

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Forest Drive, 100 ft. W
centerline of Frederick Road
1st Election District
1st Councilmanic District
(2 Forest Drive)

Ruth & Steve Welley
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-323-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, Ruth and Steve Welley. The administrative variance is requested for property located at 2 Forest Drive in the Catonsville area of Baltimore County. The administrative variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing detached accessory structure (garage) to have a 0 ft. and 1 ft. property line setback, and a 30 ft. height in lieu of the required 2.4 ft. and 15 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 8, 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 January 26, 2005, a copy of which is attached hereto and made a part hereof.

It is to be noted that the Petitioners' response to this ZAC comment dated March 1, 2005 is enclosed in the case file (Case No. 05-323-A).

ORDER RECEIVED FOR FILING

3/16/05

Ray

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 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 32-3-303 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.

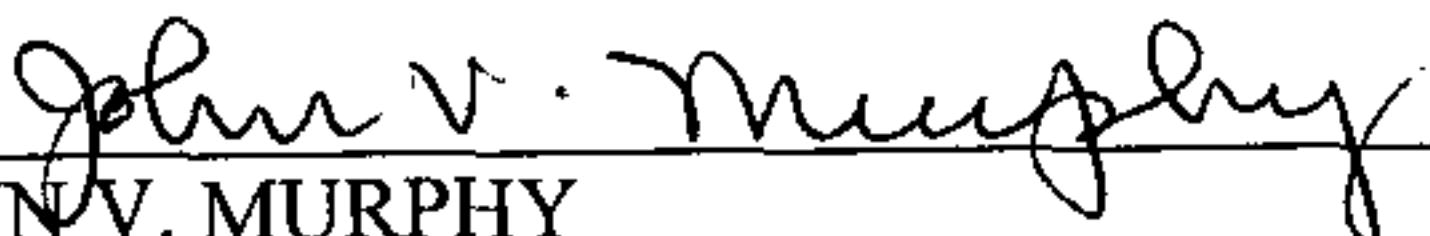
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16 day of March, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing detached accessory structure (garage) to have a 0 ft. and 1 ft. property line setback, and a 30 ft. height in lieu of the

required 2.4 ft. and 15 ft. respectively., 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; and
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
DATE 3/16/05
BY 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

March 16, 2005

Mr. & Mrs. Steve Welley
2 Forest Drive
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-323-A
Property: 2 Forest Drive

Dear Mr. & Mrs. Welley:

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2 Forest Dr
which is presently zoned 207M, Dr 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, 400.3 BCZR

TO PERMIT AN EXISTING DETACHED ACCESSORY STRUCTURE (GARAGE) TO HAVE A 0' AND 1' PROPERTY LINE SETBACK, AND A 30' HEIGHT IN LIEU OF THE REQUIRED 2.5' AND 15' 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

City

Signature

Company

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.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-323-A

Reviewed By LTm

Date 12/29/04

Estimated Posting Date 1/9/05

ORDER RECEIVED FOR FILING
3/16/05

REV 9/15/98

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

2 Forest Dr
Address
Catonsville Md 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. The existing garage structure is falling apart and needs to be fixed. The roof is leaking & the supports are falling.
2. We require additional space for storage that is safe and secure for our overwhelming storage.
3. We would like to match the existing architecture of house and better match the garage and the house.
4. We talked to the bordering neighbors and they verbally approved the proposed changes.
5. We have a boat & a hauling trailer that will be stored in the first floor of garage and the house storage will be stored in top part of garage.

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.

Ruth Whelley
Signature
Ruth Whelley
Name - Type or Print

Steve Whelley
Signature
Steve Whelley
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of DECEMBER 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

12/29/2004
Date

Mary Blair Rice
Notary Public

My Commission Expires 8/1/2006

ZONING DESCRIPTION FOR 2 FOREST DRIVE

Beginning at a point on the East side of Forest Drive which is 110 feet wide at the distance of 100 feet West of the centerline of the nearest improved intersecting street Frederick Road which is 75 feet wide. Being Lot # part 12 and 2 Block B Forest Park as recorded in Baltimore County Plat 5, Folio# 71 recorded in liber 73, .21 Acres 7,746square feet. Also known as 2 Forest Drive and located in the 1st Election District, 1st Councilman District.

#323

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 141269

DATE 12/29/84 ACCOUNT 12001 206 6150

AMOUNT \$ 65.00

RECEIVED FROM:

ROTH WILLCY

FOR:

05-322-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ISSUES: 4104

TYPE: 01

12/31/2014 12/31/2014 12/31/2014

REG 1000 1000 1000 1000

RECEIPT # 32284 12/31/2014 12/31/2014

12/31/2014 12/31/2014 12/31/2014

12/31/2014 12/31/2014

Receipt Tot

465.00

465.00

4.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. : 05-323-A

Petitioner/Developer: RUTH

WHELLEY

Date of Hearing/Closing: 1/24/05

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

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
at 2 FOREST DRIVE

This sign(s) were posted on January 8, 2005
(Month, Day Year)

Sincerely,

Martin Ogle 1/8/05
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 323 -A

Address 2 FOREST DR

Contact Person: LOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/29/04

Posting Date: 1/9/05

Closing Date: 1/24/05

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- 323 -A

Address 2 FOREST DR

Petitioner's Name RUTH WHELELY

Telephone (410) 744 5221

Posting Date: 1/9/05

Closing Date: 1/24/05

Wording for Sign: To Permit AN EXISTING DETACHED ACCESSORY
STRUCTURE (GARAGE) TO HAVE A 0' AND 1' PROPERTY LINE SETBACK
AND A 30' HEIGHT IN LIEU OF THE REQUIRED 2.5'
AND 15' RESPECTIVELY

WCR - Revised 6/25/04

I HAVE BEEN POSTING Ruth Whelely

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 05-323-A

Petitioner: Ruth Welley

Address or Location: 2 Forest Dr. Catonsville, Md 21228

PLEASE FORWARD ADVERTISING BILL TO

Name: Ruth Welley

Address 2 Forest Dr

Catonsville Md 21228

Telephone Number: 410-744-5221

**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 20, 2005

Ruth Whelley
Steve Whelley
2 Forest Drive
Catonsville, Maryland 21228

Dear Mr. and Mrs. Whelley:

RE: Case Number: 05-323-A , 2 Forest Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 29, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

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



Baltimore County

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

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

January 4, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 31, 2005

Item No.: 319-333

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For January 17, 2005
Item Nos. 319, 320, 323, 324, 325, 326,
327, 330, 331, 332, and 333

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. JOO
DEPRM

DATE: February 3, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 10, 2005.

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

05-319

05-323

05-325

05-326

05-327

05-330

05-332

05-333

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 26, 2005

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

RECEIVED

JAN 27 2005

SUBJECT: 2 Forest Drive

INFORMATION:

Item Number: 5-323

Petitioner: Ruth Welley

Zoning: DR 2

Requested Action: Administrative Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

It is incumbent upon the petitioner to demonstrate to the Zoning Commissioner that there are special circumstances or conditions existing on the subject site that are peculiar to the subject land or structure where strict compliance of the BCZR would result in practical difficulty and unreasonable hardship.

Prepared by:

Maureen A. Cunningham

Division Chief:

John J. Keller

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: 1.10.05

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

RE: Baltimore County
Item No. 323 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

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

February 14, 2003

Mr. & Mrs. Steve Wheeley
2 Forest Drive
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-323-A
Property: 2 Forest Drive

Dear Mr. & Mrs. Wheeley:

I was given your requested administrative variance for review and approval. Upon my review of your file, it came to my attention that the Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning does not support your request unless you comply with the recommendation set forth in the summary. I am enclosing a copy of this ZAC comment for your review.

It would be appreciated if you would respond to their recommendation in writing to the undersigned. Once I receive your reasons supporting your request, I can then make my decision and prepare an Order.

Thank you for your attention and cooperation in this matter. Should you have any questions regarding this matter, please feel free to contact my office at 410-887-3868.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy". The signature is written in a cursive style.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure



March 1, 2005

Mr. John V. Murphy
Deputy Zoning Commissioner
Baltimore County
County Courts Bldg.
401 Bosley Ave, Suite 405
Towson, MD 21204

Steve Whelley
2 Forest Drive
Catonsville, MD 21228

RECEIVED

MAR 10 2005

ZONING COMMISSIONER

Re: Petition for Administrative Variance

Case No. 05-323-A

Property: 2 Forest Drive

Dear Mr. Murphy;

We are in receipt of your February 14, 2005 letter regarding the aforementioned matter. Thank you for your time, and request. I hope that the following will serve to address your concerns:

- Our residence is located in a small tree lined community within the confines of the Summit Park Development of "Old Catonsville." As such we are in a dwelling that is estimated as being constructed in, or around, 1922.
- Our Property is estimated as being .21 acres. Of which, a majority of the property is occupied by our home, the driveway, the garage in question, a deck, and a very large pine tree. The aforementioned are listed in descending order, as to which occupies the largest portion of the property.
- The garage is situated at an angle, as you can see from the attached, which causes it to occupy a larger portion of the property, than is evidenced by its square footing alone, due to the amount of space left unusable because of the obtuse angle to which it aligns with our south and west property lines, as well as with respect to the house in general.

The three points that I mention all have relevance in our decision to apply for this variance, due to the following:

Being an older home, the amount of closet space and storage on the two levels of the dwelling, that are inhabitable, is minimal at best. I will not bore you with what I am sure you already know concerning "Craftsman Era Architecture," from the early 20th century.

There is no attic in which to store items like Christmas decorations; for that matter 4th of July, Halloween, Easter, Fall decorations. *Ruth loves to decorate the house and yard, dog, tree, and kids at holidays)*

My basement is typical for my neighborhood: Barely standing head room; steam pipes at just above eye level (my father in law has the knots on his noggin to prove it); in the incidence of a drizzle a puddle, or two, of water; and in the event of rain, or heavy weather, a small brook leading from every corner, to a very overworked sump pump. This stone walled subterranean ecosystem is home to nearly every crawling species of cricket, and spider, known to the area. Needless to say, there is little usable storage in our

basement for anything you would classify as being sensitive to the elements, and or humidity.

My yard is very small. To place a storage-building/shed would yield very little relief. What relief I would gain, would be offset by the lack of usable lawn for the kids to play on. Not to mention, probably would not go over well with the neighbors.

What open area that exists in the rear of the home is not usable, for a storage shed, due to the constraints of the adjacent property lines, and the way the garage is situated.

Which leads me to the Garage. The building itself is falling down, and in desperate need of being replaced. It was not designed for use in storing anything outside of a single car and a bike, or two. Thus we have everything that is not sensitive to the elements in it, (again, because of the state of disrepair of the building) including: (4) Bikes, a running stroller, mower, wheelbarrow, shelving, skis, (34) "Fourth of July Parade Ready," Parade Route accommodations/lawn chairs (just kidding, half of a dozen), lawn furniture, 27 assorted balls, skateboards, hockey and lacrosse sticks, just to name a small portion of its contents.

Mr. Murphy, in a word, we are asking for this variance on the grounds of "storage." Usable, critter free, high and dry storage. We are asking to go up in an effort to obtain the attic we do not have in our home, currently. Secondly, we are looking to go up so that we can now suspend items from the ceiling of the garage. At the same time we intend to incorporate old fashioned, stylish, swinging doors in the design. Automatic over-head doors rob you of the usable space that resides above the area occupied by the door and track it travels on. For once, I'd like to put the cars in the garage. Vandals and thieves have on more than a few occasions targeted our cars.

Sir, we have put a lot of time and thought into the design criteria of this structure, while saving for the project. We have talked to our neighbors about our plans, and they love the idea. We fully intend to enhance the aesthetics of the property, and neighborhood, with the new design. In seeking to redesign the garage, and add the storage above the ground floor we stand to gain a greater return on our investment by expanding a project that is both necessary, and prudent, in the rebuilding of our garage. We have to do something because it is falling down. By going up with the storage space, in the new design, we stand to gain substantial amount of storage. The only other alternatives, which we cannot afford, are to: A) move, or B) to dig out the basement, and to raise the piping of the heating system.

We sincerely hope that you, and the zoning commission, will grant us this variance.

Respectfully,


Steve Whelley

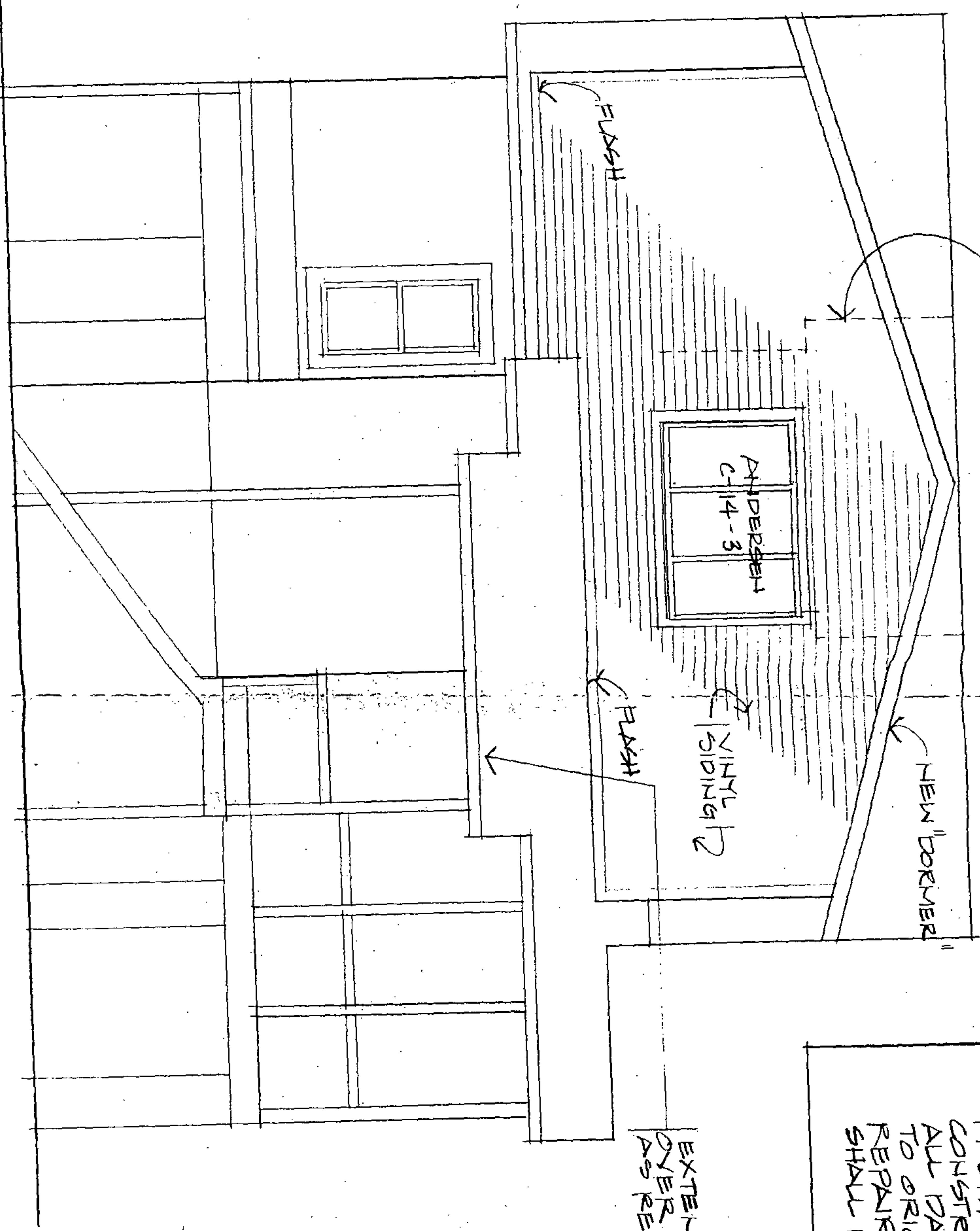
EXIST. BLDG.

NEW DORMER

4

1/4" = 1'-0"

REAR ELEVATION



REMOVE EXIST. DORMER

NEW DORMER

ANDERSON
C-114-3

VINYL
SIDING

FLASH

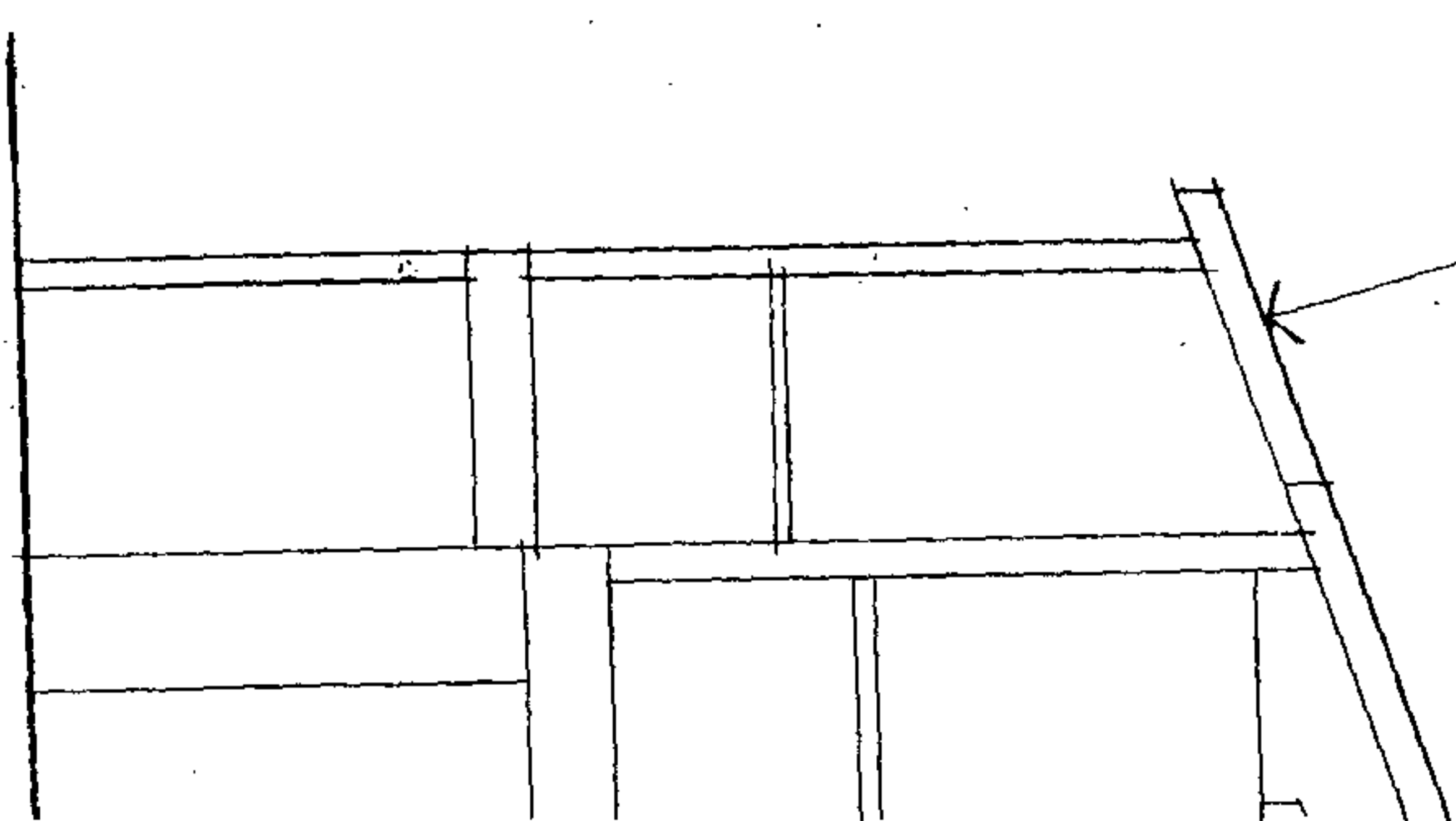
EXTEND EXIST. ROOF
OVER STAIR - REFER
TO AS REQ'D.

5. PROTECT ALL EXIST. AREAS FROM DAMAGE DURING DEMO/ CONSTRUCTION. REPAIR/ REPLACE ALL DAMAGED AREAS/ASSEMBLIES TO ORIGINAL CONDITION/ APPEARANCE. REPAIR OF DAMAGED AREAS SHALL BE AT CONTRACTOR'S EXPENSE

5

1/4" = 1'-0"

SID



VINYL SIDING

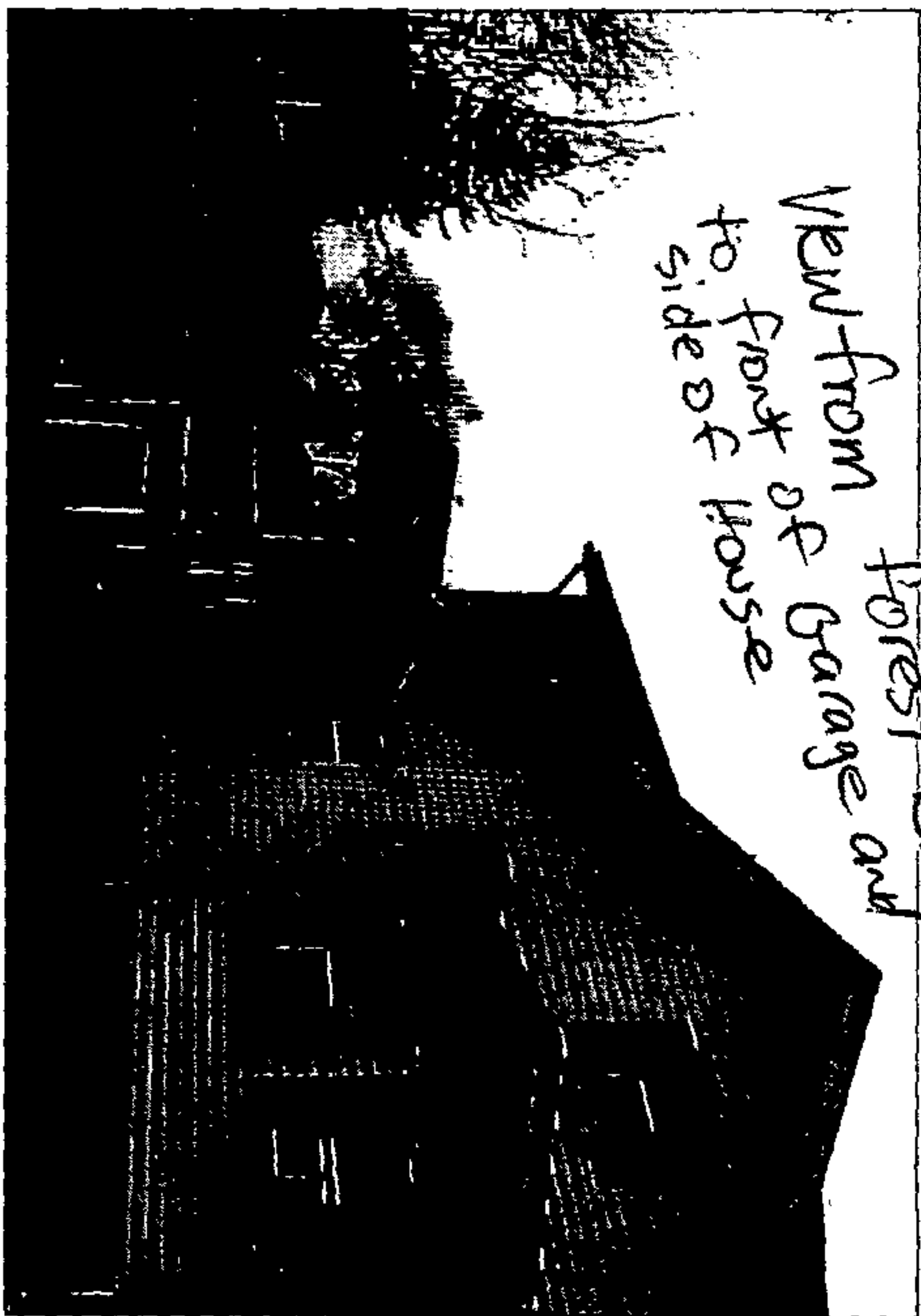
FLASH



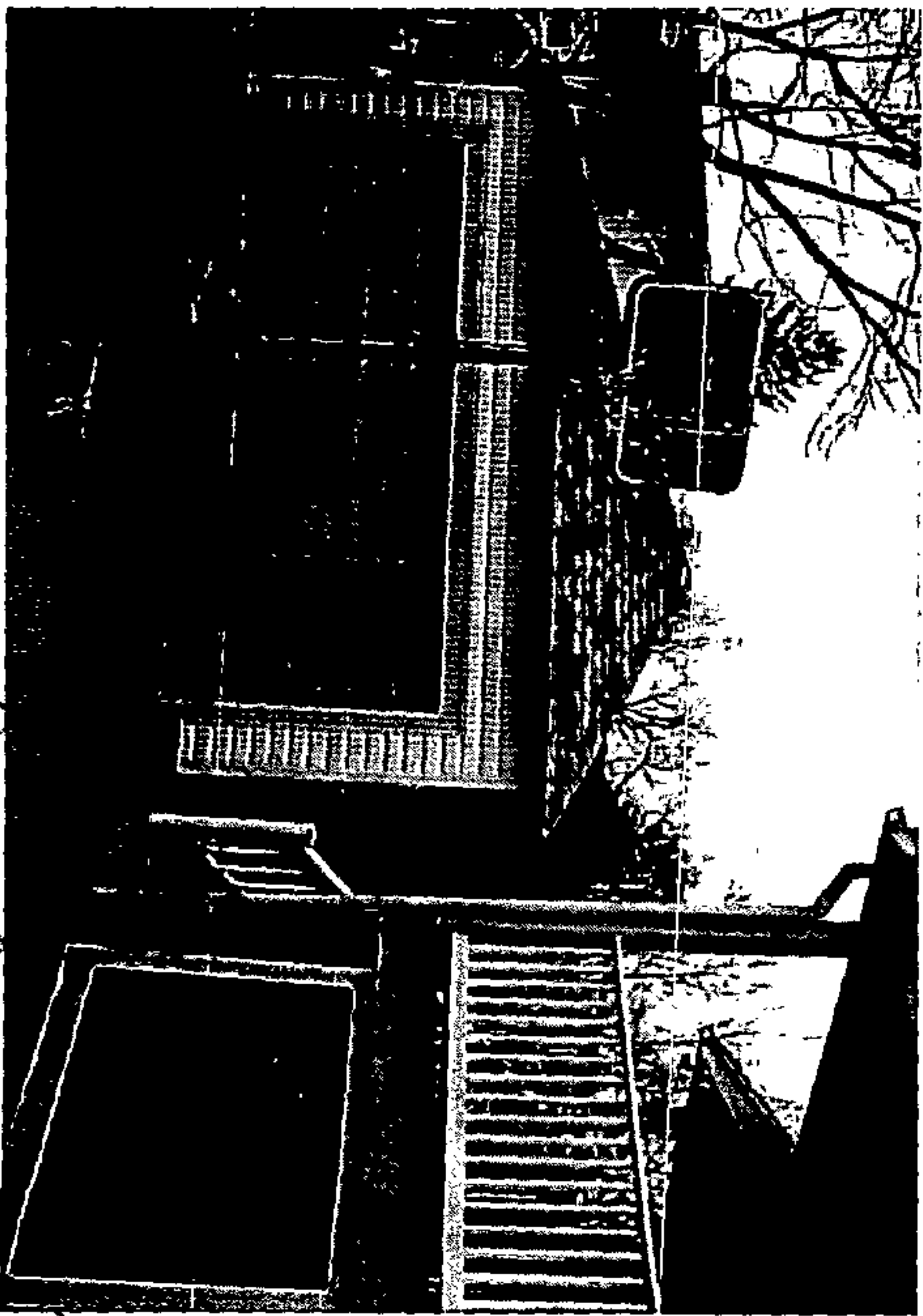
view of right of garage



view from Forest Drive
to front of garage and
side of house



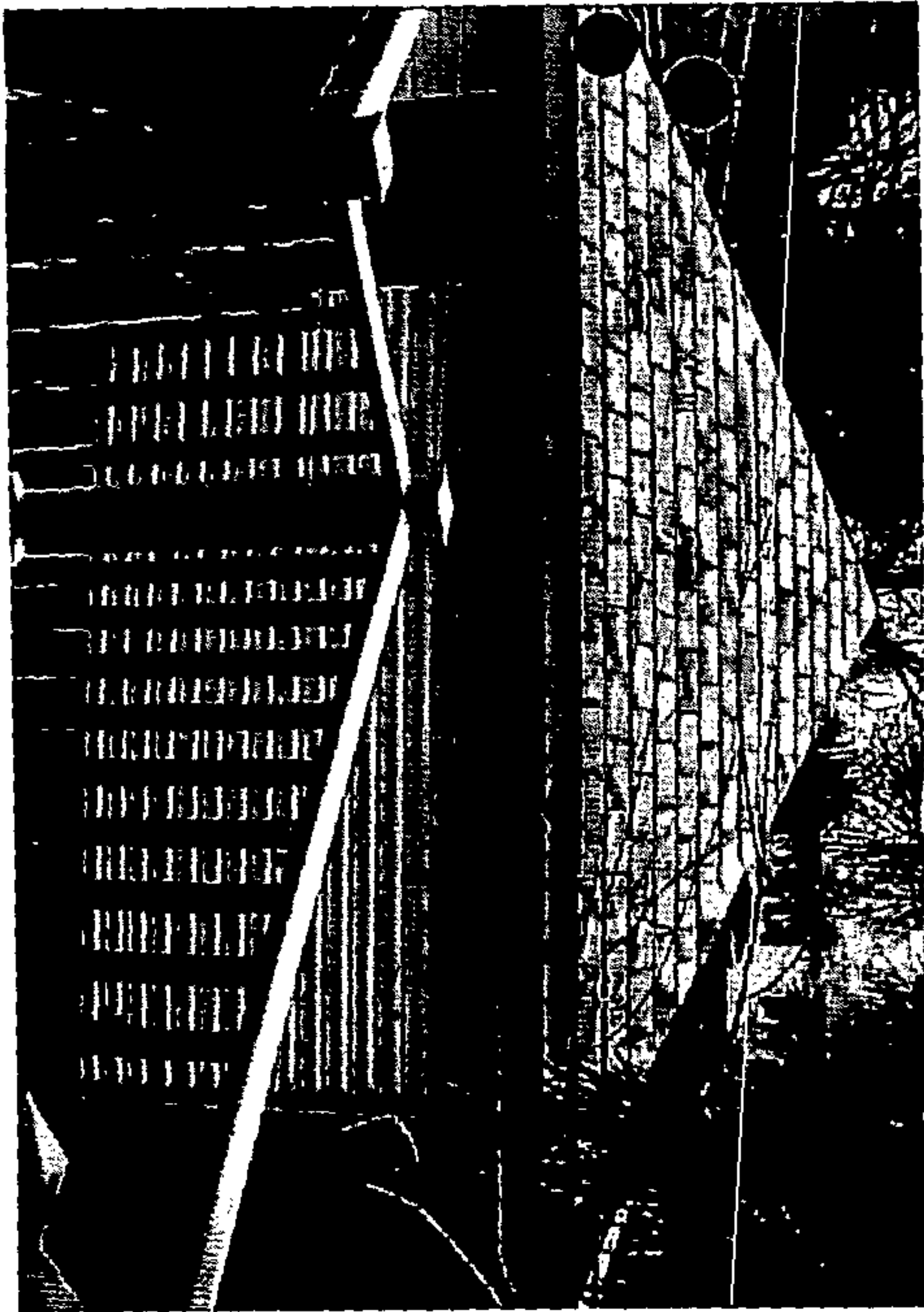
view of front of garage



view from right back of
house



#323



View of side of
garage

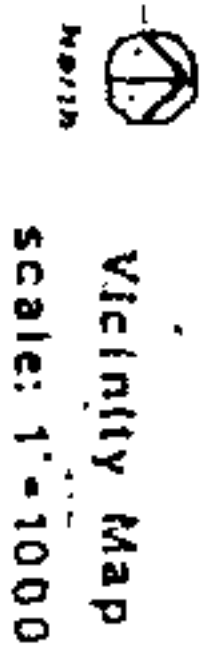
#323

see pages 5 & 6 of the CHECKLIST for additional required information

Forest Park

5, folio# 71, lot# 122, section#

Ruth Whelley



LOCATION INFORMATION

Election District: 54

Councilmanic District: 157

1"=200' scale map: 1"=30'

Zoning: DR-2

Lot size: 21 7,746

ਸਦਾ ਰਹਿੰਦਾ ਹੈ **ਸ਼ੁਕਰਵਾਰ 10ਵੀਂ**

SEWER: ☒ PUBLIC ☐ PRIVATE

WATER: ☒ ☐

Local Area: ☐ ☒

Prior Zoning Hearings:

none

Zoning Office USE ONLY!!

reviewed by: ITEM #: CASE#:

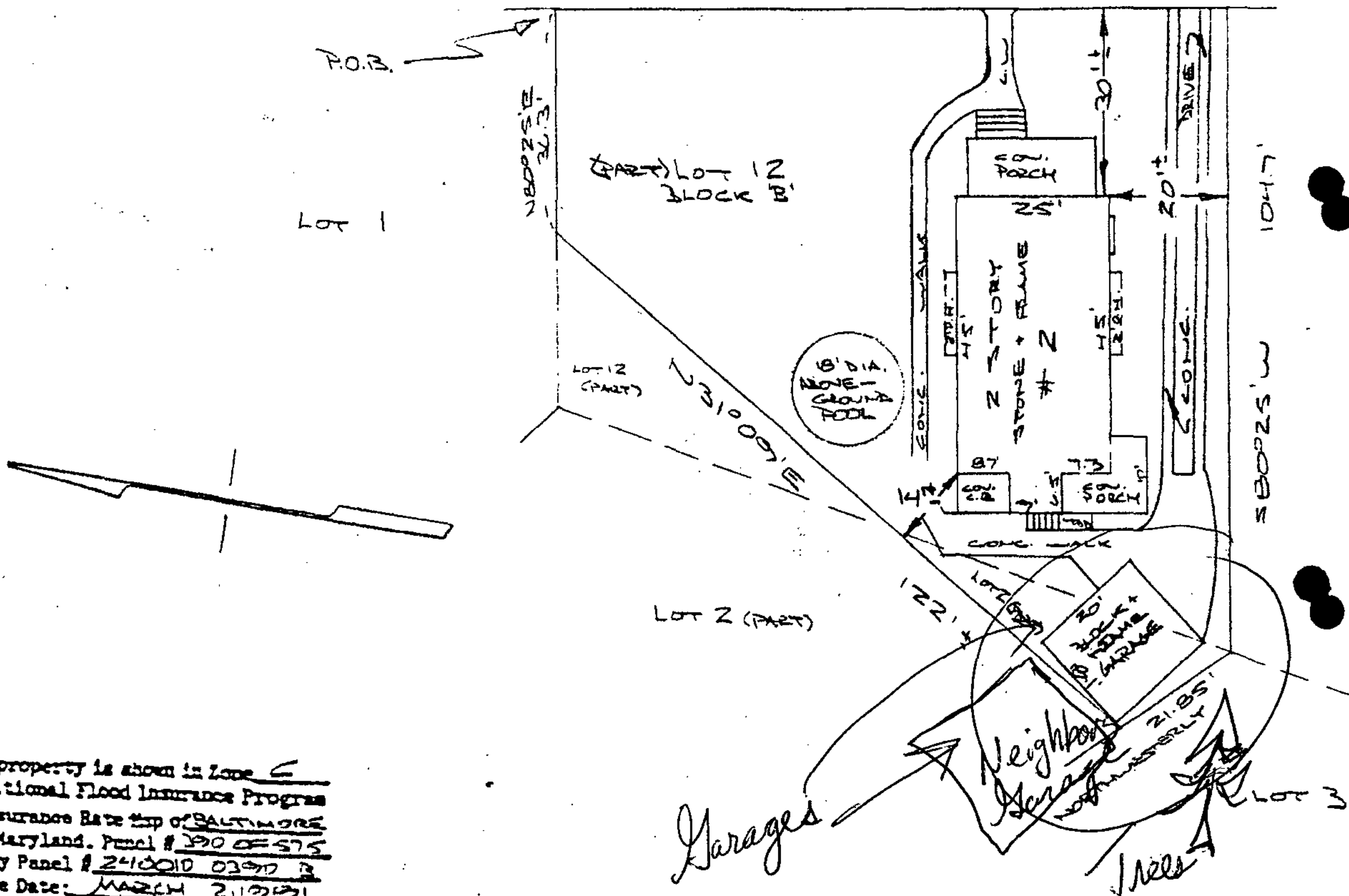
17m
323

FOREST DRIVE

44' 1/2"

307035'E

110'



Mrs. Murphy;

This is the plat before the deck,

Needless to say, we tore the
Pool down ... to the applause
of our neighbors.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special

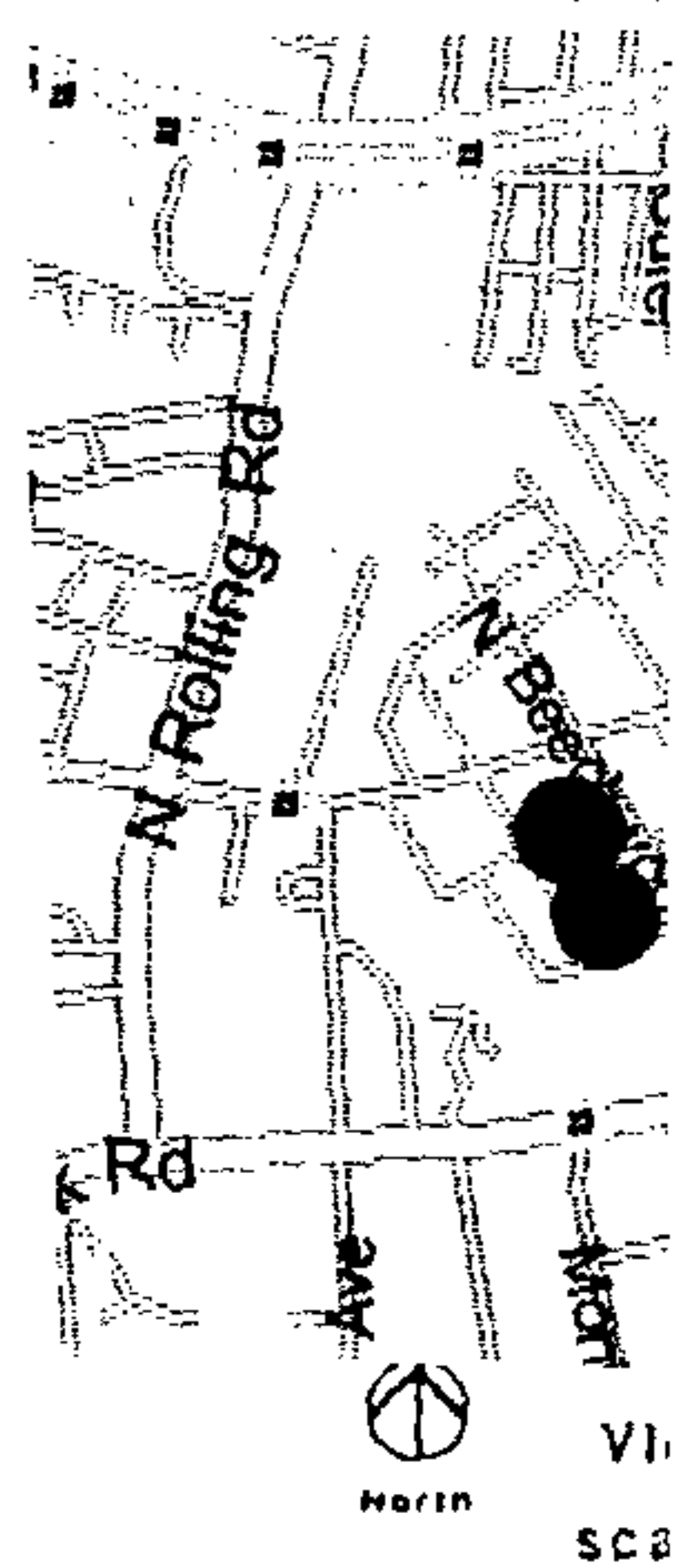
PROPERTY ADDRESS: 2 Forest Dr Catonsville

see pages 5 & 6 of the CHECKLIST for additional

Subdivision name: Forest Park

plat book # 5, folio # 71, lot # 12, 2, section #

OWNER: Ruth Whelley



LOCATION

Election District:

Councilmanic District:

1"=200' scale map:

Zoning: DR2

Lot size: 2.1 acreage

Chesapeake Bay Cr

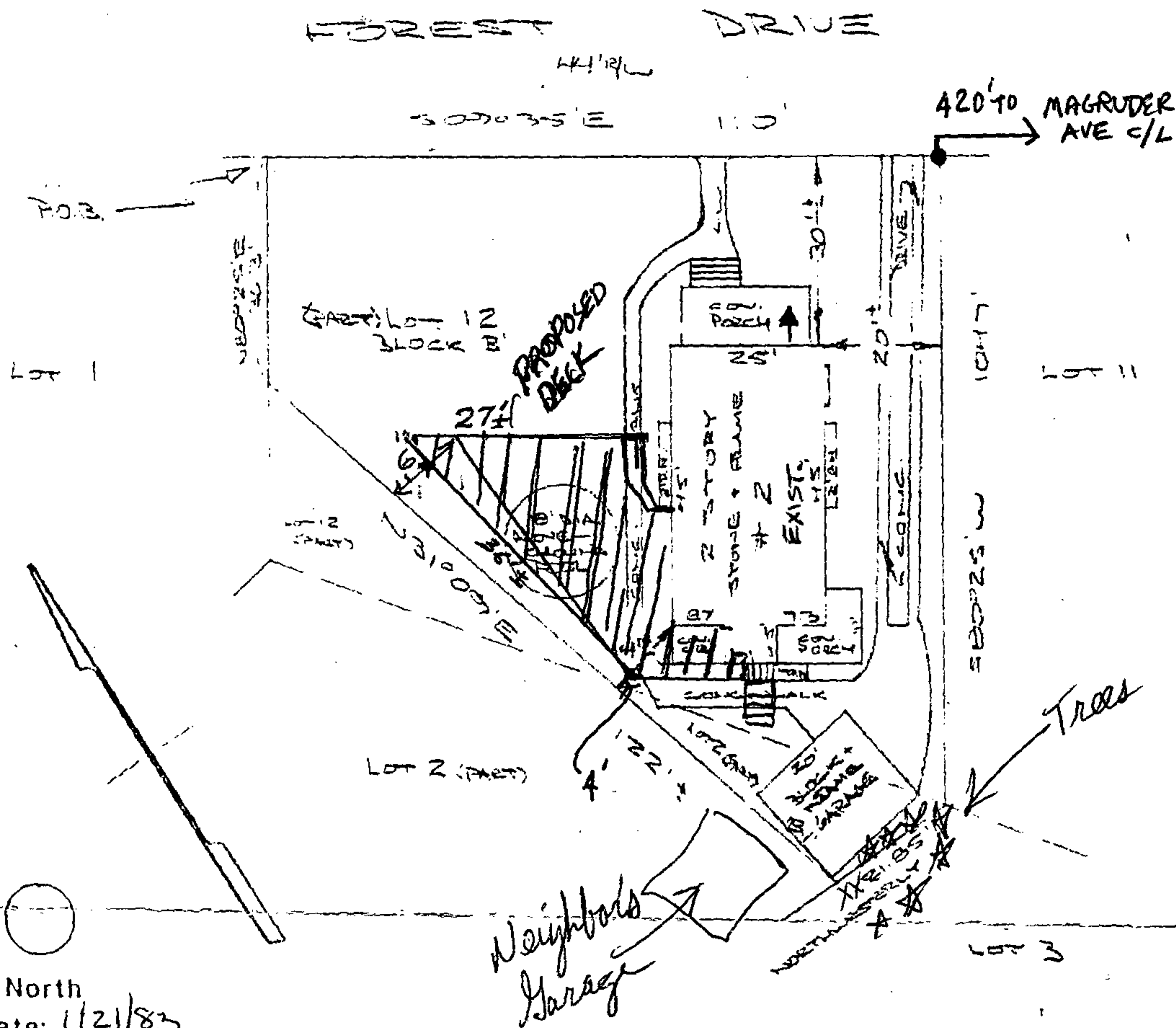
Prior Zoning Hearing

none

Zoning Office

reviewed by: IT

JL 3



North
date: 11/21/83

prepared by: NTT Associates

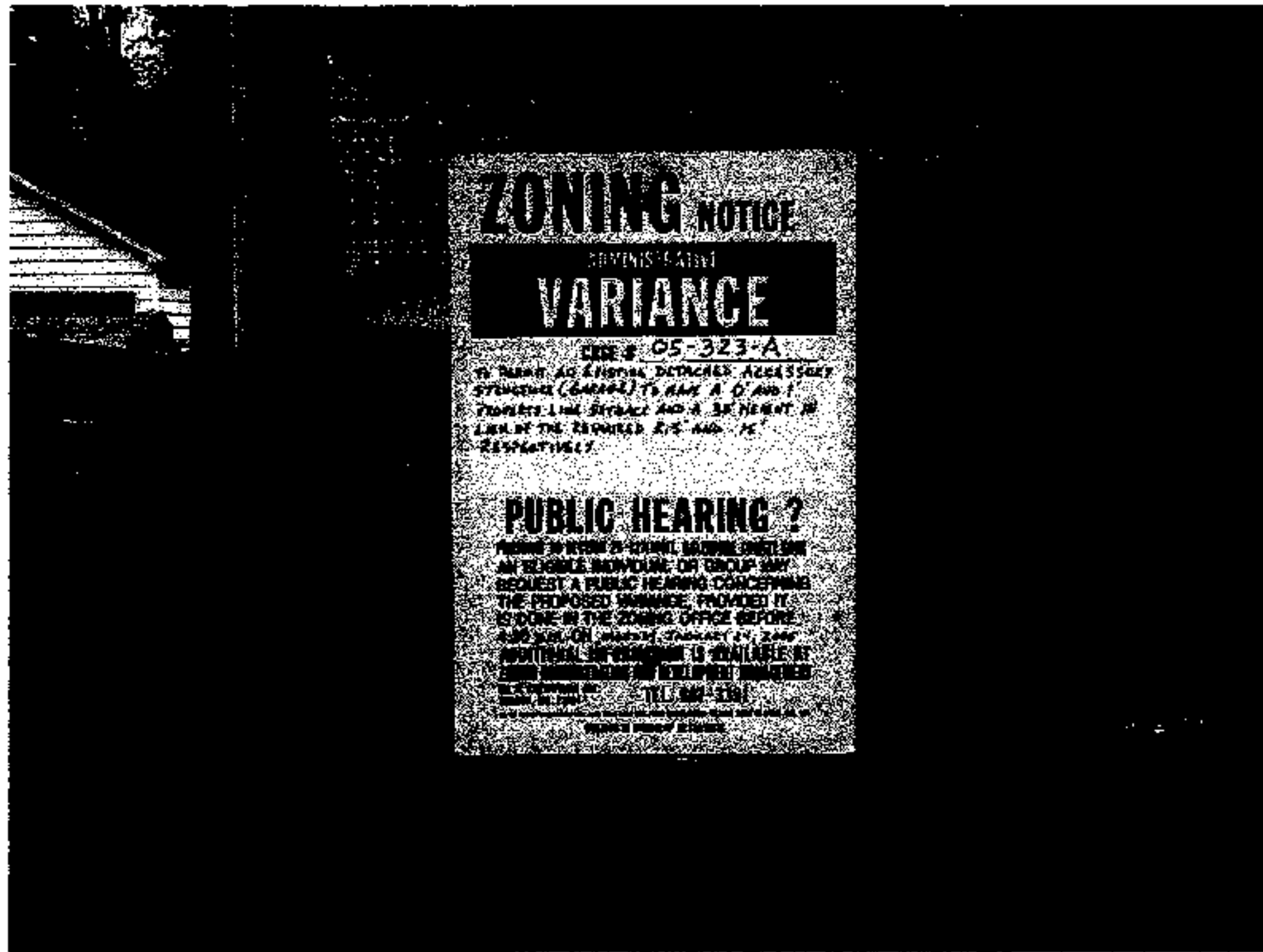
Scale of Drawing: 1"= 30'

This is the area AFTER we added our deck. The area around our garage is either trees or my neighbor's adjacent garage.

Regards,

Sten Whelley

im000171 (1152x864x256 jpeg)



Myatt 1/8/05