

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S of Log Way Trail, 100 ft. N  
centerline of Worthington Ridge Court  
4th Election District  
2nd Councilmanic District  
**(4006 Log Trail Way)**

Kimberly & Mark Komrad  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 04-490-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 Kimberly and Mark Komrad. The administrative variance is requested for property located at 4006 Log Trail Way in the Reisterstown area of Baltimore County. The administrative variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a property line setback of 34 ft. in lieu of the required 50 ft. and to approve a single lot amendment to Lot 33, Section 4 on the Final Development Plan for "Worthington Hillside II, Section 4". 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 May 7, 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*.

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2004 - 5/14/04  
BY R. JAMESON

"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 Petitioners, I find that the Petitioners' variance request should be GRANTED.

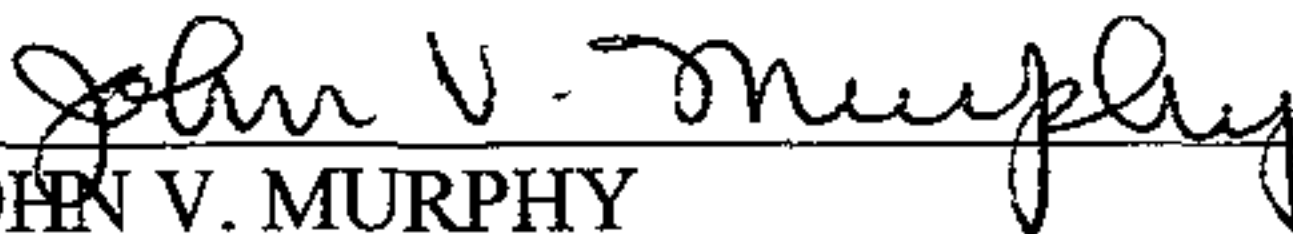
THEREFORE, IT IS ORDERED, this 4 day of June, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a property line setback of 34 ft. in lieu of the required 50 ft. and to approve a single lot amendment to Lot 33 only, Section 4 on the Final Development Plan for "Worthington Hillside II,

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6/10/04  
BY R. Johnson

Section 4", be and 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

6/24/04  


## 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 4, 2004

Mr. & Mrs. Mark Komrad  
4006 Log Trail Way  
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance  
Case No. 04-490-A  
Property: 4006 Log Trail Way

Dear Mr. & Mrs. Komrad:

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,

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 4006 LOG TRAIL WAY  
 which is presently zoned RC5

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) 1 A04.3.B.2 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A PROPERTY LINE SETBACK OF 34' IN LIEU OF THE REQUIRED 50' AND TO APPROVE A SINGLE LOT AMENDMENT TO LOT 33, SECTION 4 ON THE FINAL DEVELOPMENT PLAN FOR WASHINGTON HILLSIDE II - SECTION 4 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 \_\_\_\_\_

**Legal Owner(s):**

MARK KOMIZAD  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
KIMBERLY KOMIZAD  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
4006 LOG TRAIL WAY 410-833-8283  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
REISTERSTOWN MD 21136  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 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. 04-490-A

Reviewed By LTM Date 4/28/04

Estimated Posting Date 5/9/04

ORDER RECEIVED FOR FILING  
 Date 5/10/04  
 By [Signature]

# 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 4006 LOG TRAIL WAY  
Address  
REISTERSTOWN MD 21136  
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):

We are seeking an Administrative Variance to relax the 50' side yard setback required in a RC5 zone. The proposed addition is approximately 34' from from the property line. The adjacent house is approximately 80' from the common property line. Kim Komrad(owner) is in need of a private studio space

Mark Komrad

M.D.(owner) is in need of a private space, appropriately partitioned from the main house.

the Komrad family also has a profoundly handicapped relative with a very heavy motorized wheelchair who is unable to gain wheelchair access to the current structure and this addition will provide ready wheelchair access. as the addition is being constructed right off the driveway. No other location would enable handicapped access from the specialized van she uses. **In fact, the addition will not extend any closer to the property - line than the currently existing concrete driveway pad.** The extremely steep grade on which the house is built precludes placement of this addition behind the house without profound and burdensome alteration of the steep gradient with an enormous landfill and compromise of the existing septic field behind the house.

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.

Mark Komrad  
Signature  
MARK KOMRAD  
Name - Type or Print

Kimberly Komrad  
Signature  
KIMBERLY KOMRAD  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16<sup>th</sup> day of April, 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

James M. Kelly  
Notary Public  
My Commission Expires 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 4006 LOG TRAIL WAY  
Address  
REISTERSTOWN MD 21136  
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):

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Mark Komrad

M.D.(owner) is in need of a private space, appropriately partitioned from the main house

The Komrad family also has a profoundly handicapped relative with a very heavy motorized wheelchair who is unable to gain wheelchair access to the current structure and this addition will provide ready wheelchair access. as the addition is being constructed right off the driveway. No other location would enable handicapped access from the specialized van she uses. **In fact, the addition will not extend any closer to the property - line than the currently existing concrete driveway pad.** The extremely steep grade on which the house is built precludes placement of this addition behind the house without profound and burdensome alteration of the steep gradient with an enormous landfill and compromise of the existing septic field behind the house.

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  
MARK KOMRAD  
Name - Type or Print

[Signature]  
Signature  
KIMBERLY KOMRAD  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16<sup>th</sup> day of April, 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

[Signature]  
Notary Public  
My Commission Expires 8/16/2004



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 4006 LOG TRAIL WAY  
 which is presently zoned RC5

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.2 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A PROPERTY LINE SETBACK OF 34' IN LIEU OF THE REQUIRED 50'. AND TO APPROVE A SINGLE LOT AMENDMENT TO LOT 33, SECTION 4. ON THE FINAL DEVELOPMENT PLAN FOR NORTHINGTON HILLSIDE 11-SECTION 4

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):**

MARK KOMIZAD  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
KIMBERLY KOMIZAD  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
4006 LOG TRAIL WAY 410-833-8283  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
REISTERSTOWN MD 21136  
 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. 04-490-A

Reviewed By etm Date 4/28/04

REV 10/25/01

Estimated Posting Date 5/9/04



## Zoning Description

Mark and Kimberly Komrad Residence  
4006 Log Trail Way  
Reisterstown, Maryland 21136

Zoning Description for 4006 Log Trail Way, Reisterstown, Maryland 21136

Beginning at a point on the east side of Log Trail Way which is 50' wide at the distance of approximately 100' north of the centerline of the nearest improved intersecting street Worthington Ridge Court which is 50' wide. From this point the metes and bounds are: S61 26' 35"E. 453.33 ft., S 43 52' 00" W. 95ft., S48 45' 58" E. 456.45ft., R=495ft., 195.91 ft. Being Lot # 33, Map 49, Grid 3, Parcel 301, Section 4, Group 80 in the subdivision of Worthington Hillside II as recorded in Baltimore County Plat Ref: 53/102 containing 1.52 acres. Also known as 4006 Log Trail Way, Reisterstown, Maryland 21136 and located in the 04 Election District, Acct No. 2000005517. ZND  
COUNCILMANIC DISTRICT

#490

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 35724

DATE 4/28/04 ACCOUNT 20010060150

AMOUNT \$ 115.00

RECEIVED FROM: T SPILLS

FOR: 04-490-A

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TYPE INV  
4/28/2004 4/28/2004 11:35:00  
4/28/2004 MALKIN KIM KIM  
RECEIPT # 25355 4/28/2004 DRIH  
REQ BY 528 ZONING VERIFICATION  
JR ML 035724  
Receipt Tot \$115.00  
\$115.00 CR \$1.00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date May 10, 2004

RE: Case Number 04-490-A

Petitioner/Developer DR. MARK CONRAD

Date of Hearing (Closing) MAY 24, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4006 LOG TRAIL WAY

The sign(s) were posted on May 7, 2004

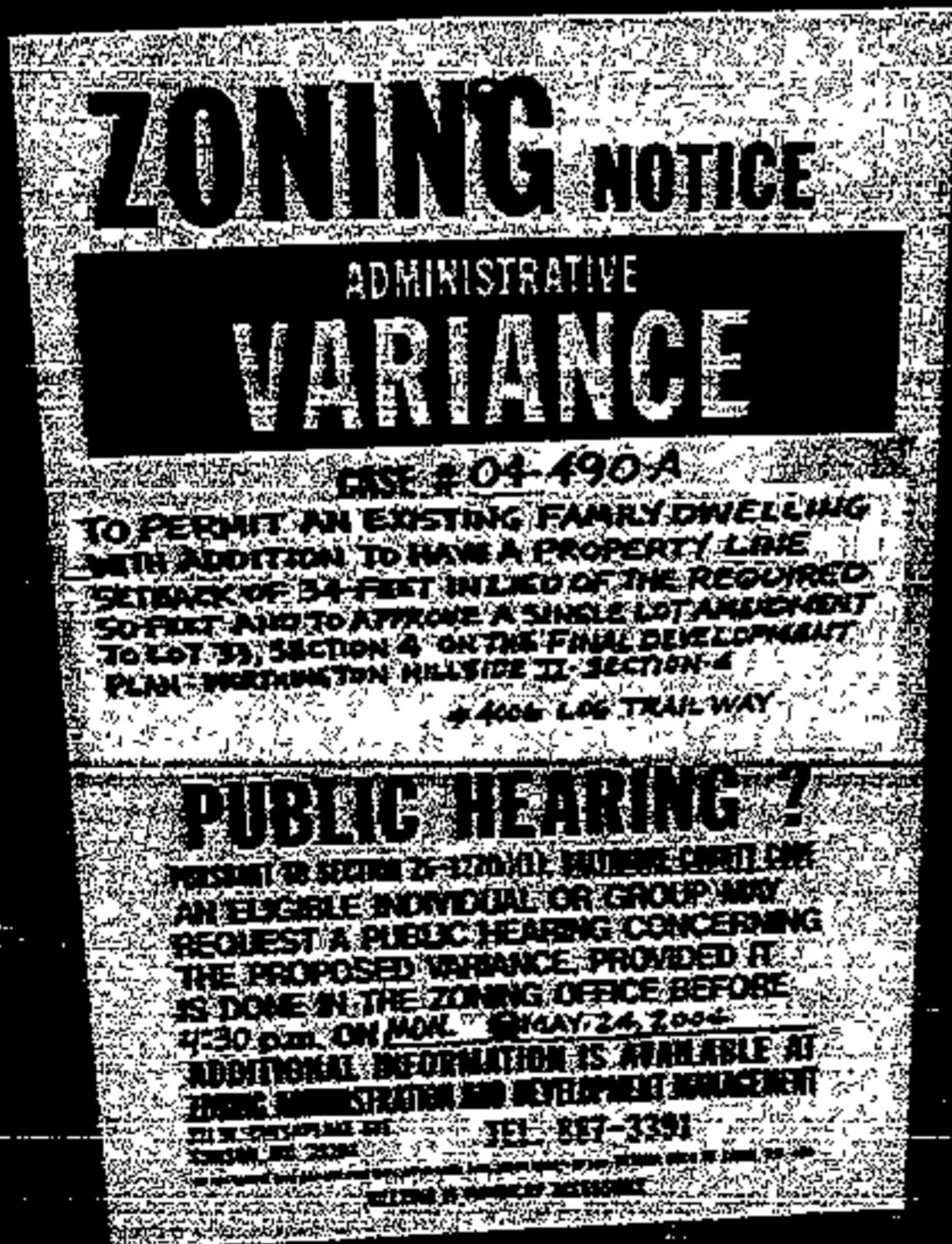
Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley Maryland 21030  
(City, State, Zip Code of Sign Poster)

410-666-5366  
(Telephone Number of Sign Poster)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 04- 490 -A Address 4006 LOG TRAIL WAY

Contact Person: LOYD T. MOXLEY Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 4/28/04 Posting Date: 5/9/04 Closing Date: 5/24/04

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- 490 -A Address 4006 LOG TRAIL WAY

Petitioner's Name MARK KOMRAD ET UX Telephone 410 833 8283

Posting Date: 5/9/04 Closing Date: 5/24/04

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A PROPERTY LINE SETBACK OF 34' IN LIEU OF THE REQUIRED 50' AND TO APPROVE A SINGLE LOT AMENDMENT TO LOT 33, SECTION 4 ON THE FINAL DEVELOPMENT PLAN WORTHINGTON HILLSIDE II - SECTION 4

WCR - Revised 6/28/00

IF HAVE RECEIVED POSTING INFO PRS

**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: + 04-490-A  
Petitioner: MARK & KIMBERLY KOMRAD  
Address or Location: 4006 LOG TRAIL WAY, REISTERSTOWN MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK & KIMBERLY KOMRAD  
Address: 4006 LOG TRAIL WAY  
REISTERSTOWN MD 21136  
Telephone Number: 410-833-8283

**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*

May 24, 2004

Mark Komrad  
Kimberly Komrad  
4006 Log Trail Way  
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Komrad,

RE: Case Number:04-490-A, 4006 Log Trail Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 20, 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

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



Baltimore County  
Fire Department

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

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

May 10, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: May 10, 2004

Item No.: 472, 488, 490-501

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK  
Fire Marshal's Office  
PHONE 887-4881  
MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** May 18, 2004

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 17, 2004  
Item Nos. 472, 488, 489, 490, 492, 494,  
496, 497, 498, 499, 500, and 501

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 JPD/RBS  
DATE: May 18, 2004  
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 3, 2004

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

04-472  
04-488  
04-489  
04-490  
04-491  
04-493  
04-494  
04-496  
04-496  
04-497  
04-498  
04-499  
04-500  
04-501

Reviewers: Sue Farinetti, Dave Lykens

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** May 14, 2004

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

**SUBJECT:** Zoning Advisory Petition(s): **Case 4-490 and 4-499 – 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:

Lyn Laska

MAC/LL

RECEIVED

MAY 17 2004

ZONING COMMISSIONER



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.11.04

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

RE: Baltimore County  
Item No. 498 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

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



**Keith and Mary Boenning  
4008 Log Trail Way  
Reisterstown, MD 21136**

April 25, 2004

**re: Proposed building plan for addition  
onto the Komrad Residence at  
4006 Log Trail Way, Reisterstown, MD 21136**

To: Baltimore County

We are writing a note in support of our immediate next door neighbors--The Komrads-- and their plan for building an addition to their home at 4006 Log Trail Way. We understand that this addition is important to the conduct of both the careers of Cantor Kim Komrad and Dr. Mark Komrad. We note that the furthest edge of this new addition will not even be as close to our property as their currently existing parking pad, and therefore represents no appreciable change in the proximity of the improvements on the 4006 lot to the 4008 lot. Since it is our property that is specifically proximate to the proposed building plan, we wish the County to note that we have no objections to this building plan, which calls for the edge of their addition to be 25' from our mutual property line.

Sincerely,

*Mary C Boenning*

*Keith A. Boe*

Keith and Mary Boenning  
Property Owners  
4008 Log Trail Way, Reisterstown MD

# KOMRAD RESIDENCE



EXISTING  
HOUSE  
4006 LOG TRAIL  
WAY



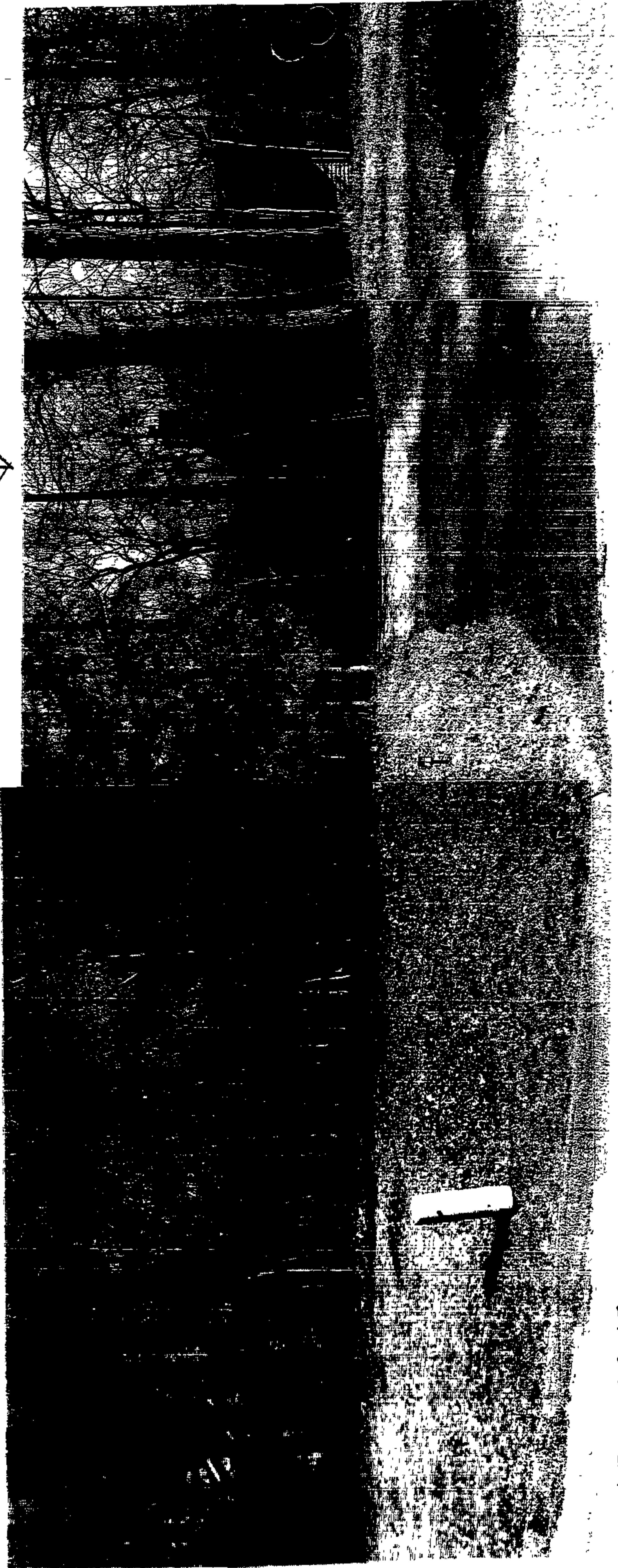
EXISTING  
HOUSE  
SIDE VIEW

↑ RED REFLECTOR MARKS CORNER  
OF PROPOSED ADDITION

# 490

KOMRAD  
RESIDENCE

PROPOSED ADDITION  
↓



KOMRAD RESIDENCE  
4000 LOG TRAIL WAY

ADJACENT DWELLING  
4008 LOG TRAIL WAY

#490

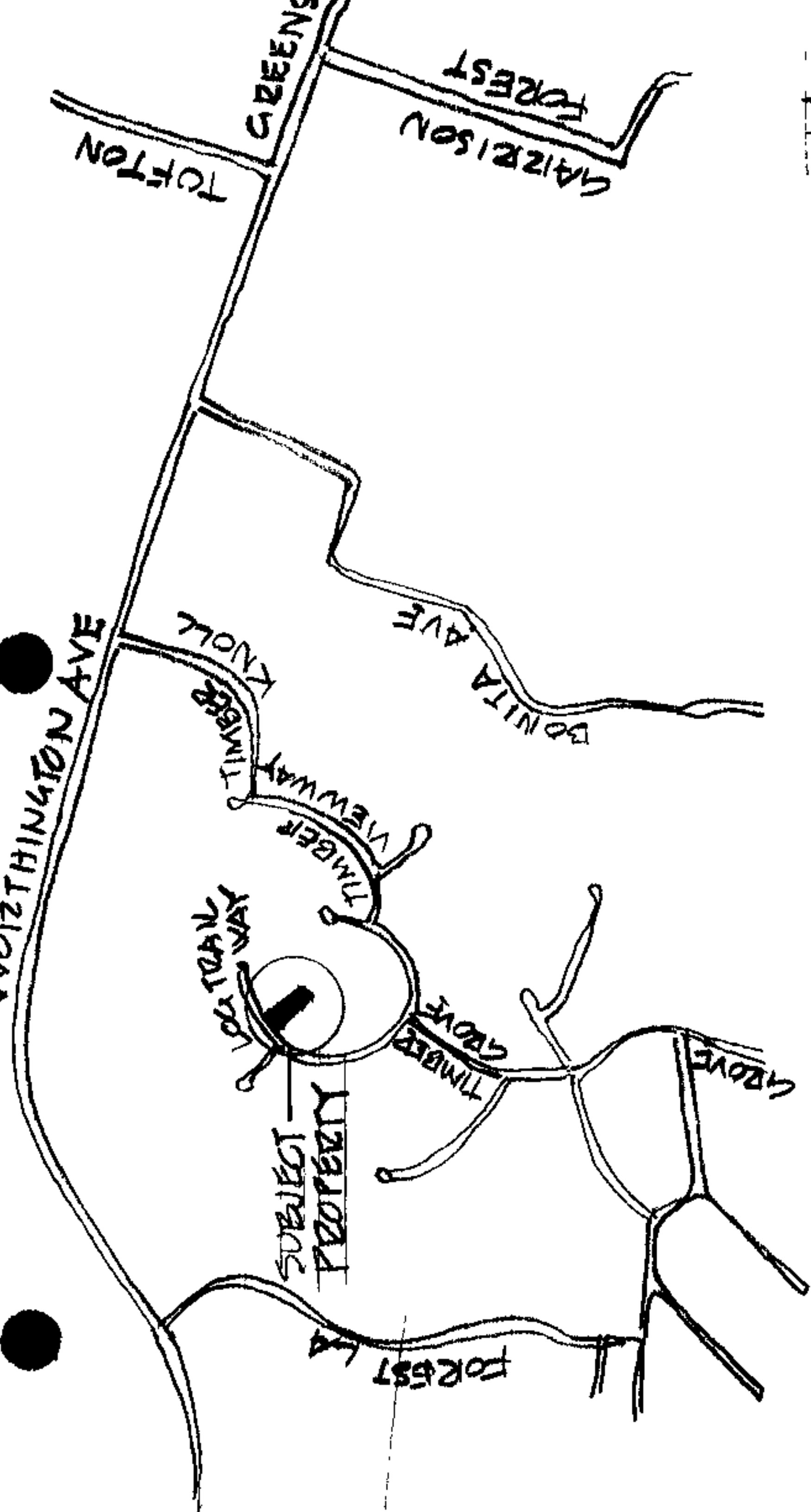
KOMRAD RESIDENCE



ADJACENT  
DWELLING  
4008 LOG TRAIL  
WAY

#490

**PLAT TO ACCOMPANY PETITION FOR ZONING - VARIANCE**  
**PROPERTY ADDRESS - 4006 LOG TRAIL WAY**



**VICINITY MAP**  
**1" = 2000'**

**PLAT TO ACCOMPANY PETITION FOR ZONING**  
**VARIANCE**

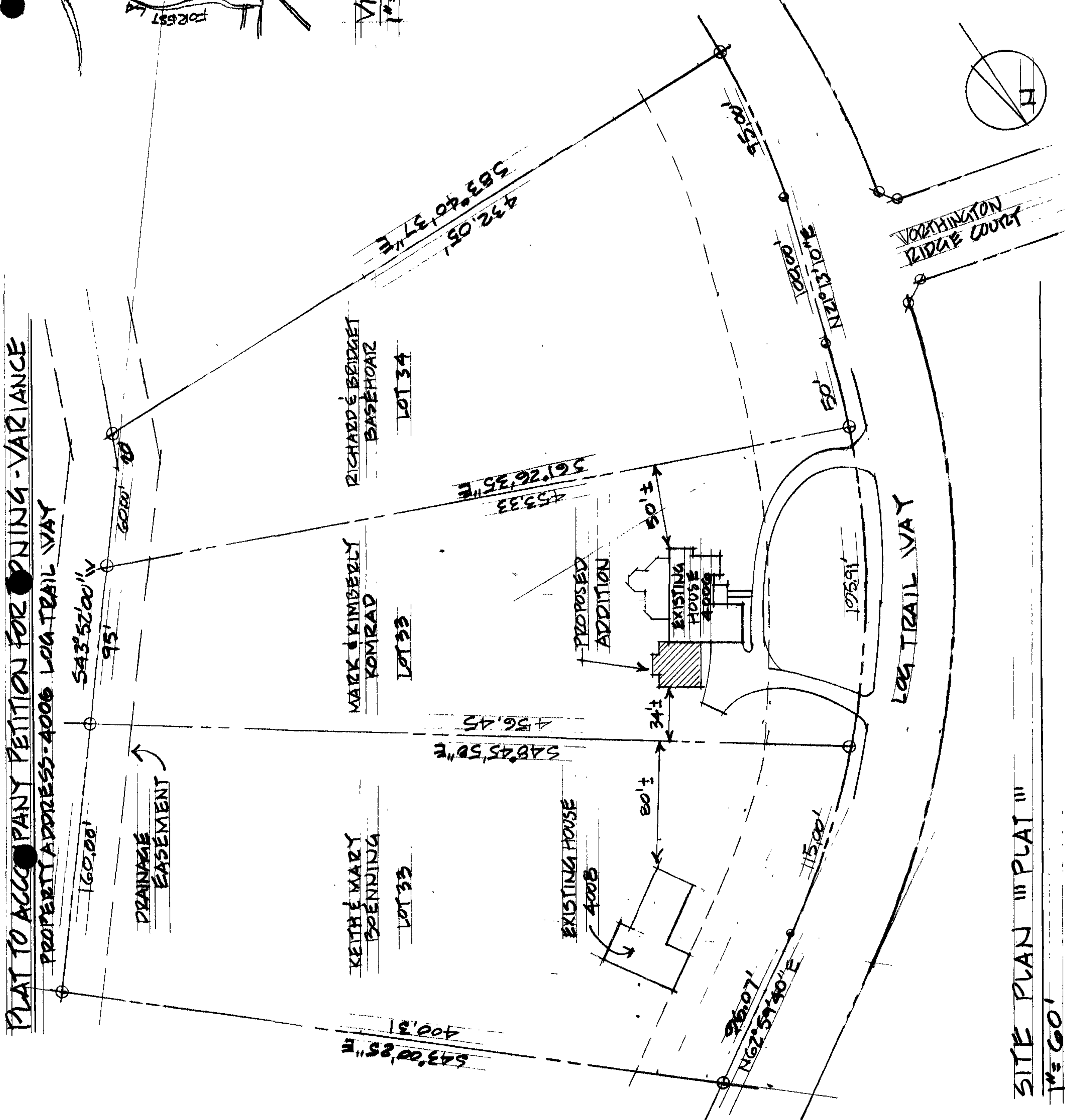
PROPERTY ADDRESS - 4006 LOG TRAIL WAY  
 SUBDIVISION - VOITZHINGTON HILLSIDE II  
 PLAT REF - 53/102  
 OWNER - MARK & KIMBERLY KOMRAD  
 4006 LOG TRAIL WAY

**LOCATION INFORMATION**  
 ELECTION DISTRICT 4 C 2  
 MAP 49, GRID 3, PARCEL 301, SECTION 4, LOT 33  
 GROUP 80  
 ZONING R.C.15  
 LOT SIZE - 1.524AC  
 SEWER - PRIVATE  
 WATER - PUBLIC  
 CHESAPEAKE BAY CRITICAL AREA - NO  
 100 YEAR FLOOD PLAIN - NO  
 HISTORIC PROPERTY/BUILDING - NO  
 PREVIOUS ZONING HEARING - NONE KNOWN

**ZONING OFFICE USE ONLY**

REVIEWED BY	ITEM #	CASE #
LTM	490	

*Ret. City*

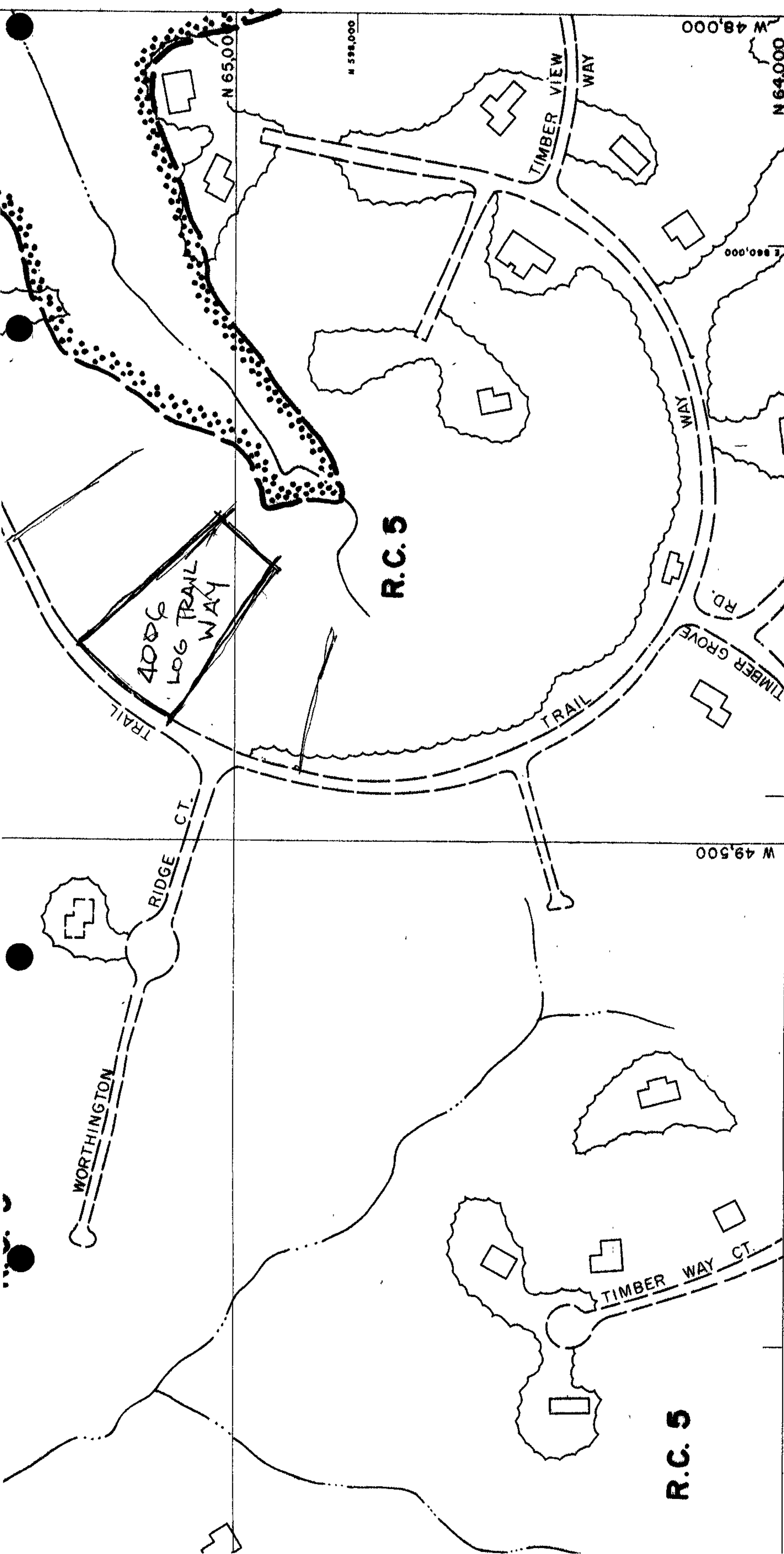


**SITE PLAN III PLAT III**  
**1" = 60'**



NW 17-1

ZONING MAP



<p><b>SCALE</b></p> <p>1" = 200' ±</p>		<p><b>LOCATION</b></p> <p>WORTHINGTON</p>	<p><b>SHEET</b></p> <p>N.W. 17-1</p>
<p><b>COUNTY AND ZONING MAP</b></p>			