

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Greenspring Valley Road, 1,250 ft. +/-
E centerline of Candlewick Road
3rd Election District
2nd Councilmanic District
(1840 Greenspring Valley Road)

Joan & Evan Deoul
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-467-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, Joan and Evan Deoul. The administrative variance is requested for property located at 1840 Greenspring Valley Road in the Stevenson area of Baltimore County. The administrative variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage attached by breezeway) with a side yard setback of 6 ft. in lieu of the required 35 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 26, 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: None.

Applicable Law

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

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where

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4/27/05
Ray

special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Upon review of this Petition the Planning Office requested evidence that the property was unique in a zoning sense and the undersigned requested clarification that the proposes addition could not be located on the property without a variance. The Petitioner responded in his April 26, 2005 letter which outlines the problems locating the addition elsewhere on the property.

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 27 day of April, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance Section 1A01.3.B.3 of the Baltimore

4/27/05
Ray

County Zoning Regulations (B.C.Z.R.), to permit an addition (garage attached by breezeway) with a side yard setback of 6 ft. in lieu of the required 35 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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;

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
4/27/05
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 27, 2005

Mr. & Mrs. Evan Deoul
1840 Greenspring Valley Road
Stevenson, Maryland 21153

Re: Petition for Administrative Variance
Case No. 05-467-A
Property: 1840 Greenspring Valley Road

Dear Mr. & Mrs. Deoul:

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 black ink 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 1840 GREENSPRING VALLEY ROAD
which is presently zoned RC2

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) 1A01.3.B.3.BCZR

To permit an addition (garage attached by breezeway)
with a side yard setback of 6' in lieu of the required 35'

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 _____

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):

EVAN C. DEOUL
Name - Type or Print _____
Signature _____
JOAN G. DEOUL
Name - Type or Print _____

Signature _____
1840 GREENSPRING VALLEY RD 410-602-0936
Address _____ Telephone No. _____
STEVENS MD 21153
City _____ State _____ Zip Code _____

Representative to be Contacted:

EVAN DEOUL
Name _____
Same 443-386-2989
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

Reviewed By JF Date 3-18-05

Estimated Posting Date 3-27-05

CASE NO. 05-467-A

REV 10/25/01

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.

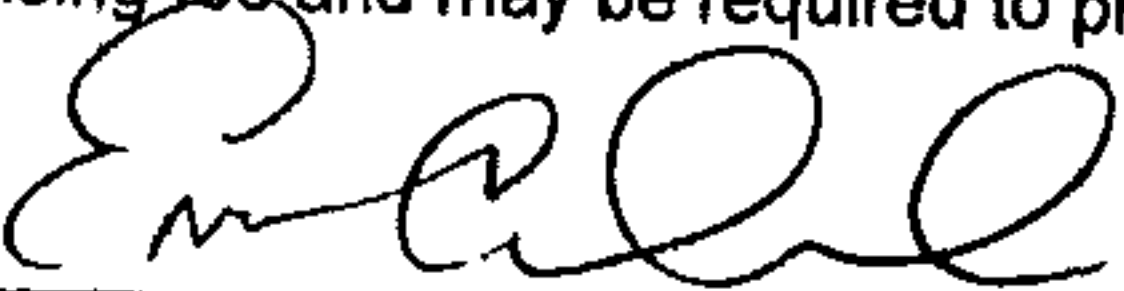
That the Affiant(s) does/do presently reside at

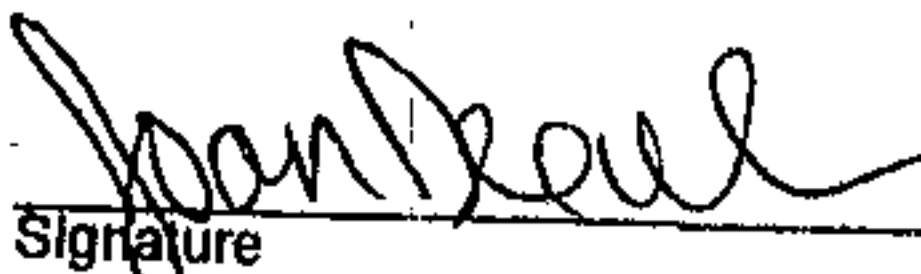
1840 GREENSPRING VALLEY ROAD
Address
STEVENSON MD 21153
City State Zip Code

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 to have the addition located as described to take advantage of the proximity to the house, as well as to the driveway. Location of the addition behind the house would be extremely inconvenient and have significantly less esthetic appeal.

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
EVAN C. DEOUL
Name - Type or Print

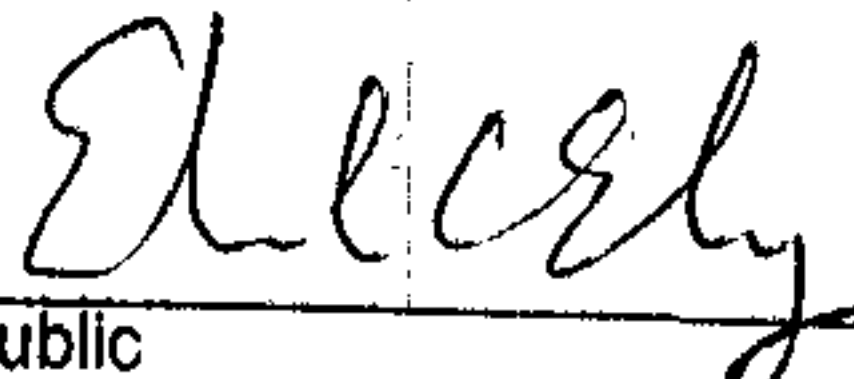

Signature
Joan Deoul
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

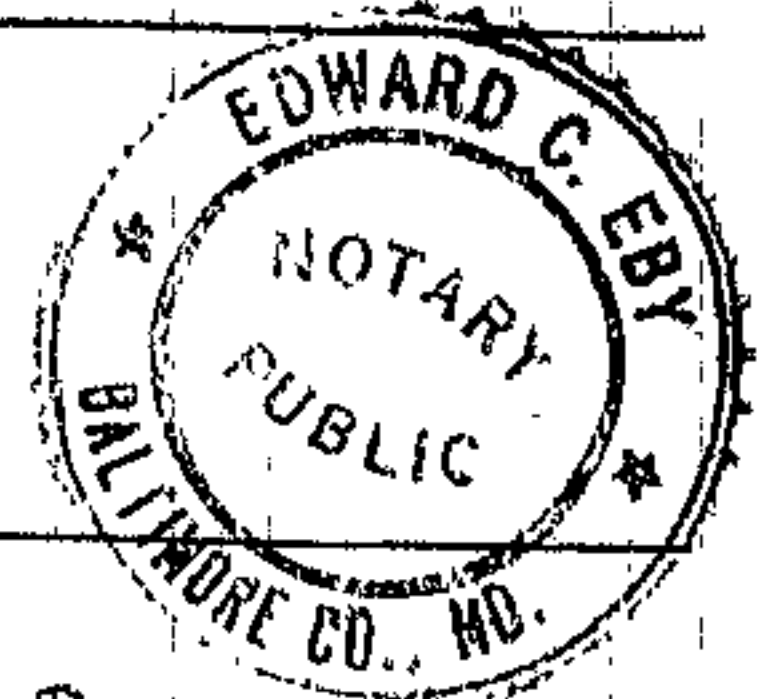
I HEREBY CERTIFY, this 17th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Evan C. Deoul and Joan Deoul
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 7/1/2008





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1840 GREENSPRING VALLEY ROAD
which is presently zoned RC2

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) 1A01.3.B.3.BCZR

To permit an addition (garage attached by breezeway)
with a side yard setback of 6' in lieu of the required 35'

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):

EVAN C. DEOUL
Name - Type or Print _____
Signature _____
JOAN G. DEOUL
Name - Type or Print _____
Signature _____
1840 GREENSPRING VALLEY RD 410-602-0936
Address _____ Telephone No. _____
STEVENS MD 21153
City _____ State _____ Zip Code _____

Representative to be Contacted:

EVAN DEOUL
Name _____
Same 443-386-2919
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.

Zoning Commissioner of Baltimore County

CASE NO. 05-467-A

Reviewed By JF Date 3-18-05

Estimated Posting Date 3-27-05

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.

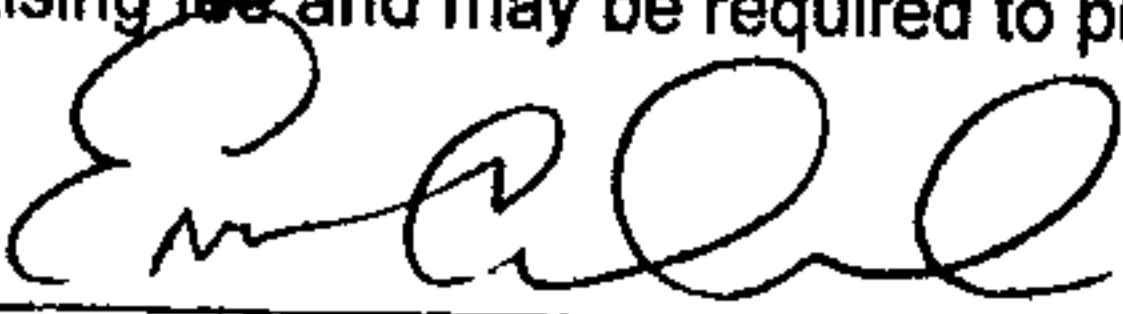
That the Affiant(s) does/do presently reside at

1840 GREENSPRING VALLEY ROAD
Address
STEVENSON MD 21153
City State Zip Code

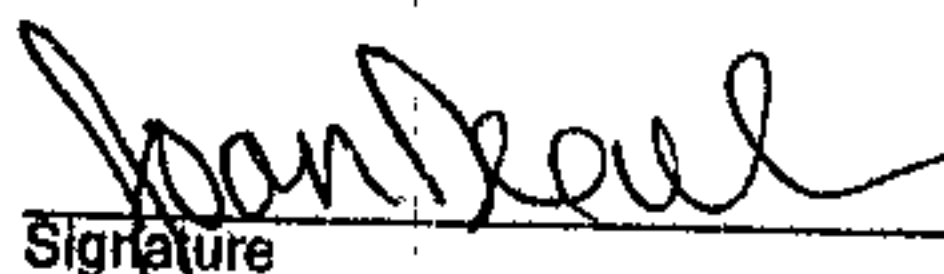
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

I am requesting to have the addition located as described to take advantage of the proximity to the house, as well as to the driveway. Location of the addition behind the house would be extremely inconvenient and have significantly less esthetic appeal.

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

EVAN C. DEOUL
Name - Type or Print


Signature

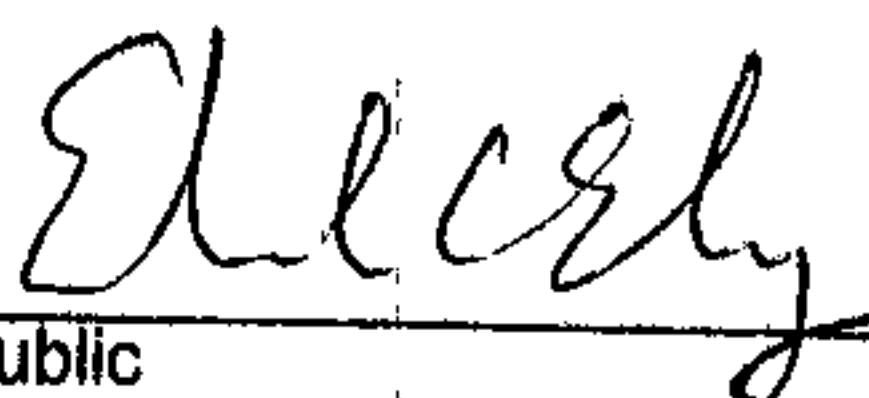
JOAN DEOUL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

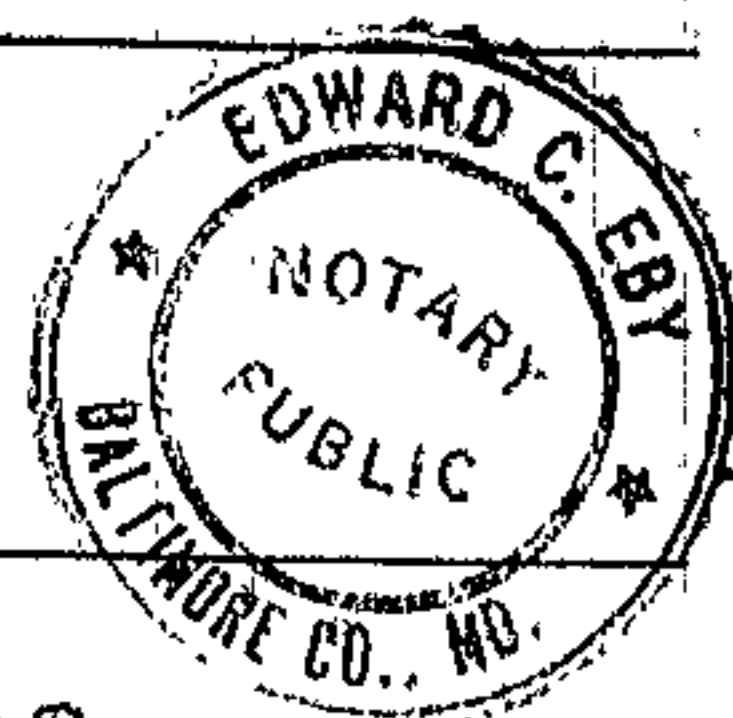
I HEREBY CERTIFY, this 17th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Evan C. Deoul and Joan Deoul
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 7/1/2008



EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1840 GREENSPRING VALLEY ROAD
(address)

Beginning at a point on the WEST side of
(north, south, east or west)
GREENSPRING VALLEY ROAD which is 50'
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 1250' ± EAST of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street CANDLEWICK
(name of street)
which is 30' wide. *Being Lot # 546
(number of feet of right-of-way width)
Block ---, Section # --- in the subdivision of WILTONWOOD
(name of subdivision)
as recorded in Baltimore County Plat Book # 9, Folio # 39,
containing 1.96 Also known as 1840 GREENSPRING VALLEY ROAD
(square feet or (acres)) (property address)
and located in the 3rd Election District, 2nd Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

467

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

NO. 10-13405

DATE

02/18/01

ACCOUNT

001-0006-4150

AMOUNT

\$ 55.00

RECEIVED FROM

EVAN DECHAY

FOR

1740 Greenuprus Valley Rd.
Adrian, Va.
Phone 447

DISTRIBUTION

WHITE, CLERK

PINK, ASST. CLERK

YELLOW, CUSTOMER

PAID RECEIPT

AMOUNT \$55.00

DATE 2/18/2001

BY [Signature]

FOR [Signature]

OFFICE OF BUDGET & FINANCE

100 N. CALVERT

BALTIMORE, MD 21202

TELEPHONE (410) 396-1000

FAX (410) 396-1001

WWW.BCF.BALTIMORE.MD

100 N. CALVERT

BALTIMORE, MD 21202

TELEPHONE (410) 396-1000

FAX (410) 396-1001

WWW.BCF.BALTIMORE.MD

100 N. CALVERT

BALTIMORE, MD 21202

TELEPHONE (410) 396-1000

CUSTOMER'S SIGNATURE

CERTIFICATE OF POSTING

RE: Case No. : 05-467-A

Petitioner/Developer: EVAN

JOAN DEOUL

Date of Hearing/Closing: 4/11/05

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 1840 GREENSPRING VALLEY ROAD

This sign(s) were posted on March 26, 2005
(Month, Day Year)

Sincerely,

Martin Ogle 3/26/05
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

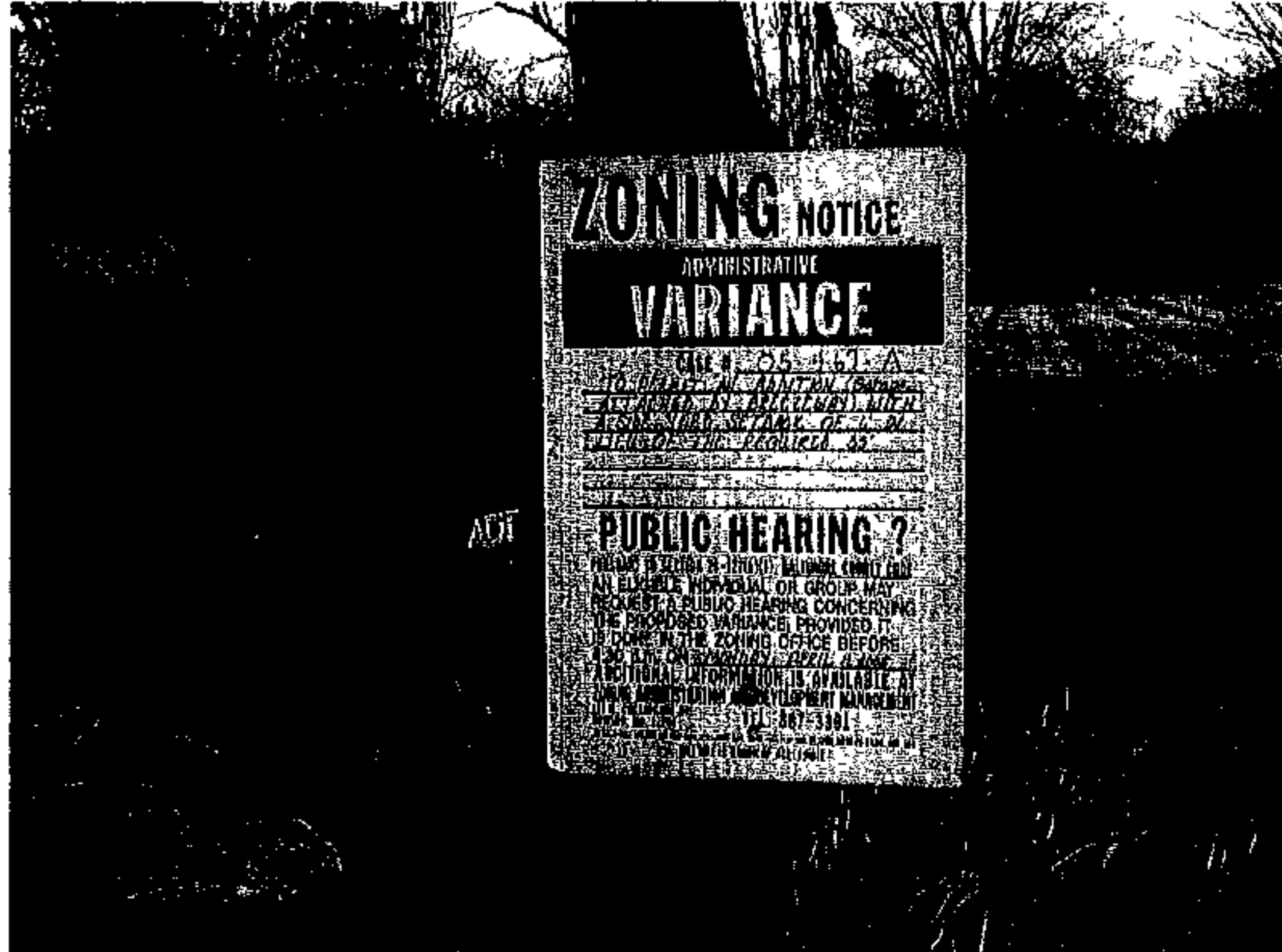
5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)

lm000236 (1152x864x256 jpeg)



W. J. [illegible] 3/24/05

**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: 05-467-A

Petitioner: EVAN DEOUL

Address or Location: 1840 GREENSPRING VALLEY ROAD STEVENSON, MD 21153

PLEASE FORWARD ADVERTISING BILL TO:

Name: EVAN DEOUL

Address: 1840 GREENSPRING VALLEY RD
STEVENSON, MD 21153

Telephone Number: 443-386-2919

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 467 -A

Address 1840 Greenspring Valley Rd.

Contact Person: JUN FERNANDO
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3-18-05

Posting Date: 3-27-05

Closing Date: 4-11-05

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- 467 -A

Address 1840 Greenspring Valley Rd.

Petitioner's Name EVAN + JOAN DEVOUL

Telephone 410-602-0936

Posting Date: 3-27-05

Closing Date: 4-11-05

Wording for Sign: To Permit an addition Cgarage attached by breezeway,
with a side yard setback of 6' in lieu of the required 35'.

**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 11, 2005

Evan C. Deoul
1840 Greenspring Valley Road
Stevenson, Maryland 21153

Dear Mr. Deoul:

RE: Case Number: 05-467-A , 1840 Greenspring Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 18, 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.", is written over a faint, larger version of the same signature.

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 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 458, 459, 460, 464, 465, 466, (467), 468, 469, 470, 471, 472,

Pursuant to your request, the above 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 site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 19, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For April 4, 2002
Item No. 459, 463, 464, 465, 467,
469, 470, 472

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

DAK:CEN
cc: file
ZAC-NO COMMENTS-04192005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 6, 2005

RECEIVED

APR - 8 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-467 – 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

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



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

Maryland Department of Transportation

Date: 3.25.05

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

RE: Baltimore County
Item No. 467 JRF

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

To: John V. Murphy, Deputy Zoning Commissioner
From: Evan C. Deoul
Date: April 26, 2005
Subject: Case No. 05-467-A, 1840 Greenspring Valley Road

Dear Mr. Murphy,

I appreciate your review of my variance request and I appreciate an opportunity to respond to your questions.

My wife and I take this request very seriously. We thought long and hard about this garage location prior to submitting the request. Unfortunately, we have quite a few constraints on our property that are unique and greatly limit our options. While our house is located on almost 2 acres, the location and alignment of the house is on the "short side" of a rectangle, almost directly in the middle. In addition, the property has a significant number of very mature trees, at least 75-100 years old. Please refer to the drawing provided to support the description below, and please note the 35' B.R.L. and the 75' B.R.L.

We considered multiple options: One option would be to locate the garage (20'x30') in the front yard. This would be extremely difficult. We have the well at one end, the septic tank is in the front middle, and there is a stream that runs along the front property line that provides a very "wet" area. In addition, there is approximately a 15' elevation drop off from the house to the stream. We also considered the "Greenspring Valley Road" side of the house. This area is very tight between the house and the road and would also require a variance. Finally, we considered the rear of the house. There is a pool in the back center and stone walkway around the pool area. There is also a 30' x 30' mature English garden with 5 trees adjacent to the pool. The rear corner of the property is lined with very mature trees. Any positioning of the garage in the rear would also require a variance to the property line.

We submitted this variance after much due diligence of the project, and in consultation with our neighbors. We have provided the letters from our neighbors with their full support of our efforts. We greatly appreciate your consideration of our request and would be happy to discuss any additional questions that you may have.

Sincerely,



Evan C. Deoul

February 22, 2005

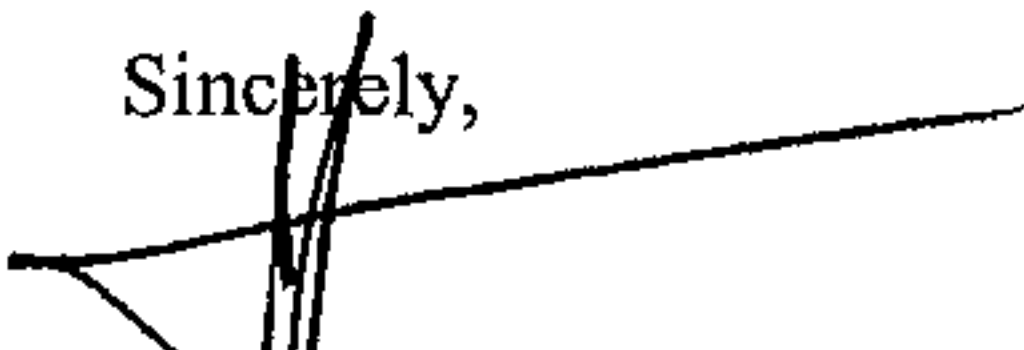
Mr. Evan Deoul
1840 Greenspring Valley Rd
Stevenson, MD 21153

RE: Improvements to 1840 Greenspring Valley Rd.

Dear Evan,

We are in support of your projected home improvements based on the plans reviewed.
Please let us know if you need any help from us.

Sincerely,



Gilsen Hutzler
Owner - (1862 Greenspring Valley Rd)

467

February 25, 2005

To Whom It May Concern:

I (Francis W. Smith) share a boundary line with Evan Deoul. About two months ago I reviewed some plans he had for an addition to his house and a garage. The location of the garage was close to the boundary line, but did not cross it. I was comfortable with the location of the garage in the plans. I currently do not object to the garage placement if it is still in the same place as on the plans I saw.

Sincerely,

Francis W. Smith
1924 Club Rd.
Stevenson, Md
21153

467

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 20, 2005

Mr. & Mrs. Evan C. Deoul
1840 Greenspring Valley Road
Stevenson, Maryland 21153

Re: Petition for Administrative Variance
Case No. 05-467-A
Property: 1840 Greenspring Valley Road

Dear Mr. & Mrs. Deoul:

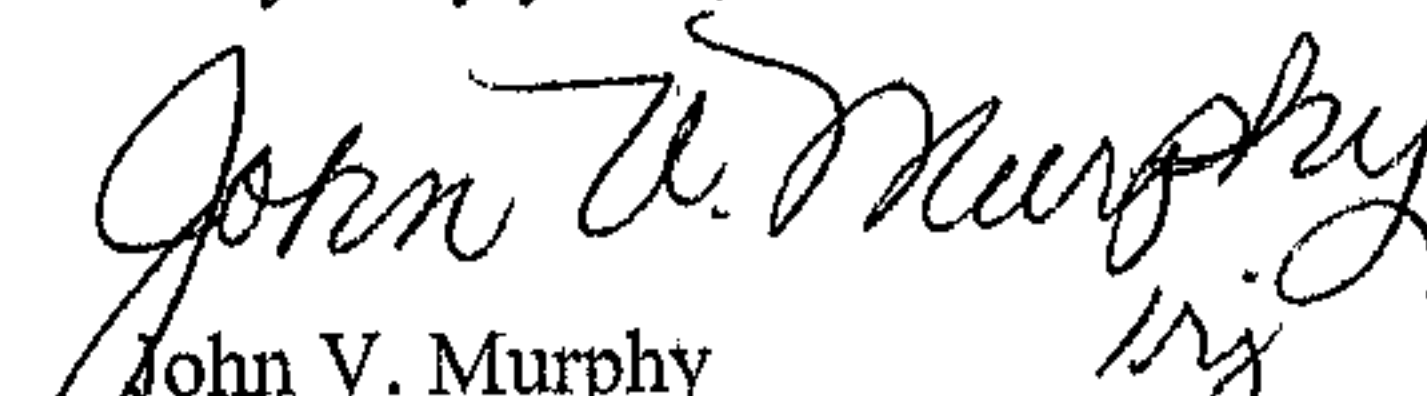
I have been given your request for administrative variance to review. I received the attached comment from the Office of Planning, which asks you to show some special circumstance or condition on your property.

My question is more mundane. It appears that you have almost two acres, and I was wondering why you could not locate the new garage elsewhere on your property so that there would be no need to request a variance to come within 6 ft. of your property line.

It would be appreciated if you would respond to the 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. In the meantime, should you have any questions regarding this matter, please feel free to contact my office at 410-887-3868.

Very truly yours,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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



-15-

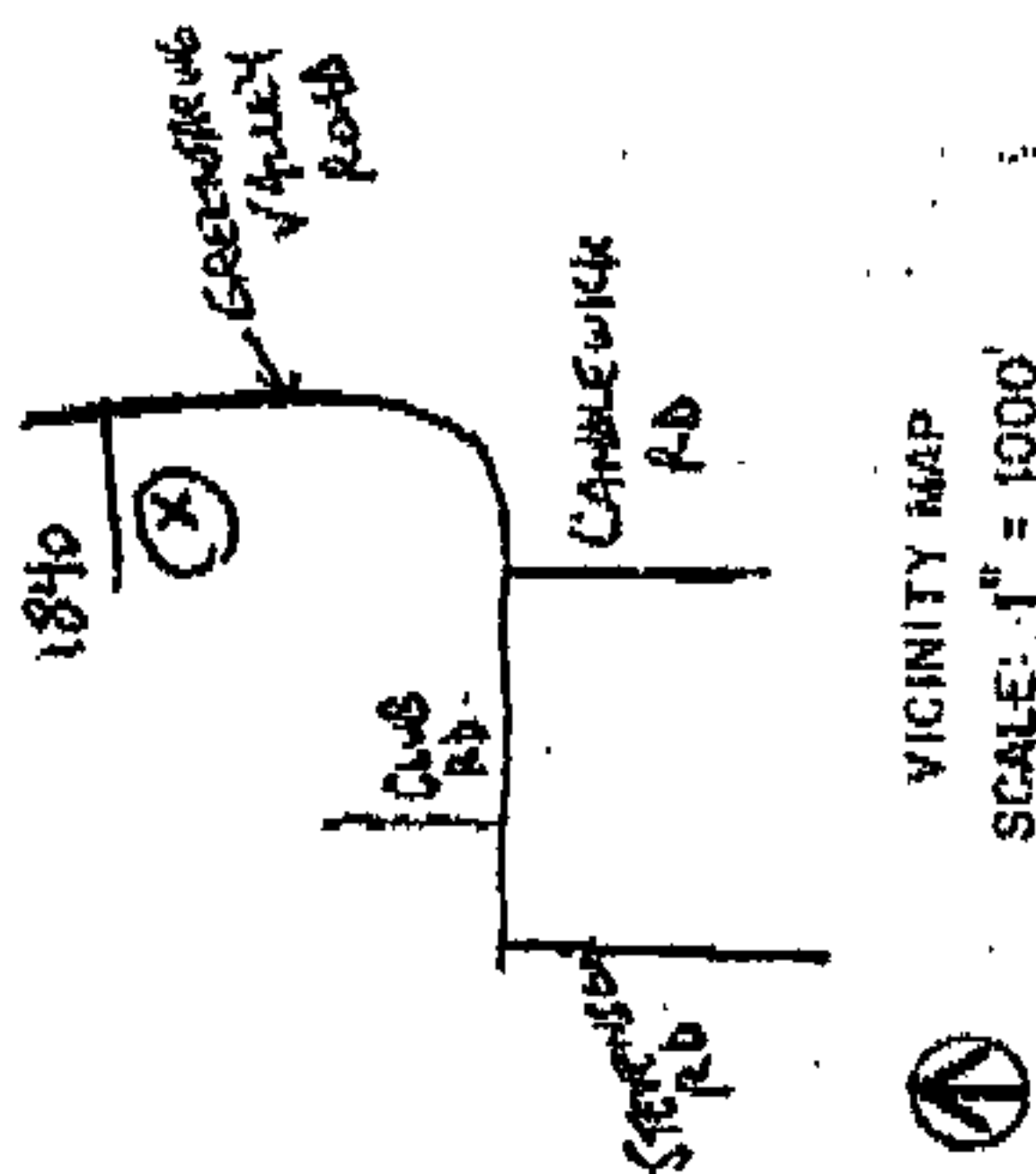
PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1840 GREENSPRING VALLEY ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WILTONWOOD

PLAT BOOK # 9 FOLIO # 39 LOT # 546 SECTION #

OWNER EVAN & JONNE DEOUL



LOCATION INFORMATION

ELECTION DISTRICT 3rd

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # NW 11-E

ZONING RC-2

LOT SIZE 1.96 ACRES 85384.1 SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒

WATER ☐ PUBLIC ☐ PRIVATE ☒

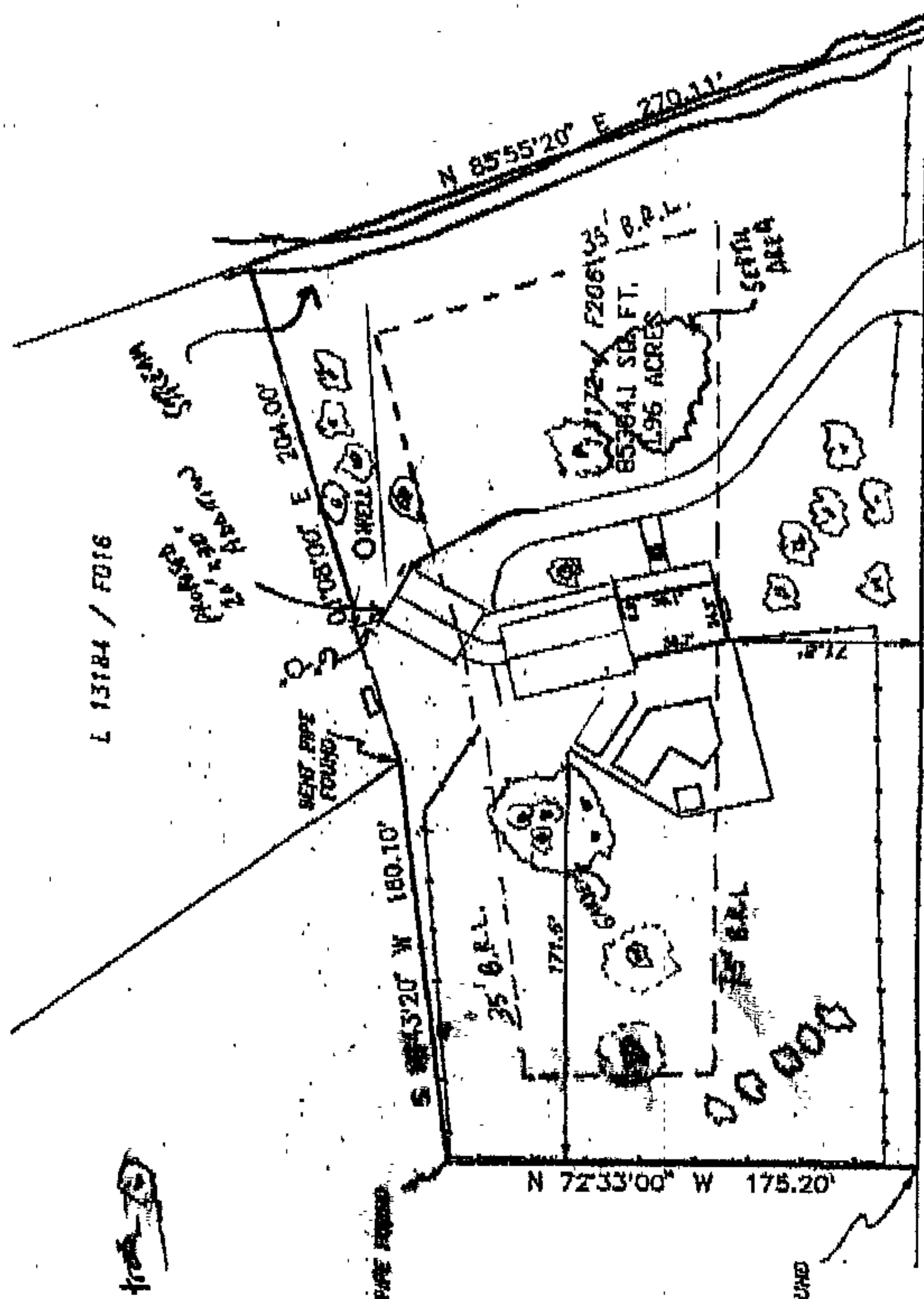
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BLINDING YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



GREENSPRING VALLEY ROAD



NORTH

PREPARED BY Ed

SCALE OF DRAWING: 1" = 40'

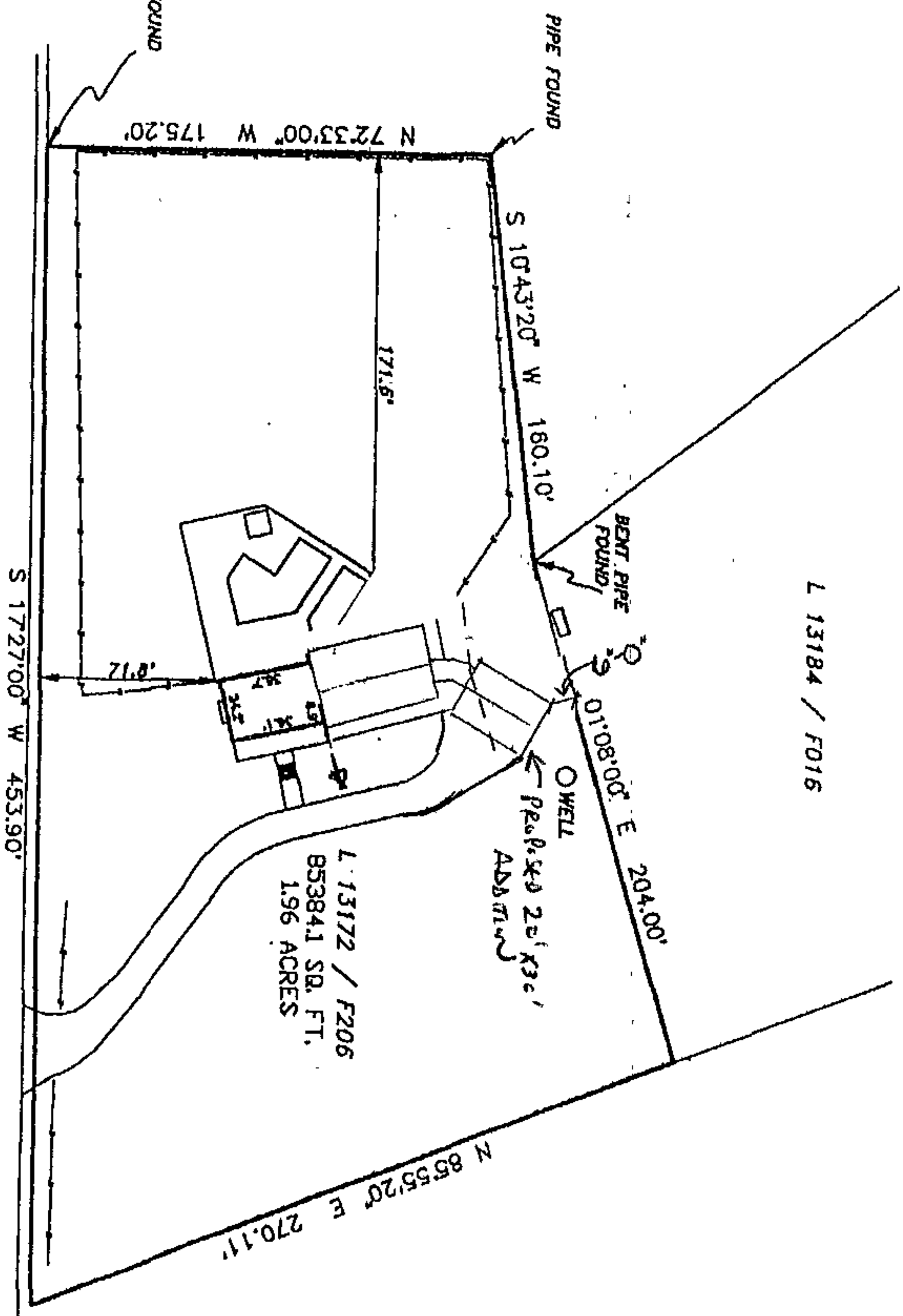
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1846 GREENSPRING VALLEY ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WILTONWOOD

PLAT BOOK # 9 FOLIO # 39 LOT # 546 SECTION #

OWNER EVAN & JOAN DEVOIL



GREENSPRING VALLEY ROAD

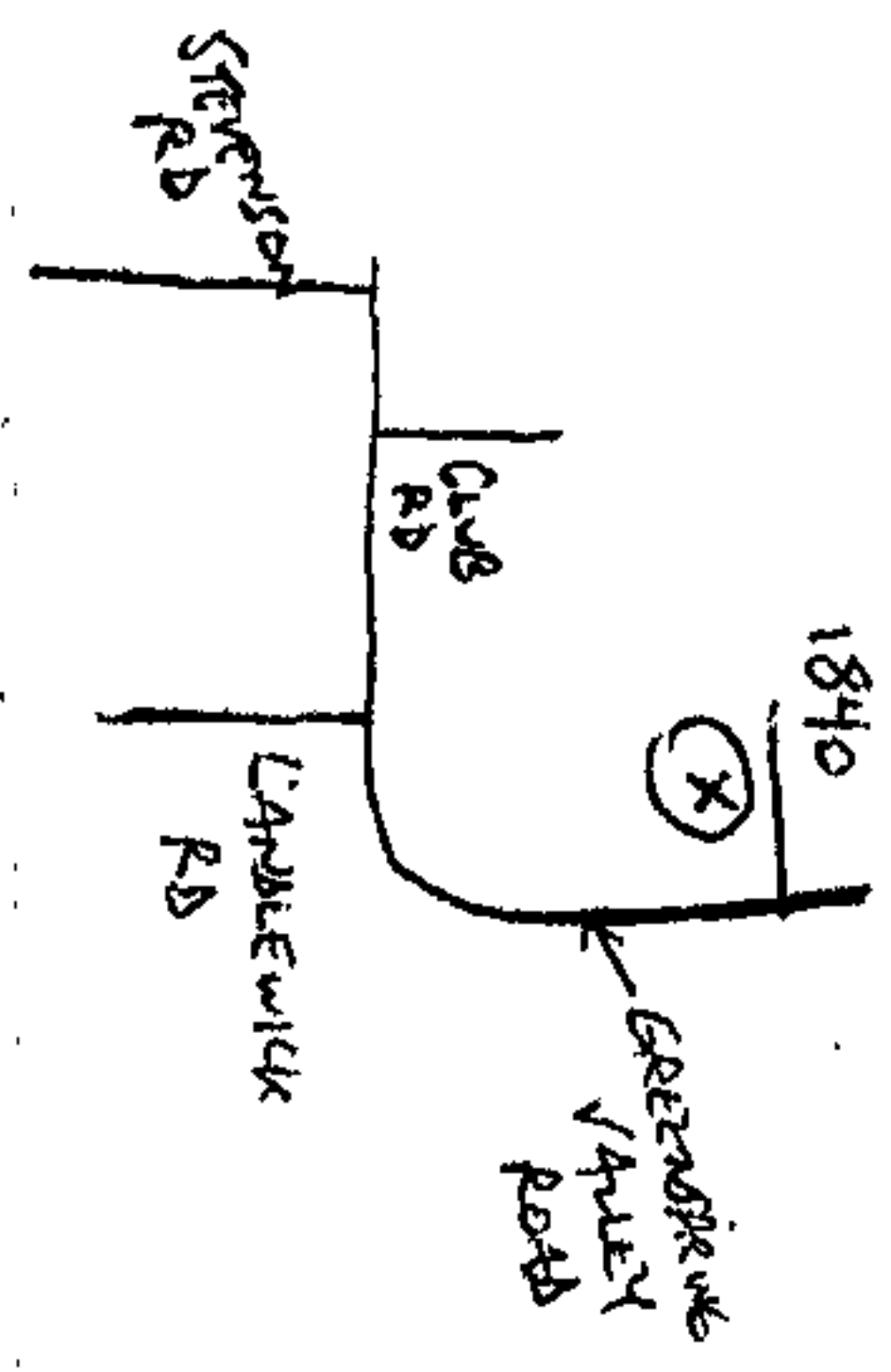
NORTH

PREPARED BY ECJ

SCALE OF DRAWING: 1" = 410'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 3rd

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # NW 11-E

ZONING RC-2

LOT SIZE 1.96 ACRES 85384.1 SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒

WATER ☐ PUBLIC ☐ PRIVATE ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

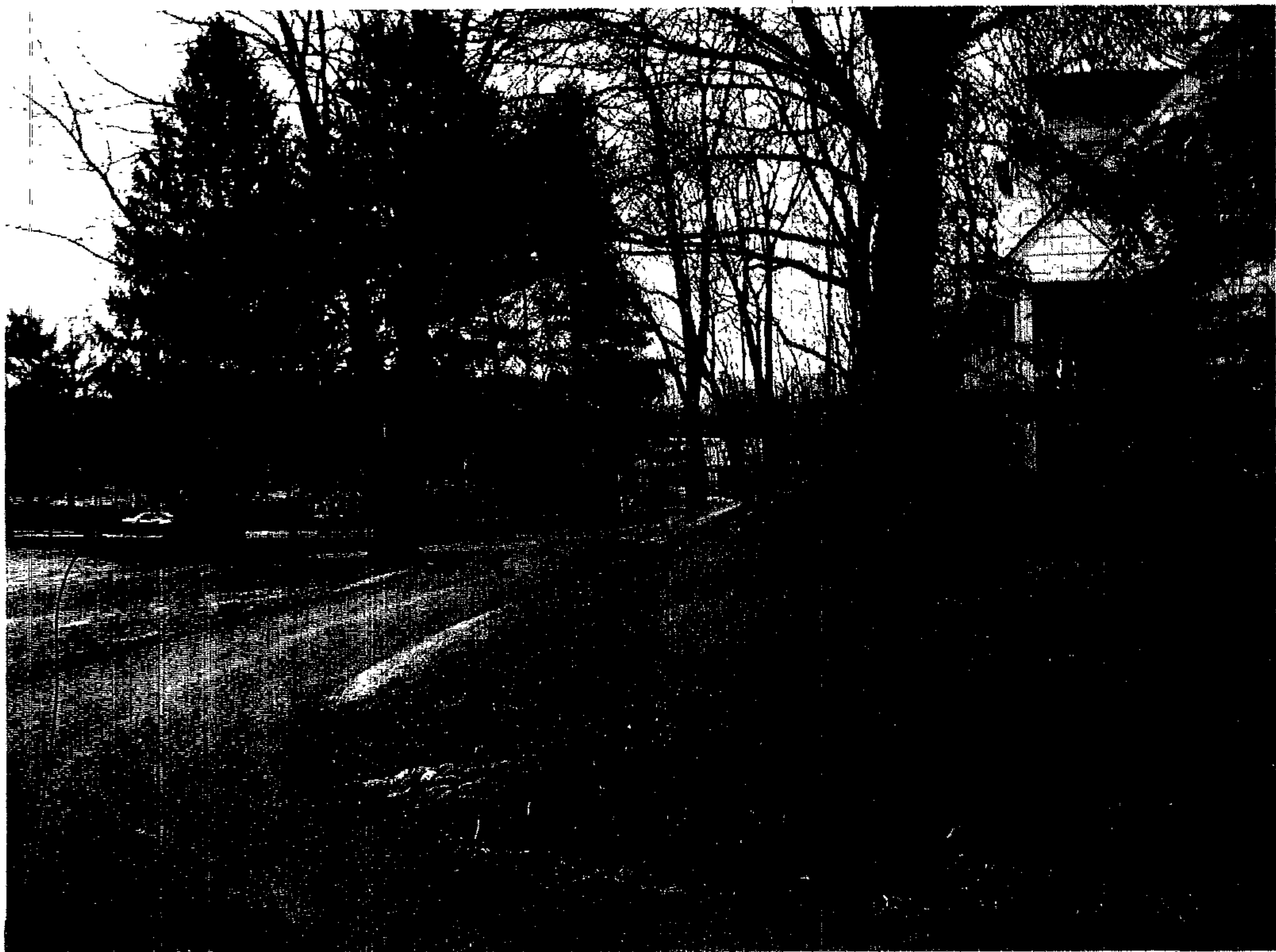
ZONING OFFICE USE ONLY
REVIEWED BY JP ITEM # 467 CASE #

Ret Es #1



#467

NW 11-E



Greenspring
Valley
Roads

#467

Closest neighbor
(ME. SMITH)



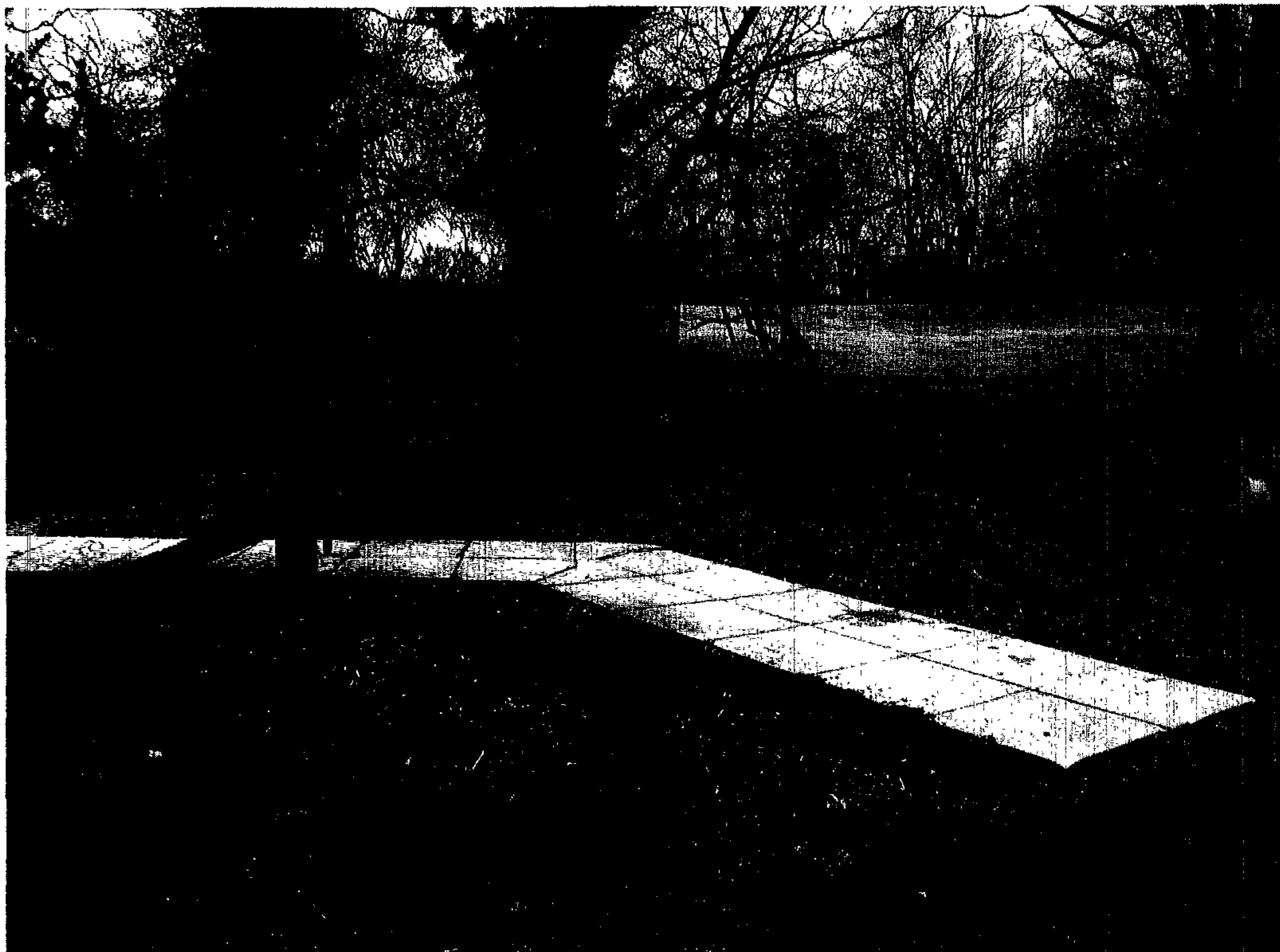
PROPOSED LOCATION OF
THE ADDITION

#467



PROPOSED LOCATION OF
THE ADDITION

4467



467