



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1531 Hillside Rd., 21153
which is presently zoned RC5

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) 1A04.2B.2.b., 301.1 (DCZR)

TO PERMIT AN OPEN PROJECTION (SCREEDED PORCH) WITH AN
18-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 37.6- FEET.

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:

N/A
Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Ed H. Murphy
Name - Type or Print

Signature

Name - Type or Print

Signature

1531 Hillside Rd (410) 804-3047
Address Telephone No.

Stevenson MD 21153
City State Zip Code

Representative to be Contacted:

Same as above
Name

(410) 385-4062
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. 05-508-A

Reviewed By D.T. Date 4/4/05

REV 10/25/01

Estimated Posting Date 4/17/05

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

1531 Hillside Rd.
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):

Rear setback violation,
My house is built with the rear/south face very close to a steep hill (as shown in photos). During construction, I realized that the only use on the rear/southside of the home would be for a screened porch and brick patio. I am hoping to screen in porch to protect deck/patio from trees, etc.

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.

Erin H. Murphy
Signature
Erin H. Murphy
Name - Type or Print

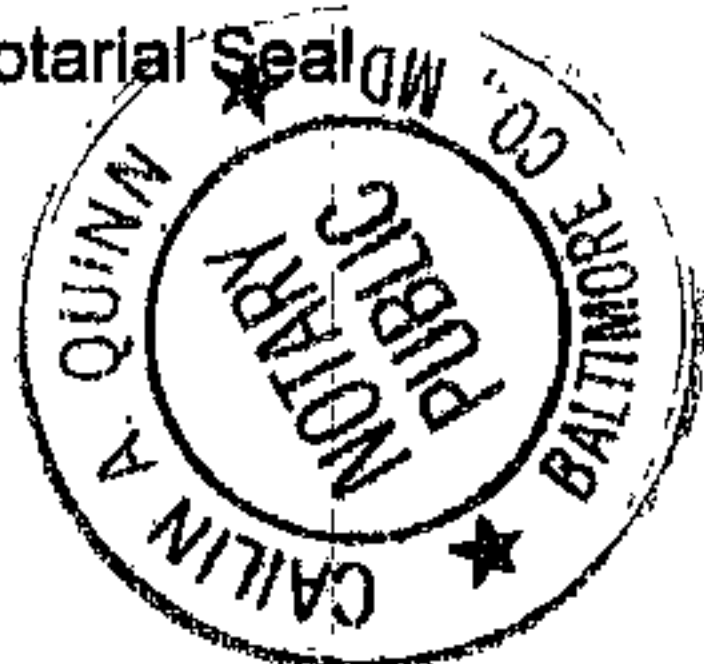
Signature
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

3/1/09

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

1531 Hillside Rd.
Address
Steuers 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): Rear Setback Violation

My house is built with the rear/south face very close to a steep hill (as shown in photos).

During construction, I realized that the only use behind the home would be for a screened porch and back patio. Hoping to screen in porch to protect deck ~~from~~ or patio from trees, etc.

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.

Erin H. Murphy
Signature
Erin H. Murphy
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

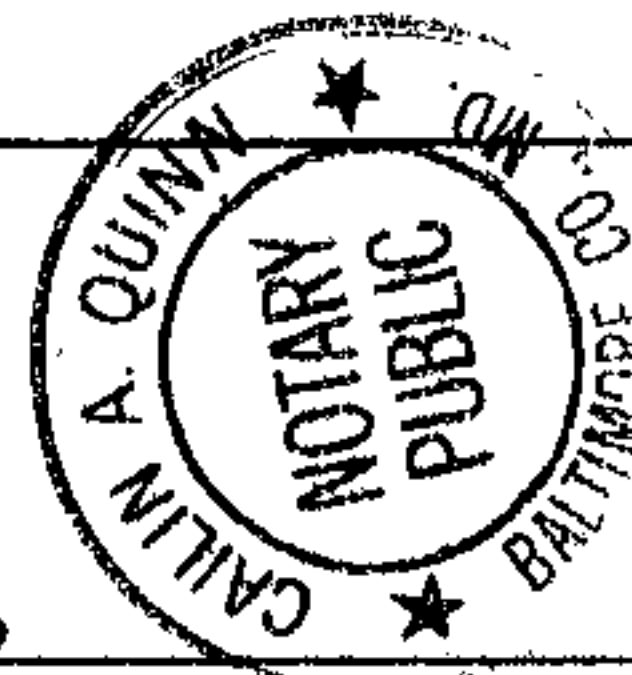
I HEREBY CERTIFY, this _____ day of _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1531 Hillside Rd., 21153
which is presently zoned RC5

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) 1A04, 3B.2.b., 301.1 (BCZR)

TO PERMIT AN OPEN PROJECTION (SCREENED PORCH) WITH AN
18-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 37.6 FEET.

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.

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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:

N/A
Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Erin H. Murphy
Name - Type or Print

Erin H. Murphy
Signature

Name - Type or Print

Signature

1531 Hillside Rd.
Address

(410) 804-3047
Telephone No.

Stevenson
City

MD
State

21153
Zip Code

Representative to be Contacted:

Same as above
Name

(410) 385-4062
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. 05-508-A

Reviewed By D.T.

Date 4/4/05

Estimated Posting Date 4/17/05

Walter T. Parr

Sylvester H. O'Grince, P.E.

Michael K. Smith, P.L.S.

BPS/land technology, inc.

Engineers & Surveyors

P. O. Box 5614 • Baltimore, MD 21210 • (410) 435-0800

ZONING DESCRIPTION 1531 HILLSIDE ROAD

Beginning at a point at the centerline of Hillside Road which is 18 feet in paving width at a distance of 325 feet east of the centerline of Keller Road which is 18 feet in paving width. The property is located in the Third Election District, Second Councilmanic District.

Metes and bounds as recorded in Deed Liber 7294, Folio 529: N. 89° 42' E. 73.55 ft., S. 88° 18' E. 16.46 ft., Due South 145.83 ft., N. 85° 48' W. 95.90 ft., and N. 02° 19' E. 138.97 ft. to the place of beginning.

05-508-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 44-00240

DATE

11/15

ACCOUNT

0010014150

AMOUNT \$

165.00

RECEIVED FROM

KEVIN MURPHY

FOR

TEAM #508 OS-508-4

1561 HILLSIDE RD. DM THOMPSON

DISTRIBUTION
WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

PAID RECEIPT

RECEIVED

THE

ON

4/04/2005

4/04/2005 11:21:22

1

RECEIPT # 20773 400/2005

011

5 228 JOURNAL VERIFICATION

5 228 JOURNAL VERIFICATION

5 228 JOURNAL VERIFICATION

5 228 JOURNAL VERIFICATION

5 228 JOURNAL VERIFICATION

5 228 JOURNAL VERIFICATION

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date April 19, 2005

RE: Case Number 05-508-A

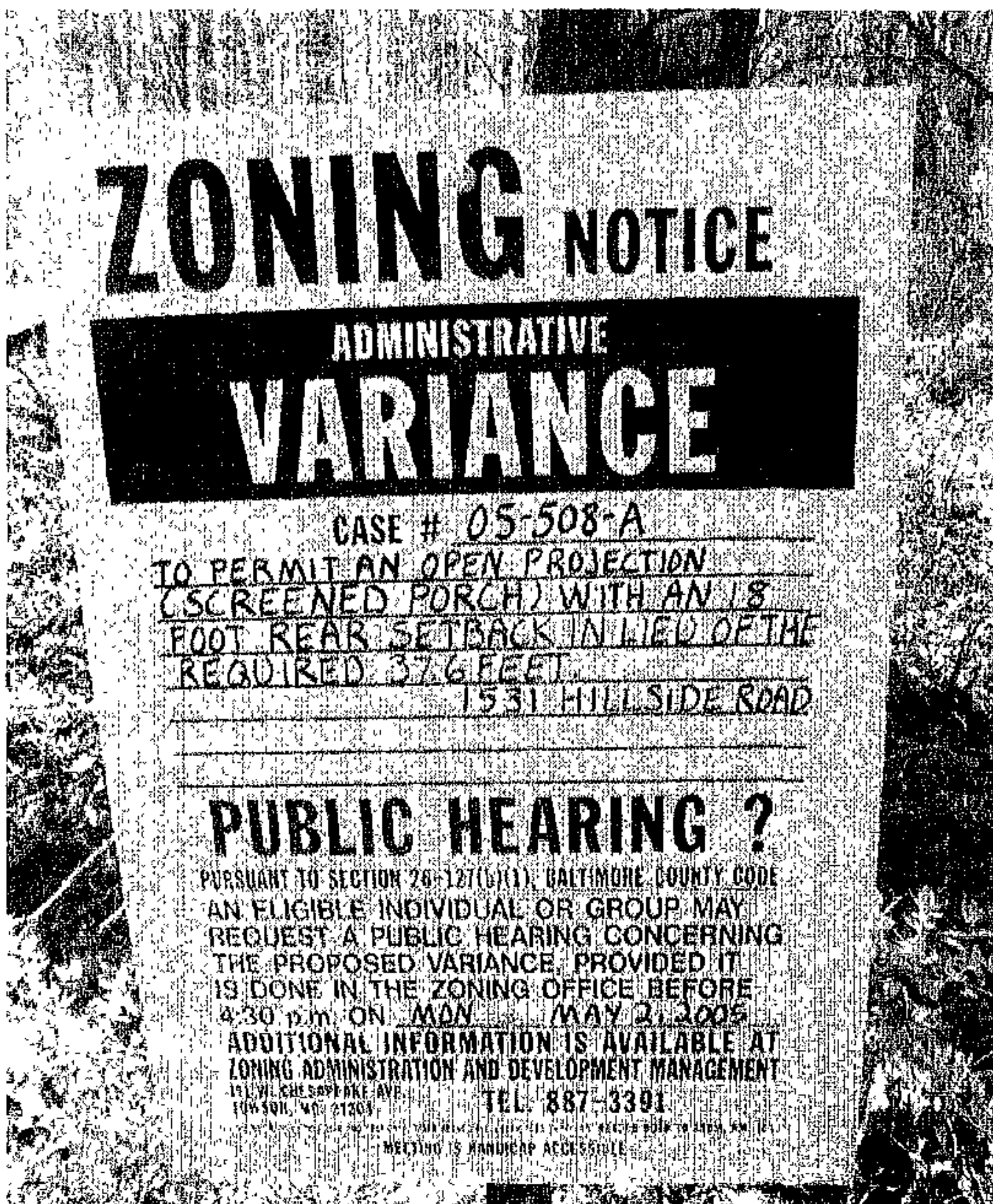
Petitioner/Developer ERIN MURPHY

Date of Hearing(Closing) MAY 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 1531 HILLSIDE ROAD

The sign(s) were posted on

April 16, 2005



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 7, 2005 Issue - Jeffersonian

Please forward billing to:

Permits & Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

410-887-3353

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-508-A

1531 Hillside Road

S/side of Hillside Road, 325 feet east of centerline of Keller Road

3rd Election District – 2nd Councilmanic District

Legal Owner: Erin H. Murphy

Variance to permit an open projection (screened porch) with an 18-foot rear setback in lieu of the required 37.6 feet.

Hearing: Wednesday, June 22, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

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

May 16, 2005

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-508-A

1531 Hillside Road
S/side of Hillside Road, 325 feet east of centerline of Keller Road
3rd Election District – 2nd Councilmanic District
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Hearing: Wednesday, June 22, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Erin Murphy, 1531 Hillside Road, Stevenson 21153
Doug Carroll, 1117 Greenspring Valley Road, Lutherville 21093

A handwritten note in black ink that reads "Withdrawal letter @".

A handwritten note in black ink that reads "ZC's office".

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 7, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 508 -A Address 1531 HILLSIDE RD.
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/4/05 Posting Date: 4/17/05 Closing Date: 5/2/05

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- 508 -A Address 1531 HILLSIDE RD.
Petitioner's Name DONNA THOMPSON Telephone 410-804-3047
Posting Date: 4/17/05 Closing Date: 5/2/05
Wording for Sign: To Permit AN OPEN PROTECTION (SCREENED PORCH) WITH
AN 18-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 37.6-FEET.

**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: 05-508-A

Petitioner: MURPHY

Address or Location: 1531 HILLSIDE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. ERIN H. MURPHY

Address: 1531 HILLSIDE RD.

STEVENSON, MD 21153

Telephone Number: 410-804-3047

**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*

May 2, 2005

Erin H. Murphy
1531 Hillside Road
Stevenson, Maryland 21153

Dear Ms. Murphy:

RE: Case Number: 05-508-A, 1531 Hillside Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 4, 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 the typed name.

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

April 12, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: April 18, 2005

Item No.: 506, 507, 508, 509, 510, 513, 514, 515, 516.

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Acting Lieutenant Don W. Muddiman
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 21, 2005
Department of Permits & Development
Management

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

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2005
Item No. 508

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

The minimum right of way for all public roads in Baltimore County is 40-foot. Setback shall be modified accordingly

DAK:CEN:clw
Cc: file
ZAC-ITEM NO 508-04212005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

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

Zoning Advisory Committee Meeting of April 18, 2005

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

05-506

05-507

~~05-508~~

05-511

05-512

05-513

05-515

05-516

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

DATE: April 15, 2005

RECEIVED

APR 15 2005

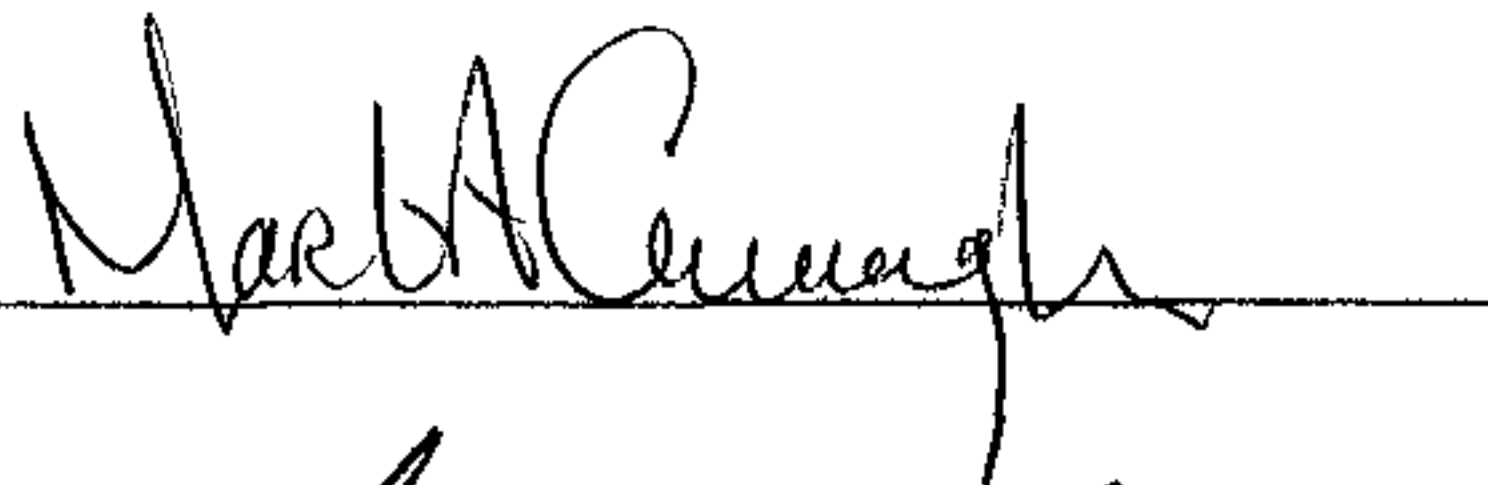
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

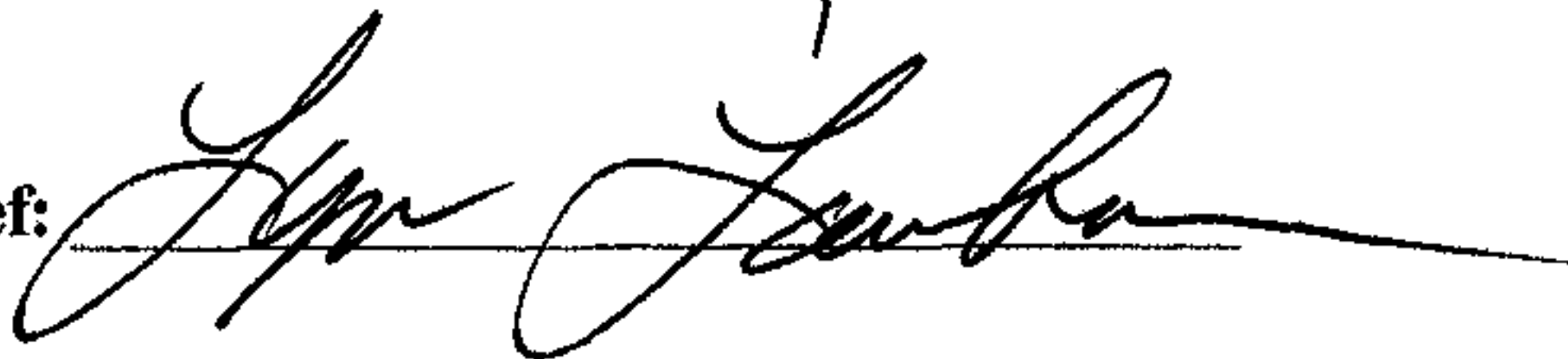
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-508 – Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

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: 4.12.05

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

RE: Baltimore County
Item No. 508 DT

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Matthews
Dept. of Permits & Development Mgmt.

DATE: May 13, 2005

FROM:  Robin Jameson, Secretary to
John V. Murphy
Deputy Zoning Commissioner

SUBJECT: Petition for Administrative Variance— 5/2/05 Closing Date
Case No. 05-508-A

After a review of the above-captioned matter, Jack Murphy has requested that this case be set in for hearing based on the correspondence received from Mr. Doug Carroll dated 5/2/05, etc., copies of which are enclosed in the case file. We are returning the file to you for further processing, i.e. notifying the petitioner, posting of hearing notice, etc.

Once a hearing date has been scheduled, it would be appreciated if you would have Dave Duvall prepare a "Notice of Hearing" sign and have Gary Freund post the property.

Thank you for your attention and cooperation in this matter.

**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

May 16, 2005

Erin H. Murphy
1531 Hillside Road
Stevenson, MD 21153

Dear Ms. Erin H. Murphy:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-508-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by the request of the deputy zoning commissioner requiring a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Donna Thompson at 410-887-3391.

Very truly yours,


W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Erin H. Murphy, 1531 Hillside Road, Stevenson 21153
Doug Carroll, 1117 Greenspring Valley Road, Lutherville 21093

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





**American
Title Insurance Company**
NATIONAL COMMERCIAL SERVICES

REC'D 6/13/05

JUN 16 2005

BW
6/22

Christin Matthews

ZONING COMMISSIONER

Per our conversation on 6/27/05,

I am not going to pursue action
at this time on case No. 05-508-A
for 1531 Hillside Rd.

Thanks,

ERIN H. MURPHY
Senior Account Executive
& Counsel

ERIN H. MURPHY
SENIOR ACCOUNT EXECUTIVE & COUNSEL



**First American
Title Insurance Company**
NATIONAL COMMERCIAL SERVICES

The World Trade Center - Baltimore
401 East Pratt Street, Suite 323, Baltimore, MD 21202
LOCAL 410.783.0400 ▼ TOLL FREE 800.445.6024
FAX 410.783.2932 ▼ CELL 410.804.3047
EMAIL ehmurphy@firstam.com ▼ www.firstam.com

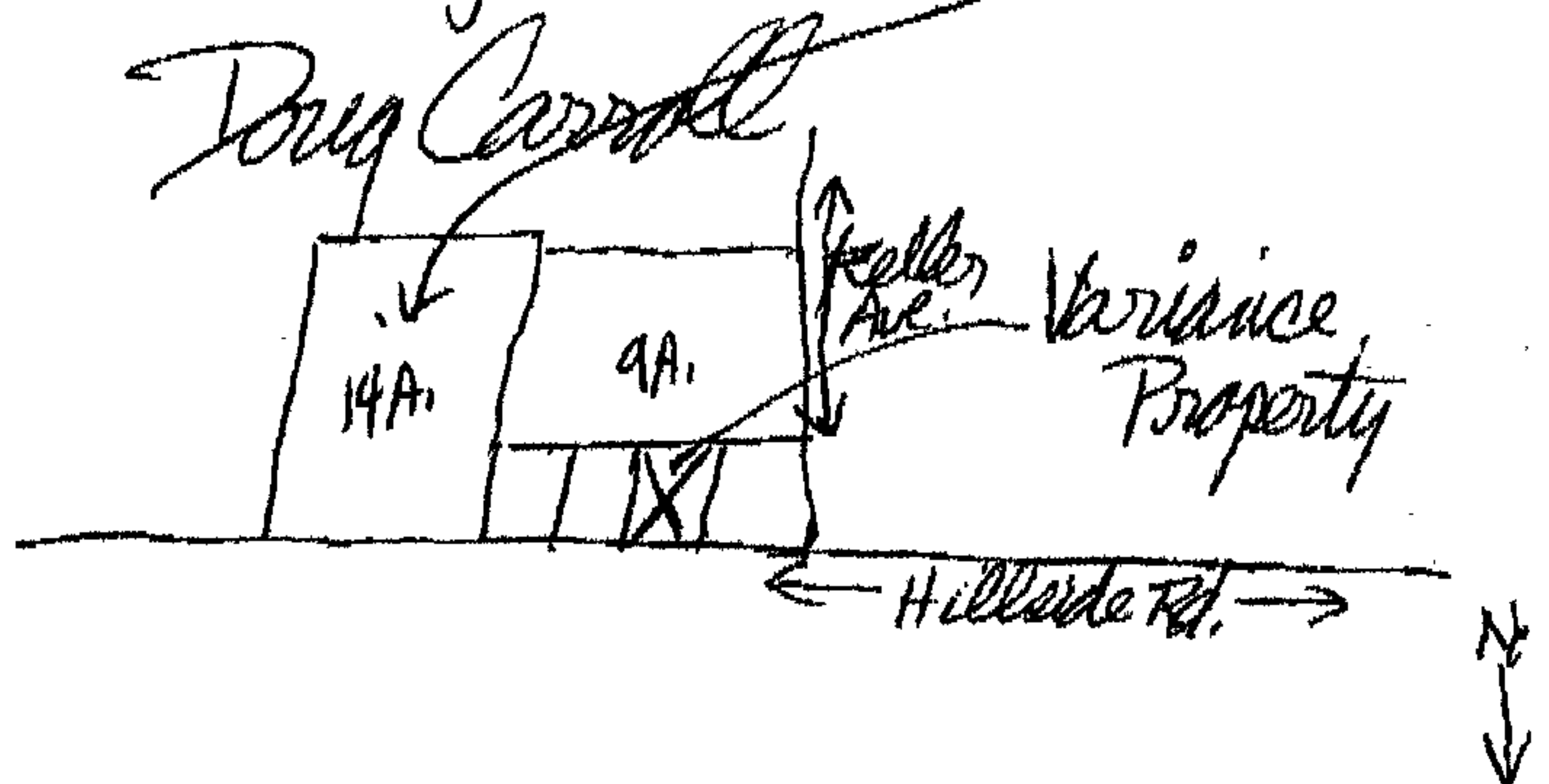
Douglas G. Carroll
1117 Greenspring Valley Road
Lutherville, MD 21093
410/823-2640

5/5/05

To: Bill Wiseman
From: Doug Carroll
re 1531 Hillside Rd.

887-3468

Dear Mr. Wiseman, I am within 1000' of property because I have an interest in the Cook Property which is now owned by St. Paul Multi Store, LLC. for which I am resident agent.



Douglas G. Carroll
1117 Greenspring Valley Road
Lutherville, MD 21093
410/823-2640

To Hearing Officer 1531 Hillside Rd. case 05508-A

5/2/05

The continued granting of variances on this building that already has required a number of variances, is on a lot that is less than 1/5 of the required lot size, and could not have adequate septic for the size of the house, is not justified. This was an existing lot, but had a house much smaller, and with much less impact, prior to the new one.

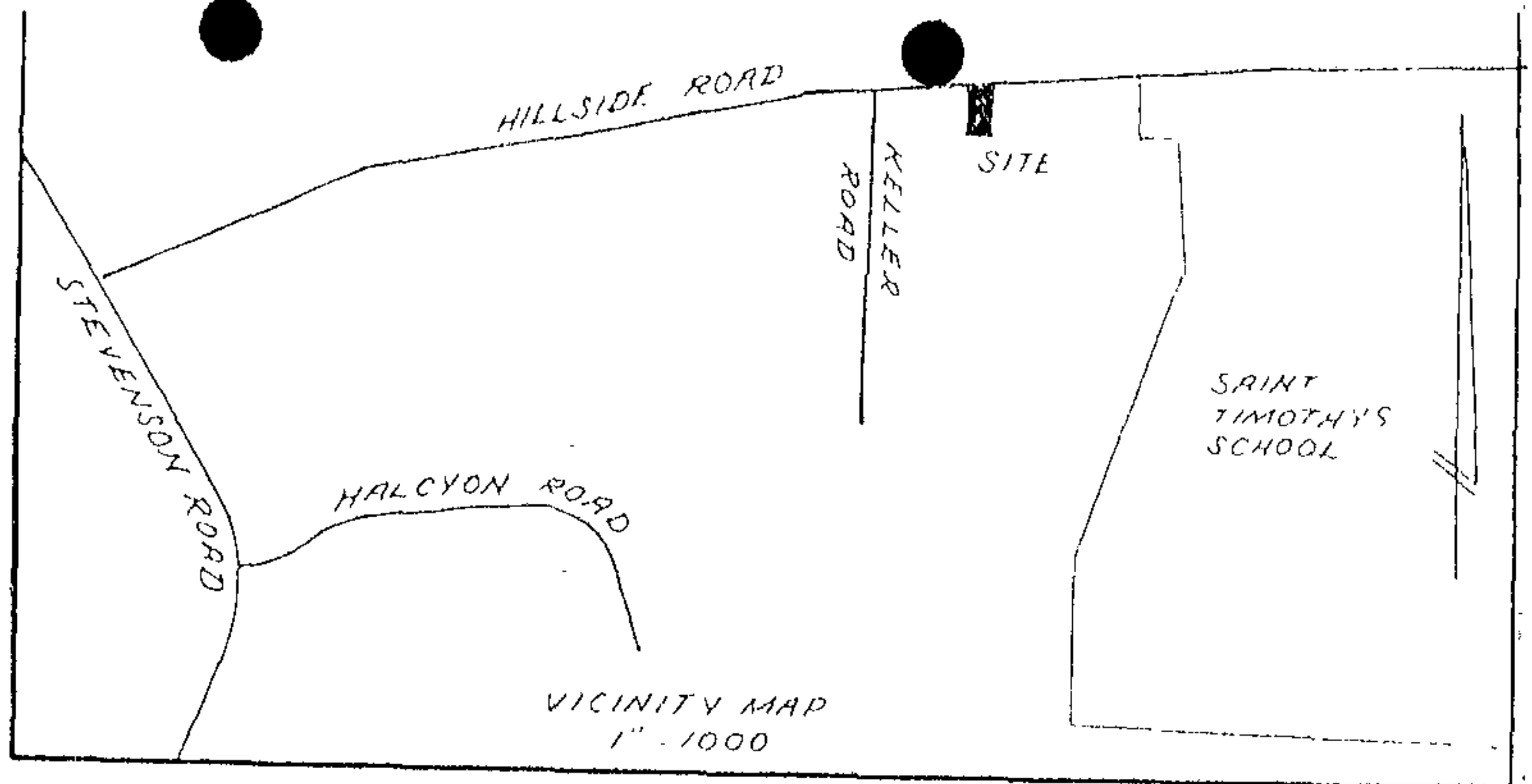
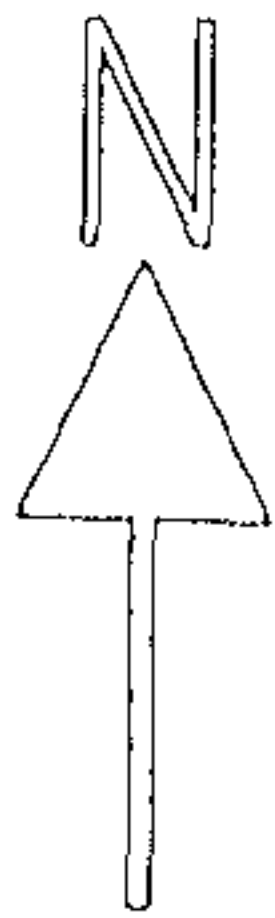
I do not agree with continued variances and expansions on an undersized lot, it should have been required in the initial plan when there was a public hearing. Just because the house is built does not mean it should be able to continue expansion. What will they want next?

On building set back variances requested frequently in the Greenspring Valley:

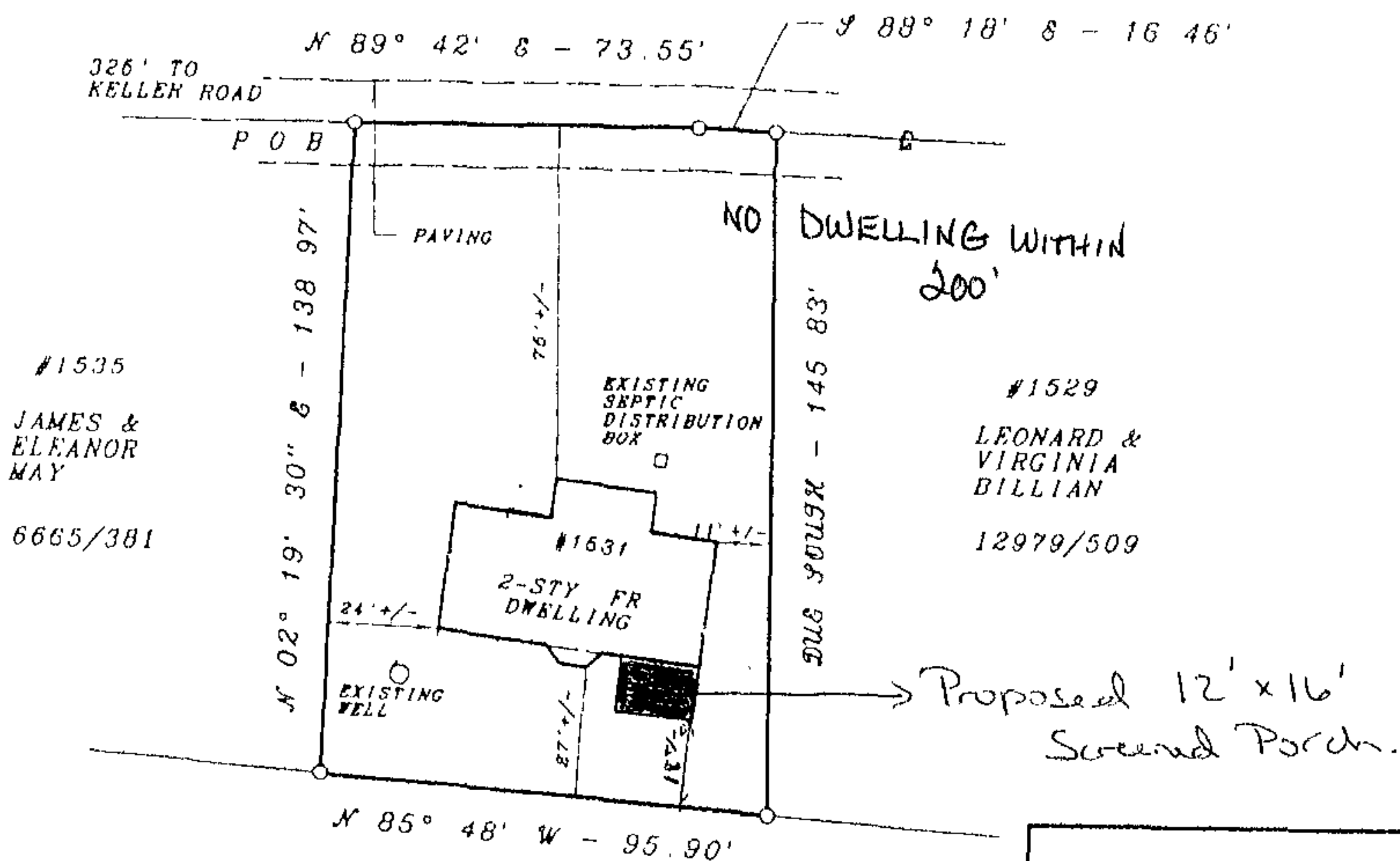
In general, set back regulations should not be routinely changed, especially when adjacent to large protected parcels, as many of the requests are. Many of these larger parcels are protected open or agricultural land, and building should be set back as regulated to aid in that protection, instead of taking unfair advantage of the protection provided by a neighbor who has committed to permanent open space.

Sincerely, Douglas Carroll





HILLSIDE ROAD



LEONARD & VIRGINIA BILLIAN
12979/509

LOCATION INFORMATION

ELECTION DISTRICT 3
COUNCILMANIC DISTRICT 2
1"=200' SCALE MAP # NW 11 E
ZONING R.C 5

LOT SIZE

0.304 AC
13,243 SQ. FT.

SEWER PRIVATE
WATER PRIVATE

CHESAPEAKE BAY NO
CRITICAL AREA

100 YEAR FLOOD PLAIN NO

HISTORIC PROPERTY/ NO
BUILDING

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE#

D.T.

508

05-508-A

Pet #1

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE

PROPERTY ADDRESS 1531 HILLSIDE ROAD

LIBER #7294 FOLIO #529

OWNER Erin H. Murphy

SCALE 1" = 50'

DATE MARCH 29, 2005

BPS/land technology, inc.

Engineers & Surveyors

P O Box 5614

Baltimore, Maryland

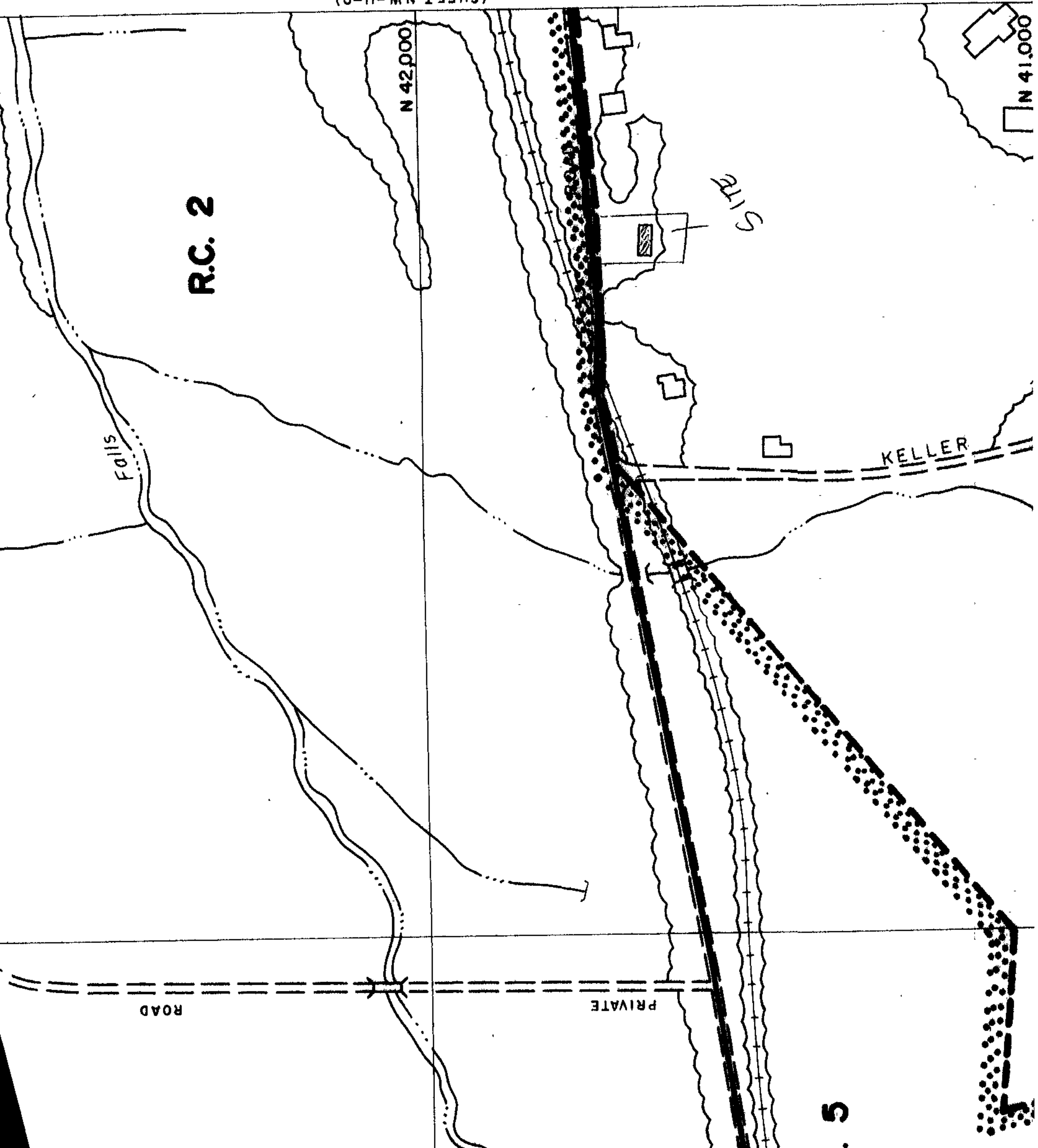
410-435-0800

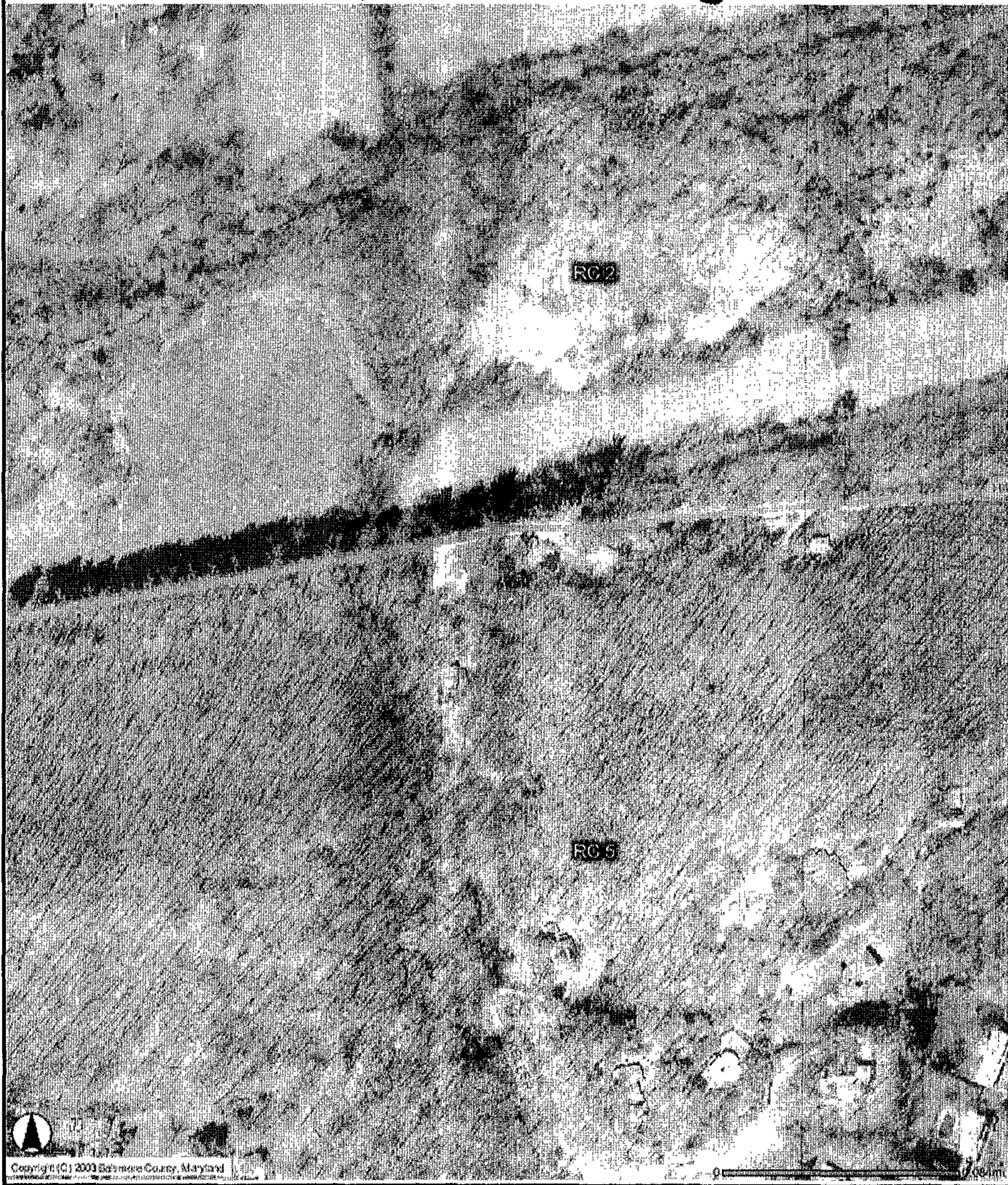
21210

NW
11E
1"=200'

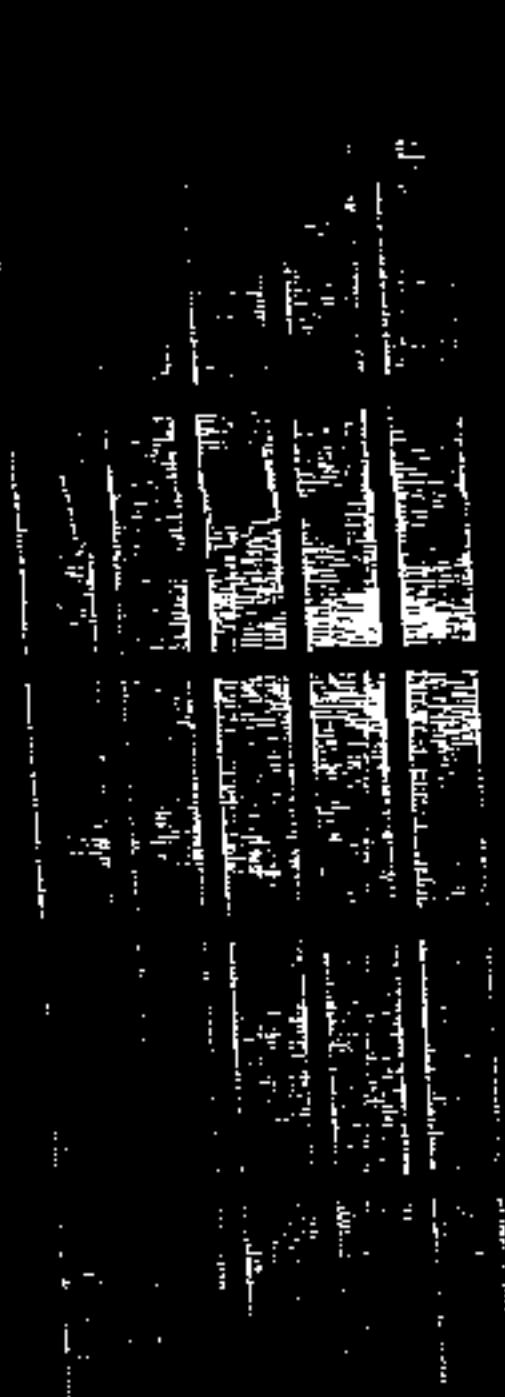
DS-508-A

(SHEET N.W.-11-D)



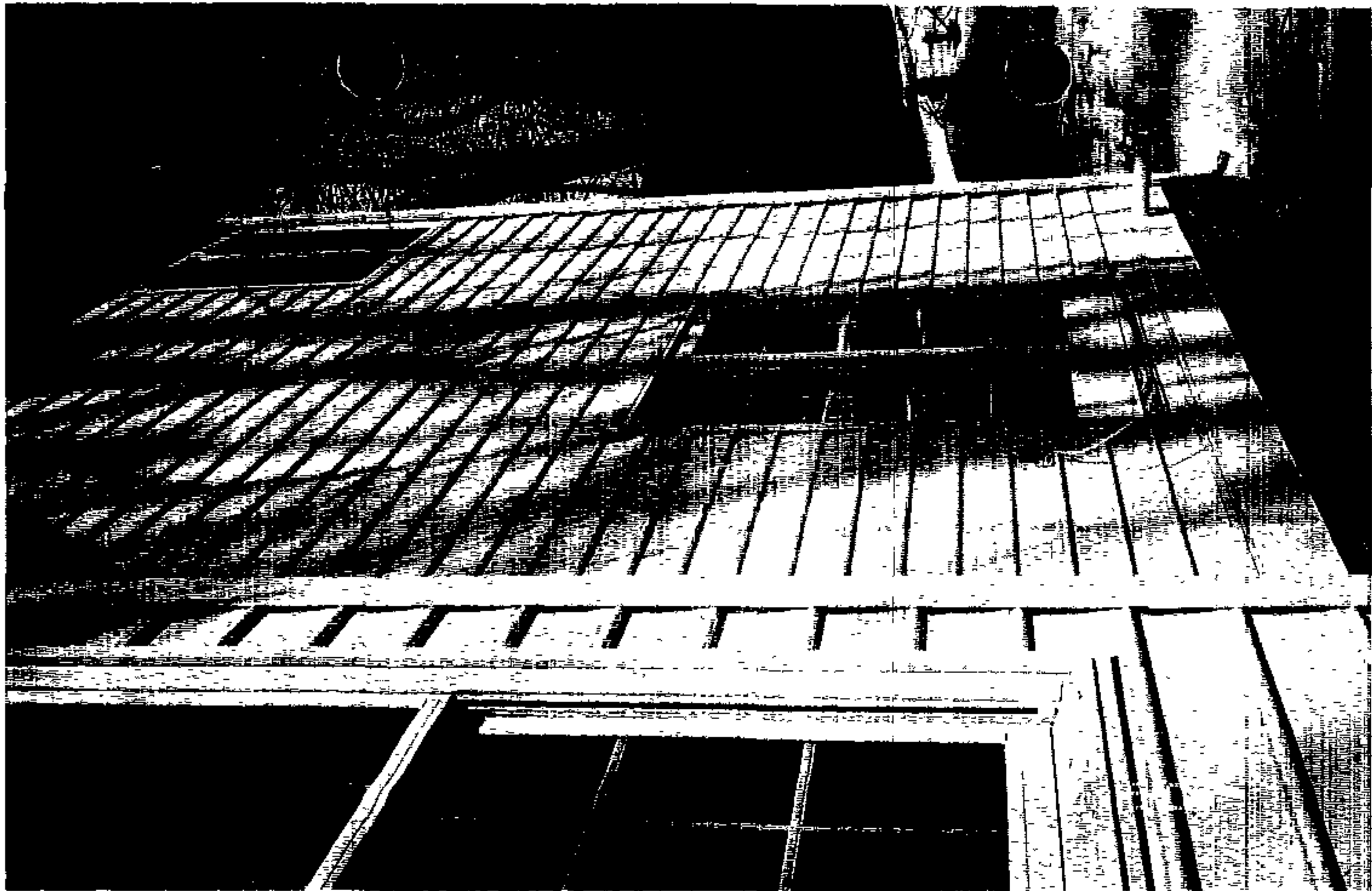






11 11 11











REAR OF PROPERTY INDICATING EXISTING CONDITIONS



REAR OF PROPERTY SHOWING AREA OF PROPOSED CHANGES