

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S Circle Road, 600' W of the c/l
Harewood Road
(6903 Circle Road)
15th Election District
6th Council District

Garland L. Hobson, Sr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-548-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, Garland L. Hobson, Sr., and his wife, Dorothy L. Hobson. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 27 feet in lieu of the maximum allowed 15 feet for a proposed detached garage. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence 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 Petitioners have 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 no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. As shown on the site plan, the proposed garage will be 30' x 30' in dimension, with a height of 27'. It was indicated that the proposed garage is needed to provide storage space for items belonging to the Petitioner's father who was recently hospitalized and is in poor health. It was also indicated that

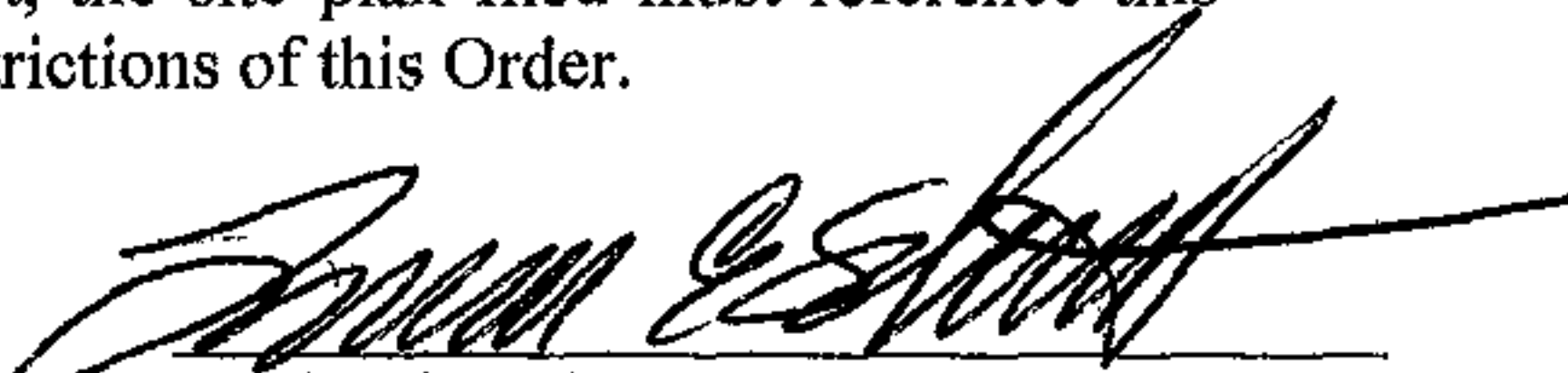
ORDER RECEIVED FOR FILING
Date 7/6/04
By [Signature]

the size of the garage is necessary in order to accommodate the Petitioner's boat and antique car. There were no adverse comments from any County reviewing agency and signed statements of support for the request were received from the Petitioners' neighbors on both sides of the property. Thus, it appears that there will be no detrimental impact upon the adjacent properties. However, given the property's close proximity to Railroad/Swan Creek and its location within the Chesapeake Bay Critical Areas, relief will be granted subject to certain conditions to insure compliance with those regulations.

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 6th day of July 2004 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 27 feet in lieu of the maximum allowed 15 feet for a proposed detached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his 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.
- 2) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 3) Compliance with Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


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. Garland L. Hobson, Sr.
6903 Circle Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S Circle Road, 600' W of the c/l Harewood Road
(6903 Circle Road)
15th Election District – 6th Council District
Garland L. Hobson, Sr., et ux - Petitioners
Case No. 04-548-A

Dear Mr. & Mrs. Hobson:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM
People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6903 Circle Rd.

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR

To permit an accessory structure (detached garage) with a height of 27' in lieu of the required 15'.

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):

Garland L. Hobson Jr.

Name - Type or Print

Garland L. Hobson Jr.

Signature

Dorothy L. Hobson

Name - Type or Print

Dorothy L. Hobson

Signature

6903 Circle Rd.

Address

410-335-9666

Telephone No.

Baltimore

City

Md.

State

21220

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7/6/04 day of July, 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 JRF

Date 5-26-04

Estimated Posting Date 6-6-04

CASE NO. 04-548-A

REV 10/25/01

FOR RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6903 Circle Rd.
Address
Baltimore Co. Md 21220
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):

Due to illness in the family an additional Storage shed is needed.

30' x 30' x 27'
W L H

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.

Garland L. Hobson Sr.
Signature

Dorothy L. Hobson
Signature

Garland L. Hobson Sr.
Name - Type or Print

Dorothy L. Hobson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Garland Hobson / Dorothy Hobson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Evelyn R. Davis
Notary Public
My Commission Expires May 1, 2006
Evelyn R. Davis
Notary Public
My Commission Expires 5/1/2006

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 6903 Circle Rd.
Address
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30' x 30' x 27'
W L H

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Garland L. Hobson Sr.
Signature

Garland L. Hobson Sr.
Name - Type or Print

Dorothy L. Hobson
Signature

Dorothy L. Hobson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Garland Hobson / Dorothy Hobson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Evelyn R. Davis
Notary Public
My Commission Expires May 1, 2006
Notary Public
My Commission Expires 5/1/2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6903 Circle Rd.

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR

To permit an accessory structure (detached garage) with a height of 27' in lieu of the required 15'.

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):

Garland L. Hobson Sr.

Name - Type or Print

Garland L. Hobson Sr.

Signature

Dorothy L. Hobson

Name - Type or Print

Dorothy L. Hobson

Signature

6903 Circle Rd.

Address

410-335-9666

Telephone No.

Baltimore

City

Md.

State

21220

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-548-A

Reviewed By JRF Date 5-26-04

REV 10/25/01

Estimated Posting Date 6-6-04

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 6903 CIRCLE RD.
(address)

Beginning at a point on the SOUTH side of
(north, south, east or west)
CIRCLE RD. which is 40'
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 600' WEST of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street HAREWOOD RD
(name of street)
which is 50' wide. *Being Lot # 40
(number of feet of right-of-way width)
Block ---, Section # --- in the subdivision of HAREWOOD PARK
(name of subdivision)
as recorded in Baltimore County Plat Book # 13, Folio # 144,
containing 28,946 ☒ (square feet or acres). Also known as 6903 CIRCLE RD.
(property address)
and located in the 15th Election District, 6th Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

JRF
548

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 5-26-04 ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED Garland Hobson Jr.

FROM: 6903 Circle Rd.

ITEM # 548

FOR: Admin. Expenses

TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

No. 0723

PAID RECEIPT

BUSINESS ACTUAL TIME REM
5/27/2004 5/26/2004 15:39:45 2

SEE RECD MAIL JEFF JEE

RECEIPT # 340168 5/26/2004 JEFF

Dept. 5 528 ZIMING VERIFICATION

CR NO. 037289

Receipt Tot \$65.00

\$65.00 EX

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-548-A

Petitioner/Developer: GARLAND &

DOROTHY HOBSON

Date of Hearing/Closing: 6-21-04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

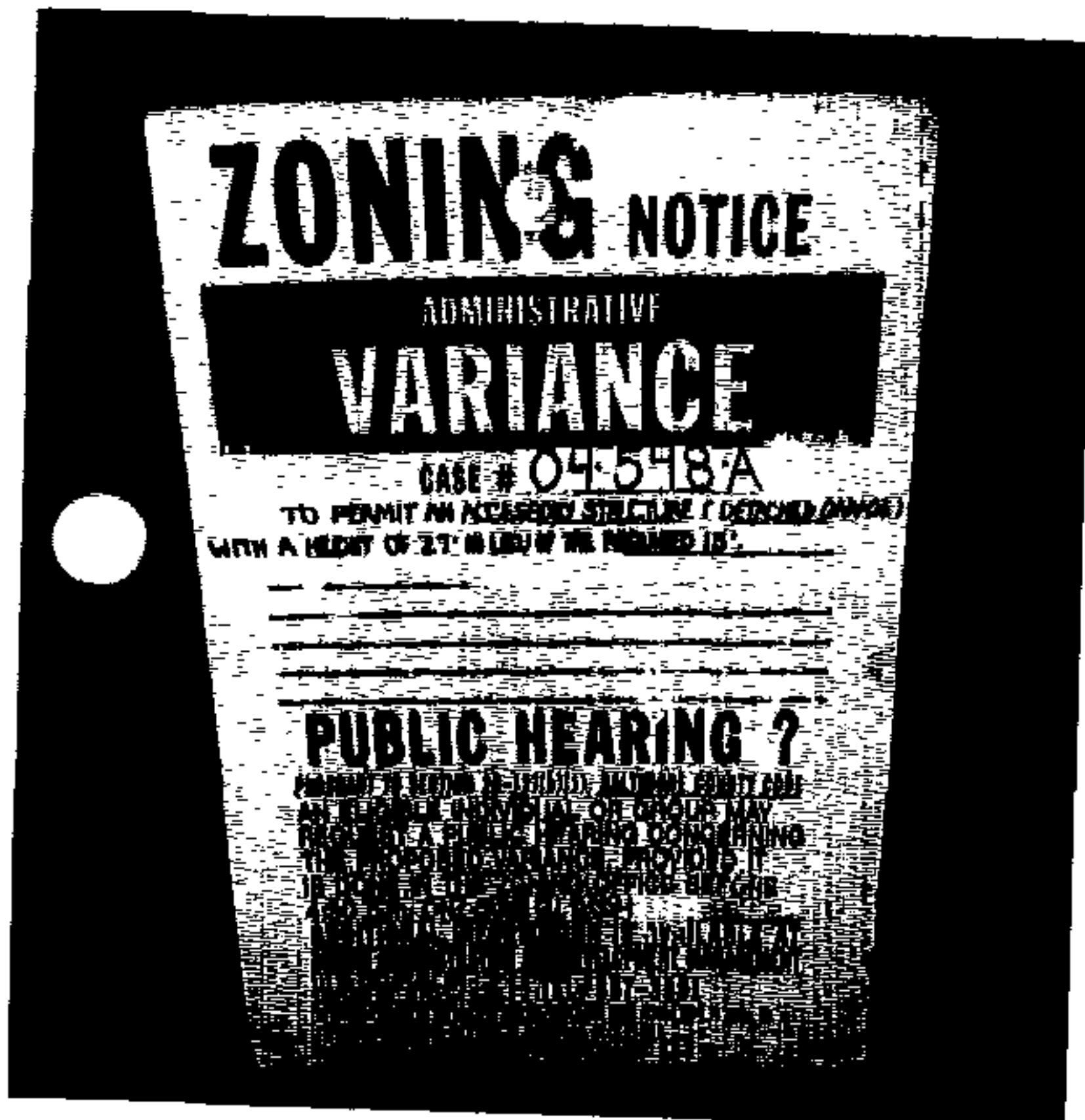
6903 CIRCLE RD

The sign(s) were posted on _____

6-6-04

(Month, Day, Year)

Sincerely,



Robert Black 6/6/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 548 -A

Address 6903 CIRCLE RD

Contact Person: JUN R. FERNANDO

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-26-04

Posting Date: 6-6-04

Closing Date: 6-21-04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04- 548 -A

Address 6903 CIRCLE RD.

Petitioner's Name GARLAND & DOROTHY HOBSON

Telephone 410-335-9666

Posting Date: 6-6-04

Closing Date: 6-21-04

Wording for Sign: To Permit an accessory structure (detached garage)
with a height of 27' in lieu of the required 15'

WCR - Revised 6/28/00

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 04-548-A

Petitioner: Barland Hobson

Address or Location: 6903 Circle Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jame

Address: _____

Telephone Number: 410-335-9664 / 410 652-5000 cell

**Department of Permits and
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*

June 21, 2004.

Garland L. Hobson
Dorothy L. Hobson
6903 Circle Road
Baltimore, Maryland 21220

Dear Mr. and Mrs. Hobson:

RE: Case Number:04-548-A, 6903 Circle Road

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at 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

June 8, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 7, 2004

Item No.: ⁵⁴⁸ 540-549, 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

*Granted
7/6/04*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr
DATE: June 29, 2004
SUBJECT: Zoning Item # 04- 548
Address 6903 Circle Road (Hudson Property)

Zoning Advisory Committee Meeting of June 7, 2004.

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelley

Date: June 28, 2004

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 1, 2004

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: June 29, 2004

SUBJECT: Zoning Item # 04- 548
Address 6903 Circle Road (Hudson Property)

Zoning Advisory Committee Meeting of June 7, 2004.

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Additional Comments:

Reviewer: Keith Kelley

Date: June 28, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 11, 2004

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

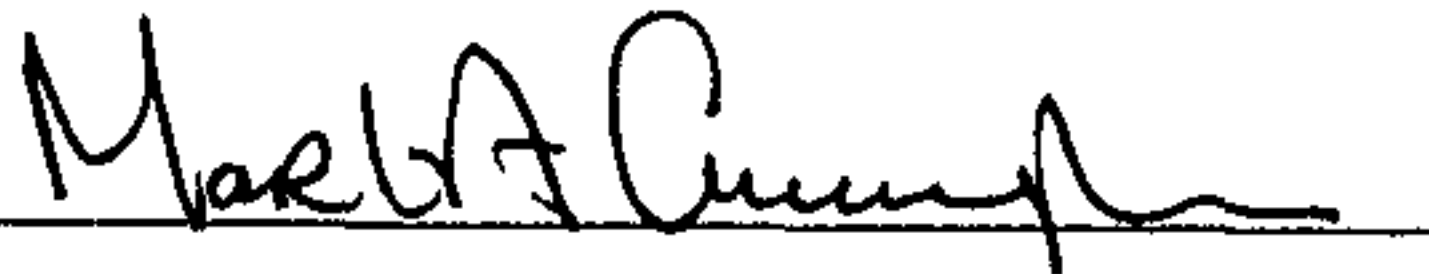
SUBJECT: Zoning Advisory Petitions – Administrative Variances

Case #: 4-454, 4-532, and 4-548

The Office of Planning does not oppose the petitioner's request to permit the subject accessory structure provided the following conditions are met:

1. The petitioner 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.
2. The accessory structure shall not be used for commercial purposes.

Prepared by:



Section Chief:



AFK/LL: MAC

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



Robert L. Flanagan, *Secretary*
Nell 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. 548 JZF

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



**Department of Permits and
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

September 15, 2004

Garland Hobson
6903 Circle Road
Middle River, Maryland 21220

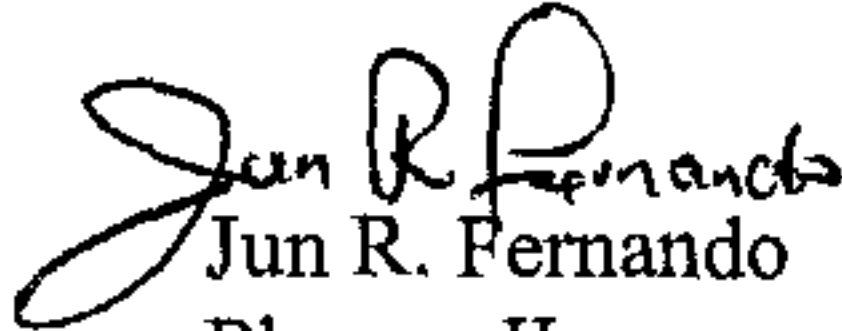
RE: Spirit and Intent Letter
Case No. 04-548-A
6903 Circle Road
15th Election District

Dear Mr. Hobson,

Please be advised that after careful review of your revised site plan, the Department of Permits and Development Management, Zoning Review Section, has determined that the relocation of the proposed 30'x30'x27' detached garage as shown on the redlined version of the zoning plat reflecting the proposed change does meet the spirit and intent of the Baltimore County Zoning Regulations and the previously approved hearing case # 04-548-A. See attached site plan, signed by Lawrence Schmidt, Zoning Commissioner for Baltimore County.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Jun R. Fernando
Planner II
Zoning Review

JRF/ clb

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



**Department of Permits and
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

June 30, 2004

Zoning Commissioner
Case No. 04-548-A
6903 Circle Road

Dear Sir,

As per my conversation with the petitioner, Mr. Garland Hobson, the use of the proposed detached garage is to provide parking for his boat, car, and to provide additional storage for his belongings while he cares for his ailing father.

*father's
by*

Sincerely,


Jun R. Fernando
Planner II
Zoning Review

JRF/ clb

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



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PAGE 01/01

06/30/2004 11:17 4108875708

I support Mr. Hobson building a 30'x 30' x 27' garage in the rear of his property for personal use.

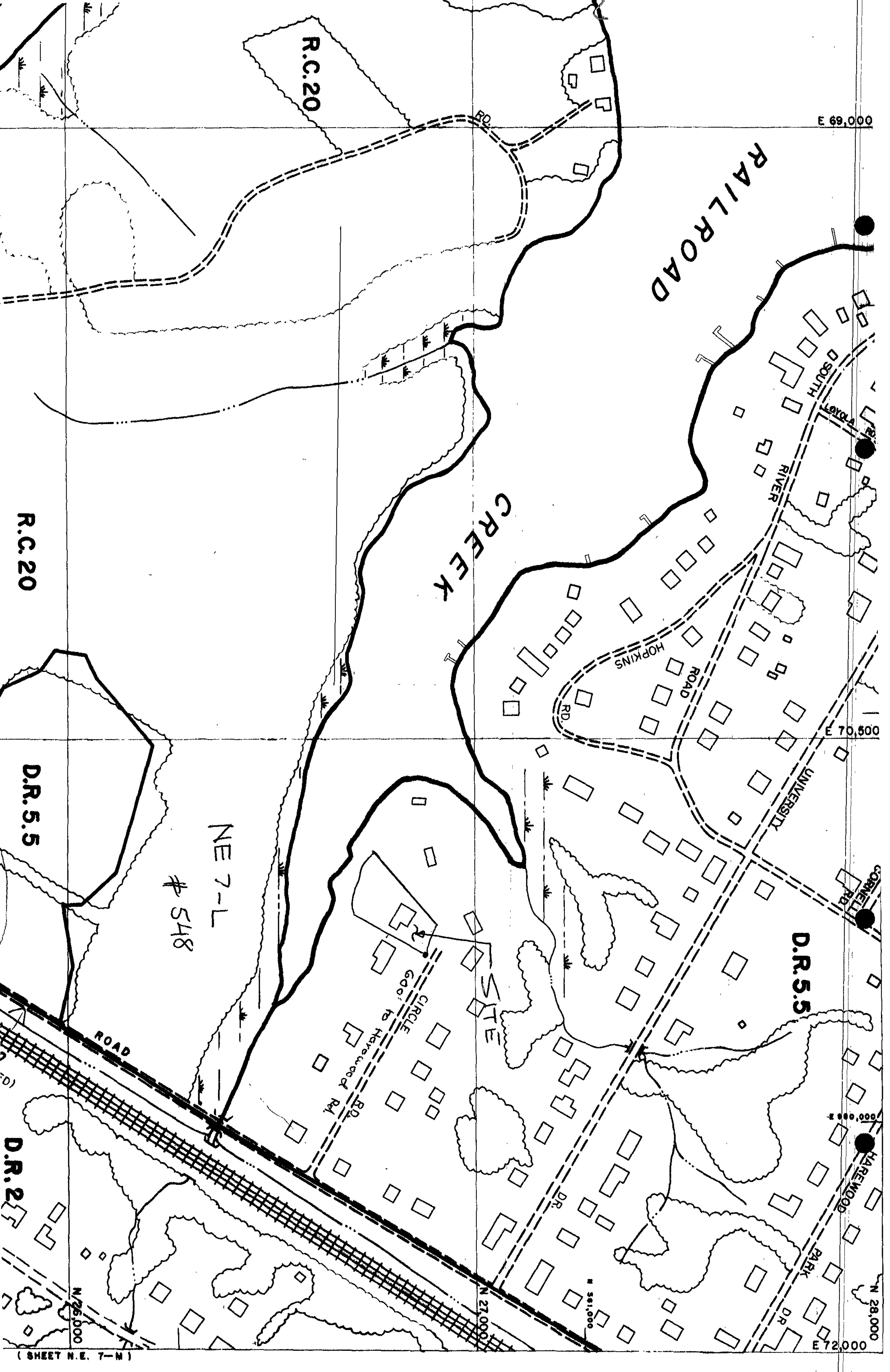
6905 Circle Rd.

1 Hango McKinney

6901 Circle Rd.

Ray Blatz 5-79

HEARING CASE # 04-548-A (Administrative
@ 6903 CIRCLE RD. Variance)



E 69,000

RAILROAD

R.C.20

CREEK

R.C.20

D.R.5.5

NE 7-L

548

HOPKINS ROAD

UNIVERSITY

CORNELL RD

D.R.5.5

HAREWOOD PARK DR

CIRCLE
600' to Harewood Rd
RD

SITE

ROAD

D.R.2

N 26,000

N 27,000

N 28,000

N 29,000

E 72,000

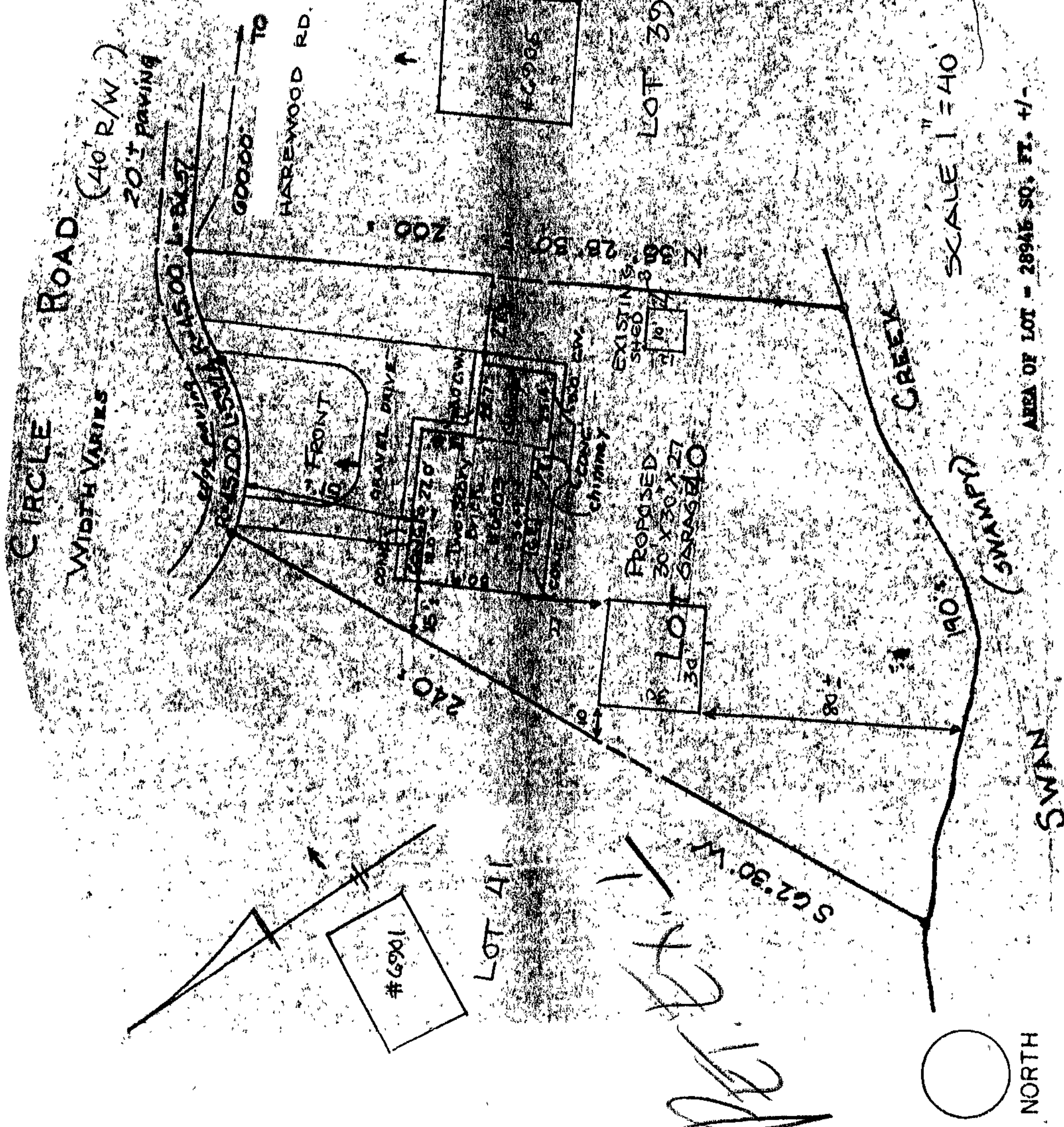
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6903 CIRCLE RD
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HAREWOOD PARK

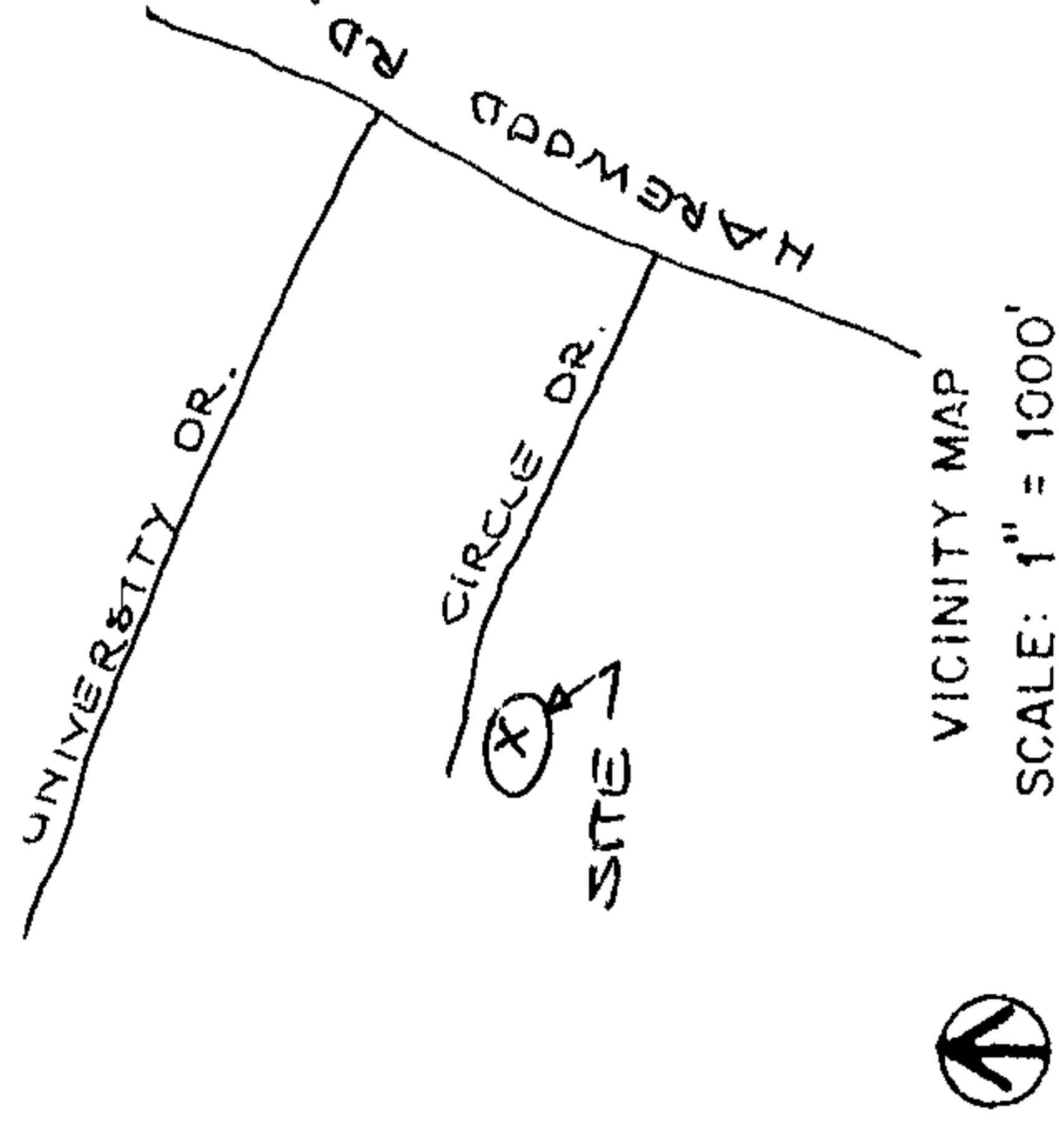
PLAT BOOK # 13 FOLIO # 144 LOT # 40 SECTION # 1

OWNER GARLAND & DOROTHY HOBSON



PREPARED BY GH

SCALE OF DRAWING: 1" = 40'



LOCATION INFORMATION

ELECTION DISTRICT IS TH

COUNCILMANIC DISTRICT 6TH

1"=200' SCALE MAP # NE 7-L

ZONING DE 5.5

LOT SIZE 0.664 28,946

PUBLIC PRIVATE

WATER.

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

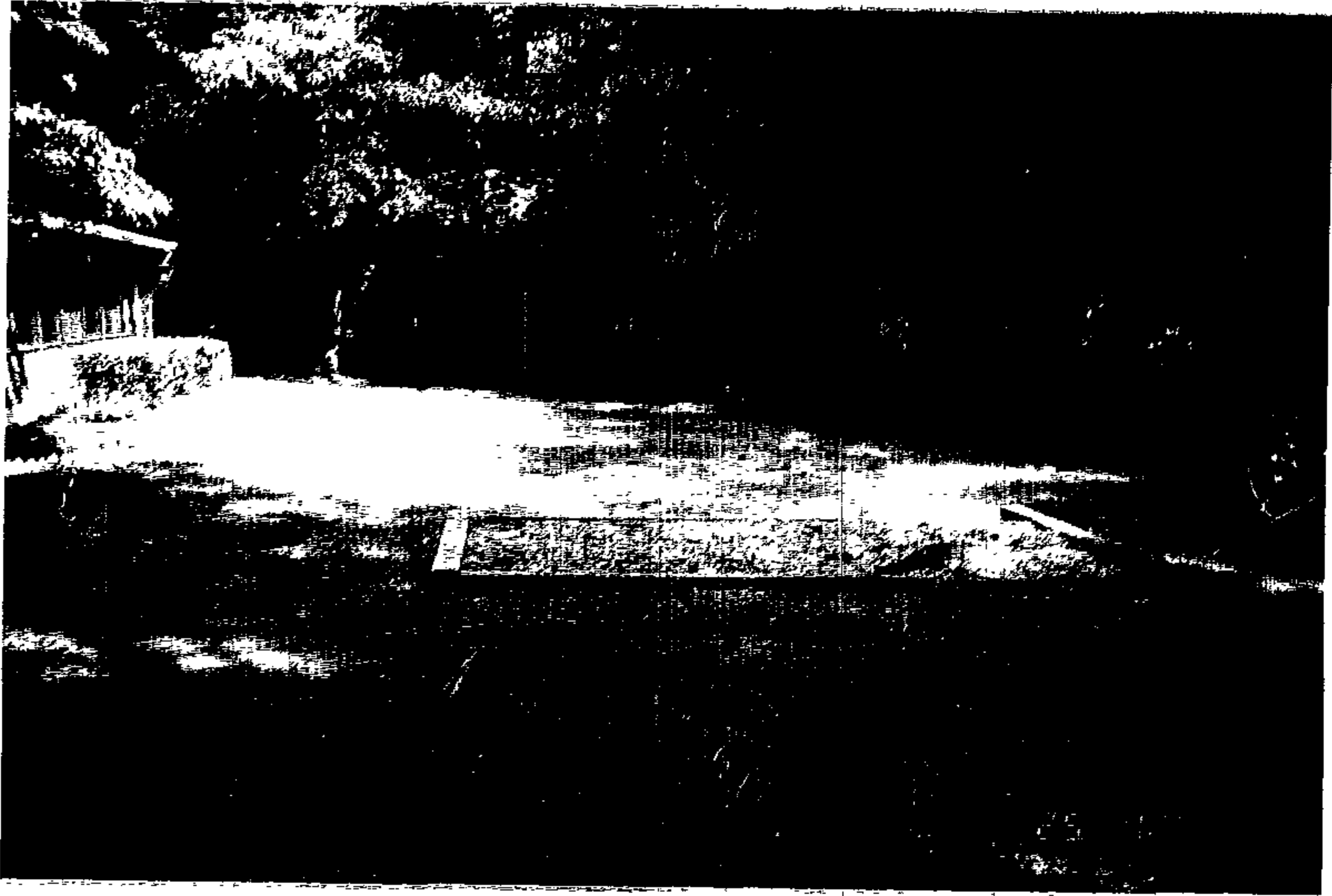
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



REAR YARD PROPOSED BARN LOCATION
(Garage)

#548





BACKYARD PROPOSED LOCATION
OF GARAGE

#548