

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Jarrettsville Pike, 1,180 ft. SW
centerline of Whitesworth Road
10th Election District
3rd Councilmanic District
(13954 Jarrettsville Pike)

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BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 05-494-A

The Brent K. Brewer Revocable Living Trust
Brent K. Brewer, Trustee
Petitioners

*

* * * * *

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, The Brent K. Brewer Revocable Living Trust, Brent K. Brewer, Trustee. The administrative variance is requested for property located at 13954 Jarrettsville Pike in the Phoenix area of Baltimore County. The administrative variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

1. From Section 400.1, to permit an accessory building in a residential zone to be located in the side and front yards in lieu of the required rear yard; and
2. From Section 400.3, to permit an accessory building to have a height of 24 ft. in lieu of the required 15 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 April 1, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

FILED
4/27/05
Ray

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 12, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

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

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

RECEIVED FOR FILING
4/27/05
[Signature]

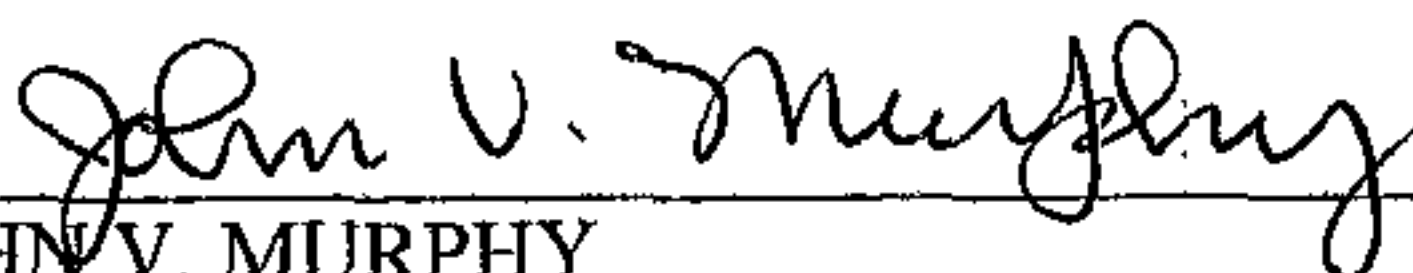
THEREFORE, IT IS ORDERED, this 21 day of April, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for administrative variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

3. From Section 400.1, to permit an accessory building in a residential zone to be located in the side and front yards in lieu of the required rear yard; and
4. From Section 400.3, to permit an accessory building to have a height of 24 ft. in lieu of the required 15 ft.

be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. The Petitioners shall comply with the ZAC comments submitted by the Office of Planning dated April 12, 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

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. Brent K. Brewer
13954 Jarrettsville Pike
Phoenix, Maryland 21131

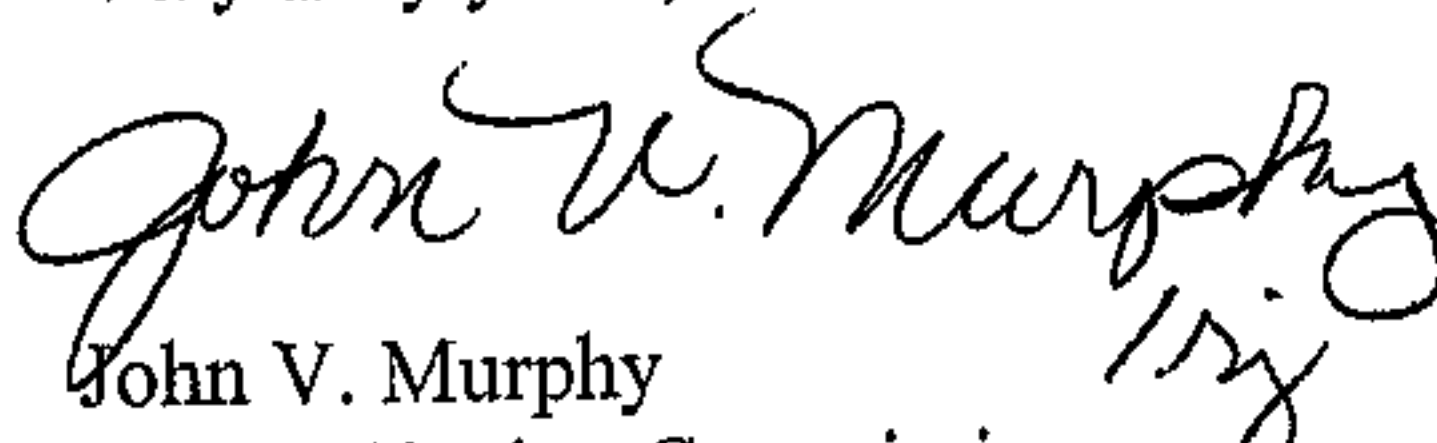
Re: Petition for Administrative Variance
Case No. 05-494-A
Property: 13954 Jarrettsville Pike

Dear Mr. Brewer:

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,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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 13954 JARRETTVILLE PIKE
which is presently zoned RC7

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

- 1) TO PERMIT AN ACCESSORY BUILDING IN A RESIDENTIAL ZONE TO BE LOCATED IN THE SIDE AND FRONT YARDS IN LIEU OF THE REQUIRED REAR YARD PER SECTION 400.1 B.C.Z.R.
- 2) TO PERMIT AN ACCESSORY BUILDING TO HAVE A HEIGHT OF 24 FEET IN LIEU OF THE REQUIRED 15 FEET PER SECTION 400.3 B.C.Z.R.

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):

THE BRENT K. BREWER REVOCABLE LIVING TRUST
BRENT K. BREWER, TRUSTEE

Name - Type or Print

Signature

Name - Type or Print

Signature

13954 JARRETTVILLE PIKE 410-667-1837
Address Telephone No.

PHOENIX MO 21131
City State Zip Code

Representative to be Contacted:

BRUCE E. DOAK
GERHOLD CROSS & ETZEL, LTD.
Name

320 E. TOWSON TOWN BLVD. 410-823-4470
Address Telephone No.

TOWSON MO 21286
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, this 4/30/05 day of April 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. 05 494 A

Reviewed By VL Date 3/30/05

Estimated Posting Date 4/10/05

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) 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

13954 JARRETSVILLE PIKE
Address

PHOENIX
City

MO
State

21131
Zip Code

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

- 1) THE PLACEMENT OF THE EXISTING HOUSE DOES NOT ALLOW FOR AN ADEQUATE AREA FOR THE GARAGE AND THE DRIVEWAY INTO IT. HAVING THE PROPOSED GARAGE TO THE SIDE OF THE HOUSE WILL ALLOW FOR A WORKING RELATIONSHIP TO THE EXISTING GARAGE.
2. THE HEIGHT OF 24' IS NEEDED TO ALLOW FOR A SECOND STORY STORAGE AREA AND TO HAVE AN ADEQUATE ROOF PITCH FOR SNOW REMOVAL & LOOKS

THE SUBJECT PROPERTY IS 10.74 ACRES. THE PROPOSED GARAGE WILL NOT IMPACT ANY OF THE ADJOINING PROPERTIES BECAUSE THE PROPERTY IS WOODED.

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.

Brent K. Brewer
Signature

BRENT K. BREWER
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12TH day of OCTOBER, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRENT K. BREWER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

October 12, 2004
Date

Kelly J. Zeman
Notary Public

My Commission Expires

December 2007

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) 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

13954 JARRETTVILLE PIKE
Address
PHOENIX MO 21131
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):

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Brent K. Brewer
Signature

Signature

BRENT K. BREWER
Name - Type or Print

Name - Type or Print

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BRENT K. BREWER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

OCTOBER 12 2004
Date

Kelley Jo Zowan
Notary Public

My Commission Expires DECEMBER 2007



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13954 JARRETTVILLE PIKE
which is presently zoned RC7

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

- 1) TO PERMIT AN ACCESSORY BUILDING IN A RESIDENTIAL ZONE TO BE LOCATED IN THE SIDE AND FRONT YARDS IN LIEU OF THE REQUIRED REAR YARD PER SECTION 400.1 B.C.Z.R.
- 2) TO PERMIT AN ACCESSORY BUILDING TO HAVE A HEIGHT OF 24 FEET IN LIEU OF THE REQUIRED 15 FEET PER SECTION 400.3 B.C.Z.R.

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):

THE BRENT K. BREWER REVOCABLE LIVING TRUST
BRENT K. BREWER, TRUSTEE
Name - Type or Print _____
Signature Brent K. Brewer

Name - Type or Print _____
Signature _____
13954 JARRETTVILLE PIKE 410-667-1837
Address Telephone No.
PHOENIX MO 21131
City State Zip Code

Representative to be Contacted:

BRUCE E. DOAK
CERHOLD CROSS & ETZEL, LTD.
Name _____
320 E. TOWSON TOWN BLVD. 410-823-4470
Address Telephone No.
TOWSON MO 21286
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. 05 494 A

REV 9/15/98

Reviewed By SL Date 3/30/05
Estimated Posting Date 4/10/05



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

A94

November 2, 2004

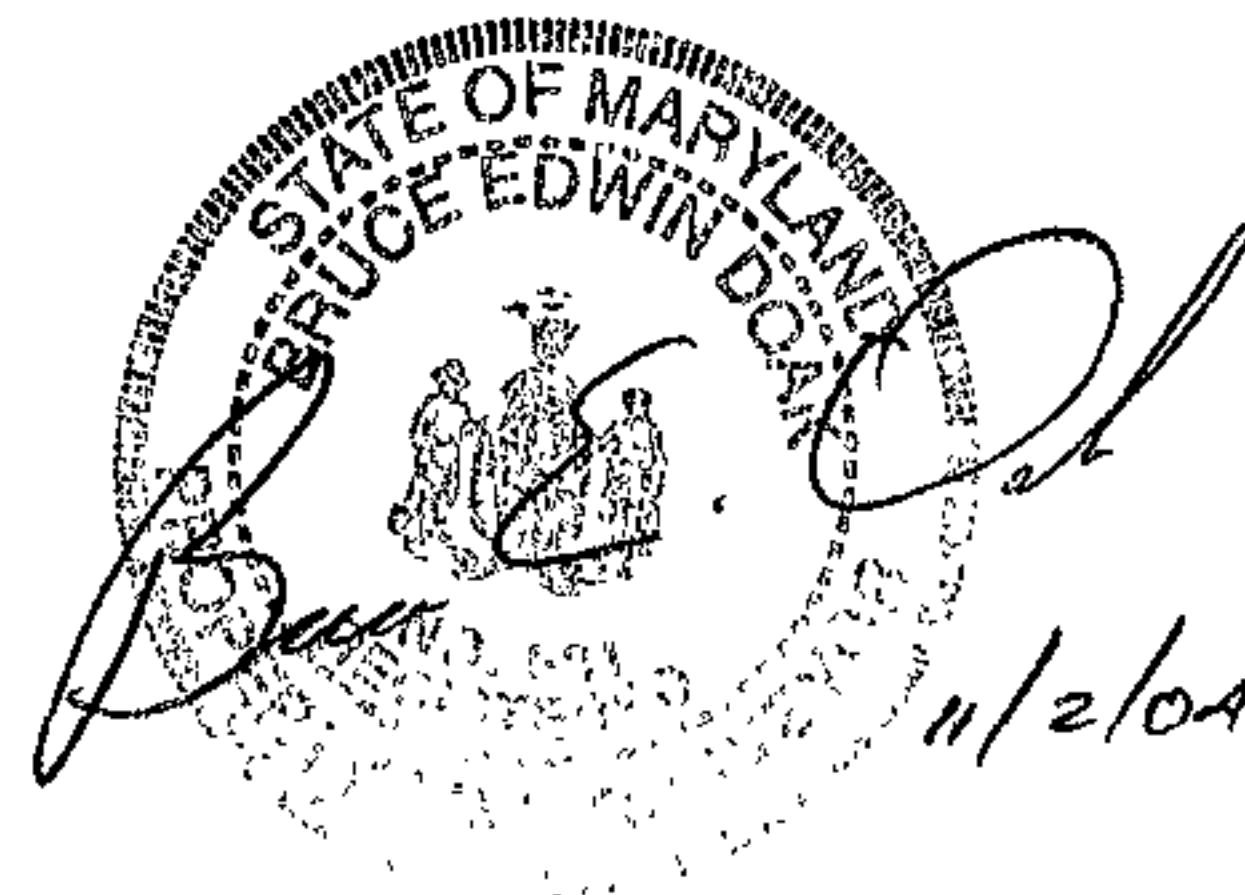
Zoning Description 13954 Jarrettsville Pike

All that piece or parcel of land situate, lying and being in the Tenth Election District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point 1180 feet from the centerline intersection of Whitesworth Road and Jarrettsville Pike, thence leaving Jarrettsville Pike and running, (1) North 28 degrees 48 minutes West 365.39', (2) North 61 degrees 11 minutes East 261.60', (3) North 64 degrees 14 minutes West 736.95', (4) South 32 degrees 41 minutes West 1041.98', (5) South 29 degrees 21 minutes East 80.82', (6) North 72 degrees 15 minutes East 100', (7) North 72 degrees 15 minutes East 25' (8) North 61 degrees 11 minutes East 764.44' and (9) South 28 degrees 48 minutes East 365.39' to the center of Jarrettsville Pike, thence binding on the center of Jarrettsville Pike (10) North 61 degrees 11 minutes East 50' to the point of beginning.

Containing 10.73 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

494 No. 42653

DATE

4/25/09

ACCOUNT

001 006 6150

RECEIVED FROM

Bruce D. [unclear]

AMOUNT \$

65.00

FOR

Admin. Expense

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

13054 [unclear] R.B.

PAID RECEIPT

RECEIVED BY THE

3/30/2005 1/30/2005 DEPOSITS

FOR 4536 BALTIMORE COUNTY

RECEIVED BY 3/30/2005 ITEM

5 228 TOWING VERIFICATION

ON 04/25/09

RECEIVED FOR 100.00

400.00 OR 1.00 IN

BALTIMORE COUNTY, Maryland

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE #05-494-A
PETITIONER/DEVELOPER:
Brent K. Brewer Revocable Lining
Trust- Brent K. Brewer, Trustee
DATE OF CLOSING: 4/25/05

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

(see page 2 for full size print)

LOCATION:
13954 Jarrettsville Pike

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 4/01/05

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 05-404-A

To permit an accessory building (a proposed detached garage) to be located in side and front yard in lieu of rear yard with a height of 24 feet in lieu of 15 feet

PUBLIC HEARING?

PURSUANT TO SEASONING ACT, ANY PERSON WHOSE PROPERTY IS ELIGIBLE FOR A VARIANCE MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE PROVIDED IN WRITING TO THE ZONING OFFICE BEFORE THE PUBLIC HEARING.

04/01/2005

THE ZONING OFFICE IS AVAILABLE AT 410-652-3391 FOR MORE INFORMATION.

ZONING NOTICE

VARIANCE

The height of 24 feet or more of 15 feet
 is not to be less than 10 feet of 15 feet
 and the height of 24 feet or more of 15 feet
 is not to be less than 10 feet of 15 feet

PUBLIC HEARING?

1. The first of these is the fact that the
 2. of the first of these is the fact that the
 3. of the first of these is the fact that the
 4. of the first of these is the fact that the
 5. of the first of these is the fact that the
 6. of the first of these is the fact that the
 7. of the first of these is the fact that the
 8. of the first of these is the fact that the
 9. of the first of these is the fact that the
 10. of the first of these is the fact that the

04/01/2005

494

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:

05 494 A

Petitioner:

Brent K. Brower, Trustee

Address or Location:

13954 JARRETTVILLE PIKE PHOENIX MO 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Brent K. Brower

Address:

13954 JARRETTVILLE PIKE

PHOENIX MO 21131

Telephone Number:

410-667-1837

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 494 -A Address 13954 JARRETSVILLE PIKE
 Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name
 Filing Date: 3/30/05 Posting Date: 4/10/05 Closing Date: 4/25/05

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- 494 -A Address 13954 JARRETSVILLE PIKE
 Petitioner's Name BRENT K. BREWER REVOCABLE LIVING TRUST Telephone 410-667 1837
TRUSTEE BRENT K. BREWER
 Posting Date: 4/10/05 Closing Date: 4/25/05
 Wording for Sign: To Permit AN ACCESSORY BUILDING (A PROPOSED DETACHED GARAGE) TO BE LOCATED IN SIDE AND FRONT YARD IN LIEU OF REAR YARD WITH A HEIGHT OF 24 FT. IN LIEU OF 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 25, 2005

The Brent K. Brewer Revocable Living Trust
Brent K. Brewer-Trustee
13954 Jarrettsville Pike
Phoenix, Maryland 21131

Dear Mr. Brewer:

RE: Case Number: 05-494-A, 13954 Jarrettsville Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 30, 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
Bruce E. Doak Gerhold, Cross & Etzel 320 E. Towsontown Blvd Towson 21286

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2005
RECEIVED

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

APR 15 2005

SUBJECT: 5-494 – Administrative Variance

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 24 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.
3. Submit elevations (all sides) of the proposed accessory structure to his office for review and approval prior to the issuance of any building permit.
4. Revise the plan to show RC 6 zoning.

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

Prepared by: Maeb A. Culp

Section Chief: [Signature]

AFK/LL: MAC

NOTED
4/27/05
[Signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 18, 2005
Department of Permits & Development
Management

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

SUBJECT: Zoning Advisory Committee Meeting
For April 18, 2005
Item No. 485, 486, 487, 488, 490, 491,
492, (494) 495, 497, 498, 499, 501, 503,
and 504

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04182005.doc

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



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

Maryland Department of Transportation

Date: 4.8.05

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

RE: Baltimore County
Item No. 494 JLL

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr ^{JDO}
DATE: May 24, 2005, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of April 11, 2005

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

05-486

05-488

05-490

05-494

05-495

05-496

05-498

05-500

05-501

05-504

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr ^{JDO}
DATE: May 24, 2005, 2005
SUBJECT: Zoning Items # See List Below

RECEIVED

MAY 25 2005

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of April 11, 2005

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

05-486 *Granted 6/1/05*
JM 05-488 *PP (5/10)*
~~05-490 *PP (5/11)*~~
05-494 *Granted 4/27/05*
05-495 *ad. corr.*
05-496 *Granted 4/27/05*
05-498 *JM (5/17)*
05-500 *ad. corr.*
~~05-501 *PP (5/18)*~~
05-504 *Granted 5/4/05*

Reviewers: Sue Farinetti, Dave Lykens



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

January 18, 2007

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

Brent K. Brewer
13954 Jarrettsville Pike
Phoenix, MD 21131-1412

Re: 2nd Electrical Meter
13954 Jarrettsville Pike
Building Permit #B609672
10th Election District
Variance Case #05-494-A

Dear Mr. Brewer,

Your recent letter to Timothy Kotroco, Director of Permits and Development Management was forwarded to me for reply. Based upon the information provided therein and my review of the available zoning records, the following has been determined.

Our office has determined that since you have already had a public hearing for the height of the structure and the Zoning Advisory committee has placed restrictions on the garage, a Special Hearing will be necessary for a second meter.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, appearing to read "Leonard Wasilewski".
Leonard Wasilewski
Planner II, Zoning

LW/07-96

C: Vince Metallo, Electrical Inspection
Doug Swam, Permit Processing



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

Missing Utility 626

B140

EXTRA COPY

Timothy Kotroco

TIMOTHY M. KOTROCO
DIRECTOR

BUILDING PERMIT

John R. Reisinger

JOHN R. REISINGER
BUILDINGS ENGINEER

PERMIT #: B609272 CONTROL #: MF DTG: 10 PPEC: 01
DATE ISSUED: 10/21/2005 TAX ACCOUNT #: 002055240 CLASS: 04

PLANT: CONGT PLU: 2 R PLAT: DATE: FILE: YES PLU: NO
LOCATION: 13954 JARRETTSVILLE PIKE
ADDRESS: 13007 N MERRYMAN RD

OWNER INFORMATION

NAME: BREWER, BEN
ADDR: 13954 JARRETTSVILLE PIKE

TENANT:

OWNER: PTD CUSTOM BUILDERS INC

ENGINE:

CLIENT:

NOTE: CONSTRUCTION TWO ST. DET GARAGE ON SIBL OF EX SFD
1317401/241560517 HARTLINE CASE #05-494-6

THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE

REDO: 001

PERMIT IDENTIFICATION CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & DET GARAGE
EXISTING USE: SFD

TYPE OF IMPROV: NEW BUILDING CONSTRUCTION
USE:

FOUNDATION:

SEWER: PTD EXIST

BASEMENT:

WATER: PTD EXIST

LOT SIZE AND SETBACKS

STREET: 0000.00 x 0000.00

FRONT SETBACK:

SIDE SETBACK:

REAR SETBACK: NO

SIDE SETBACK: NO/10

SIDE SETBACK:

REAR SETBACK: 210

P T D



Custom Builders Inc.

Tb: CW
1/17/07
u

11528 Glen Arm Road • Glen Arm, MD 21057 • (410) 661-7095 • Pager: (410) 821-3301

January 4, 2007

Mr. Timothy Kotroco, Director
Department of Planning & Development
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Kotroco:

I, Brent K. Brewer, hereby declare that I intend to utilize the new structure adjacent to my residence at 13954 Jarrettsville Pike, Phoenix, MD, built by PTD Custom Builders, Inc., Glen Arm, MD (MHIC #23948), exclusively as a residential garage and personal storage facility. A new meter is required, as the power in my existing residence is inadequate to feed the garage. I prefer to have the power fed directly to the garage so there is no power drop from the house to the garage. I will be running an air compressor and woodworking equipment.

Sincerely,

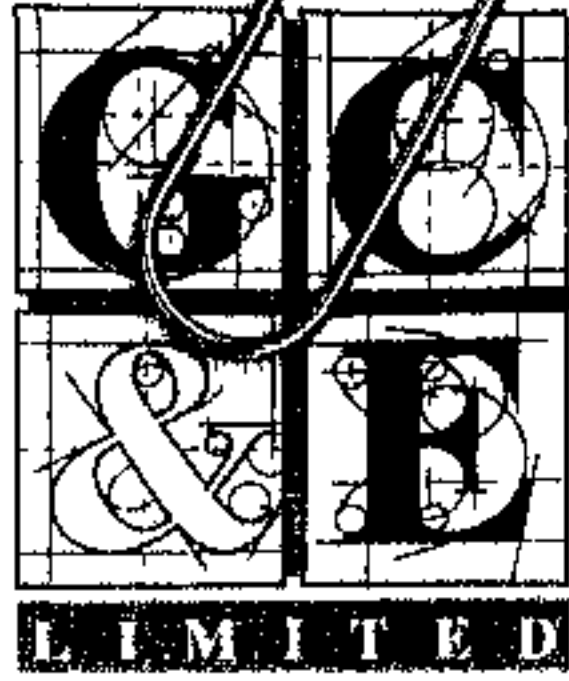
Brent K. Brewer

Brent K. Brewer
13954 Jarrettsville Pike
Phoenix, MD 21131-1412

Home - 410-667-1837
Work - 410-252-1414
Cell - 410-935-5290

Tax Account #1023035240

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Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

TD: BPR
OK with ZC
for direction
5/18/07

April 11, 2007

Timothy Kotroco, Director
Baltimore County Department of Permits and Development Management
Office of Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Request for a Second Electric Meter at 13954 Jarrettsville Pike

Dear Sir,

My client, Brent Brewer applied for and was given permission to have an accessory building (a detached garage) to be located in the side and front yards with a height of 24 feet. This permission was done by way of Zoning Case #05-494-A. I have enclosed a print of the zoning plat that was used for the case. Since that permission was given, Mr. Brewer applied for and received a building permit and had the garage built and finished by a builder. The garage meets all of the requirements of the zoning approval.

Mr. Brewer has asked his electrician to provide higher amperage to the garage from his house. BGE has told Mr. Brewer's electrician that a second meter will be required. Mr. Brewer has plans to have a welder and other equipment in the garage for the maintenance of his tractor, vehicles, etc. which he uses on his 10.73 acre parcel of land in Jacksonville. This garage has no finished areas in it and will not be used for a living facility.

We ask for your approval to acquire the second electric meter for the existing garage. I have provided a place for you or your representative to approve our request by way of a signature.

Very truly yours,

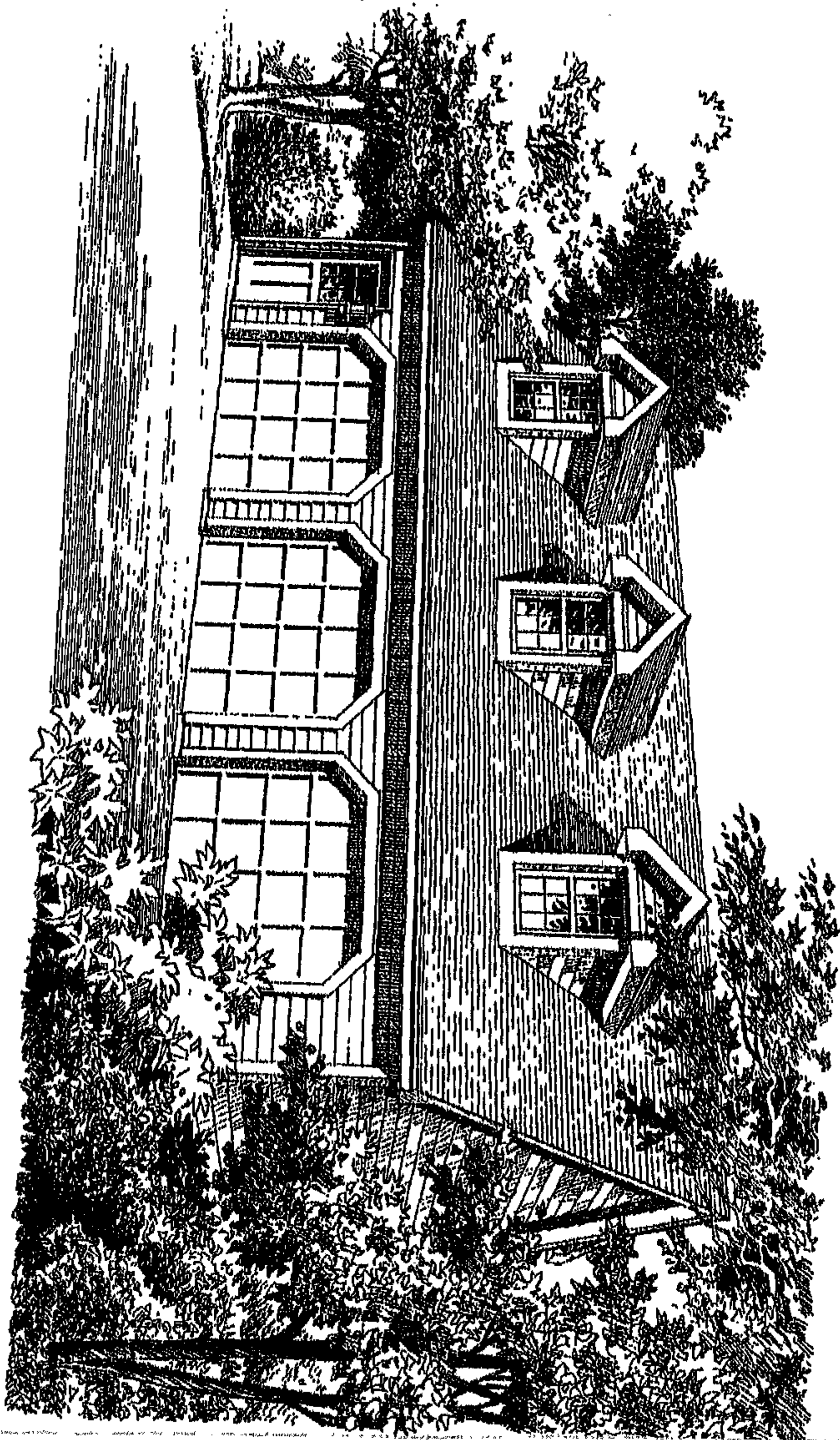
Bruce E. Doak
Principal

I Timothy Kotroco or my representative, hereby give permission by way of this signature for a second electric meter to service the existing garage at 13954 Jarrettsville Pike.

_____ signature

_____ date

494



10 27 2004 17:11

A94

A9A

A9A





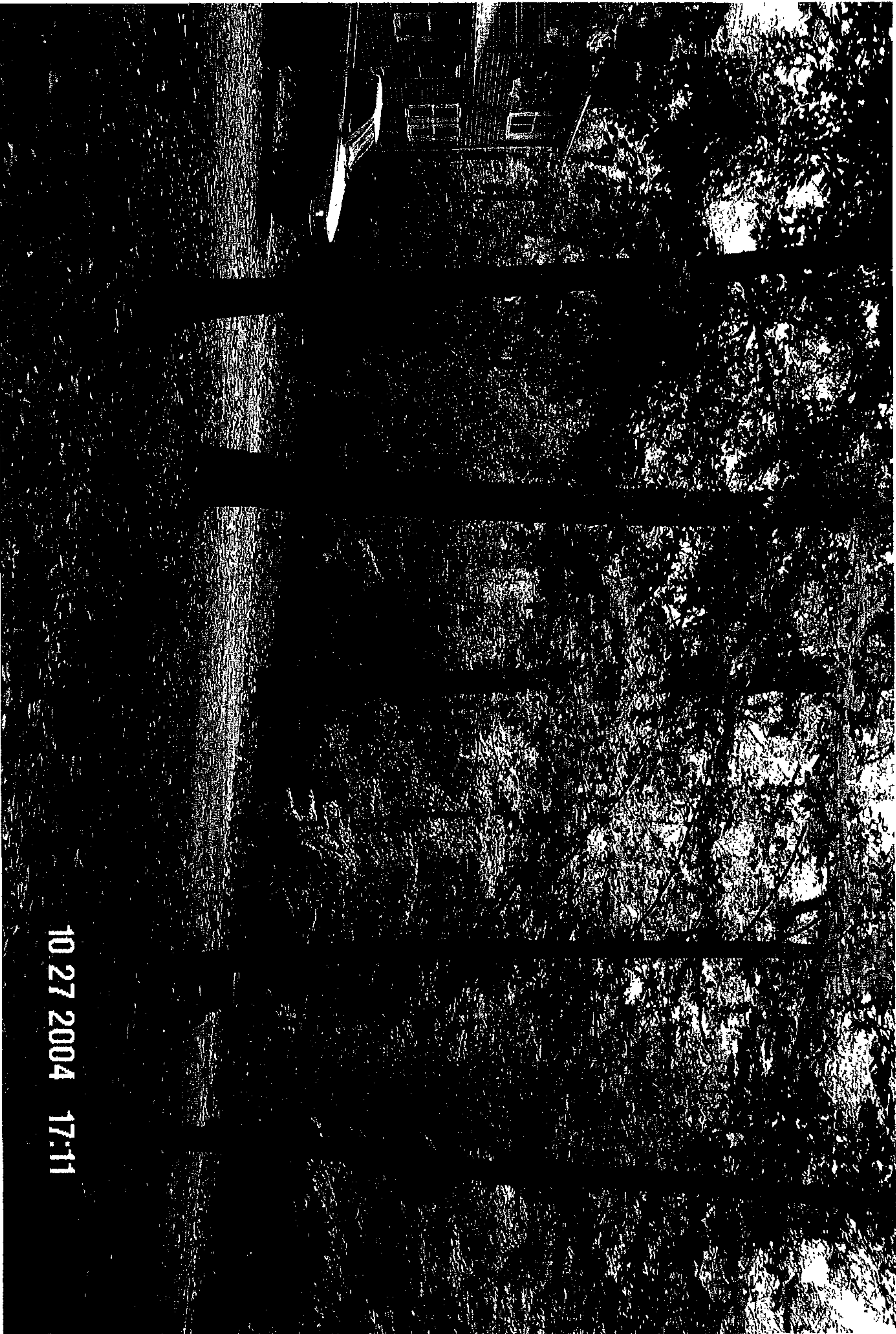
10 27 2004 17:11

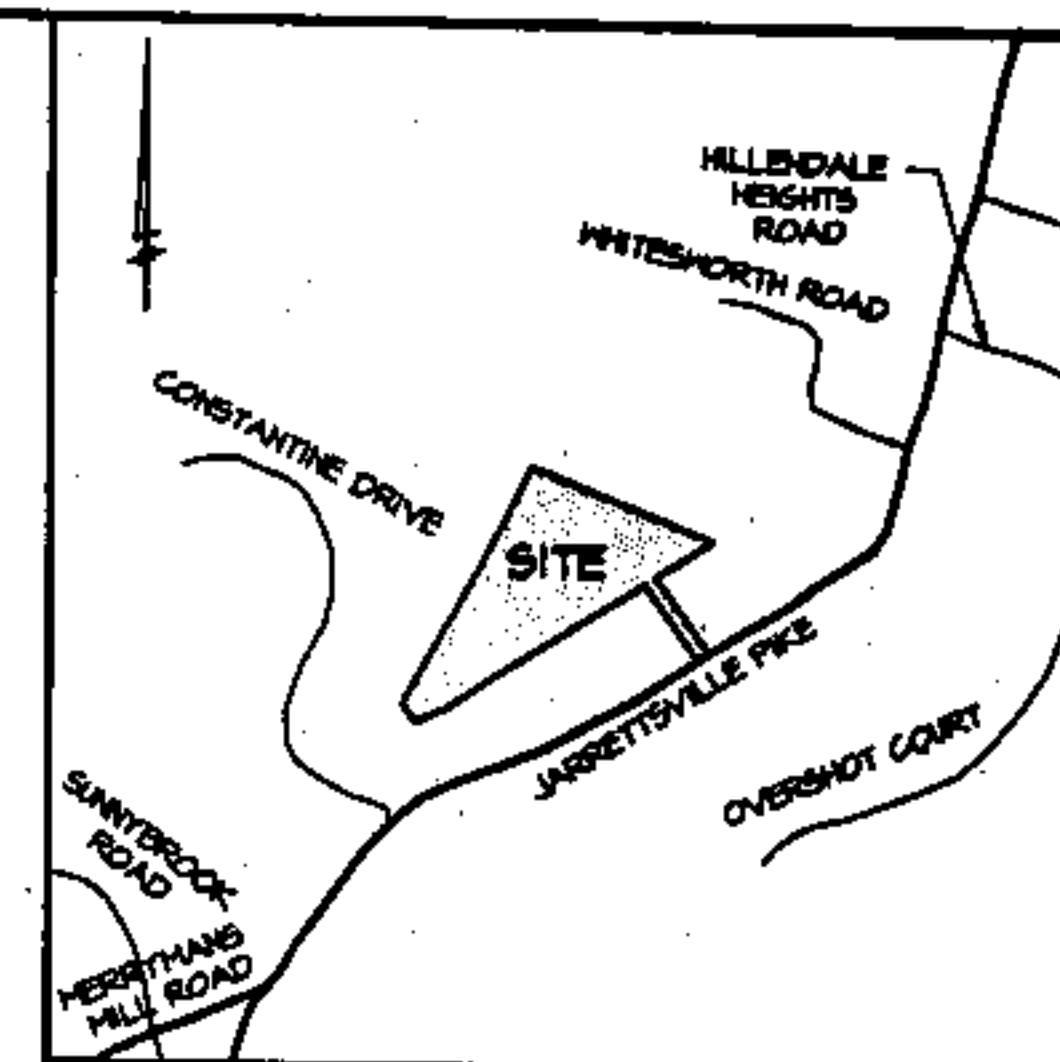
10/4

10/27/2004 17:10

19/11

10 27 2004 17:11





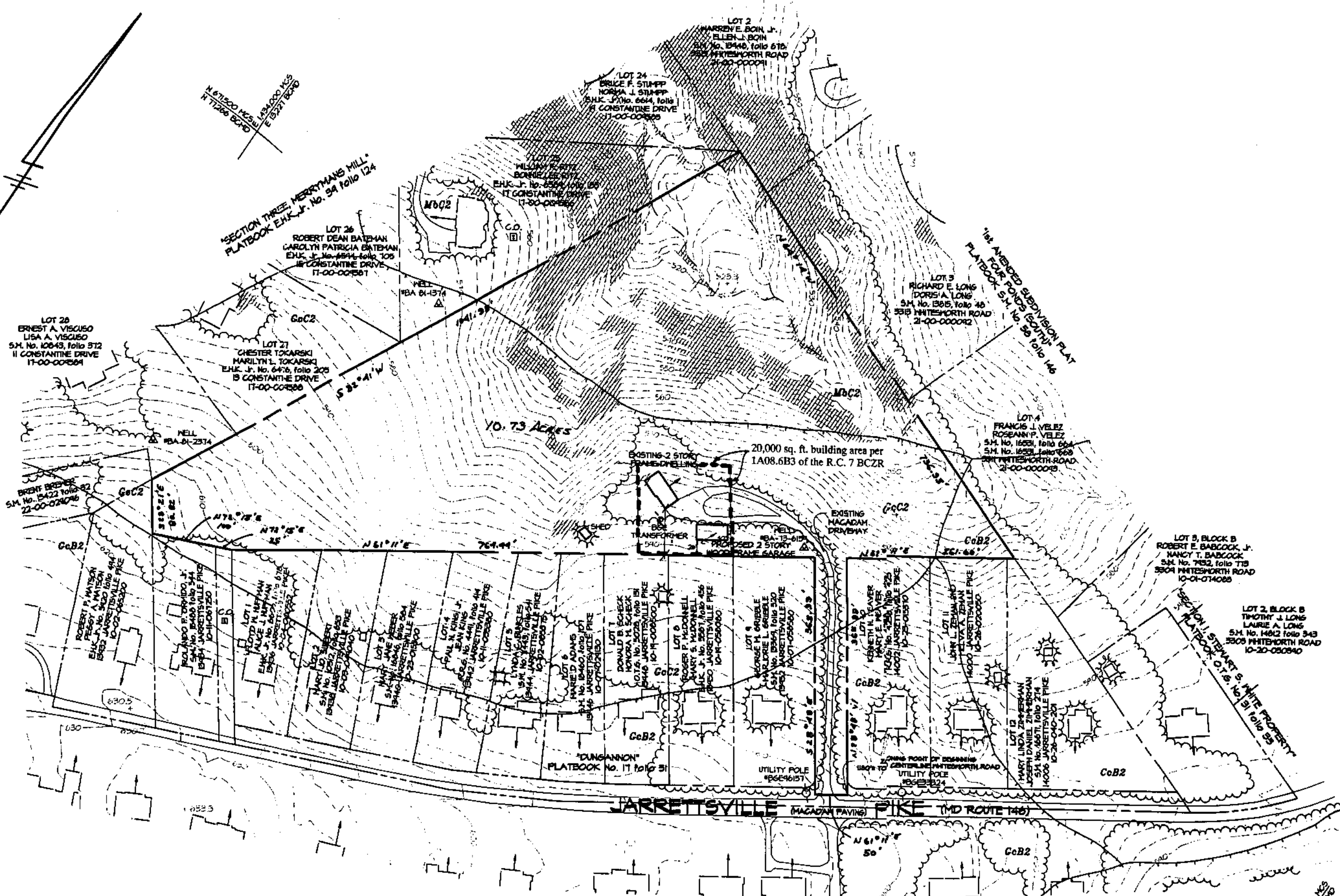
VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
2. THE TOPOGRAPHY SHOWN HEREON HAS TAKEN FROM BALTIMORE COUNTY 645 TILE 48C1.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 18.
4. CENSUS TRACT 41000 A.D.G. MAP 6 GRID 15-J2, 15
5. WATERSHED LOCH RAVEN SUBWATERSHED NONE
6. SCHOOL DISTRICT 186 REGIONAL PLANNING DISTRICT 305
7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

OWNER/DEVELOPER

BRENT K. BREWER, TRUSTEE of The Brent K. Brewer Revocable Living Trust
19454 JARRETTSVILLE PIKE
PHOENIX, MARYLAND 21131
410-667-1297



Building Envelope

I have reviewed the Building Envelope shown, which will encompass the existing dwelling and the proposed garage, and find it in keeping and meeting the intent of the R.C. 7 zoning regulations under section 1A08.6B3.

John Otman, Jr. 3-30-05
Bruce Seelye JOHN OTMAN, JR. Date
Baltimore County Department of Environmental
Protection and Resource Management

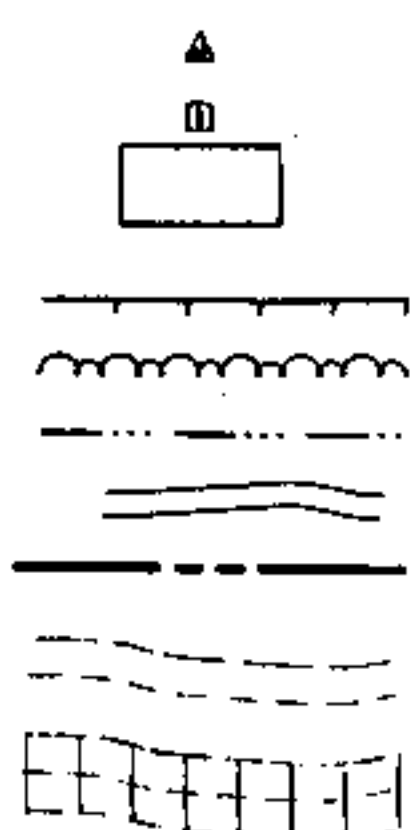
Lynn Lafram 3/26/05
Lynn Lafram Date
Baltimore County Office of Planning and Zoning

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	NOISESITES W/BASEMENT	STREETS & PARKING
CoB2	Slight	Slight	Moderate slope
CoC2, MeC2	Moderate slope	Moderate slope	Severe slope

LEGEND

EXISTING WELL
EXISTING CLEANOUT
EXISTING DWELLING
SOIL LINE
MOODS LINE
STREAM
EXISTING PAVING
PROPERTY LINE
CONTOURS
SLOPES > 2%



ADMINISTRATIVE VARIANCE REQUESTED:

- 1) TO PERMIT AN ACCESSORY BUILDING IN A RESIDENTIAL ZONE TO BE LOCATED IN THE SIDE AND FRONT YARDS IN LIEU OF REQUIRED REAR YARD PER SECTION 4000 B.C.Z.R.
- 2) TO PERMIT AN ACCESSORY BUILDING TO HAVE A HEIGHT OF 24 FEET IN LIEU OF THE REQUIRED 15 FEET PER SECTION 4003 B.C.Z.R.



Scale: 1"=100'

Date: October 6, 2004

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE

COMPUTED: DRAWN: G.J.S./E.T.M. CHECKED: B.E.D. FILE: K:\Katie\Brewer minotoppro