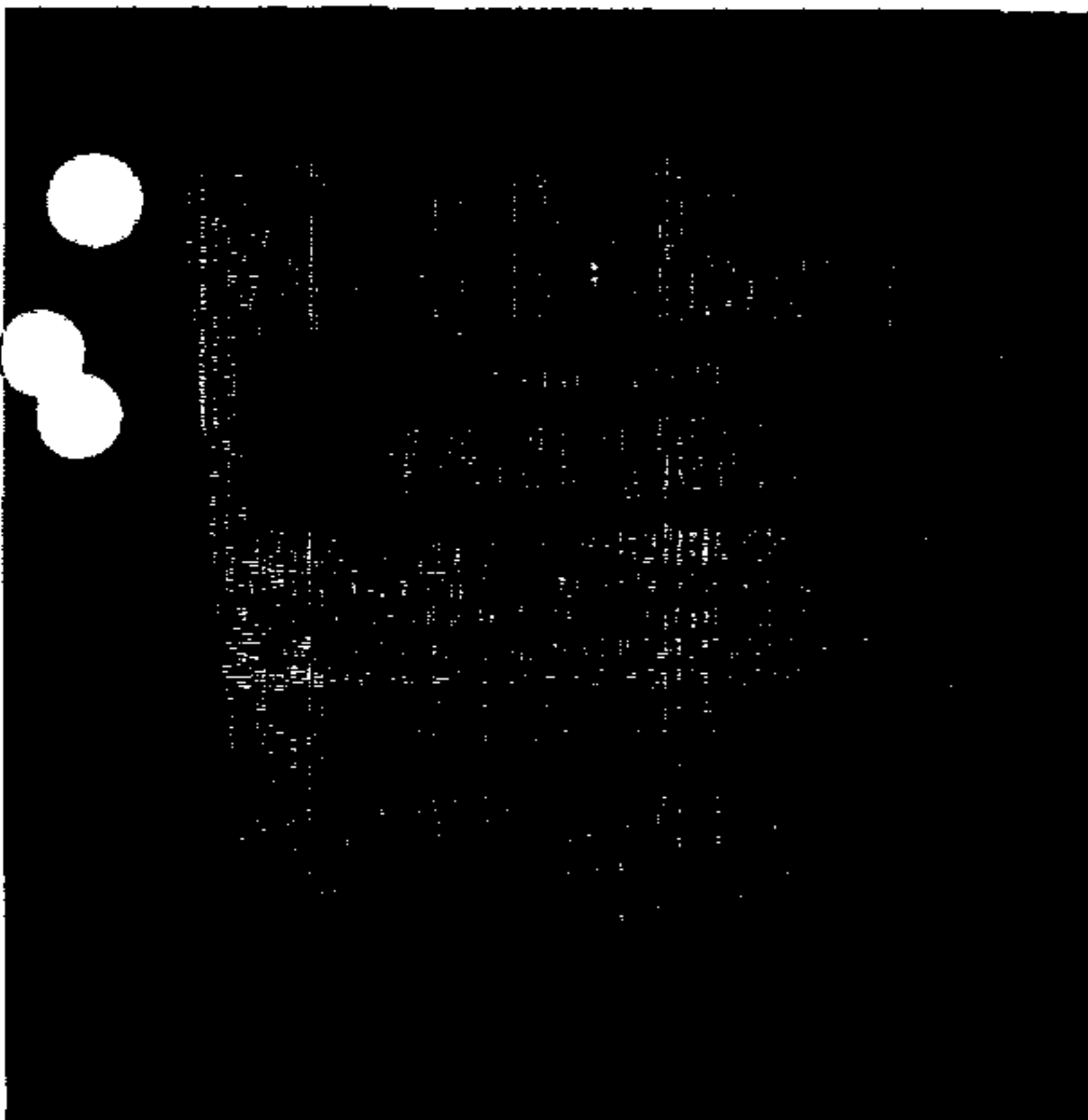
\_\_\_\_\_  
(Address)

Dundalk, 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

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For Newspaper Advertising:

Item Number or Case Number 04-441-A

Petitioner CALLANAN

Address or Location 209 S. TYRONE RD.

PLEASE FORWARD ADVERTISING BILL TO

Name MR. & MRS. JOHN F. CALLANAN

Address 209 S. TYRONE RD.

BALTO. MD 21212

Telephone Number 410-377-2667

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-441 -A Address 209 S. TYRONE RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391  
Planner Please Print Your Name

Filing Date: 3/25/04 Posting Date: 4/4/04 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

- 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.
- 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.
- 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.
- 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 04-441 -A Address 209 S. TYRONE RD.

Petitioner's Name CALLANAN Telephone 410-377-2667

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

Wording for Sign To Permit AN ADDITION WITH A 26.6' REAR SETBACK AND OPEN PROTECTION WITH A 21.6' <sup>REAR</sup> SETBACK IN LIEU OF THE REQUIRED 30' AND 22.6' RESPECTIVELY.



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

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

April 19, 2004

Garland A. Callanan  
John R. Callanan  
209 S. Tyrone Road  
Baltimore, Maryland 21212

Dear Mr. Callanan:

RE: Case Number:04-441-A, 209 S. Tyrone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 25, 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.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



**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 31, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 31, 2004

Item No.: <sup>441</sup> 436-449

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](http://www.baltimorecountyonline.info)

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** May 18, 2004

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 12, 2004  
Item Nos. 436, 437, 438, 439, 440, 441,  
445, 446, 447, 448, and 449

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  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
FROM: R. Bruce Seeley *RBS/JPD*  
DATE: April 5, 2004  
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

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

04-436  
04-437  
04-438  
04-439  
04-440  
04-441  
04-445  
04-446  
04-447  
04-448  
04-449

Reviewers: Sue Farinetti, Dave Lykens

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 8, 2004

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

**SUBJECT:** 209 S. Tyrone Road

**INFORMATION:**

**Item Number:** 4-441

**Petitioner:** Garland A. Callaron

**Zoning:** DR 5.5

**Requested Action:** Administrative Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning does not oppose the petitioner's request provided the exterior façade of the proposed addition is compatible with the existing dwellings in the neighborhood. Submit elevations of both additions to this office prior to the issuance of any permits.

For further information concerning the matters stated herein, please contact Karin Brown at 410-887-3480.

**Prepared by:**

*Maeb A. Amunaga*

**Division Chief:**

*Arnold F. Keller*

**AFK/LL:MAC:**

RECEIVED  
APR - 8 2004  
ZONING COMMISSIONER

ORDER RECEIVED FOR FILING

Date

4/23/04

By

*R. J. [Signature]*



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.5.04

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

RE: Baltimore County  
Item No. 441 DT

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

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

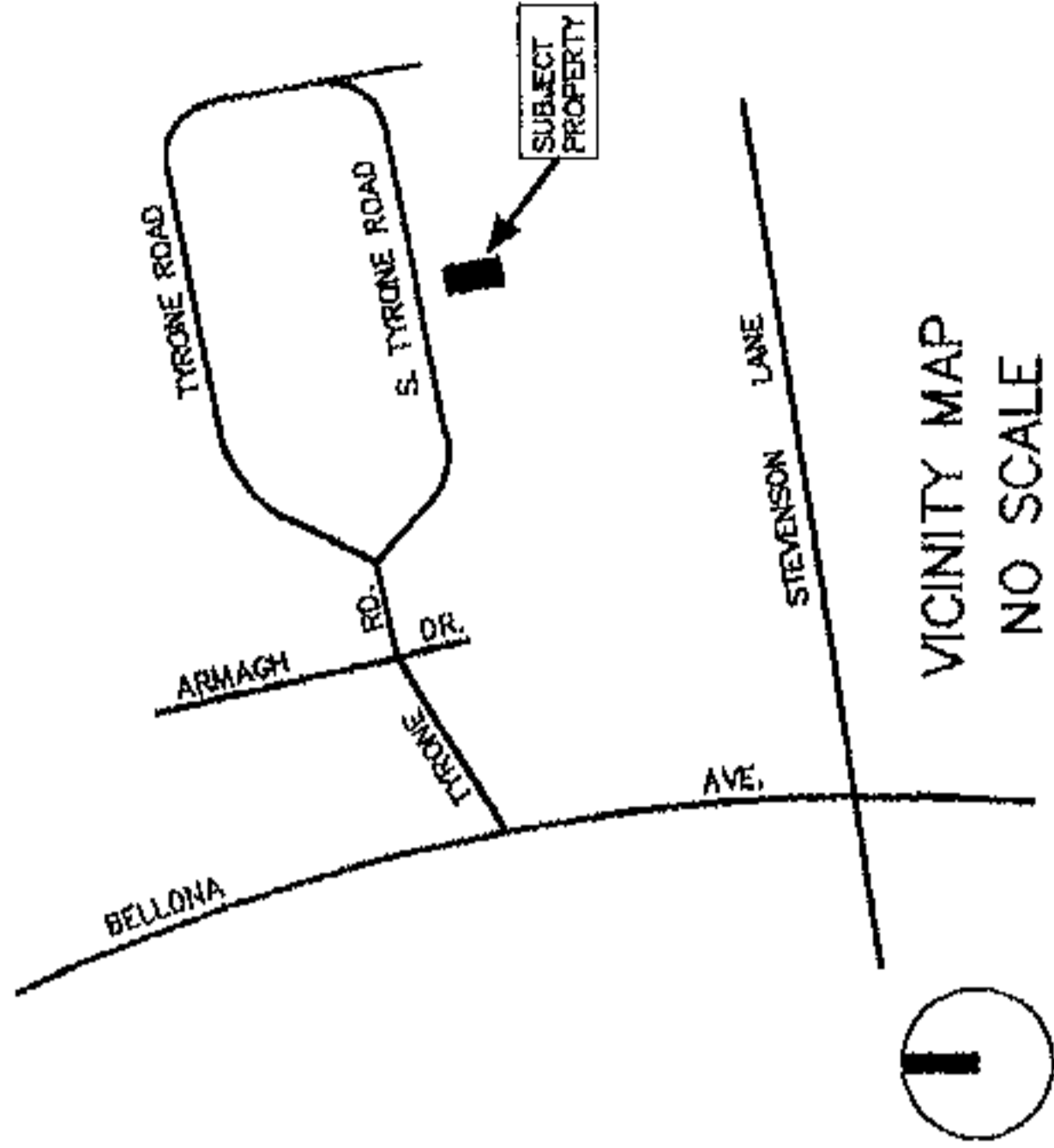


PLAT TO ACCOMPANY PETITION FOR ZONING  VARIANCE  SPECIAL HEARING

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

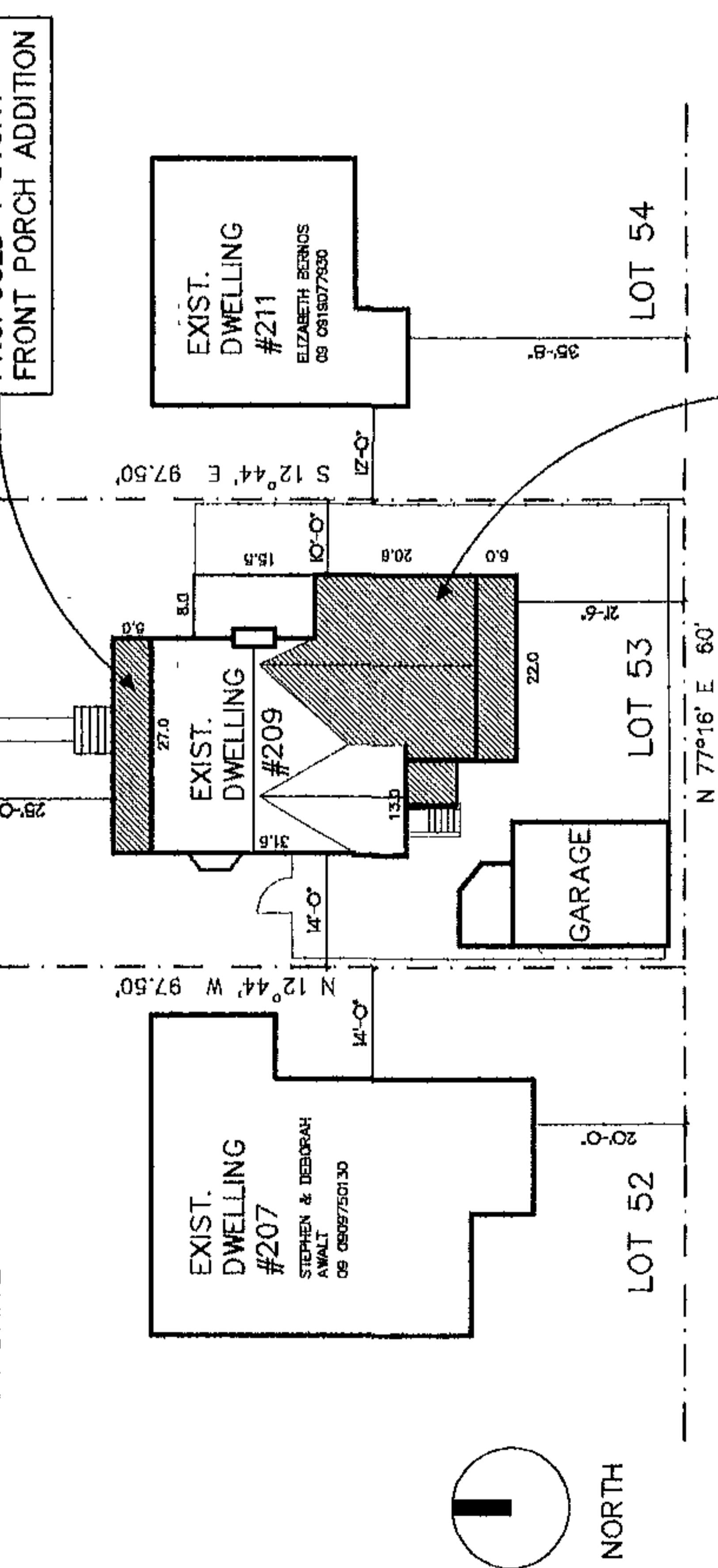
PROPERTY ADDRESS 209 S. TYRONE ROAD  
 SUBDIVISION ARMAGH  
 PLAT BOOK # 12 FOLIO # 102 LOT # 53  
 OWNER JOHN & GARLAND CALLANAN  
 DATE 19 MARCH 2004

*John Callanan*



VICINITY MAP  
NO SCALE

480' TO Q OF  
ARMAGH DRIVE



PROPOSED 2 STORY ADDITION  
WITH 1 STORY REAR PORCH

HADDON ALLEY (DIRT RD.)

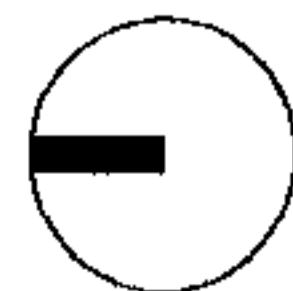
LOCATION INFORMATION

ELECTION DISTRICT: **9**  
 COUNCILMANIC DISTRICT: **5**  
 1" = 200' ZONING MAP # : **NW - 8A**  
 ZONING: **DR 5.5**  
 LOT SIZE: **0.13** ACREAGE **5,820** SQUARE FEET  
 SEWER:  PUBLIC  PRIVATE  
 WATER:  YES  NO  
 CHESAPEAKE BAY CRITICAL AREA:  YES  NO  
 100 YEAR FLOOD PLAIN:  YES  NO  
 HISTORIC PROPERTY:  YES  NO  
 PRIOR ZONING HEARING: **NONE**

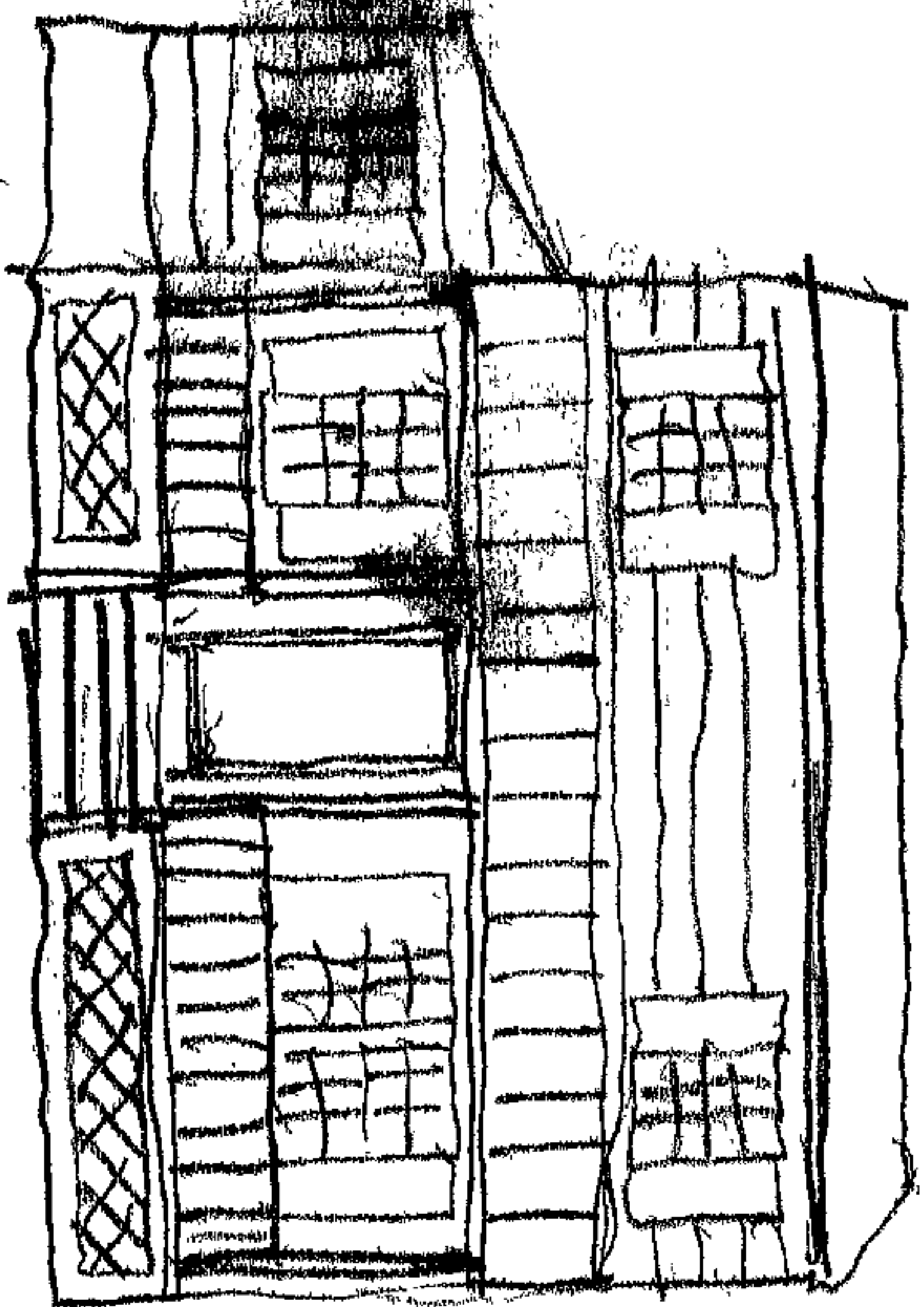
ZONING OFFICE USE ONLY

REVIEWED BY D.T. ITEM # N41 CASE # 104-N41-A

PREPARED BY: JOHN MARIANI ARCHITECTURE SCALE OF DRAWING: 1" = 30'-0"



NORTH

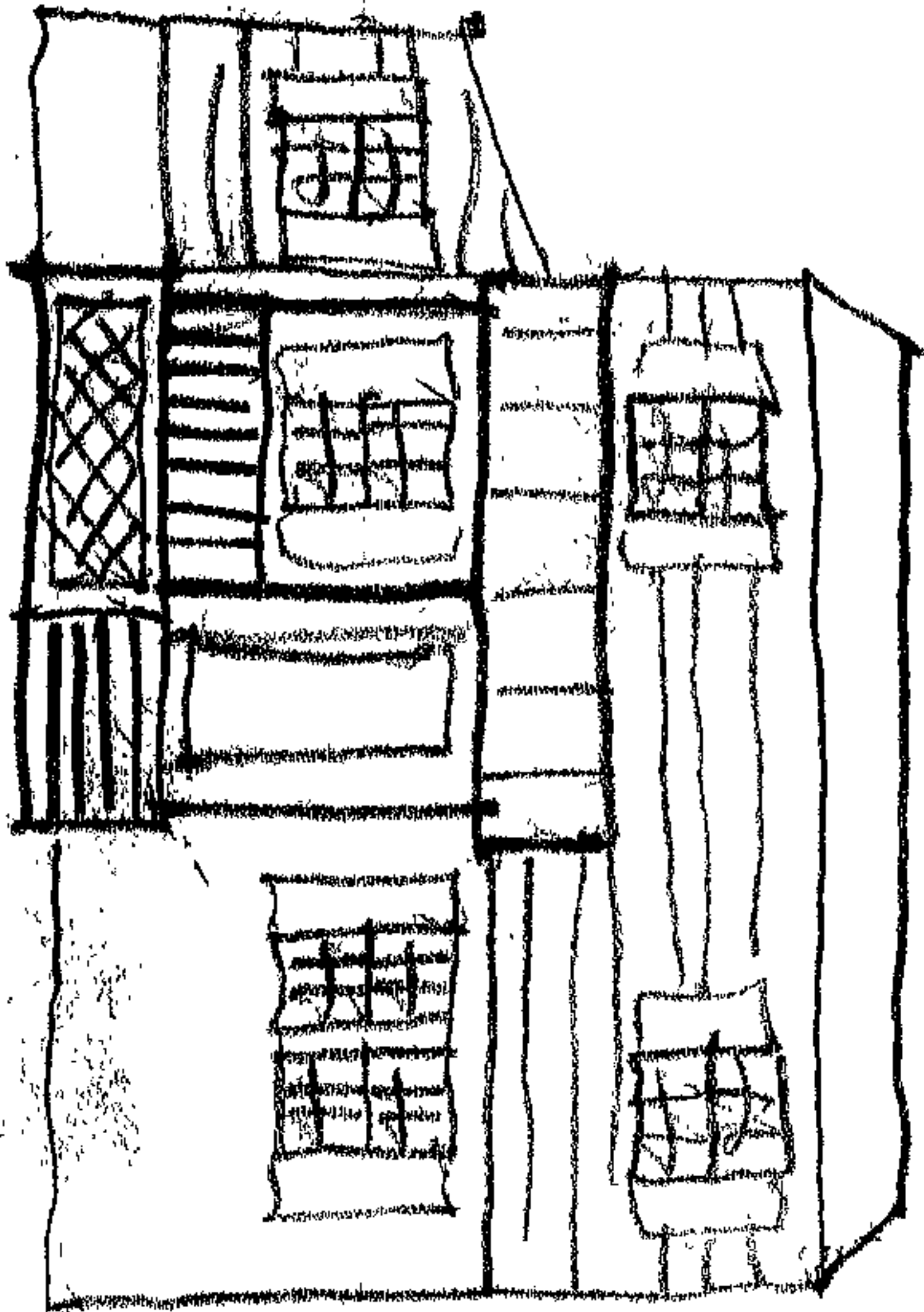


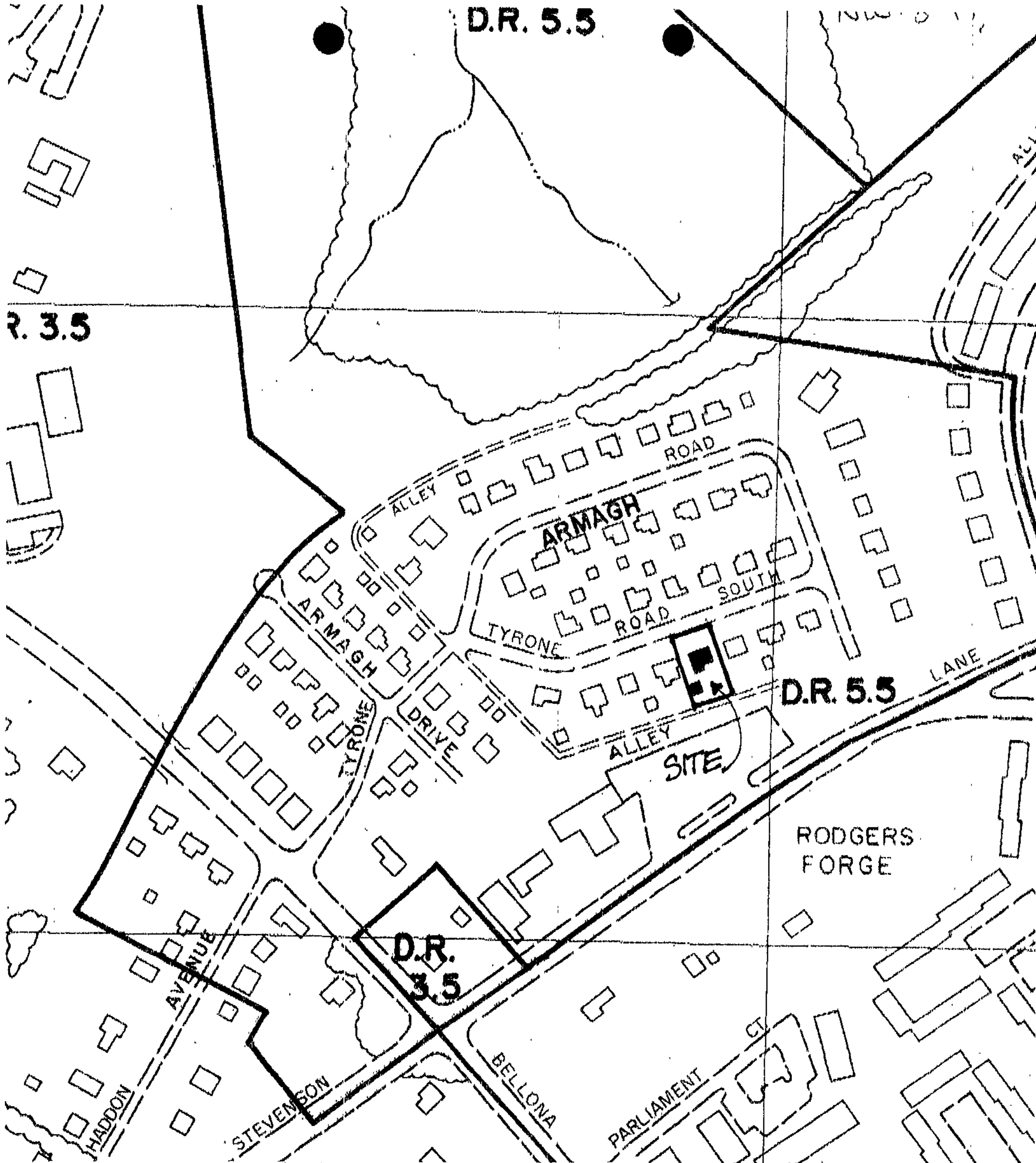
Wander - I think

This is a better design solution  
I showed this on the plot

04-11-11-A

04-11-11-A





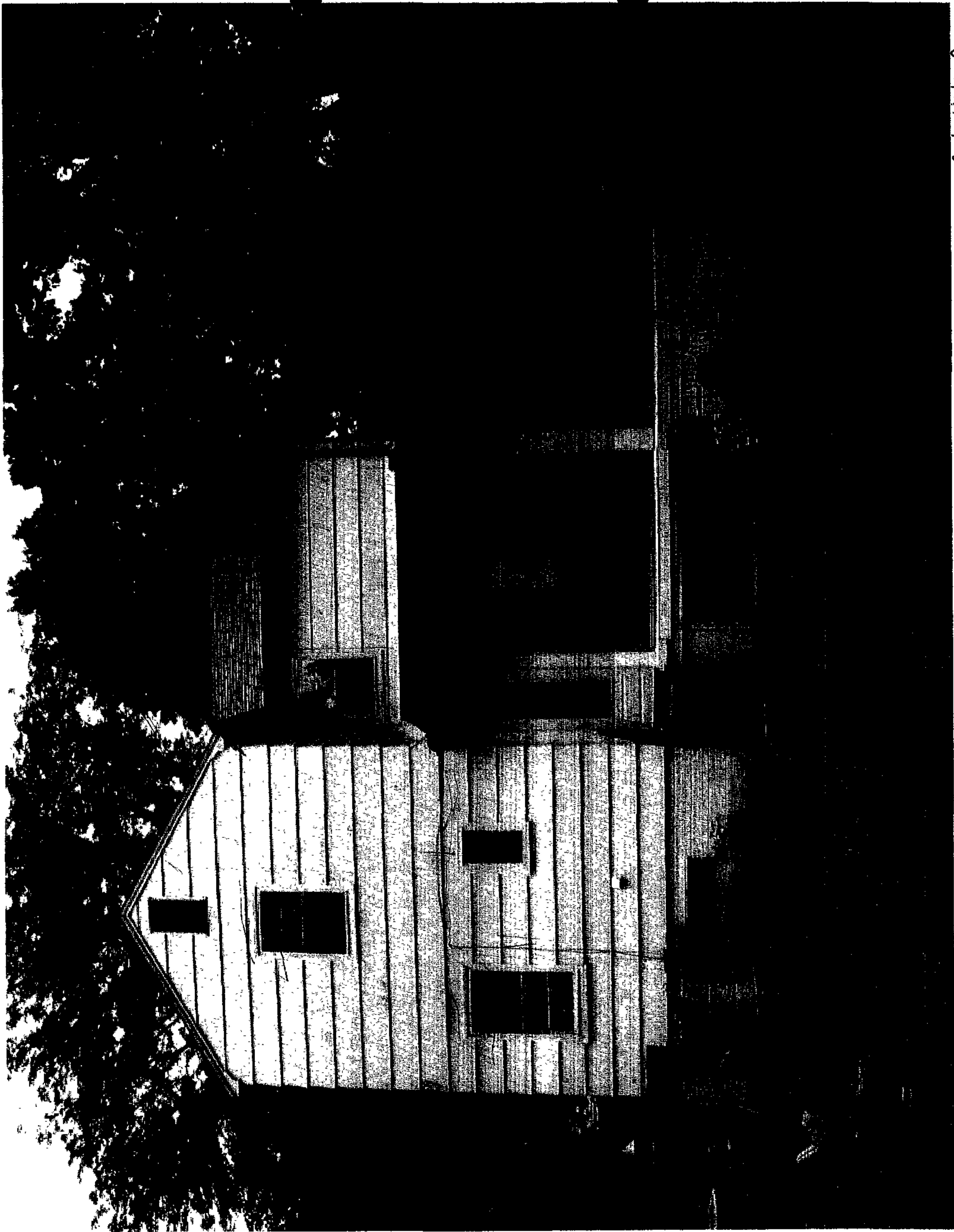
<p>SCALE</p> <p>1" = 200'-0"</p> <p>DATE OF PHOTOGRAPHY</p> <p>1986</p>	<p>LOCATION</p> <p>ARMAGH</p>	<p>SHEET</p> <p>NW - 8A</p>
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04-441-A



A-144-10





04-441-A



04-441-A