

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SS of Carrollton Avenue, 440 ft. E		
centerline of Boyce Avenue	*	DEPUTY ZONING COMMISSIONER
9th Election District		
2nd Councilmanic District	*	OF BALTIMORE COUNTY
(1201 Carrollton Avenue)		
	*	CASE NO. 05-060-A
Elizabeth E. & William H. Conkling		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Elizabeth E. and William H. Conkling. The variance request is for property located at 1201 Carrollton Avenue in the Ruxton area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 14 ft. 9 in. in lieu of the required 40 ft. to construct an addition, and to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

ZAC Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated August 30, 2004, a copy of which is attached hereto and made a part hereof.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning

ORDER RECEIVED FOR FILING

Date

9/2/04

Ray

Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2 day of September, 2004, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 14 ft. 9 in. in lieu of the required 40 ft. to construct an addition, and to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with any recommendations, if any, made by the Department of Environmental Protection & Resource Management (DEPRM).
3. The Petitioners must be in compliance with the ZAC comments submitted by the Office of Planning dated August 30, 2004, a copy of which is attached hereto and made a part hereof.
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.

ORDER RECEIVED FOR PLANS

Date 9/2/04
By [Signature]

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 9/2/04
By Ray

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 2, 2004

Mr. & Mrs. William H. Conkling
1201 Carrollton Avenue
Ruxton,, Maryland 21204

Re: Petition for Administrative Variance
Case No. 05-060-A
Property: 1201 Carrollton Avenue

Dear Mr. & Mrs. Conkling:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Dan Bursi
10404 Stevenson Road
Stevenson, MD 21153

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1201 CARROLLTON AVE.
which is presently zoned DR 2

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)

1302.3.C.1 to permit a rear yard setback of 14 ft. 9 inches in lieu of the required 40 ft. to construct an addition, and to permit an accessory structure (garage) be located in the side yard in lieu of the required rear yard.

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):

WILLIAM H. CONKLING

Name - Type or Print

Signature

ELIZABETH E. CONKLING

Name - Type or Print

Signature

1201 CARROLLTON AVE

Address

City

State

Telephone No. 410-321-9775

21204

Representative to be Contacted:

DAN BURS

Name

Address

10404 STEVENSON RD

City

State

Telephone No. 410-484-7010

21153

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. 05-060-A

Reviewed By BR Date 8/02/04

Estimated Posting Date 8/15/04

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 1201 CARROLLTON AVE
City RUXTON, State MD. Zip Code 21204

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 petitioning for an administrative variance because of the practical difficulties encountered while attempting to enlarge the home due to the needs of a changing family and life style. These are 1) the constraints of the existing dwelling layout; 2) the topography; 3) an attempt to maintain the existing driveway and 4) the location of the public water line.

We are also attempting to alleviate the hardship caused by a major run-off problem from the West side of the property. The placement of the addition in the location proposed in concert with further drainage control will help in preventing this run-off from continuing to be problem both for the owners as well as the neighbors down slope.

The neighbors on all sides including the neighbor directly to the West on which the addition would have the greatest impact have been consulted and have all approved of the addition.

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.

William H. Conkling Jr.
Signature
WILLIAM H. CONKLING JR.
Name - Type or Print

Elizabeth E. Conkling
Signature
ELIZABETH E. CONKLING
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William H. Conkling Jr. & Elizabeth E. Conkling
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Dina Francesca Glorioso
Notary Public
My Commission Expires 11/6/06

Attachment to the Petition for Administrative Variance
In regard to practical Difficulty/Hardship

There is a practical difficulty of locating the detached garage in the rear yard given the fact that the existing house is presently located at the rear setback line and given the steep slope to the rear of the property. The practical difficulty of placing any proposed addition that meets the family needs of the owner in a location other than the one proposed and the need to keep the existing drive as argued in the Petition precludes locating the garage in the rear yard. Also the owners have responded to the fact that the Southern property line is the front yard of the adjacent properties by proposing that the detached garage be located as far away from the Southern property line as practically possible.

William H. Conkling, Jr.
Signature

WILLIAM H. CONKLING, JR
Name - Print or Type

Elizabeth E. Conkling
Signature

ELIZABETH E. CONKLING
Name - Print or Type

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 29th day of July, 2004, before me, a Notary Public of the State of Maryland, in the County aforesaid, personally appeared the Affiant(s) herein

William H. Conkling, Jr. + Elizabeth E. Conkling
Print name(s)

personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notarial Seal

Dina L. Gougeon
Notary Public

My Commission Expires 11/6/06

**AGREEMENT TO PROPOSED ADDITION AND DETACHED GARAGE
TO BE CONSTRUCTED AT 1201 CARROLLTON AVENUE**

The undersigned has reviewed the plans and elevations of the proposed addition and garage to be constructed at 1201 Carrollton Ave. and hereby declares that there is no opposition to the issuance of an Administrative Variance to allow the proposed addition and garage to be located as depicted on the plot plan attached to the Petition.

1200 Carrollton Ave Ruxton MD
Address

Maria Boger
Signature

Maria Boger
Print name

Michael Boger
Signature

Michael Boger
Print name

Signed this 31 day of July, 2004.

ZONING DESCRIPTION
FOR
1201 CARROLLTON AVENUE, RUXTON, MARYLAND

Being that property described in Deed Reference 18490/246 and Plat #4/2; (Map 69, Grid 11, Parcel 980, Group 84) which is described as follows:

Starting at the intersection of the southwestern side of the right-of-way of Carrollton Avenue and the southeastern side of the right-a-way of Boyce Ave and running thence southward and eastward along the southern side of Carrollton Avenue for a distance of 600 feet more or less to a Point of Beginning on the southwest corner of the property running thence South 57 degrees 36 minutes West for a distance of 44 feet, thence South 75 degrees 01 minutes West for a distance of 156.16 feet, thence North 2 degrees 22 minutes West for a distance of 193.9 feet thence North 73 degrees 0 minutes East for a distance of 121.3 feet, thence South 24 degrees 17 minutes East for a distance of 87.2 feet, thence South 26 degrees 52 minutes East for a distance of 96.07 feet, to the Point of Beginning.

No. 139583

DATE	ACCOUNT	
5/1/09	1001-46-650	

ACCOUNT

AMOUNT \$ 65.00

RECEIVED
FROM:

FOR

DISTRIBUTION
WHITE - CASHIER

FINE-AGENCY

REMOVAL - NOTED

CASHEM'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

RE: Case Number 05-060-A Date August 15, 2004

Petitioner/Developer WILLIAM & ELIZABETH CONKLING / PETER RATCLIFF
ARCHITECT

Date of Hearing (Closing) AUGUST 30, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1201 CARROLLTON AVENUE

The sign(s) were posted on

August 12, 2004

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 05-060-A

TO PERMIT A REAR YARD SETBACK OF 14'9" IN
LIEU OF THE REQUIRED 40 FEET FOR AN ADDITION.
AND TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE SIDE YARD
IN LIEU OF THE REQUIRED REAR YARD.
1201 CARROLLTON AVE.

PUBLIC HEARING ?

PURSUANT TO SECTION 76-127(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 MON. AUGUST 30, 2004
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
411 W. CHESAPEAKE AVE.
10606, MD 21031 TEL. 887-3391
MEETING IS HANDICAP ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 060 -A Address 1201 Carrollton Ave.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/2/04 Posting Date: 8/15/04 Closing Date: 8/30/04

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 05- 060 -A Address 1201 Carrollton Ave.
Petitioner's Name William & Elizabeth Conkling Telephone _____
Posting Date: 8/15/04 Closing Date: 8/30/04
Wording for Sign: To Permit a rear yard setback of 14' 9" in lieu of the required 40 ft. for an addition, and to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard.

WCR - Revised 6/25/04

**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: 05-060-A

Petitioner: William & Elizabeth Conkling

Address or Location: 1201 Carrollton Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: PETER W. RATCLIFFE, A.I.A.

Address: 10404 STEVENSON RD
STEVENSON MD 21153

Telephone Number: 410-484-7010



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1201 CARROLLTON AVE.
which is presently zoned DR 2

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)

1302.3.C.1 to permit a rear yard setback of 14 ft. 9 inches in lieu of the required 40 ft. to construct an addition, and to permit an accessory structure (garage) be located in the side yard in lieu of the required rear yard,

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 _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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.

Legal Owner(s):

WILLIAM H. CONKLING
Name - Type or Print _____

Signature _____

ELIZABETH E. CONKLING
Name - Type or Print _____

Signature _____

1201 CARROLLTON AVE
Address _____

410-321-9775
Telephone No. _____

RUXTON, MD.
City _____ State _____ Zip Code 21204

Representative to be Contacted:

DAN BURSI
Name _____

10404 STEVENSON RD
Address _____

410-484-7010
Telephone No. _____

STEVENSON MD
City _____ State _____ Zip Code 21153

Zoning Commissioner of Baltimore County

Reviewed By SN Date 8/2/04

Estimated Posting Date 8/15/04

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 1201 CARROLLTON AVE.
Address
Ruxton MD. 21204
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):

X We are petitioning for an administrative variance because of the practical difficulties encountered while attempting to enlarge the home due to the needs of a changing family and life style. These are 1) the constraints of the existing dwelling layout; 2) the topography; 3) an attempt to maintain the existing driveway and 4) the location of the public water line.

We are also attempting to alleviate the hardship caused by a major run-off problem from the West side of the property. The placement of the addition in the location proposed in concert with further drainage control will help in preventing this run-off from continuing to be problem both for the owners as well as the neighbors down slope.

The neighbors on all sides including the neighbor directly to the West on which the addition would have the greatest impact have been consulted and have all approved of the addition.

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.

X [Signature]
Signature

X William H. CONKLING JR
Name - Type or Print

X [Signature]
Signature

X ELIZABETH E. CONKLING
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William H. Conkling Jr + Elizabeth E. Conkling
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 1/16/06

**Department of Permits
Development Management**

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



Baltimore County

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

August 30, 2004

William H. Conkling
Elizabeth E. Conkling
1201 Carrollton Avenue
Ruxton, Maryland 21204

Dear Mr. and Mrs. Conkling:

RE: Case Number: 05-060-A, 1201 Carrollton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 2, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Dan Bursi 1044 Stevenson Road Stevenson 21153

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

August 5, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 9, 2004

Item No.: 050, 052-060

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

cc: File

Come visit the County's Website at www.co.ba.md.us

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



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

Maryland Department of Transportation

Date: 8.6.04

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

RE: Baltimore County
Item No. 060 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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr *JDO*

DATE: September 3, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 9, 2004

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

05-050

04-052

04-053

04-054

04-055

04-056

04-057

04-058

04-059

04-060

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2004

RECEIVED

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

AUG 31 2004

SUBJECT: 1210 Carrollton Avenue

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-060

Petitioner: William H. Conkling

Zoning: DR 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the proposed addition is constructed in accordance to the building elevations submitted to this office.

For further information concerning this issue, please contact Diana Itter at 410-887-3480.

Prepared by:

Mark A. Cunningham

Division Chief:

Jeff Mahan

AFK/LL:MAC:

ORDER RECEIVED FOR PLANS

Date 9/2/04
By Ray

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 27, 2004

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

RWB/cab

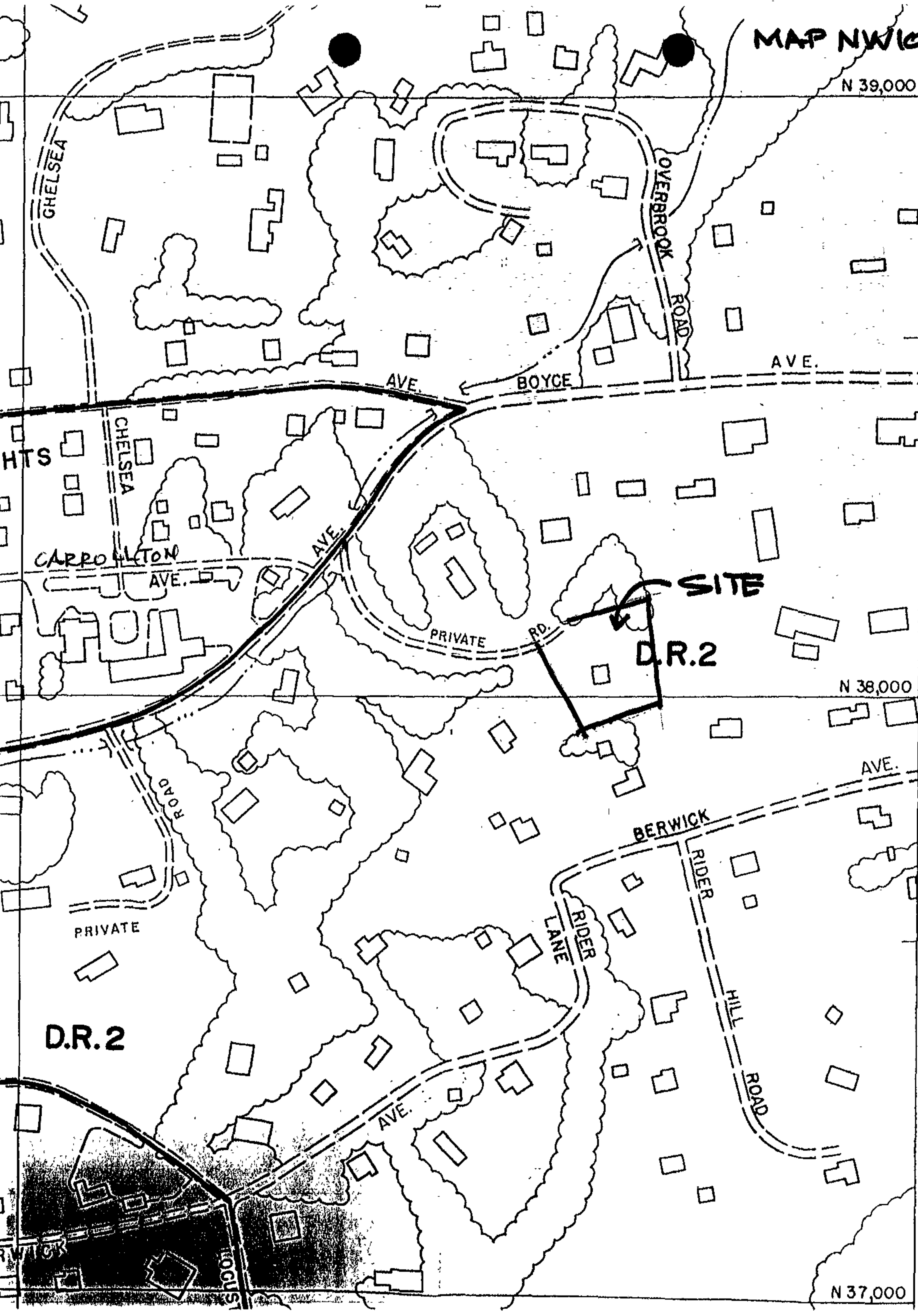
SUBJECT: Zoning Advisory Committee Meeting
For August 16, 2004
Item Nos. 050, 052, 053, 054, 055,
and 060

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

RWB:CEN:jrb

cc: File

N 39,000



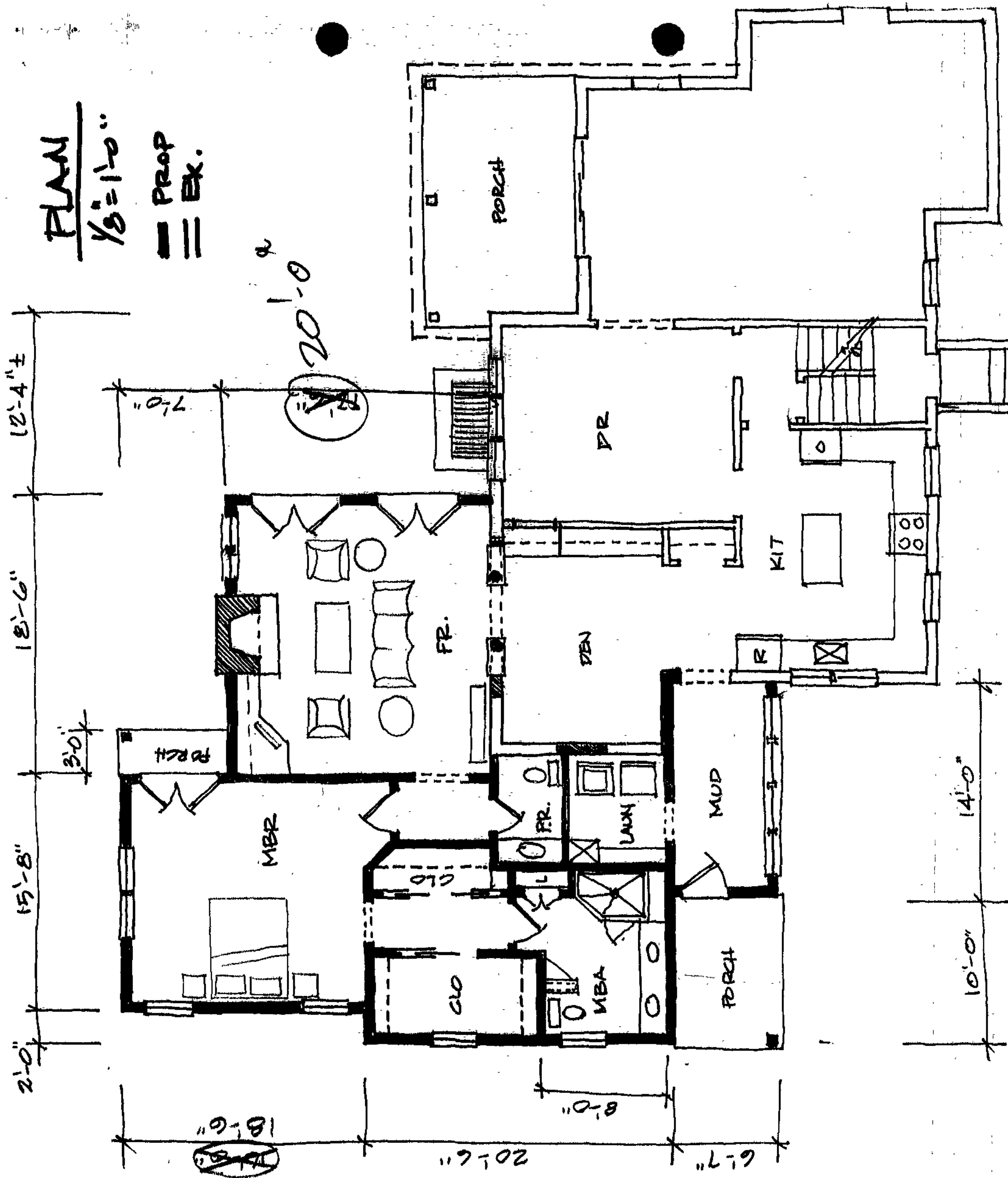
(SHEET NW-10-A)

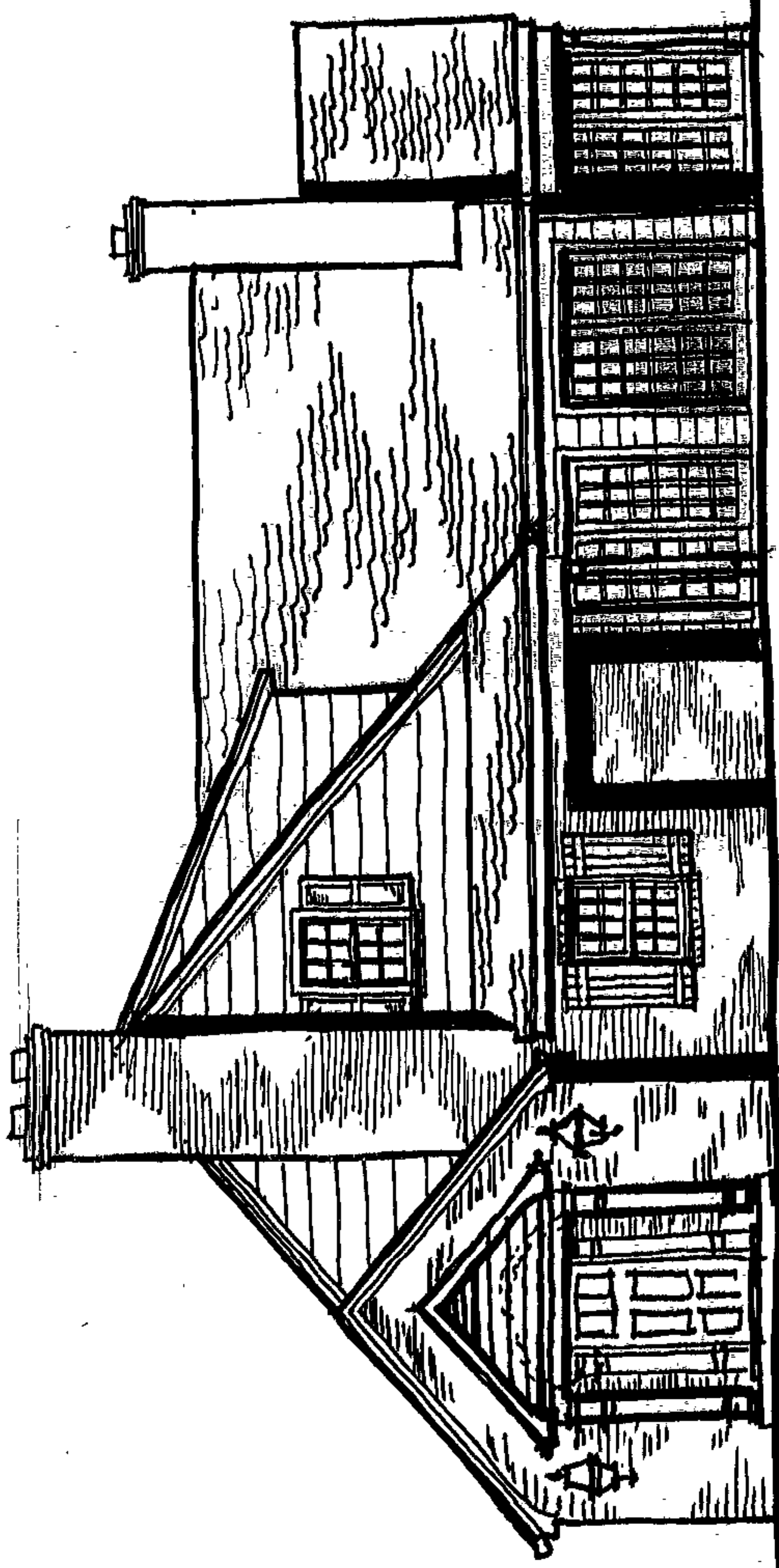
N 37,000

#660

PLAN
1/8" = 1'-0"

== PROP
== EX.

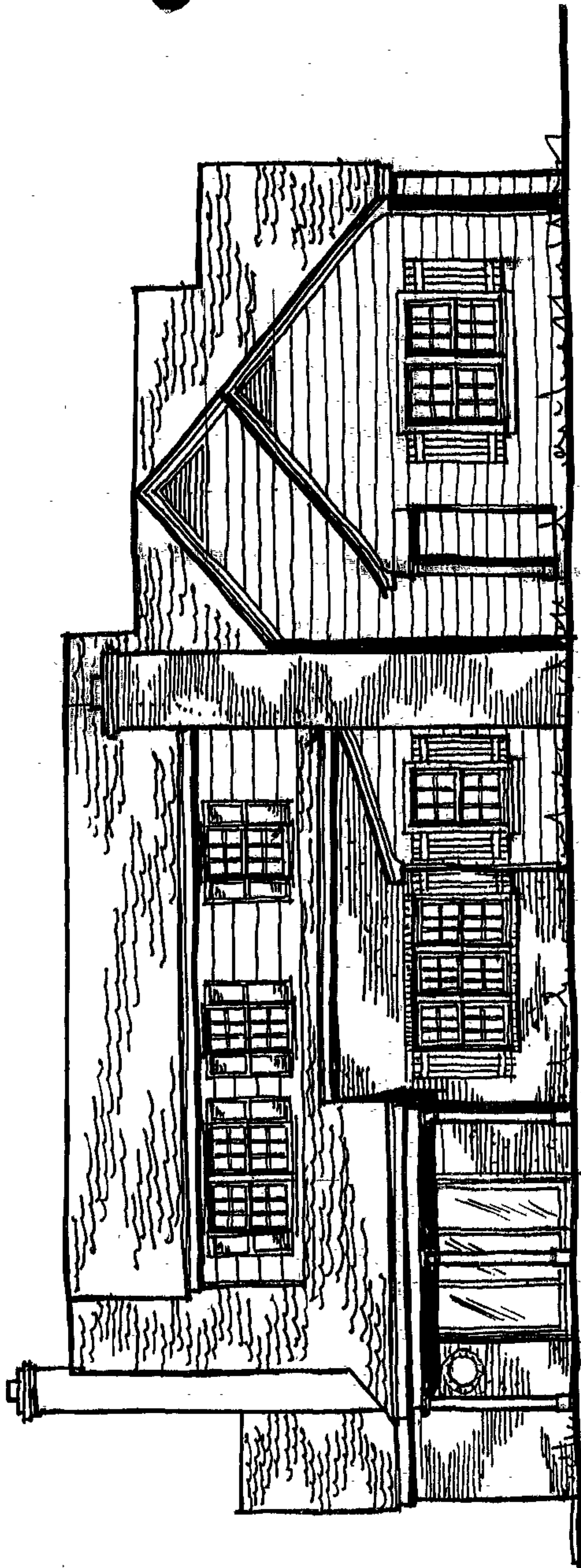




EX. | PROP. →

FRONT ELEVATION

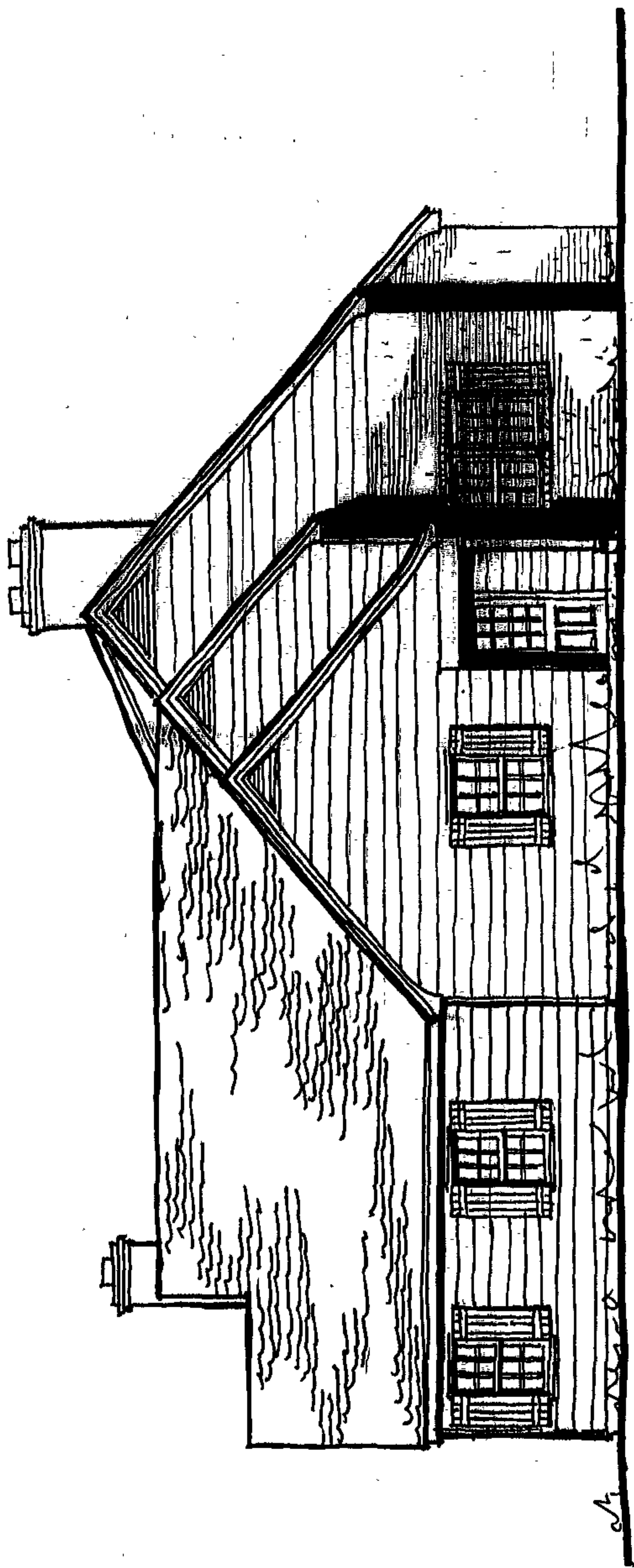
$\frac{1}{8}'' = 1'-0''$



EX. | PROP. →

RIGHT SIDE ELEVATION

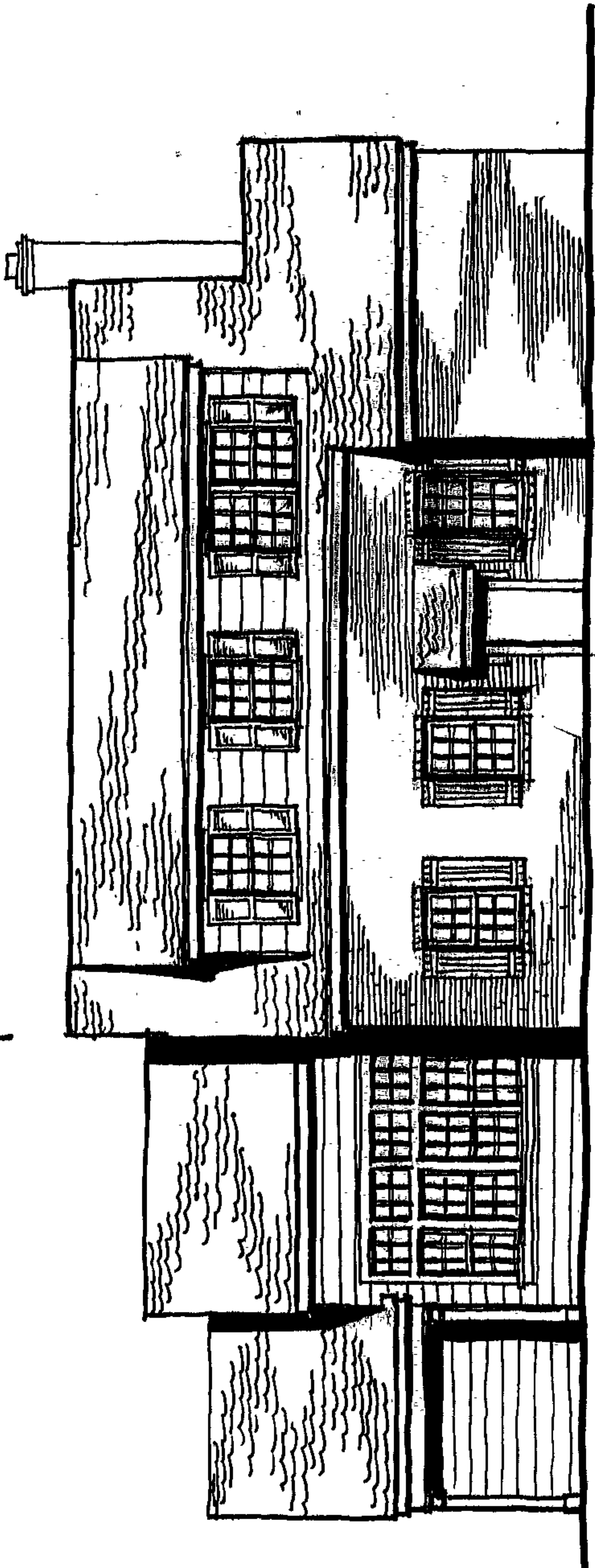
$\frac{1}{8}'' = 1'-0''$



PROP. | EX. →

REAR ELEVATION
1/8" = 1'-0"

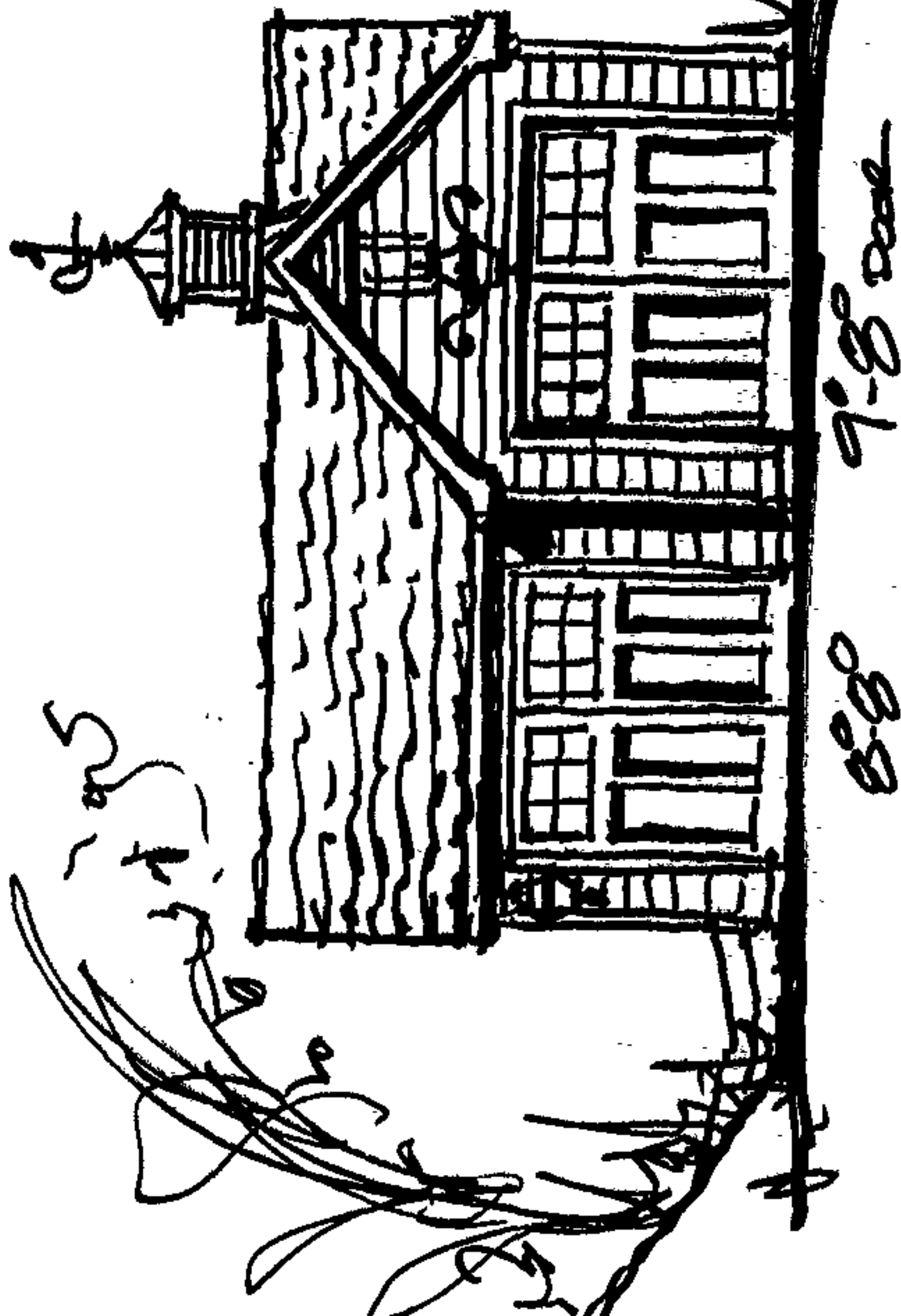
PROP. | EX. →



LEFT SIDE ELEVATION

1/8" = 1'-0"

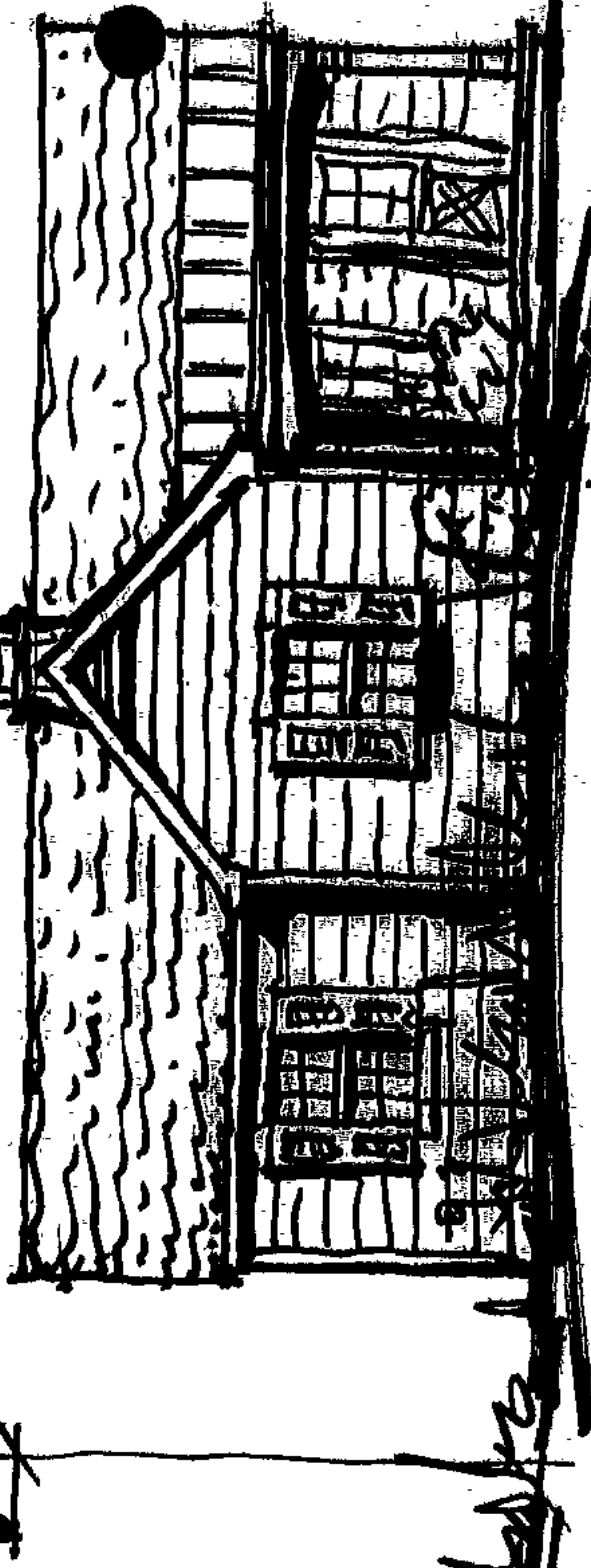
garage



8'8" 9'8" door

DOOR FRONT

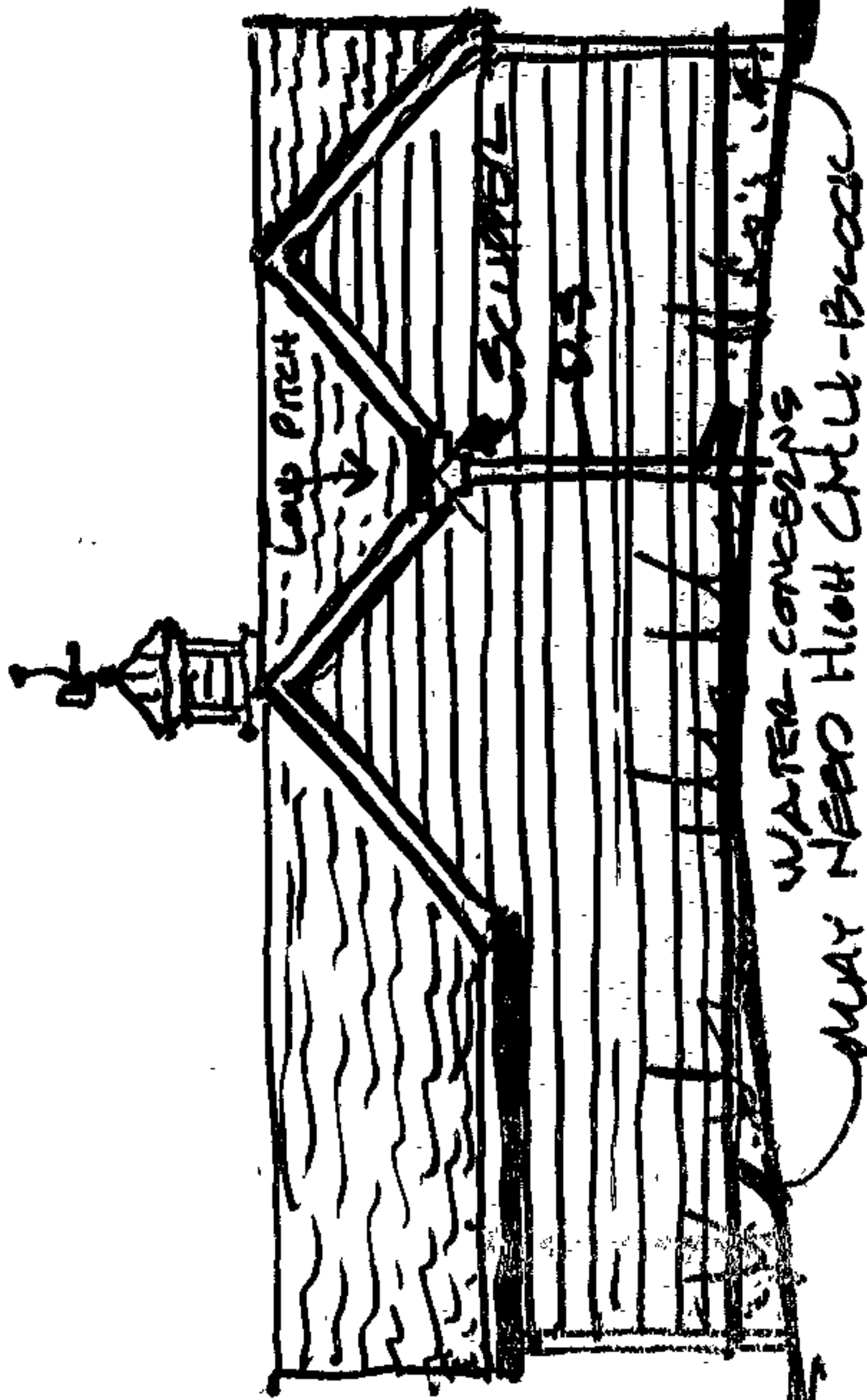
15'-0" HT
RESTRICTION



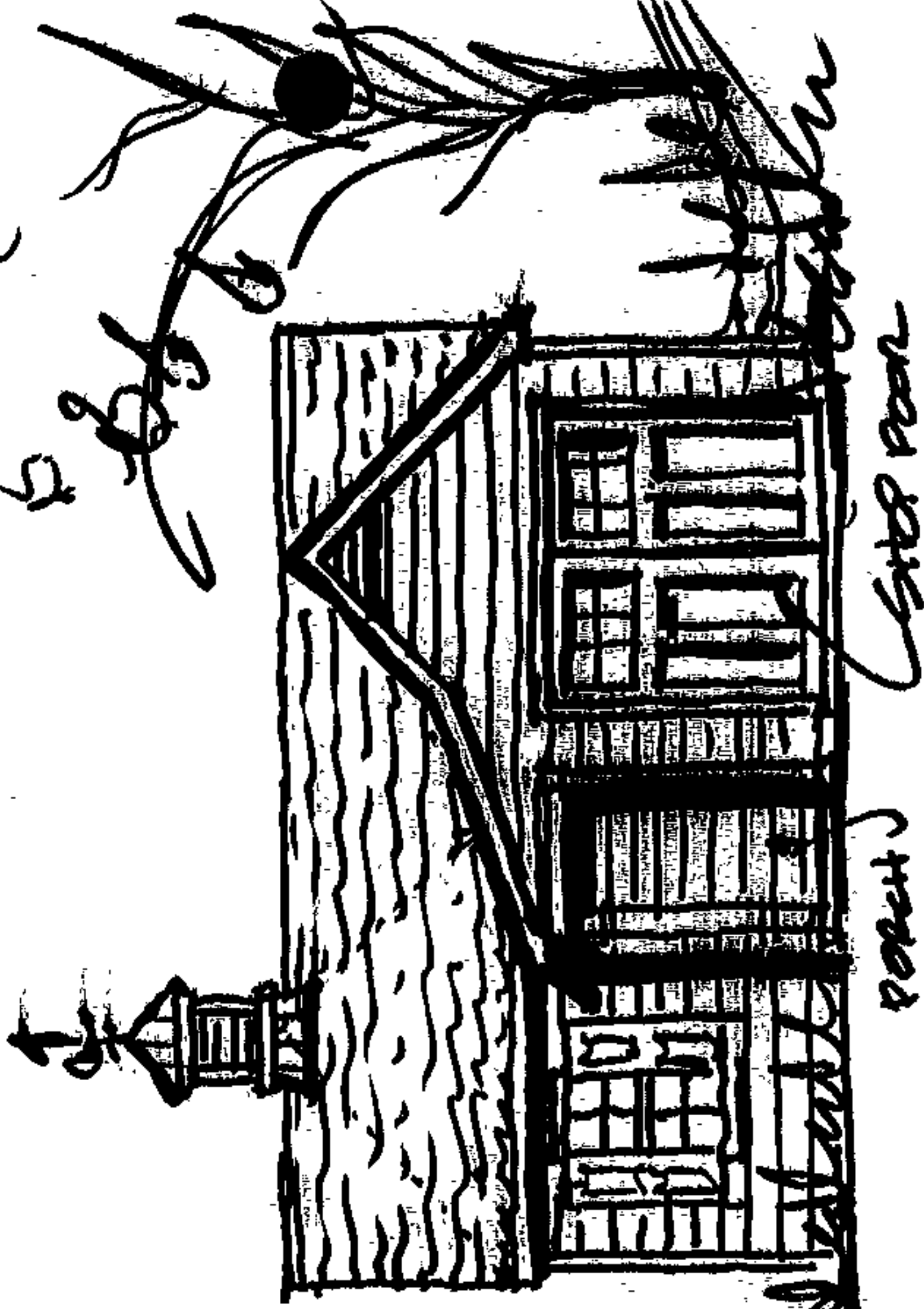
9'-0" SETBACK

VIEW FROM
DRIVEWAY

Back



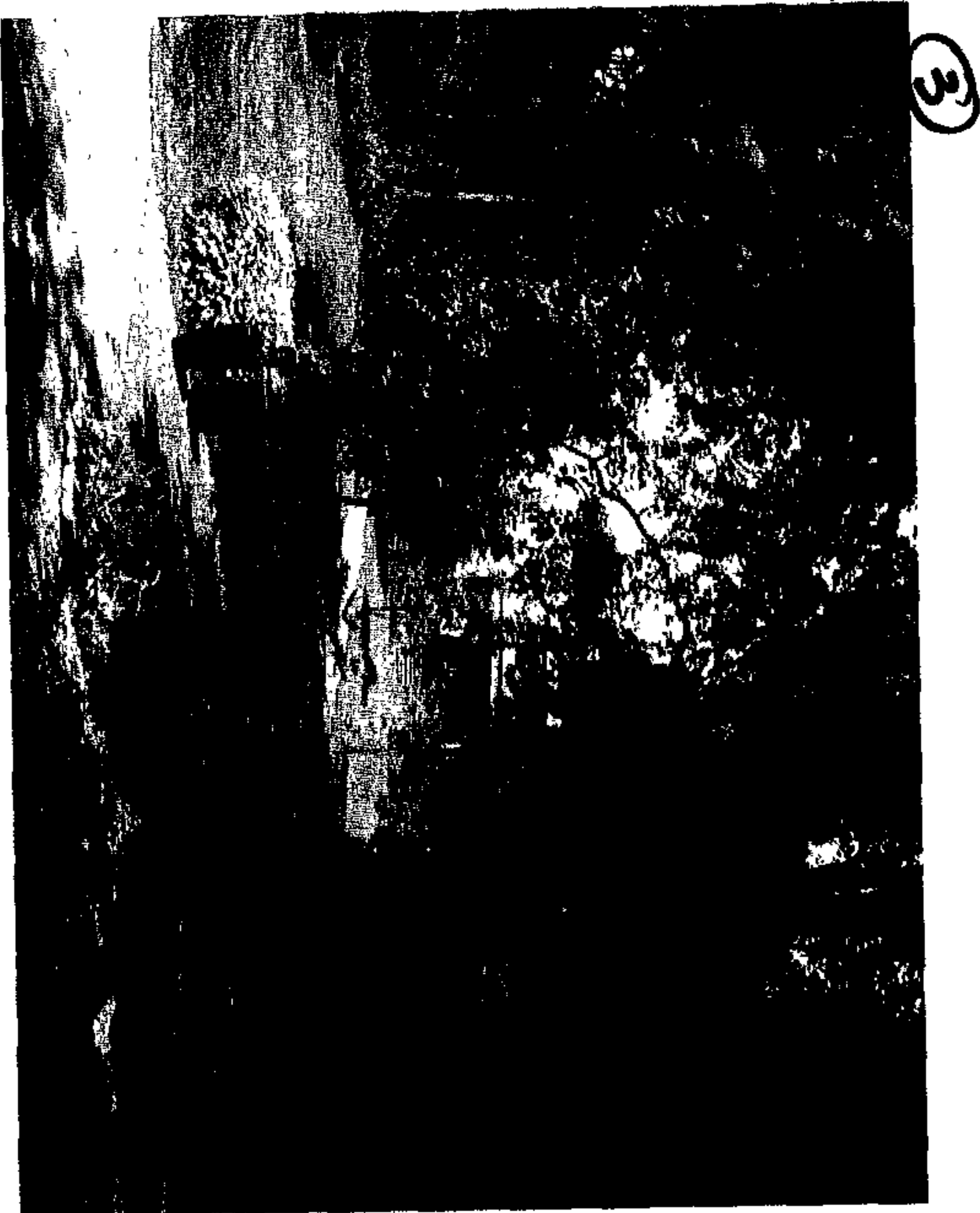
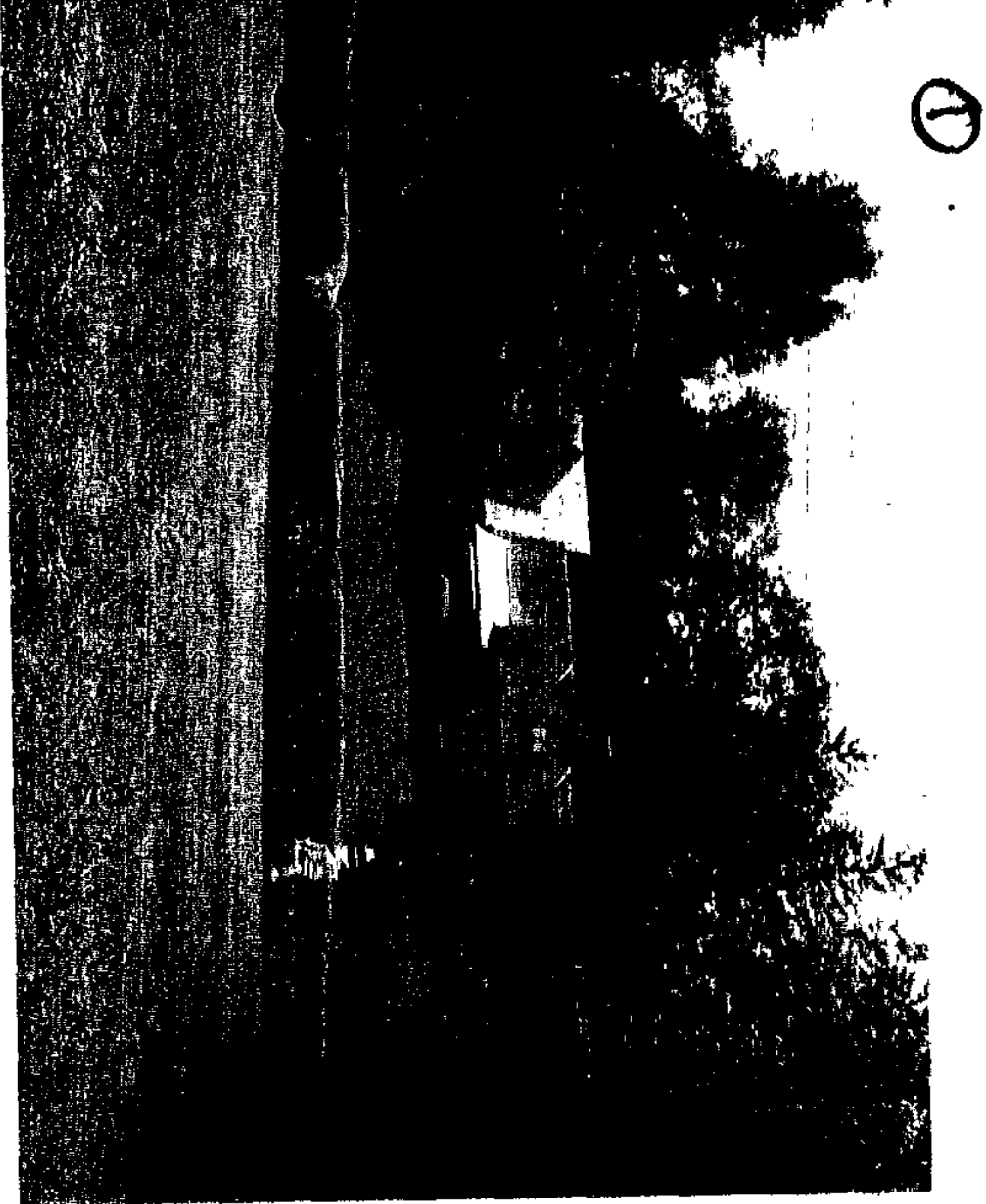
WATER-CONCERNING
MAY NEED HIGH CHUTE-BLOCK
REAR EAV. @ HILLSIDE
WINDOWS OPTIONAL?



Horse EAV.

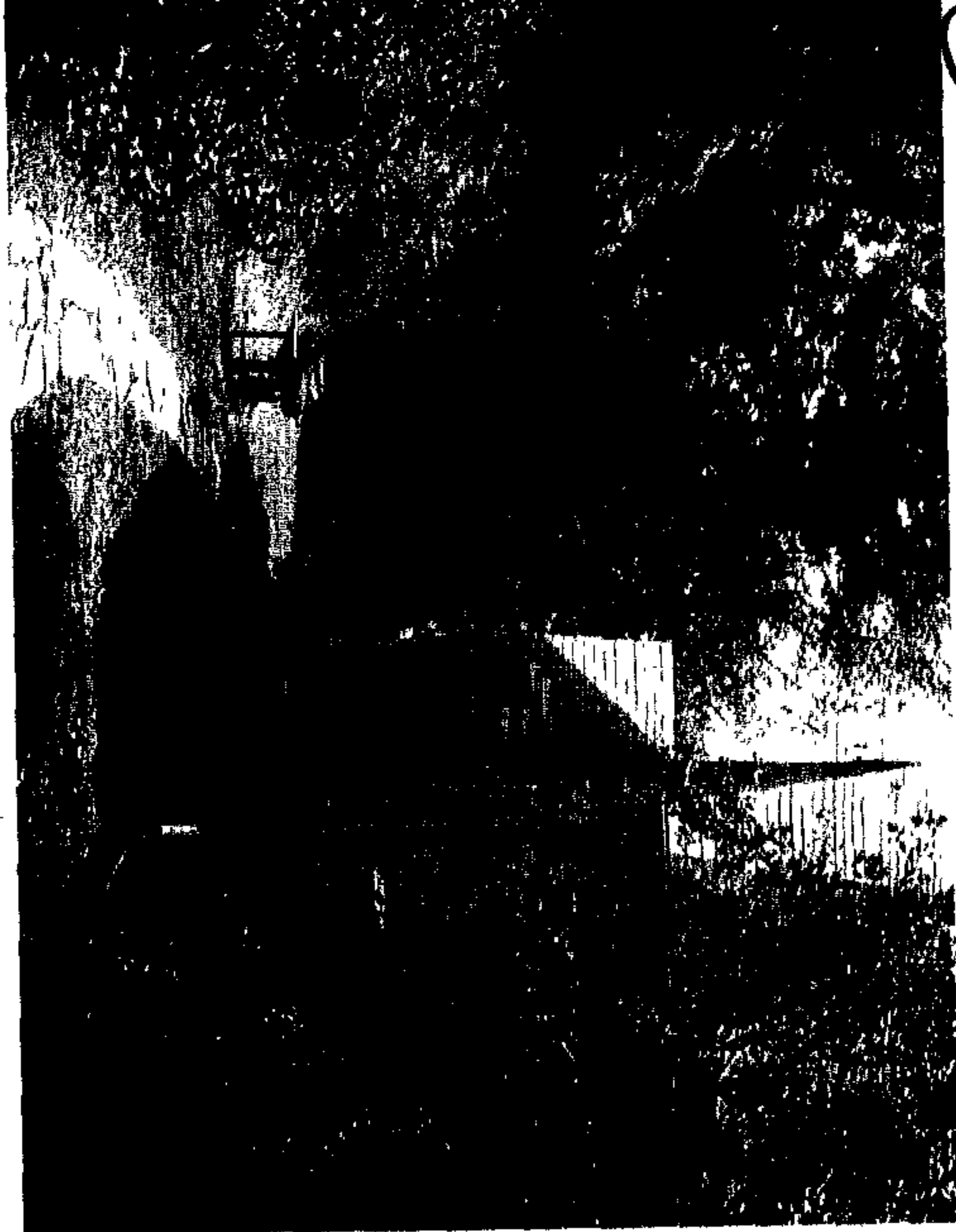
CONTINUOUS RES. SIDE EAV. 1/8" SCREW

$$L = 193.90'$$



5



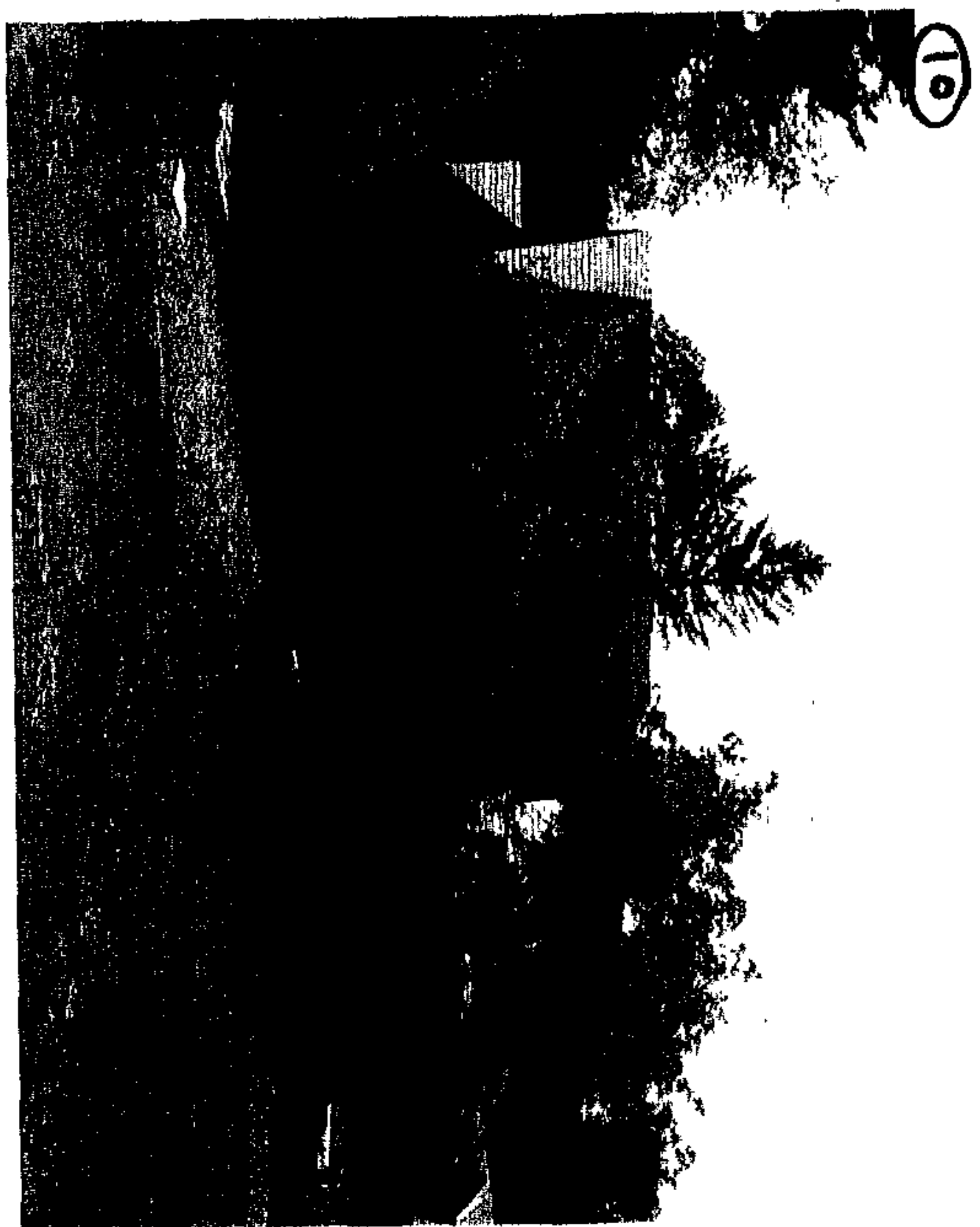
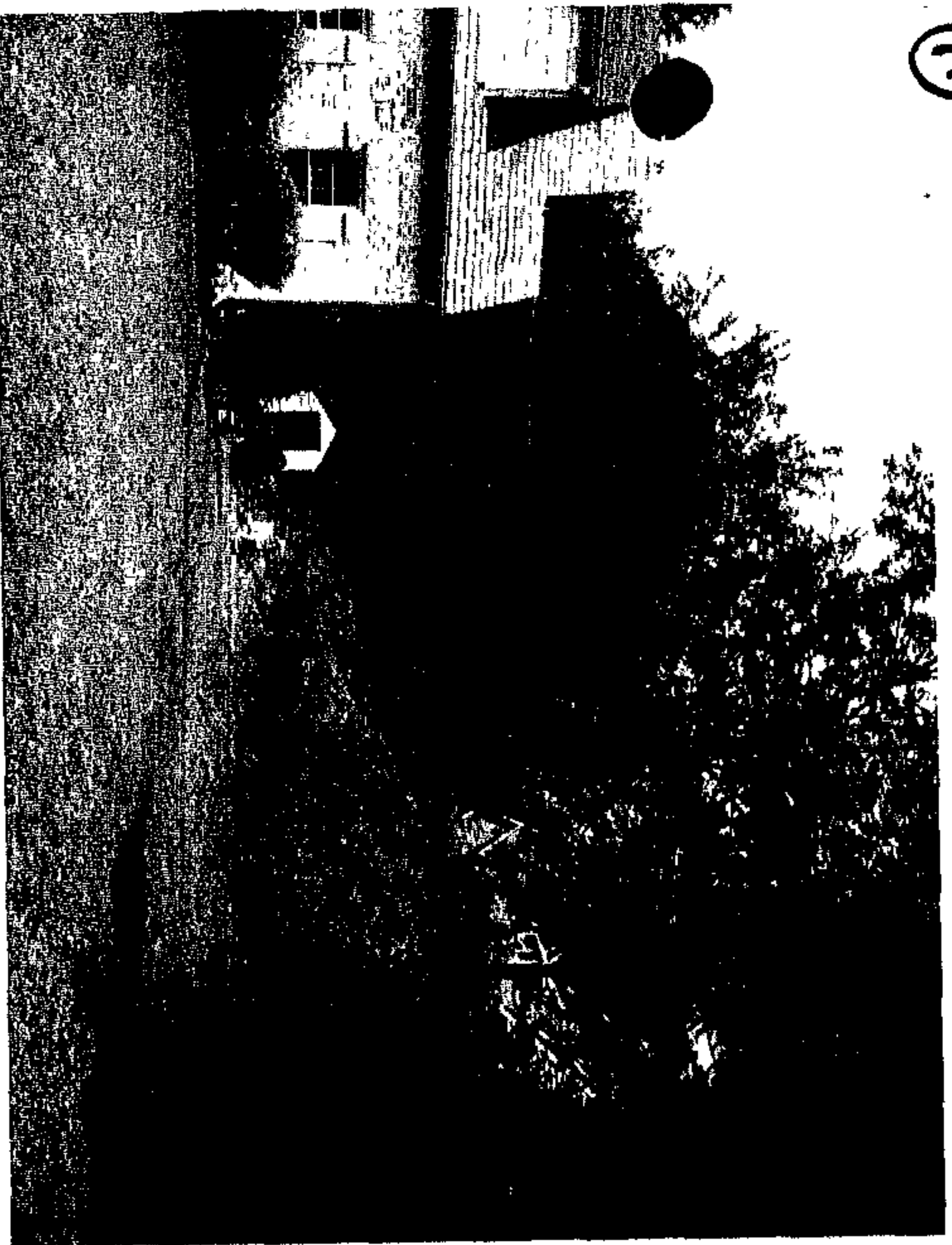
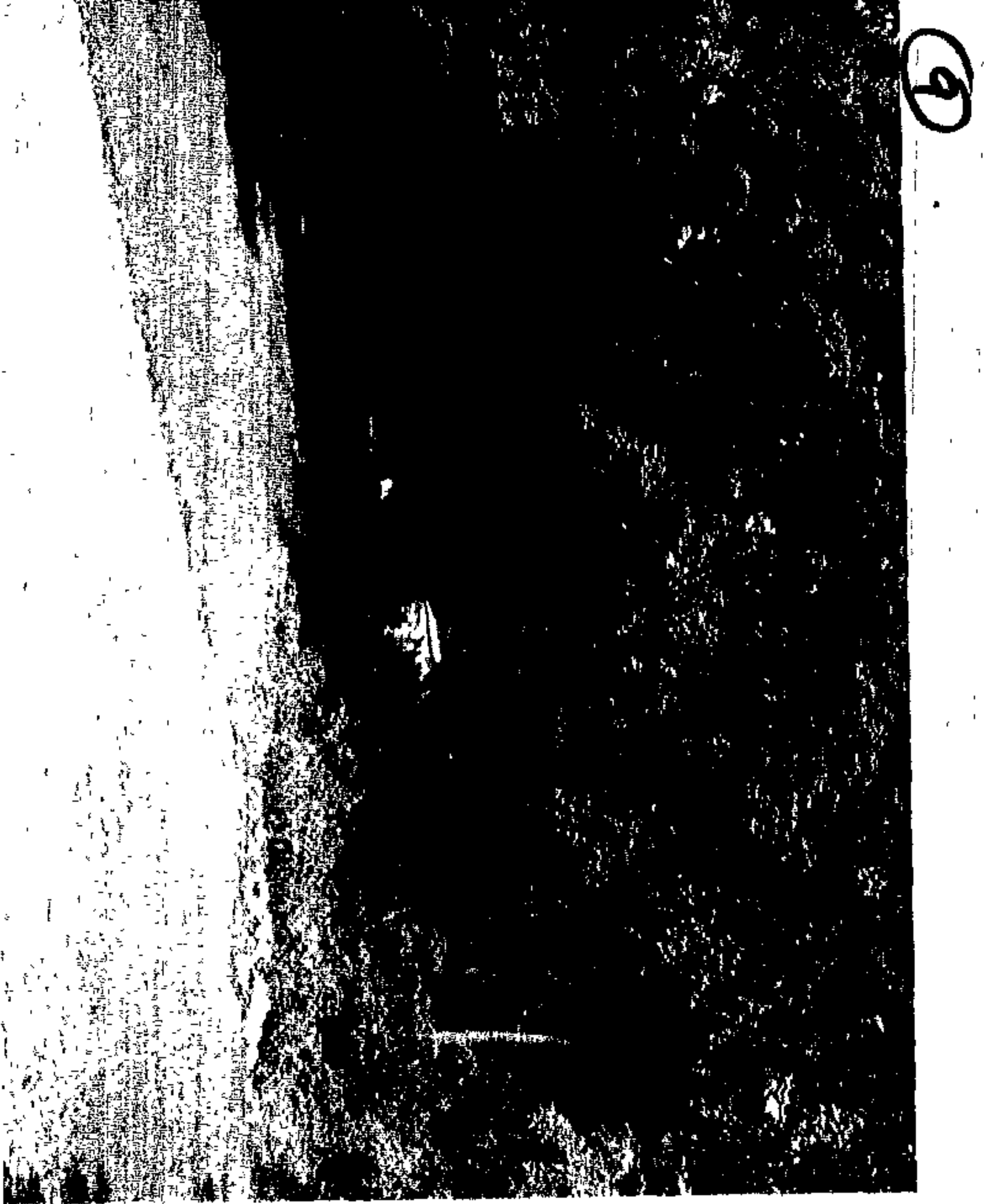
7



6

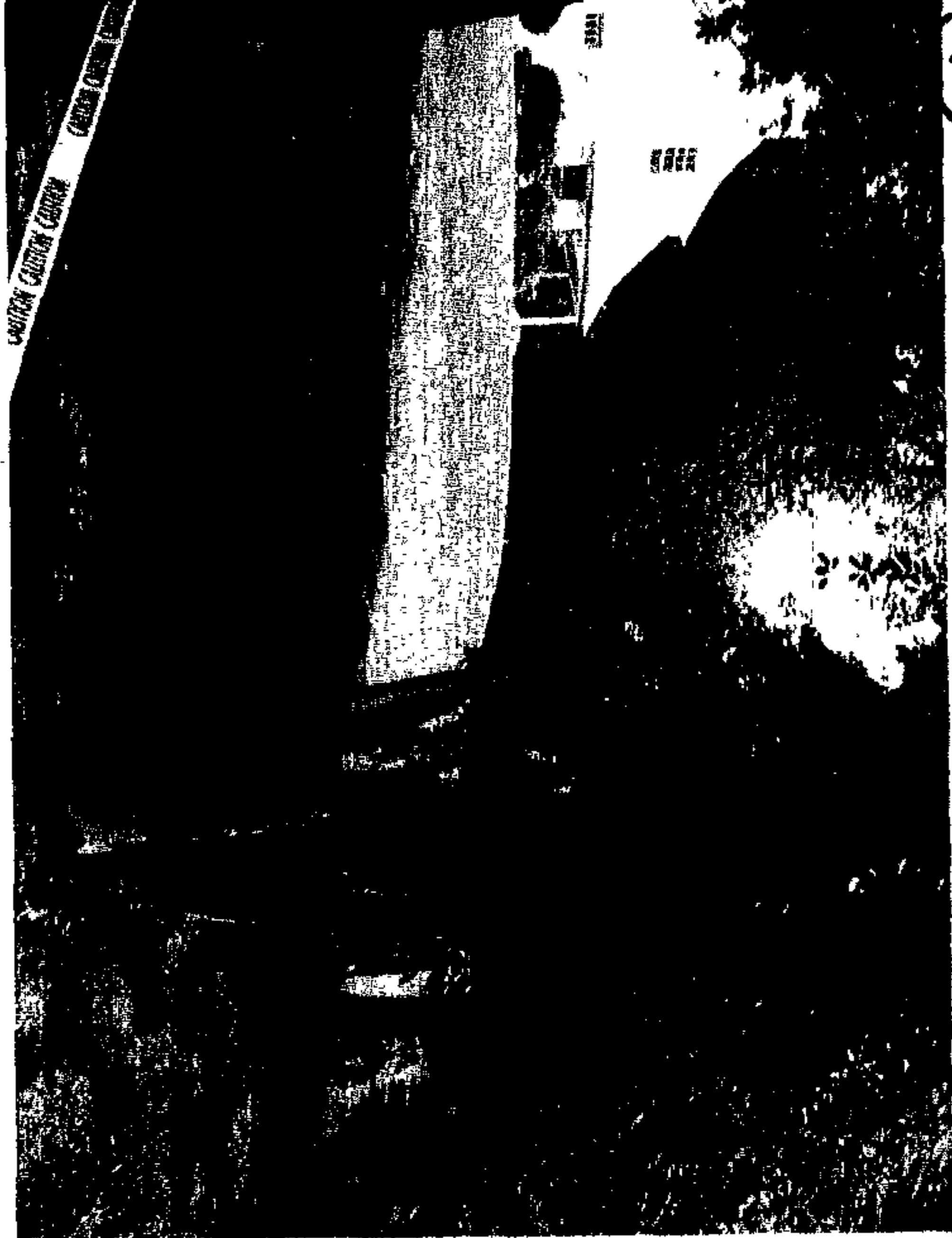


8





15



13



14

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

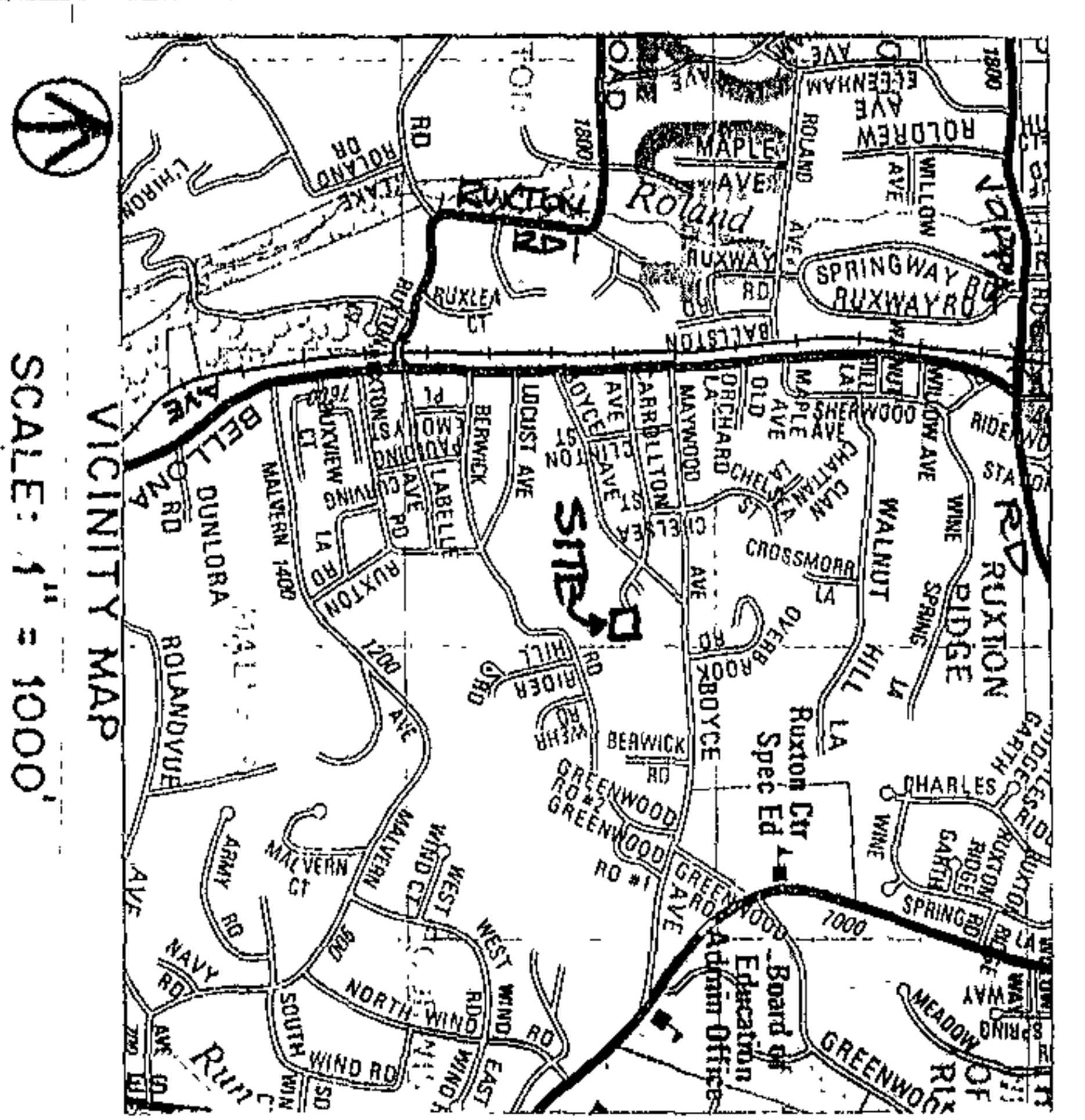
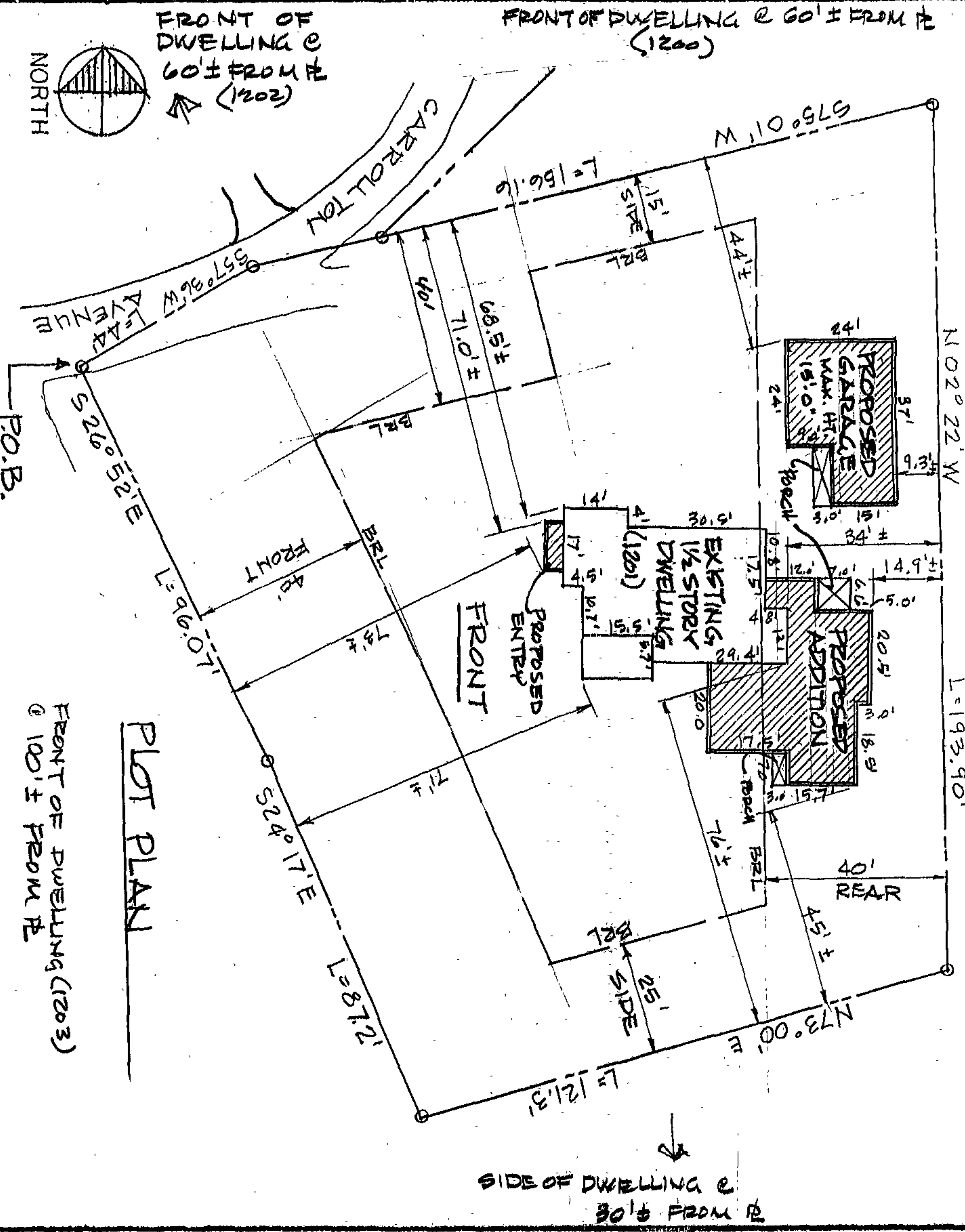
PROPERTY ADDRESS 1201 CARROLLTON AVE. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER William H. & Elizabeth E. Conkling

REAR OF DWELLING @ 50' FROM R
 (1216 BEEWICK)



LOCATION INFORMATION

ELECTION DISTRICT 09

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # NW10B

ZONING DR2

LOT SIZE .69 30361

ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES NO

100 YEAR FLOOD PLAIN YES NO

HISTORIC PROPERTY / BUILDING YES NO

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

PREPARED BY Dan Bursi

SCALE OF DRAWING: 1" = 30'

Rel 20 #1