

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Allison Lane, 400 ft. NE
centerline of Elligson Lane
14th Election District
7th Councilmanic District
(8407 Allison Lane)

Angie & Michael S. Workman
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-577-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, Angie and Michael S. Workman. The administrative variance is requested for property located at 8407 Allison Lane in the eastern area of Baltimore County. The administrative variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) with a height of 20 ft. and to be located in the side yard in lieu of the required 15 ft. and rear yard respectively. 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 May 21, 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 June 6, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

RECEIVED FOR PLANNING
6/15/05
Ray

"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, the requested variance should be granted.

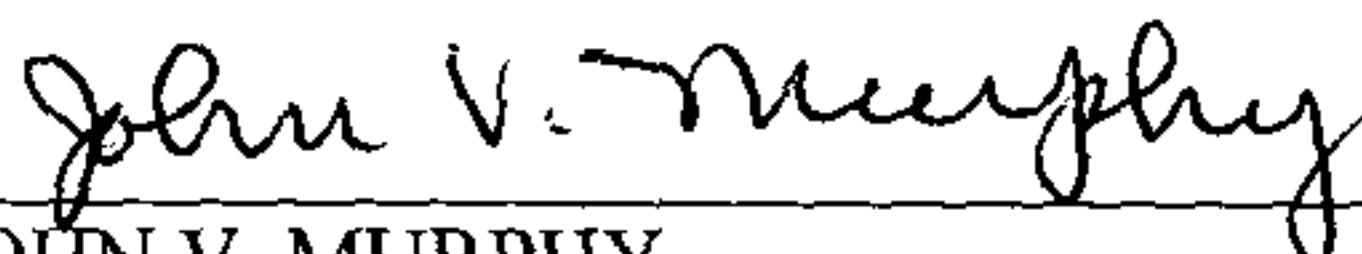
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15 day of June, 2005, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) with a height of 20 ft. and to be located in the side yard in lieu of the required 15 ft. and

FILED
6/15/05
Ray

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

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. The Petitioners shall comply with the ZAC comments submitted by the Office of Planning dated May 21, 2005, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

RECEIVED FOR PLANNING
6/15/05
Ray

Zoning Commissioner

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



Baltimore County

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

June ¹⁵ 14, 2005

Mr. & Mrs. Michael S. Workman
8407 Allison Lane
Rosedale, Maryland 21237

Re: Petition for Administrative Variance
Case No. 05-577-A
Property: 8407 Allison Lane

Dear Mr. & Mrs Workman:

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8407 ALLISON LANE
which is presently zoned DR55

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

TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE)
WITH A HEIGHT OF 20' AND TO BE LOCATED IN THE
SIDEYARD IN LIEU OF THE REQUIRED 15' AND
REARYARD RESPECTIVELY

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):

Michael S Workman

Name - Type or Print

Signature

ANGIE WORKMAN

Name - Type or Print

Signature

8407 Allison Lane

Address

410-916-1989

Telephone No.

Rosedale

City

MD

State

21237

Zip Code

Representative to be Contacted:

Same as above

Name

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 5 day of May 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.

CASE NO. 05-577-A

REV 10/25/01

Estimated Posting Date 5/22/05

Reviewed By CTM

Date 5/11/05

Zoning Commissioner of Baltimore County

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

8407 Allison Lane
Address
Rosedale md 21237
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):

The reason for building my garage is to store my small collection of antique vehicles that are currently covered and stored outside. The reason for my request of a variance is due to the position of my property being the original farm house in this Rosedale area, that later was purchased and developed into subdivisions. Therefore, my front door does not face the street, it is 90° to the road, as my neighbors houses and front doors directly face the street. Because of where my front door faces it would make the side of my property, technically the back of my house, but not the back of my property lot.

I am requesting the building be placed in the rear of my property in full view from my house for security reasons (see Exhibit A). I am also requesting a height variance for storage and an RV.

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.

Michael S. Workman
Signature
Michael S Workman
Name - Type or Print

Angie Workman
Signature
ANGIE WORKMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10TH day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael S. Workman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Rachel A Eller
Notary Public
My Commission Expires 5.1.07

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.

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Address
Rosedale md 21237
City State Zip Code

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Michael S Workman
Signature

Michael S Workman
Name - Type or Print

Angie Workman
Signature

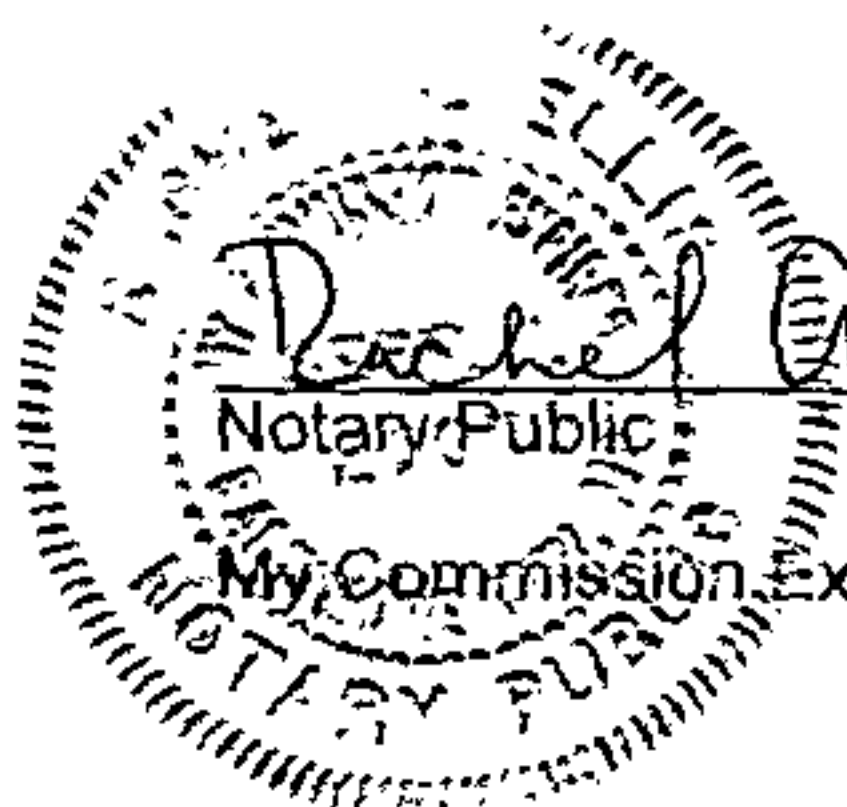
ANGIE WORKMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10TH day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael S. Workman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8407 Allison Lane
which is presently zoned DR55

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

TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE)
WITH A HEIGHT OF 20' AND TO BE LOCATED IN THE
~~REAR~~ YARD IN LIEU OF THE REQUIRED 15' AND
SIDE
REAR YARD RESPECTIVELY

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):

* Michael S Workman

Name - Type or Print

Signature

Name - Type or Print

Signature

8407 Allison Lane 410-916-1989
Address Telephone No.

Rosedale MD 21237
City State Zip Code

Representative to be Contacted:

Same as above

Name

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. OS-577-A

REV 10/25/01

Reviewed By LTM Date 5/11/05

Estimated Posting Date 5/22/05

ZONING DESCRIPTION FOR 8407 Allison Lane.

Beginning at a point on the South side of Allison Lane which is 50' wide at the distance of 400' northeast of the centerline of the nearest improved intersecting street Elligson Lane which is 50' wide (see description below).

0013851 336

EXHIBIT A

BEGINNING FOR THE SAME AT A PIPE FOUND AT THE END OF THE 3RD OR SOUTH 54 DEGREES AND 50 MINUTES WEST OF 47.6 PERCH LINE OF THAT PARCEL LINE OF THAT PARCEL OF LAND WHICH BY DEED DATED SEPTEMBER 22, 1939 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER CWB, JR. NO. 1076, FOLIO 167 WAS CONVEYED BY DANIEL S. SULLIVAN TO MAX H. SCHOTT AND WIFE, AND RUNNING THENCE AND BINDING REVERSELY ALONG A PART OF SAID 3RD LINE AND ALONG WITH NORTHWEST OUTLINE AS SHOWN ON A SUBDIVISION PLAT OF SECTION I GREENVIEW SAID PLAT BEING RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK GLB, NO. 24, FOLIO 64 NORTH 49 DEGREES 44 MINUTES 41 SECONDS EAST 191.90 FEET TO A PIPE FOUND AT THE BEGINNING OF THAT PARCEL OF LAND WHICH BY DEED DATED OCTOBER 2, 1948 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER TBS, NO. 1696, FOLIO 487 WAS CONVEYED BY MAX H. SCHOTT AND WIFE, TO JOHN T. HUGHES, JR. THENCE LEAVING SAID 3RD LINE AND THE OUTLINE OF SAID LAST MENTIONED PLAT AND BINDING REVERSELY ALONG THE LAST LINE OF THE LAND LAST HEREIN REFERRED TO AS NOW SURVEYED NORTH 41 DEGREES 00 MINUTES 55 SECONDS WEST 196.22 FEET TO A PIPE FOUND ON THE SOUTHEAST SIDE OF A RIGHT OF WAY 56.5 FEET WIDE TO BE USED IN COMMON AND KEPT OPEN FOR OTHERS ENTITLED THERETO AS REFERRED TO IN SAID LAST MENTIONED DEED SAID RIGHT OF WAY BEING NOW KNOWN AS ALLISON LANE AND TO THE END OF THE SECOND PARCEL OF LAND WHICH BY DEED DATED NOVEMBER 8, 1957 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER GLB, NO. 3266, FOLIO 473 WAS CONVEYED BY MAX H. SCHOTT AND WIFE, TO ROGER REALTY COMPANY, INC. AND RUNNING THENCE AND BINDING REVERSELY ALONG THE LAST LINE OF SAID LAST MENTIONED LAND AND ON THE SOUTHEAST SIDE OF A 56.5 FOOT RIGHT OF WAY AS SHOWN ON BALTIMORE COUNTY METROPOLITAN DISTRICT PLAN TO ACCOMPANY RIGHT OF WAY AGREEMENT "RW 50-98" AND KNOWN AS RW 1951 018 SOUTH 48 DEGREES 59 MINUTES 07 SECONDS WEST 193.90 FEET TO A PIPE FOUND IN THE 3RD LINE OF THE 1ST PARCEL OF LAND LASTLY HEREIN REFERRED TO AND TO THE NORTHEAST OUTLINE AS SHOWN ON A SUBDIVISION PLAT OF SECTION III GREENVIEW SAID PLAT BEING RECORDED AMONG THE AFORESAID PLAT RECORDS IN PLAT BOOK GLB, NO. 25, FOLIO 14 SAID PIPE BEING ALSO ON THE SOUTHEAST SIDE OF ALLISON LANE, 50 FEET WIDE, AS SHOWN ON SAID PLAT OF SECTION III GREENVIEW AND RUNNING THENCE AND BINDING ON A PART OF THE 3 RD LINE OF THE 1ST PARCEL OF LAND LASTLY HEREIN REFERRED TO AND ON THE NORTHEAST OUTLINE OF THE PLAT OF SECTION III GREENVIEW AND CONTINUING ALONG THE NORTHEAST BOUNDARY AS SHOWN ON THE SUBDIVISION PLAT OF SECTION II GREENVIEW SAID PLAT BEING RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK GLB, NO. 24, FOLIO 101 SOUTH 41 DEGREES 37 MINUTES 30 SECONDS EAST IN ALL 193.72 FEET TO THE PLACE OF BEGINNING.

Containing 38,021 sq.ft. also known as Allison Lane and located in the 14th Election District, 7th Councilmanic District

577

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 444372

DATE 5/11/05 ACCOUNT 2001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: M. S. WALKER

FOR: 05-577-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ISSUED ACTION TIME REC
5/11/2005 5/11/2005 09:43:27 2

ISSUED MAIL DATE
5/11/2005 5/11/2005 09:43:27

RECEIPT # 313129 444372
REPT 5 528 JOURNAL VERIFICATION
R NO. 444372

Receipt Tot 165.00
445.00 TX 4.00 DA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE:Case No. 05-577-A

Petitioner/Developer: MICHAEL

WORKMAN

Date of Closing/Hearing: 6/6/05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 8407 ALLISON LANE

This sign(s) were posted on May 21, 2005
Month, Day, Year

Sincerely,

Martin Ogle 5/21/05
Sign Poster and Date

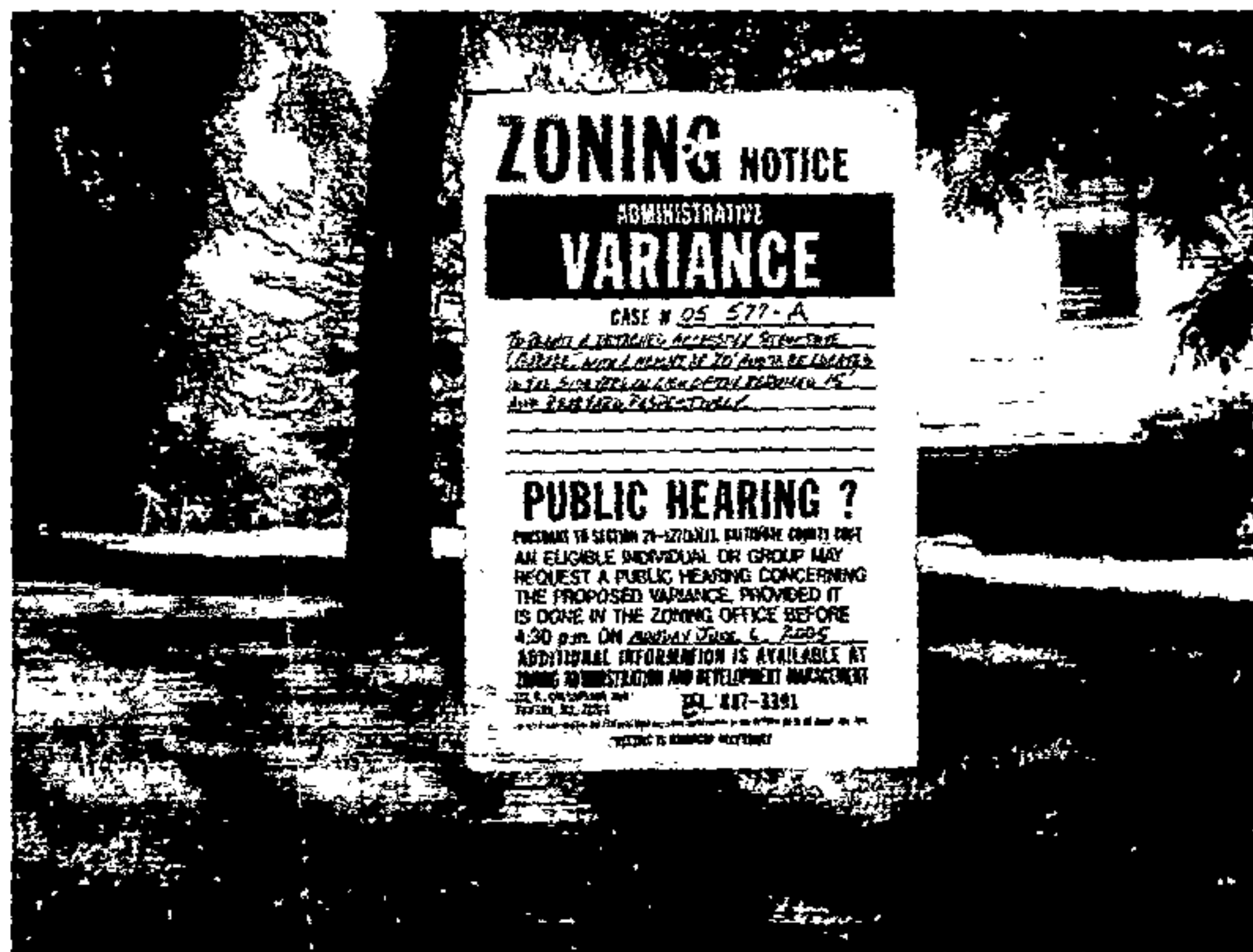
Martin Ogle

5016 Castlestone Drive

Baltimore Maryland 21237

(443-629-3411)

im000305 (1152x864x24b jpeg)



Justin J. May 21, 2005

**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: X 05-577-A
Petitioner: MIKE WORKMAN ET UX
Address or Location: 8407 ALLISON LN

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mike Workman
Address: 8407 Allison Lane

Telephone Number: 410-391-7116

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 577 -A

Address 8407 ALLISON LANE

Contact Person: LOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/11/05

Posting Date: 5/22/05

Closing Date: 6/6/05

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- 577 -A

Address 8407 ALLISON LANE

Petitioner's Name MICHAEL WORKMAN ETUX Telephone 410 916 1989

Posting Date: 5/22/05

Closing Date: 6/6/05

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE (GARAGE)
WITH A HEIGHT OF 20' AND TO BE LOCATED IN THE
SIDEYARD IN LIEU OF THE REQUIRED 15' AND
REARYARD RESPECTIVELY

WCR - Revised 6/25/04

I HAVE RECEIVED POSTING INFO

**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

June 6, 2005

Michael S. Workman
Angie Workman
8407 Allison Lane
Rosedale, Maryland 21237

Dear Mr. and Mrs. Workman:

RE: Case Number: 05-577-A, 8407 Allison Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 11, 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 long, sweeping "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

May 23, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 568,570,571,573,574,575,576,577,579,580,581,582

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

The Fire Department has no comments at this time.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 25, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For May 31, 2005
Item No: 568, 570, 571, 573, 575, 576, and 577

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-05252005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr JPO
DATE: June 14, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 23, 2005

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

05-568
05-571
05-573
05-574
05-575
05-576
05-577
05-580
05-581
05-582

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 6, 2005

RECEIVED

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

JUN - 6 2005

SUBJECT: 5-577 - Administrative Variance

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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

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

Prepared by:



Section Chief:



AFK/LL: MAC

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



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

Maryland Department of Transportation

Date: 5.20.05

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

RE: Baltimore County
Item No. 57 LTM

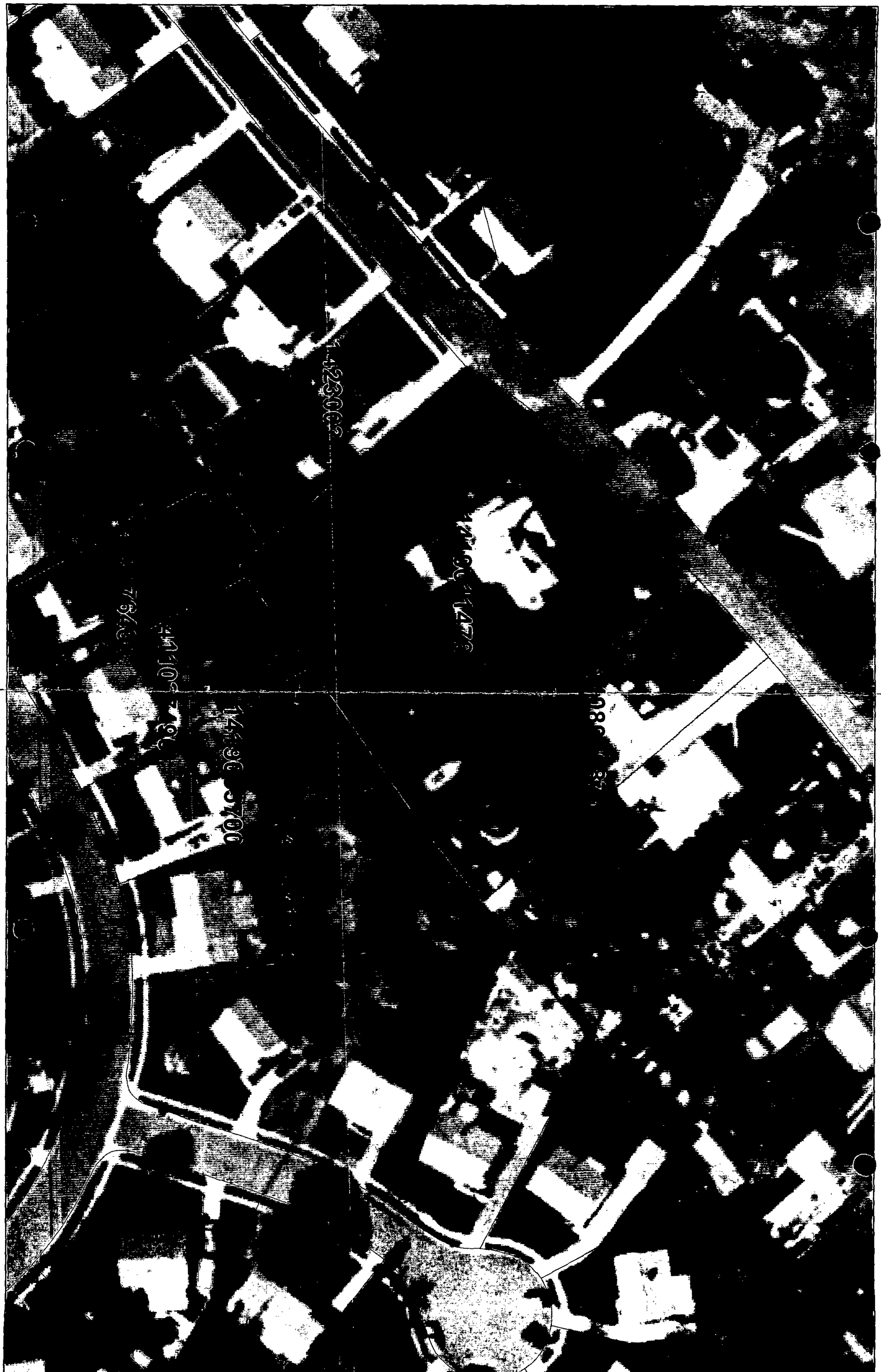
Dear Ms. Matthews:

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



4423002

443041473

440800381

7/3/60

441042196

443003700



EXHIBIT A - VIEW FROM INSIDE THE HOUSE

Showing sight location for security purposes

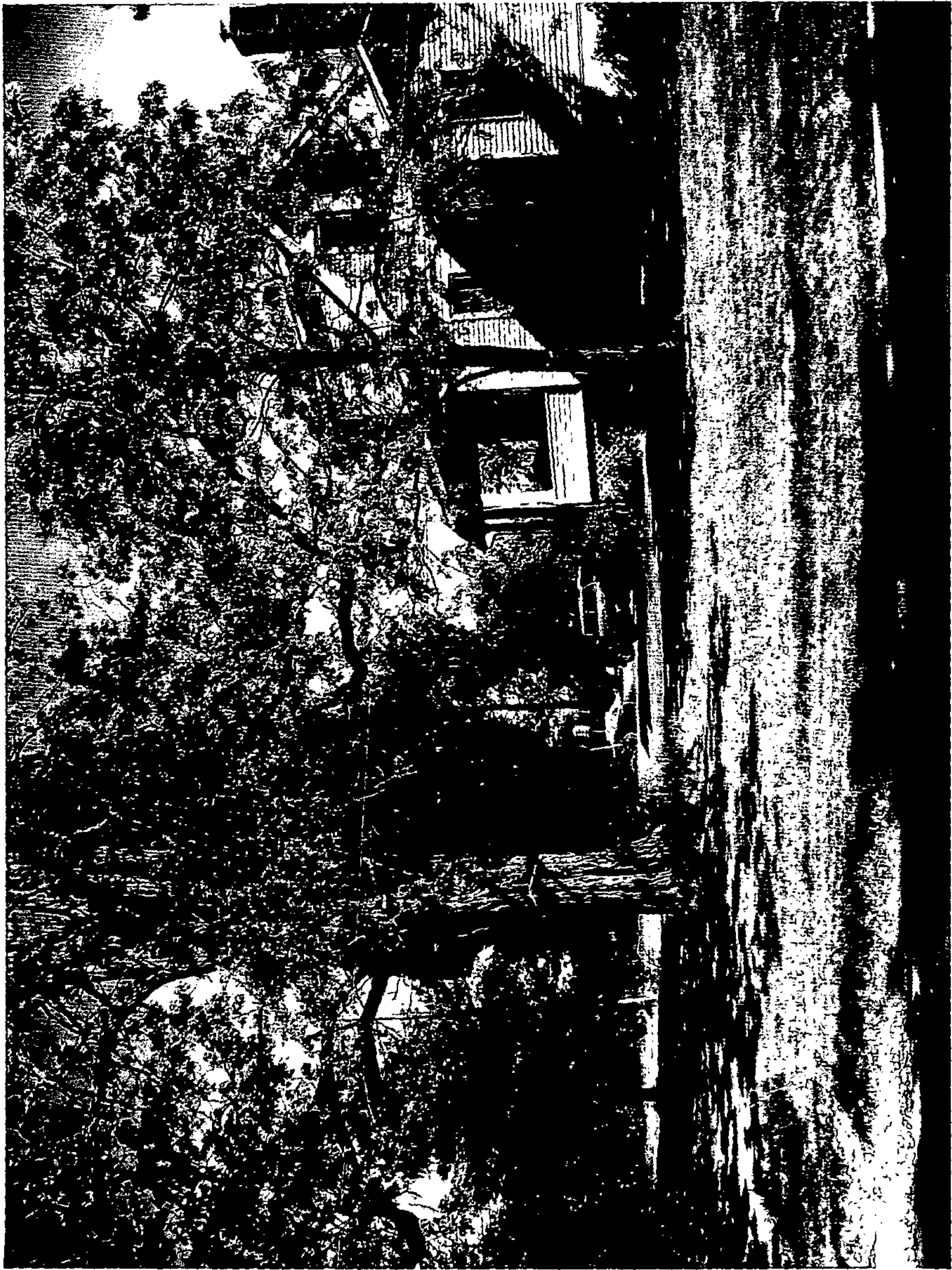


VIEW FROM LEFT SIDE OF LOT



VIEW FROM RIGHT SIDE OF LOT

577



VIEW FROM THE STREET

Showing front orientation of house

577

