

IN RE: PETITION FOR ADMIN. VARIANCE *
E/S of Allender Road @ *
W/S of Station Road *
11th Election District *
5th Councilmanic District *
(5706 Allender Road)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Fred J. Duerbeck, Jr. & Donna Massimiano
Petitioners

CASE NO. 05-235-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, Fred J. Duerbeck, Jr. and Donna Massimiano. The administrative variance is requested for property located at 5706 Allender Road in the eastern area of Baltimore County. The administrative variance request is from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to have a street building line setback of 12 ft. in lieu of the required average 25 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 November 21, 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 December 1, 2004, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

ORIGINAL RECEIVED FOR FILING

Date 12/14/04

By [Signature]

"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."

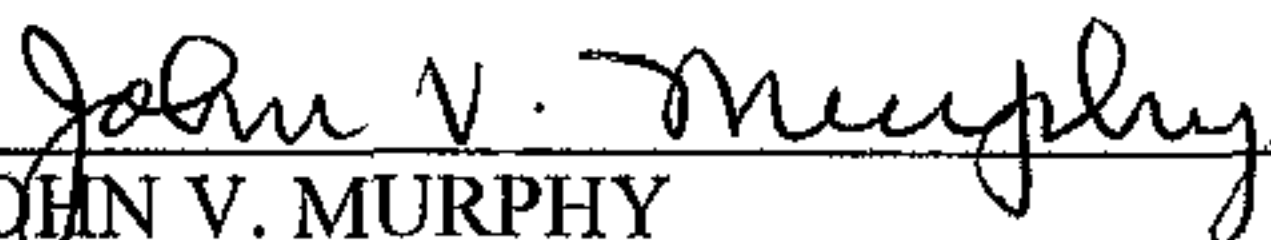
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

THEREFORE, IT IS ORDERED, this 14 day of December, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to have a street building line setback of 12 ft. in lieu of the required average 25 ft., 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 the ZAC comments made by the Office of Planning dated December 1, 2004, a copy of which is attached hereto and made a part hereof.
3. When applying for a building permit, the site plan filed 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

By 12/14/04
3y Raj

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

December 14, 2004

Mr. Fred J. Duerbeck, Jr.
Ms. Donna Massimiano
5706 Allender Road
Whiter Marsh, Maryland 21162

Re: Petition for Administrative Variance
Case No. 05-235-A
Property: 5706 Allender Road

Dear Mr. Duerbeck & Ms. Massimiano:

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

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



Printed on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5706 Allender 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) 303.1 B & Z 12

TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE)
TO HAVE A STREET BUILDING LINE SET BACK OF 12'
IN LIEU OF THE REQUIRED AVERAGE 25'

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

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):

FRED J. DUEBECK JR

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By _____ Date _____

Estimated Posting Date _____

ORDER RECEIVED FOR FILING

CASE NO. 05-235-A

RECEIVED 10/25/01

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

5706 Allender Rd
Address
White Marsh MD 21162
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) The shape of our lot only has 1 AREA big enough to Accomodate A structure such as a garage.
- 2) The Lot has an existing DRIVEWAY in which we want to have connected to the garage.
- 3) The lack of storage has been a burden. Without such storage I/we have been forced to store LAWN CARE Equip., tools and transportation At other Family's garage's.

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

FRED J DVERBECK JR
Name - Type or Print

[Signature]
Signature

Donna Massimiano
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of NOVEMBER, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

FRED J. DVERBECK JR & DONNA MASSIMIANO
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 12/1/05

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 5706 Allender Rd
Address
White Marsh MD 21162
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) THE SHAPE OF OUR LOT ONLY HAS 1 AREA big ENOUGH to Accomodate A STRUCTURE SUCH AS A GARAGE
- 2) THE LOT HAS AN EXISTING DRIVEWAY in which WE want to have CONNECTED to the GARAGE.
- 3) THE LACK OF STORAGE HAS BEEN A BURDEN. Without such storage I/WE HAVE BEEN FORCED to STORE LAWN CARE EQUIP., TOOLS AND TRANSPORTATION AT OTHER FAMILY'S GARAGES.

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.

Fred J. Duerbeck Jr.
Signature

FRED J DUEBECK JR.
Name - Type or Print

Donna Massimiano
Signature

Donna Massimiano
Name - Type or Print

STATE OF MARYLAND, COUNTY OF ONE ANNE ARUNDEL BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of NOVEMBER, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

FRED J. DUEBECK JR. and DONNA MASSIMIANO
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 11/10/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5706 Allender 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) 303.1 BCZR

To Permit A DETACHED ~~ACCESS~~ only structure (Garage)
to have a street Building Line Set back of 12'
IN LIEU of the REQUIRED AVERAGE 25'

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):

FRED J DUERBECK JR
Name - Type or Print _____

Fred J Duerbeck Jr
Signature _____

Danna Massimiano
Name - Type or Print _____

Danna Massimiano
Signature _____

5706 Allender Rd
Address _____ Telephone No. 443-324-0100

White Marsh MD 21162
City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME AS ABOVE
Name _____

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, 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. _____

Reviewed By _____ Date _____

REV 10/25/01

Estimated Posting Date _____

ZONING DESCRIPTION FOR 5706 Allender Road, White Marsh, MD. 21162

Beginning at a point on the South 16 degrees 00' 30"E 165.96' side of Allender Road which is 40' wide at the distance of North 49'23"E 150.34" of the centerline of the nearest improved intersecting street, Station Road which is 50' wide. *Being Lot #1, Block B, Section (unknown) in the subdivision of Darryl Gardens as recorded in Baltimore County Plat Book #CHK No. 13, Folio #137 containing .37 acres. Also known as 5706 Allender Road and located in the 11th Election District, 5th Councilmanic District.

#235

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42657

DATE 11/19/04 ACCOUNT 20010060150

AMOUNT \$ 65.00

RECEIVED FROM F. DUKERECY

FOR OS-235-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADDRESS DATE
11/10/2004 11/09/2004 09:15:00
103 WEST BELTON STREET
SACRED & SURE 11/09/2004 TEL
Box 5 528 JONES VERIFICATION
ED MD 21227

Depot Tot 151.00
1.00 EX 152.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-235-A

Petitioner/Developer: FRED

DUERBECK

Date of Hearing/Closing: 12/6/04

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

ATTN: Kristen Matthews {(410) 887-3394}

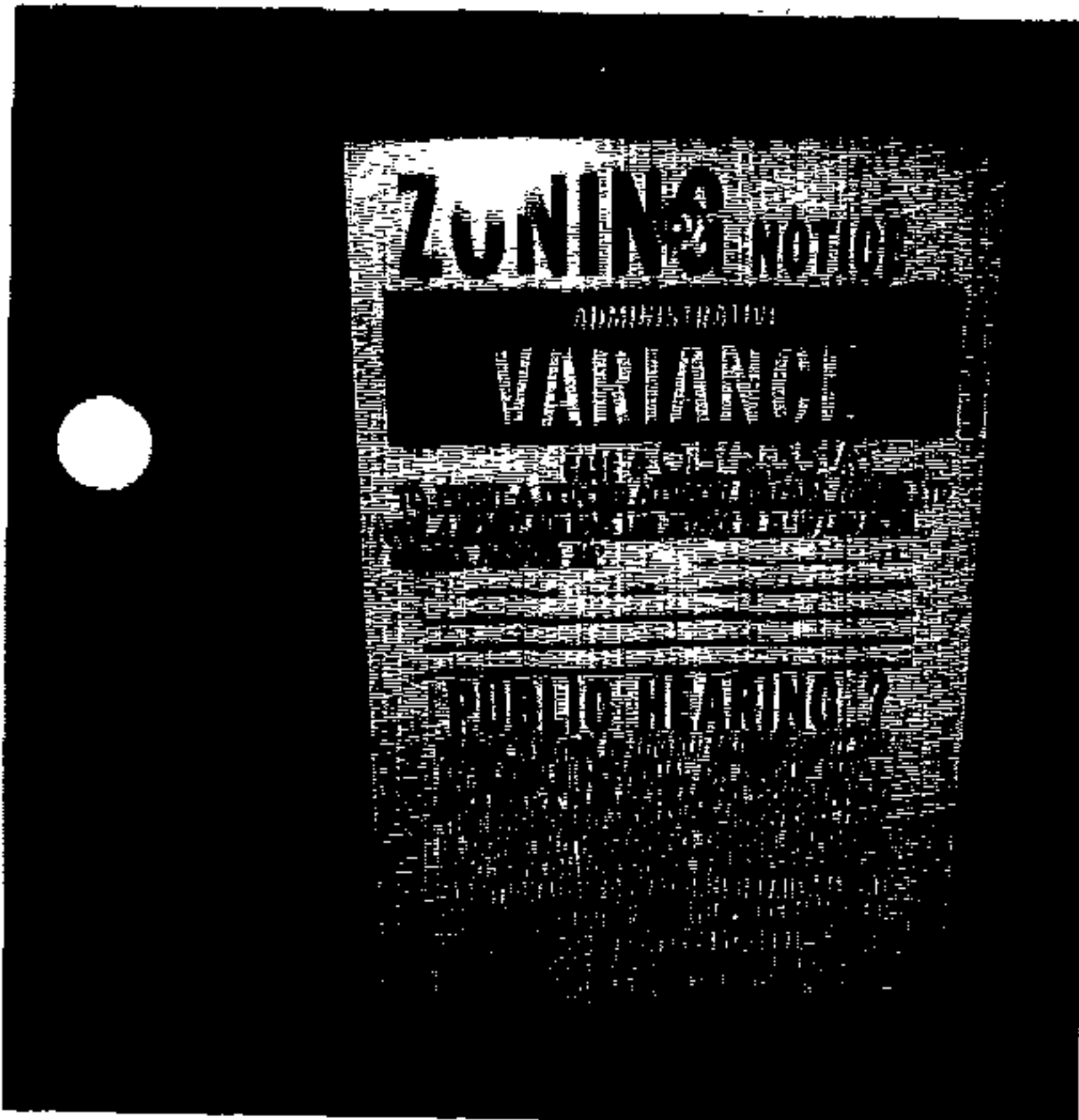
Ladies and Gentlemen:

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: _____

5706 ALLENDER RD

The sign(s) were posted on 11/21/04
(Month, Day, Year)

Sincerely,



Robert Black 11/23/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

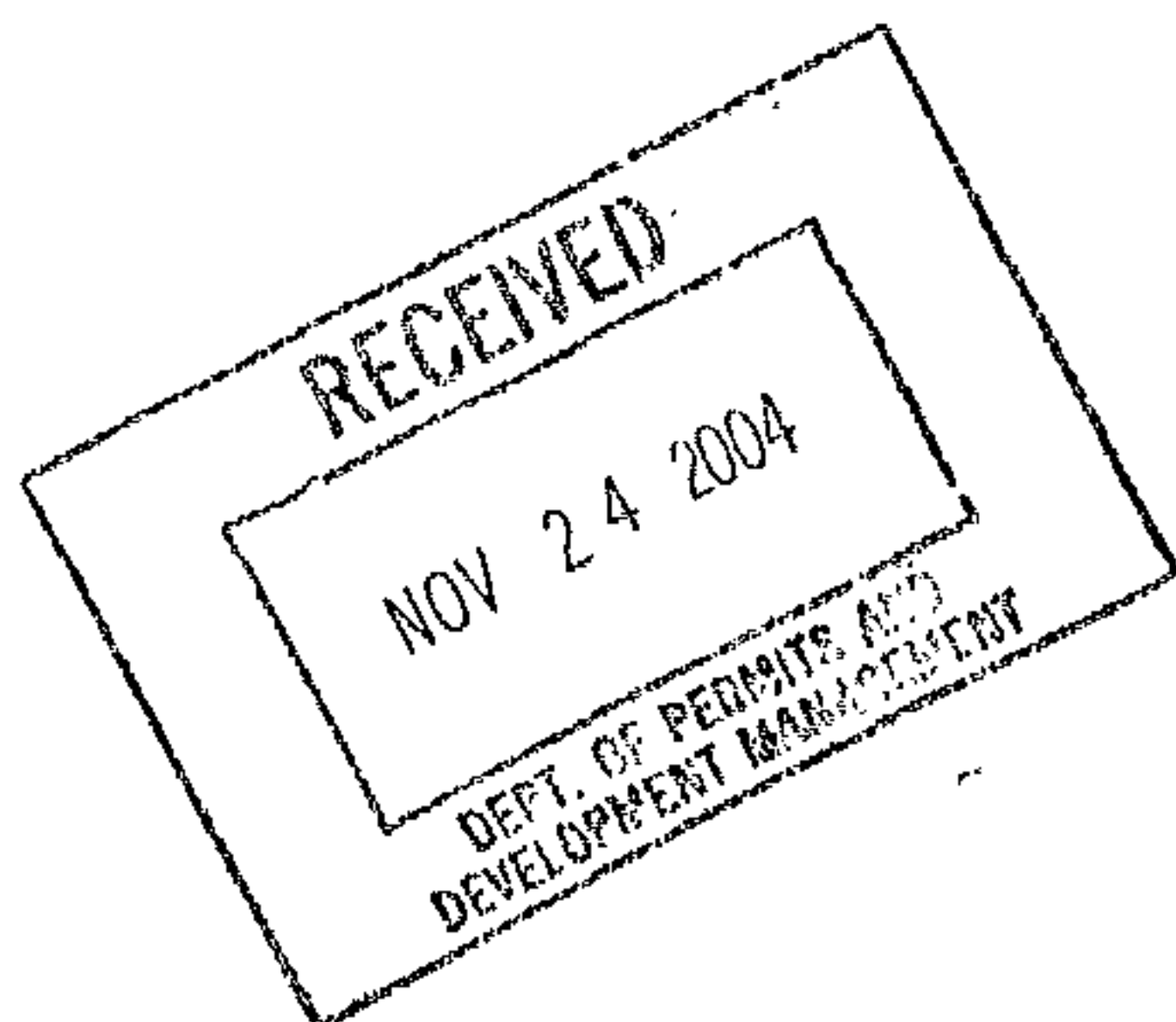
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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 05-235-A

Petitioner. FRED J DVERBECK JR

Address or Location: 5706 ALLENDER RD

WHITE MARSH MD 21162

PLEASE FORWARD ADVERTISING BILL TO

Name. FRED J DVERBECK

Address 5706 ALLENDER RD

WHITE MARSH MD 21162

Telephone Number 410-529-5641 / 443-324-0100

301 394 1817

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 235 -A

Address 5706 ALLENDER RD

Contact Person: CLYDE T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/9/04

Posting Date: 11/21/04

Closing Date: 12/6/04

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- 235 -A

Address 5706 ALLENDER RD

Petitioner's Name FRED DUEBELK ETAL Telephone _____

Posting Date: 11/21/04

Closing Date: 12/6/04

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE

(GARAGE) TO HAVE A STREET BUILDING LINE SETBACK

OF 12' IN LIEU OF THE REQUIRED AVERAGED 25'

WCR - Revised 6/25/04

FD
OFFICE INFO
POSTING
RECEIVED
I HAVE

**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*

December 6, 2004

Fred J. Duerbeck, Jr.
Donna Massimiano
5706 Allender Road
White Marsh, Maryland 21162

Dear Mr. Duerbeck and Ms. Massimiano:

RE: Case Number: 05-235-A, 5706 Allender Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 9, 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



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 22, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 22, 2004

Item No.: 227-241, 243, 245-249

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 7, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2004
Item No. 235

The Bureau of Development Plans Review has reviewed the subject-zoning item.

A 60-foot right-of-way for Allender Road shall be shown and the setback distances adjusted accordingly.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

12/6/04
Granted
12/14

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JPO
DEPRM

DATE: December 10, 2004

RECEIVED

DEC 10 2004

ZONING COMMISSIONER

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 22, 2004.

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

05-227
05-229
05-230
05-232
05-233
05-234
05-235
05-238
05-239
05-240
05-241
05-242
05-243
05-244
05-245
05-246
05-247
05-248

Reviewers: Sue Farinetti, Dave Lykens

AV
12/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 1, 2004

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

RECEIVED

DEC 9 2004

SUBJECT: 5706 Allender Road

INFORMATION:

Item Number: 5-235

Petitioner: Fred J. Duerbeck, Jr.

Zoning: DR 2

Requested Action: Administrative Variance

ZONING COMMISSIONER

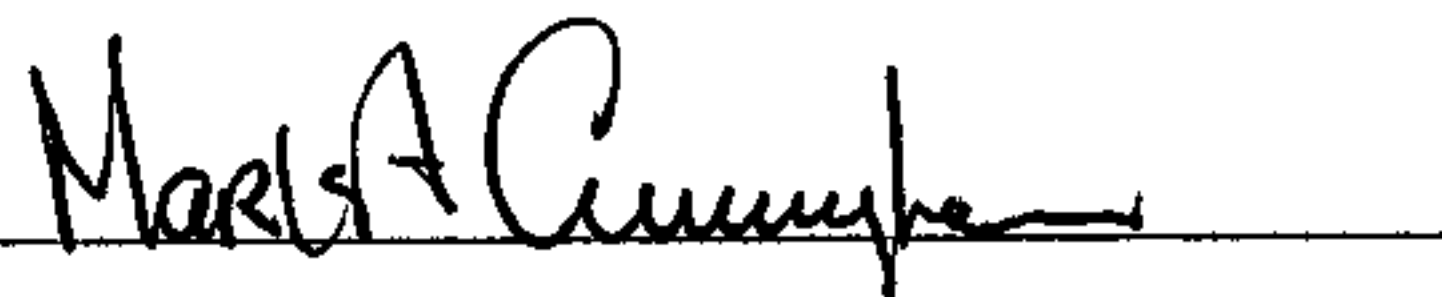
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. The construction materials of the proposed structure shall be the same in color and texture as that of the existing single family dwelling. As the proposed garage will have new vinyl siding, the siding of the existing single family dwelling shall be updated with identical vinyl siding within 6 months of the issuance of the permit for the proposed garage.
2. Provide landscaping along the north and south sides of the proposed garage. Submit a landscape plan to Avery Harden, Baltimore County Landscape Architect for review and approval.

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

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*

Maryland Department of Transportation

Date: 11.22.04

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

RE: Baltimore County
Item No. 235 LTM

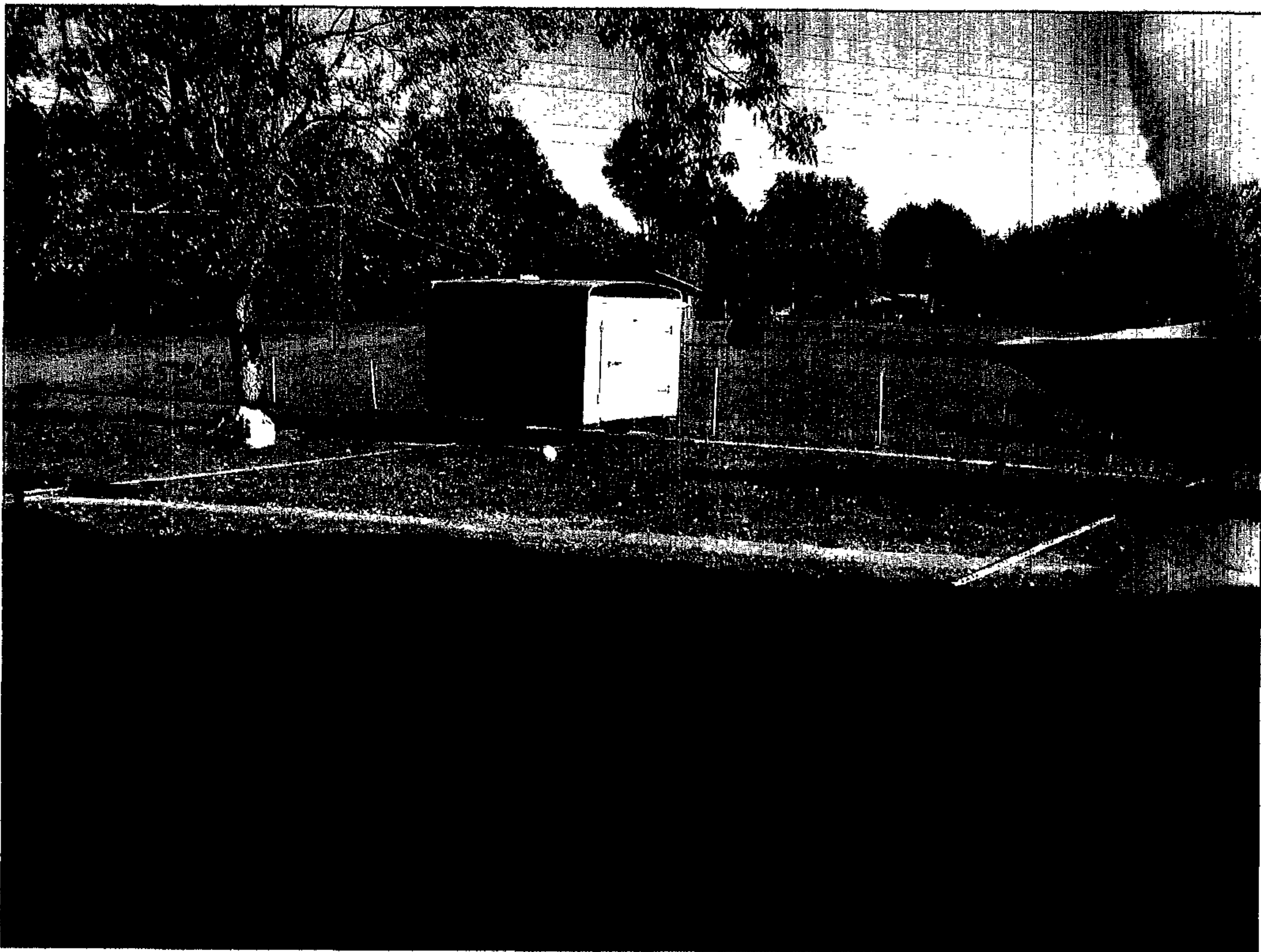
Dear Ms. Matthews:

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



YELLOW TAPE INDICATES PROPOSED GARAGE LOCATION
STATION RD IN BACKGROUND

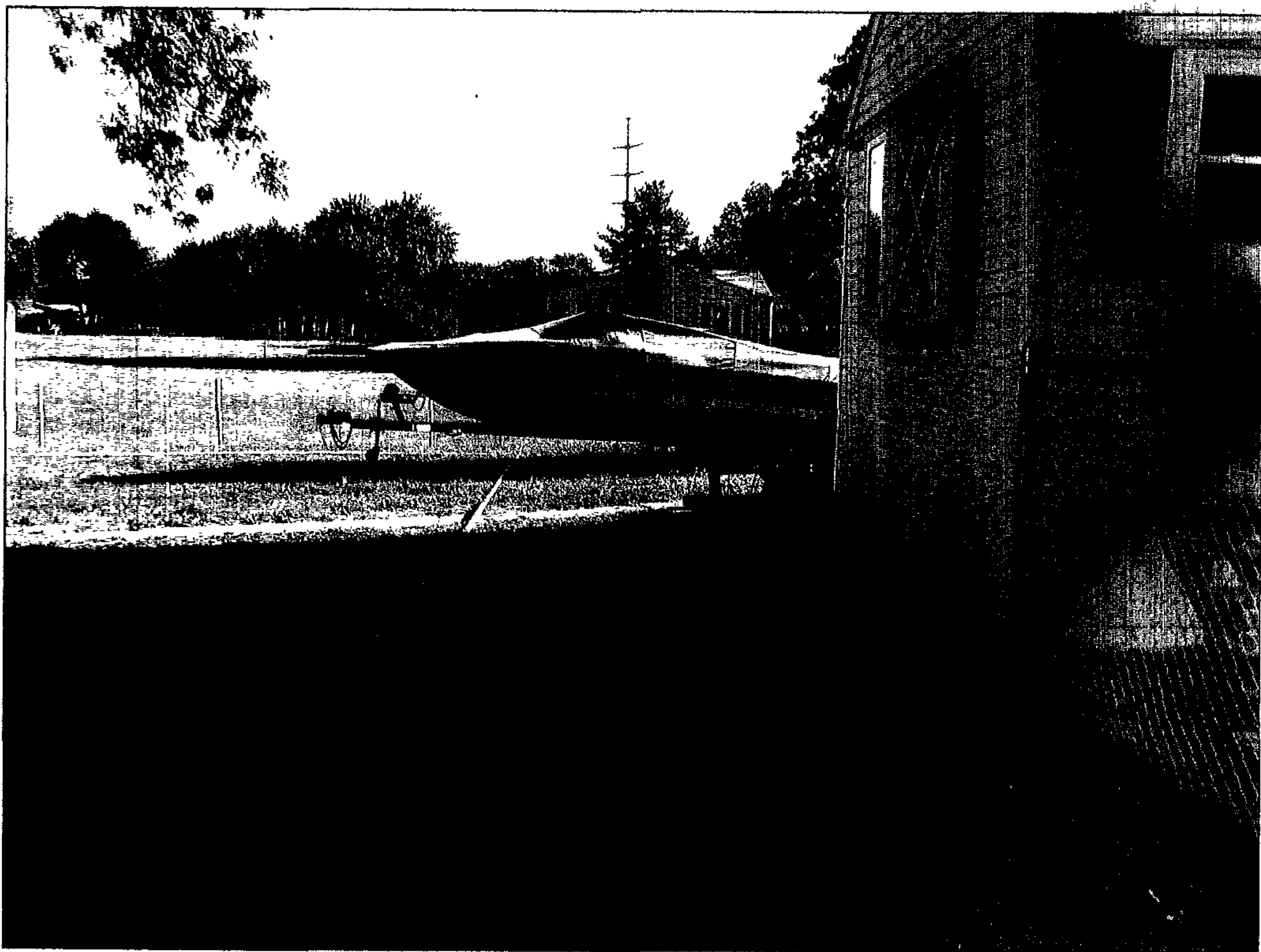


CORNER of PROPOSED GARAGE LOCATION
CLOSEST to ROAD

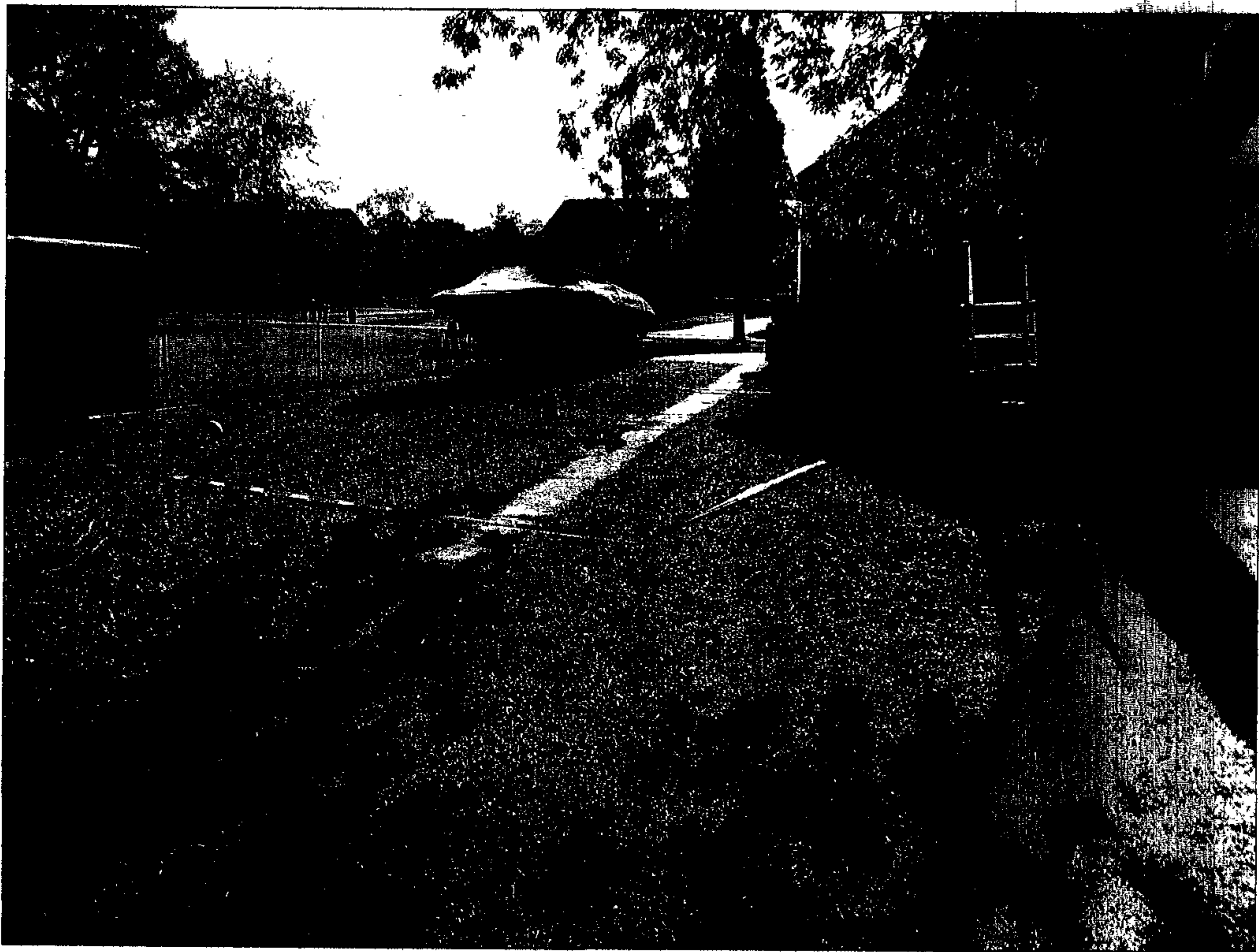
STATION Rd & NEIGHBOR in BACKGROUND



Neighbor's GARAGE 5710 Allender Rd
10' TO R-O-W



Show's GARAGE LAYOUT off HOUSE
5710 ALLENDALE RD in BACK ground



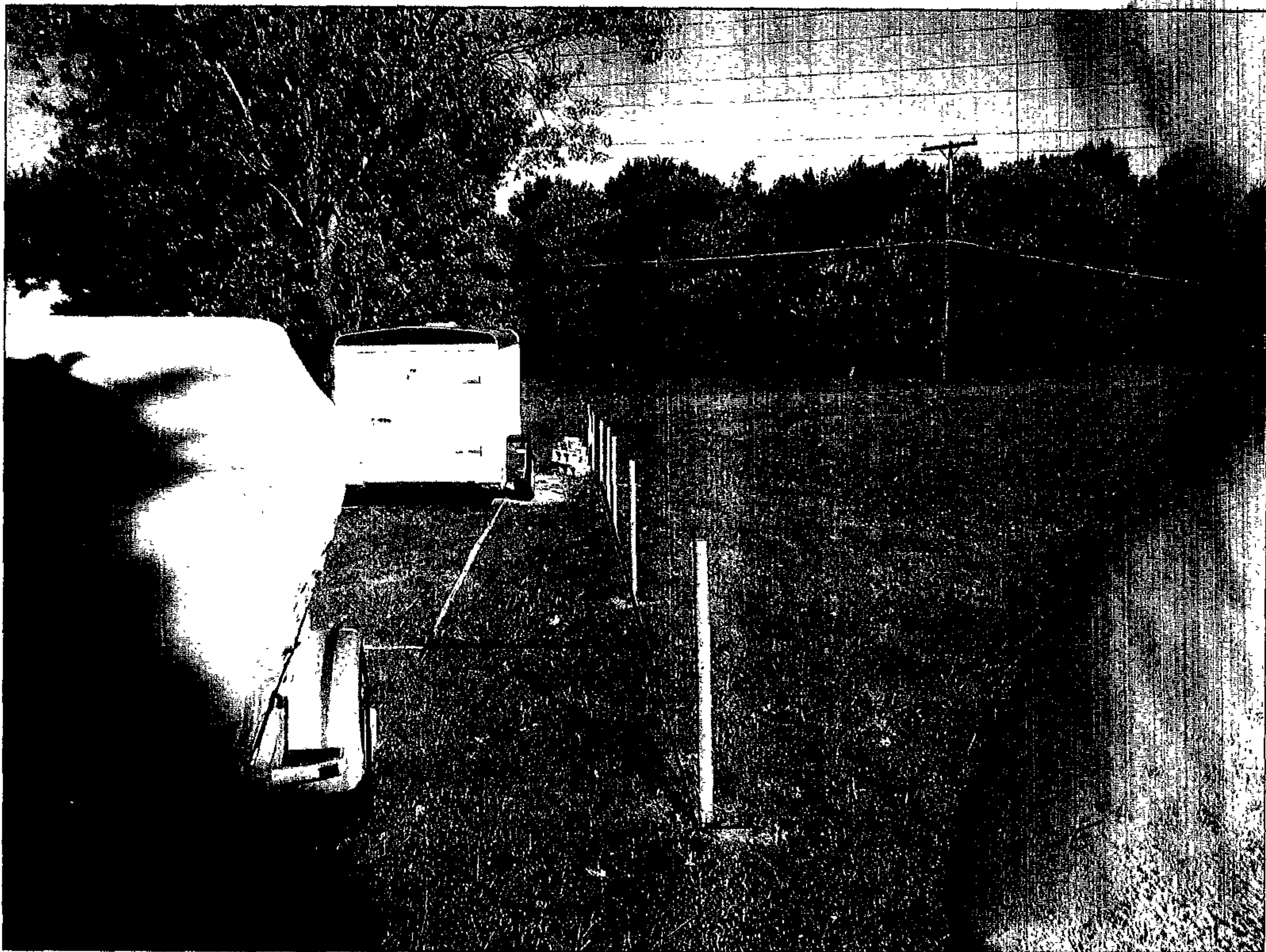
Shows GARAGE lay out in Relation
to Existing CONCRETE DRIVEWAY



GARAGE LAYOUT

STATION RD - NEIGHBORS in Background

NEIGHBOR



Shows Layout of GARAGE in
Relation to Property Line