

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Stormont Circle, 320 ft. W
centerline of Harford Road
13th Election District
5th Councilmanic District
(3504 Northwind Road)

Carole J. & Edward A. Miller
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-309-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, Carole J. and Edward A. Miller. The variance request is for property located at 3504 Northwind Road in Baltimore County. The variance is requested from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 11 ft. (for a proposed addition over 25% expansion) and a sum of side yard setbacks of 23 ft. in lieu of the minimum 15 ft. and 40 ft. respectively. 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 January 2, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the following County agency: A ZAC comment was submitted by the Office of Planning dated January 13, 2005, a copy of which is attached hereto and made a part hereof.

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

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1/20/05
By: [Signature]

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 10 day of January, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 11 ft. (for a proposed addition over 25% expansion) and a sum of side yard setbacks of 23 ft. in lieu of the minimum 15 ft. and 40 ft. respectively, be and it is hereby APPROVED, 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 submitted by the Office of Planning dated January 13, 2005, wherein the Office of Planning recommends approval of the variance request subject to the following conditions: (a) that the materials, color and design used in the construction of the elevations (front, side and rear) shall be complimentary to the existing single-family dwelling, and (b) that the site plan include the location and orientation of the wheelchair access ramps to the proposed addition. A copy of the ZAC comments are attached hereto and made a part hereof.

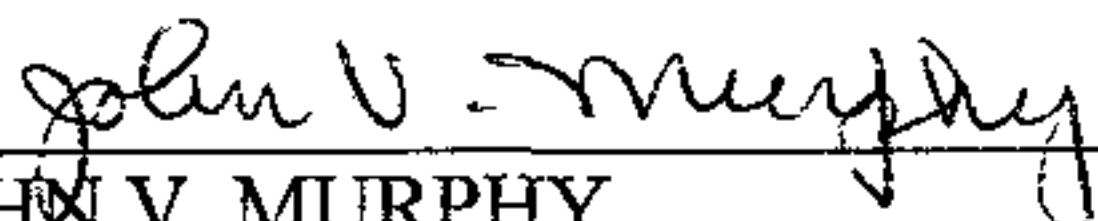
RECEIVED FOR FILING

DATE 1/20/05

BY [Signature]

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

RECEIVED FOR FILING

DATE 4/20/05
BY J. Ray

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 ²⁰19, 2005

Mr. & Mrs. Edward A. Miller
3504 Northwind Road
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 05-309-A
Property: 3504 Northwind Road

Dear Mr. & Mrs. Miller:

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: Thomas P. Huskins, Sr.
3504 Northwind Road
Baltimore, MD 21234

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 3504 NORTHWIND ROAD
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) 1802.3.C.1 To allow a

side yard set back of 11 ft. (for a proposed addition over 25% expansion) and a sum of side yard setbacks of 23 ft. in lieu of the minimum 15 ft. and 40 ft. respectively.

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):

CAROLE J. MILLER

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

THOMAS P. HUSKINS SR.

Name

Address

City

443.421.4545 W

3504 NORTHWIND ROAD 410.256.4218 H

Telephone No.

BALTO., MD

21234

Zip Code

W 410.313.1180

3504 NORTHWIND ROAD 410.256.4218

Telephone No.

BALTO., MD

21234

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By [Signature]

Date 12-21-04

Estimated Posting Date 01-02-05

CASE NO. 05-309A

REV 10/25/01

ORDER RECEIVED FOR FILING

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 3504 NORTHWIND ROAD
Address
BALTIMORE MARYLAND 21234-
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):

I AM REQUESTING THIS VARIANCE TO CONSTRUCT AN ADDITION TO MY HOUSE AS LIVING SPACE FOR MY HANDICAPPED EIGHTY-FOUR YEAR OLD MOTHER, WHO NEEDS IMMEDIATE AND CONSTANT CARE. THE PROPOSED ADDITION SIZE IS GREATER THAN TWENTY-FIVE PERCENT OF THE EXISTING STRUCTURE. EXISTING HOUSE IS 1 1/2 STORY AND PROPOSED ADDITION IS TO BE ONE STORY.

REASONS FOR HARDSHIP REQUEST:

1. EXISTING HOUSE IS TOO SMALL (APPROX 790 SQ. FT. PLUS ATTIC); ALL DOORWAYS AND FIRST FLOOR BATHROOM ARE NOT HANDICAP ACCESSIBLE.
2. LOT IS NARROW AND LONG - ONLY PLACE TO ADD ONTO THE EXISTING HOUSE IS TO THE REAR. SECOND STORY ADDITION IS NOT PRACTICAL SINCE MY MOTHER IS UNABLE TO USE STAIRS.
3. MY MOTHER IS A DIALYSIS PATIENT, USES A WALKER WITH HELP, AND A WHEELCHAIR WITH ASSISTANCE. THE ADDITION WOULD BE HANDICAP ACCESSIBLE. THIS ADDITION WOULD KEEP HER WITH ME (I AM AN ONLY CHILD) FOR SUPERVISION AND CARE SINCE SHE IS NO LONGER SAFE LIVING ALONE.

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.

Carole J. Miller
Signature
CAROLE J. MILLER
Name - Type or Print

Edward A. Miller
Signature
EDWARD A. MILLER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of December, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

William J. Jones
Notary Public

My Commission Expires

WILLIAM J. JONES
NOTARY PUBLIC
BALTIMORE CITY
MARYLAND

My Commission Expires Feb. 27, 2007

ZONING DESCRIPTION FOR 3504 NORTHWIND RD.

BEGINNING AT A POINT ON THE NORTH SIDE OF NORTHWIND ROAD, 450' WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET FERGUSON AVE. BEING LOT #28 CONTAINING .27 ACRE. ALSO KNOWN AS 3504 NORTHWIND ROAD AND LOCATED IN THE 11TH ELECTION DISTRICT. 5TH COUNCILMANIC DISTRICT.

THENCE RUNNING:

LEAVING THE CENTER OF SAID ROAD AND RUNNING WITH AND BINDING ON SAID LINE REVERSELY N $14^{\circ} 46$ MINUTES EAST 214.12 FT TO THE BEGINNING OF SAID LINE, THENCE RUNNING FOR LINES OF DIVISION THE TWO FOLLOWING COURSES AND DISTANCES, NORTH $75^{\circ} 14$ MINUTES WEST 60.00 FEET AND S $11^{\circ} 12$ MINUTES W 231.09 FT TO THE CENTER OF NORTHWIND ROAD, AS NOW CONSTRUCTED, THENCE RUNNING WITH AND BINDING ON THE CENTER OF SAID ROAD THE TWO FOLLOWING COURSES AND DISTANCES, N $81^{\circ} 53$ MIN., E 42.71 FT AND S $74^{\circ} 31$ MIN. E 6.29' TO THE PLACE OF BEGINNING.

CERTIFICATE OF POSTING

RE: Case No.: 05-309-A

Petitioner/Developer: _____

CAROLE J. MILLER

Date of Hearing/Closing: 1/17/05

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

Attention:

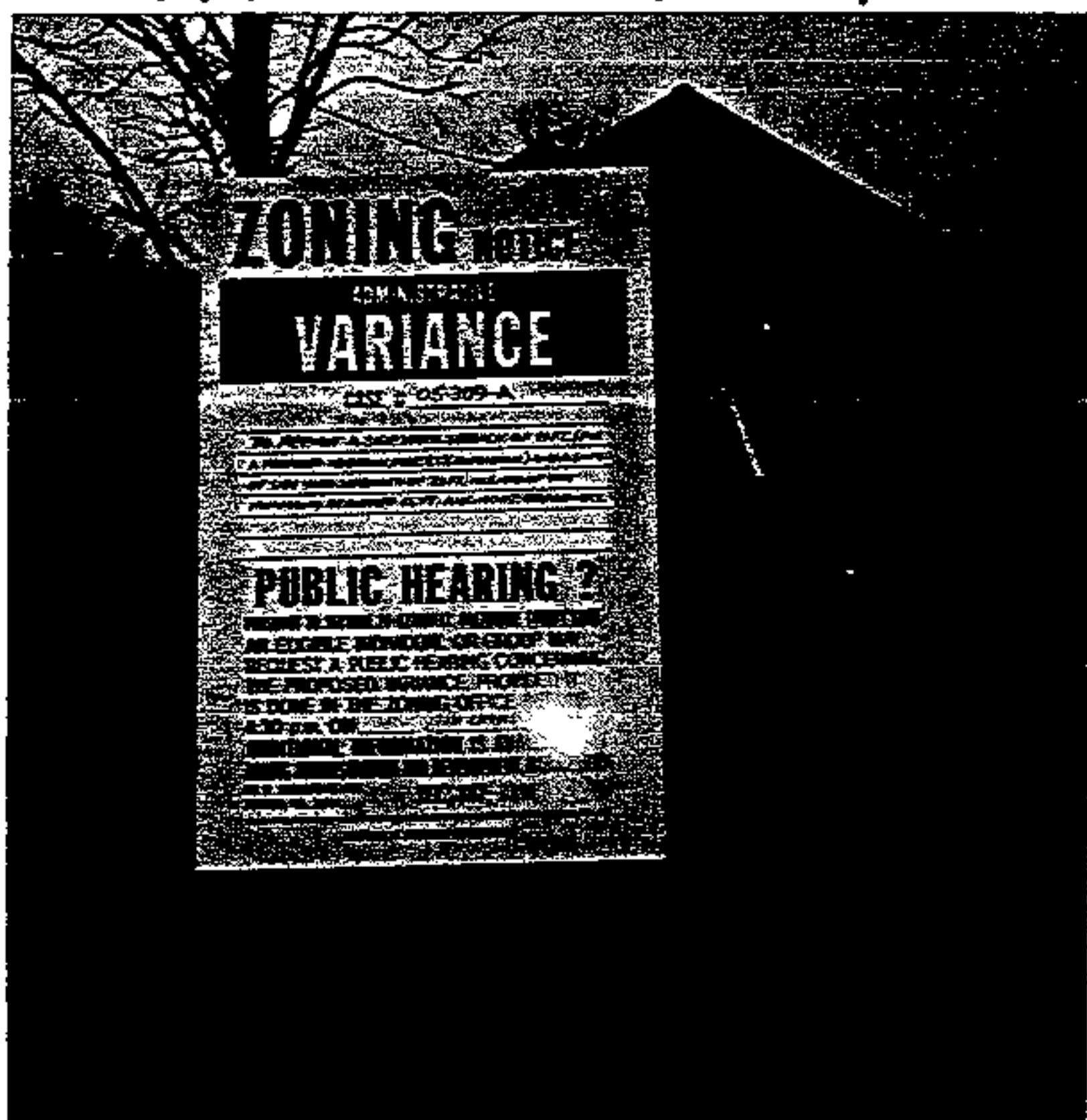
Ladies and Gentlemen:

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 _____

3504 NORTHWIND RD

The sign(s) were posted on 1/2/04
(Month, Day, Year)

CASE # 05-309-A



Sincerely,

Richard E. Hoffman 1/2/04
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

3504 NORTHWIND RD
POSTED 1/2/05
Richard E. Hoffman 1/2/05

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 11-1072
05-309-A

DATE 12-21-04 ACCOUNT R-001-006-6150

AMOUNT \$

RECEIVED

FROM

FOR

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS UNIT

12/21/04 12:01 PM

BY [Signature]

CASHER'S VA

CERTIFICATE OF POSTING

RE: Case No.: 05-309-A

Petitioner/Developer: _____

CAROLE J. MILLER

Date of Hearing/Closing: 1/17/05

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

Attention:

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 _____

3504 NORTHWIND RD

The sign(s) were posted on _____

1/2/05

(Month, Day, Year)

CASE # 05-309-A

Sincerely,

Richard E. Hoffman 1/2/05
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

3504 NORTHWIND RD

POSTED 1/2/05

Richard E. Hoffman 1/2/05

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 309 -A

Address 3504 Northwind Rd.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12-21-04

Posting Date: 01-02-05

Closing Date: 01-17-05

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- 309 -A

Address 3504 Northwind Rd.

Petitioner's Name Carole J. Miller

Telephone 410-256-4218

Posting Date: 1-02-05

Closing Date: 1-17-05

Wording for Sign: To Permit a side yard setback of 11ft (for a proposed addition, over 25% expansion) and a sum of side yard set-backs of 23ft in lieu of the minimum required 15ft, and 40ft, respectively.

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/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 05-309 A
Petitioner CAROLE J. Miller
Address or Location 3504 Northwind Rd.

PLEASE FORWARD ADVERTISING BILL TO

Name CAROLE J. Miller

Address Same

Telephone Number BALTO, Md. 21234
(H) 410-256-4218 410-313-1180 (B)

**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 17, 2005

Carole J. Miller
Edward A. Miller
3504 Northwind Road
Baltimore, Maryland 21234

Dear Mr. and Mrs. Miller:

RE: Case Number: 05-309-A, 3504 Northwind Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 21, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Thomas P. Huskins, Sr. 3504 Northwind Road Baltimore 21234

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

January 4, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 10, 2005

Item No.: 305, 306, 308-309~~311~~-318

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.

The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 1.3.05

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

RE: Baltimore County
Item No. 309 JJS

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. JDO
DEPRM

DATE: February 3, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 3, 2005.

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

05-305
05-306
05-308
05-309
05-310
05-312
05-313
05-316
05-317
05-317

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 13, 2005

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

RECEIVED

SUBJECT: 3504 Northwind Road

Item Number: 5-309

JAN 14 2005

Petitioner: Carole J. Miller

ZONING COMMISSIONER

Zoning: DR-2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the above referenced petitioner's request. The Office of Planning recommends approval of this request subject to the following conditions:

1. The materials, color, and design used in the construction of the elevations (front, side, and rear) shall be complimentary to the existing single-family dwelling.
2. The site plan shall include the location and orientation of the wheelchair access ramps to the proposed addition.

For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Division Chief:

Arnold F. Keller, III

AFK/LL:MAC

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 January 10, 2005
Item Nos. 305, 306, 308, 309, 310,
311, 313, 314, 315, 316, 317, and
318

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
VARIANCE *
3504 Northwind Road; N/side Northwind * ZONING COMMISSIONER
Road, 450' W c/line Ferguson Avenue *
11th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): Carole J & Edward A Miller
Petitioner(s) * BALTIMORE COUNTY
* 05-309-A

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

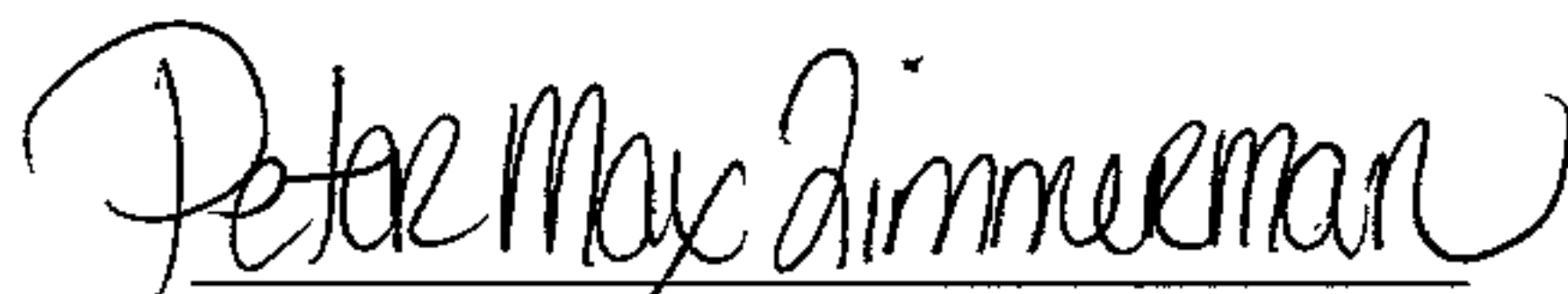
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of January, 2005, a copy of the foregoing Entry of Appearance was mailed to, Thomas P. Huskins, Sr, 3504 Northwind Road, Baltimore, MD 21234, Representative for Petitioner(s).

RECEIVED

Per. .....


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

For ZC's File

Baltimore County Government
Zoning Review
Department of Permits and Development Mgt.
111 West Chesapeake Ave.
Room 111 Towson, MD 21234
Tel: (410) 887-3391

November 17, 2004

Carole J. Miller
3504 Northwind Road
Baltimore, MD 21234
Elec. Dist. 11
Councilmatic Dist. 6

RE: Letter requesting conditional permit due to hardship pending
administrative variance

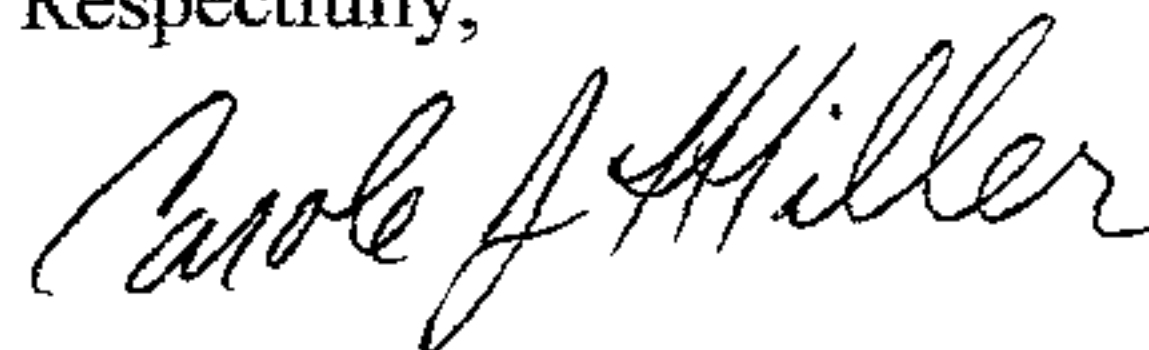
To whom it may concern,

I am requesting this variance to construct an addition to my house as living space for my handicapped eighty-four year old mother, who needs immediate constant care. The proposed addition size is greater than twenty-five percent of the existing structure footprint. Existing house is 1 1/2 story and addition is to be one story.

Reasons for Hardship Request:

1. Existing house is too small; doorways and first floor bathroom are not handicap accessible.
2. Lot is narrow and long - only place to add onto the existing house is to the rear. second story addition is not practical since my mother is unable to use stairs.
3. My mother is a dialysis patient, uses a walker with help, and a wheelchair with assistance. This addition would keep her with me for supervision and assistance since she is no longer safe living alone.

Respectfully,



Carole J. Miller

309

For ZCS!
File!

Baltimore County, Maryland
Zoning Review
Dept. of permits and development Mgt.
111 West Chesapeake Ave
Room 11
Towson, MD 21204

Edward Zang Jr
Mary E. Zang
3502 Northwind Road
Baltimore, MD 21234

RE: Carole J. Miller Res.
3504 Northwind Road
Baltimore, MD 21234
Proposed Addition

11-26-000510 TR A.T.

To whom it may concern;

We have been advised of the proposed rear yard one story addition, 24'w X 32'd,
at 3504 Northwind Road and have no objections to its construction.

Owner's:

Edward Zang Jr. Edward Zang Jr Date 11-23-04

Mary E. Zang _____ Date _____

(410) 256-8861

309

For zc's file

Baltimore County, Maryland
Zoning Review
Dept. of permits and development Mgt.
111 West Chesapeake Ave
Room 11
Towson, MD 21204

Anne Marie Merow
Mary Ann Arthur
3506 Northwind Road
Baltimore, MD 21234
11-06-058590

RE: Carole J. Miller Res.
3504 Northwind Road
Baltimore, MD 21234
Proposed Addition

To whom it may concern;

We have been advised of the proposed rear yard one story addition, 24'w X 32'd,
at 3504 Northwind Road and have no objections to its construction.

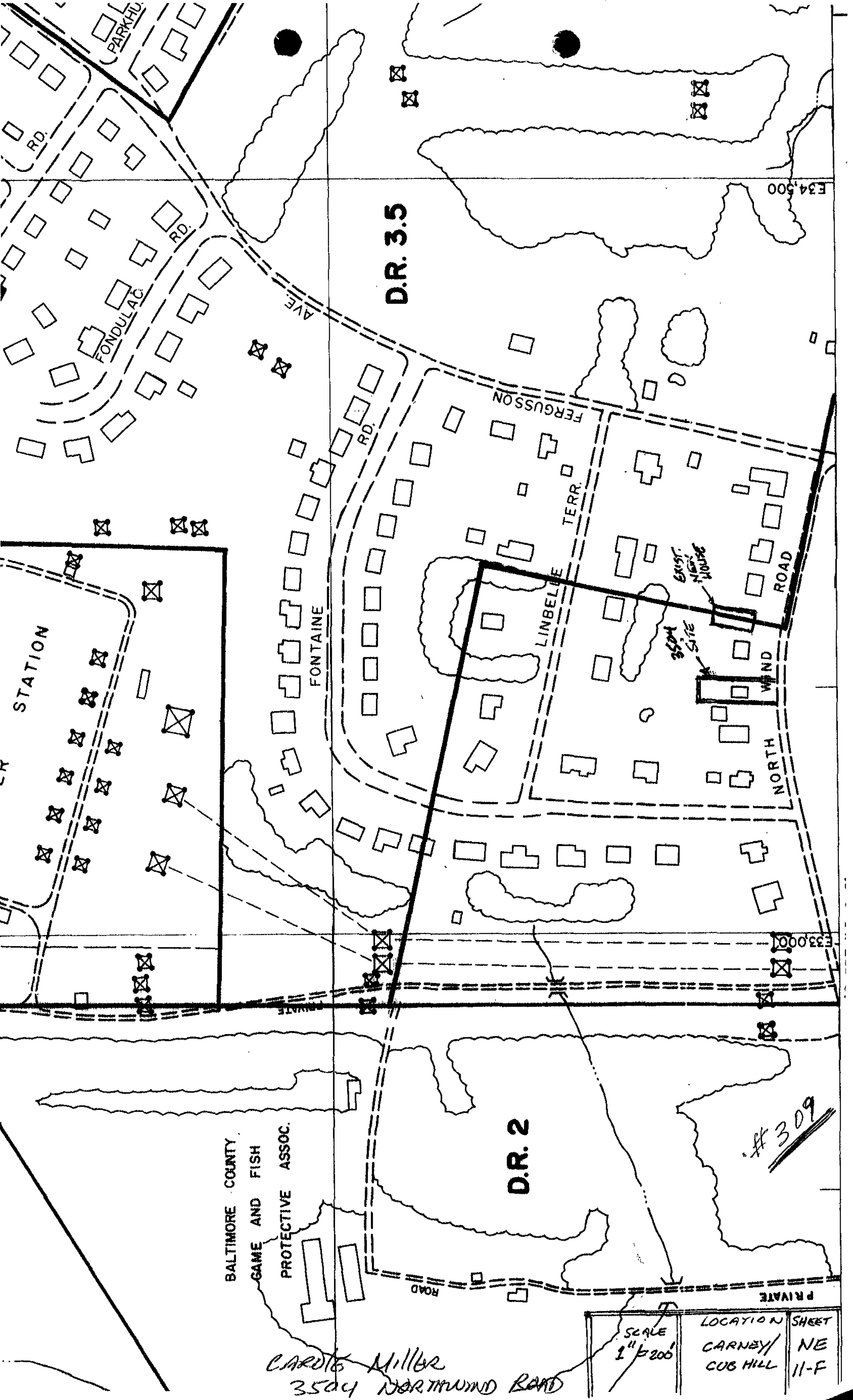
Owner's:

Anne Marie Merow Annemarie Merow Date 11/22/04

Mary Ann Arthur Mary Ann Arthur Date 11/22/04

(410) 256-7292

309



D.R. 3.5

D.R. 2

STATION

FONDULAC RD.

PARKHILL RD.

FERRISSON TERR.

LINBELLE TERR.

NORTH WIND ROAD

PRIVATE ROAD

BALTIMORE COUNTY
GAME AND FISH
PROTECTIVE ASSOC.

CAROL Miller
3504 NORTH WIND ROAD

SCALE
1" = 200'

LOCATION
CARNEY/
CUB HILL

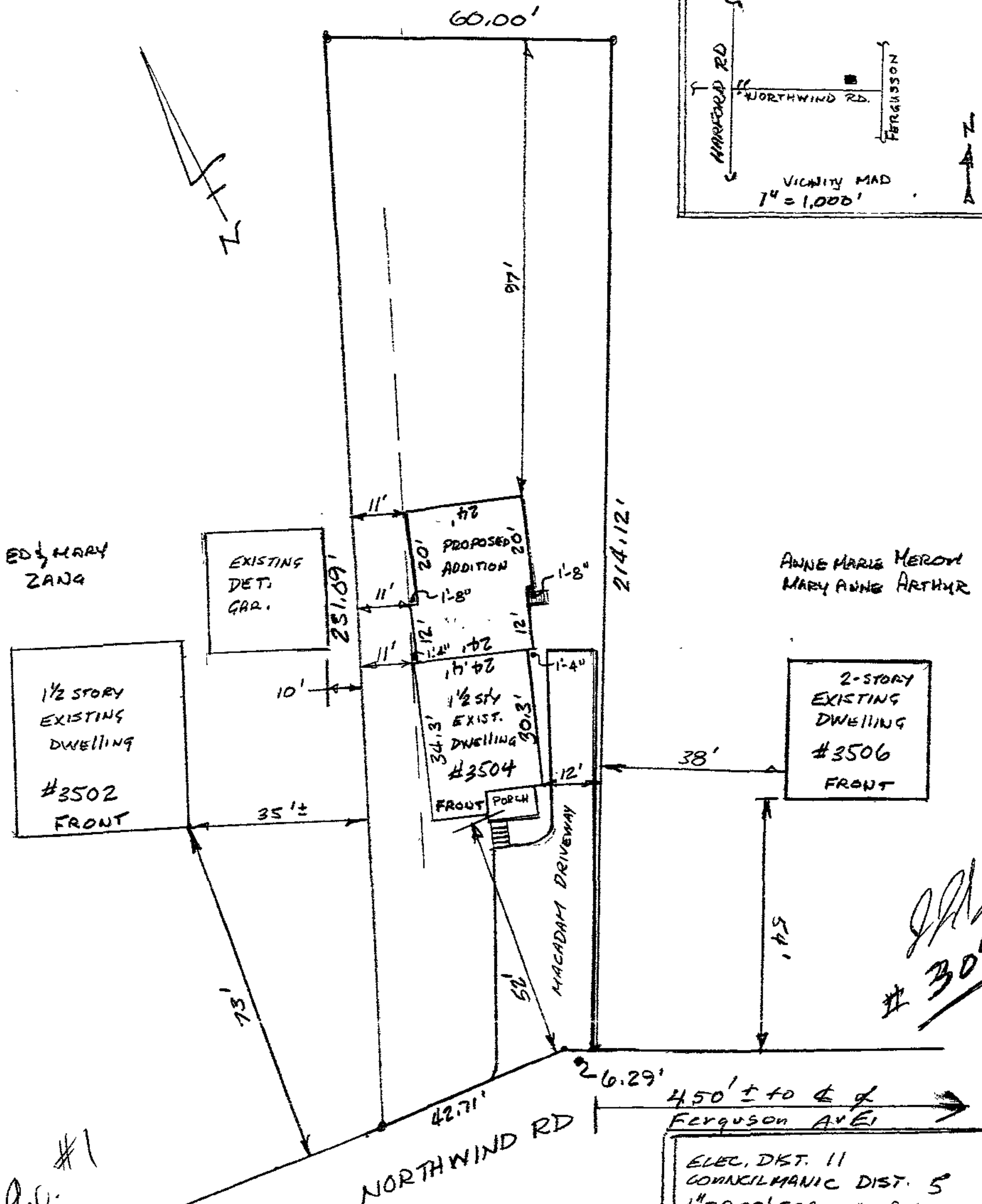
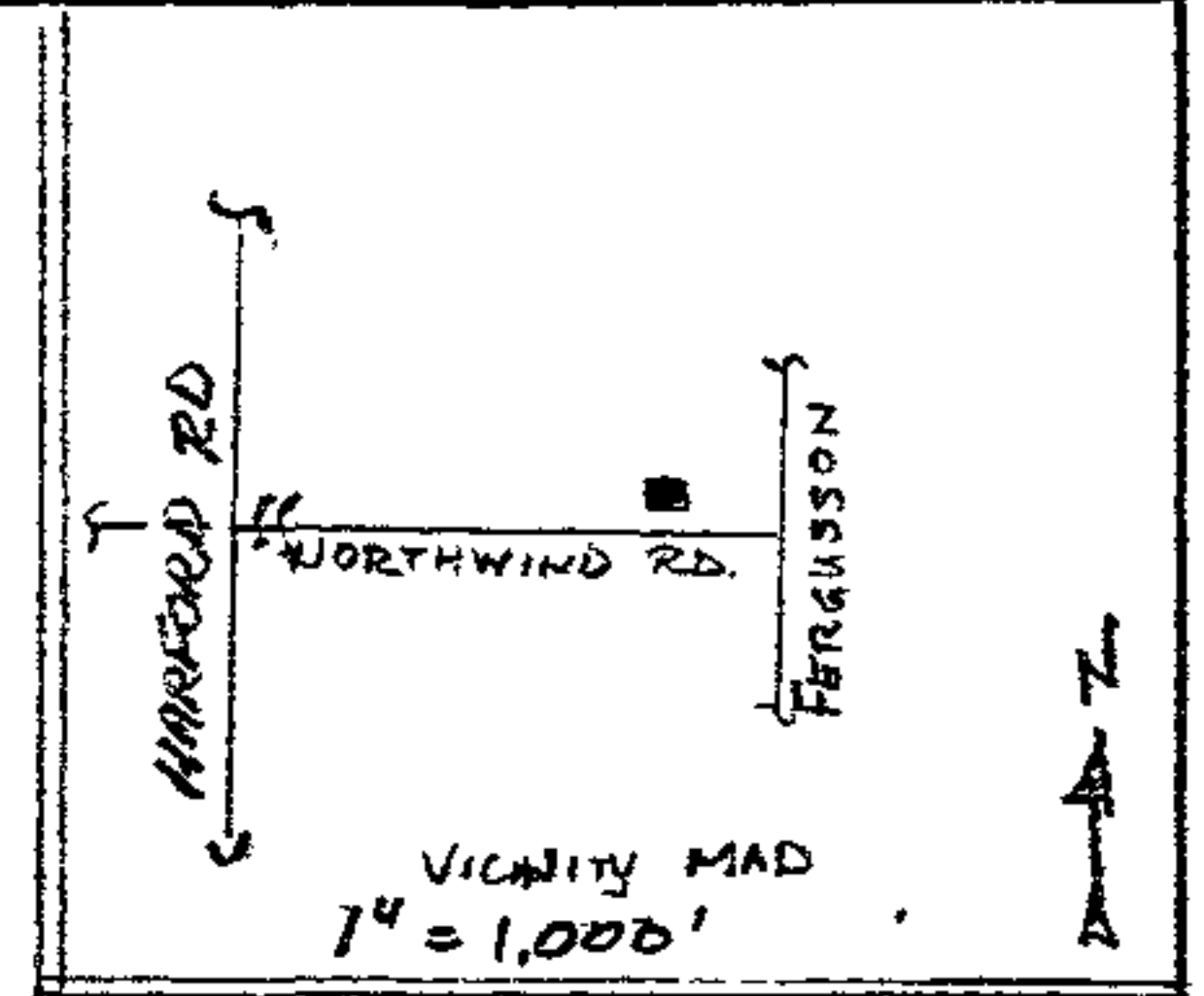
SHEET
NE
11-F

#309

E34,500

E33,000

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE



J.P.H.
#309

Pet. #1

3504 NORTHWIND ROAD
SUBDIV. - NONE
OWNER: CAROLE J. MILLER

ELEC. DIST. 11
COUNCILMANIC DIST. 5
1" = 200' SCALE MAP NE 11F
ZONING DR 2
LOT SIZE 12,276 SQ. FT., .28 ACRE
SEWER - PUBLIC
WATER - PUBLIC
PRIOR ZONING HEARING - NONE
CHES. BAY CRIT. AREA - NO
100 YR FLD PLN - NO
HISTORIC BLDG/PROP - NO
SCALE 1" = 30'

Proposed
addition

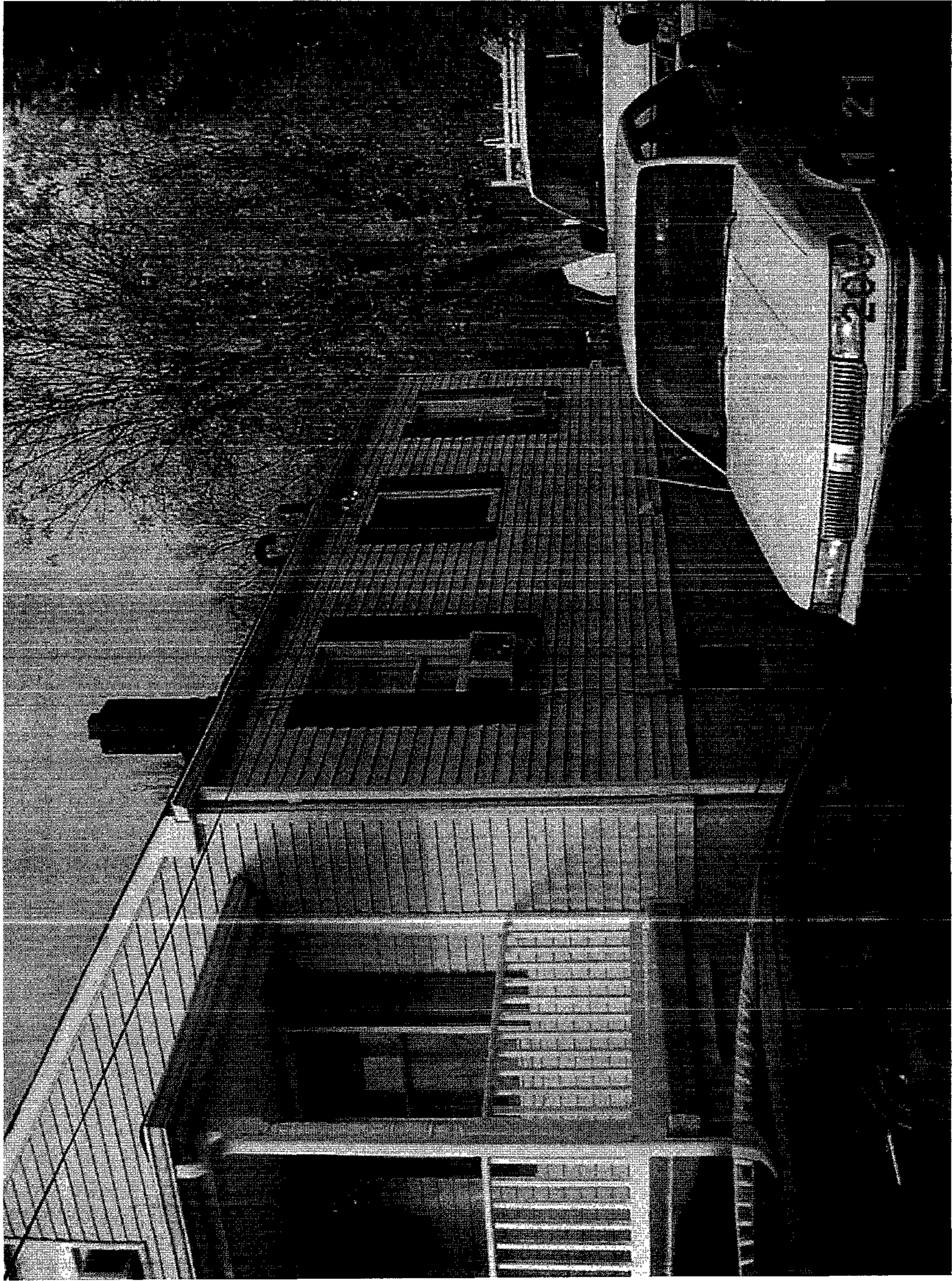


REAR 3504 NORTHWIND RD

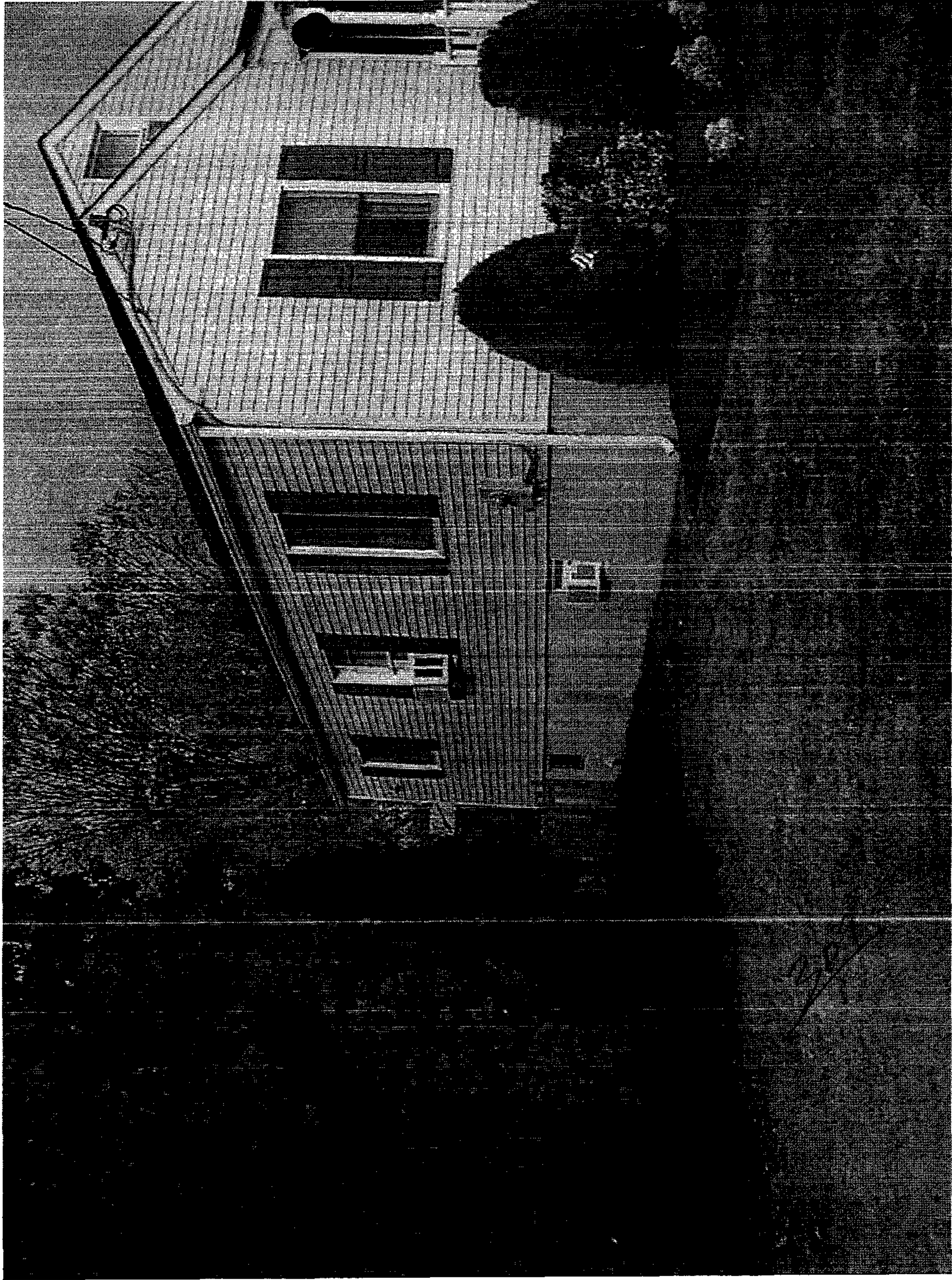
Drop down
with 100 ft. x 10 ft.



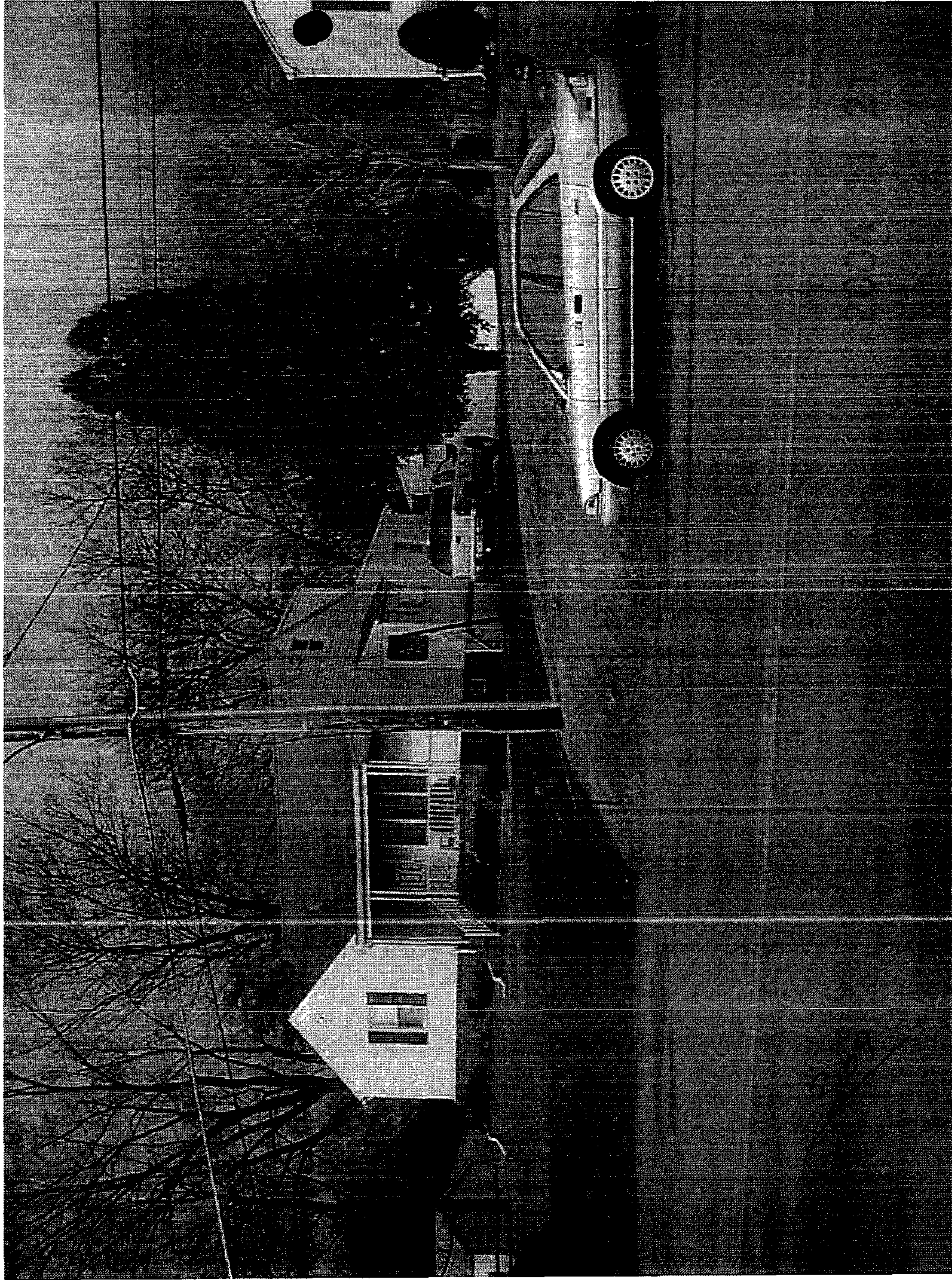
REAR 3504 NORTHWIND RD



RIGHT SIDE 3504 NORTHWIND ROAD



LEFT SIDE 3504 NORTHWIND ROAD

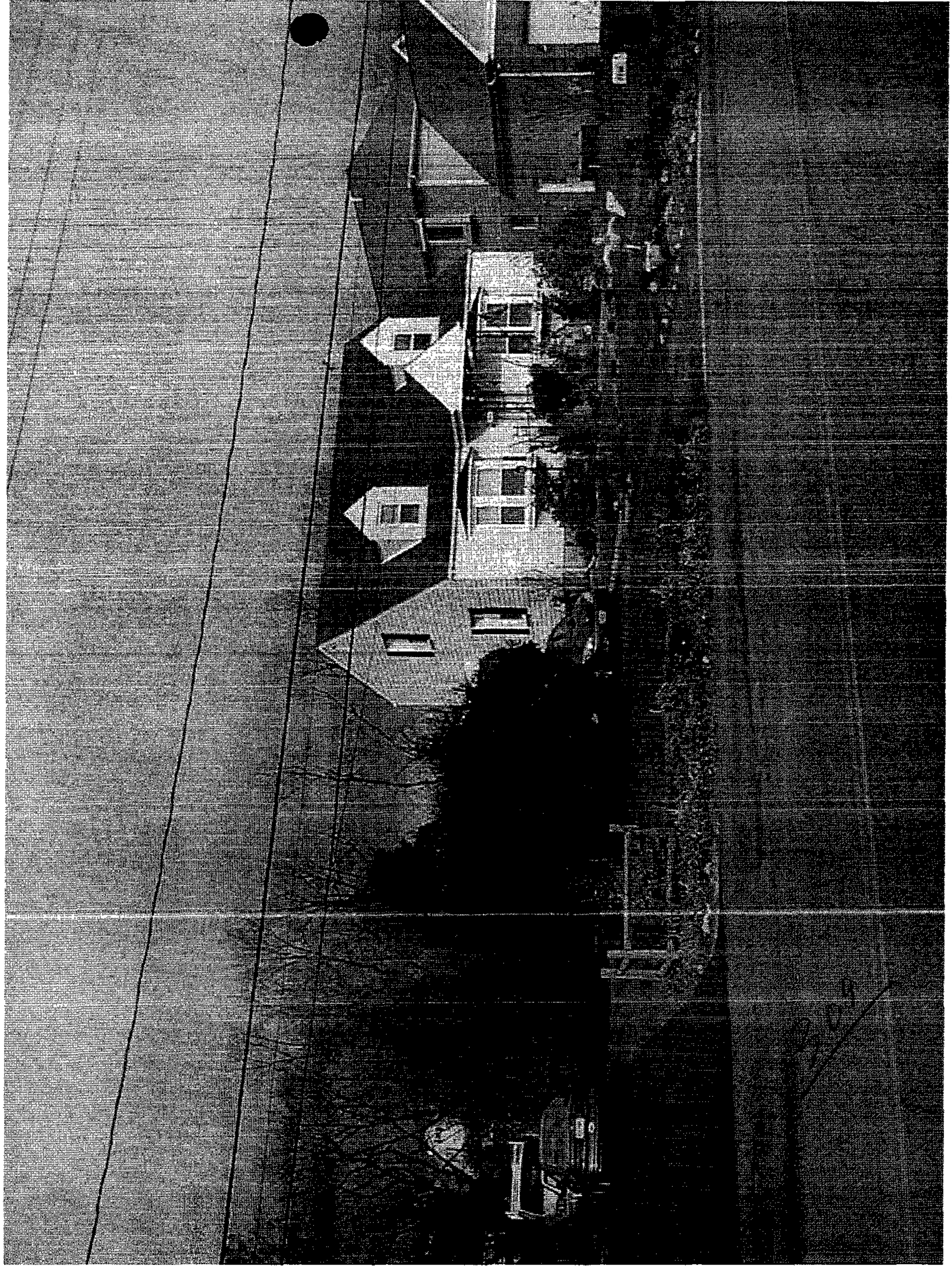


3502 NORTHWIND ROAD



REAR 3504 NORTHWIND RD.

SIDE - 3502 NORTHWIND RD.



FRONT 3506 NORTHWIND ROAD

3506



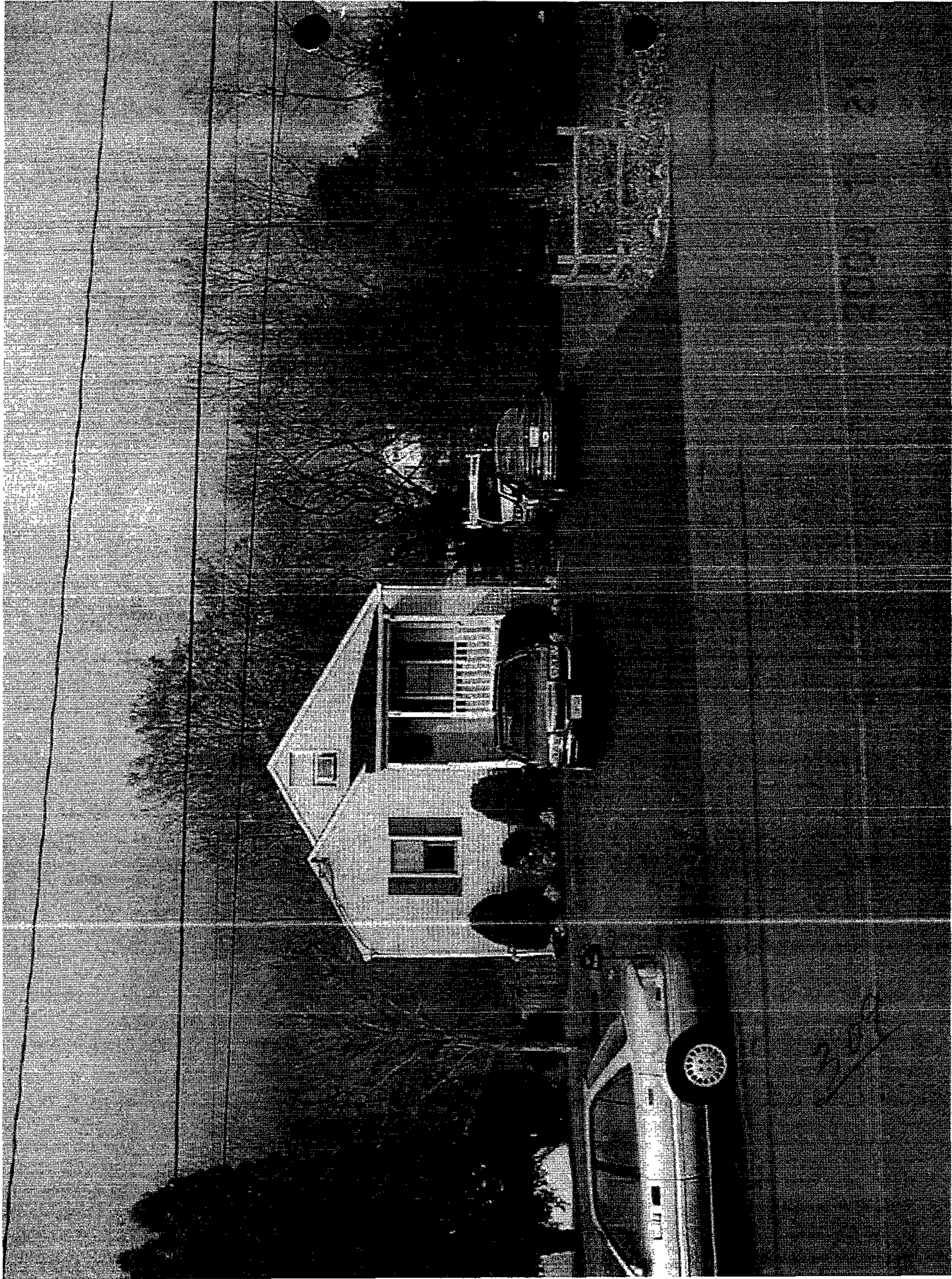
REAR 3506 NORTHWIND RD

REAR 3504 NORTHWIND RD



3506 NORTHWIND RD - ~~REAR~~ SIDE

3504 NORTHWIND RD - REAR



FRONT - 3504 NORTHWIND ROAD

3504