

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Miller Road, 600 ft. NE
centerline of Stablersville Road
7th Election District
3rd Councilmanic District
(911 Miller Road)

Catherine & Timothy Butler
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-304-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, Catherine and Timothy Butler. The administrative variance is requested for property located at 911 Miller Road in the Parkton 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 (garage) to have a height of 25 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 December 23, 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: None.

Applicable Law

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

“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

ORDER RECEIVED FOR FILING

Date: 1/20/05

Ray

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.

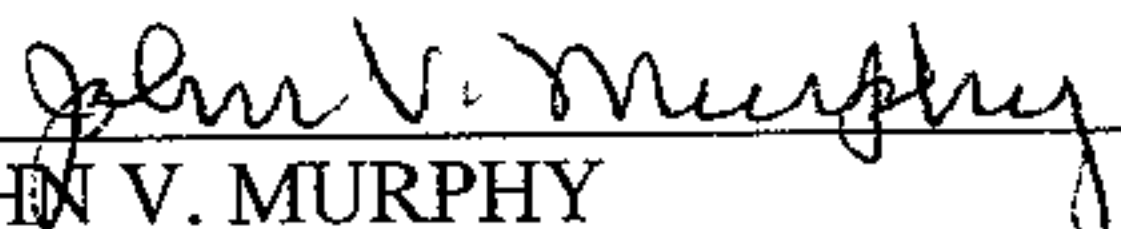
THEREFORE, IT IS ORDERED, this 20 day of January, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to have a height of 25 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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

1/20/05

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 19²⁰, 2005

Mr. & Mrs. Timothy Butler
911 Miller Road
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 05-304-A
Property: 911 Miller Road

Dear Mr. & Mrs. Butler:

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: Beverly True
1615 Deer Park Road
Finksburg, MD 21048

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 911 Miller Road Parkton, MD 21120
which is presently zoned RC 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
(GARAGE) TO HAVE A HEIGHT OF 25' 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):

Timothy Butler
Name - Type or Print _____
Signature _____
Catherine Butler
Name - Type or Print _____
Signature _____
911 Miller Road 410-357-0131
Address Telephone No.
Parkton MD 21120
City State Zip Code

Representative to be Contacted:

Beverly True/ Representative
Name _____
1615 Deer Park Road 443-398-0988
Address Telephone No.
Finksburg MD 21048
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.

Zoning Commissioner of Baltimore County

CASE NO. 05-304-A

Reviewed By LTm Date 12/17/04

Estimated Posting Date 12/26/04

ORDER RECEIVED FOR PLANNING
1/20/05
By [Signature]

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 911 Miller Road
Address
Parkton MD 21120
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):

Due to the desired use of the new shed, a increase in height of this structure would be more practical. Applicant has a hobby pursuit requiring him to be able to perform mechanical work to get under a car. No commercial use of this structure as a service garage is proposed. This would not adversely affect the neighborhood, and would be more complimentary to the existing home on the property.

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
Timothy Butler
Name - Type or Print


Signature
Catherine Butler
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of December, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

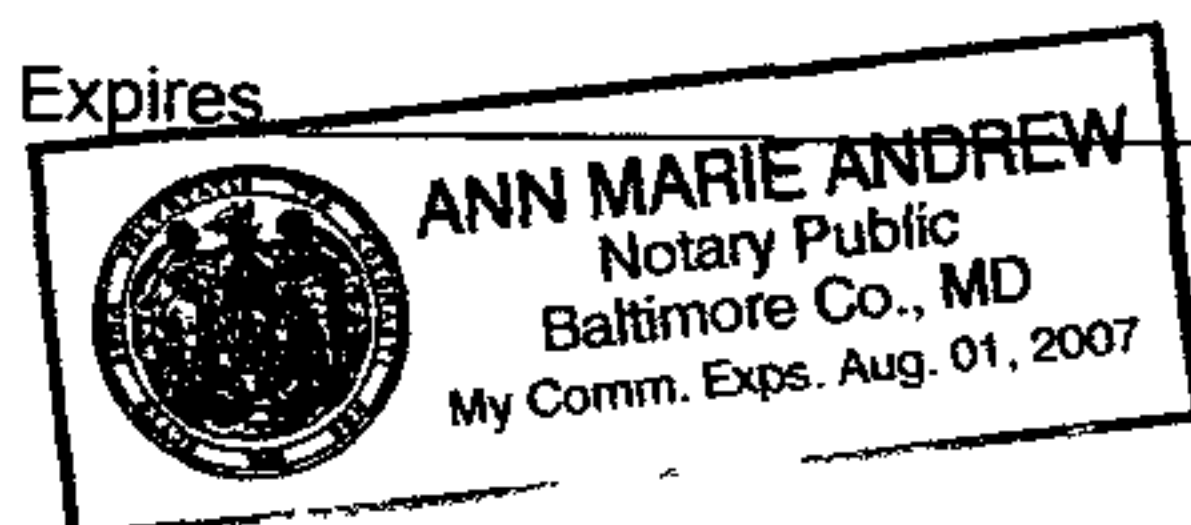
Timothy Butler Catherine Butler
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires

REV 10/25/01



Affidavit in Support of Administrative Variance

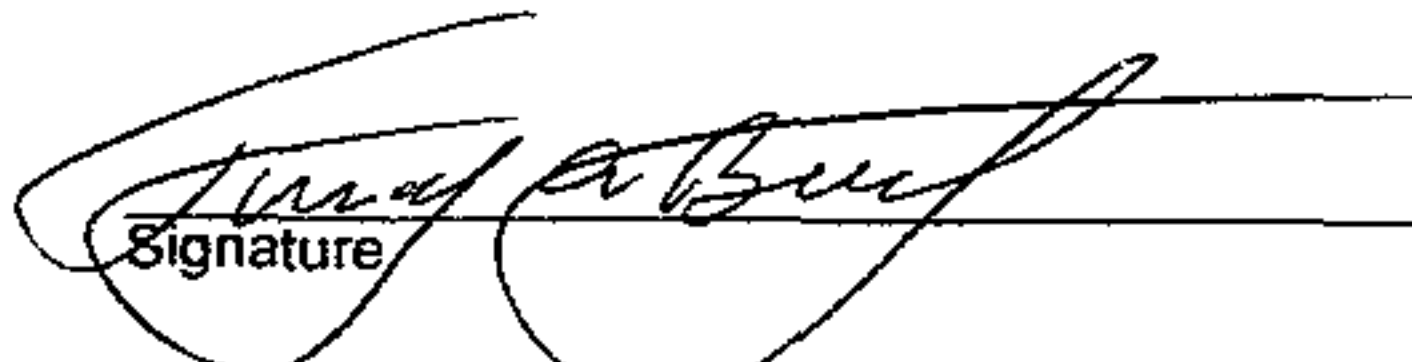
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That the Affiant(s) does/do presently reside at 911 Miller Road
Address
Parkton MD 21120
City State Zip Code

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):

Due to the desired use of the new shed, a increase in height of this structure would be more practical. Applicant has a hobby pursuit requiring him to be able to perform mechanical work to get under a car. No commercial use of this structure as a service garage is proposed. This would not adversely affect the neighborhood, and would be more complimentary to the existing home on the property.

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
Timothy Butler
Name - Type or Print

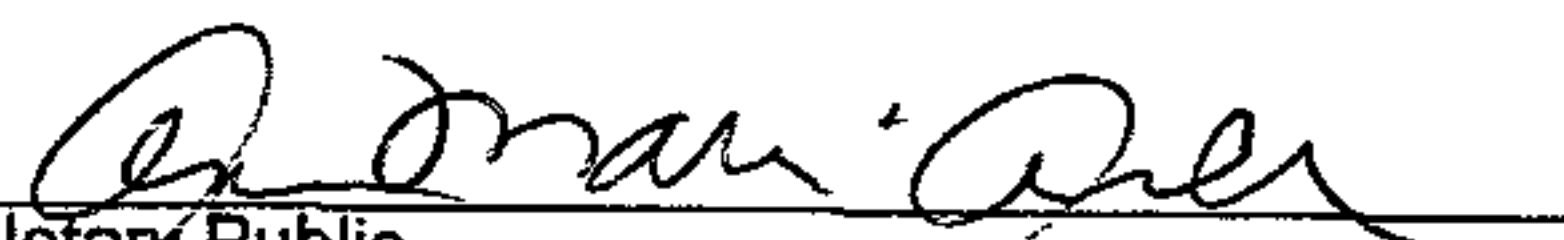

Signature
Catherine Butler
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

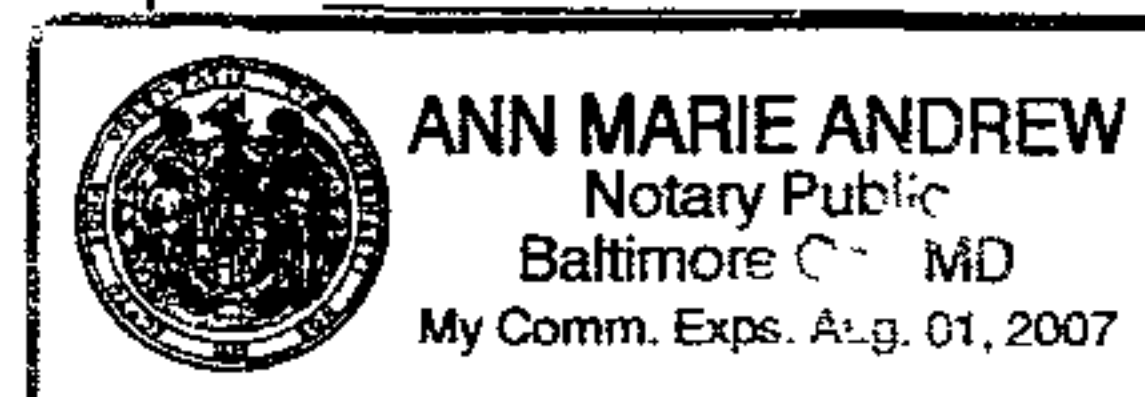
I HEREBY CERTIFY, this 15th day of December, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires _____





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 911 Miller Road Parkton, MD 21120
which is presently zoned RC 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 BCR

TO PERMIT A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO HAVE A HEIGHT OF 25' 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):

Timothy Butler

Name - Type or Print

Signature

Catherine Butler

Name - Type or Print

Signature

911 Miller Road 410-357-0131
Address Telephone No

Parkton MD 21120
City State Zip Code

Representative to be Contacted:

Beverly True/ Representative
Name

1615 Deer Park Road 443-398-0988
Address Telephone No

Finksburg MD 21048
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 05-304-A day of May 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. 05-304-A

REV 10/25/01

Reviewed By CTM Date 12/17/04
Estimated Posting Date 12/26/04

ZONING DESCRIPTION FOR - 911 MILLER ROAD PARKTON, MD 21120

Beginning at a point on the East side of Miller Road which is 20' wide at the distance of 600' North East of the centerline of the nearest intersecting street Stablersville Road which is 40' wide;

Parcel 1

Beginning for the same at a stake at the end of the South 55.5 degrees East 2 5/10 perches line as described in a Deed from Herman E. Stahler and wife to Ralph E. Stahler and wife, dated June 24, 1937 recorded among the Land Records of Baltimore County in Liber CWB No. 1010, folio 325, etc. running thence binding on that Deed as now surveyed by magnetic bearings of 1960 with due allowance for the magnetic declination to follow the same, North 72 degrees 35 minutes West 163.5 feet to a stake at the Easternmost corner of that parcel of Land conveyed by Deed from Ralph F. Stahler and wife to Norris W. Tracey and wife dated June 24, 1948, recorded in Liber T.B.S. No. 1660 folio 441, etc., running thence; binding on the Southeasternmost line of that Deed reversely as now surveyed and also binding on the Southeasternmost line of that parcel of land now laid out for conveyance from Norris W. Tracey and wife to Samuel Walter McJilton and wife; South 45 degrees 10 minutes West 80.00 feet and to the beginning point of that parcel to be conveyed by Deed from Ralph F. Stahler and wife to Norris W. Tracey and wife; thence binding on that parcel the two following lines as now surveyed, South 61 degrees 12 minutes 15 seconds East 20.13 feet and South 45 degrees 18 minutes West 337.02 feet to a stake, thence by a line of division and parallel with the first line of the parcel being described herein, South 72 degrees 35 minutes East 133.50 feet to a stake, thence by another line of division and parallel with the fourth line of the parcel herein being described, North 45 degrees 10 minutes East 422.56 feet to the place of beginning, containing one acre and two hundred thirty-five one thousandth of an acre (1.235) of land more or less.

Parcel 2

Beginning for the same at a stake at the end of the North 76 degrees 15 minutes West 150 foot line of that parcel of land described in a Deed from Ralph F. Stahler and wife to Norris W. Tracey and wife, dated June 24, 1948, recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. No. 1666 folio 441 etc., running thence binding on that land as now surveyed by magnetic bearing of 1960 with due allowances for the magnetic declination to follow the same and crossing a County maintained road with the use thereof in common with others, South 46 degrees 40 minutes West 57.31 feet to a stake at the Northwest side of said road, thence crossing that road by a line of division, South _____ degrees 12 minutes 15 seconds East 142.11 feet to a stake and to intersect the second line of the above mentioned Deed, running thence binding on that _____ the two following lines as now surveyed, North 45 degrees 18 minutes East 80 feet and North 72 degrees 35 minutes that 150.00 feet to the place of beginning, containing one hundred ninety-six thousandths of an acre (0.196) of land more or less.

ZONING DESCRIPTION – 911 Miller Road Parkton, MD 21120

Page 2 of 2

Parcel 3

Beginning for the same at a stake at the end of the North 11 degrees West 60.5 perches line as described in a Deed from Herman L. Stahler and wife to Ralph F. Stahler and wife dated June 24, 1937, recorded among the Land Records of Baltimore County, Maryland in Liber CWB No. 1018 folio 325 etc., running thence binding on that Deed as now surveyed by magnetic bearings of 1960 with due allowance for the magnetic declination to follow the same, South 80 degrees 25 minutes West 165.00 feet to a stake and South 51 degrees 35 minutes East 41.25 feet to a stake and to the Easternmost corner of other property belonging to Samuel Walter McJilton and wife, running thence binding on the Easternmost line of that property as now surveyed, South 45 degrees 10 minutes West 422.54 feet to a stake, thence by a line of division as now surveyed North 82 degrees 29 minutes East 482.42 feet to a stake and to intersect the first above mentioned Deed line and also to intersect the Westernmost line of that parcel of land conveyed by Deed from Annie M. Lyttle et al. to S Preston Hipsley, dated July 30, 1946, recorded in Liber R.J.S. No. 1479 folio 468 etc., thence binding on the Westernmost line of that Deed and also binding on the first above mentioned Deed line, North 07 degrees 04 minutes 33 seconds West 298.93 feet to the place of beginning, containing one acre and nine hundred ninety-three thousandths of an acre (1.9993) of land more or less.

Containing 3.42 acres, Also known as 911 Miller Road Parkton, MD 21120, and located in the 7th Election District and the 3rd Councilmanic District.

ATTN: Lloyd Moxley

BALTIMORE COUNTY, MARYLAND		No. 441237	
OFFICE OF BUDGET & FINANCE			
MISCELLANEOUS RECEIPT			
DATE	12/17/04	ACCOUNT	2001 006 6156
AMOUNT	\$ 65.00		
RECEIVED FROM:	PRECISC BOOKER PINKY		
FOR:	OS-304-A		
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER			

PAID RECEIPT			
BUSINESS	ACTING	TIME	DATE
12/20/2004	12/17/2004	11:08:08	2
REG NS04 WALKIN DOLL BMD			
>>RECEIPT # 295342 12/17/2004			
Dept 5 528 ZONING VERIFICATION			
CR NO. 441237			
Receipt Tot	\$65.00		
\$65.00 TX	\$65.00	CA	
Baltimore County, Maryland			
CASHIER'S VALIDATION			

CERTIFICATE OF POSTING

RE: Case No.: 05-304-A

Petitioner/Developer: _____

Timothy + Catherine Butler

Date of Hearing/Closing: Jan. 10, 2005

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 911 Miller Road
Parkton, MD 21120

December 23, 2004

(Month, Day, Year)

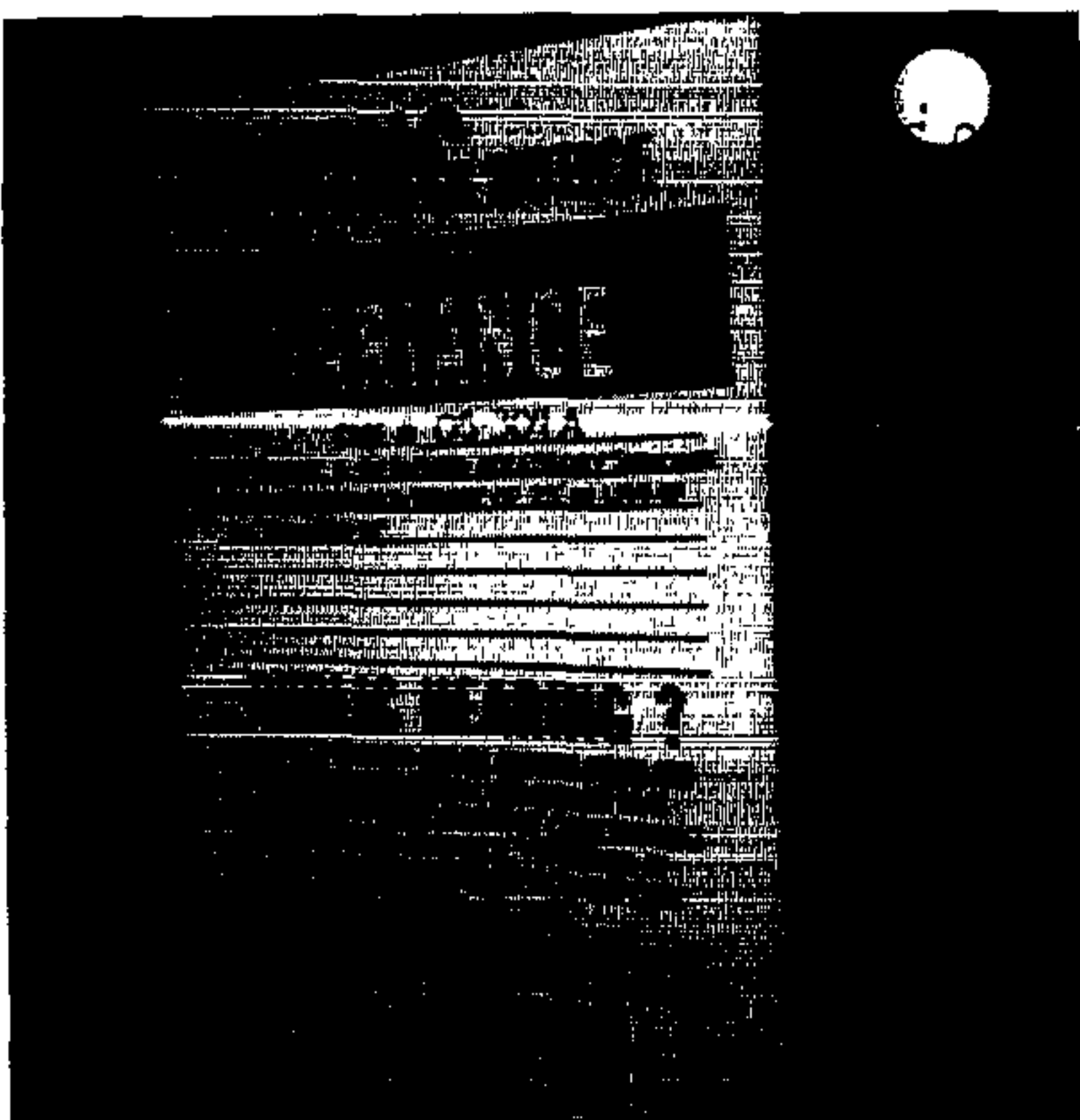
Sincerely

Stacy Gardner 12-23-04
(Signature of Sign Poster and Date)

Stacy Gardner

SHANNON BAUM SIGNS INC.
105 COMPETITIVE GOALS DR
ELDERSBURG, MD 21784

410-781-4000



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 304 -A Address 911 MILLER ROAD
Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 12/17/04 Posting Date: 12/26/04 Closing Date: 1/10/05

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- 304 -A Address 911 MILLER ROAD
Petitioner's Name TIMOTHY CATHERINE BUTLER Telephone 410 357 0131
Posting Date: 12/26/04 Closing Date: 1/10/05
Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE
*(GARAGE) TO HAVE A HEIGHT OF 25' IN
LIEU OF THE REQUIRED 15'.

WCR - Revised 6/25/04

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 x 05-304-A

Petitioner Timothy & Catherine Butler

Address or Location: 911 Miller Road Parkton, MD 21120

PLEASE FORWARD ADVERTISING BILL TO

Name Timothy Butler

Address 911 Miller Road

Parkton, MD 21120

Telephone Number: 410-357-0131

**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

January 10, 2005

Timothy Butler
Catherine Butler
911 Miller Road
Parkton, Maryland 21120

Dear Mr. and Mrs. Butler:

RE: Case Number: 05-304-A, 911 Miller Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 17, 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Beverly True 1615 Deer Park Road Finksburg 21048

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

December 23, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 20, 2004

Item No.: 252, 291-296, 298-300, 302-304

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*



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

Maryland Department of Transportation

Date: 12.21.04

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

RE: Baltimore County
Item No. 304 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

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

DATE: January 24, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of December 27, 2004.

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

05-291

05-293

05-296

05-297

05-299

05-301

05-304

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 23, 2004

RECEIVED

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

DEC 27 2004

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-304
Administrative Variance

ZONING COMMISSIONER

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:

Mark Cunningham by *AK*

Division Chief:

Lynda Sullivan

MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 21, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For December 27, 2004
Item Nos. 291, 293, 294, 296, 297, 299,
300, 301, 302, and 304

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

RWB:CEN:jrb

cc: File

ZAC-12-27-2004-NO COMMENT ITEMS-291-304-01212005

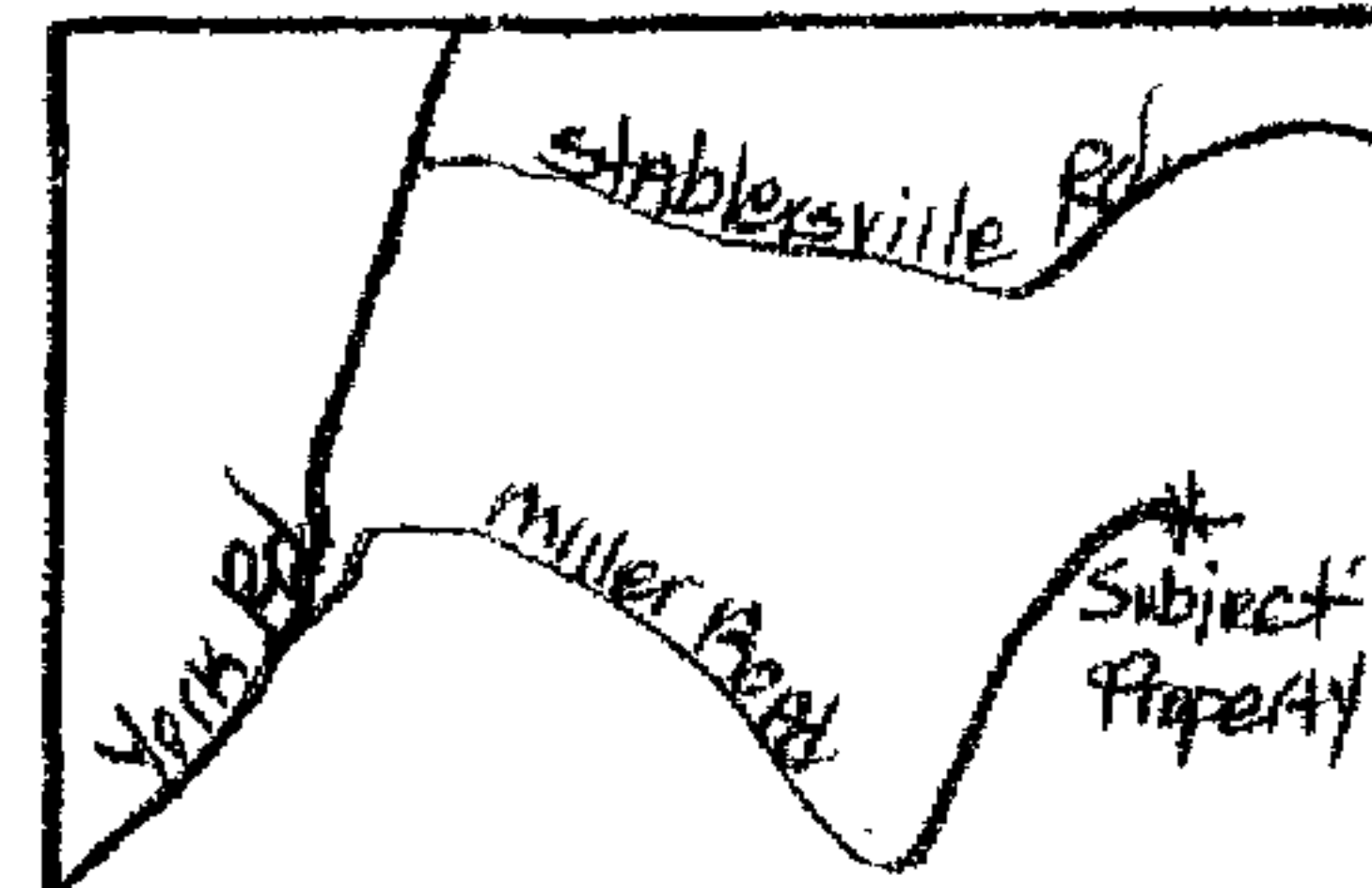
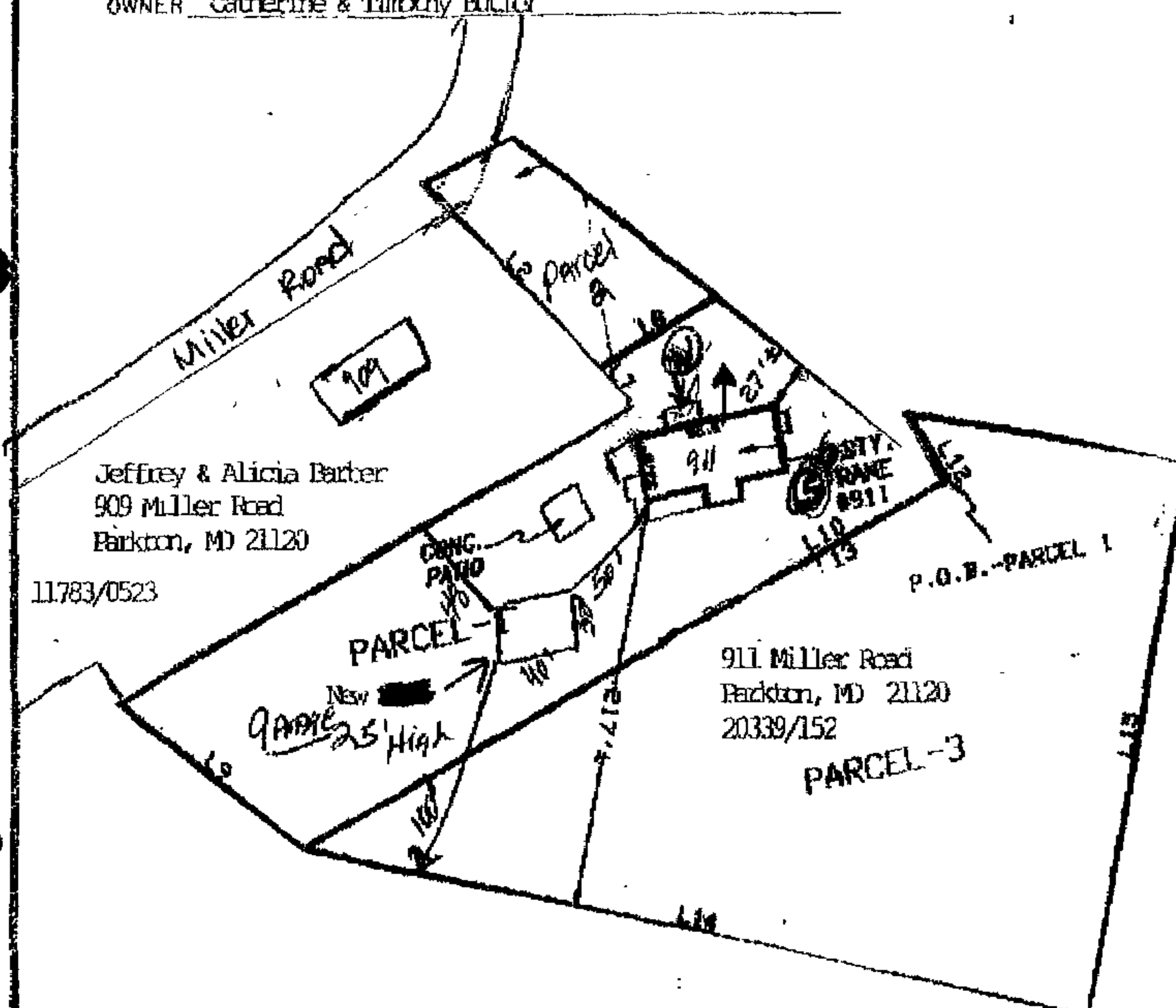
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 911 Miller Road Parkton, MD 21120 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Catherine & Timothy Butler



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 7
COUNCILMANIC DISTRICT 3
1" = 200' SCALE MAP # NW 32-B
ZONING RC 2
LOT SIZE 3.42 acres
ACREAGE SQUARE FEET
PUBLIC PRIVATE
SEWER ☐ ☒
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 #

LTM 304

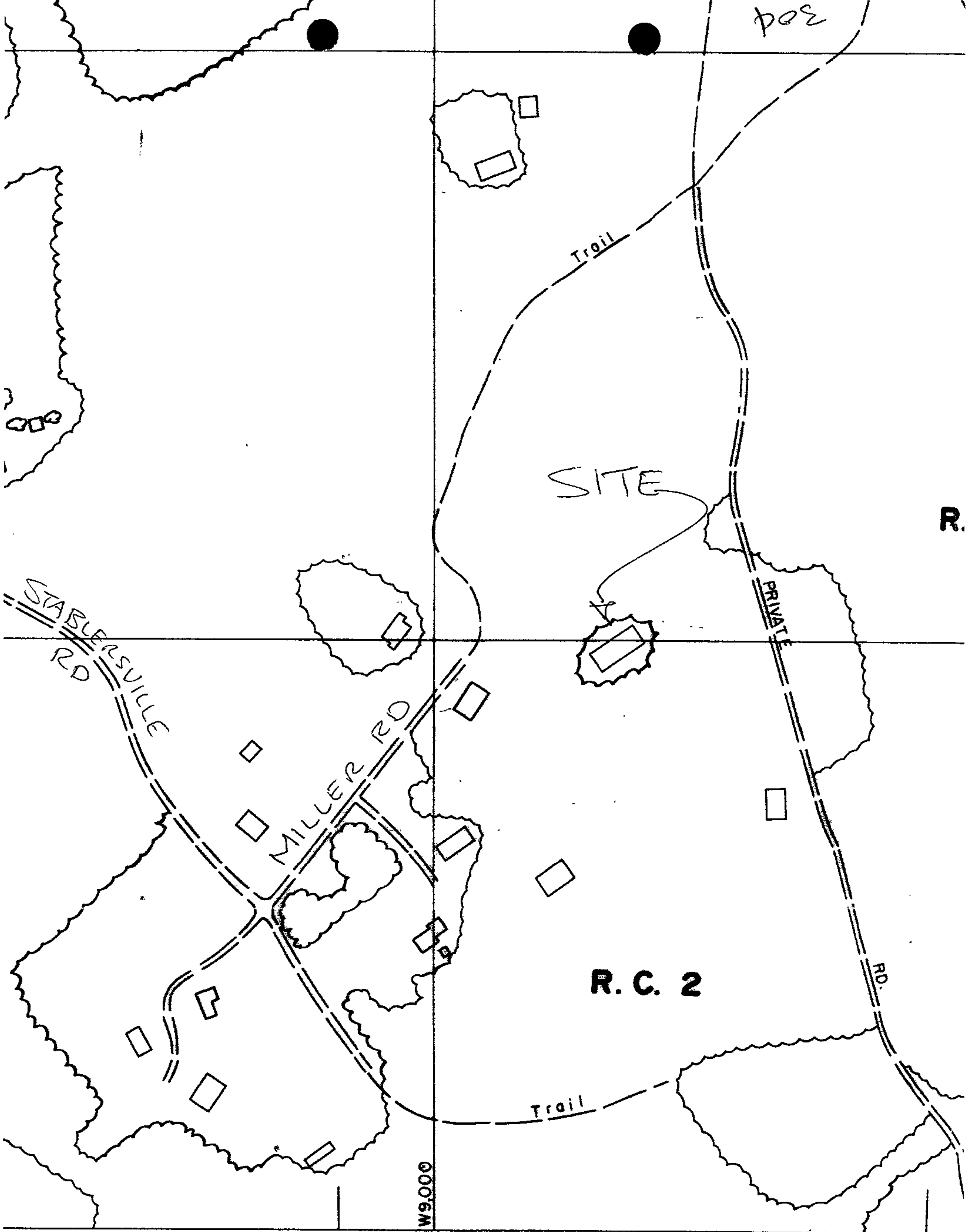


NORTH

PREPARED BY _____

SCALE OF DRAWING: 1" = 100'

Ret. 44-#1



pos

Trail

SITE

PRIVATE

STABLESVILLE
RD

MILLER RD

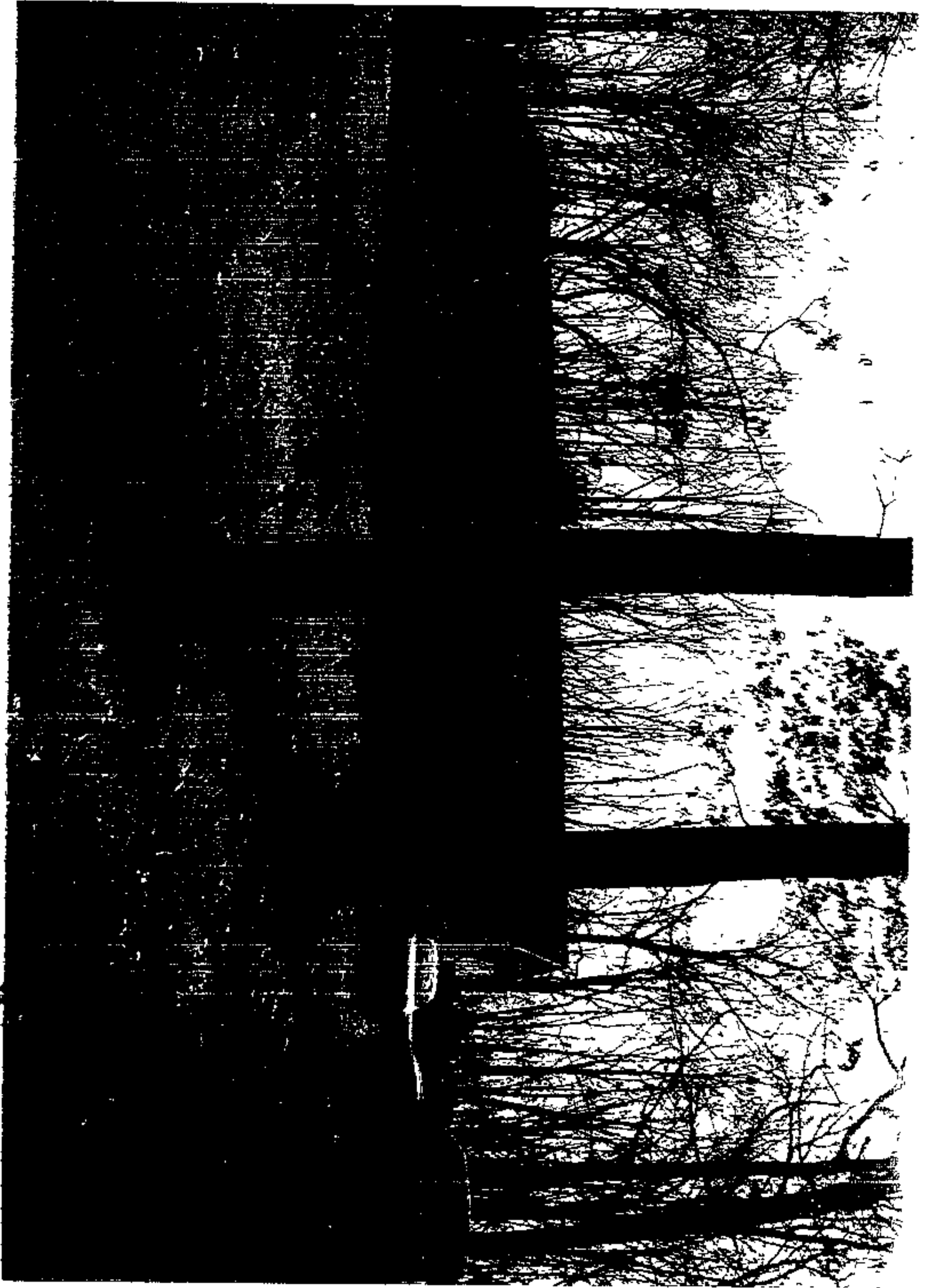
RD.

R. C. 2

Trail

W9.000

911 miller Road



View from front of
Property. Shed going to
Right Rear of House

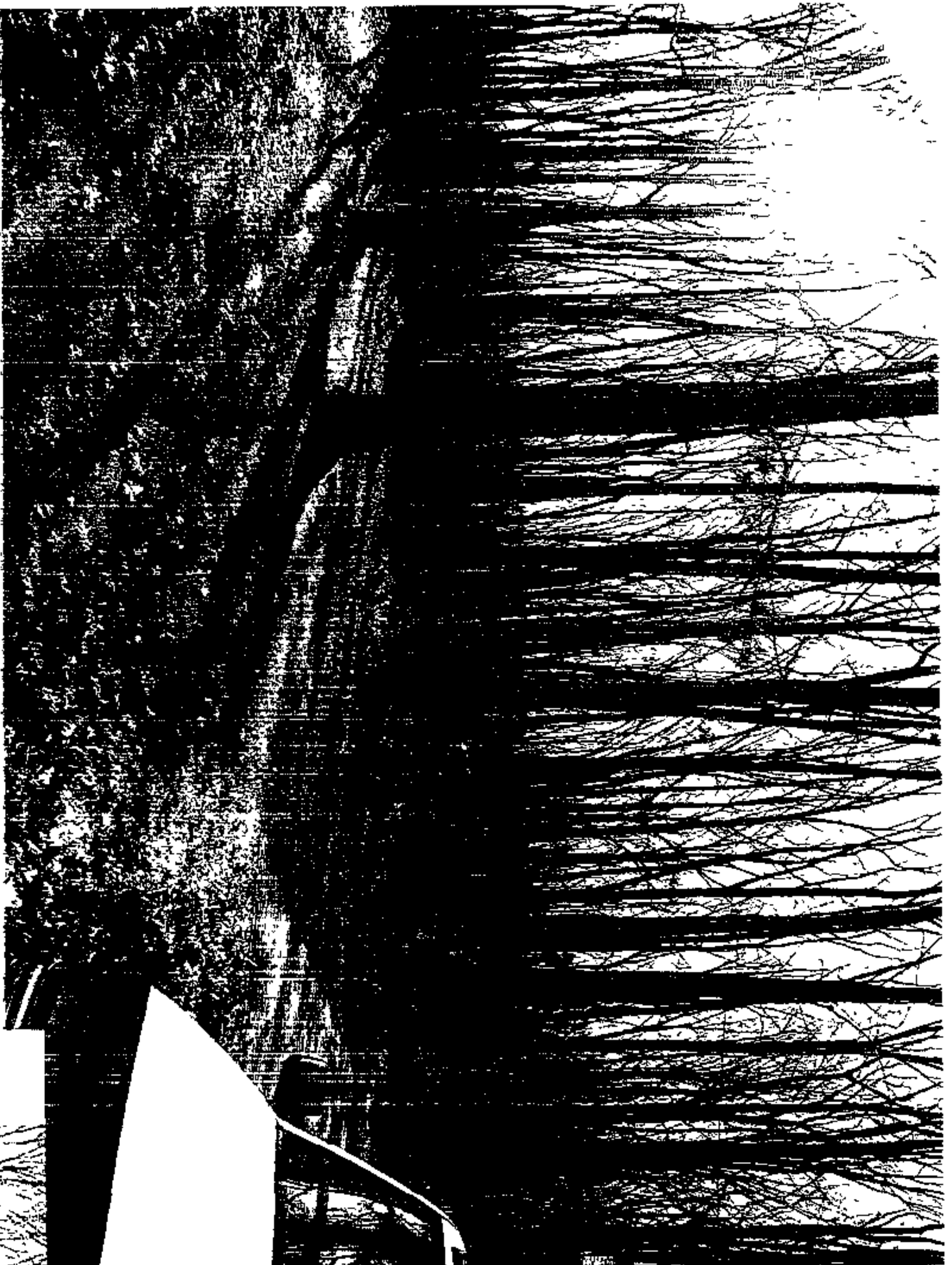


#304

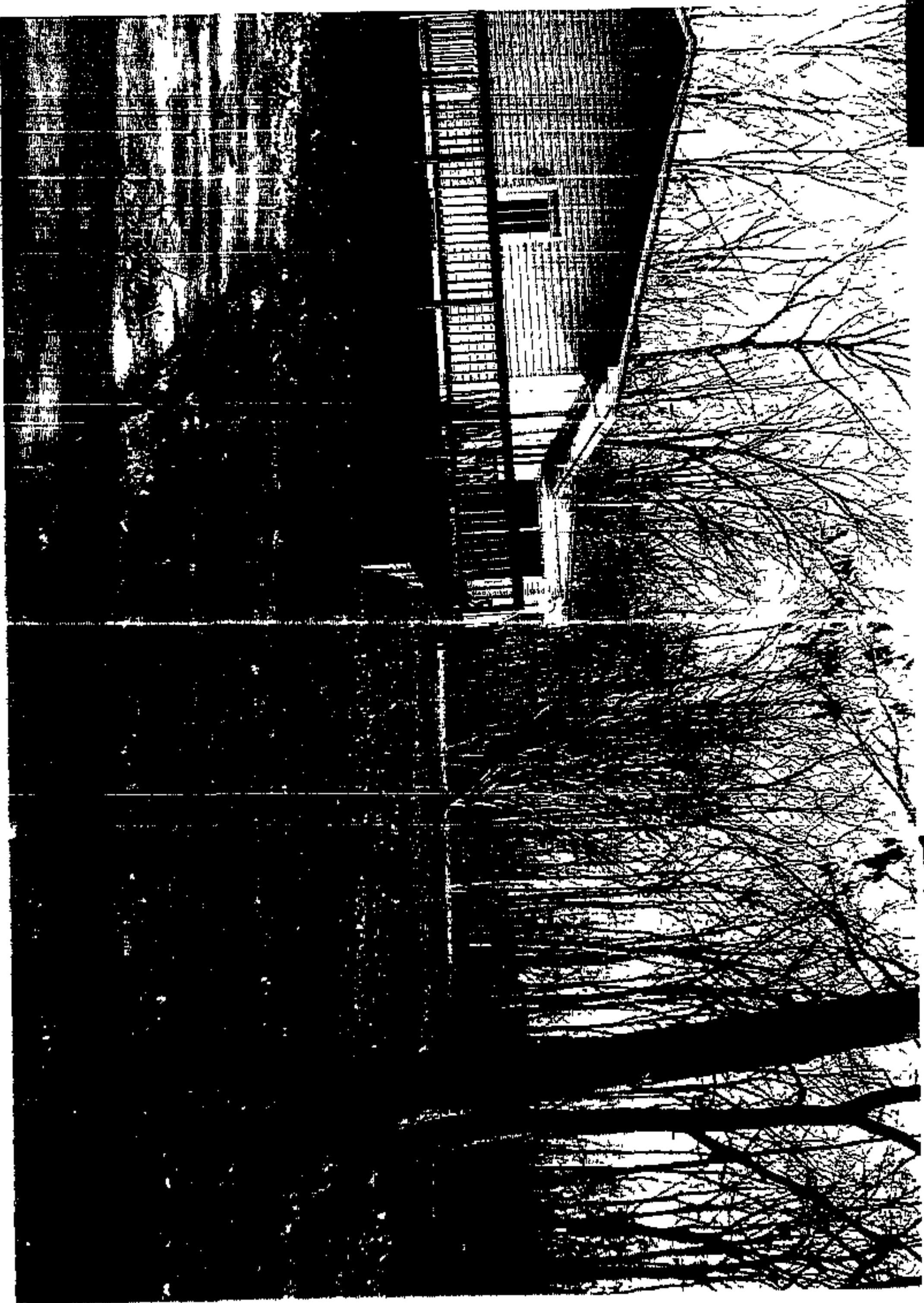
911 Miller Road.

← Shed to be built here.

Box #



Looking at existing
home on our property
from what would be
proposed shed
view.

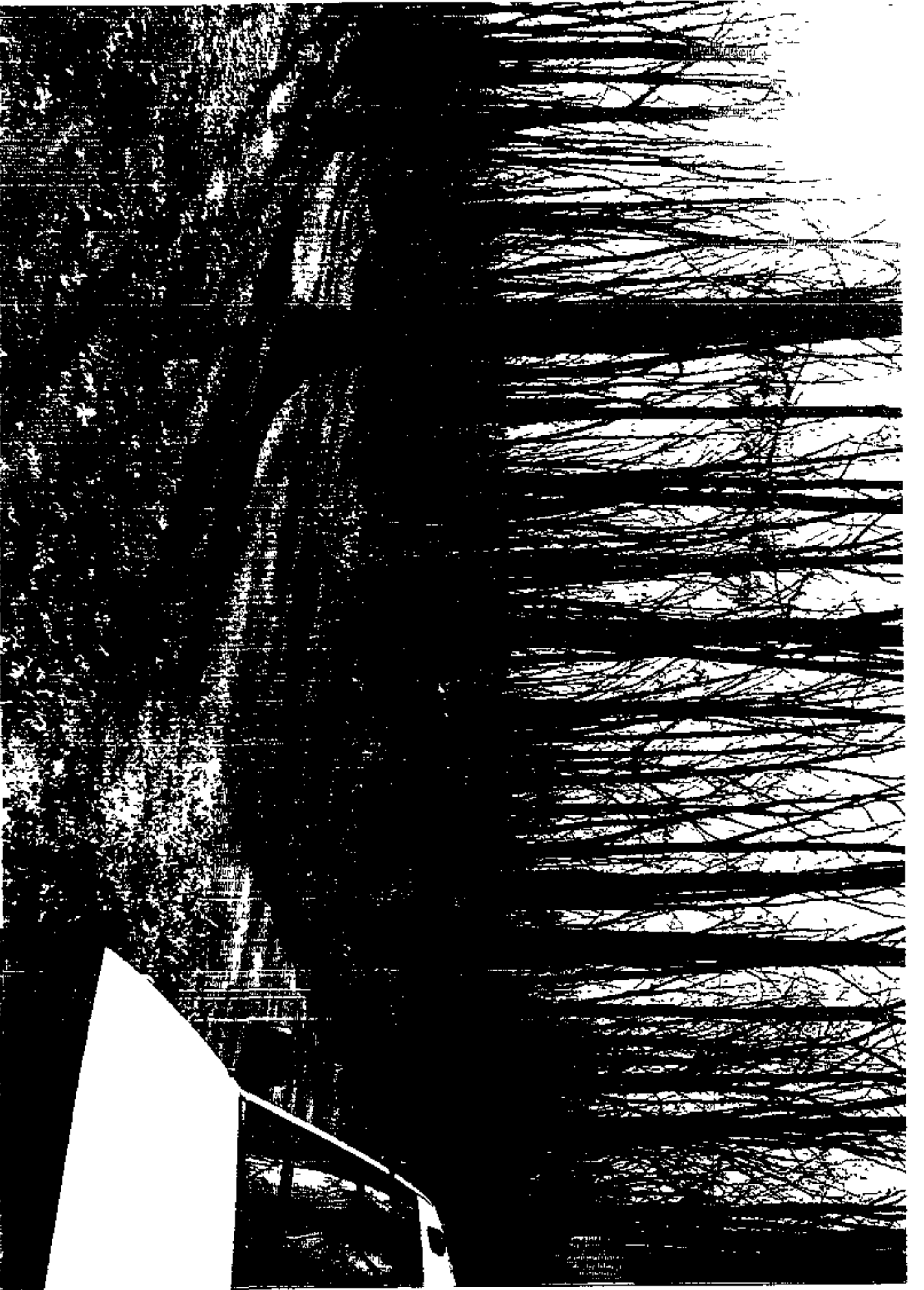


REAR OF PROPERTY

911 Miller Road

Doc #

→ Area of Disturbance.
For proposed shed



W. 141100015