ORDER FREEDVED FOR FILING

By

IN RE: PETITION FOR ADMIN. VARIANCE

W/S Oak White Road, 625' S of the c/l

Gunview Road

(9315 Oak White Road)

11th Election District

5th Council District

Thomas M. Brooks, et ux Petitioners * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 05-027-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, Thomas M. Brooks, and his wife, Elizabeth L. Brooks, through their attorney, Michael P. Tanczyn, Esquire. The Petitioners seek relief from Section 1B01.2.C.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard building face setback of 17 feet and a side yard setback of 17 feet, both in lieu of the required 25 feet each, and a rear yard setback of 22 feet in lieu of the required 30 feet, for an attached 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 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 no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon all of the evidence contained therein, I am persuaded to grant the variance. There were no adverse comments submitted by any County reviewing agency; however, the Office of Planning

ORDER RECEIVED FOR FILING

By

By

requested certain modifications to the plan. Additionally, there was apparently no opposition from any of the neighbors. I find the unique configuration of the property and its pie shape justifies the need for the variance. In my view, the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted and that there will be no detrimental impacts to the health, safety and general welfare of 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 October 2004 that the Petition for Administrative Variance seeking relief from Section 1B01.2.C.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard building face setback of 17 feet and a side yard setback of 17 feet, both in lieu of the required 25 feet each, and a rear yard setback of 22 feet in lieu of the required 30 feet, for an attached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject 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.
- 2) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval.
- 3) The proposed parking pad that will serve the new garage shall be located a minimum of 18 feet from the right-of-way of Oak White Road to insure that vehicles can be parked thereon without blocking the sidewalk and/or extending into the public road. Moreover, the existing parking pad shall be removed upon completion of the proposed improvements.

4) When applying for any permits, 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

October 1, 2004

Michael P. Tanczyn, Esquire 606 Baltimore Avenue, Suite 106 Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE W/S Oak White Road, 625' S of the c/l Gunview Road (9315 Oak White Road)

11th Election District – 5th Council District
Thomas M. Brooks, et ux - Petitioners
Case No. 05-027-A

Dear Mr. Tanczyn:

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. SCHMI

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. & Mrs. Thomas Brooks 9315 Oak White Road, Baltimore, Md. 21236 Office of Planning; People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	9315 Oal	< Whit	e Roa	ıd	_
which is p	presently z	oned _	D.R.	3.5	

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)

See attached "A"

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 of perjury, that I/we are is the subject of this	leclare and affirm, under the the legal owner(s) of the securition.	he penalties of e property which
Contract Purchaser/L	essee:		<u>Legal Owner(s</u>		
	-				Pooks_
Name - Type or Print			Name - Type of Pripe		
Signature			Signatura	Hold I goe	45
Osgriatare		,	Signature		
Address		Telephone No.	ELIZABETH Name - Type or Print		
		•	Elizabeth	L Broke	
City	State	Zip Code	Signature		
Attorney For Petitione	er:		9315	AK WHITE RD	410-256-422
-			Address	1-	Telephone No.
Michael P. Tanczy	n. Esquire		PALTO.	MD.	21236
Name - Type or Print			City	State	Zip Code
1 Kushull .	m		Representative	to be Contacted:	
gnature		-	-	,	·
Taw Offices Micha	el P. Tanc	zyn, P.A.			
Company			Name		
606 Baltimore Ave	., Ste. 10			. <u></u>	
Address		Telephone No.	Address		Telephone No
Towson, MD 21204					14 * 41 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
City	State	Zip Code	City	State	Žip Code
A Public Hearing having been	formally demande	d and/or found to be	required, it is ordered by	the Zoning Commissioner	of Battimore County
this day of requations of Battimore County	,	the subject matter of t	his petition be set for a pub	lic hearing, advertised, as re	quired by the zoning
redistribus of partitions country	and that the property	be reposted.		`,-	
			Can will be a series of the se	- 2	
			Zoning Com	missioner of Baltimore Cour	ity
	A			*	, , ,
CASE NO. 05-	027-1	Rev	iewed By	<u> </u>	13/04
A3	-			1.5	
REV 10/25/01		Esti	mated Posting Date	7/25/0	4

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as

competent to testify thereto in the event that a p	ublic hearing	is scheduled in th	e future with re	egard thereto.	nant(s) is/are
That the Affiant(s) does/do presently reside at	Address	OAK WHI			11591
	City ALTO	. //	State	<u> </u>	21236 Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardship	wing are the	facts upon which	I/we base the	request for an A	Administrative
Valiance at the above address (maidate nardsin	ih oi' bi actical	unnounty).			
	See Atta	chment "B"			

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. TCHELL KOOKS IHOMAS Name - Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 39th day of ____ 2014, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Thomas Mitchell Brooks and Elizabeth L. Brooks the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s). AS WITNESS my hand and Notarial Notary Public

My Commission Expires 2-38-200

REV 10/25/01

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		WHITE RD.	
	Address ALTO,	MARYLAND	21236 Zip Cod
That based upon personal knowledge, the follo Variance at the above address (indicate hardshi	wing are the facts up		
See At	tachment "B"		
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	additional information.		
Signature I HOMAS Name - Type or Print		Legaleth & Soon ature -212ABETH L. 5 1e - Type or Print	
Thomas Mitchell Brooks	E.	lizabeth L. Brooks	
STATE OF MARYLAND, COUNTY OF BALTIM HEREBY CERTIFY, this 29 to day of the County aforesaid per	_	, <u>200</u> , before me, a Nota	ary Public of the Stat
Thomas Mitchell Brooks and E		rooks	
the Affiant(s) herein, personally known or satisfa AS WITNESS my hand and Notarial Series in FEB. The Affiant(s) herein, personally known or satisfa The Affiant (s) herein (as such Affiant(s).	-

REV 10/25/01



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at _	9315 Oak White Road
which is	presently zoned D.R. 3.5

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

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)

See attached #A

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): HOMAS / Name - Type or Print Signature Signature ELIZABETH KROOKS **Address** Telephone No. Name - Type or Print City Zip Code State Signature Attorney For Petitioner: Address Telephone No Michael P. Tanczyn, Esquire 21236 ALTO. Name - Type or Print State . Zip Code Representative to be Contacted: Signature Law Offices Michael P. Tanczyn, P.A. Company Name 606 Baltimore Ave., Ste. 106 Address Address Telephone No. Telephone No 21204 410-296-8823 MD Towson, City State Zip Code 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 Reviewed By B_R Date 7/13/04Estimated Posting Date 7/25/04CASE NO. 05-027-14

ATTACHMENT "A"

BCZR 1B01.2C1.B, to allow:

- A. A front yard building face setback of 17 feet to the property line, in lieu of the required 25 feet for an attached garage.
- B. To allow a side yard setback from an attached garage of 17 feet to the side property line, in lieu of the required 25 feet.
- C. To allow a rear yard setback of 22 feet to the rear property line, in lieu of the required 30 feet.

ATTACHMENT "B"

That the small size, pie-shape, and hilly topography of the Petitioner's lot causes impractical difficulty and unreasonable hardship and makes it impossible because their lot is on a curve of Oak White Road to comply with the set back requirements for the modest addition of a garage to replace an existing outdoor enclosed parking pad. The property is located in the Village of White Oak and directly fronts an unoccupied heavily vegetated storm drain reservation for this development directly across Oak White Road, as shown on the pictures submitted. Additionally, numerous neighboring property owners have already added similar accessory attached garage additions of the type proposed by the Petitioners. The Petitioners have consulted with their immediate neighbors who they believe are supportive of this request.

ZONING DESCRIPTION

Zoning Description For 9315 Oak White Road

Beginning at a point on the west side of Oak White Road which is 50 feet wide at the distance of 625 feet south of the centerline of the nearest improved intersecting street Gunview Road which is 70 feet wide. Being Lot #5, Block D, Section #3 in the subdivision known as the Village of White Oak as recorded in Baltimore County Amended Plat Book #48, Folio# 113, containing 7,020 square feet. Also known as 9315 Oak White Road and located in the 11th Election District, 5th Councilmanic District.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE.

THIS PROPERTY IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY, AND/OR COVENANTS OF RECORD AND LAW. THIS DESCRIPTION IS TAKEN FROM THE ABOVE PLAT AS NOTED.

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 39133	PAID RECEIPT RESIDENCE RES	THE BY
	5.00	7/14/2004 7/13/2004 REG #201 WALKIN JEJIC >>#EDEIPT # 195035 7/3 Dept 5 528 JINLING UP CR NO. 039133	JAR 13/2004 OFUE
RECEIVED FROM:	2 7 4 h	Record Text #65.08 CX Baltisore County,	1.00 Di Nary Land
FOR			
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	Itam A	CASHER'S VALL	DATION

•





ADMINISTRATIVE

CASE # 05-027-A

TOPERMIT A FRONT YARD SETBACK OF 17 FT. IN LIEU OF THE REQUIRED 25 FT., TO PERMIT A SIDE YARD SETBACK OF 17 FT. IN LIEU OF THE REQUIRED 25 FT. AND TO PERMIT A REARYARD SETBACK OF 22FT. IN LIEU OF THE REQUIRED 30FT.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE 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 _____ AUGUST 9, 2004 ADDITIONAL INFORMATION IS AVAILABLE AT THIS BURNESTRATION AND DEVELOPMENT MANAGEMENT IN M. CHESMEANE AVE. TEL. 887-3391

MEETING IS MANUALLY ACCESSIBLE

CERTIFICATE OF POSTING

	Petitioner/Developer: THOMAS & ELIZABETH BREEKS
	Date of Hearing/Closing: \(\Delta \bullet(1,0),7004\)
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Becky Hart	
Ladies and Gentlemen: This letter is to certify und	ler the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property loc	cated at #0315 OAK WHITE (20AD)
The sign(s) were posted on JULY 2	3, 2004 (Month, Day, Year)
	Sincerely,
	Signature of Sign Poster and Date)
	GARLANDE, Woord (Printed Name)
	3225 RYERSON CIRCLES (Address)
	PAUT INIARE, MD. 2127 (City, State, Zip Code)
	(Telephone Number)
	\ \ - \ - \ \ - \ - \ \ - \ \ - \ \ \ \

RE: Case No.: 05-027-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case N	Number 05	027	-A	Address	9315	Oak W	hite s	₹Ø.
Contac	t Person:		ع الانكادة Please Print Your N	i. + i.,	F	Phone Numb	er: 410-	887-339 <i>°</i>
Filing I	Date:	7/13/04						
Any co	ntact made	e with this off	ico socoedina	ng Date:			_	
through	the contac	e with this off t person (plant	ner) using the	case number	of the admi	nistrative va	iriance si	hould be
r is	eposting m s again res	of this form) ust be done or ponsible for all or before the p	ly by one of	the sign poste	ers on the a	pproved list	and the p	sts. Any petitioner
2. <u>D</u> a re	formal receptor a	The closing of quest for a purple public hearing	late is the dealblic hearing. If the process	adline for an o Please und is not comple	occupant or derstand that ete on the cl	owner withing the street of th	1,000 fe tere is n	et to file o formal
3. <u>o</u> co	RDER: A pmmissione der that the pically with	fter the closing. He may: He may: He matter be Hin 7 to 10 day Hill go to public h	g date, the factorial (a) grant the set in for a	ile will be re- requested re- public hearin	viewed by the lief; (b) den	the zoning of the zoning of the requestion with the requestion with the receive with the zoning of t	or deputy sted relie	ef; or (c) tification
4. P(w) co	hether due mmissione anged givin	to a neighbor), notification of this ication of this	or's formal rewind date	equest or by	n cases that order of the J. The sig	t must go to he zoning o in on the p	a public or deputy roperty r	hearing zoning nust be
				Nong Dotted Line)				
Petitione	r: This Pa	rt of the Form			_			
		USE THE AD		VE VARIANC	E SIGN FO	RMAT		
		027 -A		s <u>93/5</u>	Oak	white	Rd.	
Petitioner	's Name	Thomas & Eli	zabeth Br	coK1	Telep	hone <u>4/0</u>	- 25-6-4	4227
Posting L	Jate:	7/25/00	<u>/</u>	Closina	n Date:	2/0/21		
vvoiding i	or Sign: _	10 Permit य	tront yar	2 setback	of 17 1	G. in lie	٠. ا	Ha a
reguir	+ × 2)	+1, +0	vermit as	ide varl	setback	of De	4 : /	1- 4
The Ve	UNTER A	5 ft and	_to perm	, tares	i	setbade e	<u> 12</u>	FY. 14
						WC	R - Revised	 d 6/25/04

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.

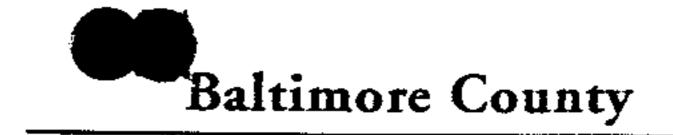
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Item Number or	Case Number: <u>05 - 027 - A</u>
Petitioner:	Thomas & Elizabeth Brooks
Address or Loc	ation: <u>9315 Oak White</u> Rd.
DIEACE FOOLA	(ADD AD)
	VARD ADVERTISING BILL TO: Michael P. Tanczyh
	Michael P. Tanczyn
Name:	Michael P. Tanczyn 606 Baltimore Ave. Suite 106
Name:	Michael P. Tanczyn

Department of Permits and Development Management

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





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

August 9, 2004

Michael P. Tanczyn Law Offices of Michael P. Tanczyn 606 Baltimore Avenue, Ste. 106 Towson, Maryland 21204

Dear Mr. Tanczyn:

RE: Case Number: 05-027-A, 9315 Oak White Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 13, 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.

U. Calling yours, Calling Of

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Thomas and Elizabeth Brooks 9315 Oak White Road Baltimore 21236







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

July 22, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of July 26, 2004

Item No.:

017 - 035

Dear Ms. Mathews:

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. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date:

7.23.04

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

RE:

Baltimore County

Item No. 27

BPR

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 9, 2004

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

9315 Oak White Road

RECEIVED

INFORMATION:

Item Number: 5-027

AUG 1 3 2004

Petitioner:

Thomas Mitchell Brooks

Zoning:

DR 3.5

ZONING COMMISSIONER

Requested Action:

Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request. The development pattern of the neighborhood is that of dwellings being setback behind the front setback line. In addition, a 17-foot setback from the right-of-way could potentially result in cars hanging over the sidewalks when they are parked in the driveway.

The proposed garage addition should be setback at lease 5 feet from the front building wall of the subject dwelling. This office would not oppose a rear yard variance if this layout would result in the need for such provided the following conditions are met:

- 1. Eliminate the existing parking pad.
- The materials used in the construction of the exterior façade of the proposed addition shall be the same or shall compliment the existing dwelling.
- 3. Incorporating windows in the side of the proposed addition that faces the right-of-way.

Prepared by:

Division Chief:

AFK/LL:MAC:

LAW OFFICES

MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue Towson, Maryland 21204

Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

July 7, 2004

VIA HAND-DELIVERY

The Honorable Timothy Kotroco, Esquire Director, Permits and Development Management 111 W. Chesapeake Avenue Towson, MD 21204

Re:

. •

9315 Oak White Road

Dear Mr. Kotroco:

I represent Mr. and Mrs. Thomas M. Brooks, who owns 9315 Oak White Road. Enclosed you will find Petition For Administrative Variance, with notarized Affidavit, signed by my clients, as well as a Zoning Description, and twelve (12) copies of plat to accompany the Petition For Administrative Variance, as well as zoning vicinity map, and 200 scale map excerpt, with the property outlined thereon, and our check for costs, as well as pictures of the existing improvements and the vicinity. This is a drop-off petition. This is not the subject of a code enforcement matter and represents a proposed addition of an attached garage to an existing residence where my clients have resided since 1982.

Very truly yours,

Michael P. Tanczyn, Esquire

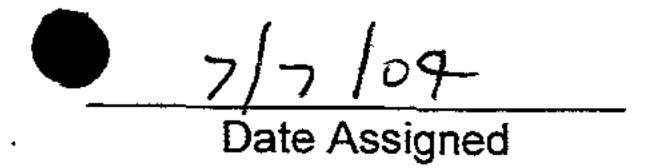
MPT/cbl

Encl.

cc:

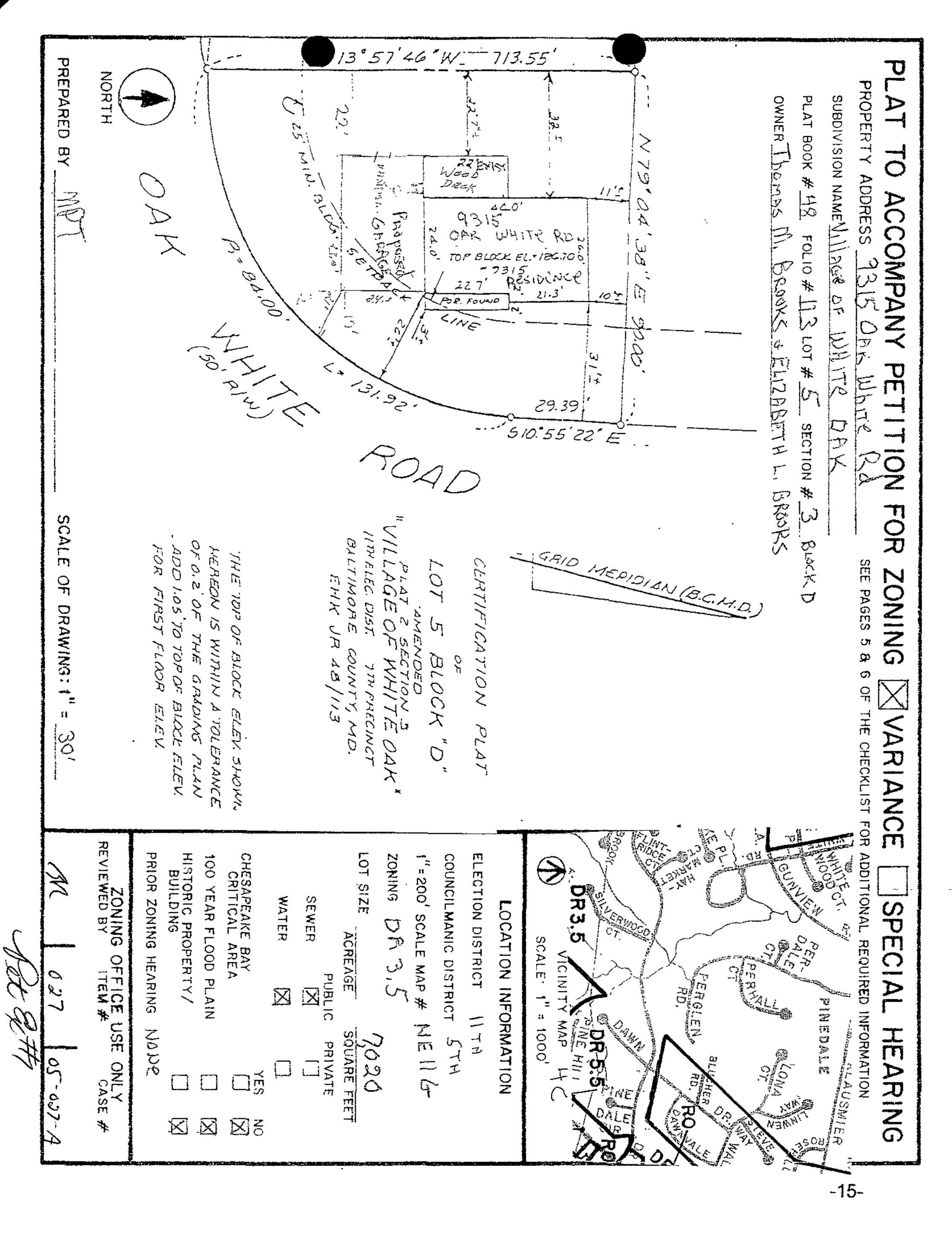
Mr. and Mrs. Brooks

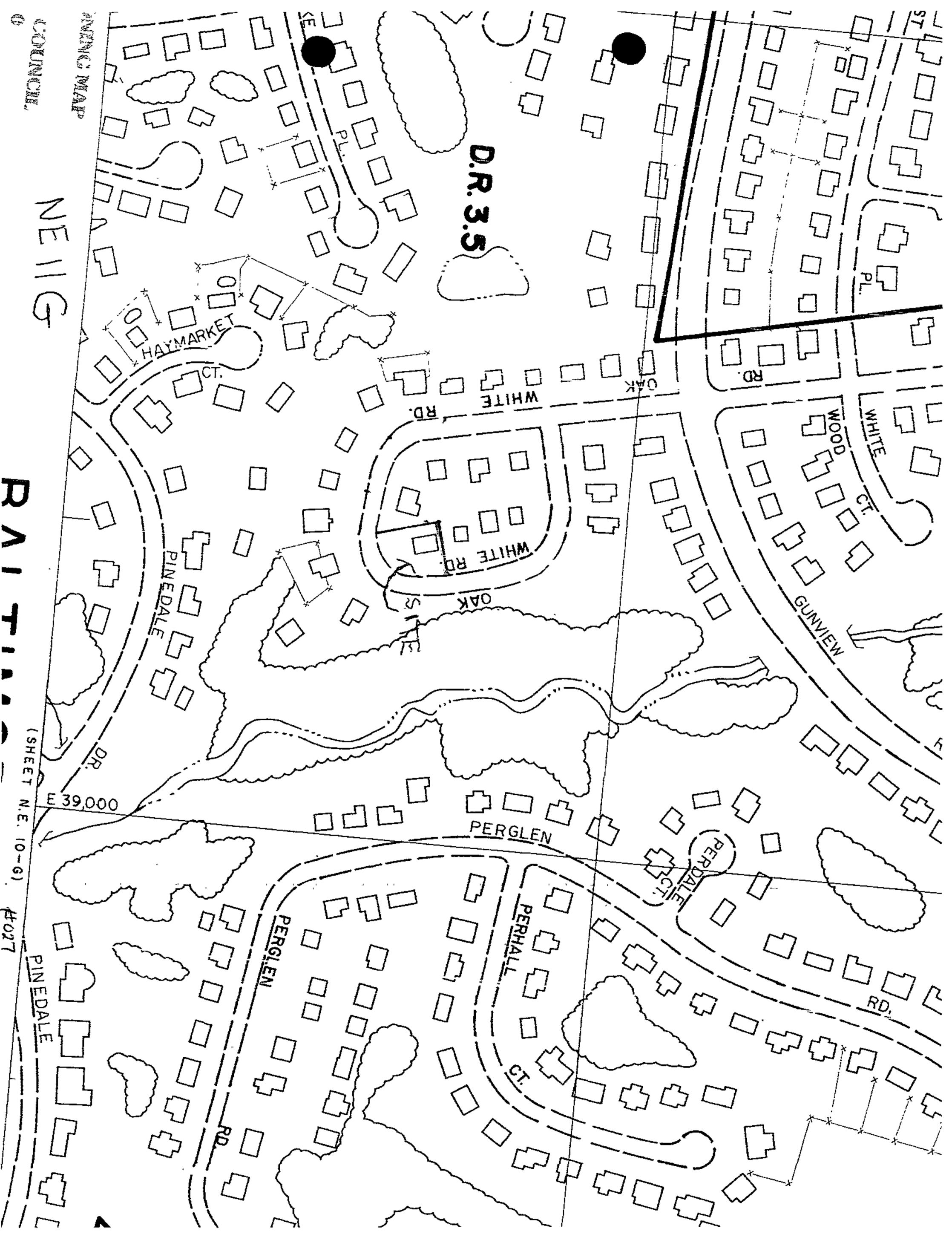
Intake Planner



DROP-OFF PETITIONS PROCESSING CHECK-OFF

Two Question	ns Answered on Cover Sheet:
Any pre	evious reviews in the zoning office?
Any cur	rrent building or zoning violations on site?
Petition Form	Matches Plat in these areas:
Address	
Zoning	
Legal C	Owner(s)
_	ct Purchaser(s)
Reques	st (if listed on plat)
Reques S	(must be current PDM form) is Complete: st: Section Numbers Correct Wording (must relate to the code, especially floodplain and historical standard vording. Variances must include the request in lieu of the required code quantities.
ř	Hardship/Practical Difficulty Reasons Without the legalited code quantities. Without the legalited code quantities.
	Signatures (originals)
_	Printed/Typed Name and Title (if company)
-	y (if incorporated)
Signatu	re/Address/Telephone Number of Attorney
Correct Numb	per of Petition Forms, Descriptions and Plats
200 Scale Zor	ning Map
Check: Amo	unt Correct? Signed?
ZAC Plat Info	n (by Carl) w + Muls Dale white Rd. 670
Zoning:	S+E of Gunview Rd. Acreage: Previous Hearing Listed With Decision*
•	Acreage: Previous Hearing Listed With Decision* District Councilmanic District Case #
	to See if the Subject Site or Request is:
	CBCA
	Floodplain
E	Elderly
}-	listorical
F	Pawn Shop
1	Helicopter
	If Yes, Print Special Handling Category Here If No, Print No
05-017-A	7/13/04
em Number Assigne	
_	\$ -1

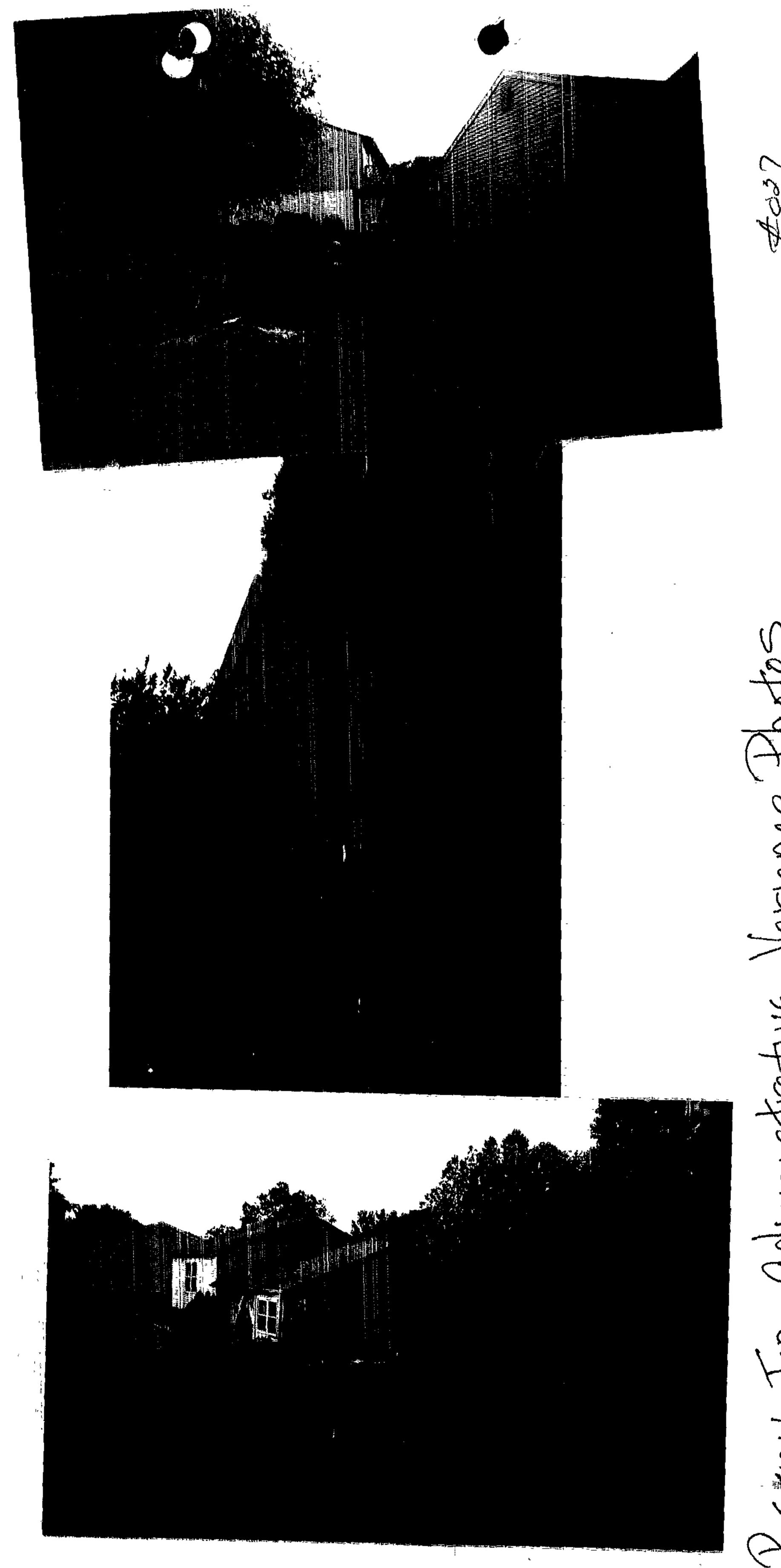




5000 19.04 38-W 110.00 361 クタ 5-79'06'36'-W 110.00 79.00 38 W 110.00 90.00 10+



lat White s 9315



Fress F Enance 1 Fried Top administration

V While Ro