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IN RE: PETITION FOR ADMIN. VARIANCE E/S of Silver Lake Drive, 900 ft. N

of Silver Spring Road 11th Election District

5th Councilmanic District

(8627 Silver Lake Drive)

Thomas Dixon, Jr.

Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 04-459-A

\*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before the Zoning Commissioner as a Petition for Administrative Variance filed by Thomas Dixon, Jr., the legal owner of the subject property with a closing date of May 3, 2004. The Petitioner requested administrative variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) for property located at 8627 Silver Lake Drive in the Perry Hall area of Baltimore County. The administrative variance relief is requested to permit a proposed accessory building (garage) with a height of 24 ft. in lieu of the maximum allowed 15 ft.

The Zoning Commissioner reviewed the administrative variance and set the case in for a hearing because of some concerns regarding the requested relief. The case was then set in for hearing on June 22, 2004. The property was posted with notice of hearing on June 7, 2004 to notify any interested persons of the scheduled hearing date.

#### Applicable Law

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

"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

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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."

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated April 23, 2004, a copy of which is attached hereto and made a part hereof.

#### **Interested Persons**

Appearing at the hearing on behalf of the requested variance relief was Thomas Dixon, Jr., the Petitioner. There were no persons in opposition to the Petitioner's request at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

### **Testimony and Evidence**

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 21,902 sq. ft. and is zoned D.R.3.5. Photographs taken by the Petitioner show that the Petitioner's property is improved with a house, which contains a built-in garage. See Petitioner's extensive photographs marked Petitioner's Exhibit No. 2. The Petitioner proposes to erect a second garage at the rear of the property. Although the zoning regulations allow the maximum height of an accessory structure to be 15 ft. in height, the Petitioner desires to construct a garage with a height of 24 ft. The new garage would be at least 130 ft. from the nearest neighbor's home.

The Petitioner's home is located on an oddly shaped, almost triangular lot. The proposed garage would be located off the private road that is essentially in the center of an open grassy area. The Petitioner indicated that the present garage is completely filled with lawn equipment, Christmas decorations and typical household goods. In addition, his fiancée would like to expand the laundry room and provide a mud room for traffic coming into the home. The Petitioner intends to remove the existing garage doors and renovate the existing garage for these uses. Consequently, he needs to build another garage for storage.

The Petitioner proposes a second story to the new garage for his fiancée's artist studio. He indicated that she needs space separate from the normal living areas in order to paint and store her artwork. He stated that he had no intention of converting the new garage into either commercial or residential uses. There would be no kitchen or bath facilities in the new garage. He further mentioned that he was unaware of the Office of Planning comments contained in the file dated April 23, 2004, but would be happy to supply the information they requested.

#### Findings of fact and conclusions of law

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request in that the lot is triangular in shape. All evidence indicates that his present home is filled to the brim with personal property necessary in modern homes. Admittedly, he could build a one story garage, which could hold his property taken from the existing garage. This would allow him to provide the additional amenities of a larger laundry room and mud room in his home.

However, the need for the variance is tied directly to his fiancée's desire for an artist studio away from the normal family activities. I am not a good judge of what kind of solitude an artist may need to do work or store large canvases. I simply accept the Petitioner's explanation that

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such needs exist and can only be satisfied by a second-story added to the new garage. Consequently, I find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

I further find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare provided that the design of the new garage is compatible with the Petitioner's home and the neighborhood. This brings me back to requiring that the Petitioner supply the information requested by the Office of Planning. In addition, however, I will require that the existing garage be converted to living space and the garage doors be replaced with siding compatible with the home's design within 60 days of completing the new garage.

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 Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this <u>35</u> day of June, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 400.3 of the B.C.Z.R., to permit a proposed accessory building (garage) with a height of 24 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition;
- 2. Compliance with the ZAC comments submitted by the Office of Planning dated April 23, 2004, a copy of which is attached hereto and made a part hereof;

- 3. That the existing garage be converted to living space and the garage doors be replaced with siding compatible with the home's design within 60 days of completing the new garage.
- 4. That the Petitioners or subsequent owners shall not allow or cause the garage to be used as a separate residence or for commercial/business purposes.
- 5. 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.

OHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



### 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

June 25, 2004

Mr. Thomas Dixon, Jr. 8627 Silver Lake Drive Perry Hall, Maryland 21128

Re: Petition for Administrative Variance

Case No. 04-459-A

Property: 8627 Silver Lake Drive

Dear Mr. Dixon:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure



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



ROEN RECEN

### Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8627 5 Nev Lake Dr. Perry Hall which is presently zoned DP3.5 (Formerly DRS.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, BCZR, to permit a proposed accessory building (garage) with a height of 24 feet in lieu of the maximum allowed 15 feet.

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:		Legal Owner(s):
Name - Type or Print	Name	e-Type or Print
Signature	<del></del>	Signature Signature
Address	one No.	Name - Type or Print
City State :  Attorney For Petitioner:	Zip Code	Signature  8627 Silver Lake Dr. 749  Address Percy Hall MD 21128
Name - Type or Print Signature	City	State Zip Code  Representative to be Contacted:
Соптралу	<u>.                                    </u>	Name
Address Telepho	one No.	Address Telephone No.
City	Zip Code	City State Zip Code
of Baltimore County and that the property be reposted.	Reviewed By	Zoning Commissioner of Baltimore County, this ion be set for a public hearing, advertised, as required by the zoning regulations  Zoning Commissioner of Baltimore County  Date 4/18/04

# 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	2027 Silver Lake Dr.
D/M	perry Hall Mo 21128
Caly	State Zip Code
Variance at the above address (indicate hardship or	
I respectfully reg	vest a Variance For a 30FT by 301
	T. high garage:
- parking ele	* protecting my whiches from outside ments.
24 FT hite needed FOR Extra	Storage & Recreational purposes.
That the Affiant(s) acknowledge(s) that if a forma advertising fee and may be required to provide add signature  Thomas Divon, Jr.	demand is filed, Affiant(s) will be required to pay a reposting and itional information.  Signature
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMOR  I HEREBY CERTIFY, this/G day of//  State of Maryland, in and for the County aforesaid,	Poly, Defore me, a Notary Public of the personally appeared
the Affiant(s) herein, personally known or satisfactor law that the matters and facts hereinabove set forth	rily identified to me as such Affiant(s), and made oath in due form of are true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal	
Date	TARY Solic Solic Survey Public Survey
REV 09/15/98	ECOUNTY

### Zoning Description

ZONING DESCRIPTION FOR:

8627 Silver Lake Drive Perry Hall, MD 21128

Beginning on the East side of Silver Lake Drive which is 50' wide at the distance of 900 feet north of the center line of the nearest improved intersecting street Silver Spring Road, which is 80' wide. Being Lot #2, in the minor subdivision of "Lands of Hoffman" (MS # 97-117-M) as recorded in Deed Liber 16659/ Folio 11, containing .502 acre (21,902 square feet). The property is also, know as 8627 Silver Lake Drive and located in the 11<sup>th</sup> Election District, 5<sup>th</sup> Councilmanic District.

Metes and Bounds: Beginning at a point on the East side of Silver Lake

Drive, 900 feet north of Silver Spring Road. N 89 21'18" E 389.40 ft,

S 19 05' 48" E 48.51', S 70 54' 05" W 249.05', N 01 06' 12" W 112.85',

N 89 21' 18" E 167.51', N 01 06' 12" W 12'.

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### Certificate Of Posting

RE: Case NO.: 04-459-A

	Petitioner/Developer:
	Date of Hearing/Closing: 4/22 04
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention:	
Ladies and Gentlemen:	
This letter is to certify under the penaltic sign(s) required by law were posted cons	spicuously on the property
	F SILVER SPRING RO
100 700 100	T STOVER SPANNO NO
This sign(s) were posted on 4	e / 7 /04 .
<del></del>	h, Day, Year)
Machinel 4/1/04 Sin	cerely,
(Signature of Sign Poster and Date)	
Martin Ogle	
(Printed Name)	
5016 Castlestone Drive	
(Address)	
Balto, MD 21237	
(City,State,Zip Code)	
(410)-933-9470	
(Phone Number)	

ım000008 (1152x864x256 jpeg)



## ZONING NOTICE

CASE # \_04-459-A\_

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: - SUPPLIES BUILDING

PLACE: - SUPPLIES SUPPLIES SUPPLIES

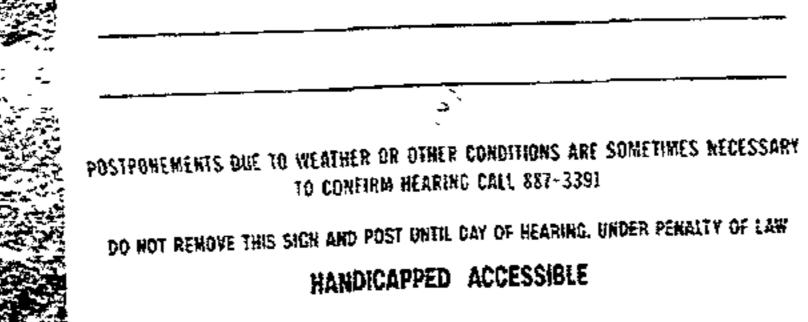
THESDAY, THE 22, 2004

DATE AND TIME: AT 10 GD AM

TO PERMIT A PROPOSED ACCESSORY BUILDING

REQUEST: LGAZAGE, WITH A HEIGHT OF 24 FEET IN LIEU

OF THE MAILMAN ALLOWED IS FEET

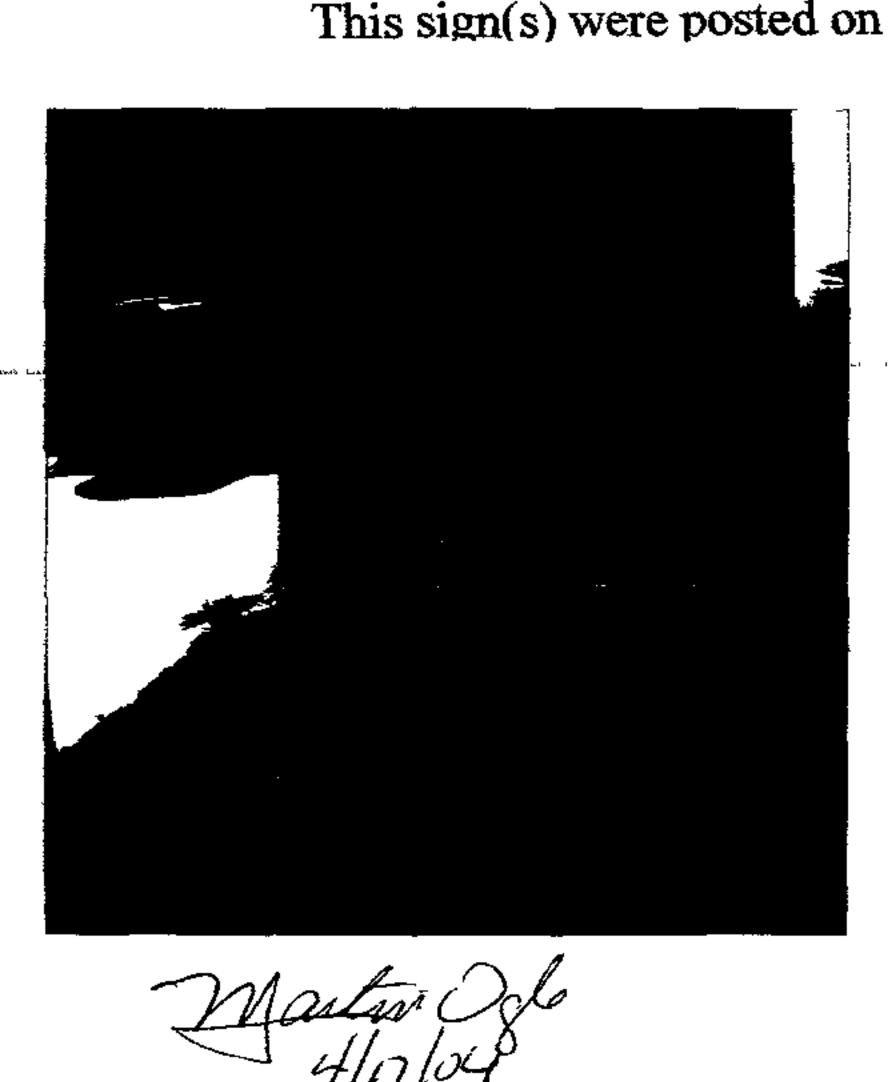




Walter 8 4/1/04



RE: Case NO.: 04-459-1 Petitioner/Developer: 1011 DIXON Date of Hearing/Closing: 5/3/24 This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property 8627 SILVERLAKE DRIVE (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) Martin Ogle (Printed Name) 5016 Castlestone Drive (Address) Balto, MD 21237 (City, State, Zip Code) (410)-933-9470 (Phone Number)



Baltimore County Department of

County Office Building, Room 111

111 West Chesapeake Avenue

Towson, MD 21204

Ladies and Gentlemen:

Attention:

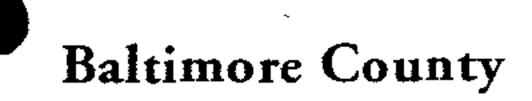
at

Permits and Development Management

## Department of Permits and Development Management

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





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

May 6, 2004

### **NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-459-A

8627 Silverlake Drive E/side of Silverlake Drive, 900 feet n/of Silver Spring Road 11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District Legal Owner: Thomas Dixon, Jr.

Administrative Variance to permit a proposed accessory building (garage) with a height of 24 feet in lieu of the maximum allowed 15 feet.

Hearing: Tuesday, June 22, 2004, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Thomas Dixon, Jr., 8627 Silver Lake Drive, Perry Hall 21128

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 7, 2004.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY

Tuesday, June 8, 2004 Issue - Jeffersonian

Please forward billing to:

Thomas Dixon, Jr. 8627 Silver Lake Drive Perry Hall, MD 21128 410-931-7423

### **NOTICE OF ZONING HEARING**

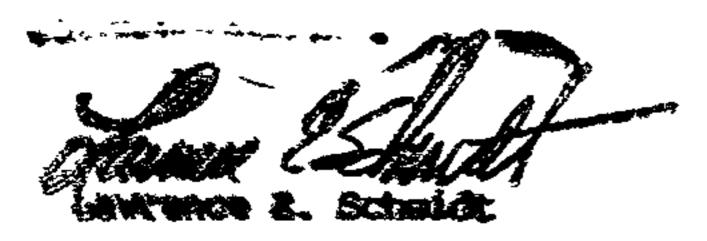
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

## Department of Permits a Development Management

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





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

May 6, 2004

Thomas Dixon, Jr. 8627 Silver Lake Drive Perry Hall, MD 21128

Dear Mr. Dixon:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 04-459-A

The purpose of this letter is to officially notify you that your administrative variance procedure has been superceded by a timely public hearing demand by the zoning commissioner concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Jeffrey Perlow at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

U. Callabal D

Zoning Review

WCR:klm



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

### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Numb		, , ,	-A	Address	8627 5	ilver Lake L	) vive
Contact Per	son:	Jeffrey	Perlow Please Print Your N			Phone Number	. 410-887-3391
Filing Date:		4/6/04	_ Posti	ame ng Date: _	4/18/04	Closing Da	ite: 5/3/04
Any contact through the	made contact	with this off person (plan	ice regarding ner) using the	the status	s of the adber.	mınıstrative varia	ance should be
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## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 04-459-A
Petitioner: Thomas Dixon Jr.
Address or Location: 8627 Silver Lake Dr. Perry Hall, MD 21/28
PLEASE FORWARD ADVERTISING BILL TO:
Name: Thomas Dixon JC.
Address: 8627 Silver Lake Dr.
Address: 8627 Silver Lake Dr.  Perry Hall, MD 21128
Telephone Number: 410 931-7423

## Department of Permanant Development Management

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





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

June 17, 2004

Thomas Dixon, Jr. 8627 Silverlake Drive Perry Hall, Maryland 21128

Dear Mr. Dixon:

RE: Case Number:04-459-A, 8627 Silverlake Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 6, 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,

u. Callibal)

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: db

**Enclosures** 

c: People's Counsel



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

### Department of Permits Development Management

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





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

April 29, 2004

Thomas Dixon, Jr. 8627 Silver Lake Drive Perry Hall, Maryland 21128

Dear Mr. Dixon:

RE: Case Number:04-459-A, 8627 Silver Lake Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 6, 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,

U. Callaball

Callaball

Control

Cont

Supervisor, Zoning Review

WCR: clb

Enclosures

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

April 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: April 26, 2004

Item No.:

457-469

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





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

MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 4.19.04

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

RE:

Baltimore County

Item No. 455

JHT

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

1. 1. smell





### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley

DATE:

April 5, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

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

04-457

04-458

04-459

04-460

04-461

04-462

04-465

04-466

04-467

04-468

04-468

04-469

Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** April 23, 2004

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

SUBJECT:

8627 Silver Lake Drive

APR 2 7 2004

INFORMATION:

**Item Number:** 

4-459

ZONING COMMISSIONER

**Petitioner:** 

Thomas Dixon, Jr.

Zoning:

DR 3.5

Requested Action:

Administrative Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning is unable to make any recommendation regarding the petitioner's request due to inadequate information.

Petitioner should submit elevation drawings of the proposed garage, showing all sides, including information about the building materials and the color scheme. The proposed garage should resemble a residential structure to the greatest extent possible and include windows on all sides. Additionally, the garage should have two doors that are separated by a divider.

Should the petitioner be permitted to construct a garage that exceeds the maximum height permitted, an note shall be placed on the plan stating that "the current or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities; and, the accessory structure shall not be used for commercial purposes."

Prepared by:

Division Chief:

AFK/LL:MAC:

DER RECEIVED

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

**DATE:** May 18, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 26, 2004 Item Nos. 457, 458 (459) 460, 461, 462, 465, 466, 468, and 469

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

RWB:CEN:jrb

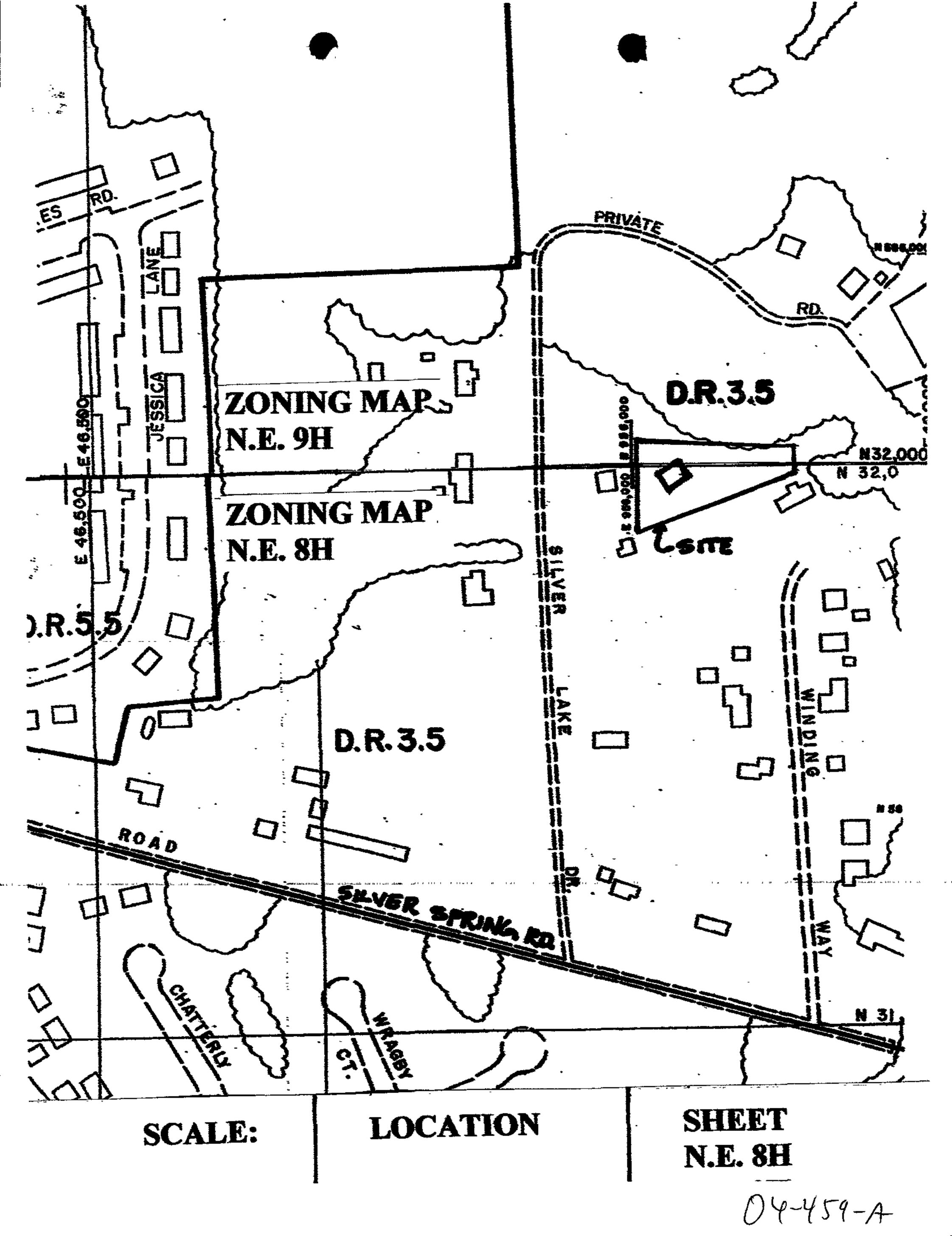
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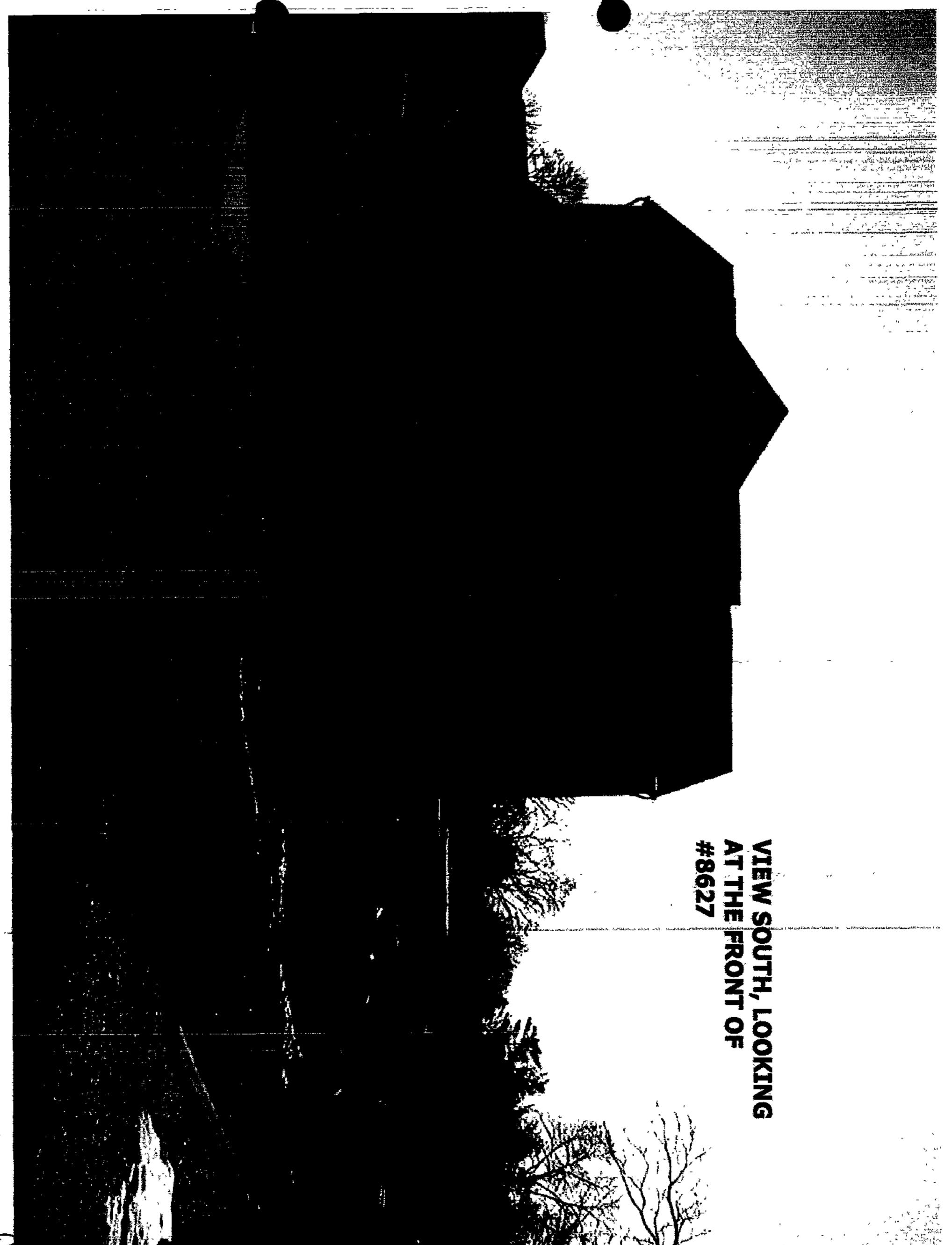
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CASE NAME 8627 Silver Lake Dr. CASE NUMBER 04-459-A
DATE 6/22/04

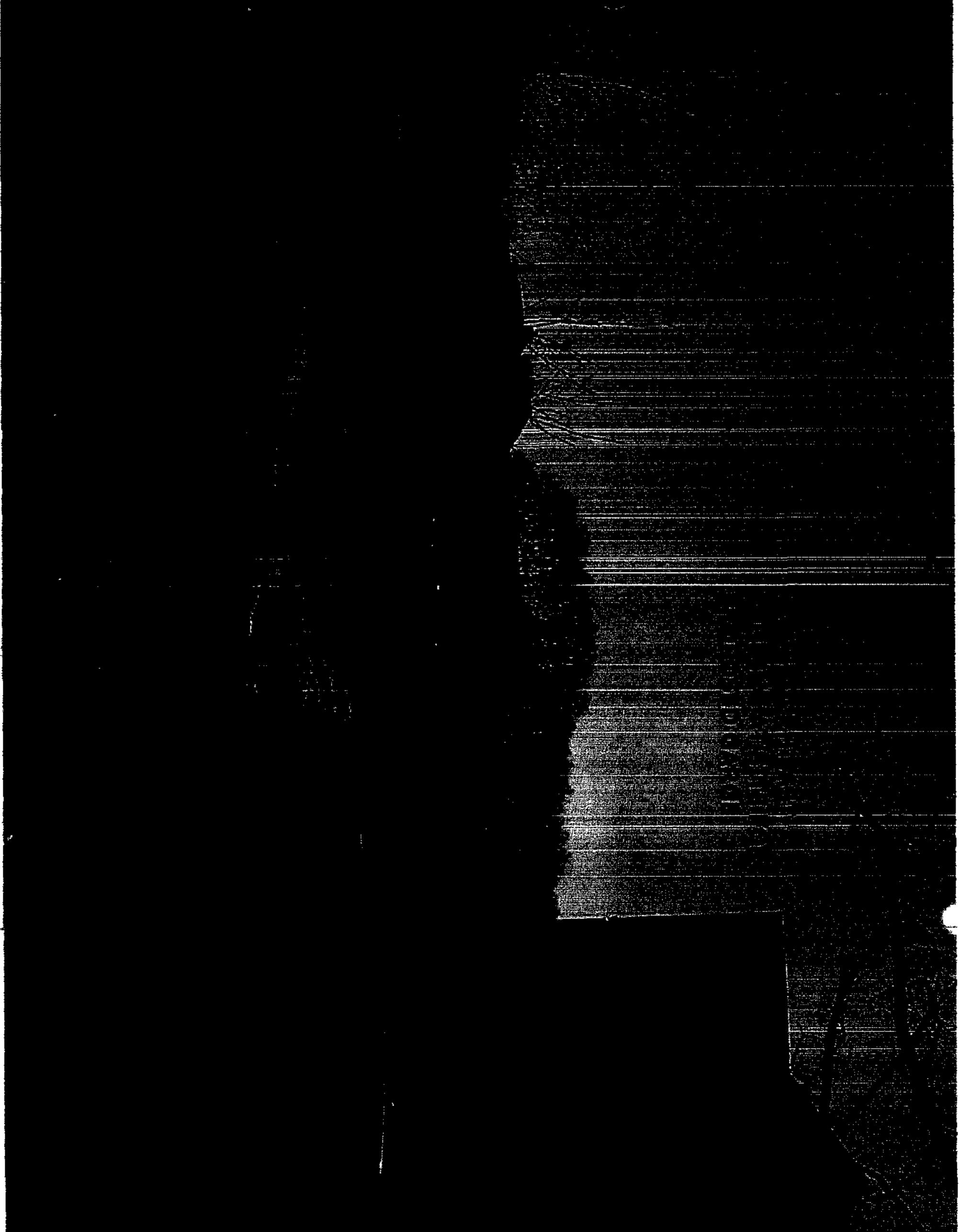
ETITIONER'S SIGN-IN SHEET

E-MAIL			
CITY, STATE, ZIP Fery HAM, WIB 21128 Towson, MD 21093			
8627 Silve, lake Dr., 102 W. Punnyhuminh hi Surbor			
MAMEO NAMEO DIXON			





04-424-40



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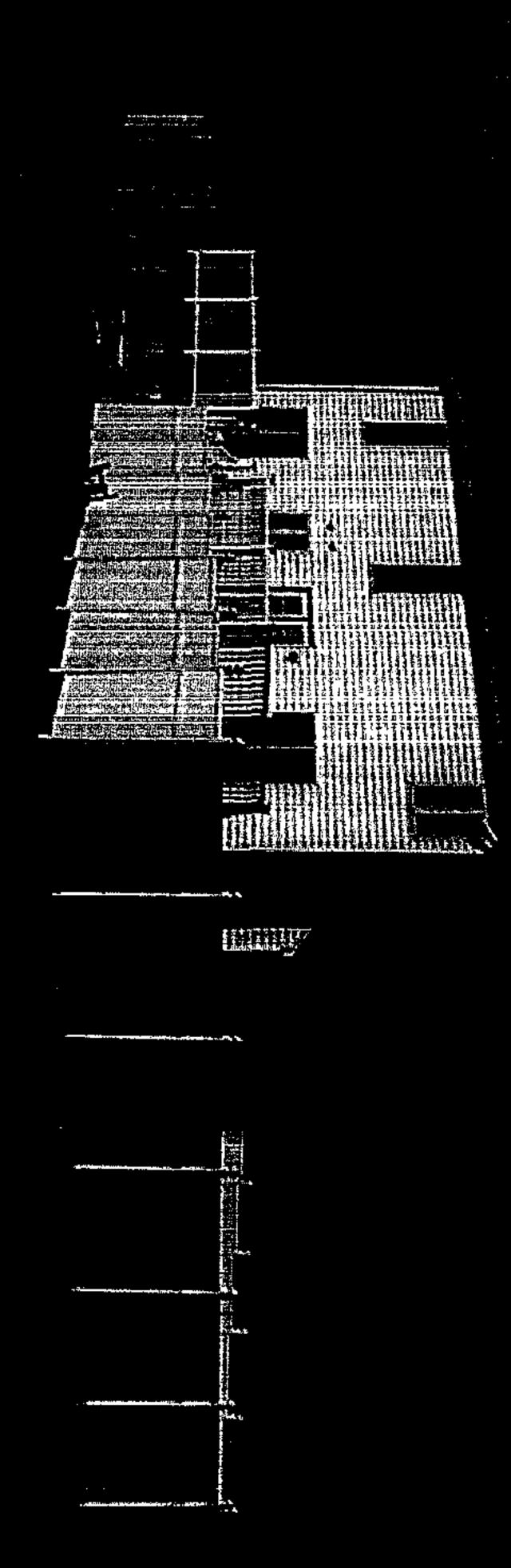
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LOOKING AT PARTICAL
SITE FOR PROPOSED
GARAGE

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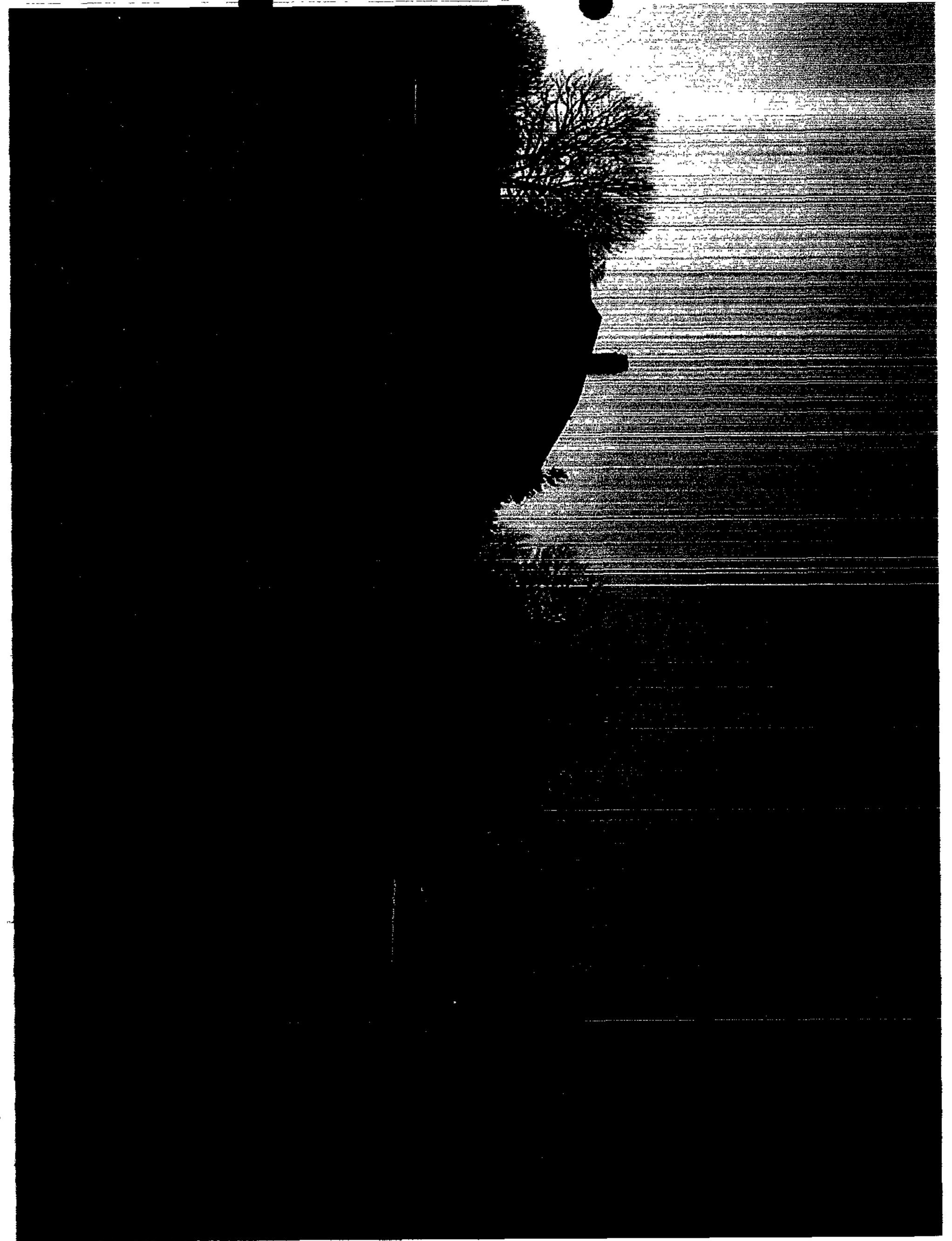


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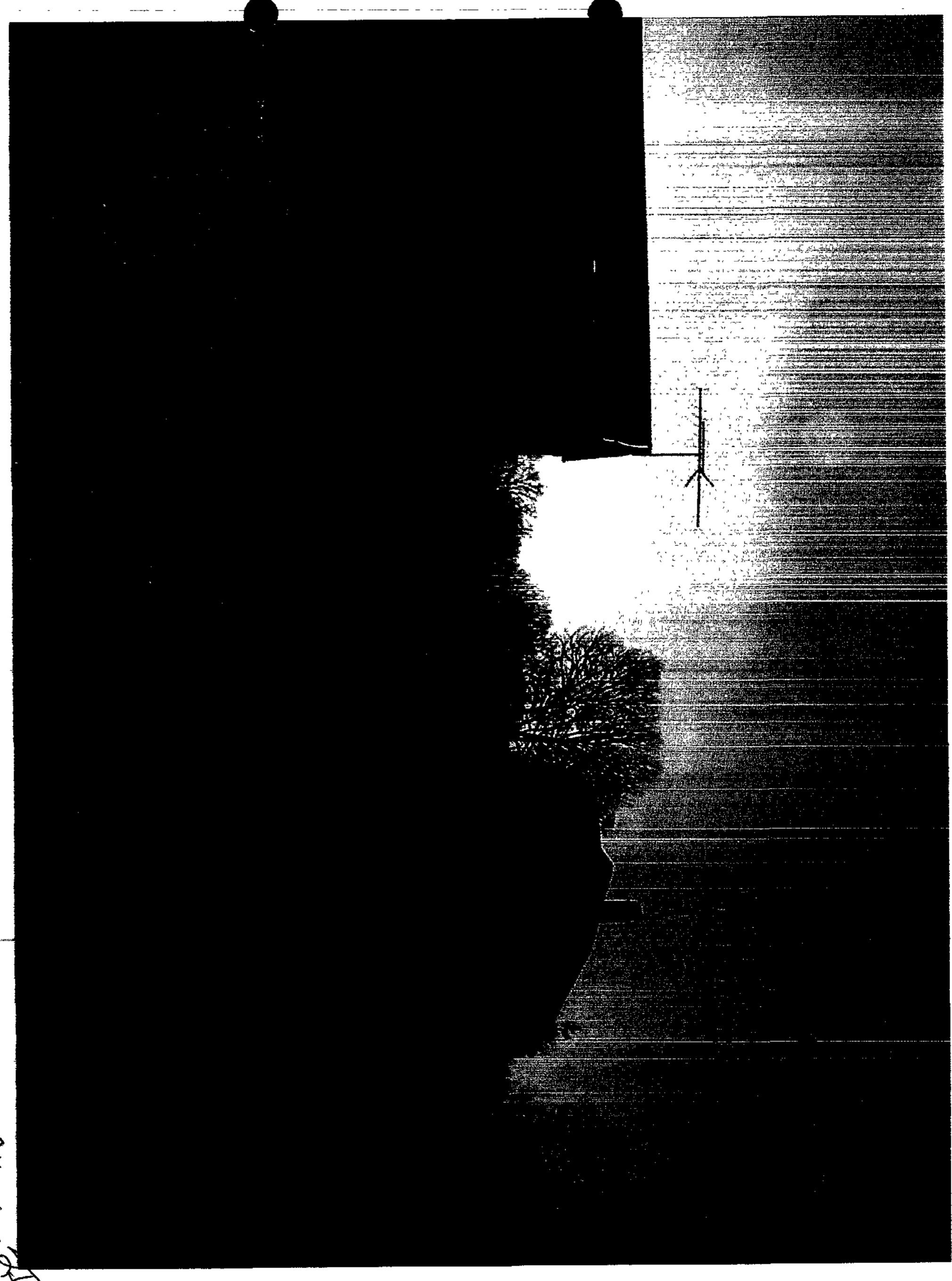
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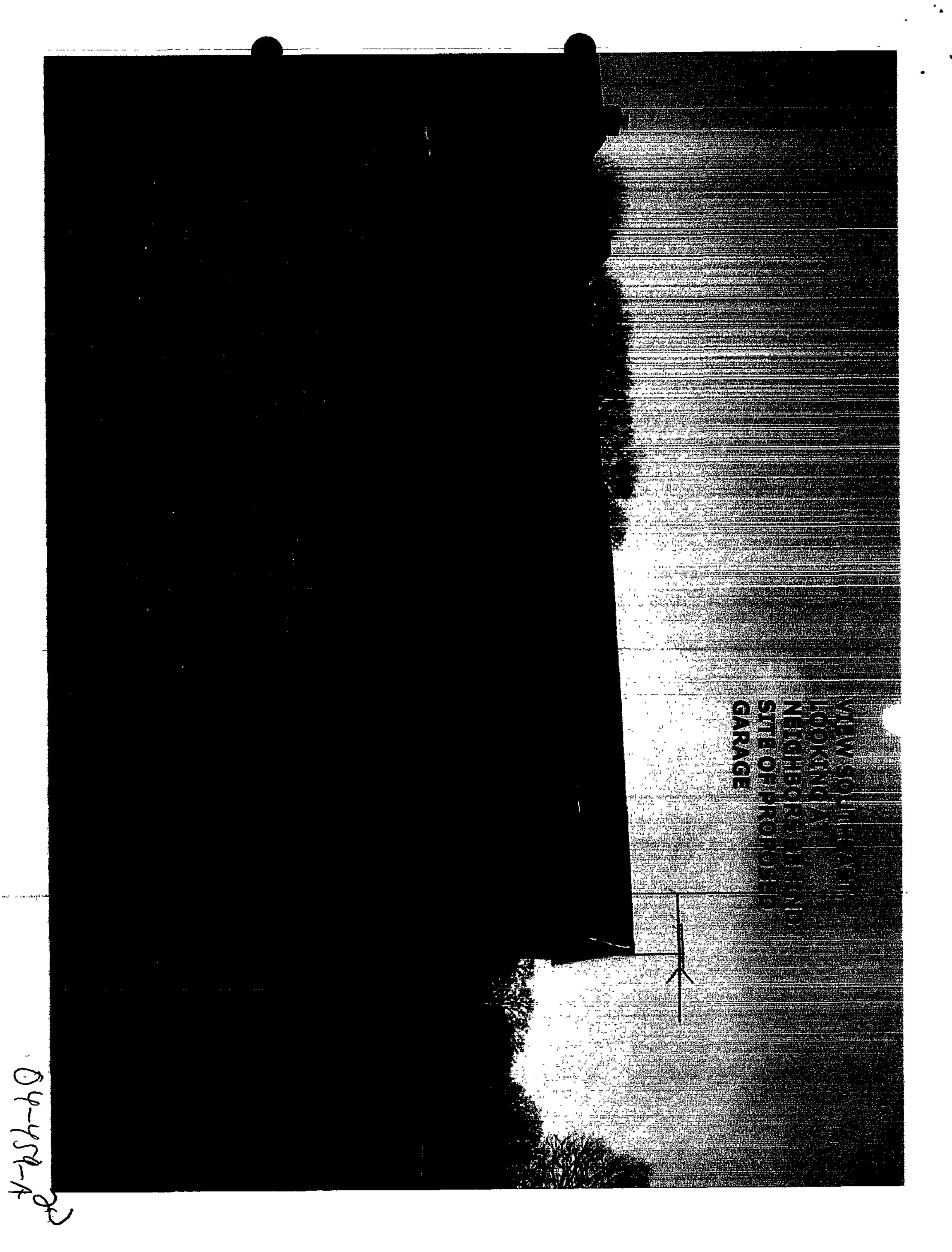
M-459-7



D4-459-A



04-421-24



and a substitution of the contract of the cont 7-424-1

PLAT TO ACCOMPANY PETITION FOR ZONING X VARIA  PROPERTY ADDRESS 8627 SILVER LAKE DRIVE  SUBDIVISION NAME LANDS OF HOFFMAN	
PLAT BOOK # MS LOT # 2 DEED LIBER 16659 / 11  OWNER THOMAS D. DIXON, Jr.	SILVER SPRING DE SITE
FREDRICK H. KLEIN 8630 SILVER LAKE DR LANDS OF HOFFMAN DISTRICT: 11 ACCT. # 1111047890	MARSH  STATE  MARSH  BLVD  MARSH  BLVD
THOMAS D. DIXON, JR. 8627 SILVER LAKE DR LANDS OF HOFFMAN DISTRICT: 11 ACCT. # 2300006600 DEED REFERENCE: 16659/11  N 89-21'-18" E 410.49'  N 89-21'-18" E 389.40'  N 89-21'-18" E 167.51'  P.O.B  THOMAS D. DIXON, JR. 8627 SILVER LAKE DR LANDS OF HOFFMAN DISTRICT: 11 ACCT. # 2300006601 DEED REFERENCE: 16659/11  N 89-21'-18" E 167.51'  N 89-21'-18" E 167.51'  N 89-21'-18" E 167.51'  N 89-21'-18" E 389.40'  S 70-54'-05" W 202.57	VICINITY MAP  SCALE: 1"= 1,000'  LOCATION INFORMATION  ELECTION DISTRICT 11th.  COUNCILMAN DISTRICT 5  1"=200' SCALE MAP # NE 8H & NE 9H
HOUSE #8637  W   WINTERLIN   W   100	ZONING DR3.5 (FORMERLY DR5.5)  LOT SIZE = .502 21,902  ACREAGE SQUARE FEET  PUBLIC PRIVATE  SEWER X
LANDS OF HOFFMAN DISTRICT: 11 ACCT. # 2300006599  DEED REFERENCE: MS  LOT # 1  LOT #	WATER X  CHESAPEAKE BAY CRITICAL AREA  100 YEAR FLOOD PLAIN  HISTORIC PROPERTY BUILDING  X  YES NO X  X  X  X  X  X  —
PREPARED BY: DADALLEL DEGLOVE	PRIOR ZONING HEARING: MINOR SUBDIVISION #97-117-M  ZONING OFFICE USE ONLY EVIEWED BY: ITEM # CASE #  JNP 459 09-459-4 QX