WERECEIVED FOR FUR.

IN RE: PETITION FOR ADMIN. VARIANCE

SE/Corner Clay Hill Circle and

Stone Row Court

(241 Clay Hill Circle)

8<sup>th</sup> Election District

3<sup>rd</sup> Council District

James T. Rice, Jr., et ux Petitioners

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 04-546-A

•

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, James T. Rice, Jr., and his wife, Patricia Rice. The Petitioners seek relief from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.6.b and V.B.6.c of the Comprehensive Manual of Development Policies (C.M.D.P.) (1971-1992 Regulations) to permit an open projection (proposed deck and screened porch) with a property line setback of 3' in lieu of the required 11.25' and a distance from a facing window of 25' in lieu of the required 30', and to amend the Final Development Plan of Ashland, Lot 11, Block B, only, accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being

FOR PECENTION FOR FLOR

no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the information contained within the case file, I am persuaded to grant the requested relief. It was indicated that the location and configuration of existing improvements limit development on the site and that strict compliance with the zoning regulations will result in a practical difficulty for the Petitioners. There were no adverse comments from any County reviewing agency and there is apparently no opposition from any of the neighbors. Thus, it appears that relief can be granted without detrimental impact upon the surrounding locale.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this \_\_\_\_\_ day of July 2004 that the Petition for Administrative Variance seeking relief from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.6.b and V.B.6.c of the Comprehensive Manual of Development Policies (C.M.D.P.) (1971-1992 Regulations) to permit an open projection (proposed deck and screened porch) with a property line setback of 3' in lieu of the required 11.25' and a distance from a facing window of 25' in lieu of the required 30', and to amend the Final Development Plan of Ashland, Lot 11, Block B, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

## 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

July 6, 2004

Mr. & Mrs. James T. Rice, Jr. 241 Clay Hill Circle Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE SE/Corner Clay Hill Circle and Stone Row Court (241 Clay Hill Circle)

8<sup>th</sup> Election District – 3<sup>rd</sup> Council District James T. Rice, Jr., et ux - Petitioners Case No. 04-546-A

Dear Mr. & Mrs. Rice:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Ms. Erica Nestlerode, Penza Associates Architects, Inc. 401 Woodbourne Avenue, Baltimore, Md. 21212 People's Counsel; Case File



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



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

Date

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) VB.6. D ANDC (1971-1992 CMDP) AND SECTIONS 301, I AND 504 BCZR, TO PERMIT AN OPEN PROJECTION (SCREENED PORCHAND DECK) WITH A 3FT. TO PROPERTY LINE SETBACK AND A 25 FT DISTANCE TO A FACING WINDOW IN LIEU OF 11, 25 FT, AND 30 FT. RESPECTIVELY AND TO AMEND THE FIMAL DEVELOPMENT PLAN FOR LOT II BLOCKB IN ASHLAND.

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.

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): T. RICE. JR. Name - Type or Print Name > Type or Print Signature Signature Address Telephone No. Name - Type or Print City Zip Code State Signature **Attorney For Petitioner:** LAY HILL CIRCLE Address Telephone No. Name - Type or Print Zip Code Representative to be Contacted: Signature **Company** Address Telephone No. Address City State Zip Code Zip Code Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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

Reviewed By

**Estimated Posting Date** 

# 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

241 CLAY HILL CIRCLE

Address

COCKEYSVILLE, MARYLAND

State

21030

Zip Coo

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):

The current property setbacks create a buildable area that is difficult to accommodate the addition of a deck and screen porch. The existing building is situated in such a manner as to be only 6'-6" from the property line. The Ashland setbacks require a 15' window to lot line, which with the 25% allowance creates an 11'-3" setback. Therefore even with the 25% allowance given to open porches in Section 301.1 of the Baltimore County Zoning Regulations, there is no way to add the said additions to the rear of the structure without encroaching on the existing setbacks.

# CURRENTLY THERE IS A LARGE DECK WHICH WILL BE REMOVED ! REPLACED; SEE PHOTO \*

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.

MR. AMES T. RICE. JR. Signature  Naprie - Type or Print	MRS. PATRICIA RICE. Signature  Mas. Patricia Rice  Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  I HEREBY CERTIFY, this	ed  nd Patricia Rice  to me as such Affiant(s)
AS WITNESS my hand and Notarial Seal	Pamela S. Clevinger

**Notary Public** 

PUBLIC /

REV 10/25/01

My Commission Expires May 1, 2006

# 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

REV 10/25/01

Address

COCKEYSVILLE, MARYLAND

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):

The current property setbacks create a buildable area that is difficult to accommodate the addition of a deck and screen porch. The existing building is situated in such a manner as to be only 6'-6" from the property line. The Ashland setbacks require a 15' window to lot line, which with the 25% allowance creates an 11'-3" setback. Therefore even with the 25% allowance given to open porches in Section 301.1 of the Baltimore County Zoning Regulations, there is no way to add the said additions to the rear of the structure without encroaching on the existing setbacks.

# CURRENTLY THERE IS A LARGE DECK WHICH WILL BE REMOVED ! REPLACED; SEC PHOTO \*

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.

MR. AMES T. RICE, JR.	MRS PATRICIA RICE.
	Mrs. Patricia Rice
Name Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to	wit
HEREBY CERTIFY, this 35 day of 100 day of 10	breared. 2004, before me, a Notary Public of the State
James T. Rice, Jr.	and Patricia Rice
the Affiant(s) herein, personally known or satisfactorily ide	entified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	
NOTARY	Motary Public

My Commission Expires \_\_\_



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

IWe do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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) V.B. 6.6 AND C (1971-1992 CMOP) AND SECTIONS 301.1 AND 504 BCZR. TO PERMIT AN OPEN PROJECTION (SCREENED PORCH AND DECK) WITH A 3 PT. TO PROPERTY UNE SETBACK AND A 25 FT. DISTANCE TO A FACING WINDOW IN LIEU OF 11.25 FT AND 30 FT. RESPECTIVELY AND TO AMEND THE FINAL DEVELOPMENT PUN FOR WITH, BLOCK B IN ACHLAND.

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.

•			is the subject of this Petition.	property willest
Contract Purchaser/L	<u>.essee:</u>		Legal Owner(s):	
Name - Type or Print		· · · · · · · · · · · · · · · · · · ·	MR. JAMEST. RICE IR.	
Signature	·	<u></u>	Signature	<del></del>
Address		Telephone No.	MRS. ATRICIA RVE. Name - Type or Print	<del></del>
City	State	Zip Code	Mrs. Patricia Kirie Signature	
Attorney For Petition	er:		241 CIAY HILL CIRCLE 410. Address	Telephone No.
Name - Type or Print			COCKEYSVILLE, MARYLAND State	21030 ZIp Code
Signature	•		Representative to be Contacted:  EKILA NESTLERADE	
Company		<u></u>	Name	10 ADF ( ) -1
Address		Telephone No.	401 WOODBOURNE AVE 4	10.435.667 Teléphone No.
City	State	Zip Code	BALTIMORF, MARYLAND State	Zip Code
A Public Hearing having beet this day of regulations of Baltimore County		4 14 1 <del>17</del> 30 14 10 <del>1</del> 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	required, it is ordered by the Zoning Commissioner of his petition be set for a public hearing, advertised, as required.	Baltimore County, uired by the zoning
CASE NO. <u>04</u>	546 A	Rev	Zoning Commissioner of Baltimore County iewed By Date _5/26/	04
REV 10/25/01	•		mated Posting Date 6/06/04-	<del></del>

## ZONING DESCRIPTION FOR 241 CLAY HILL CIRCLE, COCKEYSVILLE, MARYLAND 21030

Beginning at a point on the East side of Stone Row Court which is 40' (right-of-way) wide at the distance of approximately 20 feet South of the centerline of the nearest improved intersecting street, Clay Hill Circle, which is 40' (right-of-way) wide. \*Being Lot # 11, Block B in the subdivision of Ashland as recorded in Baltimore County Plat Book # 60, Folio # 2, containing 6,648 square feet. Also kwon as 241 Clay Hill Circle, Cockeysville Maryland and located in the 8th Election District, and 3th Councilmanic District.

4



# I NOTICE

**ADMINISTRATIVE** 

TO PERMIT AN OPEN PROJECTION (SCREENED PORCH AND DECK) WITH A 3 FT. PROPERTY DISTANCE IN LIEU OF 11.25 FT. AND 30 FT. RE-SPECTIVELY AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 11, PLOCK "B" IN ASHLAND 04-546-A # CASE

# HEARING $\sim$ Δ.

AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON - The ZONING OFFICE BEFORE ADDITIONAL INFORMATION IS AVAILABLE AT 20MING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 10W50M, MO 21204

TEL. 887-3391

\*\*\*CHESAPERMENT\*\*\*

TEL. 887-3391

\*\*\*CHESAPERMENT\*\*\*

\*\*\*THE PROPOSED VARIANCE, PROVIDED IT INFORMATION IS AVAILABLE AT 20MING ADMINISTRATION AND DEVELOPMENT MANAGEMENT INFORMATION AND DEVELOPMENT MANAGEMENT AND ADDITIONAL AND

MEETING IS HANDICAP ACCI SSIBLE

					n St. Tripogram On Tripogram	manage and the second
						9
						5
					The state of the s	
				Andrew Control of the second o	and the second s	
				The second secon	The state of the s	3
			:			
			آر درمي فعيراند السير - ما معيراند السير			LANGE - ENTRY BY
and approximately and considering the property of the control of t	y of a minght of a contract o	, ************************************	~ ~. ·	1 3 7	y de bis	Control of the contro
*	1 1 7 1/4 F	<b></b>	- , ,	-	_	_
. +' <u>-</u>	M				<u> </u>	
	M		- 1		<u>.</u> ,	
Apply the second						
	Company of the second		1	^ <sub>4,-</sub> <sup>, i</sup>		
				d se grand god skipt navagas god — sama apara	and the state of t	The same of the sa
The second secon		V	-	سياه سدد الدين المراجع المراجع المراجع المراجع المراج	رو بروری و سیاری	The state of the s
					and the same	1/26 27
The state of the s		Acres (A)	edystalent a	or Trails and	A soul	**************************************
The second secon		M			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1
and the second s	The second of th	1		1		¥
The state of the s	engreen jogis englis en et 10. anjanearing en en er e 10. anjanearing en en er en er e	45		ala (17 T		
		100 mg 10		20 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
		<b>2</b>	V			
		<b>1</b>	THE REAL PROPERTY.		V	
			-1	X		
ALLEGA PALLET AND		- n Pagent 能是 n_**		es No sel 1 Meses	10 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	À È
	The state of the s	A CONTRACTOR OF THE PROPERTY O		THE PERSON NAMED IN		
5 E		an		111	- Andread	PINK
	3 7		19	1		
		· •	1	$E_{\sim}$		
		n (may lag) y x (may lag)		1)	17	
		o de la companya de l	<u>B</u>			
				É		
		A September 1 Media 200			1	
		191, 1 6 5 10 7 6 m 10 10 10 10 10 10 10 10 10 10 10 10 10	المراجعة ال المراجعة المراجعة الم	al a be apple to be	المراجعة ال المراجعة المراجعة ال	Application of the state of the

•



Baltimore County Department of

County Office Building, Room 111

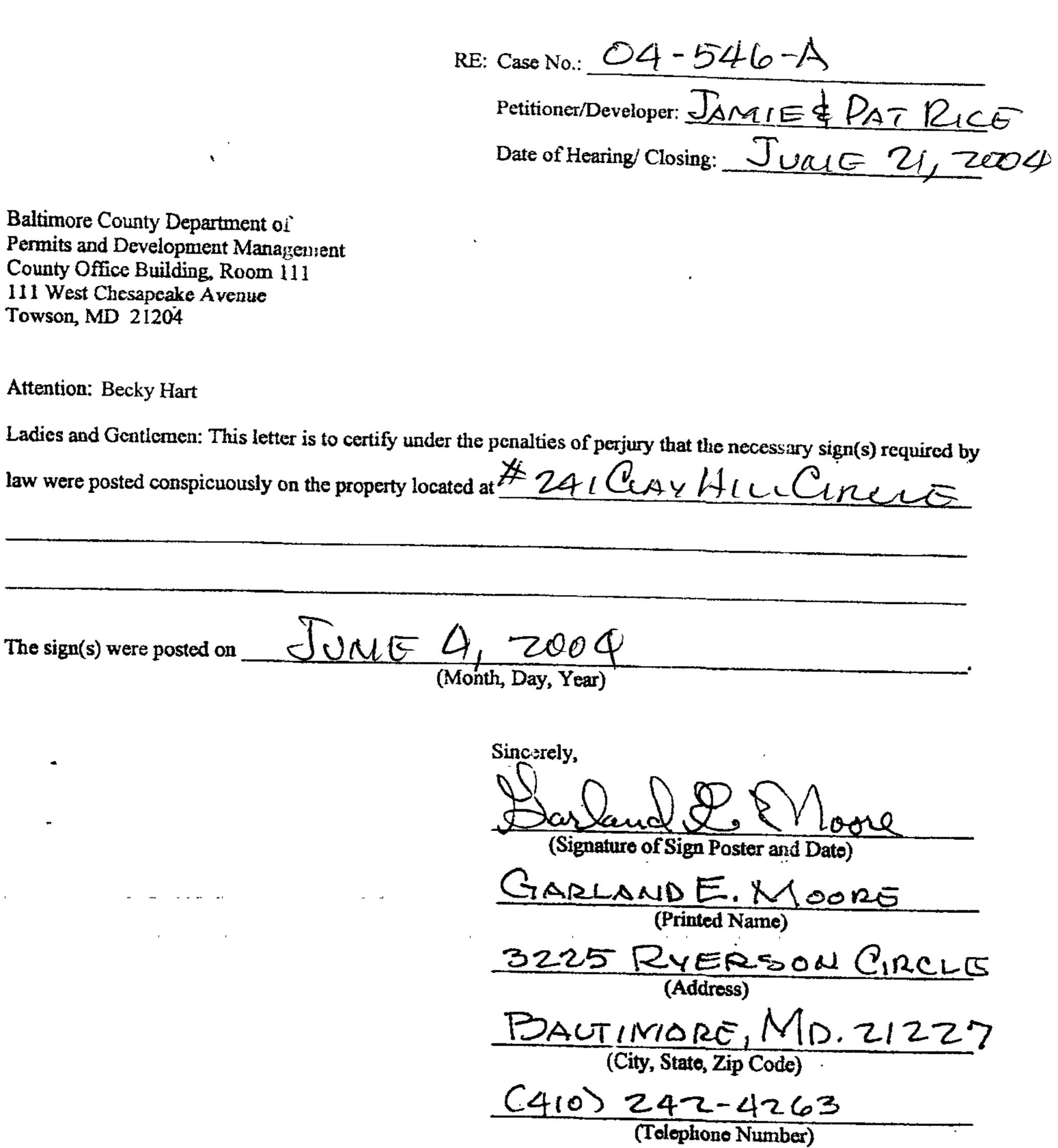
111 West Chesapeake Avenue

Towson, MD 21204

Attention: Becky Hart

The sign(s) were posted on

Permits and Development Management



## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 5 4 6 -A Address 241 CLAY HILL CIRCLE
Contact Person: LEWIS Phone Number: 410-887-3391
Filing Date: 5/26/04 Posting Date: 6/06/04 Closing Date: 6/21/0
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
1. POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. <u>DEADLINE:</u> 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.
4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.
(Detach Along Dotted Line)
Petitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 04- 546 -A Address 24 CLAY HILL CIRCLE
Petitioner's Name MMES & PATRICIA RKE Telephone 410472 3374
Posting Date: <u>6/06/04</u> Closing Date: <u>6/21/04</u>
Wording for Sign: To Permit AN OPEN PROJECTION (SCREENED PORCH & DECK)
WITH A 3 PROPERTY LINE SETBACK AND A 25 FT FACING WINDOW DISTANCE
IN LIEU OF 11-25 AND 30 RESPECTIVELY AND TO AMEND THE
FINAL DEVELOPMENT PUAN FOR LOT 11 BLOCK BIN ASHLAND

# 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 04 546 -A
Petitioner: MR. & MRS. JAMES T. RICE JR.
Address or Location: 241 CLAY HILL CIRCLE, COCKEYCULE MD 21030
PLEASE FORWARD ADVERTISING BILL TO
Name: ERICA NESTLERODE PENZA ASSOCIATES ARCHITECTS, INC.
Address: 401 WOODBOURNE AVENUE
BALTIMORE, MD 21212
Telephone Number: 4W-435.6677

# Department of Permi

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





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

June 21, 2004

Mr. James Rice Mrs. Patricia Rice 241 Clay Hill Circle Cockeysville, Maryland 21030

Dear Mr. and Mrs. Rice:

RE: Case Number:04-546-A, 241 Clay Hill Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 26, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Erica Nestlerode 401 Woodbourne Avenue Baltimore 21212



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

June 8, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 7, 2004

Item No.:

540-549, 552 & 553

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







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

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

### MARYLAND DEPARTMENT OF TRANSPORTATION

Date:

6.5.04

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

RE:

**Baltimore County** 

Item No.

546

266

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

1.1. Double

Engineering Access Permits Division

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

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

June 22, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 7, 2004

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

04-540

04-542

04-543

04-544

04-545

04-546

04-547

04-549

04-551

04-552 04-558

Reviewers:

Sue Farinetti, Dave Lykens

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

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

SUBJECT:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

JUN 1 4 2004

ZONING COMMISSIONER

2004 Zoning Advisory Petition(s): Case 4-540, 4-543, and 4-546

Administrative Variance

**DATE:** June 14, 2004

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.

MAC/LL

## BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** July 1, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits &

Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 14, 2004

Item Nos. 540, 542, 543, 544, 545, 546, 547, 548, 549, 552, 553, and 558

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

RWB:CEN:jrb

cc: File

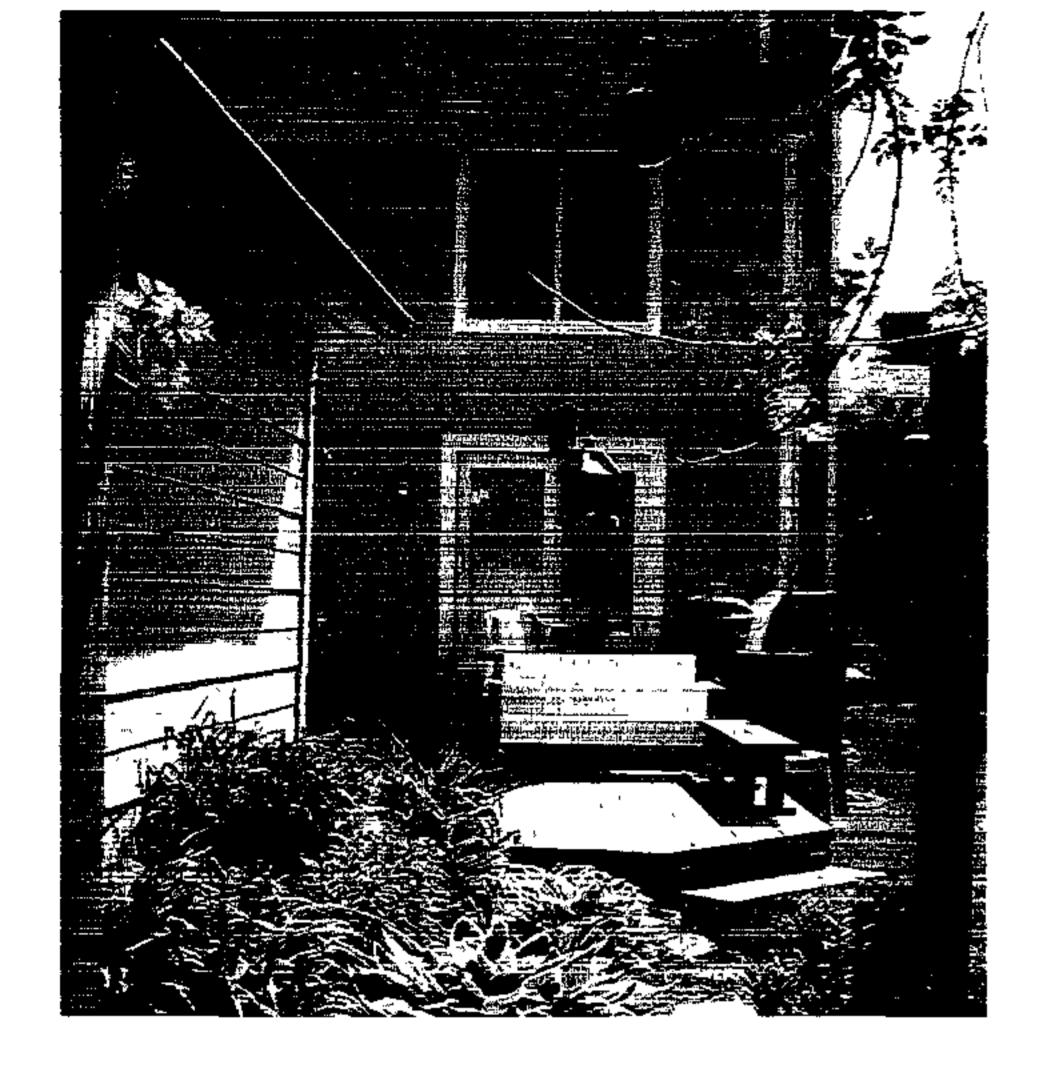


546

VIEW OF FRONT OF PROPERTY FROM STONE ROW COURT



VIEW OF LOT #12 FRONT FROM STONE ROW COURT

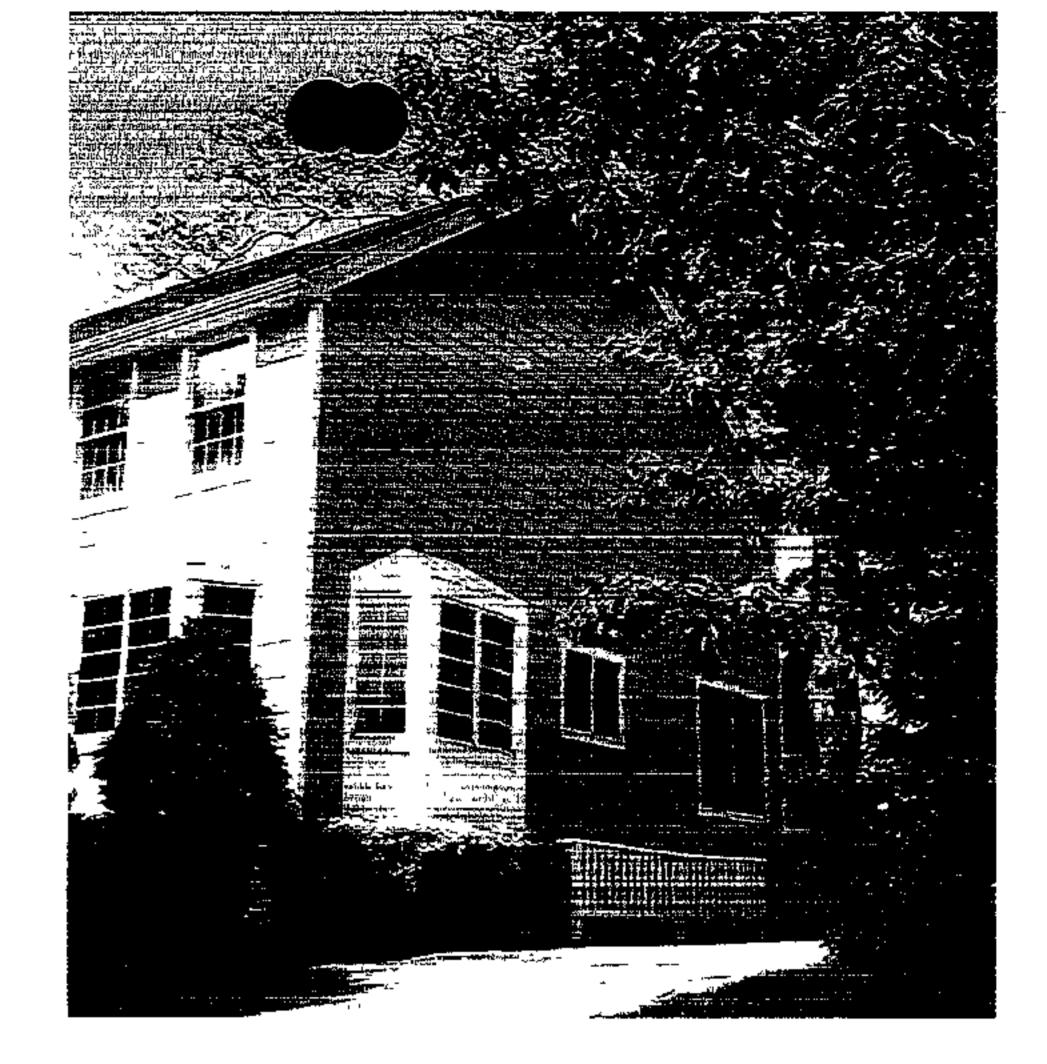


VIEW OF EXISTING DECK FROM REAR OF GARAGE

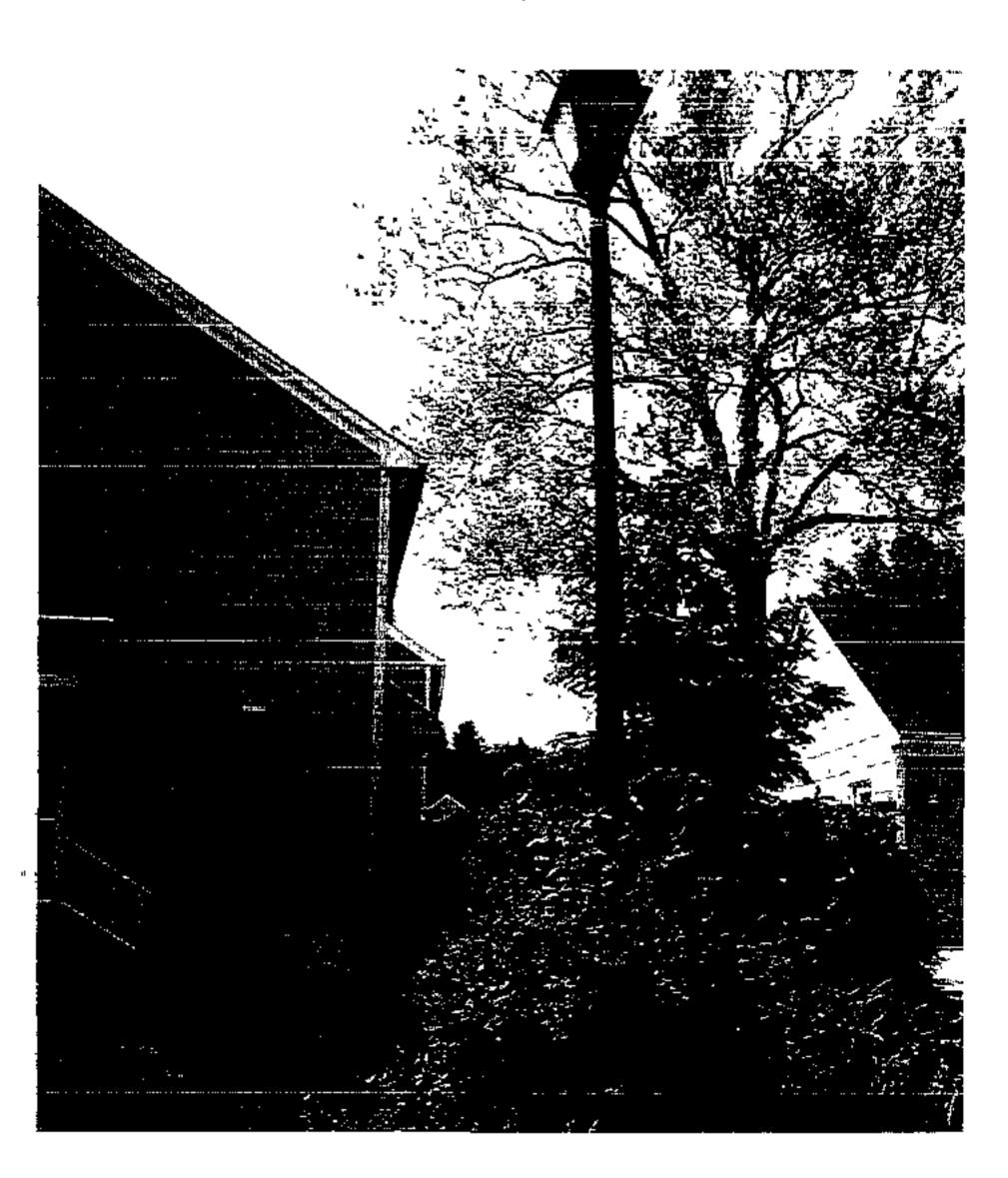


VIEW OF SIDE OF HOUSE CLOSEST TO LOT #12

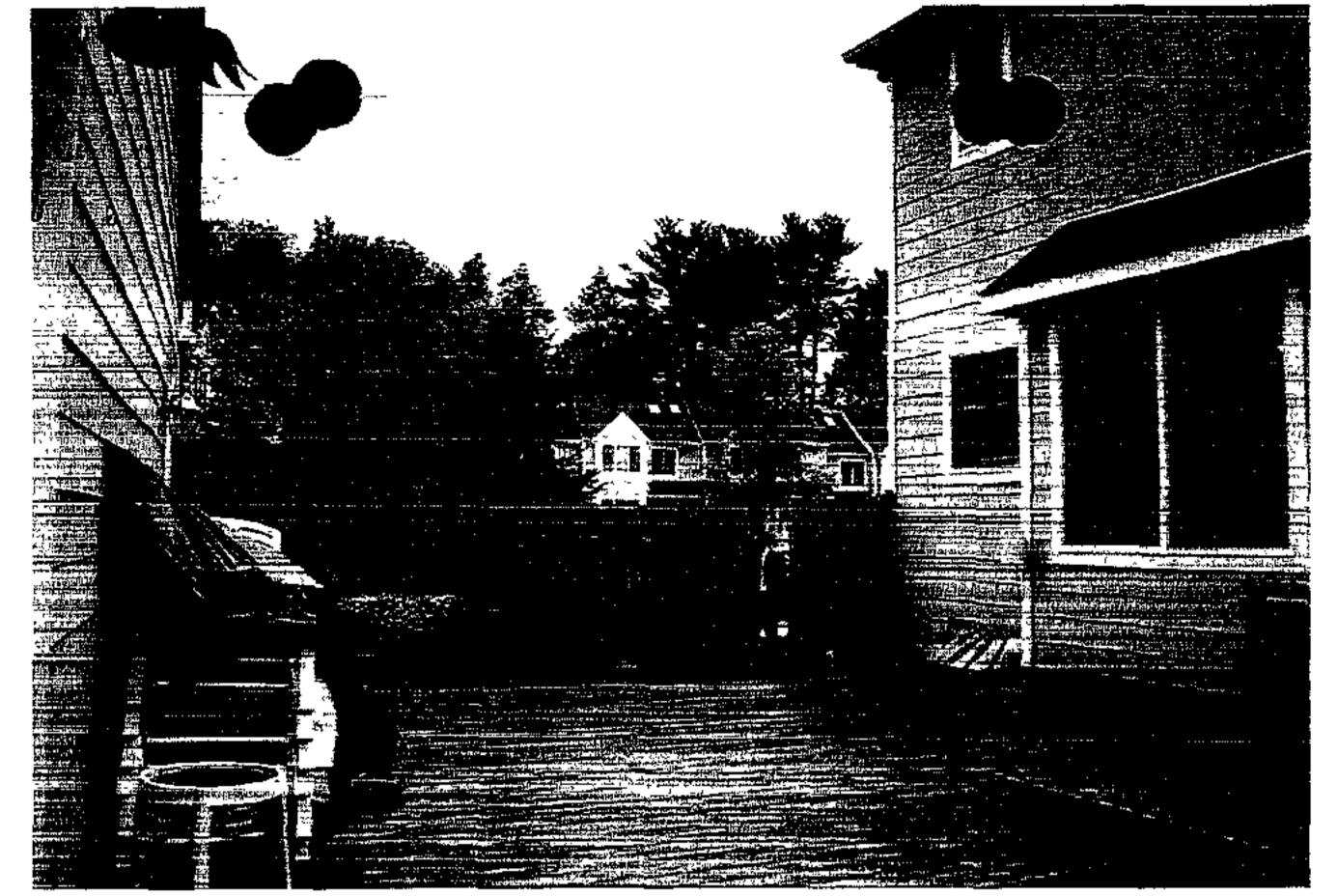




VIEW OF EXISTING SIDE OF LOT #12 FACING NEW ADDITION



VIEW OF NORTH OF PROPERTY TO BE MODIFIED IN REAR



VIEW OF EXISTING DECK BETWEEN HOUSE AND GARAGE IN REAR YARD



VIEW OF REAR OF HOUSE AND SIDE YARD TO LOT #12





