BENEDIFOR FILING

IN RE: PETITIONS FOR SPECIAL HEARING

AND VARIANCE – NE/Corner Wampler Road and Bengies Road

(703 Wampler Road)
15th Election District
6th Council District

Timothy R. Grace, et ux Petitioners BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 05-139-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Timothy R. Grace, and his wife, Tina D. Grace. The Petitioners request a special hearing to approve an accessory building (proposed detached garage) to be larger than the principal dwelling. In addition, variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d.1 of the Zoning Commissioner's Policy Manual (ZCPM) to permit an accessory building (proposed detached garage) to be located in the front/side yard in lieu of the required third of the rear yard furthest removed from any street. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Tim Grace, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a corner lot located on the northwest side of the intersection of Wampler Road and Bengies Road in Middle River. The property contains a gross area of 0.850 acres, more or less, zoned D.R.2, and is improved with a single-family dwelling, a detached garage, an aboveground swimming pool and a small shed. The house features an attached wood deck, which extends from the north and rear sides of the dwelling into the rear yard and partially encircles the pool, and a carport has been

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added onto the existing garage. In addition, there is a macadam driveway that leads into the property and existing garage from Wampler Road.

The Petitioners have owned and resided on the property for the past 13 years. They are desirous of razing the existing garage/carport structure and replacing same with a new, three-bay garage, 28' x 55.5' in dimension. In this regard, the proposed structure will not be located in the same footprint as the existing structure at the north end of the driveway, but will be located partly in the front yard adjacent to the south side of the existing driveway. Furthermore, the proposed structure will be larger in area than the existing dwelling. Thus, the requested special hearing and variance relief is necessary.

Testimony and evidence offered indicated that the proposed garage is necessary to provide additional storage space for household items as well as the family's vehicles, including an antique car. It was also indicated that due to the unique configuration of this corner lot, locating the garage where proposed would not interfere with the family's use and enjoyment of their rear yard space and allow continued use of the existing driveway. It was also indicated that due to the length of the proposed structure, it would be more aesthetically pleasing to position the garage with its narrower width facing the front. In order to accommodate its length and maintain side yard setback requirements, the structure will extend into the front yard by approximately 20 feet. In support of their request, the Petitioner submitted signed statements from several of his neighbors indicating they have no objections to the Petitioners' plans. Additionally, photographs submitted at the hearing show that the property is attractive and well maintained.

An adverse Zoning Advisory Committee (ZAC) was received from the Office of Planning. Essentially, that agency believes that ample room exists in the rear yard to locate the proposed garage and recommended a denial of the request. After a lengthy discussion on this issue, the Petitioner agreed to shift the structure further back on the lot and closer to the house so as to be even with the front face of the existing dwelling and still maintain the required side setback. Specifically, the structure will be moved east by 20 feet and north by 10 feet. Subsequent to the hearing, I discussed this proposal with David Pinning, a representative of the Office of Planning.

Mr. Pinning indicated he would support such an arrangement provided that the Petitioner install landscaping along the rear wall of the new garage to soften its appearance from Bengies Road. Subsequent to the hearing, the Petitioner submitted a revised site plan reflecting the new location of the garage as set forth above. The revised site plan was marked as Petitioner's Exhibit 1A.

After due consideration of all of the testimony and evidence presented, I am persuaded

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief. I find that circumstances exist that support a grant of the relief and that there will be no detriment to the health, safety or general welfare of the surrounding locale. The uniqueness of the property is its unusual configuration and corner location at a busy traffic intersection. Moreover, given the location of existing improvements on the property, I am persuaded that strict compliance with the regulations would result in a practical difficulty for the Petitioners. Finally, the Petitioners' neighbors support the request and it is clear that the new garage will be an improvement to the property. For all of these reasons, I will grant the requested relief; however, will impose certain conditions upon the relief granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d.1 of the Zoning Commissioner's Policy Manual (ZCPM) to permit an accessory building (proposed detached garage) to be located in the front/side yard in lieu of the required third of the rear yard furthest removed from any street, in accordance with Petitioner's Exhibit 1A, be and the same 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 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.
- 3) The materials used on the exterior of the garage shall be similar in kind and color as that used on the existing house. The Petitioners shall provide evergreen landscaping along the rear (south) wall of the proposed garage to buffer its view from Bengies Road. Said landscaping will include Leyland Cypress trees or other similar evergreen trees/plants to provide an adequate buffer.
- 4) Within 60 days of completion of the new garage, the old garage/carport structure will be removed.

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

LETAM J. WISEMAN,

Zoning Commissioner for Baltimore County

WJW:bjs

ORDER RECEWED FOR FILING
Date
By
By

4

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 25, 2004

Mr. & Mrs. Timothy R. Grace 703 Wampler Road Baltimore, Maryland 21220

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE NE/Corner Wampler Road and Bengies Road (703 Wampler Road)

15th Election District — 6th Council District
Timothy R. Grace, et ux - Petitioners
Case No. 05-139-SPHA

Dear Mr. & Mrs. Grace:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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.

Zoning Commissioner

for Baltimore County

WJW:bjs

cc: Ms. Bonnie L. Buerhaus

9922 Nearbrook Lane, Baltimore, Md. 21234 Office of Planning; People's Counsel; Case File



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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 703 Wampler Rd	21221
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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an accessory building (proposed detached garage) to be larger than the principle dwelling.

Property is to be posted and advertised as prescribed by the zoning regulations.

If or we, agree to pay expenses of above Special Hearing, 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, tha	demnly declare and affirm at I/we are the legal own ect of this Petition.	n, under the period of the per	penalties of a roperty which
Contract Purchaser/L	essee:		<u>Legal O</u>	wner(s):		
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City	State	Zip Code	Signature			
Attorney For Petitione	<u>er:</u>	-	703	Wampler Ro	ad 41	0.780-948
			Address			Telephone No.
lame - Type or Print			City	10.	Mc/ State	2/270 Zip Code
Signature	-	<u> </u>	Represe	ntative to be Conta	cted:	
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	— <u></u>		<u></u>	9922 Wearbro	ok Lane	661-0736
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Pétition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 703 Wampler which is presently zoned DR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, BCZR and Section 400.1.d. (1), ZCPM, to permit an accessory building (proposed detached garage) to be located in the side and front yards in lieu of the required third of the rear yard furthest removed from any street (for corner lots).

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Due to new housing and increased tractic, as well as our need for additioned storage of both an antique car collection, and home items, we are petitioning to build a larger garage (that would also allow us to avoid loacking out onto wampler pd.) It is because our current home is so small that we need this additional storage. Because of how the lot is configured, in striving to preserve a protected play area away from the well traveled main road, the garage is being proposed toward the side yard. (see typed copy)

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/Le	ssee:		<u>Legal Ov</u>	vner(s):		
Name - Type or Print			Name - Type		1 GRACE	i
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Attorney For Petitione	<u>r:</u>	•	703	Wanple	y Rd.	4107809489
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Company	·· <u>··</u> ································		Name	- Bonnie L	. Buerhaus	(4/0)
A _ i _ i	······································			9922 Near	brook Lane	abl-0736
Address		Telephone No.	Address	Baltimore,	MD 21234	
City	State	Zip Code	City		State	Zip Code
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Case No	139-SP	HA	ESTIMATE	ED LENGTH OF I	HEARING	
	<u> </u>	Reviewed By	UNAVAIL	ABLE FOR HEAR	ING	**************************************
REV 9/15/98		izealeaden DA		Date 111	4-x	





Due to new housing, and increased traffic, as well as our need for additional storage of both an antique car collection, and home items, we are petitioning to build a larger garage (that would also allow us to avoid backing out onto Wampler Rd.) It is because our current home is so small that we need this additional storage. Because of how the lot is configured, and in striving to preserve a protected play area away from the well traveled main road, the garage is being proposed toward the side yard of the property in lieu of the backyard.

703 Wampler

Beginning at a point on the east side of Wampler Rd which is 50 feet wide, and the north side of Bengies Rd which is 40 feet wide. Being \$10 Lot 16217 and an unnamed Lot west of said lot 16 in the subdivision of Grantleigh as recorded in Baltimore County Plat Book 12 Folio 84. containing 0.850 acres of land. Also known as 703 Wampler Rd and located in the 15th Election District.

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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-139-SPHA
703 Wampier Road
Corner n/east of Wampier Road and n/west side of

Bengies Road

Bengies Road
15th Election District — 6th Councilmanic District
Legal Owner(s): Timothy and Tina Grace
Special Hearing: to allow an accessory building (proposed detached garage) to be larger than the principle dwelling.
Variance: to permit an accessory building (proposed detached garage) to be located in the side and front yards in their of the required third of the rear yard farthest removed from any street (for corner lots).
Hearing: Wednesday, October 20, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391:

JT 10/646 Oct. 5

24675

CERTIFICATE OF PUBLICATION

$\frac{10}{7}$, $\frac{20}{9}$
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md., once in each ofsuccessive weeks, the first publication appearing on
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE NO. 05-139-SPHA PETITIONER/DEVELOPER: Timothy & Tina Grace DATE OF HEARING: Wednesday, October 20, 2004

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

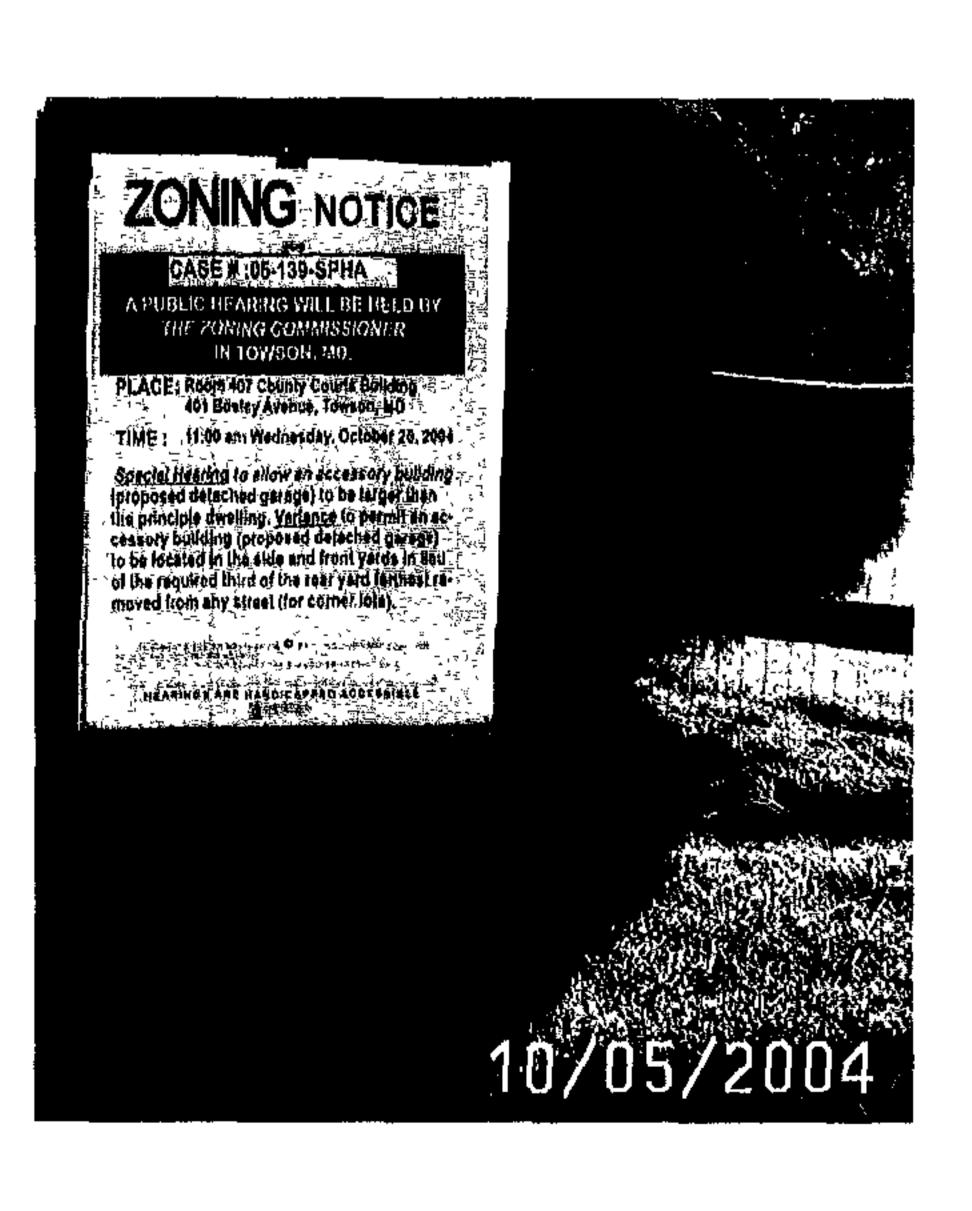
2004

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October

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POSTED



LOCATION:

703 Wampler Road

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD SUITE 100 320EAST TOWSONTOWN BLVD TOWSON, MARYLAND 21286 410-823-4470 PHONE 410-823-4473 FAX





TO: PATUXENT PUBLISHING COMPANY

Tuesday, October 5, 2004 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Grace 703 Wampler Road Baltimore, MD 21220

410-780-9489

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-139-SPHA

703 Wampler Road
Corner n/east of Wa

Corner n/east of Wampler Road and n/west side of Bengies Road

15th Election District – 6th Councilmanic District

Legal Owners: Timothy and Tina Grace

Special Hearing to allow an accessory building (proposed detached garage) to be larger than the principle dwelling. Variance to permit an accessory building (proposed detached garage) to be located in the side and front yards in lieu of the required third of the rear yard farthest removed from any street (for corner lots).

Hearing: Wednesday, October 20, 2004, at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson, MD 21204

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

September 27, 2004

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-139-SPHA

703 Wampler Road

Corner n/east of Wampler Road and n/west side of Bengies Road

15th Election District – 6th Councilmanic District

Legal Owners: Timothy and Tina Grace

Special Hearing to allow an accessory building (proposed detached garage) to be larger than the principle dwelling. Variance to permit an accessory building (proposed detached garage) to be located in the side and front yards in lieu of the required third of the rear yard farthest removed from any street (for corner lots).

Hearing: Wednesday, October 20, 2004, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Timothy Kotroco

Director

TK:klm

Printed on Recycled Paper

C: Timothy & Tina Grace, 703 Wampler Road, Baltimore 21220 Bonnie Buerhaus, 9922 Nearbrook Lane, Baltimore 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 5, 2004.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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



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 Petitioner	05-139-JPHA	-	4
	- -		·
Address or Location: <u>703</u>	Wampler Road		
PLEASE FORWARD ADVERTINAME: Mrs. Mrs. Mrs. Mampi Address 703 Wampi Ra Ho. V	4		······································
Telephone Number: 4/0.	- 180 - 9489		

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

October 14, 2004

Timothy Robert Grace Tina Darlene Grace 703 Wampler Road Baltimore, Maryland 21220

Dear Mr. and Ms. Grace:

RE: Case Number: 05-139-SPHA, 703 Wampler Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 14, 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.

W. Call Richall

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Bonnie Bauerhaus 9922 Nearbrook Lane Baltimore 21234

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 29, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: September 27, 2004

Item No.:

138-143

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: October 7, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting For October 4, 2004

Item Nos. 138, (139), 140, 141, 142,

and 143

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

PDM

FROM:

John D. Oltman, Jr

DEPRM

DATE:

December 10, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of September 27, 2004.

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

05-138

05-T40

05-142

05-143

Reviewers:

Sue Farinetti, Dave Lykens

BW/20

DATE: October 12, 2004

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

SUBJECT:

703 Wampler Road

INFORMATION:

Item Number:

5-139

Petitioner:

Timothy Robert Grace

Zoning:

DR 2

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request to permit an accessory (proposed detached garage) to be located in the front and side yards in lieu of the required third of the rear yard farthest removed from any street. This office reviewed the petitioner's request and is of the opinion that there is ample rear yard area to meet the requirement of the BCZR.

In addition, the petitioner should submit building elevations (all sides) of the proposed garage to this office for review and approval in conjunction with the revised site plan.

Prepared by:

Division Chief:

AFK/LL:MAC:



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

JMP

Maryland Department of Transportation

Date: 9.28.04

Baltimore County

Item No. 139

RE:

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

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

PETITION FOR SPECIAL HEARING RE:

AND VARIANCE

703 Wampler Road; Corner NE Wampler

Road & NW/side of Bengies Road

15th Election & 6th Councilmanic Districts

Legal Owner(s): Timothy Robert & Tina Grace

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-139-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of October, 2004, a copy of the foregoing Entry of Appearance was mailed to Bonnie L Buerhaus, 9922 Nearbrook Lane, Baltimore, MD 21234, Representative for Petitioner(s).

RECEIVED

007 04 2001

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

Bonnie L. Buerhaus

9922 Nearbrook Lane Baltimore, MD 21234 Phone: (410) 661 - 0736

Cell: (443) 668 - 0003 Fax: (410) 661 - 0736

October 24, 2004

Commissioner Wiseman Suite 405, County Office Building 401 Bosley Avenue Towson, MD. 21204

Commissioner Wiseman,

The attached site plans are revised to the specifications you discussed with my client, Mr. Timothy Grace, during his October 20, 2004 zoning hearing. (Case # 05-139-SPHA) The detached garage in question was moved an additional 20 feet toward the rear yard, and 10 feet closer to the house. Mr. Grace will also be complying with all other requests outlined in your order. Please contact me if these plans do not meet with your approval. I cannot thank you enough for your careful consideration of this case.

Sincerely,

Bonnie L. Buerhaus

RECEIVED

OCT 25 2004

ZOWING COMMISSIONER

BONNIE L. BUERHAUS	
	44************************************
May 24, 2004	
To whom it may concern,	
I, Herbert W. Goodwin III who currently	reside
(name of property owner)	
t 700 Pineview PLace do not object to the height, square for	otage,
(address of property owner)	
or footprint, of proposed <u>Garage</u> to	be
(type of proposed construction)	
onstructed at 703 Wampler Rol.	_ •
(address of proposed construction)	
GIGNATURE: Burbert rv. Soodum III DATE: 6-5-0	24
NOTARY: Justal Millis Batus SEAL/DATE: 6-5-84	<u> </u>
COMMISION EXPIRES: 2017 A	

BONNIE L. BUERHAUS	
$\{1, 1, 1, 1, 1, \dots, \frac{1}{2}, \frac{1}{2}, \frac{1}{2}, \dots, \frac{1}{2}\}$	******
ti stipel pri in grand. Stipent de la Signa de la Sign	
$\begin{array}{ll} \mathcal{C}(x) & (-x)^{2} \mathcal{C}(x) & (-x)^{2} \\ -x & (-x)^{2} \mathcal{C}(x) & (-x)^{2} \end{array}$	
May 24, 2004	
To whom it may concern,	
I, BRIAN Millen who currently res	side
(name of property owner)	
705 UAMPlerrd do not object to the height, square foots	age,
(address of property owner)	
GARAGE	
footprint, of proposed to be	3
(type of proposed construction)	
onstructed at 703 WAMPler rd	
(address of proposed construction)	
GNATURE: Bran MMM DATE: 5/3/104	
Mah Dit	
OTARY: Mysical Mills SEAL/DATE: 5/3//04	

COMMISION EXPIRES: 187 A





BONNIE L. BUERHAUS

1. Junear MD .

2. one (12) Al .

4. If (12-1 (1-1) 1))

1. (12-1 (1-1) (1-1))

July 6, 2004

To whom it may concern,
I, William (name of property owner) who currently reside
(address of property owner)
footprint, of proposed <u>Garage</u> to be (type of proposed construction)
nstructed at 703 Wampler Road (address of proposed construction)
GNATURE: William Commun DATE: 8/01/04
OTARY: SEAL/DATE:
OMMISION EXPIRES:



July 28, 2004

To whom it may concern,
1, Thresa + Paul Busnuk who currently reside
(name of property owner)
at 702 Wompler Rd. do not object to the height, square footage, (address of property owner)
or footprint, of proposed <u>6 arage</u> to be (type of proposed construction)
constructed at 703 Wampler Rd Baitui mo 21220 (address of proposed construction)
SIGNATURE: August DATE: 8/1/04
NOTARY:SEAL/DATE:
COMMISION EXPIRES:

PLEASE PRINT CLEARLY	PI	EASE	PRINT	CLEARIN	Y
----------------------	----	------	-------	---------	---

CASE NAME O	1395	PHA
CASE NUMBER		
DATE		· ·

PETITIONER'S SIGN-IN SHEET

ADDRESS	CITY, STATE, ZIP	E- MAIL
703 WAMPLERRO		
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-		
		<u></u>
<u> </u>		
	703 WAMPLERRD	703 WAMPLERRO BALTO, MO 31220

Case No.:	05-	139	SPI	AL
				1 / 1

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	COCATION MAP COSTA SPAA	1
No. 2	2 Pages - of Scale. Arandenj of Garage	
No. 3	9 PHOTOGRAPH	
No. 4		
No. 5		
No. 6	-	, !,
No. 7		* *
No. 8	}	
No. 9		
No. 10	,	
No. 11		
No. 12		



1703 Wampler Rd West / Front

05-139-5PHA



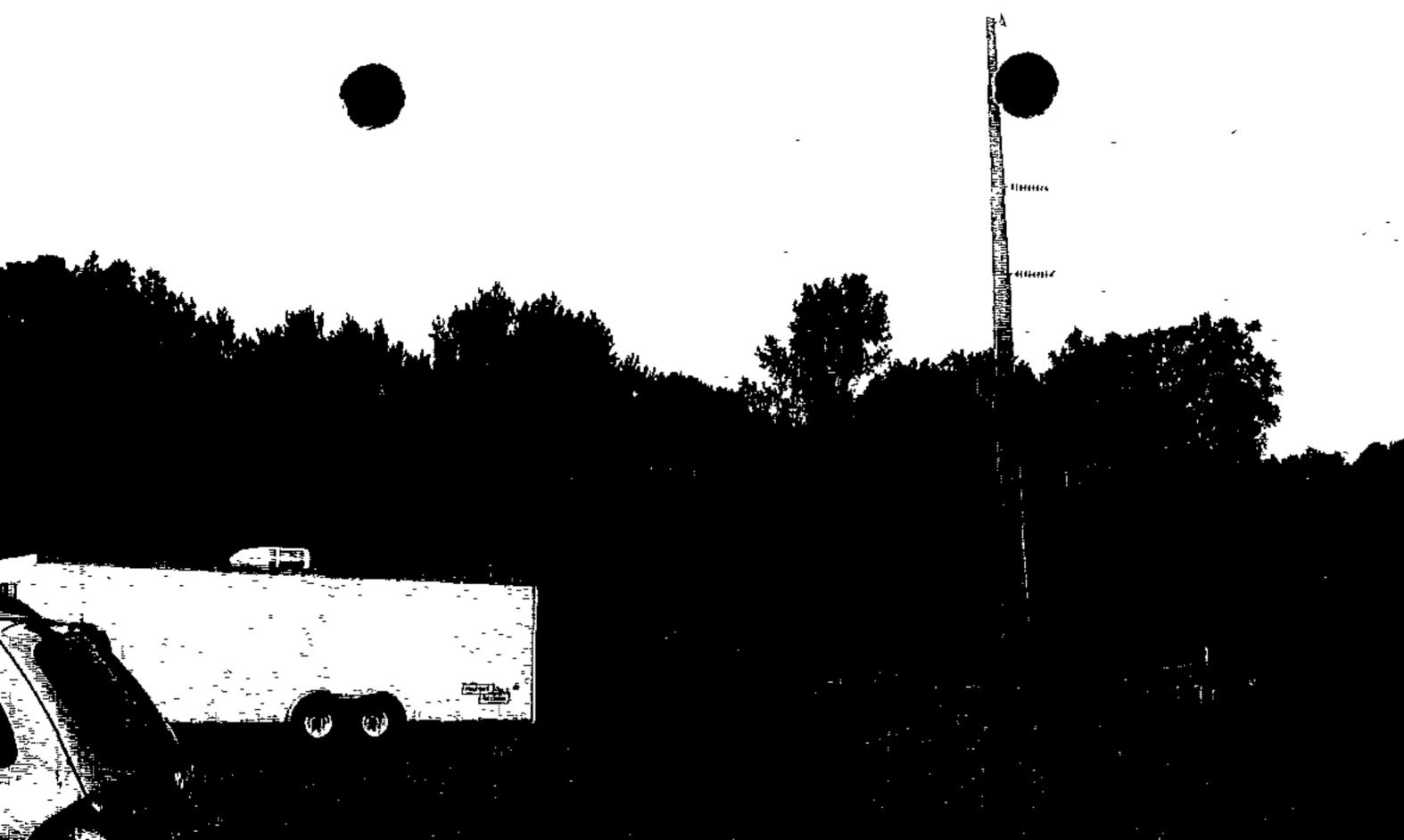
303 Weinpler Rd.
Site. for proposed garage
(ivider view)

05-139-SPHA



703 Wampler Rd. South Side

05-139-SPHA



To3 Wampler Rd.
Site: For proposed
garage

05-139-SAA



201 Bourque Ave

Existing garages in this area similar to proposed construction



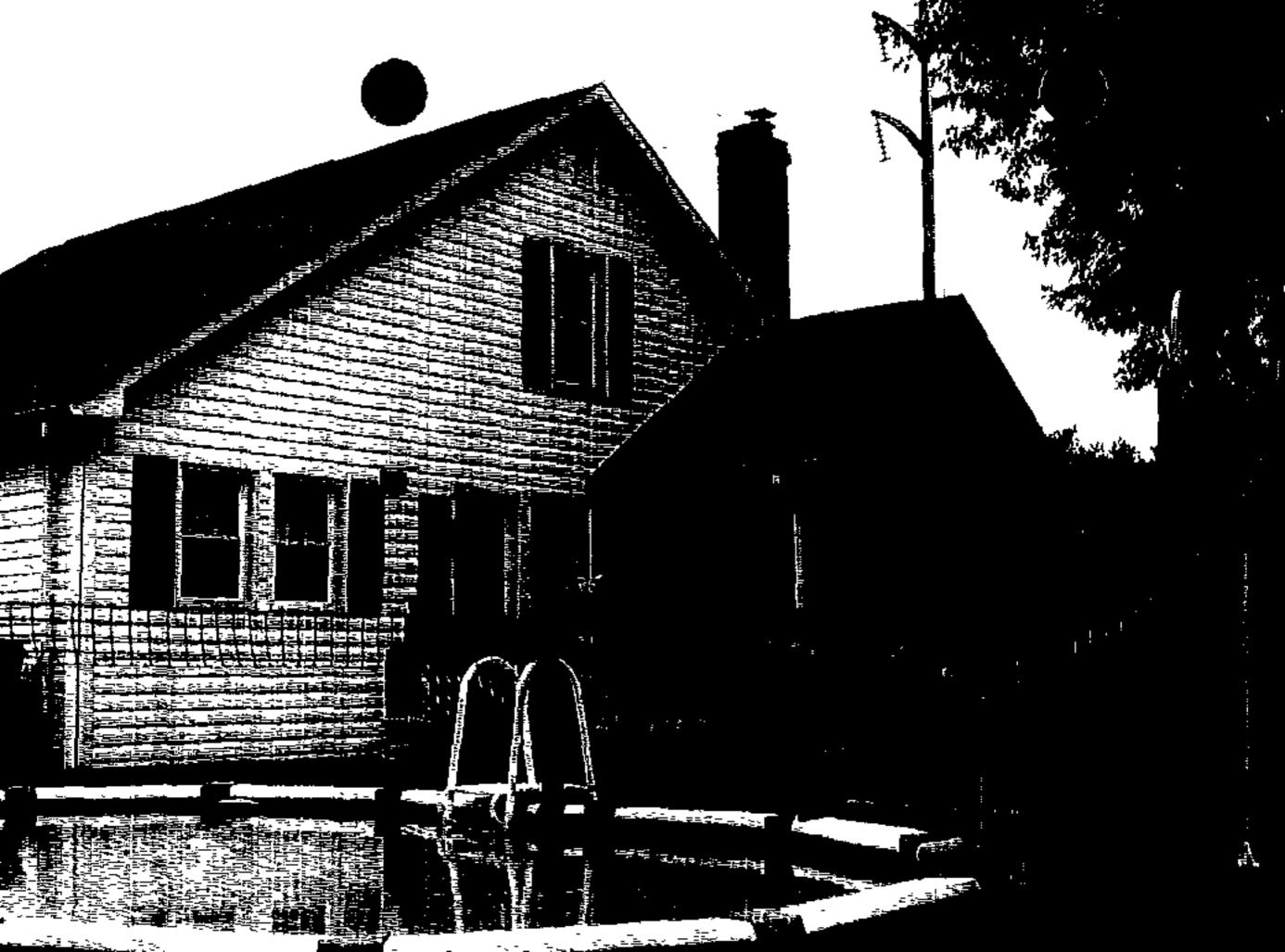
201 Bourque Ave. (wider view)

٠



703 Wampler Rd existing garage

05-139-5PHA



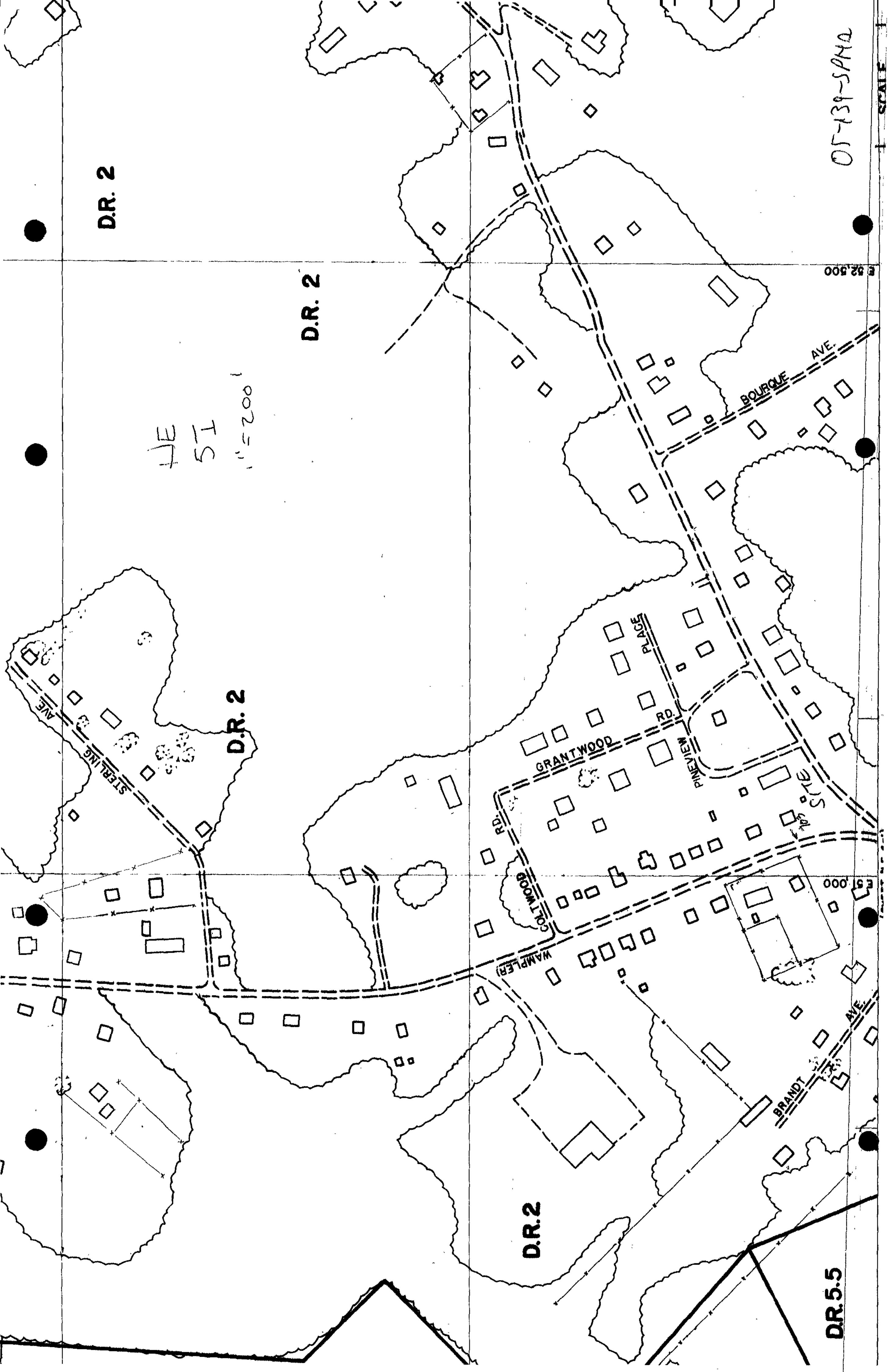
703 Wampler Rd North/Side

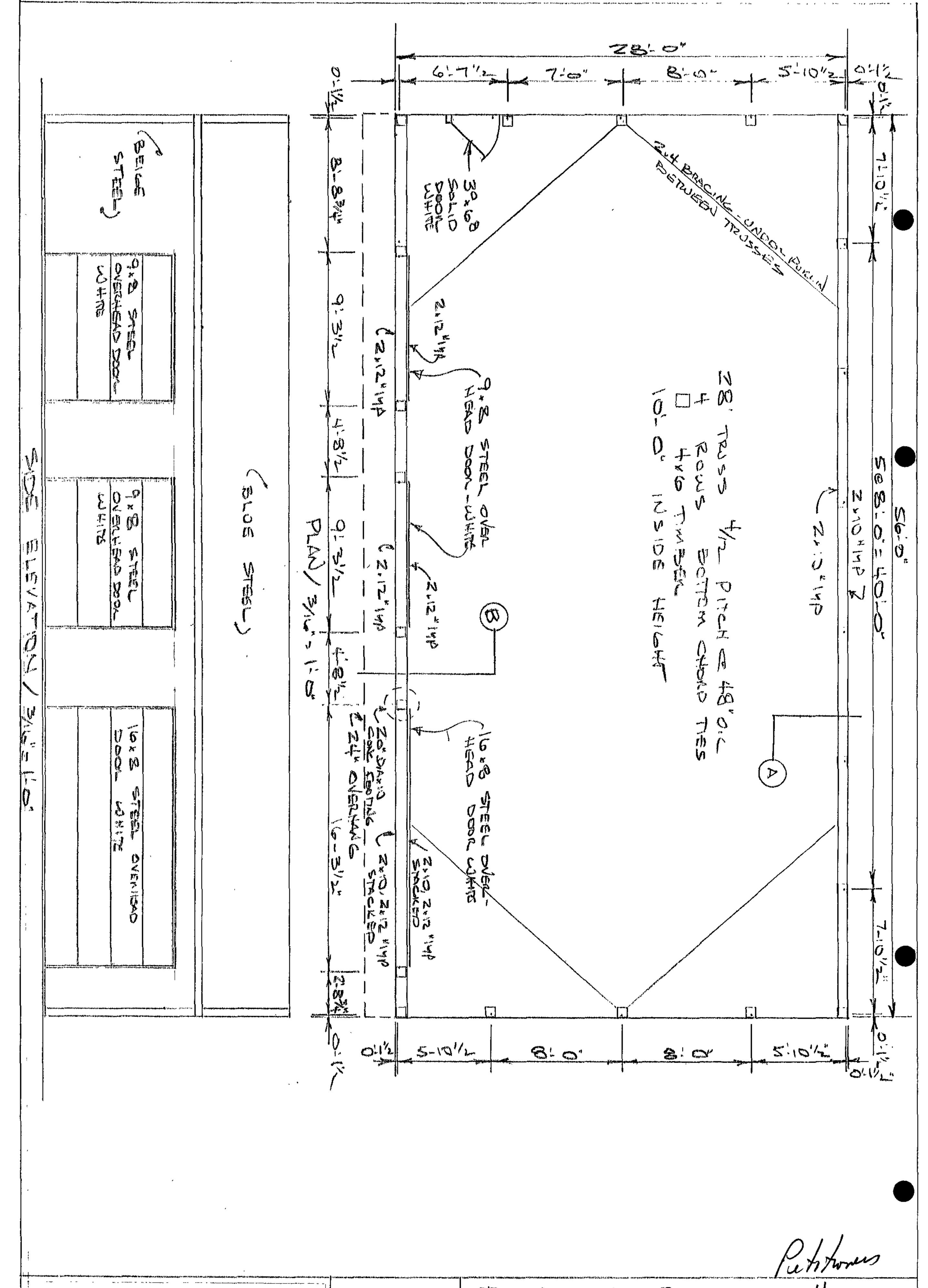
05-139-5PHA



703 Wampler Rd Fait/Side (Rear of House)

05-139-SPHA





Unlimited Structures, Inc.
PO Box 114
Ephrata, PA 17522

800-858-7297 717-738-3103 - Fax

TIM OTHY GRACE TO BUNNALER ROAD MIDDLE RIVER MED ZIZZED

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