

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Carthage Court, 135 ft. S
centerline of Lucerne Road
2nd Election District
4th Councilmanic District
(10 Carthage Court)

Vonda Pickford-Rabb &
Sivicia Pickford-Henson
Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 05-280-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, Vonda Pickford-Rabb and Sivicia Pickford-Henson. The variance request is for property located at 10 Carthage Court in Baltimore County. The variance request is from Sections 1B01.2C.1.b and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (sunroom) with a 17 ft. rear setback in lieu of the required 30 ft. and to amend the latest Final Development Plan for "Rifkin Property", Lot 7. 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 December 10, 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

ORDER RECEIVED FOR FILING

1/4/05

Ray

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 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 4 day of January, 2005, that a variance from Sections 1B01.2C.1.b and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (sunroom) with a 17 ft. rear setback in lieu of the required 30 ft. and to amend the latest Final Development Plan for "Rifkin Property", Lot 7, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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;

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 1/4/05
By 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

January 4, 2005

Ms. Vonda Pickford-Rabb
Ms. Sivicia Pickford-Henson
10 Carthage Court
Randallstown, Maryland 21133

Re: Petition for Administrative Variance
Case No. 05-280-A
Property: 10 Carthage Court

Dear Ms. Pickford-Rabb & Ms. Pickford-Henson:

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: Patio Enclosures, Inc.
Attn: Greg
224 8th Avenue, NW
Glen Burnie, MD 21061

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 10 Carthage Ct. Baltimore, MD
which is presently zoned DR 5.5

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) 1201.2C.1.b., 504.2 (BCZR)

TO PERMIT AN ADDITION (SUNROOM) WITH A 17-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 30-FOOT AND TO AMEND THE LATEST
FDP FOR "RIFKIN PROPERTY", LOT 7.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Vonda Pickford - RABB

Name - Type or Print

Signature

SIVICIA PICKFORD-HENSON

Name - Type or Print

Signature

10 Carthage Ct.

Address

Telephone No.

Baltimore, MD 21133

410-496-4003

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc.. (attn: Greg)

Name

224 8th Ave NW

443-797-0351

Address

Telephone No.

Glen Burnie, MD 21061

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 12/13/04 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. 05-280-A

Reviewed By D.T.

Date 12/13/04

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 - **10 Carthage Ct.**

Address

Baltimore, MD 21133

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. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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.

Vonda Pickford Rabb

Signature

Vonda Pickford. - RABB

Name - Type or Print

Sivicia Pickford Henson

Signature

SIVICIA PICKFORD - HENSON

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of OCTOBER, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VONDA PICKFORD - RABB & SIVICIA PICKFORD - HENSON

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10/26/04

Date

J W Maw

Notary Public

My Commission Expires

11/1/2005

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.

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Baltimore, MD 21133

City

State

Zip Code

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Vonda Pickford Rabb
Signature

Vonda Pickford. - RABB
Name - Type or Print

Sivicia Pickford Henson
Signature

SIVICIA PICKFORD-HENSON
Name - Type or Print

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Vonda Pickford-Rabb & Sivicia Pickford-Henson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10/26/04
Date

[Signature]
Notary Public

My Commission Expires 11/1/2005



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10 Carthage Ct. Baltimore, MD
which is presently zoned DR 5.5

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) 1201.2C.1.b., 504.2 (BCZ)

TO PERMIT AN ADDITION (SUNROOM) WITH A 17-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 30-FEET AND TO AMEND THE LATEST
FDP FOR "RIFKIN PROPERTY", LOT 7.

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 City

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Vonda Pickford - RABB

Name - Type or Print

Signature

SIVICIA PICKFORD - HENSON

Name - Type or Print

Signature

10 Carthage Ct.

Address Telephone No.

Baltimore, MD 21133 410-496-4003

State Zip Code

Representative to be Contacted:

Patio Enclosures Inc.. (attn: Greg)

Name

224 8th Ave NW 443-797-0351

Address Telephone No.

Glen Burnie, MD 21061

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.

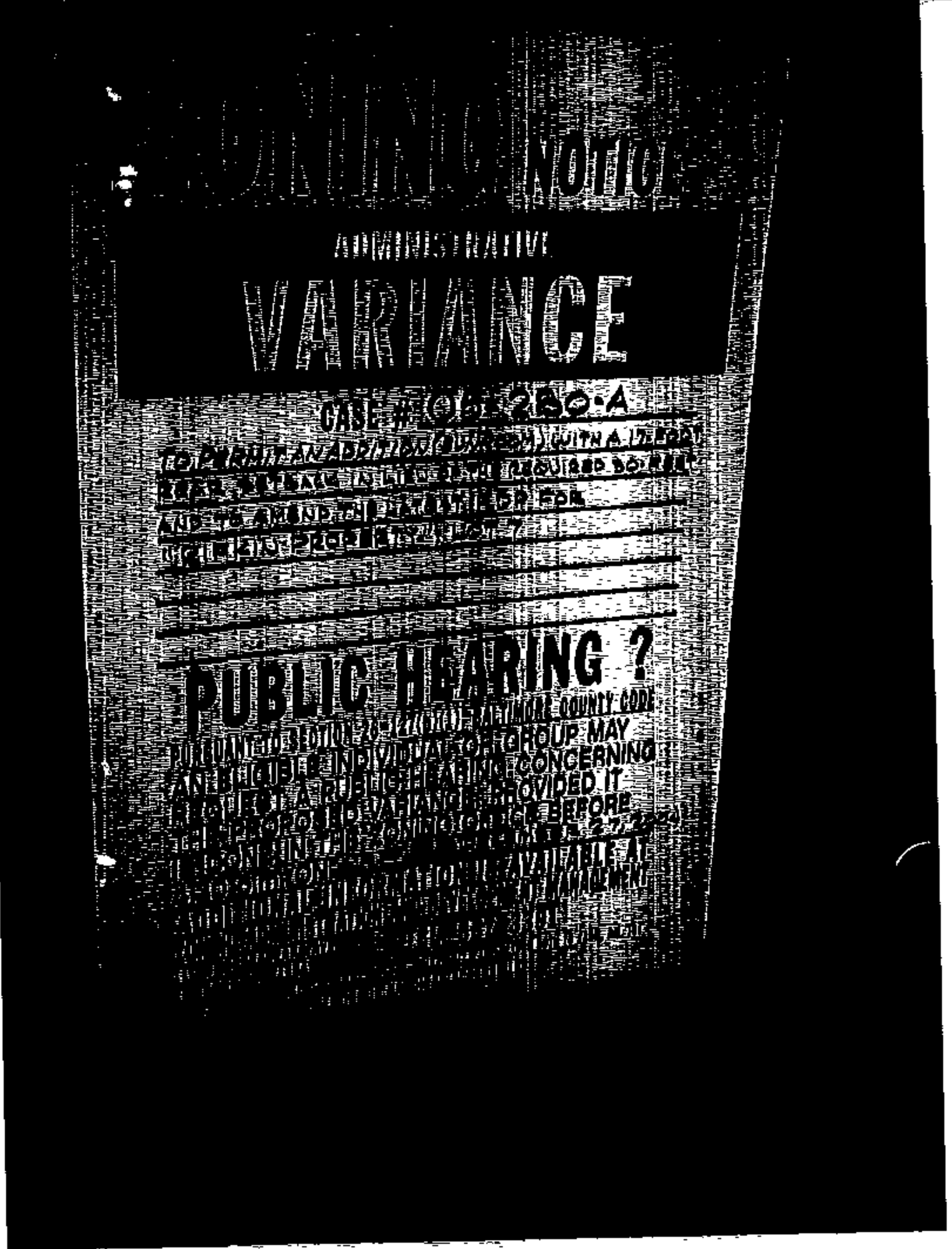
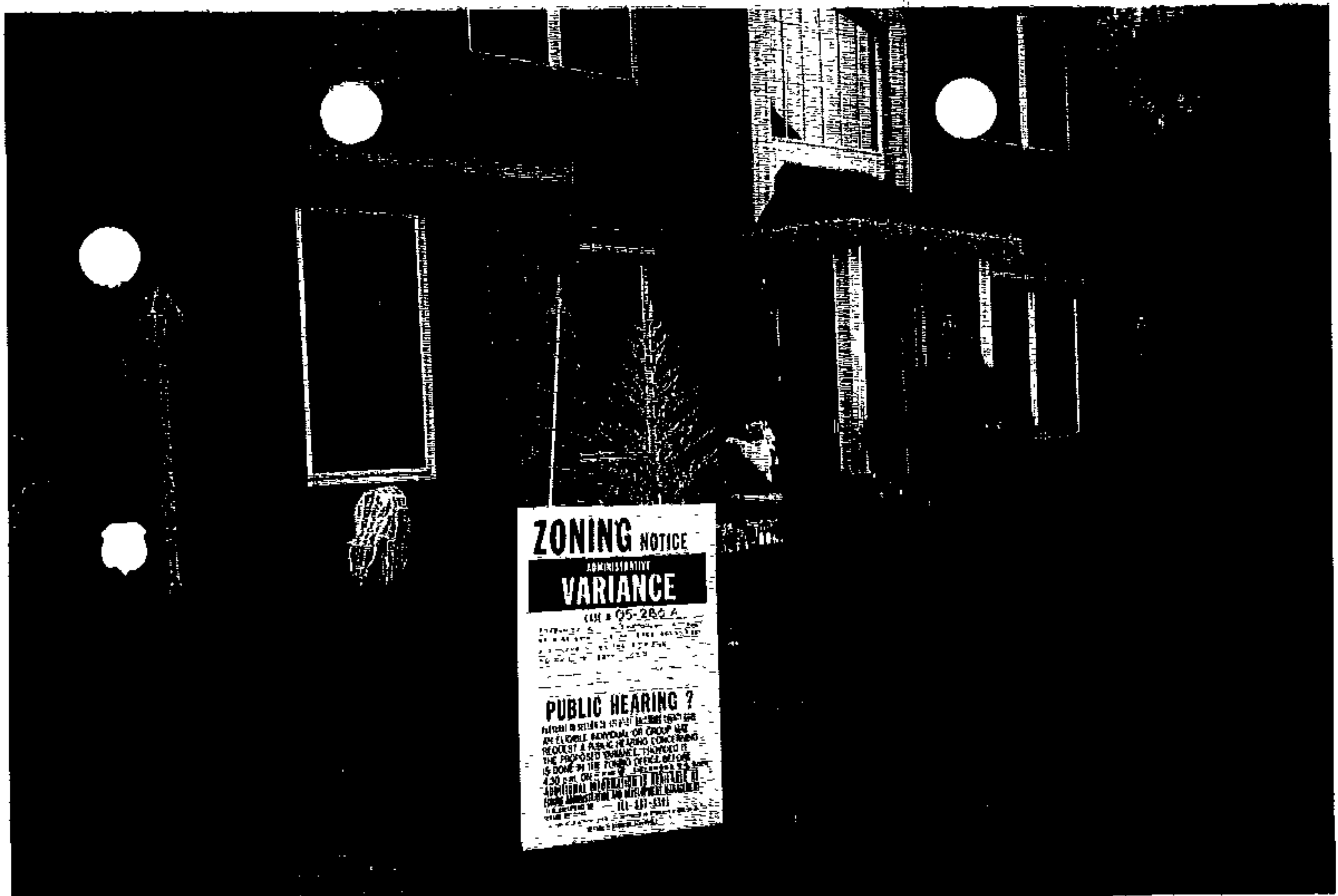
Zoning Commissioner of Baltimore County

CASE NO. 05-280-A

Reviewed By D.T. Date 12/1/04

ZONING DESCRIPTION FOR 10 Carthage Ct.

***BEGINNING AT A POINT ON THE SOUTH SIDE OF CARTHAGE CT.
WHICH IS 40' WIDE AT THE DISTANCE OF 135' SOUTH OF THE
NEAREST IMPROVED INTERSECTING STREET LUCERINE RD. WHICH
IS 60' WIDE. BEING LOT # 7 BLOCK __, SECTION __ IN THE
SUBDIVISION OF RIFKIN PROPERTY AS RECORDED IN COUNTY
PLAT BOOK # 73, FOLIO # 101, CONTAINING 12,928 SQ'. ALSO
KNOWN AS 10 CARTHAGE CT..LOCATED IN THE 2ND ELECTION
DISTRICT, 2ND COUNCILMANIC DISTRICT.***



[illegible][illegible]

ACQUIN

AMOUNT \$115.00

RECEIVED
FROM Self-Lite Corp

FOR ITEM # 380 05-380-A + 380-0 EXP

10 CARTAGE @ BY D. THOMPSON

SUBSCRIPTION

WHITE - CASPER

PINK - AGENCY

REVOLSTIC - NOVEL

張子通

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COMMISSION

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

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CASHPER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-280-A

Petitioner/Developer: DONNA THOMPSON

Date of Hearing/ Closing: DEC. 27, 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 #10 CARTHAGE COURT

The sign(s) were posted on

DEC. ^{10TH} ~~10TH~~ 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

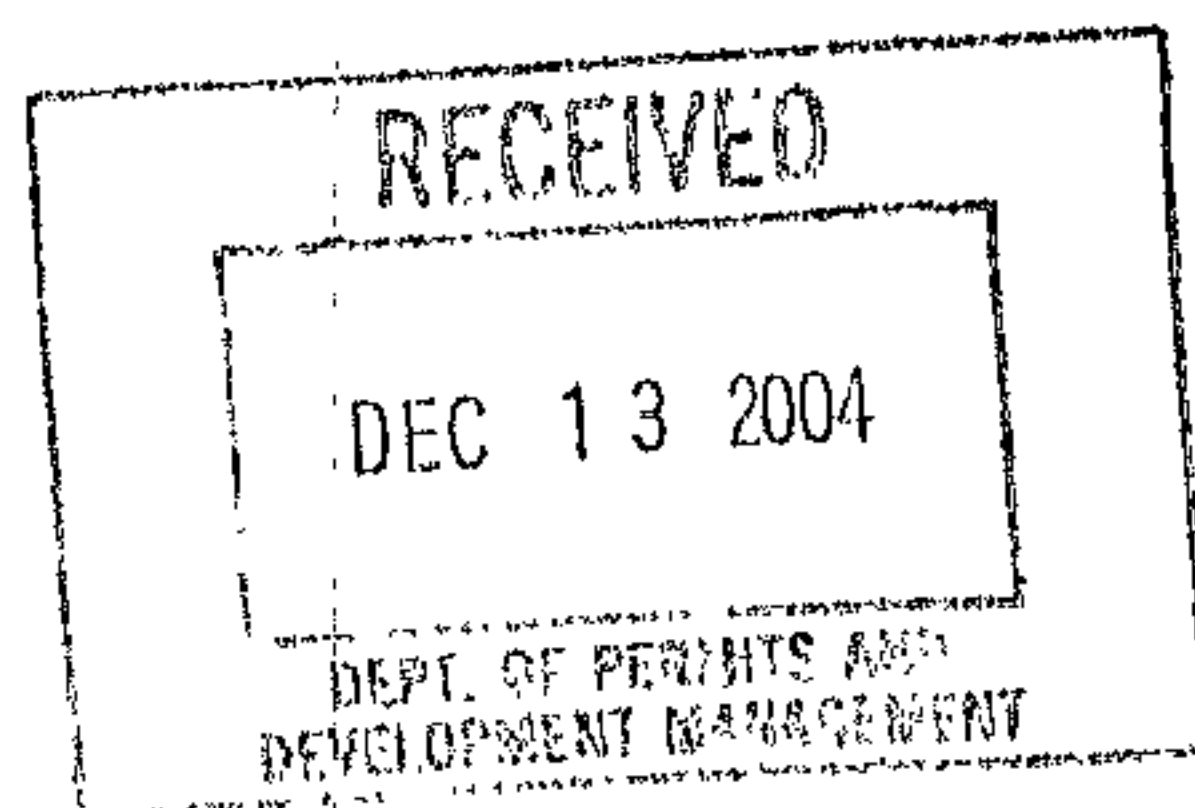
(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 280 -A

Address 10 CARTHAGE CT.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/1/04

Posting Date: 12/12/04

Closing Date: 12/27/04

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- 280 -A

Address 10 CARTHAGE CT

Petitioner's Name DONNA THOMPSON

Telephone 410-496-4003

Posting Date: 12/12/04

Closing Date: 12/27/04

Wording for Sign: To Permit AN ADDITION (SUNROOM) WITH A 17-FOOT REAR SETBACK

IN LIEU OF THE REQUIRED 30-FOOT AND TO AMEND THE LATEST FDP FOR

"RIEKEN PROPERTY", LOT 7.

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: 05-280-A

Petitioner: Vonda Pickford - RABB

Address or Location: 10 Carthage Ct. Baltimore, MD 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc...

Address: 224 8th Ave NW

Glen Burnie, MD 21061

Telephone Number: 443-797-0351

**Department of Permits
Development Management**

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



Baltimore County

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

December 27, 2004

Vonda Pickford-Rabb
Slivia Pickford-Henson
10 Carthage Court
Baltimore, Maryland 21133

Dear Ms. Pickford-Rabb and Ms. Pickford-Henson:

RE: Case Number:05-280-A , 10 Carthage Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 1, 2004.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Patio Enclosures, Inc. 224 8th Avenue NW Glen Burnie 21061

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





**Baltimore County
Fire Department**

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

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

December 9, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 13, 2004

Item No.: 267, 277-290

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



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



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

Maryland Department of Transportation

Date: 12.10.04

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

RE: Baltimore County
Item No. 280 DT

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 30, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-280 and 5-294**
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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By: Maeta A. Cunningham

Division Chief: John Senhance

MAC/LL

RECEIVED
JAN 3 2005
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 29, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For December 20, 2004
Item Nos. 267, 278, 279, 280, 281,
284, 285, 288, and 289

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

RWB:CEN:jrb

cc: File

PICKFORD

D.R. 3.5

W45,000

W43,500

CARTHAGE
TOULOUSE
RD.

TEVIS
CT.

LUCERNE

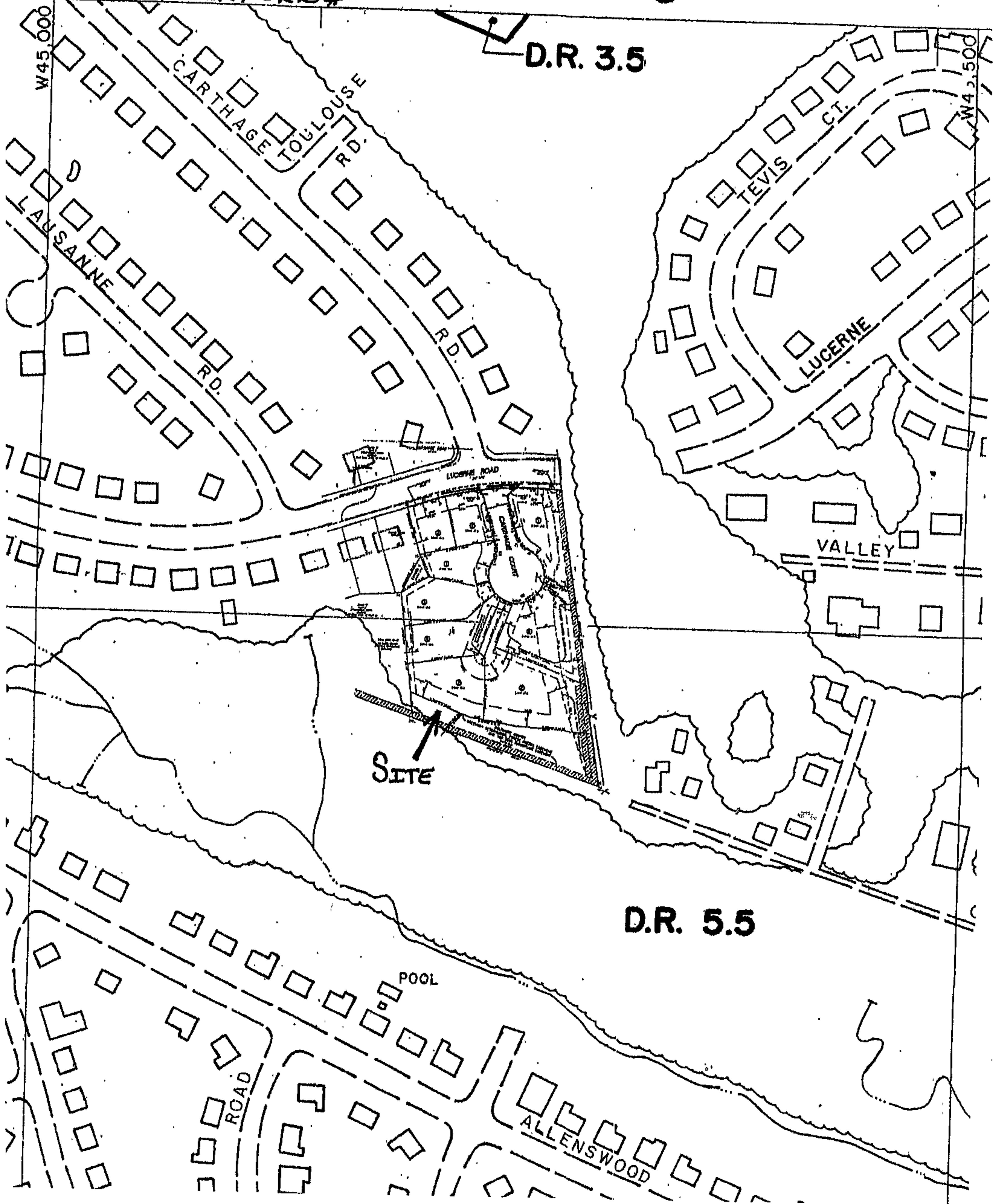
VALLEY

SITE

D.R. 5.5

POOL

ALLENSWOOD



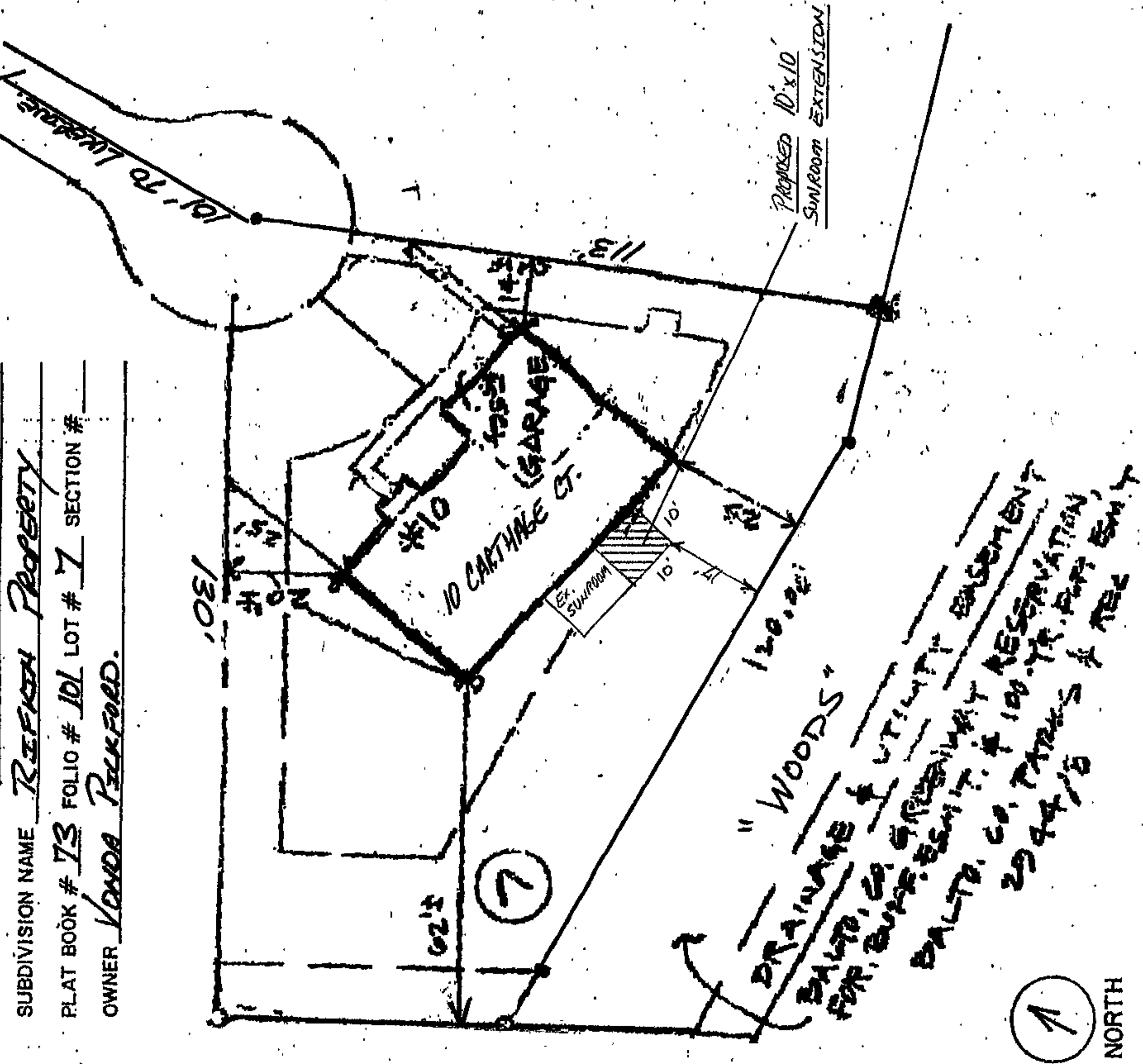
SPECIAL HEARING

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

123

SECTION 5

OWNER Vonda Pickford.



NORTH

PREPARED BY B. A. F.

SCALE OF DRAWING: 1" = 30'

LOCATION INFORMATION

ELECTION DISTRICT . 02

COUNCILMANIC DISTRICT 07

1"=200' SCALE MAP # NW 7-11

ZONING DR. 5.5.

LOT SIZE: 0.29 ACRES
SQUARE FEET: 12,928

PUBLIC. PRIVATE.

HEMES

WATER

YES **NO**

**CHESAPEAKE BAY
CRITICAL AREA**

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/ BUILDING

PRIOR ZONING HEARING: 03-010-A.

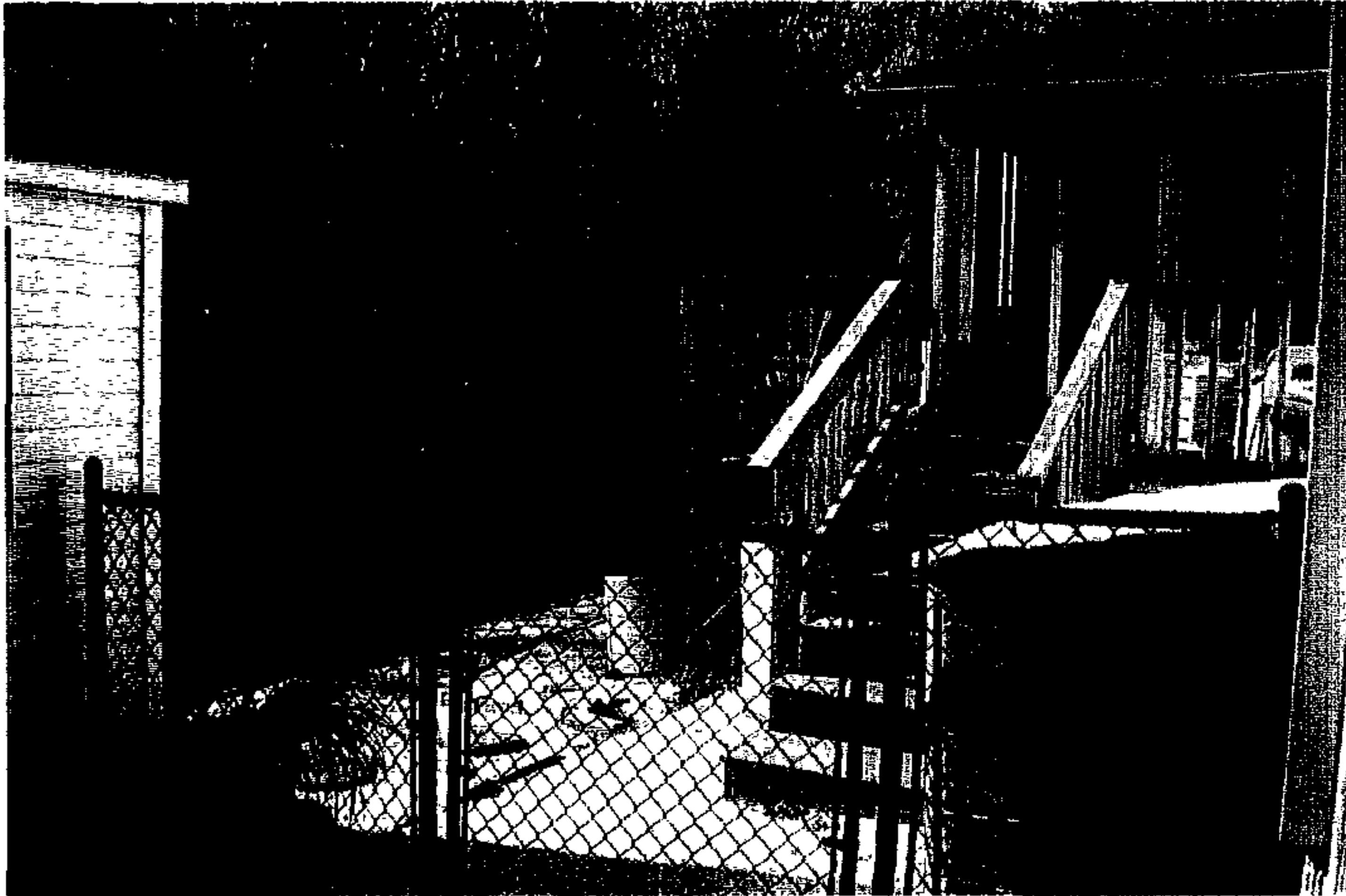
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

五

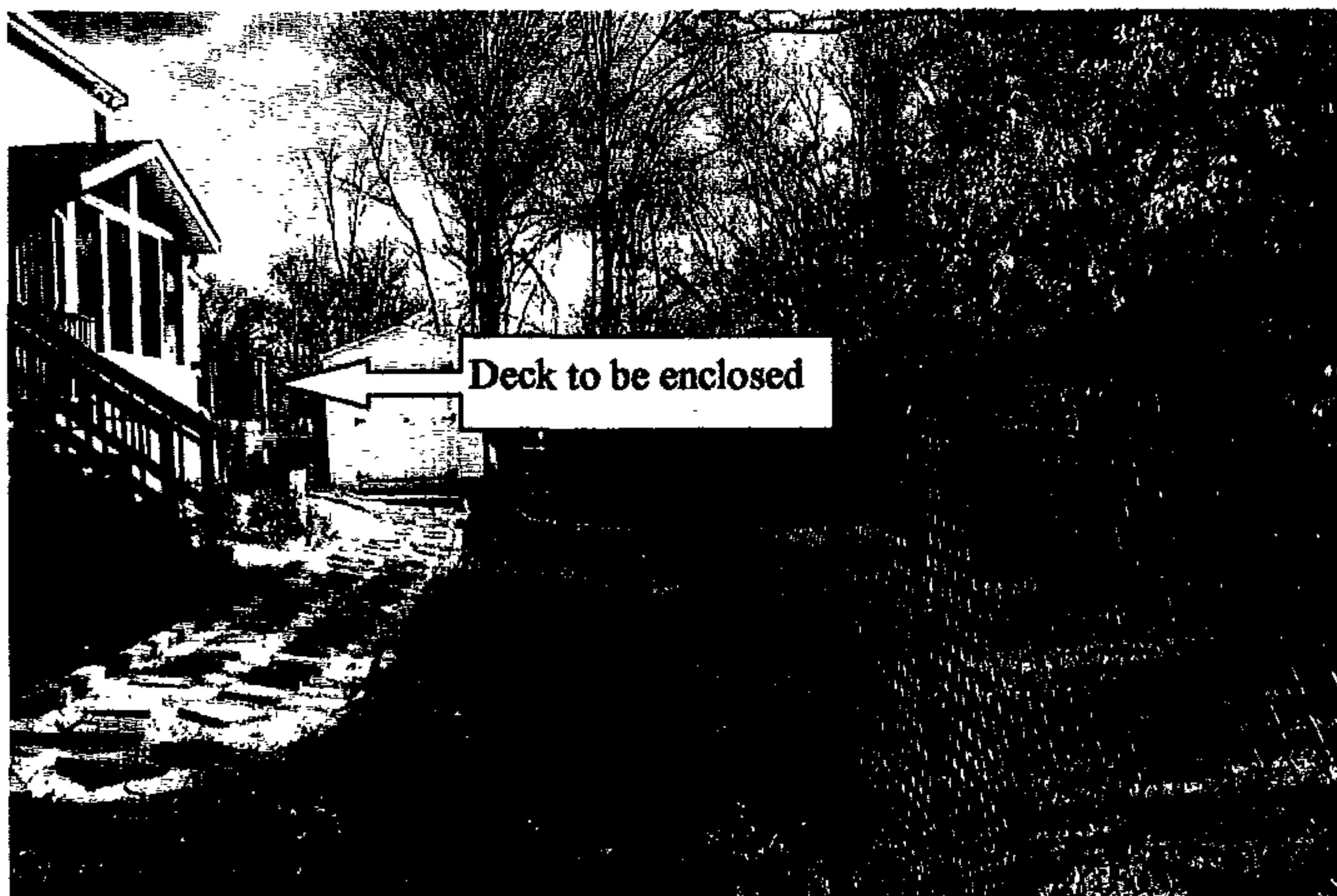
05-285-4

Page #1

*Variance Photos for:
10 Carthage Ct.
Randallstown, MD*



View of deck to be enclosed and rear yard.



View of rear yard as seen from rear corner