IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Gwynnbrook Avenue, 35 ft. NE
centerline of Byway Road
4th Election District
2nd Councilmanic District
(201 Gwynnbrook Avenue)

Theresa W. & Christopher Gillis Petitioners \* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* FOR

\* BALTIMORE COUNTY

\* CASE NO. 05-500-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, Theresa W. and Christopher Gillis. The variance request is for property located at 201 Gwynnbrook Avenue in the Owings Mills area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing detached garage to be located in a side yard of a proposed dwelling in lieu of rear yard and to amend the previously approved hearing and plans in Case Nos. 97-49-A and 97-151-A. 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 10, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Bureau of Development Plans Review dated April 8, 2005, a copy of which is attached hereto and made a part hereof. In addition, a ZAC comment was received from the Office of Planning dated April 19, 2005, a copy of which is attached hereto and made a part hereof and which requested the

6/20/05/21 - 1 - 20/05/21 - 1 - 20/05/21 - 2

Petitioner revise the Plat to Accompany. A revised ZAC comment was received from the Office of Planning dated June 17, 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 revised the elevation to reflect the landscape material providing screening on both front and back portions of the property, and submitted same to the Office of Planning who in turn recommended approval of the revised Plat marked as Petitioners' Exhibit 2.

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 Oppon the Petitioners.

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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 <u>30</u> day of June, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing detached garage to be located in a side yard of a proposed dwelling in lieu of rear yard pursuant to the revised elevation drawings shown as Petitioners' Exhibit 2 and to amend the previously approved hearing and plans in Case Nos. 97-49-A and 97-151-A, 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 Bureau of Development Plans Review dated April 8, 2005, a copy of which is attached hereto and made a part hereof;
- 3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

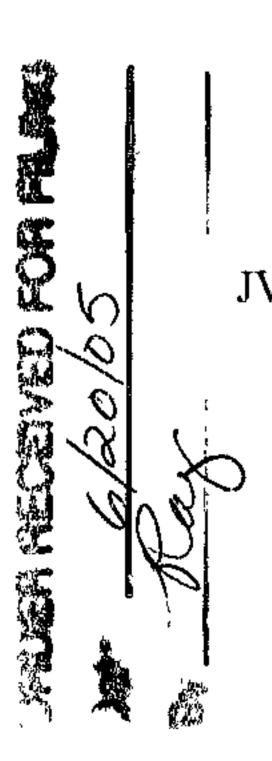
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

OHN 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

June 20, 2005

Mr. & Mrs. Christopher Gillis 201 Gwynnbrook Avenue Owings Mills, Maryland 21117

> Re: Petition for Administrative Variance Case No. 05-500-A Property: 201 Gwynnbrook Avenue

Dear Mr. & Mrs. Gillis:

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	201	Gw	nnbrook	Avenue	-
· · · · · · · · · · · · · · · · · · ·	-		]	DR-3.5	- -

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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 BCZR TO PERMIT AN EXISTING

DETACHED GARAGE TO BE LOCATED IN A SIDEYARD OF A PROPOSED DWELLING IN LIEU OF REARYARD AND TO AMEND THE PREVIOUSLY APPROVED HEARINGS AND PLANS IN CASE NUMBERS 97-49-A AND 97-151-A.

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.

			is the subject of this Petition.		
Contract Purchaser/L	essee:		Legal Owner(s):		
Name - Type or Print	<del></del>		CHRISTOPHER SETTHER Name Type or Print	SCUAL (	TILLIS
Signature	<del></del>		Signature Signature	Kh	<del></del>
Address	······································	Telephone No.	Name - Type or Print	<u>s</u>	,
City	State	Zip Code	Signature W Sill	M)	· · · · · · · · · · · · · · · · · · ·
Attorney For Petitione	<u>9r:</u>		201 GWYNNBROOK	- AVE	410-998-396 Telephone No
Name - Type or Print			City WINGS MILLS	MD	21117
				State	Zip Code
Signature	<u></u>	——————————————————————————————————————	Representative to be Co.	<u>ntacted:</u>	
Company	<del></del>		HERESA FILLIS	<del></del>	<del></del>
' <u></u>	······································		201 GWYNDBROOK	fve	410-998-3962
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City	State	Zip Code	CITY WINGS MILLS	UB State	21117 Zip Code
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this day of lations of Baltimore County	and that the prope	hat the subject matter of the left be reposted.	required, it is ordered by the Zoning C is petition be set for a public hearing, ad	ommissioné vertised, as	r, of Baltimore County, frequired by the zoning
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CASE NO. 50	10-17	Revi	ewed By,Dat	e 33	1/015
RV 125/01		Estli	nated Posting Date 4/0	05	<b>T</b> -

# 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 201 GWYNNBROOK AVENUE
	Address OWINGS LILLS UD 21117 City State Zip Code
That based upon personal knowledge Variance at the above address (indicate)	ge, the following are the facts upon which I/we base the request for an Administrative
1. The garage alread	By sexists in similar position relative to the existing home.
2. It is currently in a with erection of	non-conforming Situation and will continue to be new dwelling.
3. It would be undue.	financial hardship to remove and rebuild to conform
	upractical to connect to the new horse.
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advertising fee and may be required	that if a formal demand is filed, Affiant(s) will be required to pay a reposting and to provide additional information.
Mutaph W Cills	Meren Waliller
Signature	Signature
CHRISTOPHER W. GILLIS Name - Type or Print	THERESA W. GILLIS
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY	OF BAI TIMORE to with
	· · · · · · · · · · · · · · · · · · ·
I HEREBY CERTIFY, this 28th do of Maryland, in and for the County at	lay of <u>March</u> , <u>2005</u> , before me, a Notary Public of the State foresaid, personally appeared
Christopher w. Gilli	wn or satisfactorily identified to me as such Affiant(s).
the Afflant(s) herein, personally know	wn or satisfactorily identified to me as such Affiant(s).
AS WITNESS my hand and Notarial	Seal
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TARY	Desti M. Kilchiste
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PUBL	My Commission Expires
TEV TUIZOU	NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires April 25, 2006

# 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	201 Address	Gwynnbri	OK AVE	······································
	OWINGS	Mucs	MS State	21117 Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardsh		facts upon wh difficulty):	2,000	•
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3. H would create undre fina	ncial har	alship to n	emore and 1	rebuild to conform.
4. It is aesthetically impractical			_	
That the Affiant(s) acknowledge(s) that if a foradvertising fee and may be required to provide	ormal demand additional info	d is filed, Affla rmation.	ant(s) will be requ	uired to pay a reposting and
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CHRISTOPHER W. GILLIS Name - Type or Print	<u> </u>	Name - Type	A W. GILL B or Print	. is
STATE OF MARYLAND, COUNTY OF BALTIN	•			
of Maryland, in and for the County aforesaid, per the Affiant(s) herein, personally known or satisfa	ersonally appe	ared , 2	ರ್ಶ್, before me	e, a Notary Public of the State
the Affiant(s) herein, personally known or satisfa	actorily identifi	ERESA W ed to me as si	GIUIS uch Affiant(s).	
AS WITNESS my hand and Notarial Seal	•		` '	
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	My	Commission E	LESLIE	M. KILCHENSTEIN
				BLIC STATE OF MARYLA? 12 ion Expires April 25, 2006



CASE NO.

REV 10/25/01

## Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at	201 GWYNNB	ROOK AVE
which is	s presently zone	d DR-3,5

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 BCZR TO PERMIT AN EXISTING DETACHED GARAGE TO BE LOCATED IN A SIDEYARD OF A PROPOSED DWELLING IN LIEN OF REARYARD AND TO AWEND THE PREVIOUSLY APPROVED HEARINGS & PLANS IN CASE NUMBERS 97-49-A 4ND 97-161-A.

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.

		1 1 1 1	I/We do solemnly declare and affirm, uperjury, that I/we are the legal owner(set) is the subject of this Petition.	Inder the penalties of ) of the property which
Contract Purchaser/Les	see:		Legal Owner(s):	
<u> </u>		 	CHRISTOPHER W. GILLIS	
Name - Type or Print			Name Type or Print	<u> </u>
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City	Ciclo	71 0 - 1 -	Junor W Stillis	
	State	Zip Code	Signature	1 0000 2000
Attorney For Petitioner:	•	1	201 GWYNNBROOK AVE Address	410-998-3962
		1		Telephone No.
Narne - Type or Print			OWINGS MILLS MD Sta	ZIII7 ate Zip Code
		!	Representative to be Contact	•
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Company	······································		HERESA W. GILLIS Name	
			201 GWUNNBROOK AVE	410-998-3962
Address		Telephone No.	Address	Telephone No
City	State	Zip Code	OWINGS MILLS MD	21117
			City	1 113
nia navot	•	hat the cubiact matter at t	<b>required, it is ordered</b> by the Zoning Commiss his petition be set for a public hearing, advertised	sioner of Baltimore County, Las required by the zoning
egulations of Baltimore County and	that the prope	erty be reposted.		
		1		The state of the s
		1	Zoning Commissioner of Baltimor	e County,

Reviewed By

**Estimated Posting Date** 

500

### ZONING DESCRIPTION #201 GWYNNBROOK AVENUE

BEGINNING at a point on the south side of Gwynnbrook Avenue which is 30 feet wide at the distance of 35 feet northeast of the centerline of Byway Road which is 30 feet wide. Being Lot #1, Section A in the subdivision of "Pleasant Hill Park" as recorded in Baltimore County Plat Book #7, folio #65, containing 0.73 acres, more or less. Also known as #201 Gwynnbrook Avenue and located in the 4<sup>th</sup> Election District, 2<sup>nd</sup> Councilmanic District.



Michael V. Moskunas Reg. No. 21175

Site Rite Surveying, Inc. 200 E. Joppa Road Suite 101 Towson MD 21286 (410) 828-9060

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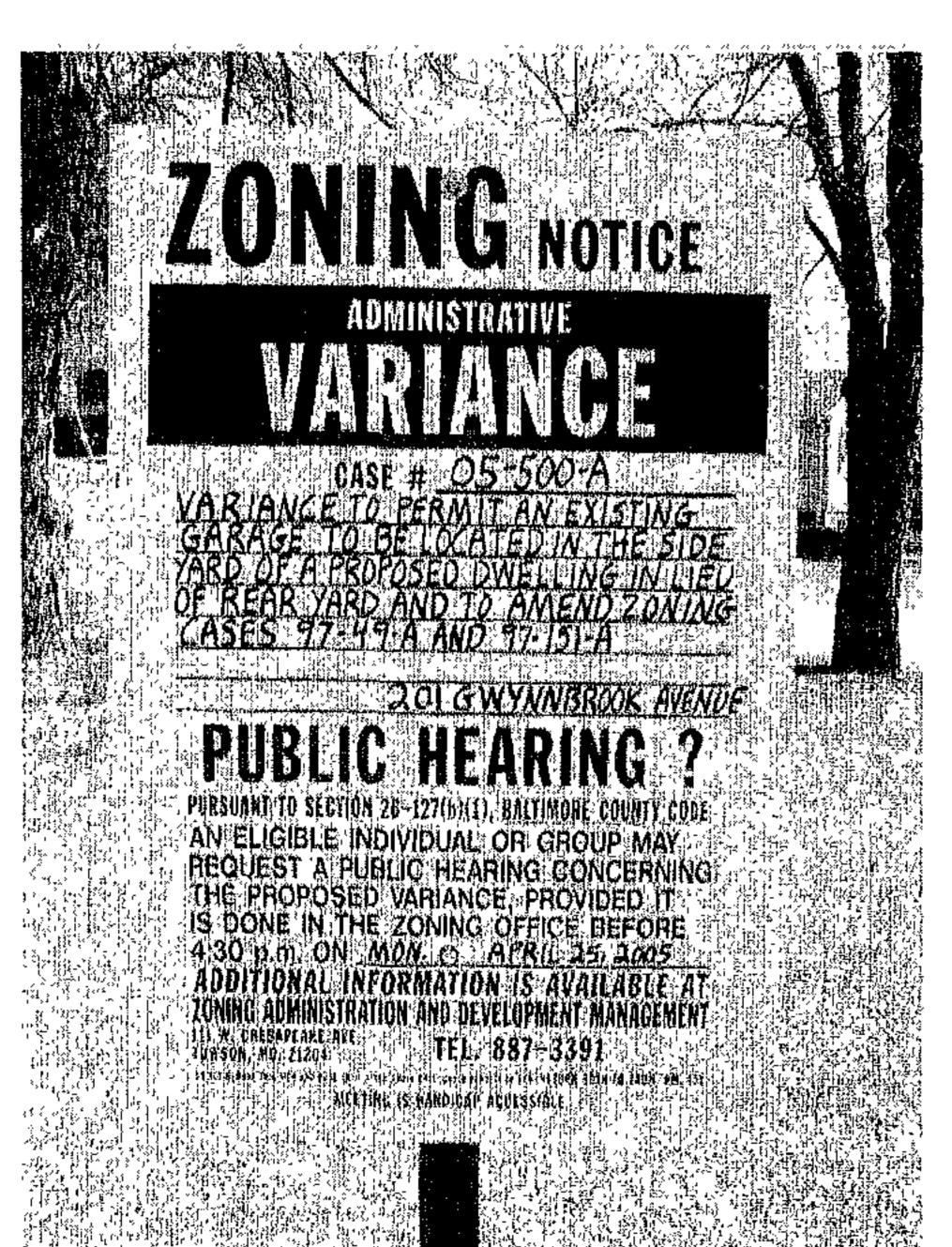
# CERTIFICATE OF POSTING

A	TIENTION! KRISTEN MATTHEWS Date April 11, 2005
RE:	Case Number 0.5 - 500 - A
	Petitioner/Developer TESS 614415
	Date of Hearing (Closing) APRIL 2, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 201 GWYNNBROOK AVENUE

The sign(s) were posted on ....

April 10, 2005



(Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

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

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

## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 500 -A Address 30/ Gwynnbrook AVE,
Contact Person: Vous LEWIS  Phone Number: 410 897 2004
Filing Date: $3/31/05$ 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.
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. <u>DEADLINE:</u> 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.
(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 this office.
(Detach Along Dotted Line)
etitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
ase Number 05- 500 -A Address 201 Gwynnbrock AVE
etitioner's Name THERESA & CHRISTOPHER GILLIS Telephone \$410-410 998 3967
etitioner's Name <u>THERESA &amp; CHRISTOPHER GICLIS</u> Telephone 410-410 998 3963 osting Date: 4/25/05  Closing Date: 4/25/05
rording for Sign: TO Permit AN EXISTING GARAGE TO BE LOCATED IN THE
SIDE YARD OF A PROPOSED DWELLING IN LIEU OF REAR YARD AND TO AMEND ZOWING CASES 97-49-A MO 97-151-1

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

# Department of Permits as Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

April 25, 2005

Christopher Gillis Theresa W. Gillis 201 Gwynnbrook Avenue Owings Mills, Maryland 21117

Dear Mr. and Mrs. Gillis:

RE: Case Number: 05-500-A, 201 Gwynnbrook Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 31, 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

Carl Richall

One

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

**Enclosures** 

c: People's Counsel



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

April 14, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 485, 486,492, 498, 499, 500 501, 504, 505

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.

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

Lieutenant Franklin J. Cook Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

DATE: April 8,2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Acting Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 28, 2005

Item No. 500

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Gwynnbrook Avenue is an ultimate 60-foot right-of-way and the byway road is an ultimate 40-foot right-of-way. Show these right-of-way and the variance shall be modified accordingly. A possible future realignment of byway road to the east to intersect Gwynnbrook Road at a 90 degrees angle should be shown.

DAK:CEN:clw Cc: file

ZAC-ITEM NO 500-04182005.doc

## BALTIMORE COUNTY, WARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

May 24, 2005, 2005

SUBJECT:

Zoning Items # See List Below

RECEIVED
MAY 2 5 2005

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of April 11, 2005

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

Reviewers:

Sue Farinetti, Dave Lykens

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

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**DATE:** April 19, 2005

RECEIVED

APR 2 0 2005

ZONING COMMISSIONER

SUBJECT:

201 Gwynnbrook Avenue

**INFORMATION:** 

Item Number:

5-500

Petitioner:

Christopher & Theresa Gillis

Zoning:

DR 3.5

Requested Action:

Administrative Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

- 1. The subject lot is a double-frontage lot. As such, the rear elevation shall be articulated so as to resemble a front elevation. The elevations of the proposed dwelling that was submitted to this office for review and approval are unacceptable.
- 2. As an alternative, the petitioner shall plant and maintain a dense opaque evergreen buffer in combination with a board-on-board fence so that the rear of the proposed dwelling and the existing garage will not be visible from Byway Road. Said screening shall not impede the sight distance at the intersection of Byway Road and Gwynnbrook Avenue.
- 3. Provide landscaping along Gwynnbrook Avenue.
- 4. Revise the site plan to reflect all of the above and resubmit the plan to this office for review and approval prior to the issuance of any building permits.

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

Prepared by:

Division Chief:

AFK/LL:MAC:

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

DAT

**DATE:** June 17, 2005

Arnold F. 'Pat' Keller, III

Director, Office of Planning

JUN 2 0 2005

ZONING COMMISSIONER

**SUBJECT:** 

FROM:

201 Gwynnbrook Avenue

**INFORMATION:** 

Item Number:

5-500

Petitioner:

Christopher & Theresa Gillis

Zoning:

DR 3.5

Requested Action:

Administrative Variance

#### SUMMARY OF <u>REVISED</u> RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request as the summary of recommendations dated April 19, 2005 have been satisfied and is of the opinion that the administrative variance should be granted.

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

Prepared by:

Division Chief:

AFK/LL: CM



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.

500

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 410-345 5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

L. J. Gredle

Engineering Access Permits Division

## Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



## Baltimore County

James T. Smith, Jr., County Executive William J. Wiseman III , Zoning Commissioner

4 May 2, 2005

Mr. & Mrs. Christopher Gillis 201 Gwynnbrook Avenue Owings Mills, Maryland 21117

> Re: Petition for Administrative Variance Case No. 05-500-A Property: 201 Gwynnbrook Avenue

Dear Mr. & Mrs. Gillis:

I have been given your request for administrative variance for review. As you can see from the attached ZAC comments, the Bureau of Development Plans Review and the Office of Planning are asking your engineering firm to revise the plan to accompany your request. I do not know whether or not you agree with these comments and can send in a revised plan, which I then can consider. If you do not agree, I can set the open issue in for public hearing and give you every opportunity to tell me why I should not follow their recommendations.

Finally, I find that changes to plans such as given in the attached often trigger need for additional variances. Again, this may not be true, but I would appreciate your review.

Would you kindly respond in writing at your convenience

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure



### Gillis

### 201 Gwynnbrook Avenue \* Owings Mills, MD 21117 c.t.gillis@att.net

May 17, 2005

Mr. John Murphy Deputy Zoning Commissioner 401 Bosley Avenue Suite 405, County Courts Building Towson, MD 21204

RECEIVED

MAY 2 0 2005

MAY 2 0 2005

TOWNG COMMINGSOMER

Dear Mr. Murphy,

We have received your letter with the ZAC comments regarding our Petition for Administrative Variance (05-500A). We are currently working to revise our plans and hope to submit them to the Planning Office soon in order to adhere to their recommendations.

We appreciate your time and consideration. We hope to resolve this matter shortly.

Sincerely,

Meuren N Mills

Theresa W. Gillis

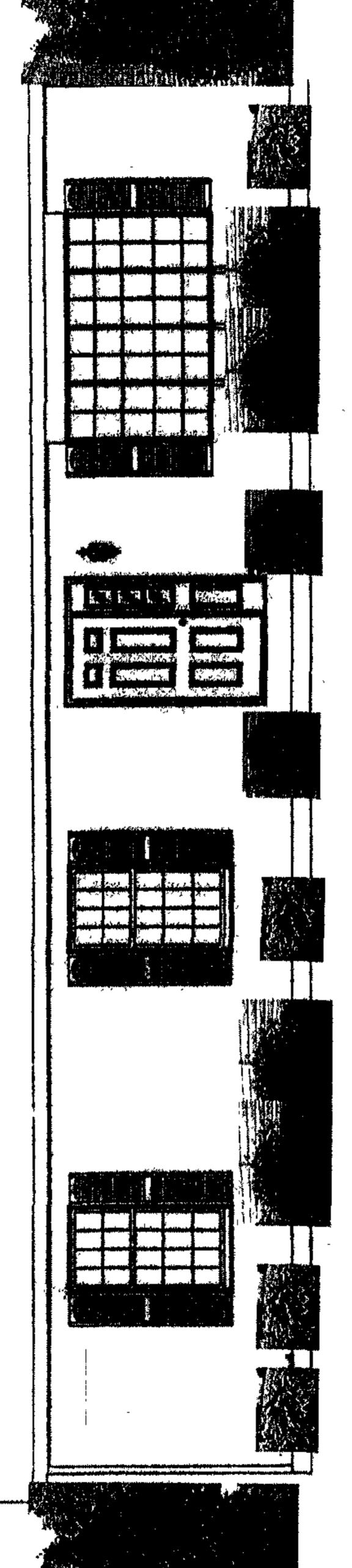
5/1,105 ms Gullis ca, 2ed to say she's working with Planning on a revised plan. I toldber I will wait for a revised commont from Planning

> Suand Ster has approved new elevation diawings in the Case. Dasked her to put it in writing 186/14

Red Colors

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A State Server



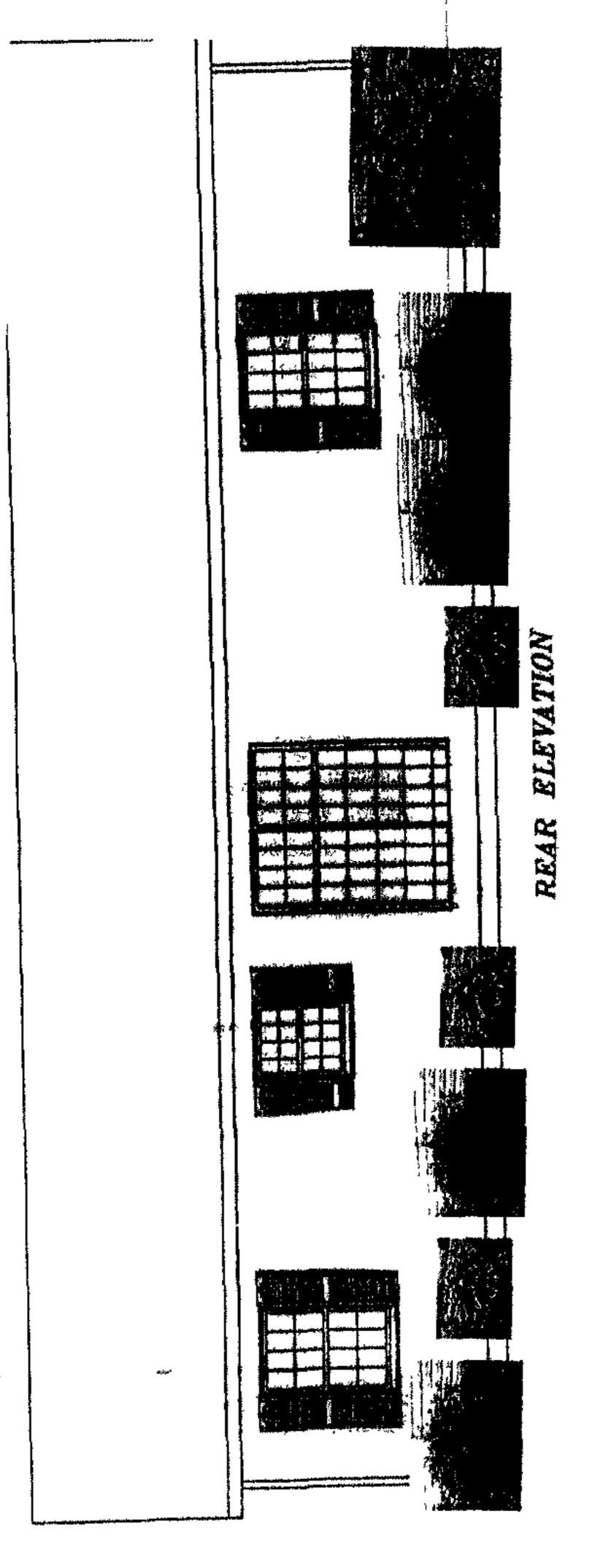
RONT ELEVATION

These are all plantings we have surrounding our current house (to be razed), so we will re-plant around the new dwelling. It is a mix of evergreen trees, evergreen shrubs, azaleas and hasta.

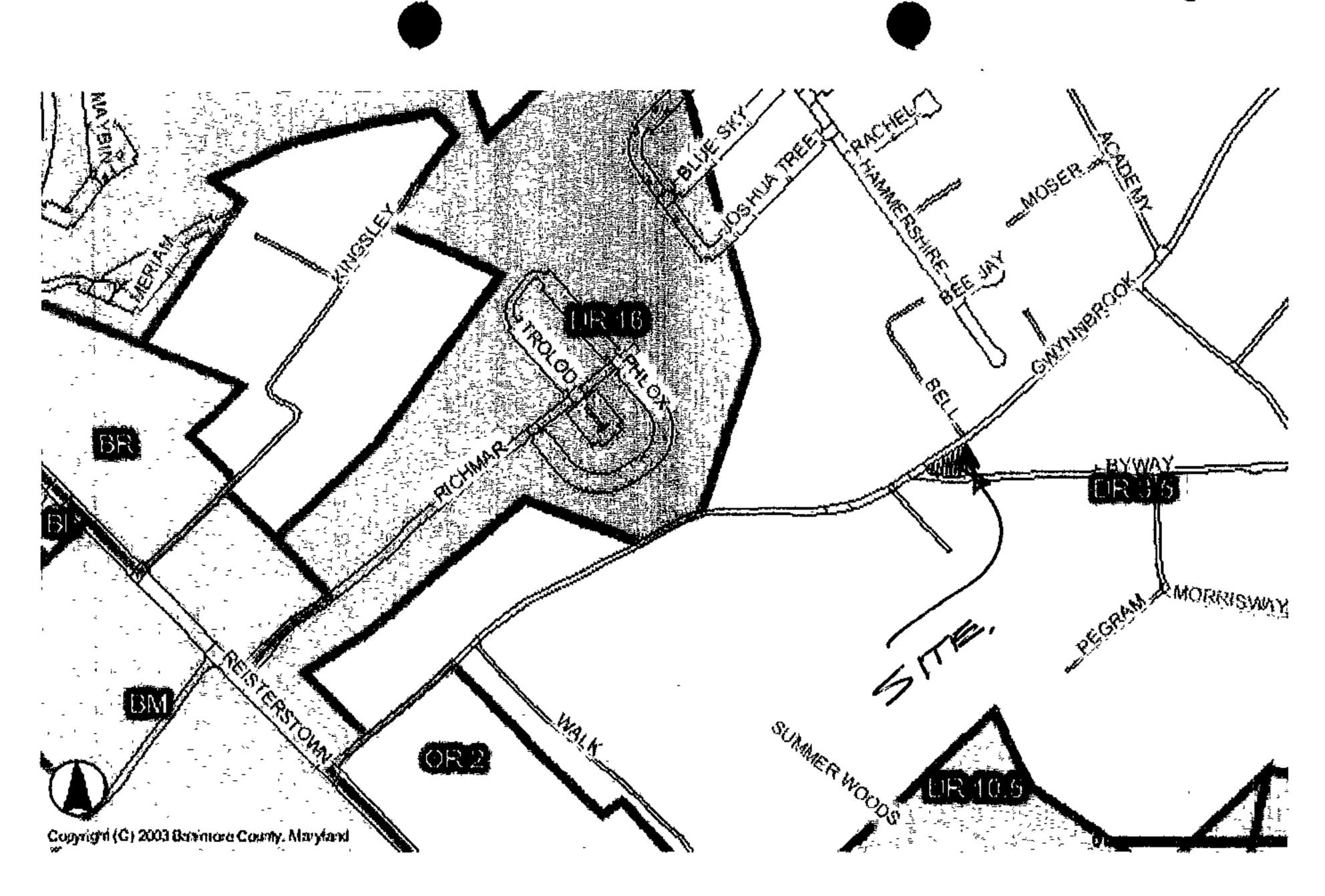
No Service of the ser

these plantings will mostly be new purchases. We like azaleas and hasta, so plan plant. On the right side is a Hydrangia bush we already own and will re-j se more of those. ear the house: 

that get wild berries in the fall. They are known for growing quickly and can long Byway Road: we will use Nandina bushes. They are inexpensive, low-maintenance We will plant them in 2 ft. increments. very thick 







05-500-A

New house



# 201 Gwynnbrook Are

View of site of proposed new house of garage

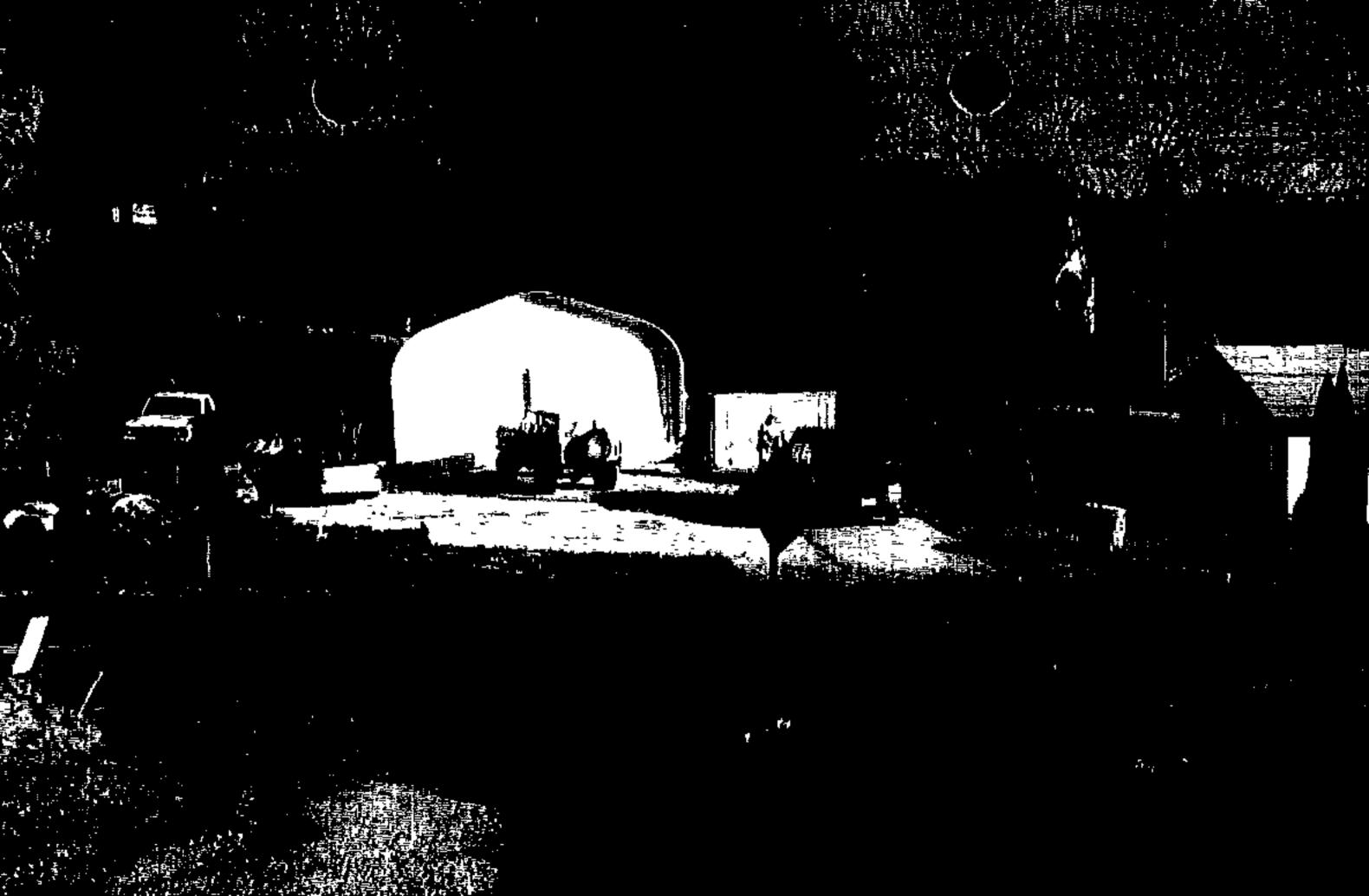
05 - 500-A



# 201 Gwynnbrook Ave

View of garage of existing dwelling

05-500-A



## 2 Gwynnbrook Ave

View of garage of existing dwelling from across the street (150 king across Grugninhook).

05-500-A

