

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Windys Run Road, 275 ft. +/-
S of Caton Glen Road
11th Election District
1st Councilmanic District
(2009 Windys Run Road)

Sylvia L. Callins
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-110-A

* * * * *

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 owner of the subject property, Sylvia L. Callins. The variance request is for property located at 2009 Windys Run Road in the Catonsville area of Baltimore County. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a building to building setback of 14 ft. for an attached garage in lieu of the required 20 ft. and to amend the Final Development Plan of "Caton Glen", Lot 30 only. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 3, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 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

COPIES RECEIVED FOR RECORD
Date 10/12/04
By Ray

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 12 day of October, 2004, that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a building to building setback of 14 ft. for an attached garage in lieu of the required 20 ft. and to amend the Final Development Plan of "Caton Glen", Lot 30 only, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition;

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 10/12/04
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

October 12, 2004

Ms. Sylvia L. Callins
2009 Windys Run Road
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-110-A
Property: 209 Windys Run Road

Dear Ms. Callins:

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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Andrew Lohmeyer
124 Pleasant Hill Road
Owings Mills, MD 21117

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





Petition for Administrative Variance

AMEND THE FDP OF CATON GLEN
to the Zoning Commissioner of Baltimore County

for the property located at 2009 WINDYS RUN RD
which is presently zoned DRS.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) 1 B01.2.C.1.b; BC ZR, to Permit

A. BUILDING to BUILDING SETBACK OF 14 FT. For AN ATTACHED GARAGE IN LIEU OF THE REQUIRED 20 FT AND to AMEND THE FDP OF CATON GLEN LOT 30 ONLY.

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):

SYLVIA L. CALLINS

Name - Type or Print

Sylvia Callins

Signature

Name - Type or Print

Signature

2009 WINDYS RUN RD 4W 247-

Address

Telephone No. 7077

CATONSVILLE, MD

City

State

21228

Zip Code

Representative to be Contacted:

ANDREW LOHMEYER

Name

124 Pleasant Hill Rd

Address

Telephone No.

OWINGS MILLS, MD

City

State

21117

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JCM

Date 8.26.04

Estimated Posting Date 9.5.04

CASE NO. 05-110A

REV 10/25/01

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

2009 WINDYBUSH RUN RD
Address
CATONSVILLE, MD
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):

1. MIN SET BACK FOR BLUE LINE.
2. INTERIOR LAYOUT OF HOME DOES NOT PERMIT GARAGE TO BE PLACED ANYWHERE ELSE.
3. HOME OWNER IS HANDICAPPED AND REQUIRES EASY ACCESS TO HOME.

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.

Sylvia L. Callins
Signature

SYLVIA L. CALLINS
Name - Type or Print

Signature

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

SYLVIA L. CALLINS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public ROBERT S. PATCHAK

My Commission Expires

4/1/06

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

2009 Winays Run Rd
Address
Catonville, MD 21228
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):

1. Min Set Back For BLDG LINE.
2. Interior Layout of Home Does not Permit GARAGE to Be Placed Anywhere Else
3. Home owner is Handicapped and Requires Easy Access to Home.

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.

Sylvia L. Callins
Signature

SYLVIA L. CALLINS
Name - Type or Print

Signature

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

SYLVIA L. CALLINS
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 ROBERT S. PATCHAK

My Commission Expires 4/1/06



Petition for Administrative Variance

Amend the FDP of Caton Glen

to the Zoning Commissioner of Baltimore County

for the property located at 2009 Windys Run Rd
which is presently zoned DRS.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)

1BD1.2.C.1.b; BC2R, to
Permit A Building to Building SETBACK OF 14FT. For An Attached
GARAGE in LIEU OF the REQUIRED 20 FT. AND to Amend the FDP
OF CATON GLEN LOT 30 ONLY.

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):

SYLVIA L. CALLINS

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO.

05-110-A

Reviewed By

JCM

Date

8.26.04

Estimated Posting Date

9.5.04

3

ZONING DESCRIPTION FOR 2009 WINDYS RUN RD
(address)

Beginning at a point on the EAST side of
(north, south east or west)
WINDYS RUN RD which is 50 FEET R/W
(name of street on which property fronts) (number of feet of right-of way width)

wide at the distance of 275 ft ± SOUTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street CATON GLEN Rd.
(name of street)

which is 40 FEET wide. *Being Lot# 30.
(number of feet of right-of-way width)

Block _____, Section# _____ in the subdivision of "CATON GLEN"
(name of subdivision)

as recorded in Baltimore County Plat Book# Sm 67, Folio# 124,

containing 5400 S.F.. Also known as 2009 WINDYS RUN RD
(square feet or acres) (property address)

and located in the 1 Election District, 11 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39762

DATE

8.26.04

ACCOUNT

001-006-6150

AMOUNT

\$ 115.00

RECEIVED

Mc CALLIS

2009 Wm. R. Kuhl

FOR

AD VAR 65

FDP AMEND 50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME

8/26/04 02:26:00 PM

RECEIPT # 37692 8/26/04

Dept 5 2009 Wm. R. Kuhl

Dept 5 2009 Wm. R. Kuhl

Dept 5 2009 Wm. R. Kuhl

Dept 5 2009 Wm. R. Kuhl

Dept 5 2009 Wm. R. Kuhl

Dept 5 2009 Wm. R. Kuhl

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-110-A

Petitioner/Developer: _____

Sylvia Collins

Date of Hearing/Closing: 9-20-04

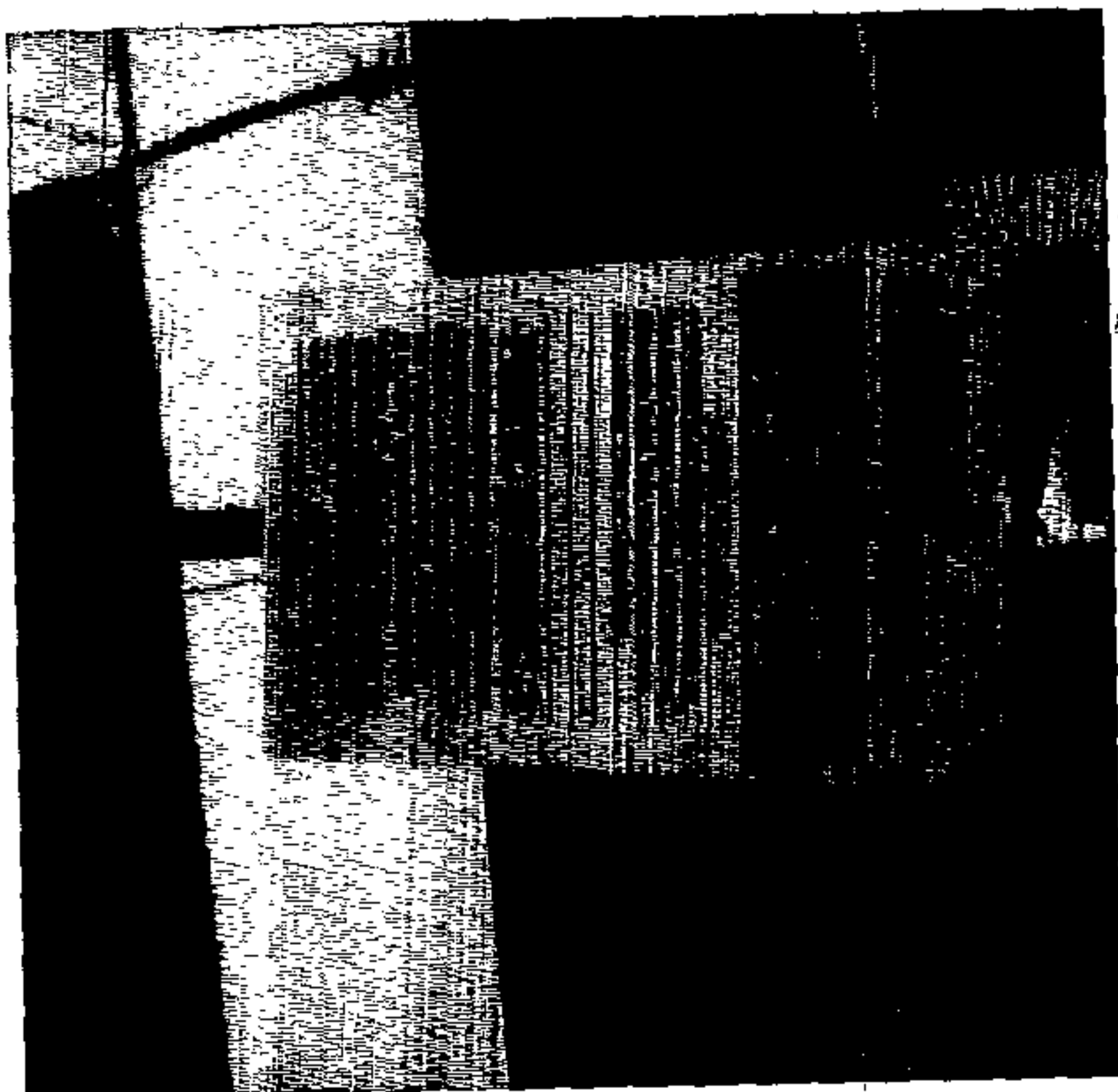
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Becky Hart

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2009 Windys Run Rd.
Catonsville, MD 21228

The sign(s) were posted on Sept. 3, 2004
(Month, Day, Year)



Sincerely,

Stacy Gardner 9/3/04
(Signature of Sign Poster and Date)

Stacy Gardner
~~SHANNON-BAUM SIGNS INC.~~
~~105 COMPETITIVE GOALS DR.~~
~~ELDERSBURG, MD. 21784~~
(Address)

410-781-4000

(City State Zip Code)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 110 -A Address 2009 WINDYS RUN ROAD
Contact Person: J. Mennery Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8.26.04 Posting Date: 9.5.04 Closing Date: 9.20.04

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- 110 -A Address 2009
Petitioner's Name SYLVIA COLLINS Telephone 410-747-7077
Posting Date: 9.5.04 Closing Date: 9.20.04
Wording for Sign: A VARIANCE
To Permit A BUILDING TO BUILDING SETBACK
OF 14ft. IN LIEU OF THE REQUIRED 20ft. AND
TO AMEND THE FINAL DEVELOPMENT PLAN
OF CATON GLEN.

WCR - Revised 6/25/04

**Department of Permits and
Development Management**

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



Baltimore County

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

September 20, 2004

Sylvia L. Callins
2009 Windys Run Road
Catonsville, Maryland 21228

Dear Ms. Callins:

RE: Case Number:05-110-A, 2009 Windys Run Road

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

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Andrew Lohmeyer 124 Pleasant Hill Road Owings Mills 21117

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



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

September 7, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: September 7, 2004

Item No.: 101-103, 105-111, 113-115

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.

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

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 410-887-4881
MS-1102F

cc: File

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

*Robin
PML*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr *JOO*
DATE: September 30, 2004
SUBJECT: Zoning Items # See List Below

RECEIVED

OCT - 1 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of September 7, 2004

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

05-101
04-103
04-105
04-106
04-107
04-109
04-110
04-112
04-113
04-114

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

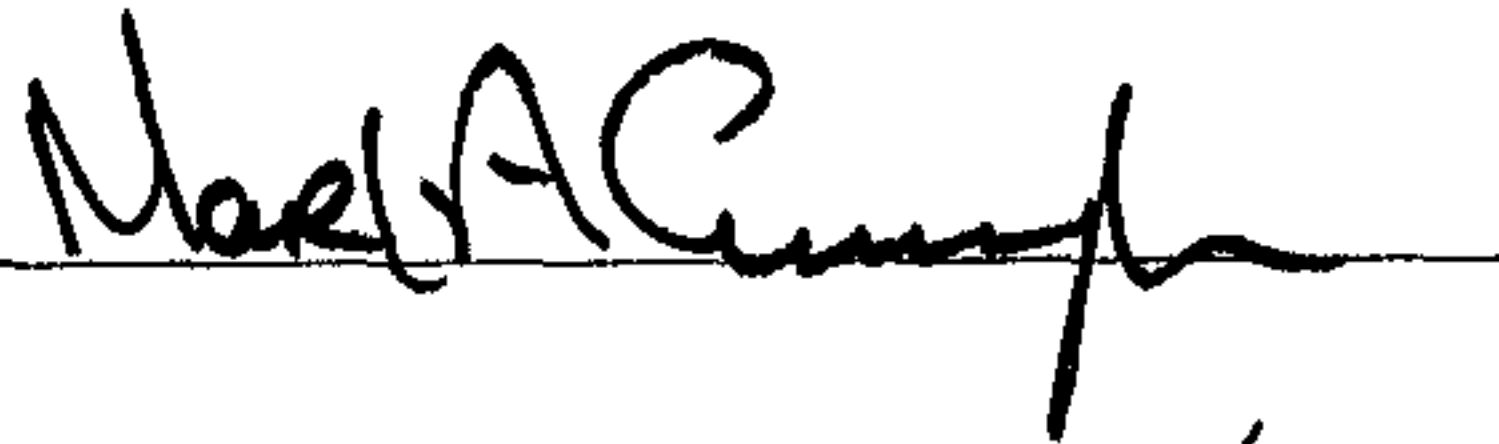
DATE: September 7, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-110 – Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

RECEIVED

SEP - 9 2004

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 14, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For September 13, 2004
Item Nos. 101, 102, 103, 104, 105, 106,
107, 109, (110) 111, 112, 113, 114, and
115

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

RWB:CEN:jrb

cc: File



Andrew Lohmeyer, Owner
124 Pleasant Hill Road
Owings Mills, Maryland 21117
Phone: 410-415-7023
Fax: 410-363-0917
MHIC#45869

Fax Transmittal Form

To John V Murphy

From Andrew

Name: _____
Organization/Dept: _____
CC: _____
Phone number: _____

Name: _____
Position: _____
CC: _____

- ☐ Urgent
☐ For Review
☐ Please Comment
☐ Please Reply

Date sent: _____
Time sent: _____
Number of pages including cover page: 3

Message: I Hope This Helps

Andy



Andrew Lohmeyer, Owner
124 Pleasant Hill Road
Owings Mills, Maryland 21117
Phone: 410-415-7023
Fax: 410-363-0917
MHIC#45869

Zoning Commissioner/Baltimore County
Suite 405, County Courts Building
401 Bosley Ave.
Towson, MD 21204
Attn: John V. Murphy

10/7/04

Ref: Case No. 05-110-A
Property: 209 Windys Run Road

Dear Mr. Murphy,

I writing in regards to your letter for the variance I requested for the above address. Thank you for reviewing our request. We are requesting the variance because we are in lieu of the 20 ft. required distance between homes. Once the garage is built we have a distance of 14 ft. from the neighbor's residence. We have acquired letters from the neighbors stating they have no concerns with the construction of this garage. The set back on the right side was 5 ft. per zoning. We will end up with 4 ft. vs 5 ft. I presented the plot plan to zoning, they in turn assisted filling out the required paper work for the variance. If you have any additional questions, please call me @ 443-324-7038. Thank you for your help.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. Lohmeyer', written over the word 'Sincerely,'.

Andrew Lohmeyer
A. Lohmeyer Contractors

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 4, 2004

Ms. Sylvia L. Callins
2009 Windys Run Road
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-110-A
Property: 209 Windys Run Road

Dear Ms. Callins:

I have reviewed your request for administrative variance, which requests a building setback of 14 ft. in lieu of the required 20 ft. for an attached garage. However, the sketch to accompany your petition seems to indicate that you need a 4 ft. building setback for your new garage. It would be appreciated if you would clarify in writing what you are actually requesting.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Andrew Lohmeyer
✓ 124 Pleasant Hill Road
Owings Mills, MD 21117

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



John.

The 14 ft setback relief from 20' along with the amendment (building outside envelope) suffices.

This request does not need to involve a P/L setback issue nor does it need to.

John Lewis.

05-110-A
10/8/04

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 4, 2004

Ms. Sylvia L. Callins
2009 Windys Run Road
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-110-A
Property: 209 Windys Run Road

Dear Ms. Callins:

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Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Andrew Lohmeyer
✓ 124 Pleasant Hill Road
Owings Mills, MD 21117

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



MS CALLINS
2009 WINDYS RUN RD
CATONSVILLE , MD 21228

5-26 -04

I UNDERSTAND THAT MS CALLINS , MY NEIGHBORS LOCATED ON 2009 WINDYS RUN RD ARE GOING TO BUILD A ONE CAR GARAGE 12' X 21' . THEY HAVE HIRED A. LOHMEYER CONTRACTORS TO BUILD THE GARAGE . THE GARAGE WILL FACE WINDYS RUN RD AND HAVE A BRICK FRONT AND VINYL SIDING ON THE SIDE AND REAR TO MATCH EXISTING HOUSE . I HAVE NO OBJECTIONS TO THE CONSTRUCTION OF MY NEIGHBORS ADDITION AS DESCRIBED ABOVE.

NAME: Barbara L. Bien

STREET ADDRESS: 2011 Windys Run Rd

CITY: Catonsville

STATE , ZIP CODE: MD 21228

PHONE NUMBER: 410-744-9664

D.R. 3.5

D.R. 5.5

SW
2H
1"=200

\$6,000

(SHEET S.W.-2-G)

SITE

NORHURST WAY

N. NORHURST WAY

S. NORHURST WAY

TOLLWOOD

AVENUE

\$7,000

D.R. 5.5

DRUMMOND

\$26,000

ARLONNE

CIRCLE

ROAD

ROAD

ROAD

DRUMMOND

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

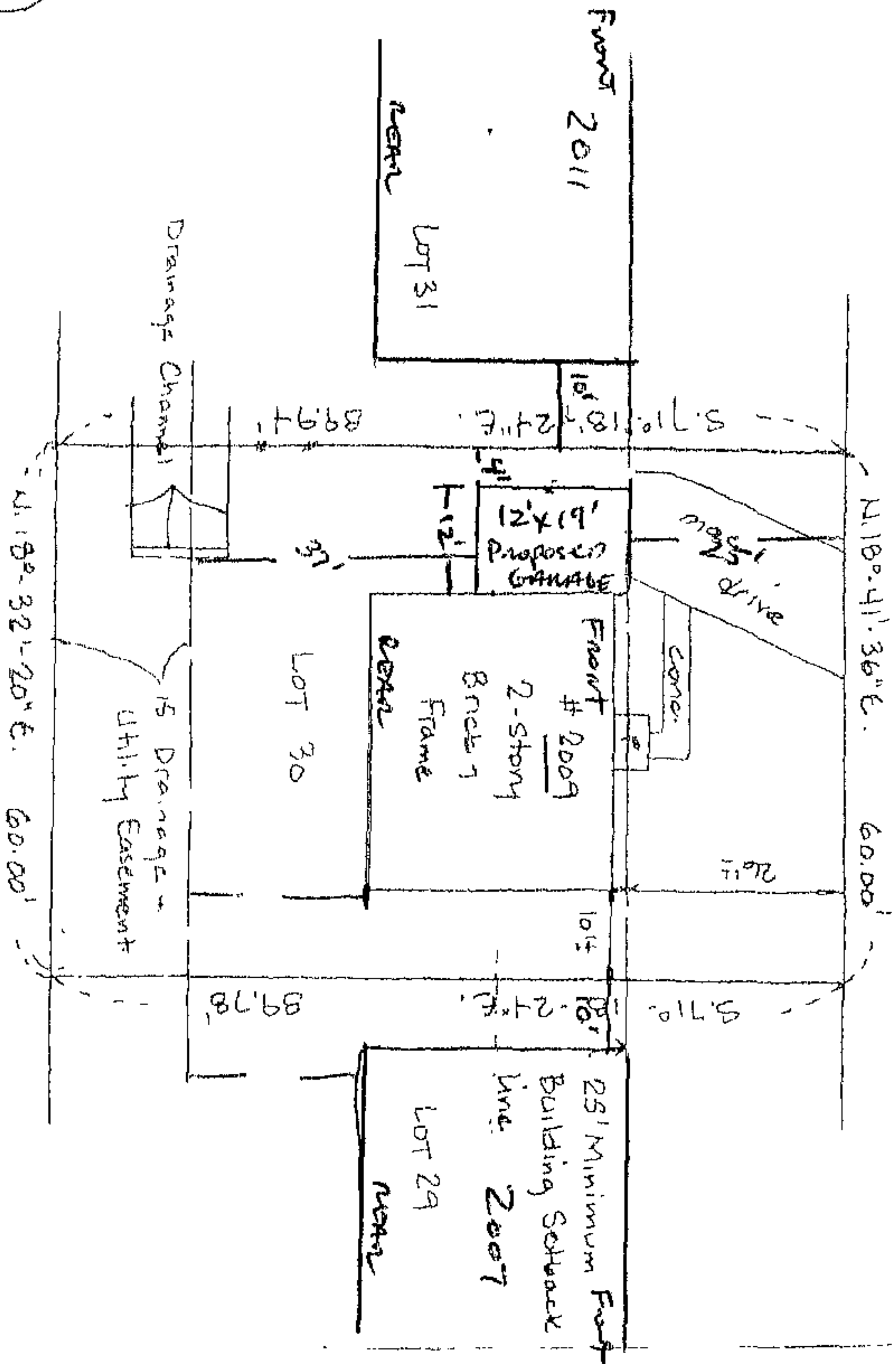
PROPERTY ADDRESS 2009 Windys Run Rd SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Caton Glen

PLAT BOOK # 67 FOLIO # 124 LOT # 30 SECTION #

OWNER SYLVIA CALVIN

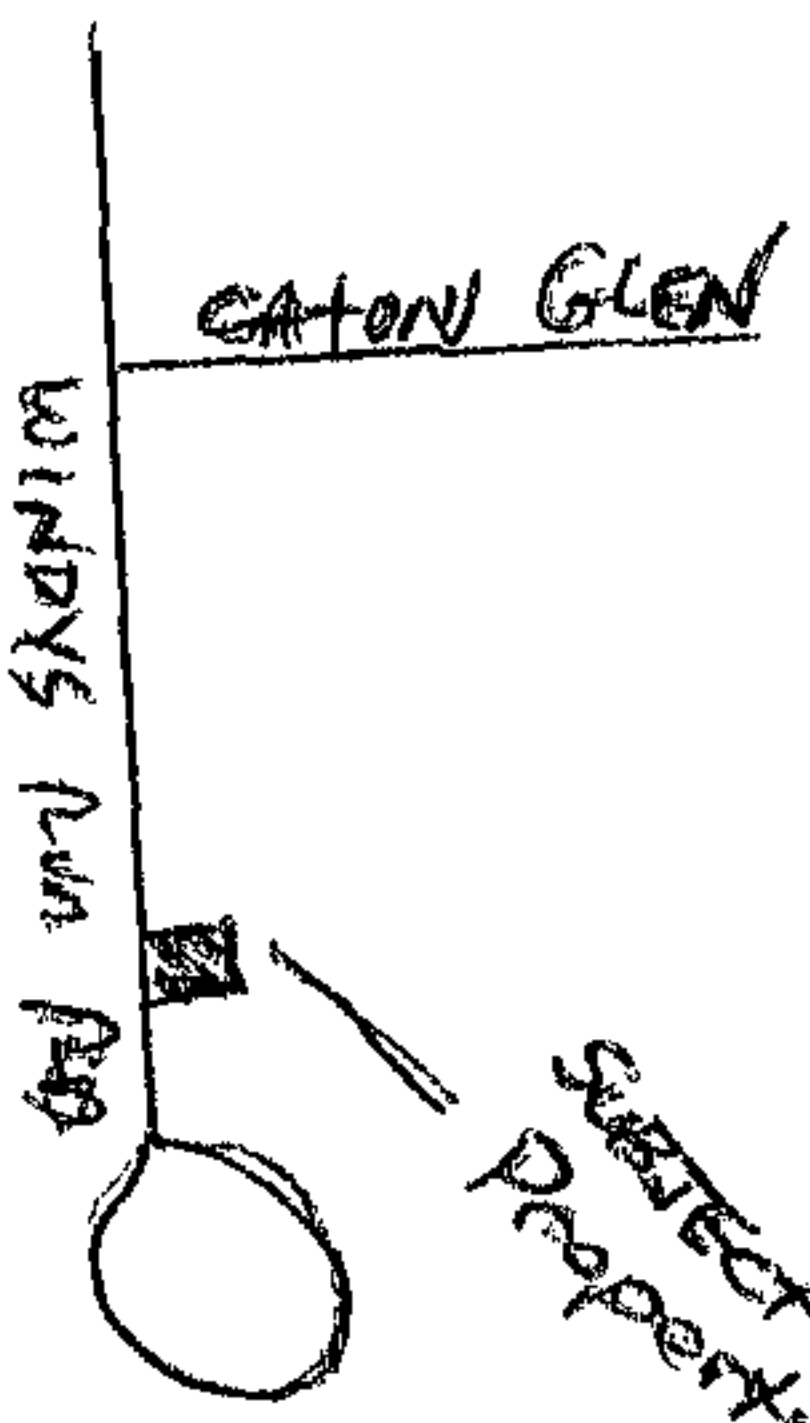
WINDYS RUN ROAD



NORTH

REPAIRED BY

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT /

COUNCILMANIC DISTRICT 91

1" = 200' SCALE MAP # SW 24

ZONING DR-5.5

LOT SIZE 0.12 5400

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 #

Net G. #1

