

IN RE: PETITION FOR VARIANCE
SE/S Timbershed Court, 1200' W of the c/l
Slab Bridge Drive
(21 Timbershed Court)
6th Election District
3rd Council District

Kathleen Karen Velleggia
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-454-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Kathleen Karen Velleggia. The Petitioner seeks relief from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1976-1993) to permit a property line setback of 38 feet in lieu of the required 50 feet for a proposed 24' x 30' addition and approval of an amendment to the Final Development Plan for Timberbrook Farm - Phase I, Lot 6, only. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

By

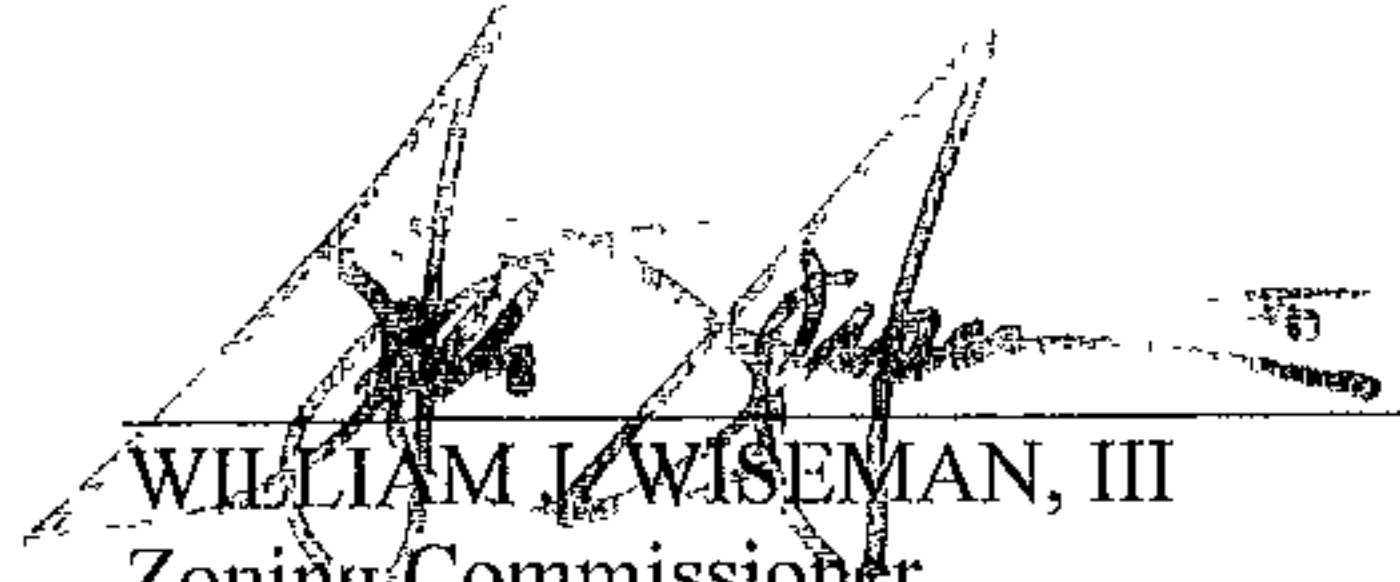
Based upon the evidence contained therein, I am persuaded to grant the requested relief. It was indicated that the variance is necessitated due to the location and layout of the existing dwelling. As shown on the site plan, the rear corner of the existing dwelling is located 55 feet from the west side property line. In that the proposed addition will be located to the rear of the building on that side of the property, the requested variance relief is necessary. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one appeared in opposition to the request. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of April 2005 that the Petition for Administrative Variance seeking relief from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1976-1993) to permit a property line setback of 38 feet in lieu of the required 50 feet for a proposed 24' x 30' addition and approval of an amendment to the Final Development Plan for Timberbrook Farm - Phase I, Lot 6, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECORDED FOR FILING
Date 4/11/05
By [Signature]

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 11, 2005

Ms. Kathleen K. Velleggia
21 Timbershed Court
Freeland, Maryland 21053

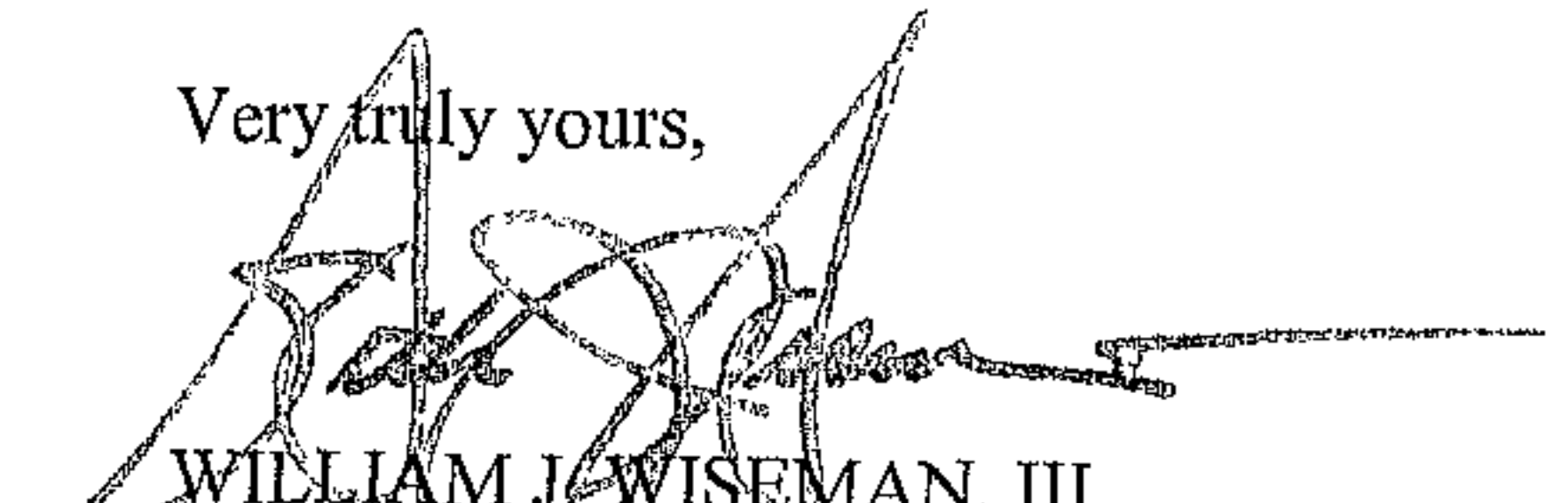
RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/S Timbershed Court, 1200' W of the c/l Slab Bridge Drive
(21 Timbershed Court)
6th Election District – 3rd Council District
Kathleen K. Velleggia - Petitioner
Case No. 05-454-A

Dear Ms. Velleggia:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning; People's Counsel; Case File

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 21 Timbershed Court

which is presently zoned RC 4

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) 1A03.4, B, 4 TO PERMIT

A BUILDING ADDITION WITH A 38 FT. SETBACK TO PROPERTY LINE IN LIEU OF 50 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 6 IN TIMBERBROOK FARM - PHASE I

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

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.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JL

Date

3/11/05

Estimated Posting Date

3/20/05

CASE NO. 05 454 A

Date 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

21 Timbershed Court
Address
Fredland Maryland 21053
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): **THE PURPOSE OF THE PROPOSED GARAGE ADDITION IS TO PROVIDE COVERED SAFETY FOR OUR VEHICLES (TWO SUV'S), GUARD THEM FROM EXTREME WEATHER CONDITIONS AND PROVIDE US W/NECESSARY STORAGE FOR OUR FAMILY OF FOUR INCLUDING TWO YOUNG CHILDREN. OUR PRE-EXISTING DRIVEWAY LEADS DIRECTLY TO THE PROPOSED LOCATION. TO BUILD THE ADDITION ON THE OPPOSITE SIDE OF THE HOUSE WOULD MEAN POURING A NEW DRIVEWAY @ GREAT EXPENSE. OUR PRIVATE SEPTIC SYSTEM, HVAC COMPRESSION + MASONRY FIREPLACE ALREADY EXIST IN THAT SAME LOCATION (SEE PHOTOS). FURTHERMORE, THE PROPOSED LOCATION LEADS DIRECTLY INTO A PRE-EXISTING MUD ROOM WHICH INCLUDES PLUMBING AND ELECTRIC FOR OUR WASHER AND DRYER, AND LEADS DIRECTLY INTO THE KITCHEN. THIS MUD ROOM WILL ACT AS A BUFFER TO EXTREME WEATHER CONDITIONS ENTERING FROM THE NEW ADDITION INTO THE MAIN LIVING AREA, WHEREAS THE OPPOSITE SIDE OF THE HOUSE WOULD HAVE NO SUCH BUFFER.**

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.

Kathleen Karen Velleggia
Signature
Kathleen Karen Velleggia
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of march 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Susan E. Ellison
Notary Public

My Commission Expires march 1, 2009

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

21 Timbershed Court
Address
Freeland Maryland 21053
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):

THE PURPOSE OF THE PROPOSED GARAGE ADDITION IS TO PROVIDE COVERED SAFETY FOR OUR VEHICLES (TWO S.U.V.'S), GUARD THEM FROM EXTREME WEATHER CONDITIONS AND PROVIDE US W/ NECESSARY STORAGE FOR OUR FAMILY OF FOUR INCLUDING TWO YOUNG CHILDREN. OUR PRE-EXISTING DRIVEWAY LEADS DIRECTLY TO THE PROPOSED LOCATION. TO BUILD THE ADDITION ON THE OPPOSITE SIDE OF THE HOUSE WOULD MEAN PAVING A NEW DRIVEWAY @ GREAT EXPENSE. OUR PRIVATE SEPTIC SYSTEM, HVAC COMPRESSOR & MASONRY FIREPLACE ALREADY EXIST IN THAT SAME LOCATION (SEE PHOTOS). FURTHERMORE, THE PROPOSED LOCATION LEADS DIRECTLY INTO A PRE-EXISTING MUD ROOM WHICH INCLUDES PLUMBING AND ELECTRIC FOR OUR WASHER AND DRYER, AND LEADS DIRECTLY INTO THE KITCHEN. THIS MUD ROOM WILL ACT AS A BUFFER TO EXTREME WEATHER CONDITIONS ENTERING FROM THE NEW ADDITION INTO THE MAIN LIVING AREA, WHEREAS THE OPPOSITE SIDE OF THE HOUSE WOULD HAVE NO SUCH BUFFER.

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.

Kathleen Karen Velleggia
Signature

Kathleen Karen Velleggia
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Susan E. Ellias
Notary Public

My Commission Expires March 1, 2009



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 21 Timbershed Court
which is presently zoned RC 4

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) 1A03.4.B.4 1976-1993 (BLZK)

TO PERMIT A BUILDING ADDITION WITH A 38 FT. SETBACK TO PROPERTY LINE IN LIEU OF 50 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 6 IN TIMBERBROOK FARM-PHASE I

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

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 April, 2005, 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):

Kathleen Karen Velleggia

Name - Type or Print

Kathleen Karen Velleggia

Signature

Name - Type or Print

Signature

21 Timbershed Court 410-329-2234

Address

Telephone No.

Freeland Maryland 21053

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05 454 A

REV 10/25/01

Reviewed By JL

Date 3/11/05

Estimated Posting Date 4/04/05

Zoning Description
for
21 Timbershed Court
Freeland, Maryland 21053

Beginning at a point on the southwest side of Timbershed Court which is 50 feet wide at the distance of 1200 feet southwest of the centerline of the nearest improved intersecting street Slab Bridge Road which is 60 feet wide. *Being Lot #6, in the subdivision of Timberbrook Farm - Phase 1 as recorded in Baltimore County Plat Book #56, Folio #112, containing 3.380 acres. Also known as 21 Timbershed Court and located in the 6th Election District, 3rd Councilmanic District.

A5A

454 No. 442634

0919 900 100

130.00

Res Vanuatu + Amsterdam +

21 Timber Shed CT

YELLOW - CUSTOMER

CASHIER'S VALIDATION

[illegible][illegible]

Map for
 showing the
 distribution of

RE: Case No.: 05-454-A

Petitioner/Developer: _____

KATHLEEN VELLEGGIA

Date of Hearing/Closing: 3/20/05

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 _____

21 TIMBERSHED COURT

The sign(s) were posted on 3/20/05
(Month, Day, Year)

Sincerely,

Richard E. Hoffman 3/20/05
(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)



21 TIMBERSHED CT.
POSTED 3/20/05
Richard E. Hoffman 3/20/05

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: 05 454 A

Petitioner: Kathleen Karen Velleggia

Address or Location: 21 TimberShed Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kathleen Velleggia

Address: 21 TimberShed Court

Freeland, Maryland 21053

Telephone Number: 410-329-2234

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 454 -A

Address 21 TIMBER SHED COURT

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/11/05

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.

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- 454 -A

Address 21 TIMBER SHED CT.

Petitioner's Name KATHLEEN VELLEGGIA

Telephone 410 329 2234

Posting Date: 3/20/05

Closing Date: 4/04/05

Wording for Sign: To Permit A BUILDING ADDITION WITH 38 FT.
SETBACK TO PROPERTY LINE IN LIEU OF 50 FT. AND TO
AMEND THE FINAL DEVELOPMENT FOR LOT 6 IN TIMBERBROOK
FARM - PHASE I

**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

Kathleen Karen Velleggia
21 Timbershed Court
Freeland, Maryland 21053

Dear Ms. Velleggia:

RE: Case Number: 05-454-A, 21 Timbershed Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 11, 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, reading "W. Carl Richards, Jr.", written 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

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
for March 28, 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 N*
cc: file

*Granted
4/11/05*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr
DEPRM

DATE: April 18, 2005

SUBJECT: Zoning Item # 05-454
Address 21 Timbershed Court

Zoning Advisory Committee Meeting of March 21, 2005

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

There was no plan submitted with the petition. If the variance brings the proposed garage closer to the Conservancy Area this is of concern. If this is the case then therefore the applicant will be required to either reconfigure the design to avoid the setback variance or else propose mitigation to lessen the impact should a setback variance be awarded. Possible mitigation measures include fencing, reforestation, or other such actions that would contribute to the protection and enhancement of the Conservancy Area.

Reviewer: Wallace Lippincott Date: April 18, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 8, 2005
RECEIVED

APR 17 2005

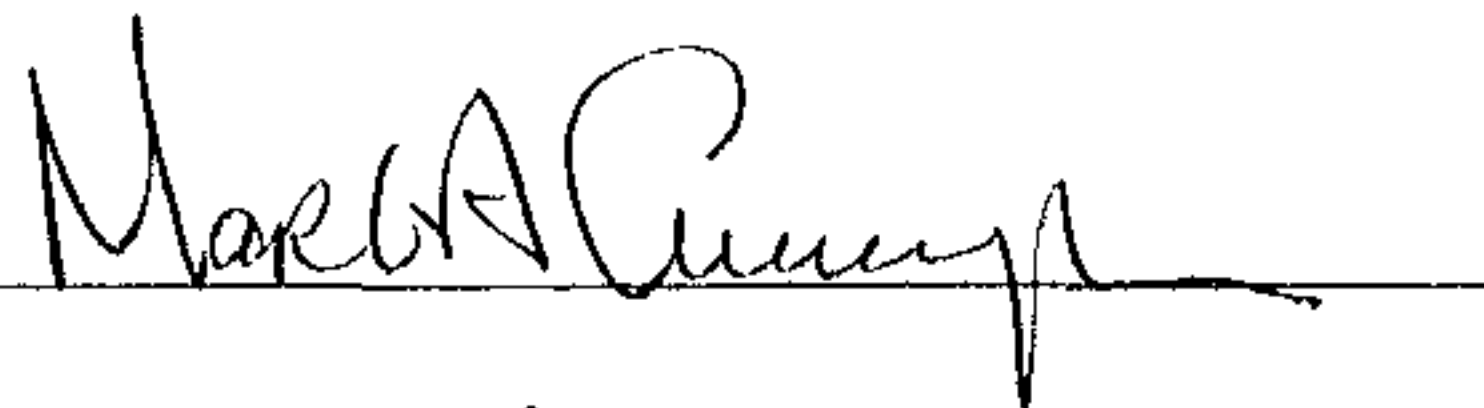
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

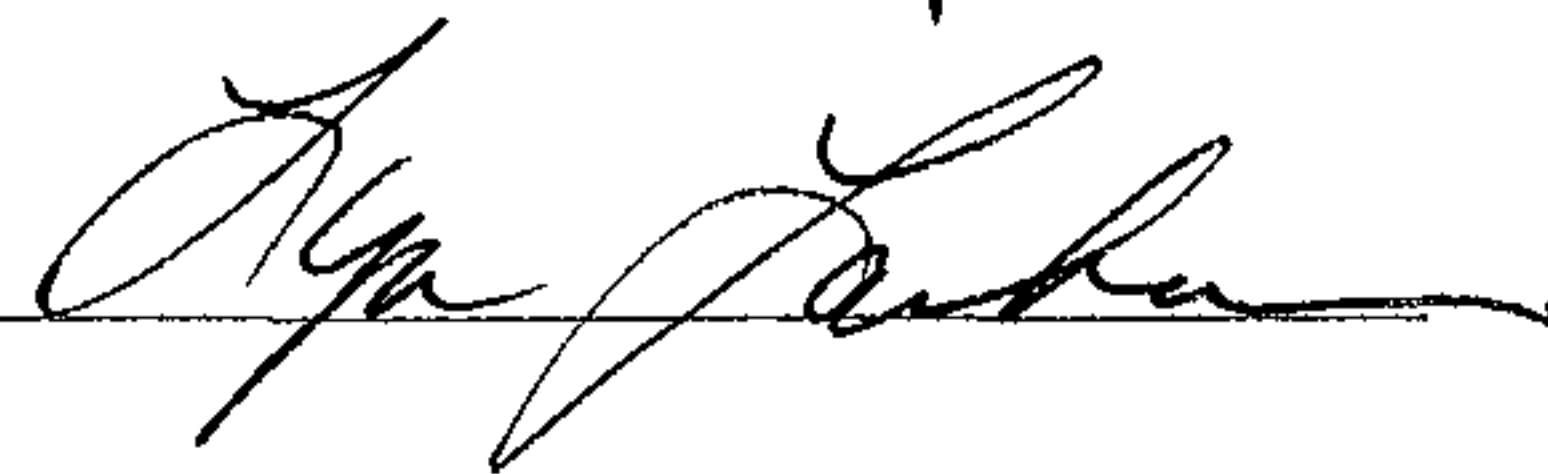
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-454 – Administrative Variance

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:



Division Chief:



MAC/LL

LIW 37H

115 2001

ZONING MAP

ASA

TIMBER SHED CT.

SITE

4

R. C. 4

R. C. 4

R.

W43,500

SCALE

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. 454 JLL

Dear Ms. Matthews:

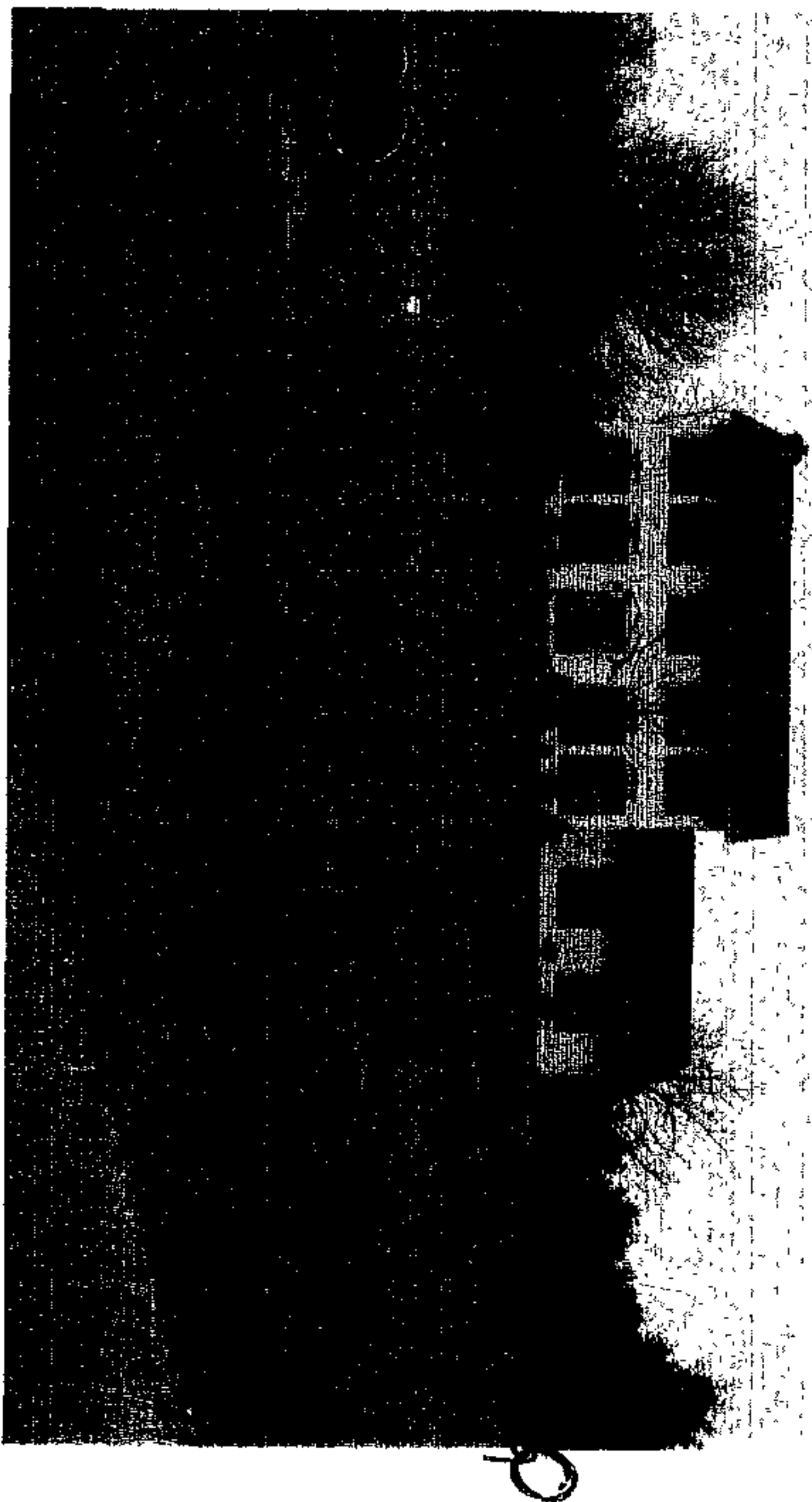
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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,

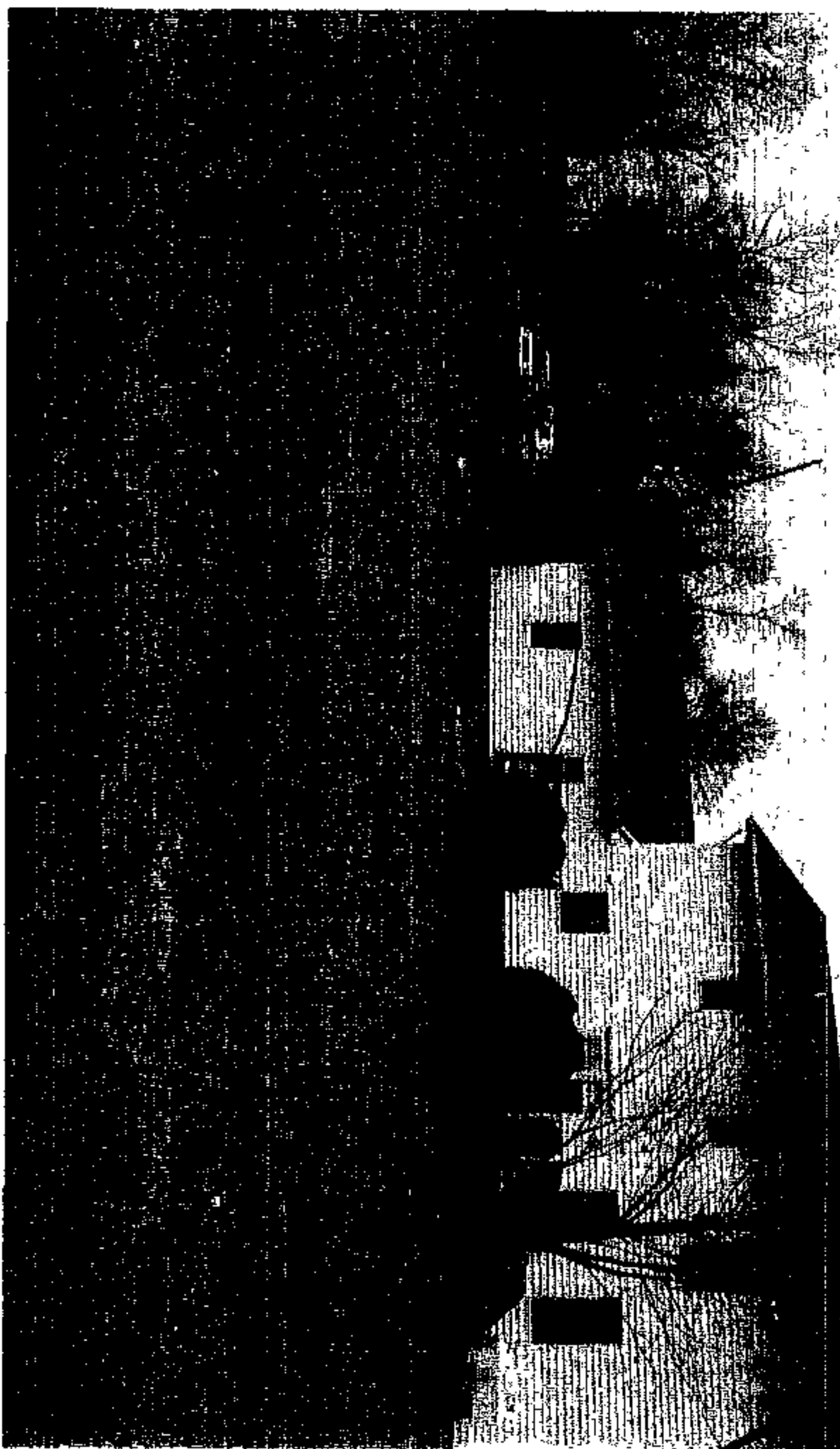
Steven D. Foster, Chief
Engineering Access Permits Division

Front of House From Rd.
(Timbers Ave. Ct.)

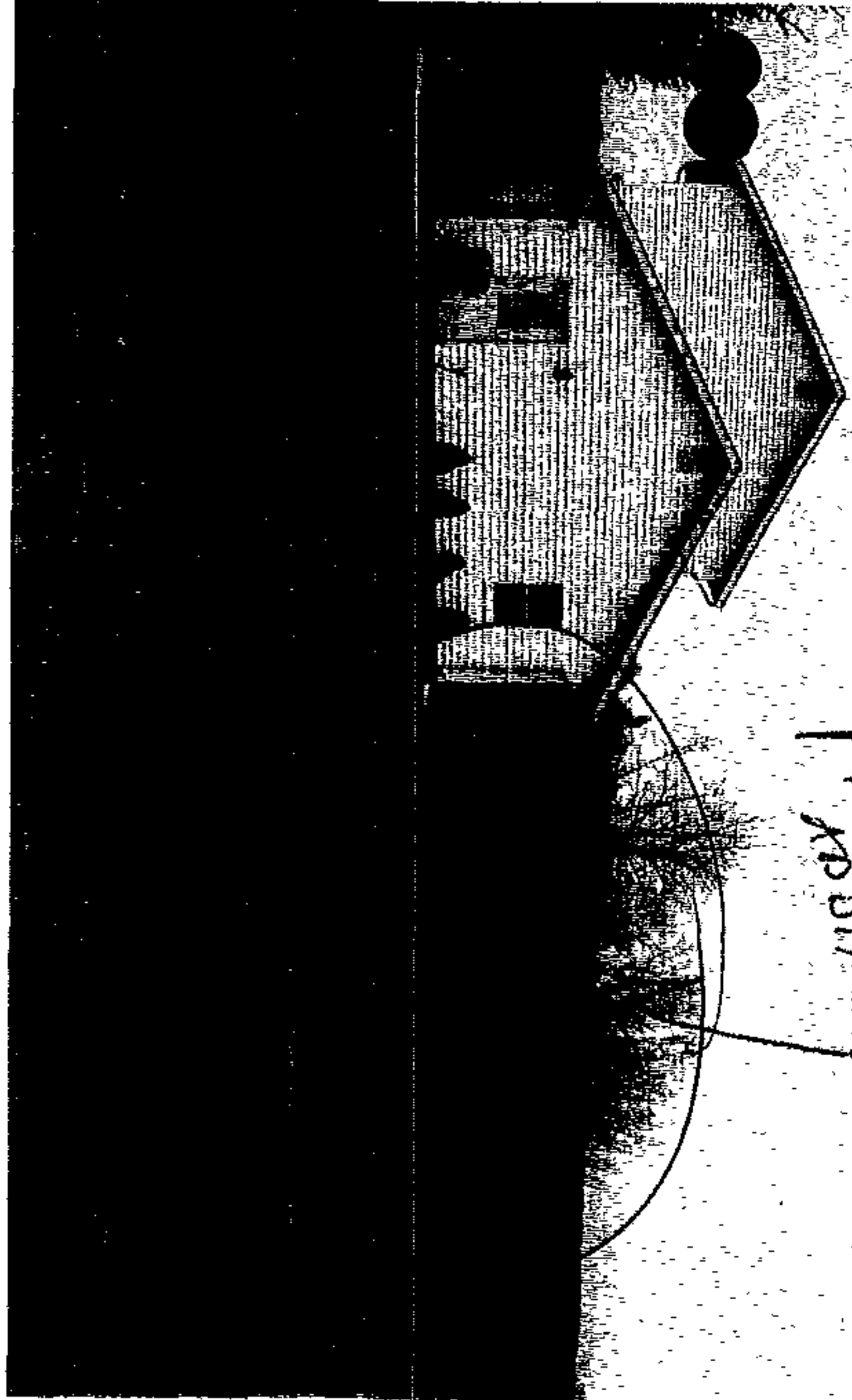


454

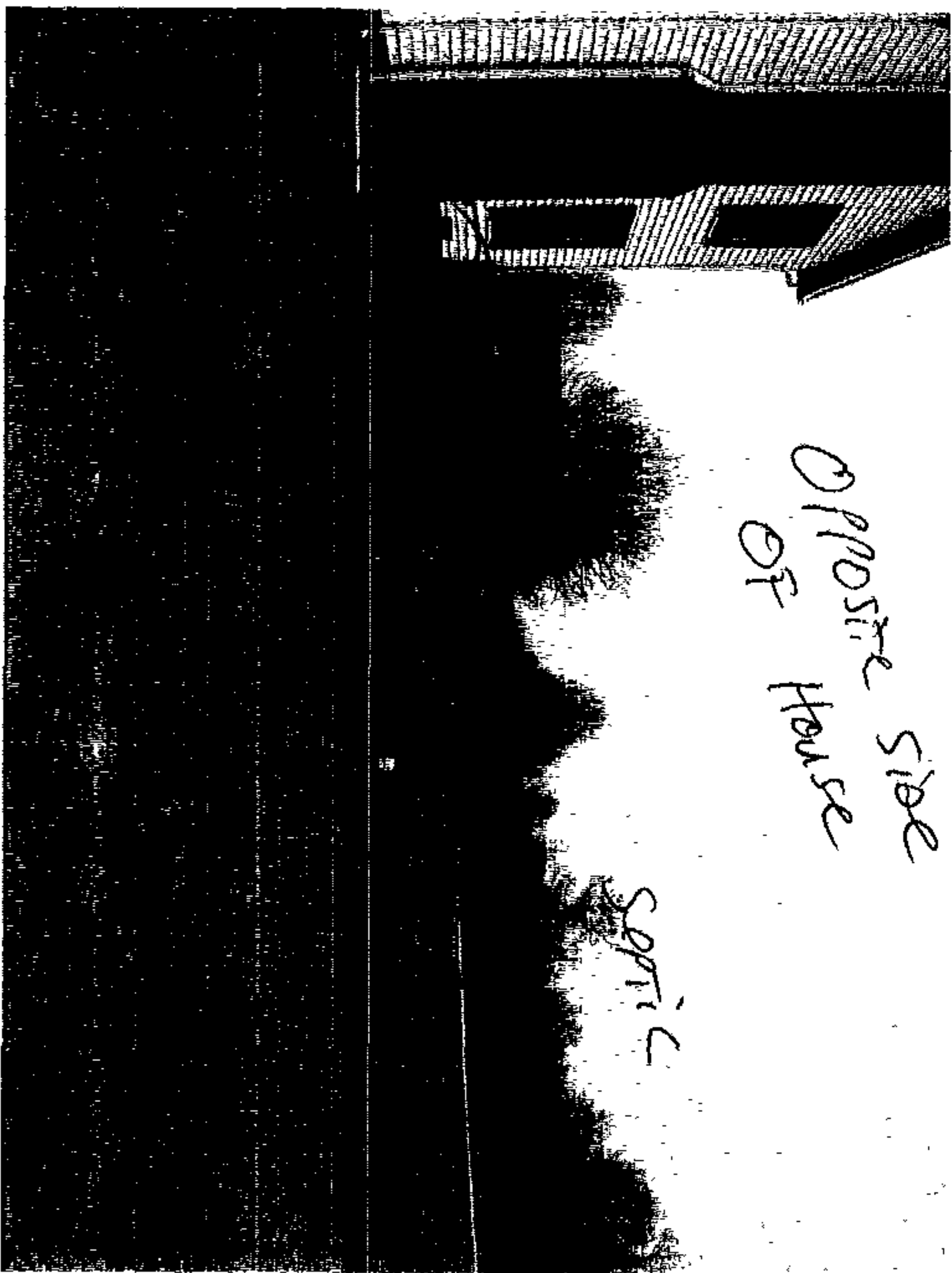
— Back of House
— Site of Addition

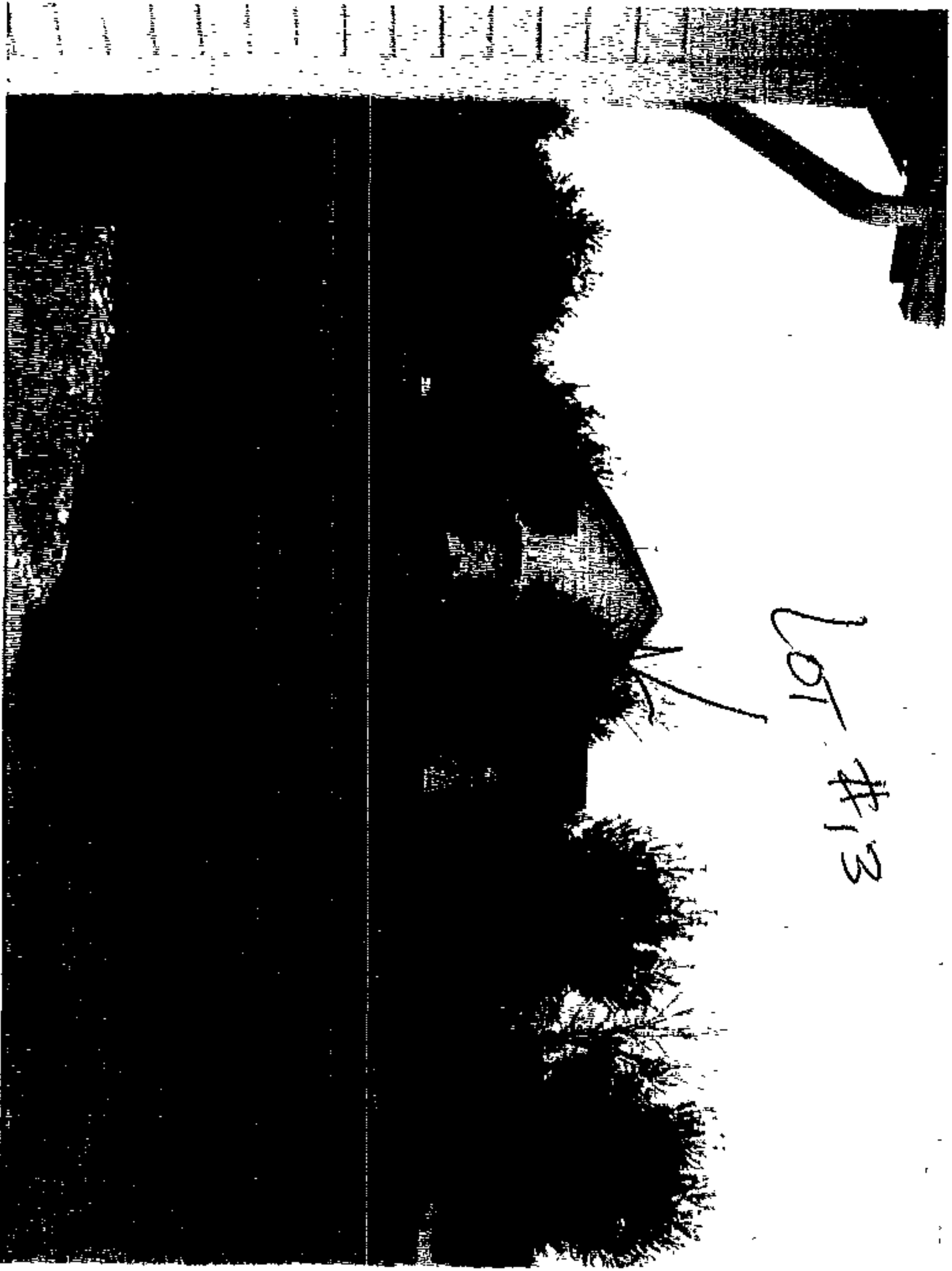
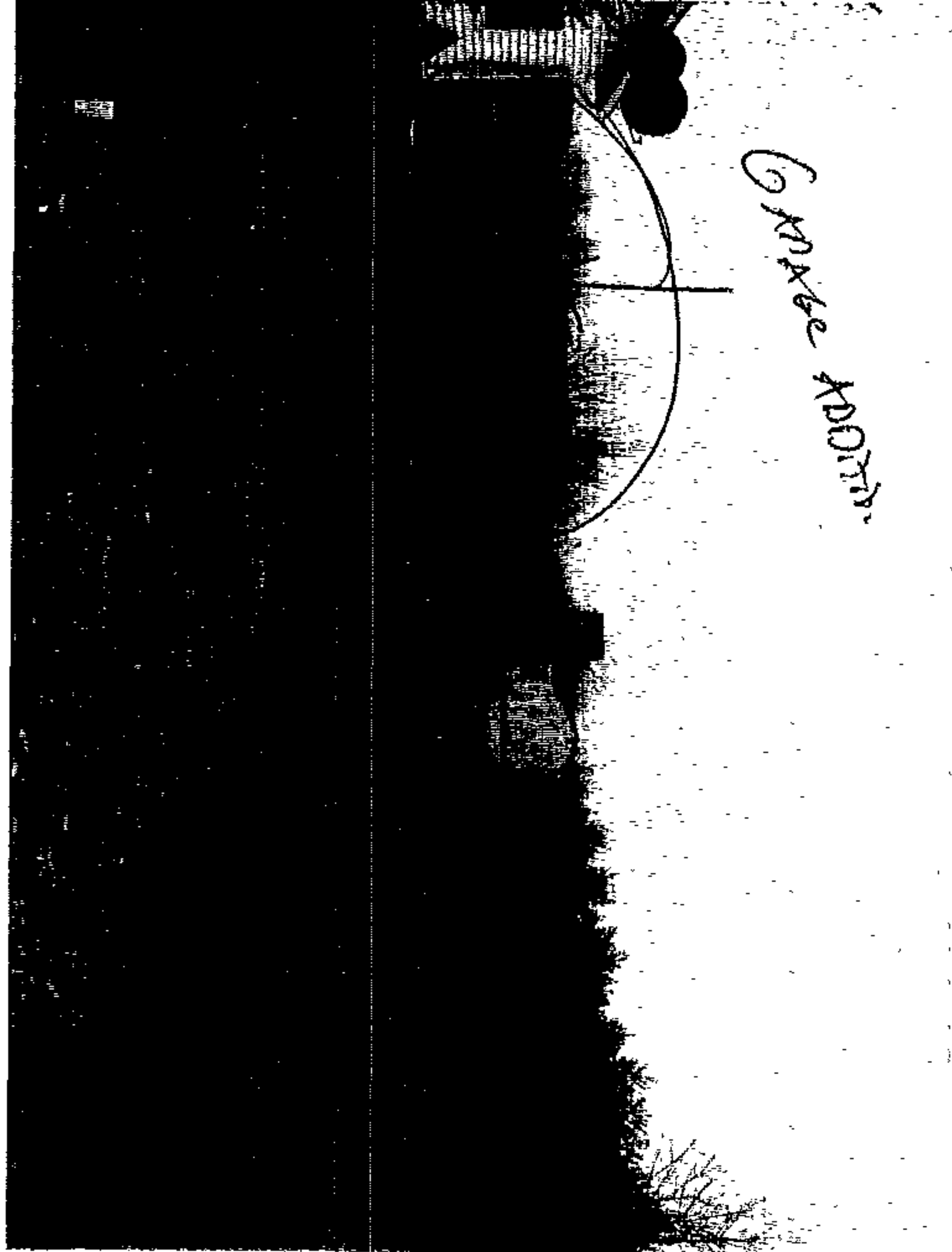
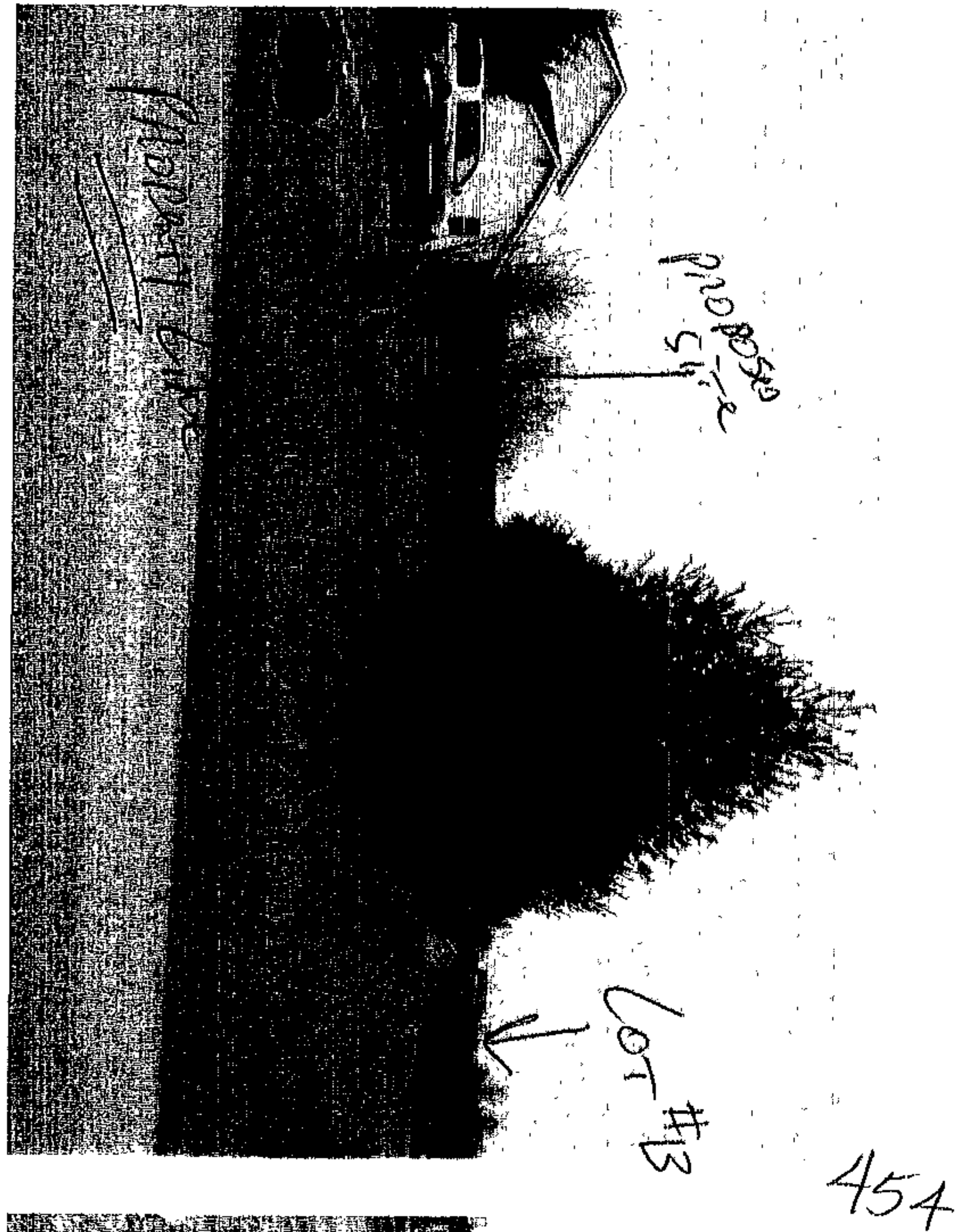


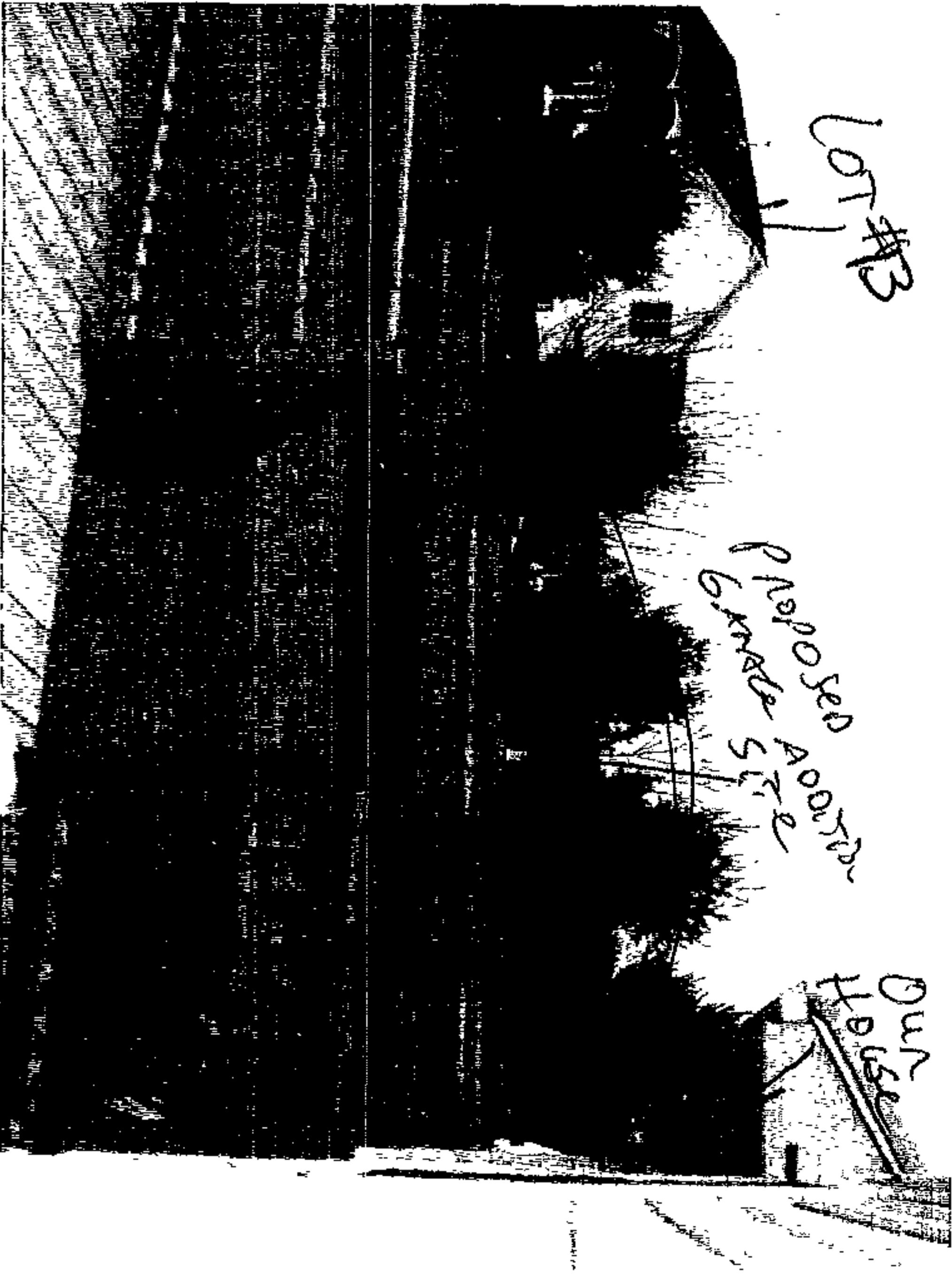
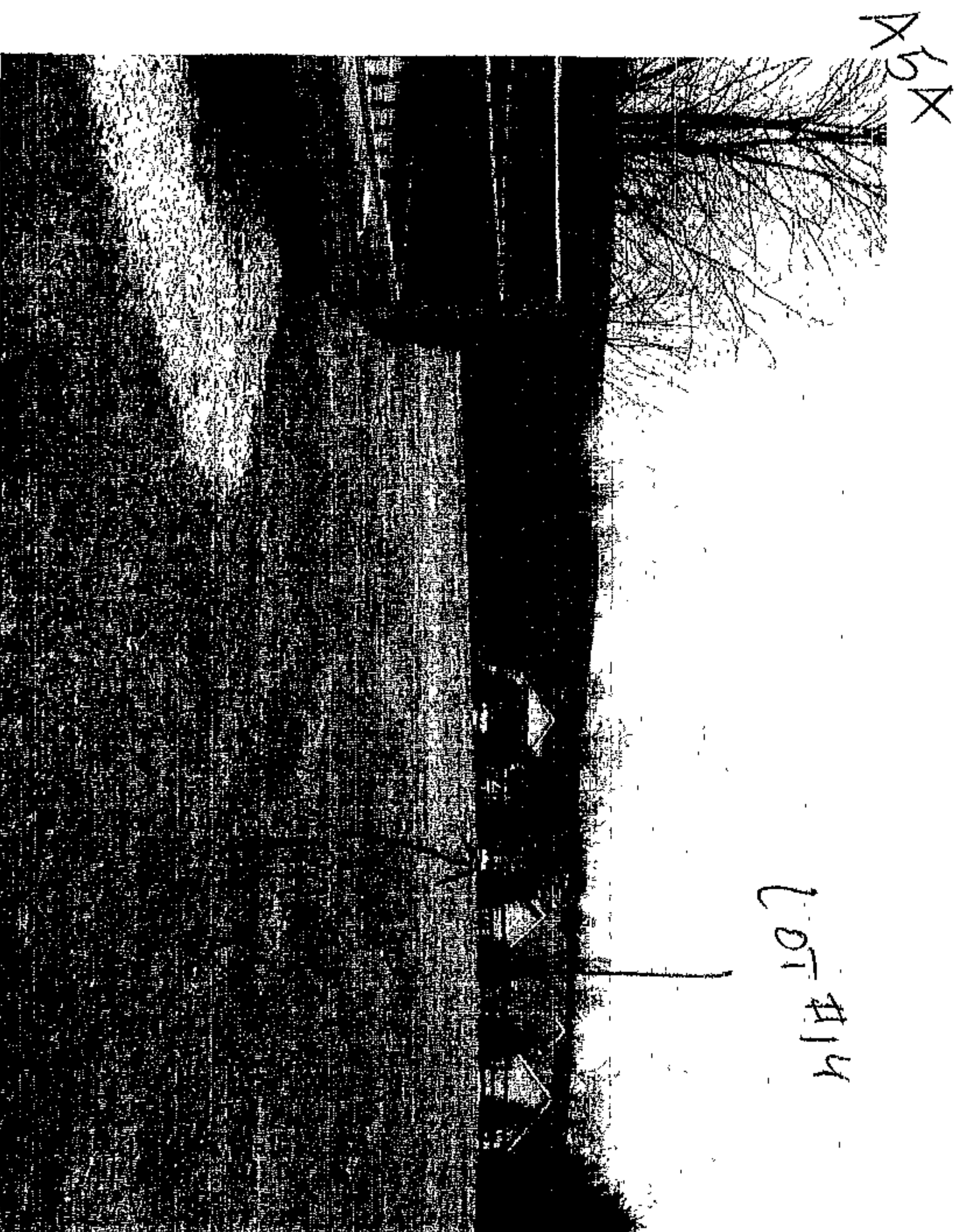
Proposed Site
Addition

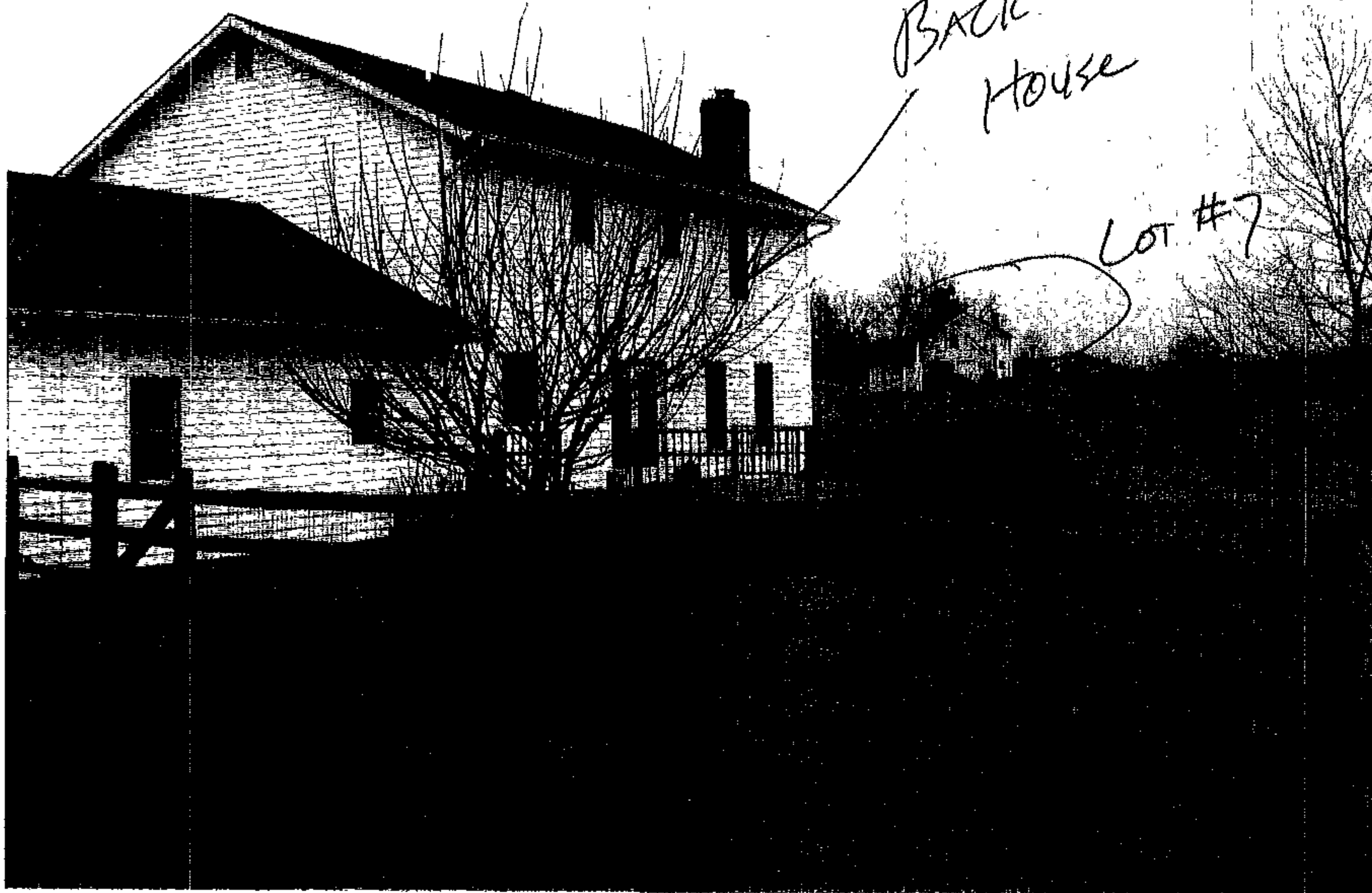


Opposite Side
of House









75X