

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Prospect Avenue, 742' NE
centerline of Waugh Avenue
4th Election District
3rd Councilmanic District
(4606 Prospect Avenue)

Fran & Sergio Acle
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-444-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, Fran and Sergio Acle. The administrative variance is requested for property located at 4606 Prospect Avenue in the Glyndon area of Baltimore County. The administrative variance request is from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a replacement free standing garage with a height of 21 ft. in lieu of the maximum allowed 15 ft. height. 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 March 20, 2005, 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 April 8, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

RECEIVED FOR FILING
4/12/05
By Ray

"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, I find that the requested variance should be GRANTED.

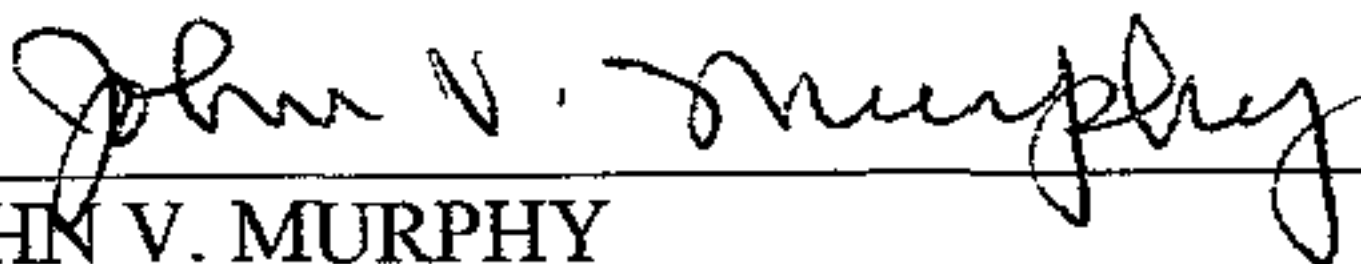
THEREFORE, IT IS ORDERED, this 12 day of April, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a replacement free standing garage with a height of 21 ft. in lieu of the maximum allowed 15 ft. height, be and is hereby GRANTED,

RECEIVED FOR FILING
4/12/05
By [Signature]

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 April 8, 2005, a copy of which is attached hereto and made a part hereof;
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
4/12/05
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

April 12, 2005

Mr. & Mrs. Sergio Acle
4606 Prospect Avenue
Glyndon, Maryland 21071

Re: Petition for Administrative Variance
Case No. 05-444-A
Property: 4606 Prospect Avenue

Dear Mr. & Mrs. Acle:

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: Joseph Duschl, 8825 Orchard Road, Baltimore, MD 21208

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





HISTORIC

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4606 PROSPECT AVE.
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 BCZR TO PERMIT A REPLACEMENT FREE STANDING GARAGE WITH A HEIGHT OF 21 FT IN LIEU OF THE MAXIMUM 15 FT. HEIGHT.

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):

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.

Address Telephone No.

City State Zip Code

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, 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

Reviewed By JL Date 3/08/05

Estimated Posting Date 3/20/05

CASE NO. 05 444 A

REV 02/25/01

ORDER RECEIVED FOR FILING
4/13/05

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4606 PROSPECT AVENUE
Address
BALTIMORE MD 21071
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):

- Extensive termite damage to existing garage
- Extensive damage to existing concrete floor
- Wood boring bee damage.
- Structure is of no historical value (circa 1950's)
- Existing structure contains an upper level storage area as does the new structure, will transfer items which are currently stored.
- 3 car garage will block view of commercial building on adjacent property.
- Neighbor (4601 Prospect Ave) has a similar detached structure with 2nd story storage.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
SERGIO ACLE
Name - Type or Print

[Signature]
Signature
FRAN ACLE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

[Signature] & [Signature]
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 10/1/05

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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City State Zip Code

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- Neighbor (4601 Prospect) has a similar detached structure with 2nd story storage.

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

SERGIO ACLE

Name - Type or Print

Signature

FRAN ACLE

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sergio Acle & Fran Acle
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

10/1/05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4606 PROSPECT AVE.
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 BCZR TO PERMIT A

REPLACEMENT FREE STANDING GARAGE WITH A HEIGHT
OF 21 FT IN LIEU OF THE MAXIMUM 15 FT. HEIGHT

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):

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.

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 05 day of 444 A 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. 05 444 A

Reviewed By JL Date 3/08/05

REV 10/25/01

Estimated Posting Date 3/20/05

ZONING DESCRIPTION FOR

4606 Prospect Avenue

Begining at a point on the west side of Prospect Avenue, which is 20' +/- wide at a distance of 742' +/- northeast of the centerline of Waugh Avenue which is 20' +/- wide, containing 2.54 acres. Also known as 4606 Prospect Avenue and located in the fourth Election District, ~~second~~ **THIRD** Councilmanic District.

As recorded in Deed Liber 8208, Folio 743 and includes the measurements and metes and bounds here and on the plat in the correct location.

Metes & Bounds: N.51 20'07"E. 150 ft., N.51 26'31"E.

50 ft., N.46 43'44"E. 50.21 ft., N.37

50.08 ft., N.31 59'30"E. 52.30 ft.,

N.70 30'00"W. 526.00 ft., S.18 14' 53"W.

200.00 ft., S.73 55'02" E. 175.00 ft.,

S 37 40'02" E. 228.19 ft.

444

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

444 No. 442618

DATE

4/09/05

ACCOUNT

001 000 6430

AMOUNT

65.00

RECEIVED
FROM

FOR

Sammy L. Freeman, Jr.
1686 Pinehills Dr

DISTRIBUTION
WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

PAID RECEIPT

RECEIVED

DATE

NO.

5/09/2005 5/09/2005 0428128

5/09/2005 5/09/2005 0428128

5/09/2005 5/09/2005 0428128

5/09/2005 5/09/2005 0428128

5/09/2005

5/09/2005

5/09/2005

5/09/2005

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date *May 5, 2005*

RE: Case Number *05-444-A*

Petitioner/Developer *PAUL MILLER / BUCK JONES*

Date of Hearing(Closing) *MAY 23, 2005*

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at *2023 RIVER ROAD*

The sign(s) were posted on

May 4, 2005

ZONING NOTICE

VARIANCE

CASE # *05-344-A*
TO PERMIT A DETACHED ACCESSORY
STRUCTURE (GARAGE) WITH A
HEIGHT OF 18 FEET AND LOCATED IN
THE SIDEYARD IN LIFO OF THE
REQUIRED 15 FEET AND REARYARD
RESPECTIVELY.

2023 RIVER ROAD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON *MON. MAY 23, 2005*
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
CITY OF BALTIMORE
TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date *March 20, 2005*

RE: Case Number *05-444-A*

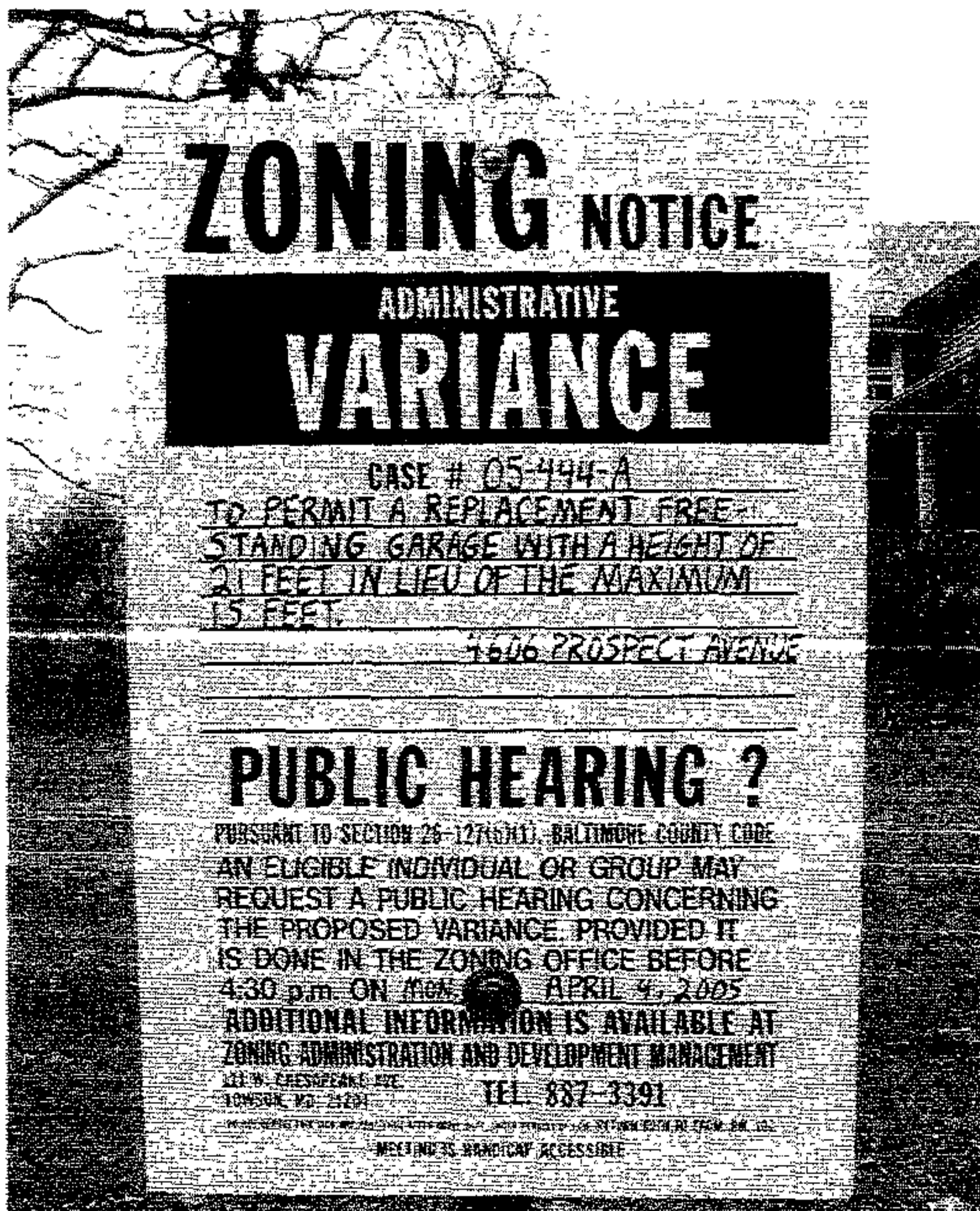
Petitioner/Developer *SERGIO + FRAN ACLE/DIVERSIFIED BUILDERS GROUP*

Date of Hearing/Closing *April 4, 2005*

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at *4606 PROSPECT AVENUE*

The sign(s) were posted on

March 20, 2005



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

**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: 05-444-A
Petitioner: Jergio & Fron Acler
Address or Location: 4606 PROSPECT AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPA DUSCHL
Address: 8825 ORCHARD RD
BALTIMORE, MD, 21208
Telephone Number: 410-370-9007

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 444 -A Address 4606 PROSPECT AVE.

Contact Person: Jana Lewis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/08/05 Posting Date: 3/20/05 Closing Date: 4/04/05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 444 -A Address 4606 PROSPECT AVE.

Petitioner's Name SERGIO & FRAN ACLE Telephone 410-833-1923

Posting Date: 3/20/05 Closing Date: 4/04/05

Wording for Sign: To Permit A REPLACEMENT FREESTANDING GARAGE
WITH A HEIGHT OF 21 FT. IN LIEU OF THE MAXIMUM 15 FT.

**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*

April 4, 2005

Sergio Acle
Fran Acle
4606 Prospect Avenue
Glyndon, Maryland 21071

Dear Mr. and Mrs. Acle:

RE: Case Number: 05-444-A, 4606 Prospect Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 8, 2005.

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
Joseph Duschl 8825 Orchard Road Baltimore 21208

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

March 23, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 21, 2005

Item No.: 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 457, 461, 462.

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.

Acting Lieutenant Don W. Muddiman
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: 3.18.05

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

RE: Baltimore County
Item No. 444 JLL

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
FROM: John D. Oltman, Jr. JOO
DATE: April 19, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 21, 2005

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

05-444

05-448

05-449

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

4/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 8, 2005

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

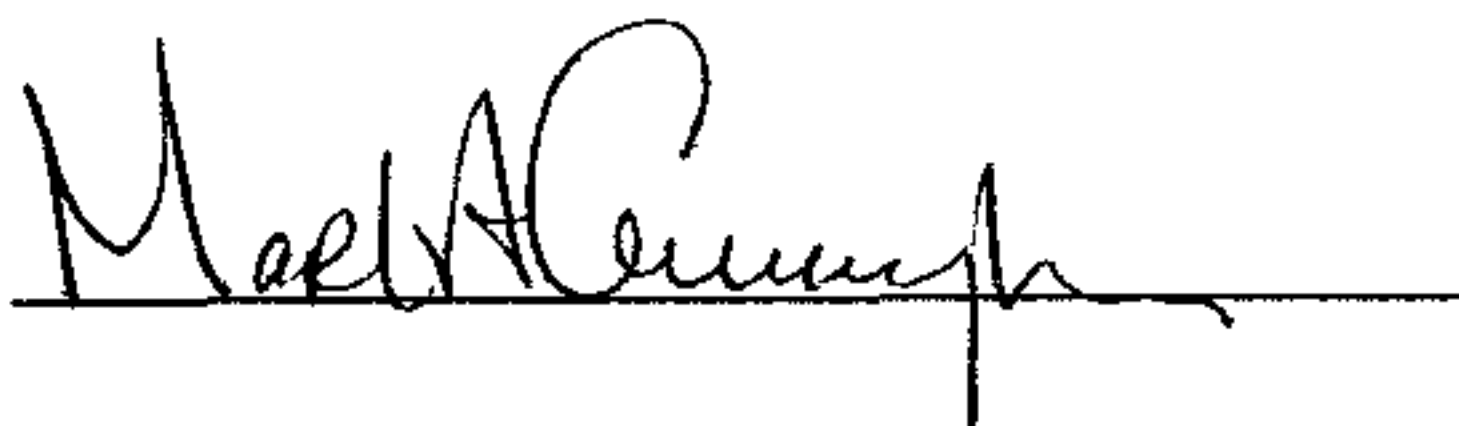
SUBJECT: 5-444 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 21 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: MAC

ORDER RECEIVED FOR FILING
4/12/05
Ray

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 6, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, Acting Supervisor ^{DAK}
Bureau of Development Plans Review

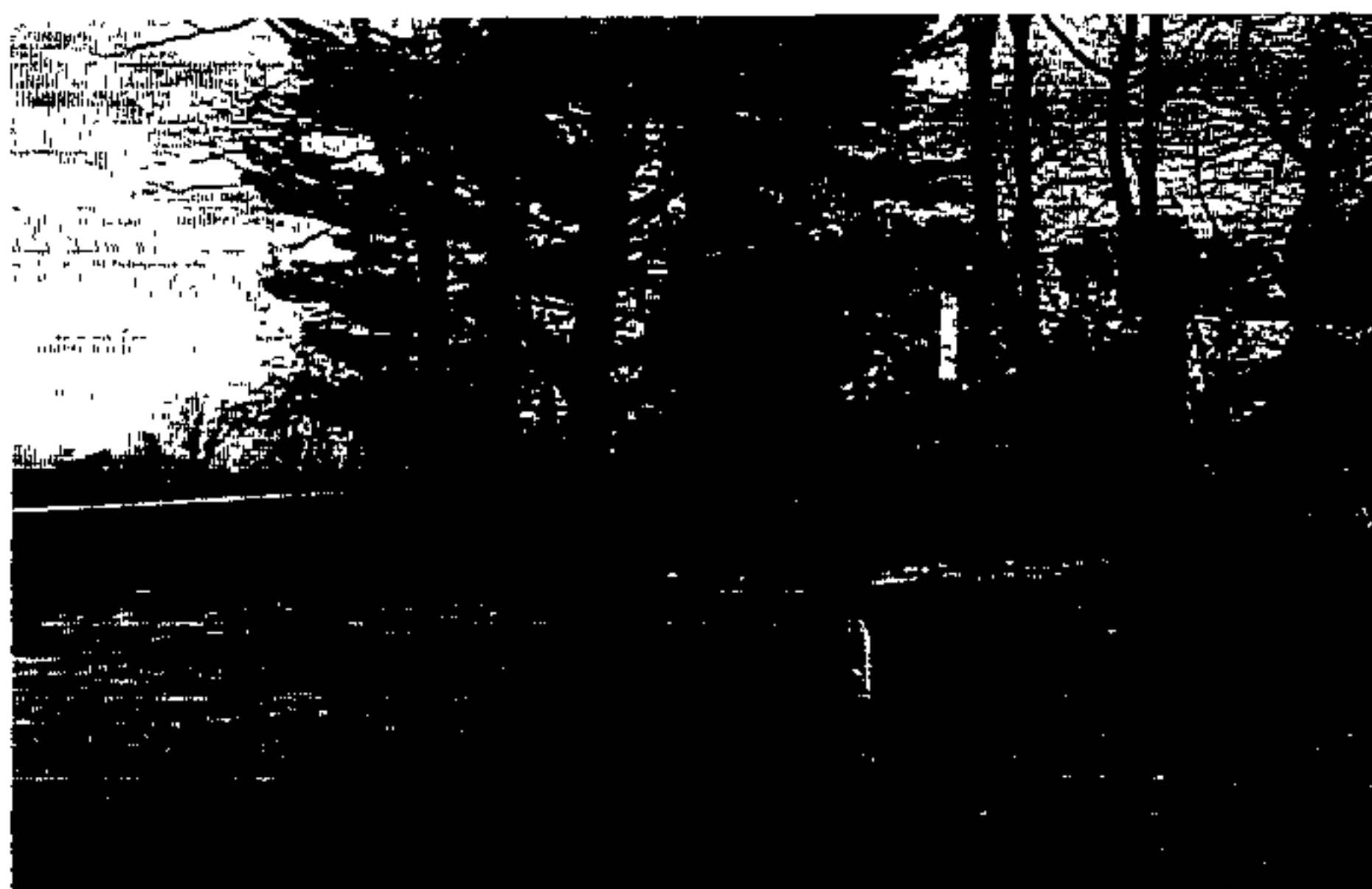
SUBJECT: Zoning Advisory Committee Meeting
for March 23, 2005
Item No. 444, 446, 447, 448, 449
450, 451, 452, 453, 454 and 455

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

DAK:CEN:clw
cc: file

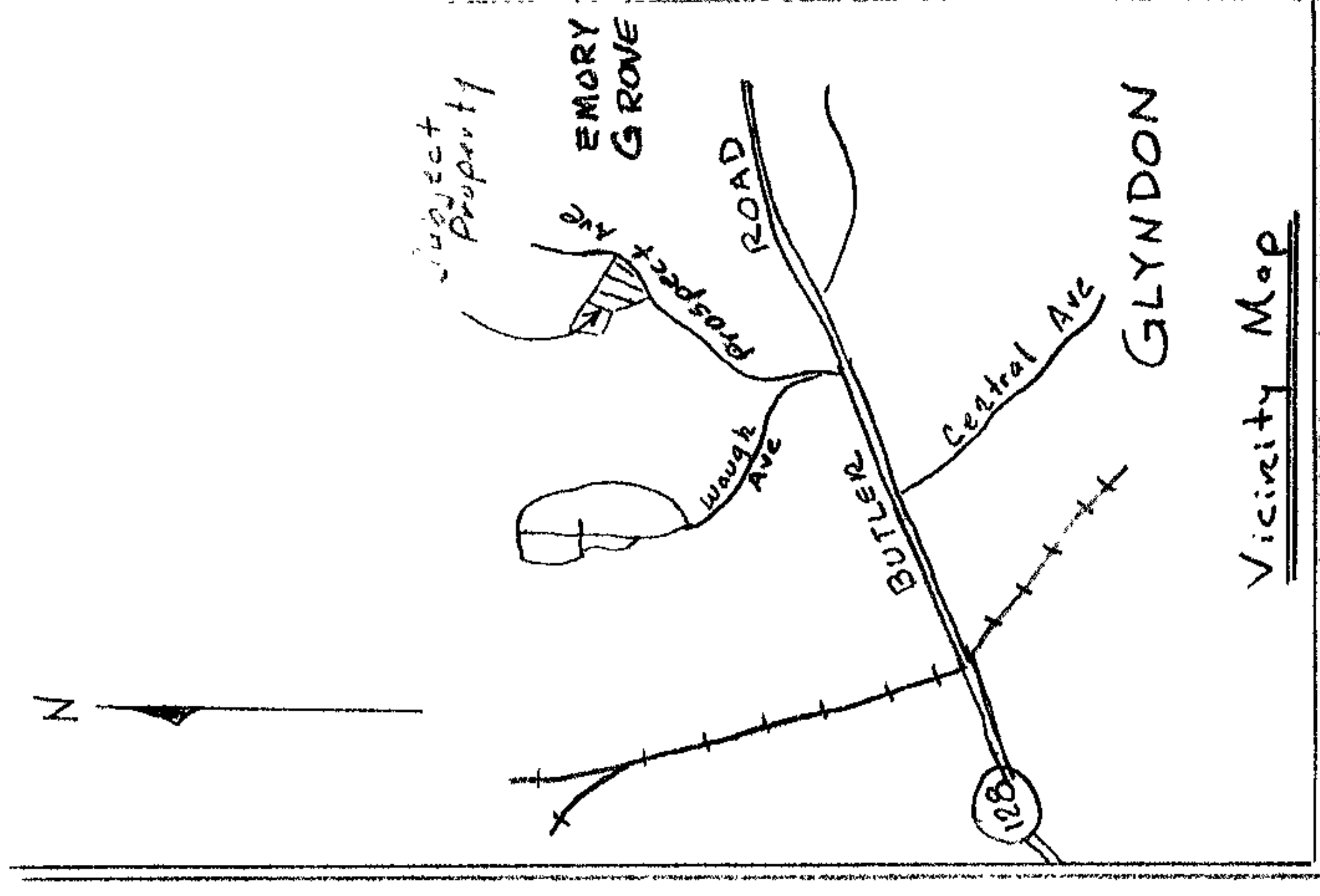


444

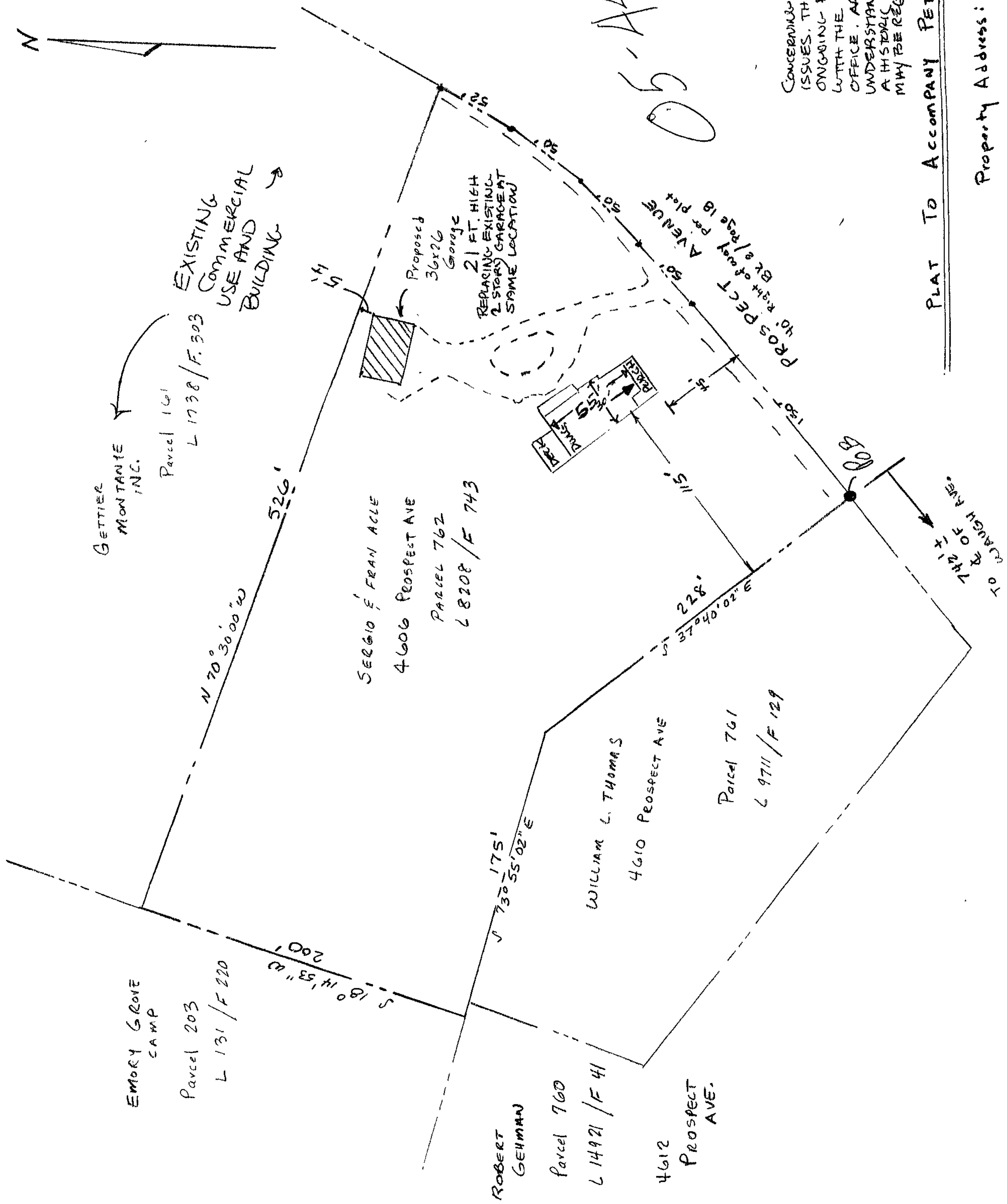


Acle
 4606 prospect Ave
 Glyndon Md
 21071
 Photos of
 existing
 garage

444



LOCATION INFORMATION			
ELECTION DISTRICT	4		
COUNCILMANIC DISTRICT	3		
1" = 200' SCALE MAP #			
ZONING	RC 2		
LOT SIZE	2.54	110,642	SQUARE FEET
ACREAGE			
SEWER	☒ PUBLIC	☐ PRIVATE	
WATER	☒	☐	
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒	
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY / BUILDING	☒	☐	
PRIOR ZONING HEARING	☐	☐	



CONCERNING HISTORIC ISSUES, THERE IS AN ONGOING REVIEW WITH THE PLANNING OFFICE. APPLICANT UNDERSTANDS THAT A HISTORIC SPECIAL HEARING MAY BE REQUIRED IN THE FUTURE.

PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

Property Address: 4606 Prospect Ave
 Owner: Sergio E. Fran Acle
 Scale of Drawing: 1" = 60'