

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S of Oak Hill Road, 240 ft. NW
centerline of Hilton Avenue
1st Election District
1st Councilmanic District
(607 Oak Hill Road)

Deborah & Donald Anderson
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-197-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 owners of the subject property, Deborah and Donald Anderson. The administrative variance is requested for property located at 607 Oak Hill Road in the Catonsville area of Baltimore County. The administrative variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure with a height of 24 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 22, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee 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 November 10, 2004, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING
Date 11/19/04
By R. Jameson

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

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 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.

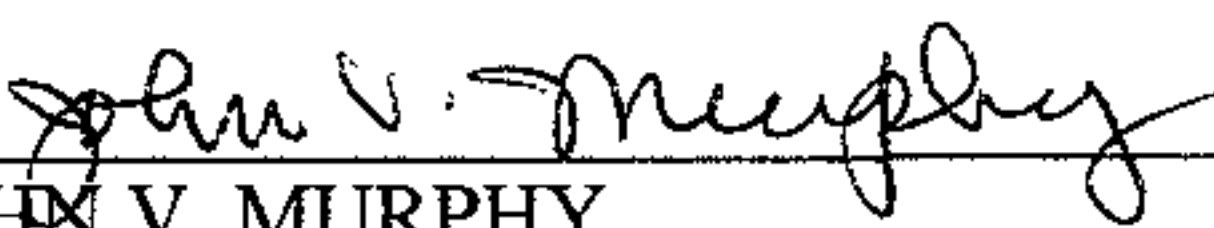
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 19 day of November, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure with a height of 24 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

ORDER RECEIVED FOR FILING
Date 11/19/04
By R. Jameson

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. The Petitioners or subsequent owners shall not allow or cause the accessory structure to be converted into a dwelling unit and/or apartment. There shall be no sleeping quarters, living area, kitchen or bathroom facilities in the structure. In addition, the accessory structure shall not be used for commercial purposes;
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

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 11/19/04
By R. Jansson

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
William J. Wiseman III, Zoning Commissioner

November 19, 2004

Mr. & Mrs. Donald Anderson
607 Oak Hill Road
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-197-A
Property: 607 Oak Hill Road

Dear Mr. & Mrs. Anderson:

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

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 1007 Oak Hill Rd.
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) 400.3 BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE
WITH A HEIGHT OF 24' IN LIEU OF THE
REQUIRED 15'.

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

Address Telephone No.

City State Zip Code

Legal Owner(s):

Donald Anderson
Name - Type or Print

[Signature]
Signature

Deborah Anderson
Name - Type or Print

[Signature]
Signature

1007 Oak Hill Rd. 410-744-9441
Address Telephone No.

Catonsville MD 21228
City State Zip Code

Representative to be Contacted:

Donald Anderson
Name

1007 Oak Hill Rd. 410-744-9441
Address Telephone No.

Catonsville MD 21228
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.

Zoning Commissioner of Baltimore County

CASE NO. 05-197-A

Reviewed By CTM Date 10/15/04

REV 10/25/01

Estimated Posting Date 10/24/04

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 107 Oak Hill Rd.
Address
Catonsville 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):

To allow an accessory structure (detached garage) with a height of 24 Ft. in lieu of the maximum allowed 15 Ft.

For the purpose of the storage of a recreational vehicle.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Donald Anderson
Name - Type or Print

[Signature]
Signature
Deborah H. Anderson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal

Subscribed and sworn to before me, in my presence, this
20 October 2006
County of Harford
Jamie Harris Janna Harris
Notary Public
My Commission Expires 4/2, 2006
REV 10/25/01

Andrew B. Taylor
Notary Public
My Commission Expires 5/13/2008

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

607 Oak Hill Rd.
Address
Catonsville 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):

To allow an accessory structure (detached garage) with a height of 24 ft. as law of the maximum allowed 15 ft.

For the purpose of the storage of a recreational vehicle.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

Donald R. Anderson
Name - Type or Print

[Signature]
Signature

Deborah H. Anderson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal

Subscribed and sworn to before me, in my presence, this
20 day of October, 2004, a Notary Public
in and for the county of Howard

Jannie Harris Jannie Harris
Notary Public

My commission expires 4/2 20 06

REV 10/25/01

Andrew B. Day
Notary Public

My Commission Expires 5/13/2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 607 Oak Hill Rd.
which is presently zoned DR2

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) ~~400.3~~ BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE
WITH A HEIGHT OF 24' IN LIEU OF THE
REQUIRED 15'.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

607 Oak Hill Rd 410-744-9441

Catonsville MD 21228

Representative to be Contacted:

Name

Address

City

607 Oak Hill Rd 410-744-9441

Catonsville MD 21228

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. 05-197-A

Reviewed By LTm Date 10/15/04

REV 10/25/01

Estimated Posting Date 10/24/04

ZONING DESCRIPTION

9/28/2004

ZONING DESCRIPTION FOR 607 Oak Hill Road, Catonsville, MD 21228

Beginning at a point on the southeast side of Oak Hill Road where it is intersected by the dividing line between lots 60 and 61 as shown on the plat of records of Baltimore County in Plat Book No. 5 folio of Oak Hill Road North twenty-four degrees fifty minutes East on hundred twenty feet (120) to the Northeast line of Lot 59 as shown on said plat; thence Southeast bearing on said line one hundred fifty and sixty-four one-hundredths feet (150.64), thence Southwesterly parallel to the rear lines of lots 59 and 60 (and Northeasterly 34 feet there from) one hundred twenty and five-tenths feet (120.5) more or less to the Southwest line of Lot No. 60, thence Northwesterly bearing on said Southwest line of Lot No. 60 one hundred and sixty and eighty-eight one-hundredths feet (160.88) to the place of beginning. Said lot of ground being part of lots 59 and 60 as shown on said plat of Oak Ridge. Located in the 1st Election District, 1st Councilmanic District.

#197

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 41438

12001 006 6150

DATE 10/15/04 ACCOUNT 12001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: D. ANDERSON

FOR: 05-197-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADDRESS 1001 1001

10/18/2004 10/18/2004 10/18/2004

PAID BY: MAIL 11-06 JEF

RECEIPT # 367182 10/18/2004

CR NO: 041438

Receipt Tot

\$45.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-197-A

Petitioner/Developer: DONALD R. ANDERSON

Date of Hearing/ Closing: Nov. 8, 2004

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 #607 OAKHILL ROAD

The sign(s) were posted on OCT. 22, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 05-197-A

TO PERMIT A DETACHED ACCESSORY
STRUCTURE WITH A HEIGHT OF 24 FEET
IN LIEU OF THE REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON NOVEMBER 8, 2004
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

101 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 887-3391

WEETING IS HANDICAP ACCESSIBLE.

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 05-197-A

TO PERMIT A DETACHED ACCESSORY
STRUCTURE WITH A HEIGHT OF 24 FEET
IN LIEU OF THE REQUIRED 15 FEET

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101 W. CHESAPEAKE AVE.
TOWSON, MD 21204
TEL. 887-3391
WEETING IS HANDICAP ACCESSIBLE.

RECEIVED

OCT 26 2003

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 197 -A Address 607 OAKHILL RD
Contact Person: LLOYD MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/15/04 Posting Date: 10/24/04 Closing Date: 11/8/04

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- 197 -A Address 607 OAKHILL RD
Petitioner's Name ROBERT ANDERSON Telephone 410 794-9441
Posting Date: 10/24/04 Closing Date: 10/24 11/8/04
Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE
WITH A HEIGHT OF 24' IN LIEU OF THE
REQUIRED 15'.

FILED
5412500
POSTING
I HAVE RECEIVED

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/neighbors/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 05-197-A

Petitioner: Donald R. Anderson

Address or Location: 607 OAK HILL Rd 21228

PLEASE FORWARD ADVERTISING BILL TO

Name: Donald R. Anderson

Address 607 OAK HILL Rd.

Baltimore MD 21228

Telephone Number Home 410-744-9441 Cell 443-250-7273

**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

November 8, 2004

Donald Anderson
Deborah Anderson
607 Oak Hill Road
Catonsville, Maryland 21228

Dear Mr. and Mrs. Anderson:

RE: Case Number: 05-197-A, 607 Oak Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 15, 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.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

November 3, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 1, 2004

Item No.: 196-204, 206 (147)

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

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





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

State Highway Administration
Driven to Excel

Maryland Department of Transportation

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

RECEIVED

NOV 12 2004

ZONING COMMISSIONER

Date: 11.9.04

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

RE: Baltimore County
Item No. 197 LTM

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, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

*Granted 11/19/04
w/notes.*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. *DO*
DEPRM

DATE: November 29, 2004

RECEIVED

NOV 30 2004

ZONING COMMISSIONER

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 1, 2004.

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

05-197

05-200

05-201

05-202

05-203

05-204

05-206

Reviewers: Sue Farinetti, Dave Lykens

11/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 10, 2004

RECEIVED

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

NOV 15 2004

SUBJECT: 607 Oak Hill Road
Case #: 5-197

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 24 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:

Mark A. Cunningham

Section Chief:

Lynn L. Lohman

AFK/LL: MAC

ORDER RECEIVED FOR PLANNING

11/19/04
R. G. Gorman

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 4, 2004

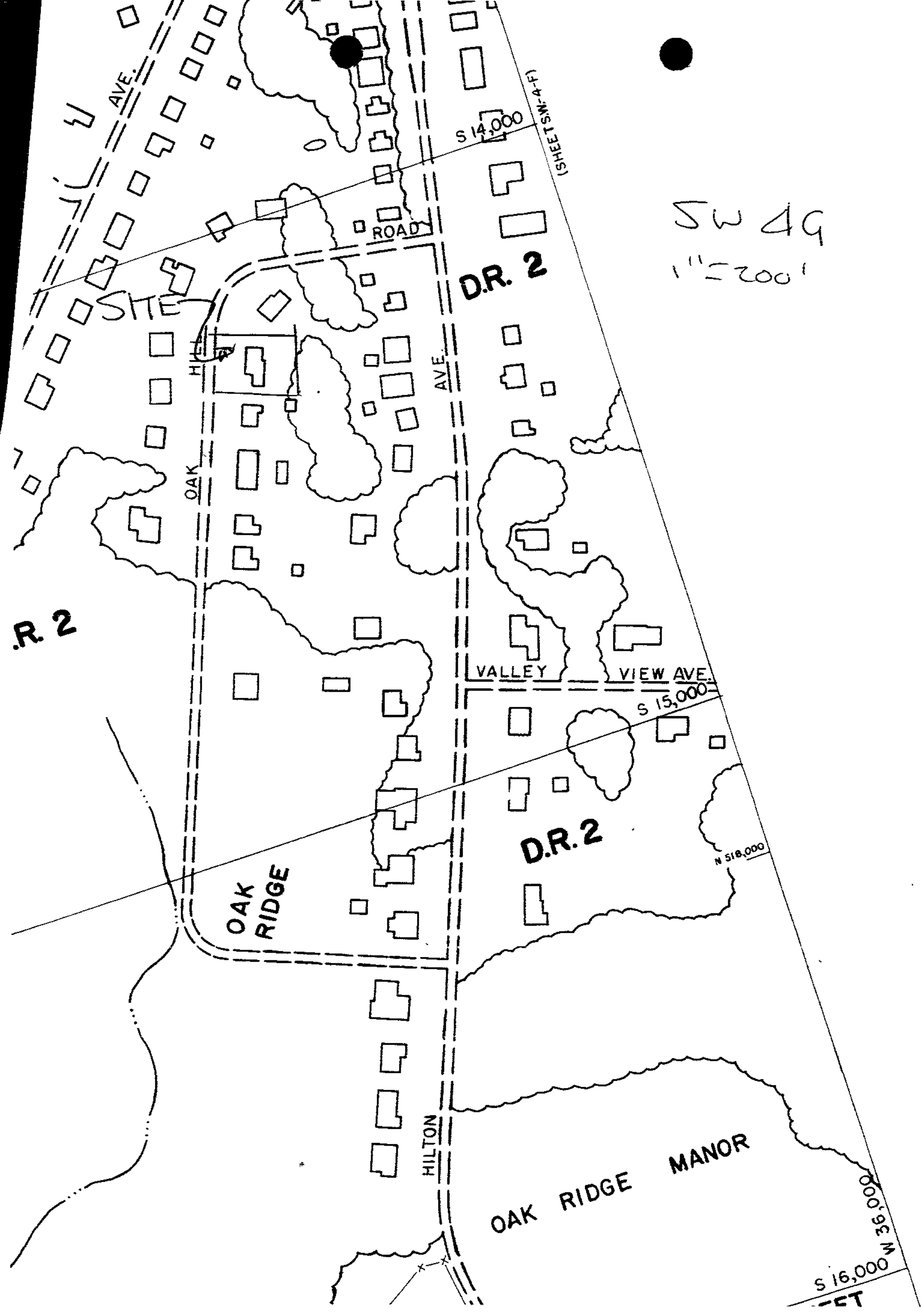
FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 8, 2004
Item Nos. 197, 198, 200, 201, 202,
and 203

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

RWB:CEN:jrb

cc: File



R. 2

D.R. 2

D.R. 2

OAK
RIDGE

OAK RIDGE
MANOR

SW 49
1"=200'

S 14,000

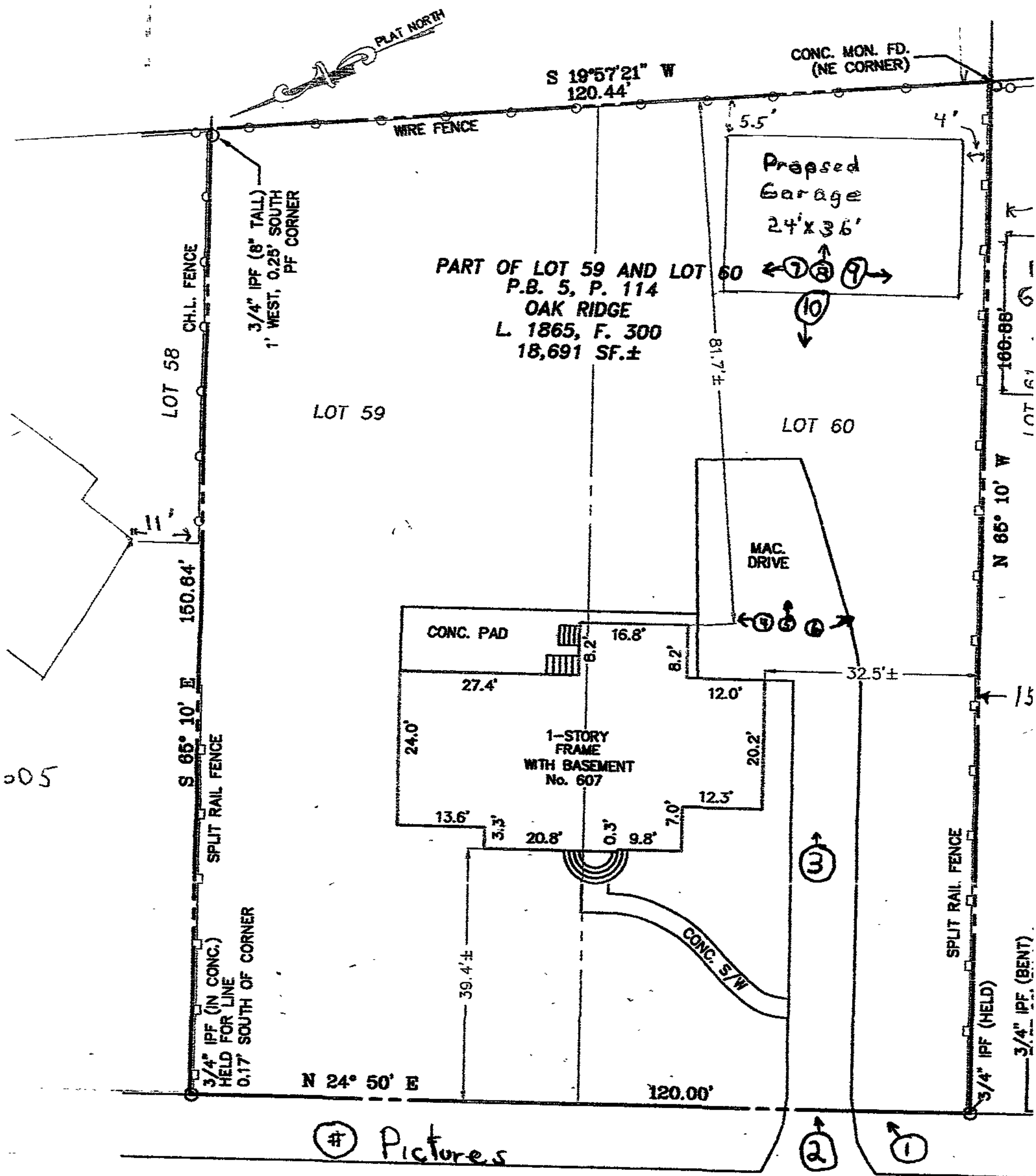
S 15,000

N 518,000

S 16,000

N 36,000

(SHEET SW-A-F)



NOTES.

OAK HILL ROAD



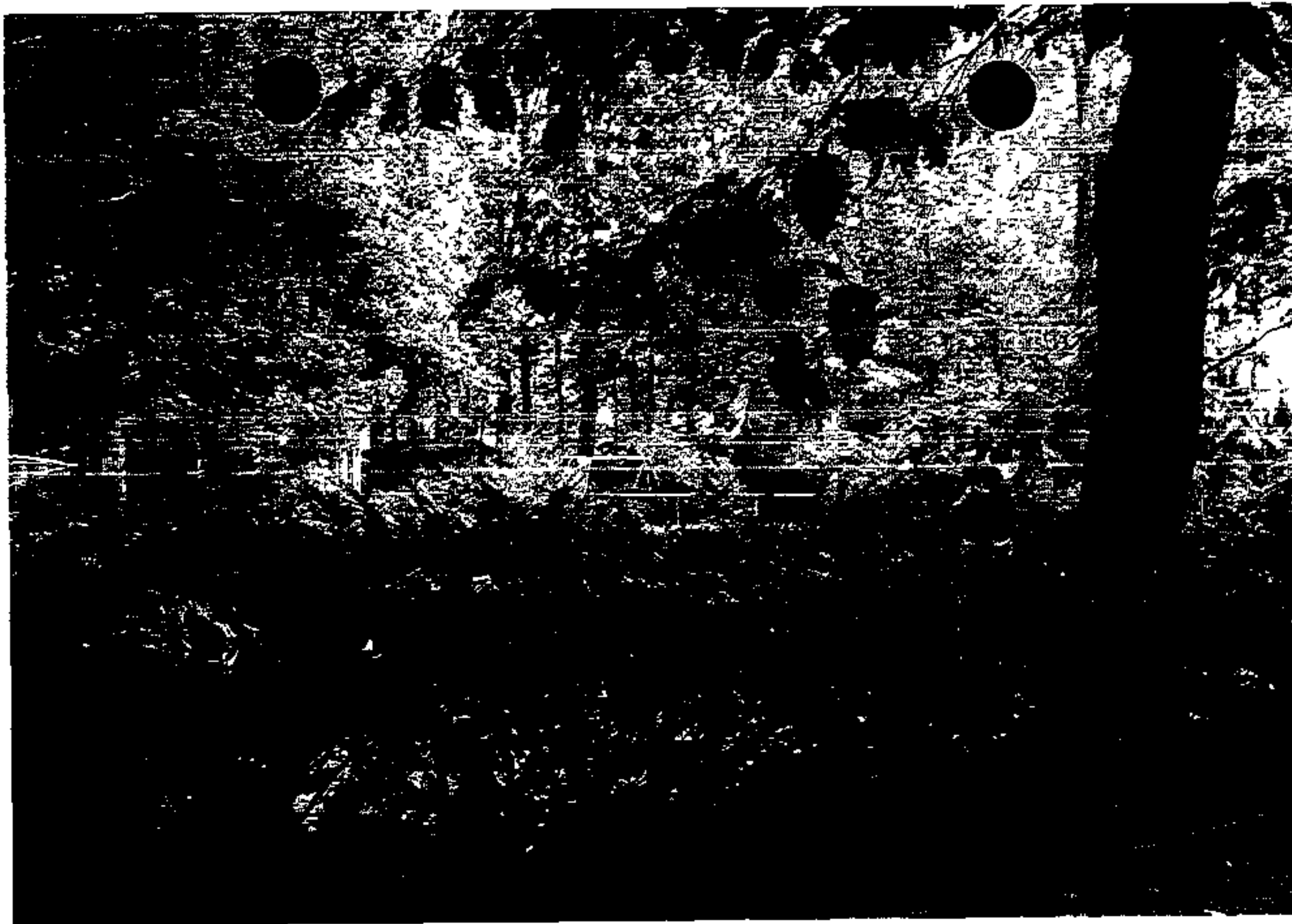
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5

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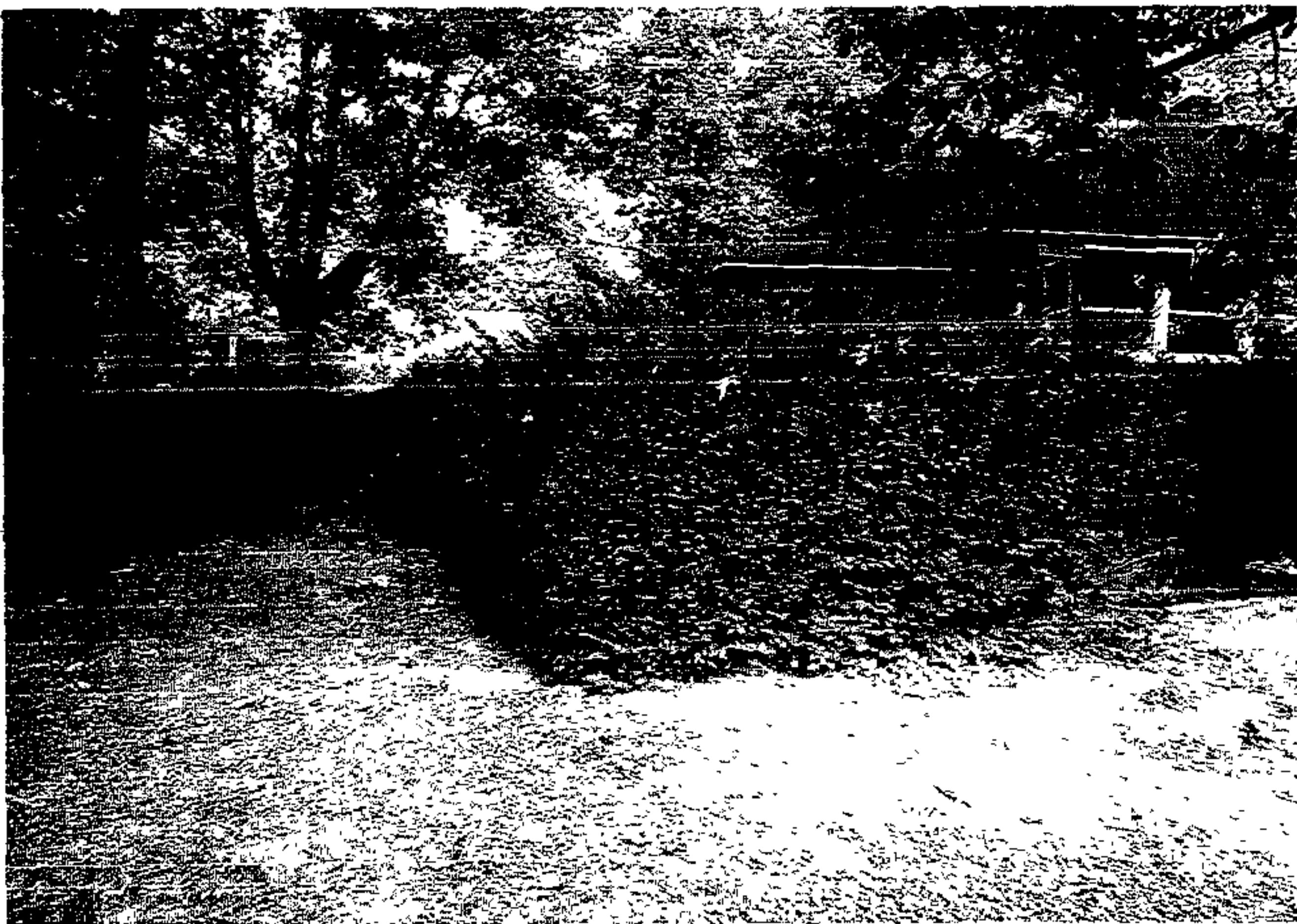
8





9

10





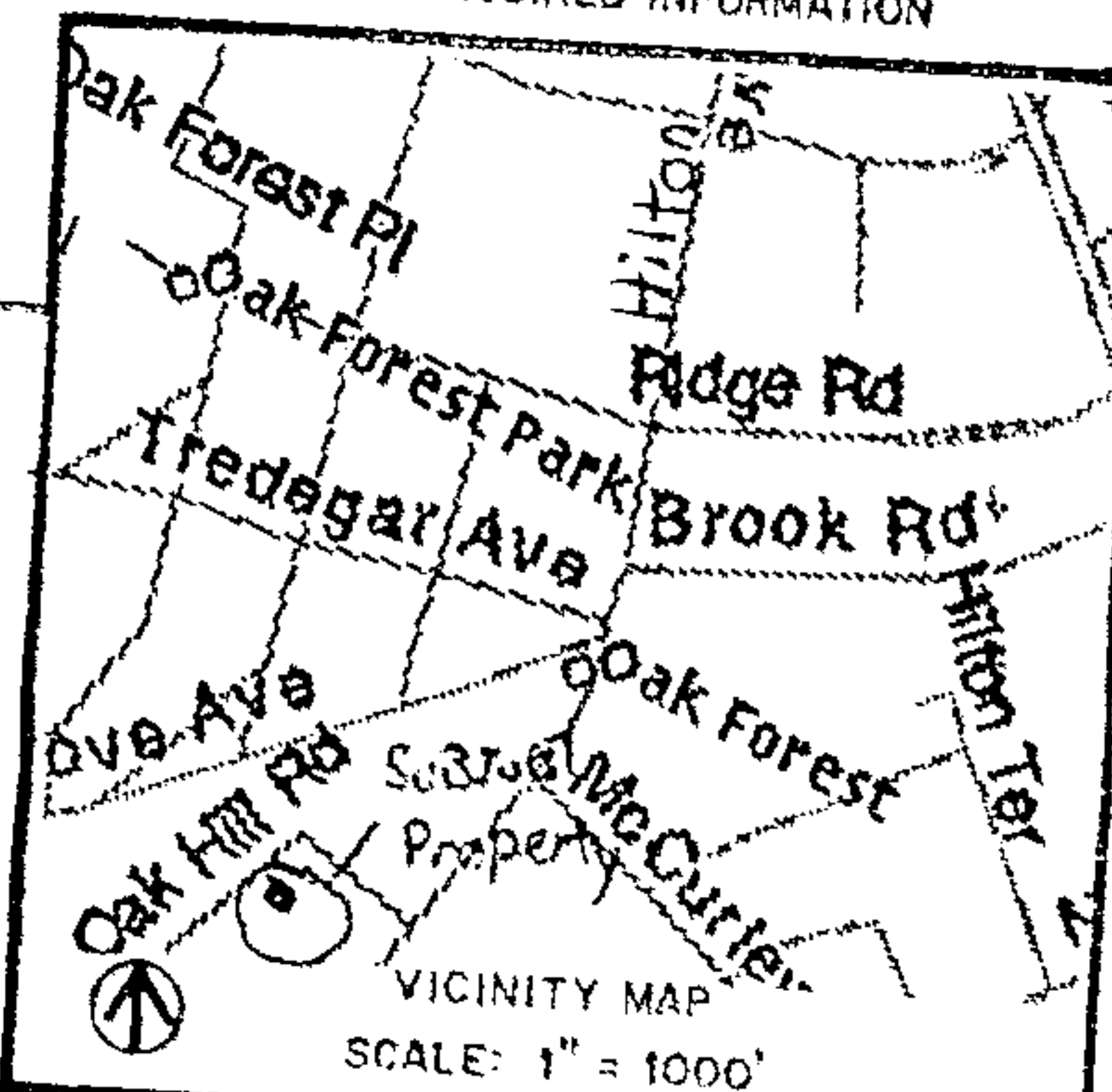
Existing Dwelling
Back of House

PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 607 Oak Hill Rd
SUBDIVISION NAME Oak Ridge
PLAT BOOK # 5 FOLIO # 114 LOT # 59 SECTION #
OWNER Donald Anderson

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT 012A

COUNCILMANIC DISTRICT 01

1"=200' SCALE MAP # SLW 4 G

ZONING DR 2

LOT SIZE .43 ACREAGE 18,691 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

Lot 12

Lot 11

Wire Fence

Part of Lots 12, 11
on Hill Ave

S 19°57'21" E
120.44'

CONC. MON. FD.
(NE CORNER)

Proposed
Garage
24'x36'
24' Hgt

PART OF LOT 59 AND LOT 60
P.B. 5, P. 114
OAK RIDGE
L. 1865, F. 300
18,691 SF.±

LOT 59

LOT 60

MAC
DRIVE

CONC. PAD

1-STORY
FRAME
WITH BASEMENT
No. 607

Existing
Dwelling

609
Ed & Betty
Tocco

scale 1" = 20'

NOTES:

1. THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE TENTH OF A FOOT, MORE OR LESS.
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A

OAK HILL ROAD
(40' R.O.W.)

CTM 197