IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Brett Manor Court, 415 ft. N
centerline of Gardiner Road
8th Election District
3rd Councilmanic District
(6 Brett Manor Court)

Patricia M. & Steven E. Peck

Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 05-513-A

_

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner as a Motion for Reconsideration filed by Vincent J. Moskunas, Sr. who represents Site Rite Surveying, Inc., on behalf of the legal owners of the subject property, Patricia M. & Steven E. Peck. The Petitioners originally filed an administrative variance for property located at 6 Brett Manor Court in northern Baltimore County. The relief requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (pool house) with a proposed height of 22 ft. in lieu of the maximum allowed 15 ft. was granted on May 4, 2005 with a provision that allowed bathroom facilities in the pool house;

WHEREAS, on May 19, 2005, the Petitioners filed a timely Motion for Reconsideration to approve kitchen facilities in the proposed pool house in addition to the previously approved bathroom facilities;

WHEREAS, in a memorandum to the undersigned dated May 12, 2005, Jeff Long, Deputy Director of the Office of Planning recommended approval for the proposed kitchen facilities provided that a restriction is placed on overnight accommodation and the structure not be used for dwelling burposes;

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this day of May, 2005, that the Petitioners' request for Motion for Reconsideration, to allow kitchen facilities in their new pool house, in addition to the previously approved bathroom facilities, be

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

- 1. The Petitioner shall file notice in the Land Records of Baltimore County that the subject property is subject to restrictions on the use of the pool house and that the pool house is not a separate dwelling unit or apartment and that the pool house shall not contain sleeping quarters, nor be converted for commercial purposes, leased or occupied as living space;
- 2. The Petitioners shall submit elevations (all sides) of the proposed accessory structure to the Office of Planning for review and approval prior to the issuance of any building permit.

IT IS FURTHER ORDERED, that all other terms and conditions of my previous decision shall remain in full force and effect.

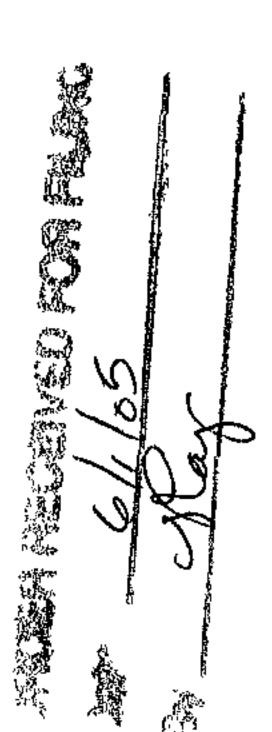
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



Zoning Commissioner

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



Baltimore County

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

May 31, 2005

Mr. & Mrs. Steven E. Peck 6 Brett Manor Court Hunt Valley, Maryland 21030

> Re: Motion for Reconsideration Case No. 05-513-A Property: 6 Brett Manor Court

Dear Mr. & Mrs. Peck:

Enclosed please find the decision rendered in the above-captioned case. The petition for motion for reconsideration 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

c: Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson, MD 21286



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

IN RE: PETITION FOR ADMIN. VARIANCE

E/S of Brett Manor Court, 415 ft. N

centerline of Gardiner Road

8th Election District

3rd Councilmanic District

(6 Brett Manor Court)

Patricia M. & Steven E. Peck Petitioners BEFORE THE

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 05-513-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 Patricia M. and Steven E. Peck. The administrative variance is requested for property located at 6 Brett Manor Court in the Hunt Valley area of Baltimore County. The administrative variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (pool house) with a proposed height of 22 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

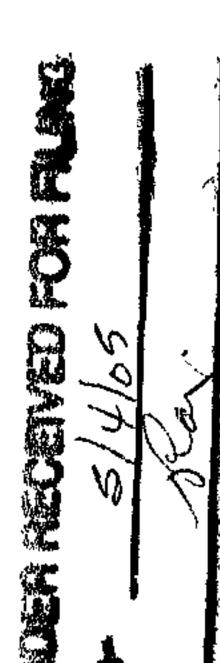
The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 15, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 Office of Planning dated April 15, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. - Variances.



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

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

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

THEREFORE, IT IS ORDERED, this day of May, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (pool house) with a proposed height of 22 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED,

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

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. The Petitioners shall comply with the ZAC comments submitted by the Office of Planning dated April 15, 2005, a copy of which is attached hereto and made a part hereof. The Petitioners shall be in compliance with all recommendations except that the structure may contain bathroom facilities.
- 3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

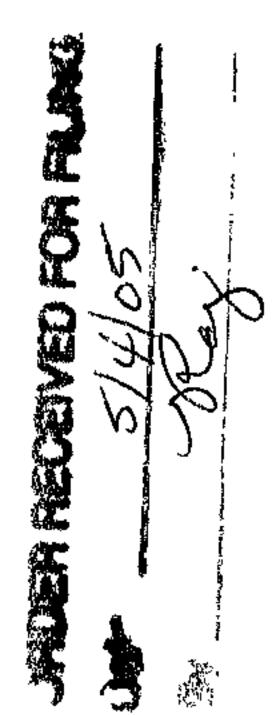
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



Zoning Commissioner

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



Baltimore County

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

May 4, 2005

Mr. & Mrs. Steven E. Peck 6 Brett Manor Court Hunt Valley, Maryland 21030

Re: Petition for Administrative Variance Case No. 05-513-A
Property: 6 Brett Manor Court

Dear Mr. & Mrs. Peck:

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

c: Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson, MD 21286



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 6 Brest Manor Grand Which is presently zoned 200

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)

To allow an accessory structure (pool house) with a proposed height of 22 st, in lieu of the maximum allowed 15 st.

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/L	.essee:		Legal Owner	<u>(s):</u>	1
**************************************			STEVE	EN E PECK	
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Affida VIt 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 res	side at 6	Bret	+ Mar	nor Cy.	
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skuer & Patricia Red	nK				
the Affiant(s) herein, personally known of law that the matters and facts hereinabo	or satisfactori ve set forth a	ly identified re true and	to me as correct to	such Affiant(s), and made oath in due form of s/her/their knowledge and belief.
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REV 09/15/98					

NOTARY PUBLIC Motarrore County, Maryland My Commission Expires 2/23/09

Affidavit in Support of Administrative Variance

Address

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

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.

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	City		State	
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Name - Type or Print	Name -	Type or Print	cia m. Pe	ck
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the Affiant(s) herein, personally known or satisfactly that the matters and facts hereinabove set for				-
he Affiant(s) herein, personally known or satisfa	actorily identifie	ed to me as s	uch Affiant(s), and	made oath in due form of
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Baltimore County, Maryland
My Commission Expires 2/28/09



Pethion for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	6	Brett	Man	ct
which i	s prese	ntly zoned _	2C1	1

This Petitlon 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, 3

To allow an accessory structure (pool house) with a proposed height of 22/H, in lieu of the maximum allowed 15/H,

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.

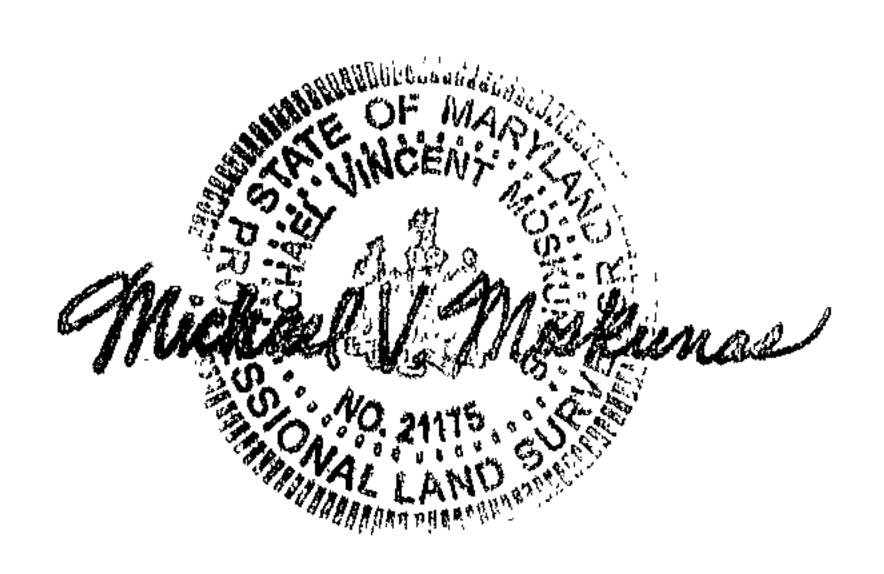
Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

				s the subject of this Petition.	
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Attorney For Petitione	e <u>r:</u>	1		6 Brett Manor Ct. 410-584. Address Telephone No.	271
		i		Hunt Valley mp 21030	
Name - Type or Print	<u> </u>		City	State Zip Code	-
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Company		 		200 P. Joppa Poad Room tot 410 828	-906
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of Baltimore County and that the p	roperty be reposte	d.	h	or se serior a passe ricannig, acrestascut as required by the zonning regulations	•
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ZONING DESCRIPTION #6 BRETT MANOR COURT

Beginning at a point on the east side of Brett Manor Court which is 50 feet wide at the distance of 415 feet north of the centerline of Gardiner Road which is 50 feet wide. Being Lot #11 in the subdivision of Nicholson's Manor as recorded in Baltimore County Plat Book #64, Folio #86, containing 3.470 acres.; Also known as #6 Brett Manor Court and located in the 8th Election District, 3rd Councilmanic District.



Michael V. Moskunas Reg. No. 21175

Site Rite Surveying, Inc. 200 East Joppa Road, Suite 211 Towson MD 21286 (410) 828-9060

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CERTIFICATE OF POSTING

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Becky Hart	
Ladies and Gentlemen: This letter is to certify under t	he penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property locate	dat#6BRETTMUOR COURT
The sign(s) were posted onAP2166	7H 2005 onth, Day, Year)
	·
	Sincerely, Signature of Sign Poster and Date) GARLAND E. MOORE (Printed Name) 3225 RYERSON CIRCLES (Address) PAUTIMORE, MD. 21227 (City, State, Zip Code) C410) 242-4263 (Telephone Number)
•	·

RE: Case No.: 05-5/3-A

Petitioner/Developer: STEVERIE PATRICIA PECK

Date of Hearing/ Closing: MAY 2, 2005



: APR 18 2005

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.

For Newspaper Advertising:
Item Number or Case Number: 05-5137
Petitioner: Steven and Patricia Ruk
Address or Location: 6 Brett Manor Court
PLEASE FORWARD ADVERTISING BILL TO:
Name: Steven and Patricia Peck
Address: 6 Broth Manor Cowa-
Cockenswille MD 21030
Telephone Number: 419 584-2711

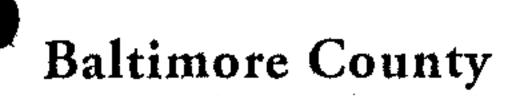
ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

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Department of Permits and Development Management

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





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

May 2, 2005

Steven E. Peck Patricia A. Peck 6 Brett Manor Court Hunt Valley, Maryland 21030

Dear Mr. and Mrs. Peck:

RE: Case Number: 05-513-A, 6 Brett Manor Court

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, Call Richall D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Site Rite Surveying, Inc. 200 E. Joppa Road, Rm. 101 Towson 21286



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 (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File



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. 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

DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

May 24, 2005, 2005

MAY 2 5 2005

ZONING COMMISSIONER

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of April 18, 2005

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

05-506 Granted 5/4/05 05-507 Granted 5/4/05 05-508 00 (00) 05-511 Granted 5/23/05 05-512 Granted 5/19/05 05-513 Granted 5/4/05 05-515 Granted 5/4/05 05-516 Granted 5/4/05

Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL I1-20-03.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

SUBJECT: 5-513 – Administrative Variance

DATE: April 15, 2005

APR 1 5 2005

ZONNG COM ISSONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 22 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

- 1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
- 2. The accessory structure shall not be used for commercial purposes.
- Submit elevations (all sides) of the proposed accessory structure to his office for review and approval prior to the issuance of any building permit.

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

Section Chief:

AFK/LL: MAC

A CHANGE AND A CHA



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. 5/3

115

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State readway 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

200 East Joppa Road, Suite 101 Towson Maryland 21286 (410) 828-9060

May 19, 2005

Mr. John V. Murphy
Deputy Zoning Commissioner
Baltimore County
Zoning Commissioner's Office
401 Bosley Avenue, Room 405
Towson, Maryland 21204

Re: Reconsideration for Case #05-513-A Peck Residence

Dear Mr. Murphy:

This firm is acting on behalf of the Peck Residence for the above Administrative Zoning Case. After discussion with Jeff Long regarding the above project, Jeff has indicated he would support the revision to the original request made by the Planning Department. Their position would now be to approve the request for kitchen facilities in this proposed bath house.

It is the owners' intent to use the facilities for the sole purpose of entertainment only.

The Accessory structure is to be used as intended, accessory use for the pool.

If a conveyance is needed to be recorded in the land records to indicate the restrictive use of the pool house, the owners are willing to do so to promote the approval of this variance.

It is important to note that the idea of this whole concept is for convenience of this building with the pool and that is all.

We hope this request is in line with the reversal of your original decision and that an order can be written in favor of the owners' request.

Sincerely,

Vincent J. Moskunas, Sr.

Vincent Moshumas, Sr.

President

From:

Jeff Long

To:

Murphy, John

Date:

5/12/2005 10:28:16 AM

Subject:

Peck Property

Jack,

I spoke to Vince Moskunas last week and he asked me about our position regarding kitchen facilities in the pool house of the Peck Property. In my experience as a zoning inspector and planner this is typically not a problem if a restriction is placed in the order that restricts overnight accommodation and that the structure not be used for dwelling purposes. Unless there are circumstances unique to this property, it does not seem inappropriate to allow kitchen and bath facilities in the bath house. Should a send an amended comment or would this suffice in the event that Vince files a Motion for Reconsideration? Jeff

CC:

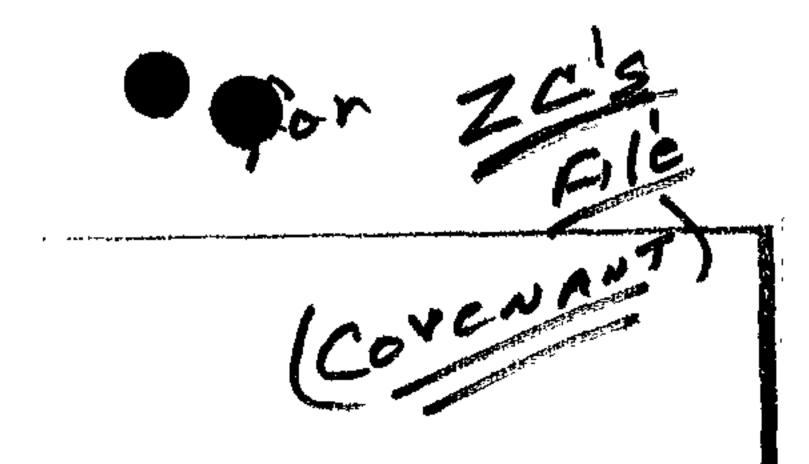
Murray, Curtis

Told V to record restriction in land recorded

or

Replied to Jeff

Te vence OBBice i) need mot for lecon-letter
2) Jeffi emul



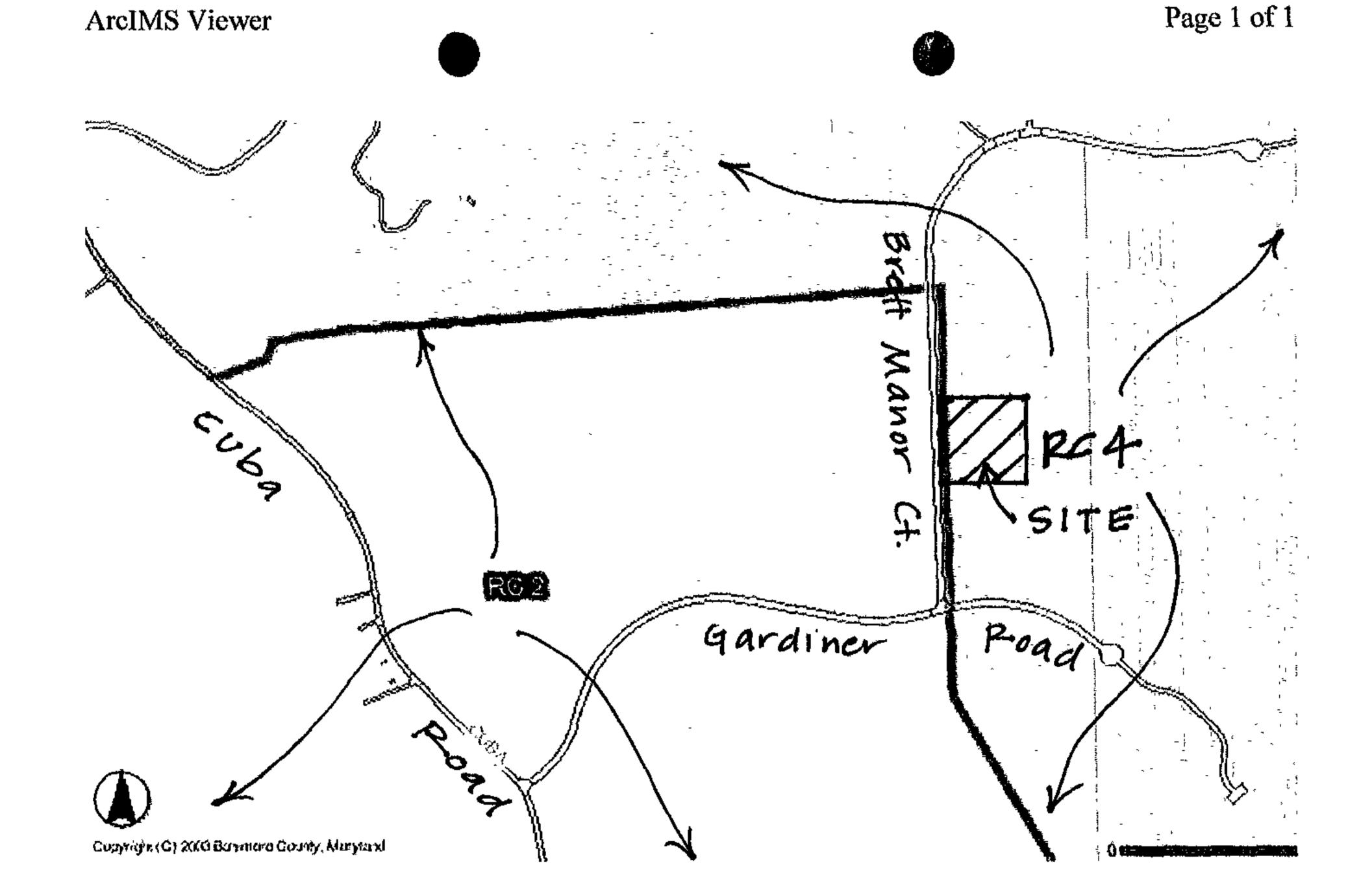
LINERI OP 15 PAGES OF

Roofe: Roofing . its shape, massing, material and color is a critical element in any attempt to visually tie together various architectural styles. Therefore, a minimum roof pitch on the dominant portion of the roof of 8 to 12 (8 inch rise in 12 inch run) is required. Overhange, where appropriate, can help the total design effect and are encouraged. Vent pipes piercing the roof should be placed away from the street side and must be painted to match the roof color. If gutters and downspouts are employed to carry off roof rain water, they must be "painted out" to match in color the element to which they are attached (fascia, miding or trim guard). Skylightm, solar panels. dormers and roof "cut outs" are elements that can affect the roufing appearance in drastic ways and will be reviewed by the Architectural Committee on an individual hasis.

Several roof types area acceptable:

- Wood shakes or wood shingles. These roofs can be left to weather naturally.
- * Heavy weight composition shingles. Heavy weight composition chingles can be used if they have a random cut textured effect, i.e. timberline type shingls. The color of these shingles must be compatible with the exterior of the house. The Architectural Committee will approve both the color and appearance of composition shingle samples submitted by Lot Owners.
- Slate roofs: Slate roofs are acceptable.
- 5. Chimneys: Both the massing and materials are important to chimney design, and both must be compatible with the design of the house. All chimneys must be of masonry design and construction.
- 6. Exterior Colors: As with roofing, exterior colors offer another medium to tie togsther various architectural styles. Accordingly, a range of natural colors are recommended for use in Nicholson's Manor. The range of colors is broad enough to offer variety, yet all are compatible with one another. The use of an accent color for trim and special areas such as a front door is acceptable if the accent color is harmonious with the overall pre-selected palette. The final decision on accent colors submitted by a Lot Owner shall be made by the Architectural Committee.
- 7. Outbuildings and Structures: Construction cutside of the house itself can add or detract from the total design impression considerably. It is importative to anticipate the need for such structures so that they may be planned for in the initial design stages. Construction of garages, gazebos, decks, trellises, pools, patios, etc. must be carefully integrated with the building architecture and the landscape design. They must also be carefully planned in relationship to adjoining properties in order not to create a negative impact on them. Accessory structures should be contained within the building exclope as shown on the Final Development Plan.

#513



Zoning map #6 Brett Manor Court Baltimore County, MO

5 m

· 37



22 Brett mann Ct. EX. dwlg. to the left of subject property.

573



32 Brett Manor Ct

Ex. awigs novan of subject propary

5/3



24 Brett Manor Ct. EX. dwlg. norm of the subject prop.

517



Pool house 2 Brett Manor

View of ex. pool house from Garminer Road

373

proposed pool house

b Brett Manor Ct View of front of subject prop. from Brett Marror Count

#313



Pool house 2 Brett Manor

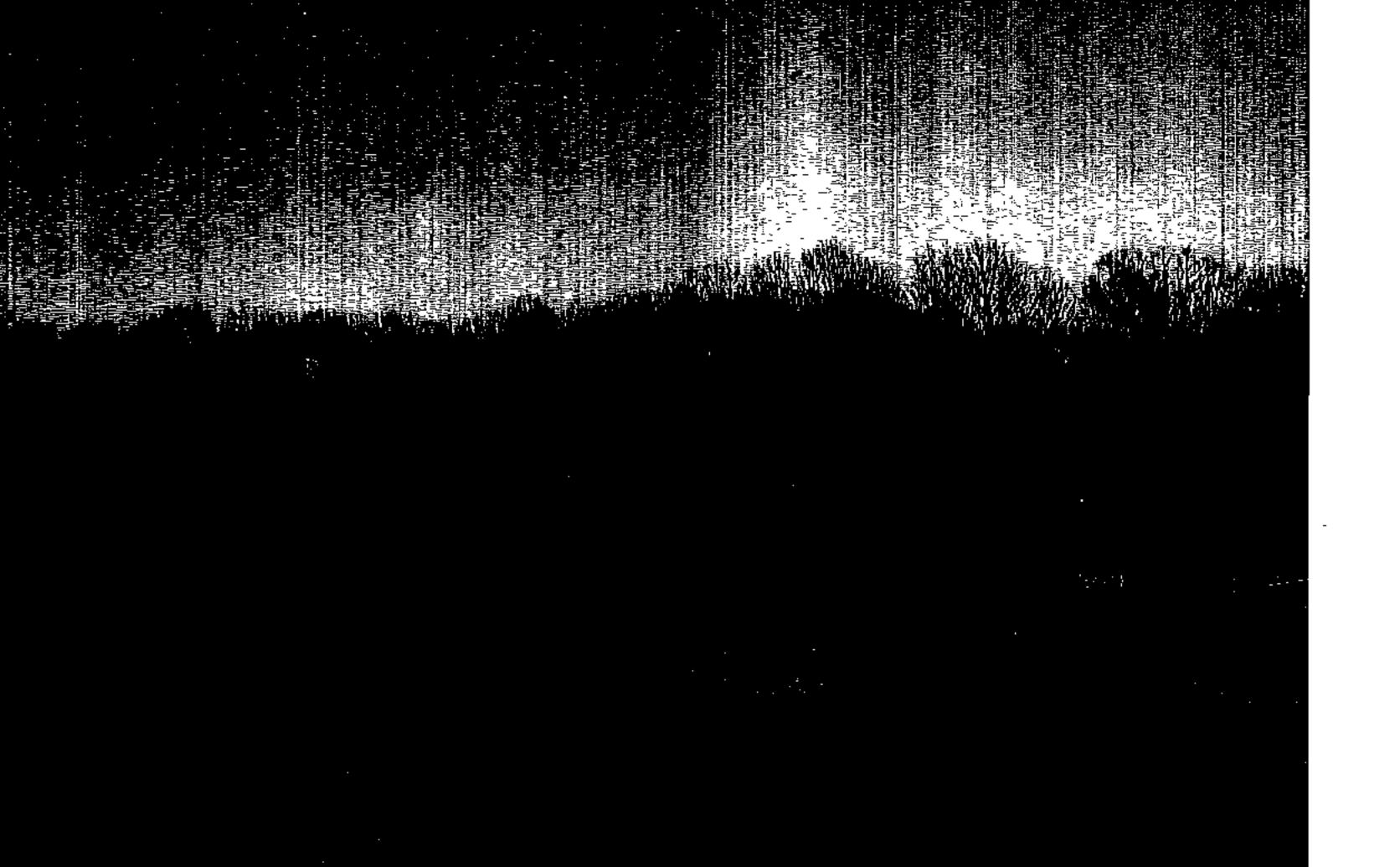
view of ex. pool house from rear of subject prop. looking at the une of dinner blu lots.

5/3



view of pool noun area looking toward #2 Breft Manor Court's ex. dwlg. and pool hours.

573




10 Brett Maron Cf.

view of rear of subject property and line of airision and ex.

dwly for property behind site

573



Site | rite surveying, inc.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE:410-828-9060
FAX:410-828-9066