ORIGER RECEIVED FOR FILING
By

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IN RE: PETITION FOR ADMIN. VARIANCE

E/S Pot Spring Road, 652' N of the c/l

Pot Spring Road

(2629 Pot Spring Road)

8<sup>th</sup> Election District 3<sup>rd</sup> Council District

Andrew Makris, et ux Petitioners

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 05-044-A

\*

\* \* \* \* \* \* \* \*

#### **AMENDED ORDER**

WHEREAS, an Order was issued in the above-captioned matter on September 20, 2004; and,

WHEREAS, it has been brought to our attention that several typographical errors were found within the body of the Order; and,

WHEREAS, the Order dated September 20, 2004 is hereby STRICKEN and a new Order issued in lieu thereof as follows:

"This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Andrew Makris, and his wife, Christina Makris. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 28 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

ORDER REGENED FOR FILING
By

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.

Based upon the documentation contained therein, I am persuaded to grant the requested variance. There were no adverse comments from any County reviewing agency and there is apparently no opposition from any of the neighbors. Thus, relief will be granted subject to certain conditions to insure compliance with the use 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 32 day of September 2004 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 28 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 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) The Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval.
- 3) 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.

ORDER RECEIVED FOR FILING Date

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Moreover, the Petitioners 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.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order."

AWRENCE 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

September 23, 2004

Mr. & Mrs. Andrew Makris 15925 York Road Sparks, Maryland 21152

PETITION FOR ADMINISTRATIVE VARIANCE RE: E/S Pot Spring Road, 652' N of the c/l Pot Spring Road (2629 Pot Spring Road) 8<sup>th</sup> Election District – 3<sup>rd</sup> Council District Andrew Makris, et ux - Petitioners Case No. 05-044-A

Dear Mr. & Mrs. Makris:

It has been brought to our attention that there were several typographical errors within, the body of the Order issued in the above-captioned matter on September 20, 2004. Therefore, that Order has been stricken and an Amended Order issued in lieu thereof. A copy of the Amended Order is enclosed for your records.

I apologize for any inconvenience this may have caused. In the meantime, please feel free to contact the Department of Permits and Development Management office at 887-3391 should you have any further questions in this regard.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner

for Baltimore County.

LES:bjs

cc:

Mr. Michael Cleary, P.O. Box 10027, Baldwin, Md.

Office of Planning; People's Counsel; Case/File



IN RE: PETITION FOR ADMIN. VARIANCE

E/S Pot Spring Road, 652' N of the c/l

**Pot Spring Road** 

(2629 Pot Spring Road)

8<sup>th</sup> Election District 3<sup>rd</sup> Council District

Andrew Makris, et ux Petitioners

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- <sup>k</sup> Case No. 05-044-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, George R. Gabell and his wife, Linda E. Gabell. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 28 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.



PRDER RECEIVED FOR FILING

Based upon the documentation contained therein, I am persuaded to grant the requested variance. There were no adverse comments from any County reviewing agency and there is apparently no opposition from any of the neighbors. Thus, relief will be granted subject to certain conditions to insure compliance with the use 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 \_\_\_\_\_\_ day of September 2004 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 26 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 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) The Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval.
- 3) 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 Petitioners 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.
- 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

September 21, 2004

Mr. & Mrs. Andrew Makris 15925 York Road Sparks, Maryland 21152

RE: PETITION FOR ADMINISTRATIVE VARIANCE E/S Pot Spring Road, 652' N of the c/l Pot Spring Road (2629 Pot Spring Road) 8<sup>th</sup> Election District – 3<sup>rd</sup> Council District Andrew Makris, et ux - Petitioners Case No. 05-044-A

Dear Mr. & Mrs. Makris:

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: Mr. Michael Cleary, P.O. Box 10027, Baldwin, Md. 21013 Office of Planning; People's Counsel; Case File





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at	2629	POTSPRIN	in Pul.
	presently		20-54

	which is presently zoned 12C-y
This Petition shall be filed with the Department of Permowner(s) of the property situate in Baltimore County and which	ch is described in the description and plat attached hereto
MANAA A MAM MAYAAF MAYALU WALIFAA FAWA MAAKA A KALA MAKA MARAKA A MARAKA MARAKA MARAKA MARAKA MARAKA MARAKA MA	(a/a)
28 ft. in lieu of the regul	of Cold to permit a height of
	ed 13 +1, to construct an acce
structure (garage).	
of the zoning regulations of Baltimore County, to the zoning lof this petition form.	law of Baltimore County, for the reasons indicated on the b
Property is to be posted and advertised as prescribed by the i, or we, agree to pay expenses of above Variance, advertising, poregulations and restrictions of Baltimore County adopted pursuant	sting, etc. and further scree to and are to be bounded by the zo
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
	Andrew McCois
Name - Type or Print	Name - Type or Print  [Indi/IIII Mallet]
Signature	Signature Malari
Address Telephone No.	Name-Type or Print  Makena Makena
City State Zip Code	Signature
Attorney For Petitioner:	15925 York Rd. (4-4) 4-12
	Address Telephone
Narne - Type or Print	City State Zip C
Cionaturo	Representative to be Contacted:
Signature	Michael Cheary
Company	Name (1) A (1)
Address Telephone No.	Address 1 002 (4-0) 0 5
	Haldoin ud 210
City State Zip Code	City State Zip Co
Fublic Hearing having been formally demanded and/or found to be his day of that the subject matter of t	required, it is ordered by the Zoning Commissioner of Baltimore Cou
egalations of Baltimore County and that the property be reposted.	his petition be set for a public hearing, advertised, as required by the zo
	Zoning Commissioner of Baltimore County
CASE NO. <u>05-044-A</u> Rev	lewed By
REV 10/25/01 Est	mated Posting Date 8/1/64

# 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.

competent to testify thereto in the ever	it that a public h	nearing is sched	-		.O.
That the Affiant(s) does/do presently re		4629	POTSAVI	ng 160.	
	Addre	im MINIUM	u		71093
	City	7001 1010	State	<del></del>	Zip Code
That based upon personal knowledge Variance at the above address (indicat	the following a te hardship or p	are the facts upor ractical difficulty	on which I/we base ):	e the request for	an Administrative
We are asking the Zoning Commiss	ioner for an A	dministrative V	ariance Hearing	for the following	ng reason:
The house being constructed at the the main residence. The owners with the architectural lines of the roof support from the two neighborings.	thought that a	architecturally	and esthetically	a detached gar	age would blend
	i '				
	; !				
	I				
	i I				
That the Affiant(s) acknowledge(s) the advertising fee and may be required to signature  Signature  Name - Type or Print		Signa	Affiant(s) will be ature  Type or Print	Cucke	انگ
STATE OF MARYLAND, COUNTY O	i	, to wit:	- ** <u> *- *                      </u>		~ <i>~</i> ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
HEREBY CERTIFY, this day of Maryland, in and for the County afor Andrew	esaid, personal				Public of the State
the Affiant(s) herein, personally known	or satisfactorile	(1) dentified to me	as such Affiantis	<del></del>	<u></u>
and a minimum (a) in the second many to the second		,		,- 	;
AS WITNESS my hand and Notarial S	eai		11/21 N		
		Notary Publi	c		

My Commission Expires \_\_\_

#### **ZONING DESCRIPTION**

## Zoning Description For 2629 Pot Spring Road

Beginning at a point on the east side of Pot Spring Road which is 60 feet wide at the distance of 652 feet north of the centerline of the nearest improved intersecting street Pot Spring Road which is 60 feet wide. Being Lot #3, in the subdivision known as Saddlebrook Farm as recorded in Baltimore County Plat Book #57, Folio# 40, containing 6.86 acres. Also known as 2629 Pot Spring Road and located in the 8<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.

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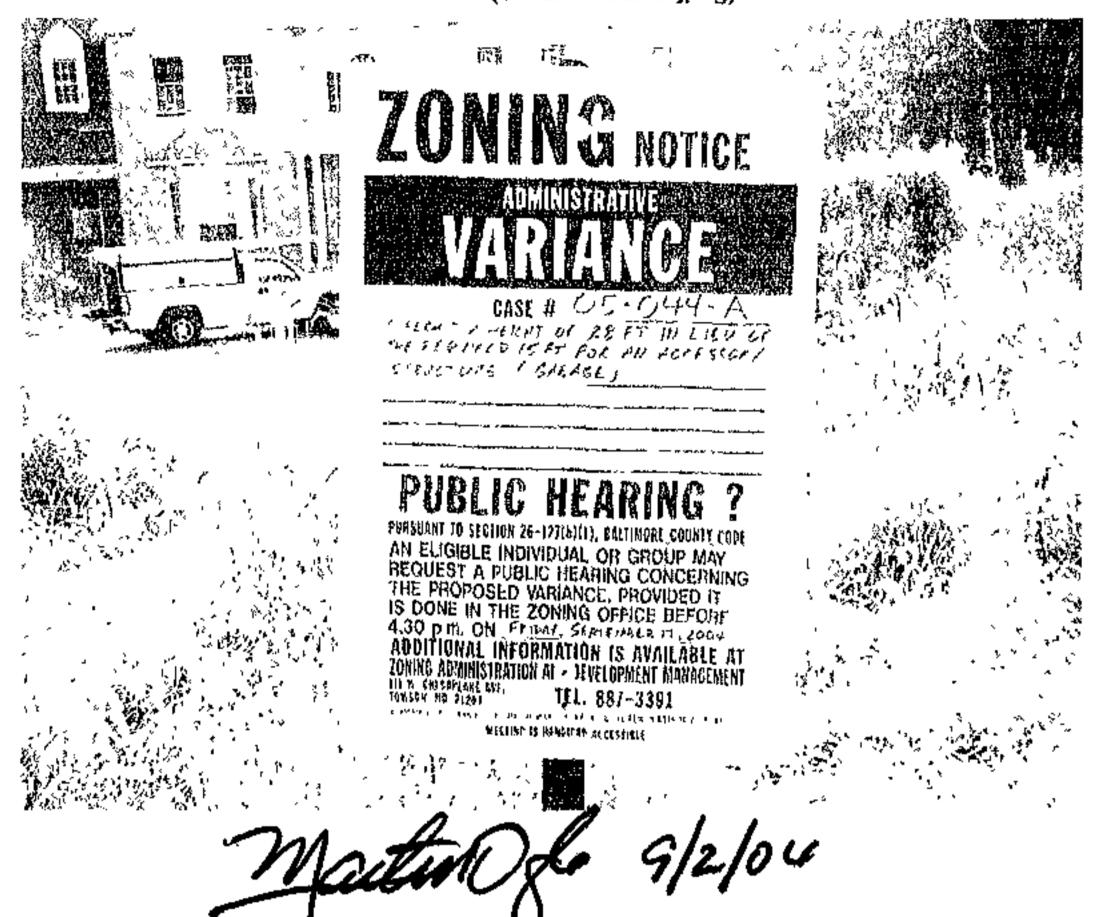
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#### Certificate Of Posting

RE: Case NO.: 05-044- A

	Petitioner/Deve CHUSTINA N	eloper: ANDREW ULKIS
	Date of Hearing/Cl	osing: 9/11/04
Baltimore County Department of Permits and Development Managen County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	nent	
Attention:		
Ladies and Gentlemen:		
This letter is to certify under the persign(s) required by law were posted at	_ •	•
	Month, Day, Year)	Called owners - need postery certificates for +044  Registration 8/23  Registration 8/23

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Wash John wech

# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05	044 -A	Address	2629	Pot Sprin	g Rd.
Contact Person:	Bryno Planner, Pleas	Rudaitis B Print Your Name		none Number:	
Filing Date:		Posting Date:	8/1/04	Closing Date	e: 8/16/04
Any contact made through the contact	e with this office retained with this office retained to the contract of the c	egarding the status using the case number	of the adminer.	istrative varian	ce should be
POSTING/Coreverse side reposting mais again res	OST: The petition of this form) and ust be done only be ponsible for all ass	the petitioner is respondent to the petitioner is respondent to the sign post sociated costs. The large date noted above.	e sign posters onsible for all ters on the ap	printing/posting	the petitione
		is the deadline for an hearing. Please un process is not comp			00 feet to file is no forma
order that the control order that the control order that the control or with the contr	ne matter be set nin 7 to 10 days of Il go to public heari	tte, the file will be represent the requested rein for a public hearing the closing date) as ing. The order will be	ng. You will to whether the mailed to you	receive writte petition has be by First Class	relief; or (c) n notification een granted, mail.
commissione changed givin	r), notification will	AND REPOSTING: formal request or by be forwarded to you aring date, time and age and a photograph	y order of the ou. The sign	e zoning or di n on the prope	eputy zoning erty must be
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	USE THE ADMIN	IISTRATIVE VARIAN	CE SIGN FO	RMAT	
ase Number 05-	044 -A	Address 260 tina Makris	29 Pot S	poring R	O.
etitioner's Name	Andrew & Chris	tina Makris	Telept	none 4/0-	472-2002
osting Date:	8/1/04	Closir	ng Date:	8/16/04	
ording for Sign: _	To Permit a h	eight of 28	Lt. in	1:00 F	46 o
required	15 ft. for	an accessory	structure	(garage).	
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# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 05-044-A
Petitioner: Andrew & Christina Makris
Address or Location: 2629 Property Rd.
PLEASE FORWARD ADVERTISING BILL TO:  Name:
Telephone Number: (44) 688-7119



REV 10/25/01

## Petition for Administrative Variance

# to the Zoning Commissioner of Baltimore County for the property located at 2029 Pot Spring Rd.

	, ,	which is presently zoned ///C
owner(s) of the property situate in Baltimor	e County and which	ts and Development Management. The undersigned, legal this described in the description and plat attached hereto and oin(s)  400.3 to permit a height of 15 ft. Is construct an accessory
of the zoning regulations of Baltimore Cour of this petition form.	nty, to the zoning is	aw of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as	nce, advertisina, pos	sting, etc. and further agree to and are to be bounded by the zoning
		I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:		Legal Owner(s): Andrew Malcris
Name - Type or Print		Name Type or Print / Mulis
Signature		Signature Christma Maloris
Address	Telephone No.	Name Type or Print  Medica A Rum
State  Attorney For Petitioner:	Zip Code	Signature  Signature  Signature  Address  Telephone No.
Name - Type or Print	<del></del>	City State Zip Code
Signature	······································	Representative to be Contacted:
Company		Michael (leary Name 10027 (2410)688-011
Address	Telephone No.	Address Telephone No.  Taldwin  Ud 7/1/7
State	Zip Code	City State Zip Code
A Public Hearing having been formally demanded his day of that it egulations of Baltimore County and that the property	he subject matter of th	required, it is ordered by the Zoning Commissioner of Baltimore County, his petition be set for a public hearing, advertised, as required by the zoning
		Zoning Commissioner of Baltimore County
CASE NO. 05-044-A	Revi	lewed 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 Address monium 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 asking the Zoning Commissioner for an Administrative Variance Hearing for the following reason: The house being constructed at the above address originally had a garage and breezeway that was connected to the main residence. The owners thought that architecturally and esthetically a detached garage would blend with the architectural lines of the main residence. This dwelling sits on 6.8 acres and we have enclosed letters of support from the two neighboring dwellings. 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 Ana Malvis Name - Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this \_ before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Nolle the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s). AS WITNESS my hand and Notarial Seal

Motary Public

My Commission Expires

REV 10/25/01

# Department of Permits as 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 16, 2004

Andrew Makris
Christina Makris
15925 York Road
Sparks, Maryland 21152

Dear Mr. and Mrs. Makris:

RE: Case Number:05-044-A, 2629 Pot Spring Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 22, 2004.

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

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

Very truly yours,
U. Call Rill Of

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

**Enclosures** 

c: People's Counsel Michael Cleary P.O. Box 10027 Baldwin 21013



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



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

August 2, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of August 2, 2004

Item No.:

002, 036-049, 057

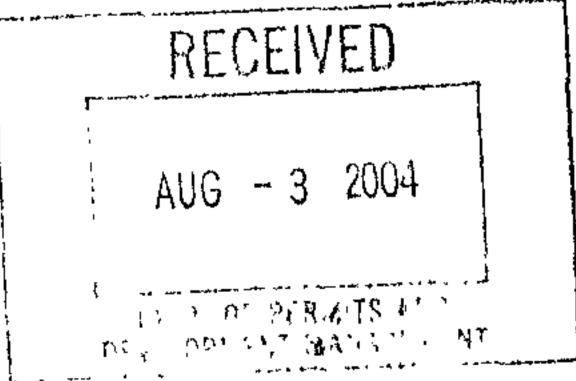
Dear Ms. Mathews:

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



#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** August 26, 2004

Department of Permits &

Development Management

FROM:

Robert W. Bowling, Supervisor 2005/25F

Bureau of Development Plans
Review

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 9, 2004

Item Nos. 036, 037, 038, 039, 040, 041, 044, 045, 046, 047, 048, and 051

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

DATE:

August 25, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 2, 2004

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

05-002

04-037

04-038

04-039

04-040

04-041-

04-044

04-045 04-047

04-048

04-049

04-051

Reviewers:

Sue Farinetti, Dave Lykens

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**DATE:** August 5, 2004

RECEIVED

AUG - 6 2004

**SUBJECT:** 

Case #:

Zoning Advisory Petitions – Administrative Variance ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 28 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

- 1. Submit elevations of the proposed structure to this office for review and approval. The structure should be compatible with the existing principal structure.
- 2. 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.
- 3. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Mark Cunningham at 410-887-3480.

AFK/LL: MAC

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



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

Maryland Department of Transportation

Date:

8.2.04

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

RE:

**Baltimore County** 

Item No. 044

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 July 14, 2004

Baltimore County Government Zoning Department Room 111 111 W. Chesapeake Ave. Towson, MD 21204

To whom this may concern:

We are neighbors of Andrew and Christina Makris and reside at 2631 Potspring Road in Timonium, MD 21093. Our property adjoins the Makris' property at 2629 Potspring Road. We have been shown a detailed site plan and blueprints with elevations outlining the 3 car detached garage to be built with an all brick façade including its location. We are comfortable with the construction of this structure and we are in support of the Makris family's petition for an Administrative Variance to allow this structure in the Saddle Brook Farm subdivision in Baltimore County. We feel it will enhance the aesthetics of our subdivision.

Sincerely,

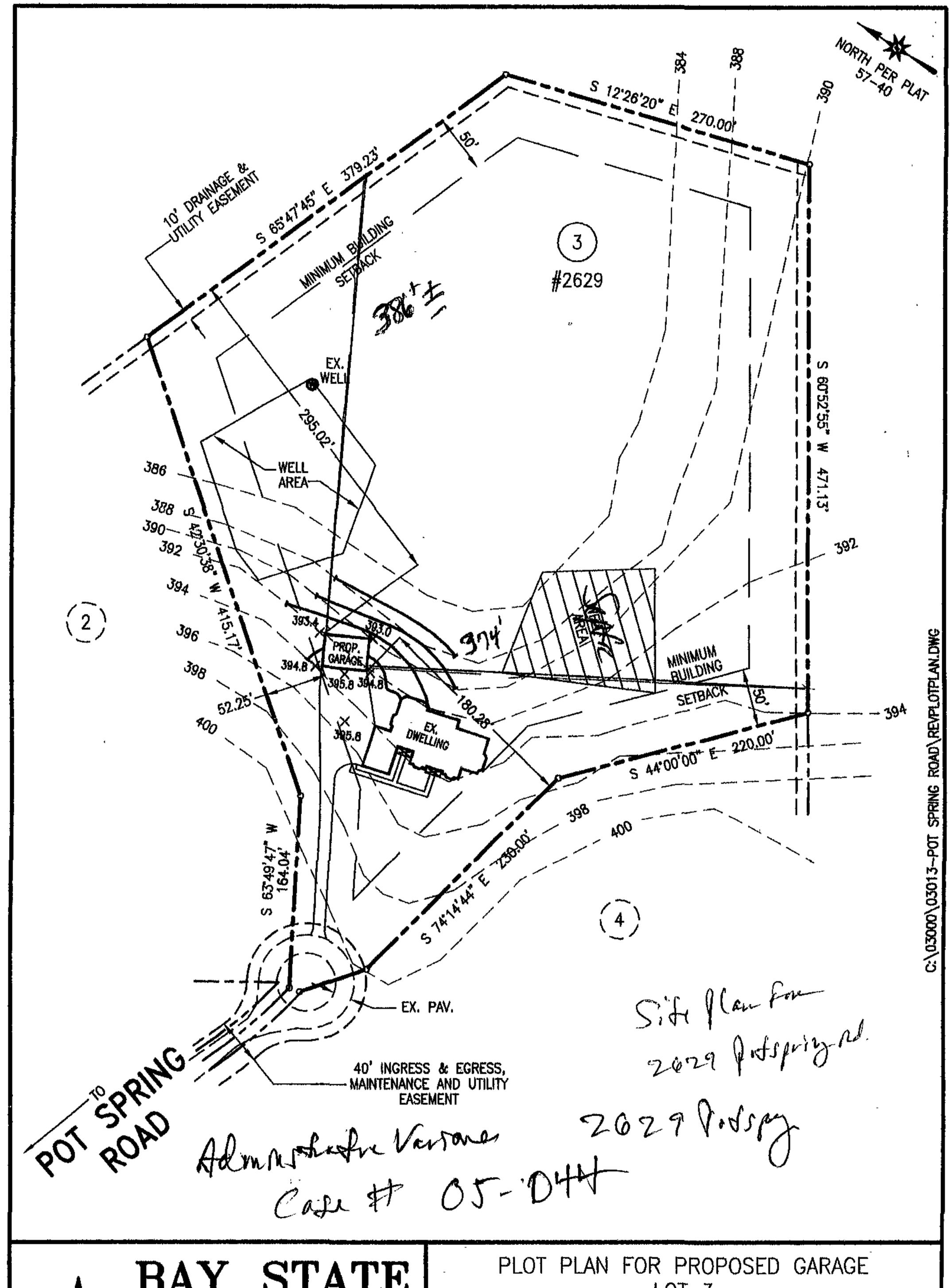
Victor Brick

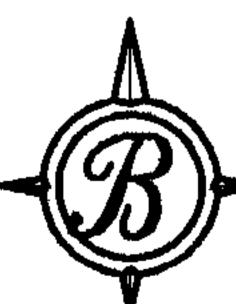
Date

Lynne Brick

Date

Victor and Lynne Brick 2631 Potspring Road Timonium, MD 21093





## BAY STATE LAND SERVICES

P.O. Box 853 Bei Air, Maryland 21014 Phone: 410-879-4747

Fax: 410-420-3949

PLOT PLAN FOR PROPOSED GARAGE LOT 3

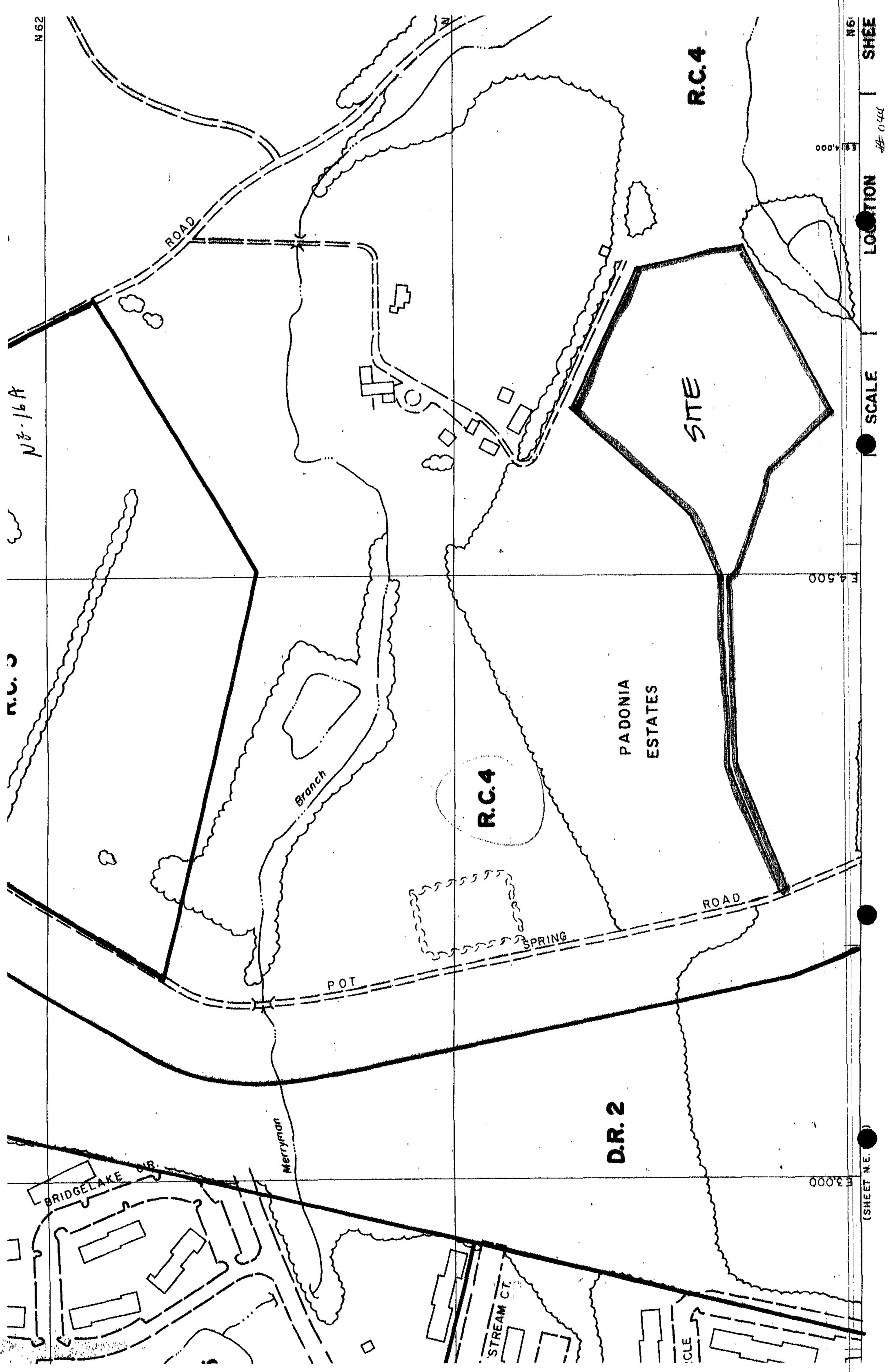
AMENDED RECORD PLAT

## SADDLEBROOK FARM

FOR: TRINITY HOMES

EIGHTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DATE: 6-15-04 1"=100" DRAWN BY: JSC SCALE: JOB NO.: 03013



Pietures Pour Gage Fon Administrative VARIANCE Fon GARAGE HEIGHT. CASE # 05-044 A 26 29 POT Spring Rd.



GAVAGUE Sote



Neighber



garasa Sile



owners fousa Rank.

