

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S Painters Lane, 124 ft. NE
centerline of Boxer Hill Road
8th Election District
2nd Councilmanic District
(1013 Painters Lane)

Mary Susan & Wesley D. Myers
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-510-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, Mary Susan and Wesley D. Myers. The administrative variance is requested for property located at 1013 Painters Lane in the Cockeysville area of Baltimore County. The administrative variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to be located in the side yard and front yard in lieu of the required rear yard. 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 17, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING
5/4/05
Ray

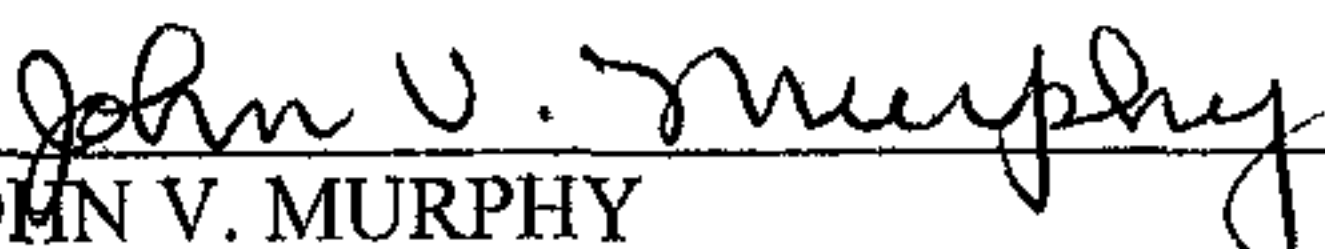
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 4 day of May, 2005, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to be located in the side yard and front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
5/4/05
raj

Zoning Commissioner

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



Baltimore County

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

May 4, 2005

Mr. & Mrs. Wesley D. Myers
1013 Painters Lane
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 05-510-A
Property: 1013 Painters Lane

Dear Mr. & Mrs. Myers:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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



IN RE: PETITION FOR VARIANCE
SW/S of Kent Road, 575 ft. S
centerline of Hyde Park Road
15th Election District
7th Councilmanic District
(1420 Kent Road -Lot 176)

&
SW/S of Kent Road, 625 ft. S
centerline of Hyde Park Road
15th Election District
7th Councilmanic District
(1422 Kent Road -Lot 177)

Anthony R. Bialozynski, Sr.
Petitioner

JD 8/31
* BEFORE THE
* ZONING COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 05-010-A
* &
* CASE NO. 05-011-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before this Zoning Commissioner at a public hearing for Petitions for Variance for two adjacent lots under common ownership. In Case No. 05-010-A, variance relief is requested for property known as 1420 Kent Road - Lot 176. The variance relief sought is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a replacement dwelling on a lot with a width of 50 ft. in lieu of the minimum required 55 ft. In Case No. 05-011-A, identical relief is requested for 1422 Kent Road - Lot 177. Both properties are owned by Anthony R. Bialozynski, Sr. and the relief requested is more particularly shown on the plats to accompany the Petitions for Variance marked as Petitioner's Exhibit Nos. 1.

The matters were scheduled as separate properties and were scheduled for public hearing immediately after one another. That is, Case No. 05-010-A was scheduled for public hearing on August 31, 2004 at 11:00 a.m. and Case No. 05-011-A was scheduled for August 31, 2004 at 10:00 a.m. In view of the identical relief sought, the fact that the properties are adjacent and are under common ownership, the matters were considered contemporaneously.

Appearing at the hearing on behalf of the Petitioner was Vince Moskunas. No Protestants or others appeared in opposition to the hearing at either time.

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9/27/04
J. Ray

Testimony and evidence indicated that the subject properties are adjacent lots in the subdivision known as "Hyde Park", located in the Back River area of eastern Baltimore County. Both lots are part of the plat, which was recorded for that subdivision in 1930. Both lots are 50 ft. wide and approximately 200 ft. deep, for a square footage of 10,000 sq. ft.

Lot No. 176 (1420 Kent Road) is presently approved with a single-family dwelling. Apparently, the house was built a number of years ago and is to be razed. It is anticipated that a new dwelling will be constructed as a replacement. The new dwelling will be 28 ft. x 46 ft. in dimension, zoned D.R. 5.5, and will observe all the required setbacks (front, side and rear) for a dwelling in a D.R. zone.

Lot No. 177 (1422 Kent Road) is unimproved and it has been used essentially over the years as a side yard for the existing dwelling. However, Mr. Bialozynski proposes the construction of a new single-family dwelling thereon. The new house will also be 28 ft. wide x 46 ft. in depth and will maintain all of the appropriate front, rear and side yard setbacks.

Relief is requested only to approve the 50 ft. wide lot. Mr. Moskunas indicated that many houses in the neighborhood are developed on 50 ft. wide lots. This representation was confirmed in a written comment from the Office of Planning, which indicated that the existing lot pattern in the neighborhood is a mixture of 50 ft. and wider lots. Thus, the proposal appears consistent with the locale. A particularly unique factor regarding this property and the request relates to an existing drainage and utility easement held by Baltimore County that crosses Lot No. 177. It was indicated that a storm drain is located within that easement. The easement runs at an angled manner from the center of the front of the lot to the side property line, as more particularly shown on the site plan. Due to this situation, it is necessary that the proposed dwelling on Lot No. 177 needs to be set back further from the road so that it does not interfere with that easement. In this regard, a ZAC comment was received from Robert Bowling on behalf of the

Bureau of Development Plans Review requesting that the house be set back a minimum of 110 ft. from the front property line so as to not interfere with the drainage easement. This recommendation is appropriate. Due to that requirement, I believe that the replacement house on Lot No. 176 should also be located further from the road than shown on the site plan. Relocating the house further from the road will provide a more consistent appearance for these two dwellings rather than having one house located significantly closer to the road than the immediate neighboring dwelling. Thus, as a condition of approval I will require that the replacement house on Lot No. 176 be set back 100 ft.

It is also to be noted that the property is subject to the Chesapeake Bay Critical Area regulations. Setting the houses back from the road 110 ft. on Lot No. 177 and 110 ft. on Lot No. 176 will result in a greater amount of impervious surface due to the driveway. If possible, the driveways and parking pads should be extended along the side of the house if possible. However, the property owner may chose to terminate the driveways in front of the house if the impervious surface limitations set out in Chesapeake Bay Critical Area regulations do not allow the extension.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED, this 27th day of September, 2004, by this Zoning Commissioner, that the Petitioner's requests for variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit a replacement dwelling on a lot with a width of 50 ft. in lieu of the minimum required 55 ft. (Case Nos. 05-010-A (1420 Kent Road - Lot 176) and to permit a proposed dwelling with a lot width of 50 ft. in lieu of the minimum required 55 ft. and to approve an undersized lot (Case No. 05-011-A (1422 Kent Road - Lot 177), be and they are hereby

RECEIVED FOR FILING
9/27/04
[Signature]

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

1. The Petitioner may apply for his building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said properties to their original condition;
2. That the Petitioner shall be required to situated the replacement house on Lot No. 176 back 100 ft. and be required to situate the replacement house on Lot No. 177 to be set back 110 ft.
3. Compliance with the ZAC comments submitted by the Office of Planning dated August 2, 2004, a copy of which is attached hereto and made a part hereof. In addition, the Petitioner must submit building elevation drawings to the Office of Planning for their review and approval.
4. Compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) relative to the Chesapeake Bay Critical Area legislation and, therefore, driveways for these two properties may be constructed to end at the front building line instead of into the side yard to reduce impervious surface; and
5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order; and

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


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1013 Painters Lane 2103
which is presently zoned RC-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 A DETACHED ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDEYARD IN LIEU OF
AND FRONTYARD
THE REQUIRED REARYARD.

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):

Wesley D. Myers

Signature _____

Mary Susan Myers

Signature _____

1013 Painters Lane 410-561-8064
Address Telephone No.

Cockeysville, MD. 21030
City State Zip Code

Representative to be Contacted:

Wesley D. Myers

Name _____

1013 Painters Lane _____
Address Telephone No.

Cockeysville, MD. 21030
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. 05-510-A

Reviewed By LTm Date 4/5/05

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 1013 Painters Lane
Address Cockeysville MD. 21030
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):

We are filing for a variance due to hardship. We want to build a garage (29'6" x 38'), which will be slightly offset but will be located in front of the house built into the hill side. Presently southside of the house, we have a well and limited footage to property line. If built on the southside it would encrothe neighbors property. Northside of the house is the septic drain-field and steep grade. We could possibly build on the northside but it would be an eye sore for the neighbor. He would be looking out his front door at the garage. Location selected is best site. Location of this property is secluded and seperate from Boxerhill Estates. Need storage over garage. Main house has little storage

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Wesley D. Myers
Name - Type or Print

[Signature]
Signature
Mary Susan Myers
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE to wit:

I HEREBY CERTIFY, this 4th day of April 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WESLEY D. MYERS AND MARY SUSAN MYERS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

CYNTHIA BRENDEL NOTARY PUBLIC
BALTIMORE COUNTY, MARYLAND
MY COMMISSION EXPIRES 8/1/07

[Signature]
Notary Public
My Commission Expires 8/1/07

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 1013 Painters Lane
Address Cockeysville MD. 21030
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):

We are filing for a variance due to hardship. We want to build a garage (29'6" x 38'), which will be slightly offset but will be located in front of the house built into the hill side. Presently southside of the house, we have a well and limited footage to property line. If built on the southside it would encrothe neighbors property. Northside of the house is the septic drain-field and steep grade. We could possibly build on the northside but it would be an eye sore for the neighbor. He would be looking out his front door at the garage. Location selected is best site. Location of this property is secluded and seperate from Boxerhill Estates. Need storage over garage. Main house has little storage

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Wesley D. Myers
Name - Type or Print

[Signature]
Signature
Mary Susan Myers
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE to wit:

I HEREBY CERTIFY, this 14th day of April, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wesley D. Myers and Mary Susan Myers
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

CYNTHIA BRENDEL NOTARY PUBLIC
BALTIMORE COUNTY, MARYLAND
MY COMMISSION EXPIRES 8/1/07

[Signature]
Notary Public
My Commission Expires 8/1/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1013 Painters Lane 2103
which is presently zoned RC-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 A DETACHED ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDETARD AND FRONTYARD
IN LIEU OF THE REQUIRED REARYARD

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):

Wesley D. Myers

Signature

Mary Susan Myers

Signature

1013 Painters Lane 410-561-8064
Address Telephone No.

Cockeysville, MD. 21030
City State Zip Code

Representative to be Contacted:

Wesley D. Myers

Name

1013 Painters Lane Telephone No.
Address

Cockeysville, MD. 21030
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. 05-510-A

Reviewed By LTm Date 4/5/05

REV 10/25/01

Estimated Posting Date 4/17/05

EXAMPLE 3 -- Zoning Description

ZONING DESCRIPTION FOR 1013 PAINTERS LANE Cockeysville Md
(address)

Beginning at a point on the SOUTHEAST side of
(north, south, east or west)

PAINTERS LANE which is 50'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 124 FEET NORTHEAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street BOXER HILL RD
(name of street)

which is 50 FEET wide wide. *Being Lot# *
(number of feet of right-of-way width)

Block --- Section # --- in the subdivision of ---
(name of subdivision)

as recorded in Baltimore County Plat Book # --- Folio # ---

containing 1.088 Also known as 1013 PAINTERS LANE
(square feet or acres) (property address)

and located in the 8th Election District, 2nd Councilmanic District.

* S-25° 28' W 150' S 73° 33' 30" E
191' N 26° 30' E 126' N 73° 28' W 133'
N 45° 01' E 368' N 60° 54' 55" W 374'
To Beginning.

#510

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443841

DATE 4/3/05 ACCOUNT 12001 606 2150

AMOUNT \$ 65.00

RECEIVED FROM CASH

FOR 05-510-4

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

ISSUED TO STATE DATE 4/3/05

FOR STATE

RECEIVED BY STATE DATE 4/3/05

FOR STATE

PAID TO STATE

RECEIVED BY STATE

FOR STATE

PAID TO STATE

RECEIVED BY STATE

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date April 19, 2005

RE: Case Number 05-510-A

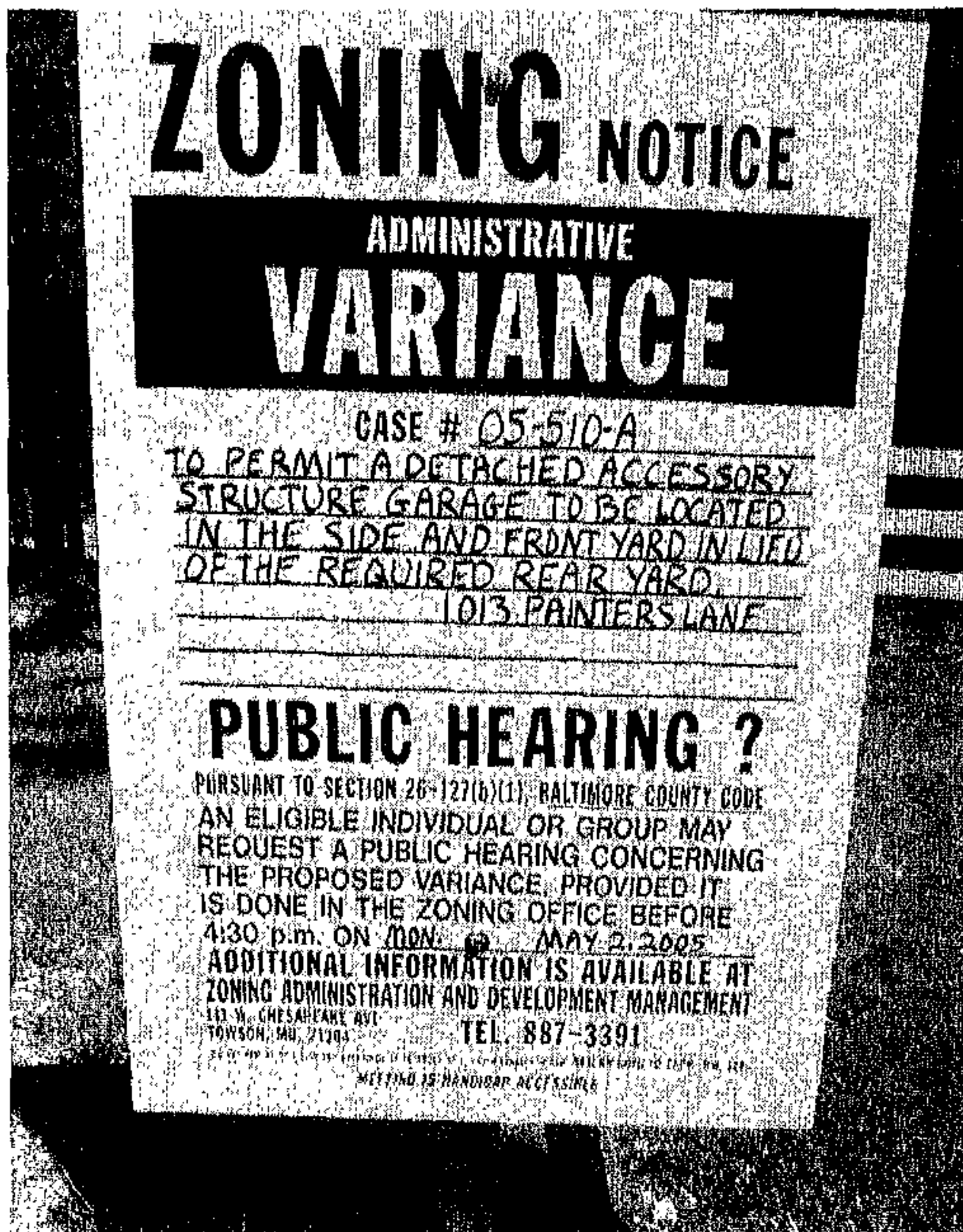
Petitioner/Developer WESS MYERS

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 1013 PAINTERS LANE

The sign(s) were posted on

April 17, 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)

**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: DS-510-A
Petitioner: 1 Wesley D. Myers
Address or Location: 1013 Painters Cokesville Md 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: Wesley D. Myers
Address: 1013 Painters Lane Cokesville Md 21030

Telephone Number: 410-561-8064 - 410-453-6616

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 510 -A

Address 1013 PAINTERS LANE

Contact Person: LOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/5/05

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- 510 -A

Address 1013 PAINTERS LANE

Petitioner's Name WESLEY D. MYERS ET UX

Telephone 410 561 8064

Posting Date: 4/17/05

Closing Date: 5/2/05

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE SIDE
YARD IN LIEU OF THE REQUIRED REAR YARD

WCR - Revised 6/25/04

**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

Wesley D. Myers
Mary Susan Myers
1013 Painters Lane
Cockeysville, Maryland 21030

Dear Mr. and Mrs. Myers:

RE: Case Number: 05-510-A, 1013 Painters Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 5, 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 stylized with a large, flowing "W" and a prominent "J" at the end.

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

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2005
Item No. 506, 507, 509, (510), 511,
512, 513, 515, 516,

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-04212005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. ^{JD}
DEPRM

DATE: May 24, 2005

SUBJECT: Zoning Item # 05-510
Address 1013 Painters Lane

Zoning Advisory Committee Meeting of April 18, 2005

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

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

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

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

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

Additional Comments:

The proposed garage must be at least 20-feet from the existing septic system.

Reviewer: Sue Farrinetti Date: May 24, 2005

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

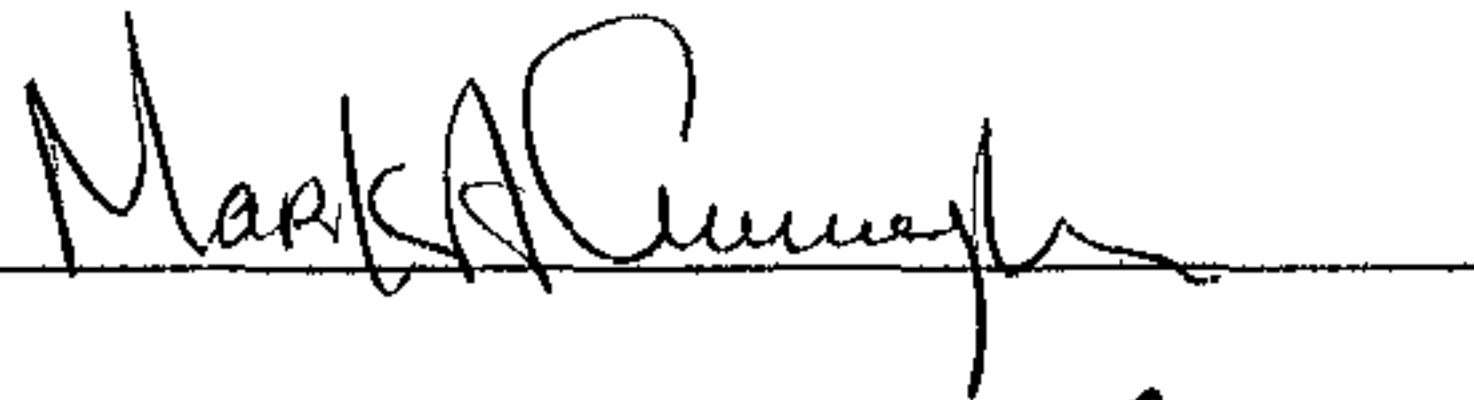
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

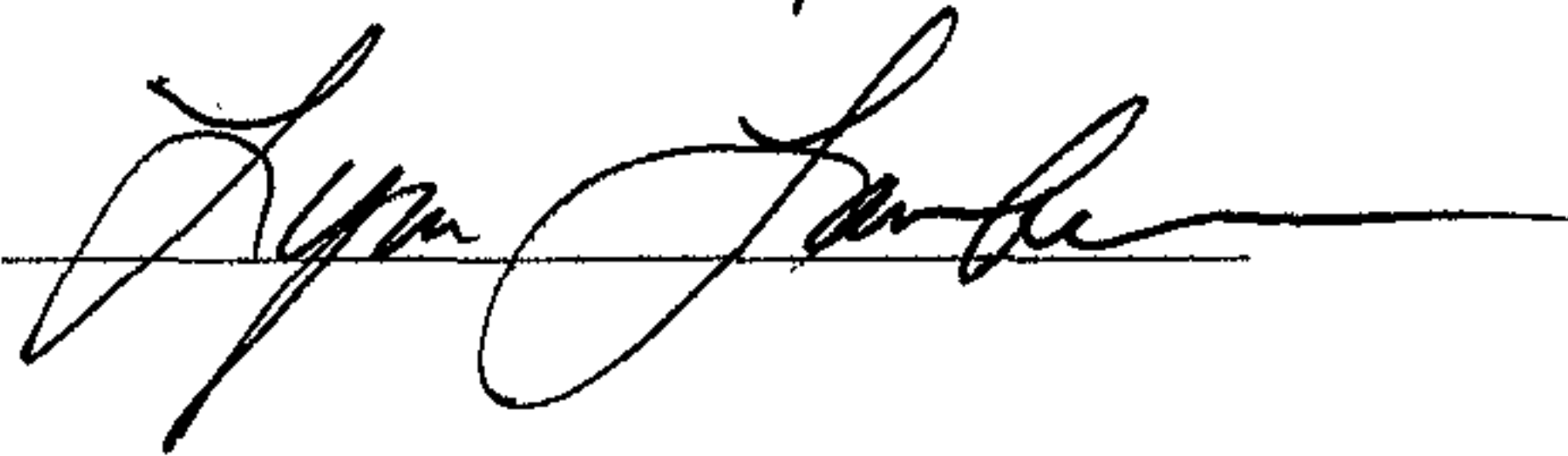
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-510 – Administrative Variance

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. 510 LTM

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

Mr. & Mrs. Wesley D. Myers
1013 Painters Lane
Cockeysville, Maryland 21030

February 23, 2005

As a neighbor, I am informing you that I am filing for a variance to build a 29' x 36' garage with storage space above. Garage will be built into hillside. It will be in front of the house and will meet height requirements from the county. Outside of garage to mimic house in colors, roofing and brick work. I would love to put the garage next to the house but we are limited on setbacks on right side of house and well location. Left side of house is the septic drain fields. I would appreciate your signature for the approval of the construction of this garage.

Mr. & Mrs. Nickon:
1009 Painters Lane

Ally Nickon, Beulah Nickon

Mr. & Mrs. Clements
12102 Boxerhill Rd.

Bill Clements, Di Clements

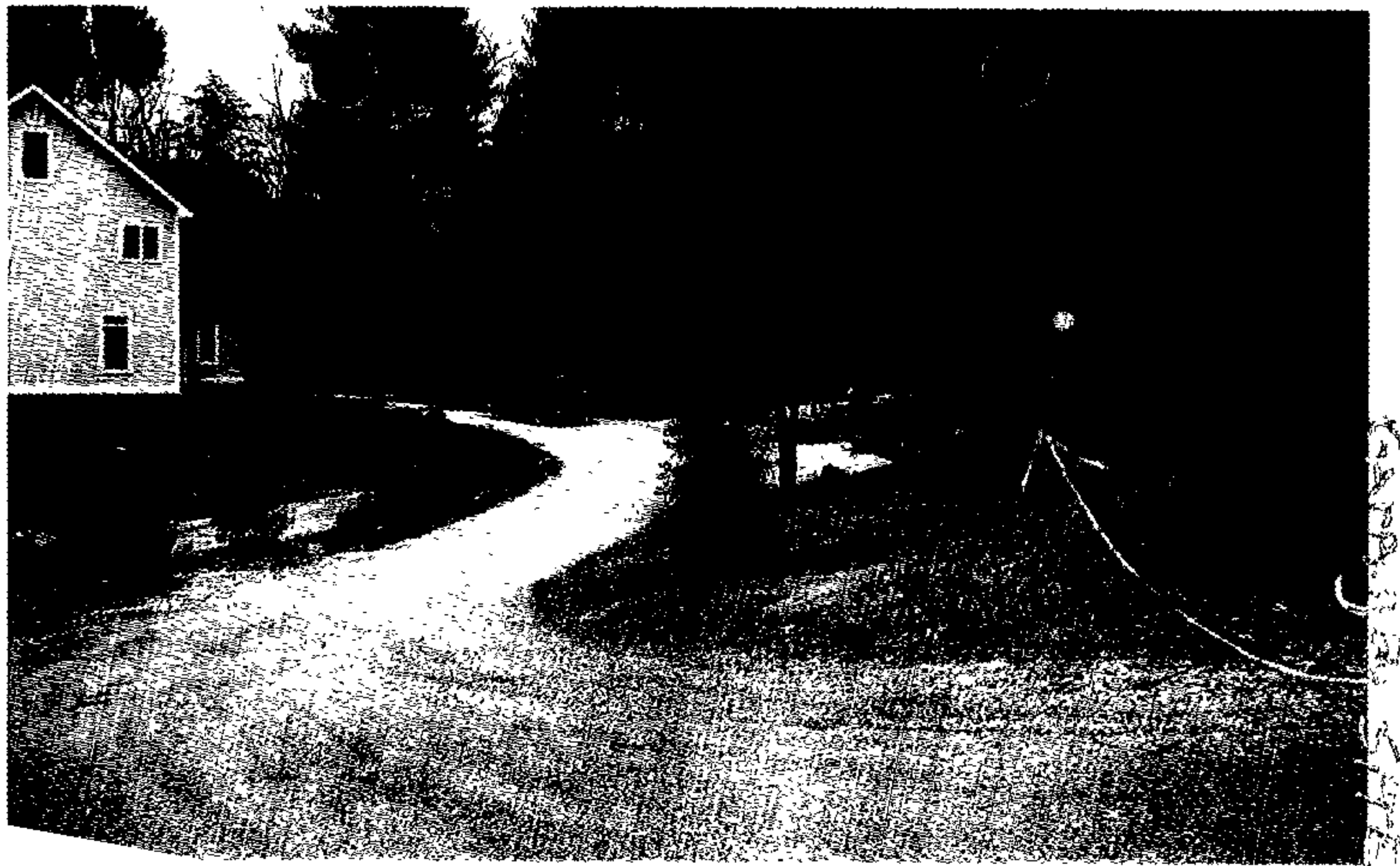
Mr. & Mrs. Underwood
12101 Boxerhill Rd.

Mr. & Mrs. Underwood

Mr. & Mrs. Loughlin
12105 Boxerhill Rd.

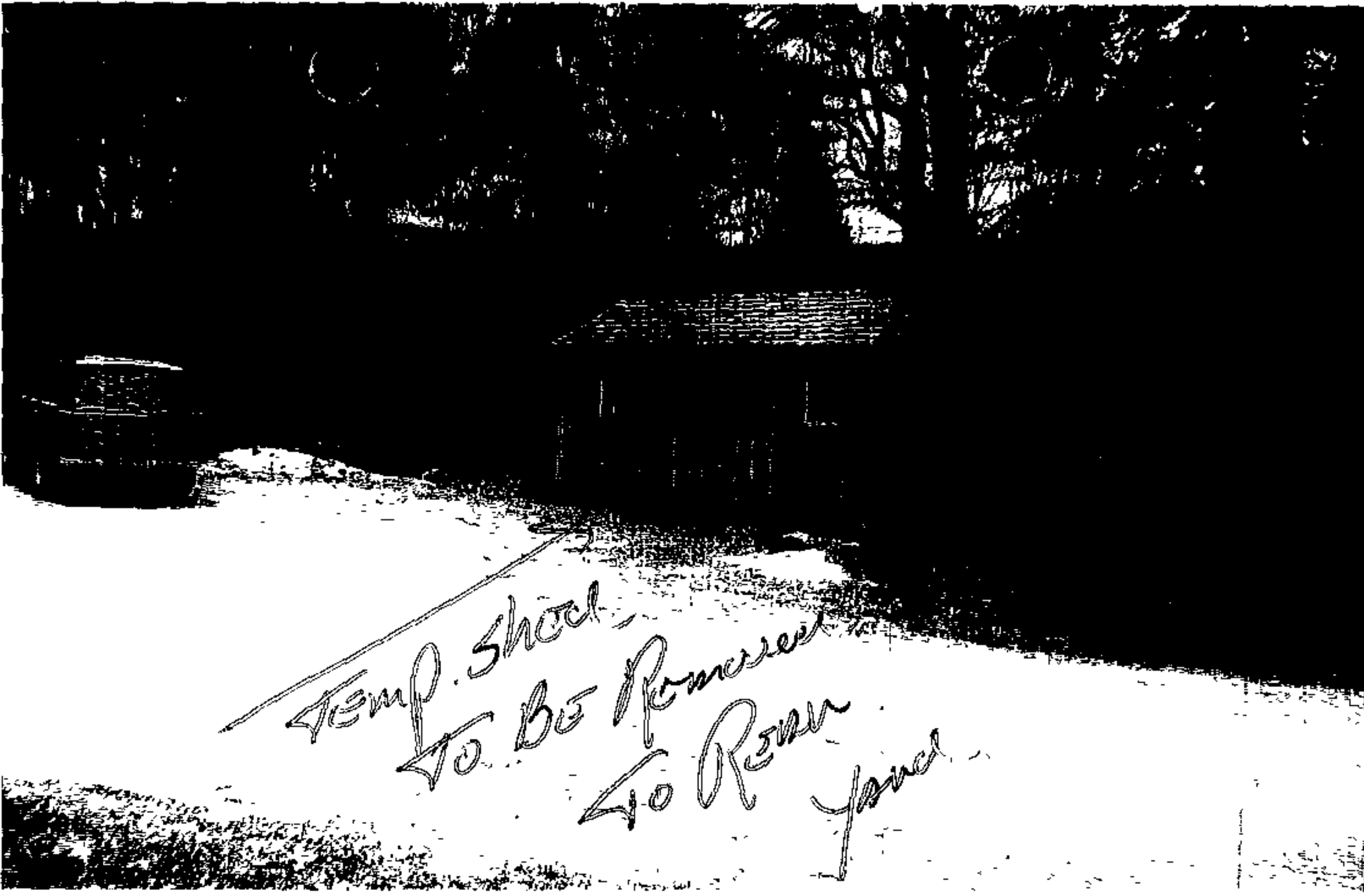


#510



5102 Look from S Painters Lane





Temp. shed
to be removed
to River
yard.



Looking By Ken. and

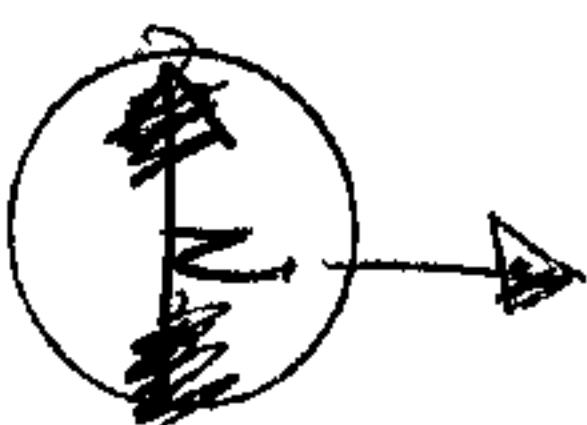




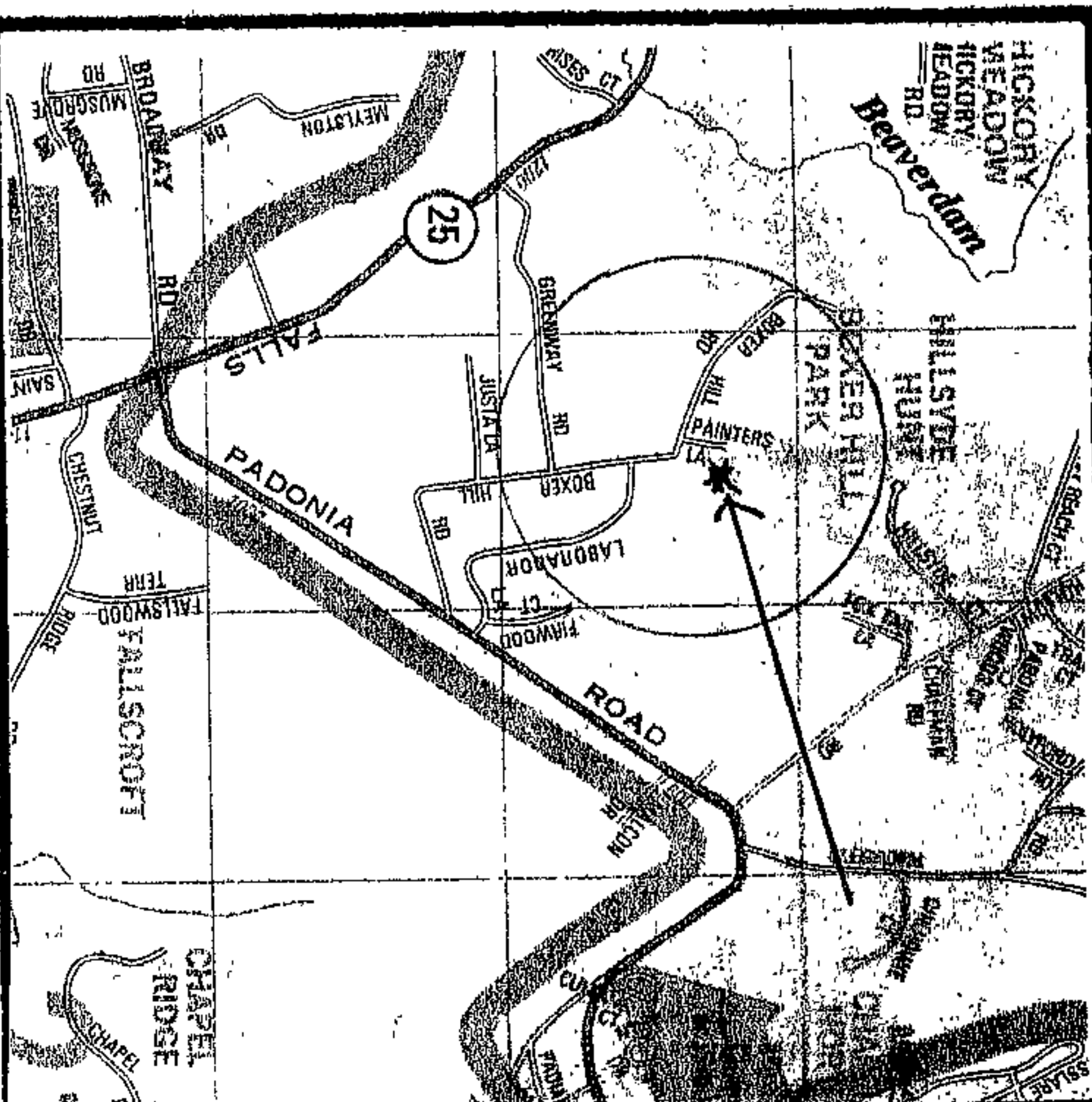
SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

1985/87 + many. many.



SCALE OF DRAWING: 1" = 80



LOCATION INFORMATION

ELECTION DISTRICT 87h

COUNCILMANIC DISTRICT

1"=200' SCALE MAP #

ZONING RCS & RC4

LOT SIZE	1.088	
ACREAGE		
SQUARE FEET	47550	

PUBLIC PRIVATE

SEWER

WATER

☒

CHESAPEAKE BAY
CRITICAL AREA

☐ ☒

100 YEAR FLOOD PLAIN

☐ ☒

HISTORIC PROPERTY/
BUILDING

☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

512

513

11/22/20