

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Macworth Place, 288 ft. W
centerline of Sherington Road
11th Election District
5th Councilmanic District
(4405 Macworth Place)

Mary Mapel
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-606-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 owner of the subject property, Mary Mapel. The administrative variance is requested for property located at 4405 Macworth Place in the eastern area of Baltimore County. The administrative variance request is from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 2.5 ft. for a proposed garage, a rear yard setback of 15 ft. for an addition (kitchen enlargement) and a rear yard setback of 10 ft. for an open projection (deck) in lieu of the required 10 ft., 30 ft. and 22.5 ft. respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 29, 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 7, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

FILED
6/21/05
y 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 Petitioner has 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 Petitioner.

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.

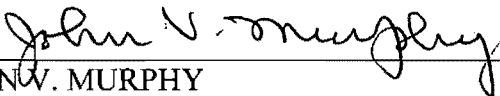
THEREFORE, IT IS ORDERED, this 21 day of June, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for administrative variance Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 2.5 ft. for a proposed garage, a rear yard setback of 15 ft. for an addition (kitchen enlargement) and a rear yard setback of 10 ft. for an open projection (deck) in lieu of the required 10 ft., 30 ft.

ORDER RECEIVED FOR FILING
6/21/05
By

and 22.5 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit 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 property to its original condition;
2. The Petitioner shall comply with the ZAC comments submitted by the Office of Planning dated June 7, 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

ORDER RECEIVED FOR PLANNING
6/21/05
Ray



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4405 Macworth Place
which is presently zoned DR 16

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) 1002.3.B AND 301.1 BC2R

To permit a side yard setback of 2.5' for a proposed garage, a rear yard setback of 15 ft for an addition (kitchen enlargement) and a rear yard setback of 10 ft for an open projection (deck) in lieu of the required 10 ft, 30 ft and 22.5 ft, 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

4405 Macworth Pl.

410-529-6543

Address

Telephone No.

Baltimore

MD

21236

City

State

Zip Code

Representative to be Contacted:

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. _____

Reviewed By _____ Date _____

REV 10/25/01

Estimated Posting Date _____

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

4405 Macworth Place
Address
Baltimore MD 21236
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):

1. Garage expansion is within 10' of setback line - (25 feet)
2. Addition (Kitchen enlargement) is within 30' of Setback line (15 feet)
3. Open projection (deck) is within 22.5' of setback line (10 feet)

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.

Mary E. Mapel
Signature
Mary E. Mapel
Name - Type or Print

Signature

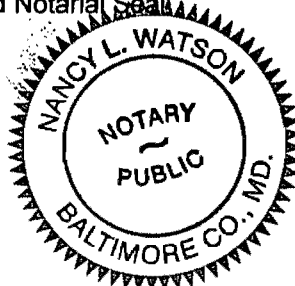
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mary E. Mapel
the Affiant(s) herein personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Nancy Watson
Notary Public
My Commission Expires 5/1/07



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4405 Macworth Place
which is presently zoned DR 16

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) 1B02.3.B AND 301.1 BCZR

To permit a side yard setback of 2.5' for a proposed garage, a rear yard setback of 15ft. for an addition (kitchen enlargement) and a rear yard setback of 10ft. for an open projection (deck) in lieu of the required 10ft, 30ft and 22.5ft, 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

4405 Macworth Pl. 410-529-6543

Address

Telephone No.

Baltimore

MD

21236

City

State

Zip Code

Representative to be Contacted:

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 6/29/05 day of June, 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

Reviewed By J. BR

Date 5-19-05

Estimated Posting Date 5-29-05

CASE NO. 05-606-A

REV 10/25/01

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 4405 Macworth Place
Address
Baltimore MD. 21236
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):

1. Garage expansion is within 10' of setback line (2.5 feet)
2. Addition (kitchen enlargement) is within 30' of setback line (15 feet)
3. Open projection (deck) is within 22.5' of setback line (10 feet)

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.

Mary C. Mapel
Signature
Mary C. Mapel
Name - Type or Print

Signature

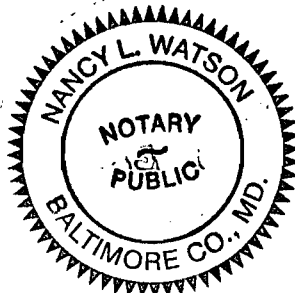
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mary C. Mapel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Nancy Watson
Notary Public
My Commission Expires 5/1/07

ZONING DESCRIPTION

Zoning Description For 4405 MacWorth Place

Beginning at a point on the East side of MacWorth Place, which is 50 feet wide at a distance of 288 feet west of the centerline of the nearest improved intersecting street Sherington Road which is 50 feet wide. Being Lot #22, Block A, Section II in the subdivision known as Ambermill as recorded in Baltimore County Plat Book #41, Folio# 150, containing 9,126 square feet. Also known as 4405 MacWorth Place and located in the 11th Election District, 5th Councilmanic District.

6006

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 445390

DATE 5-19-05 ACCOUNT 001-006-9150

AMOUNT \$ 65.00

RECEIVED FROM: MARY MAPEL

FOR: Admin. Var. - Front 606
4405 MAEWORTH Place

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	ROW
5/19/2005	5/19/2005	14:29:28	2
ED 4504	WALKIN	1004	100
RECEIPT #	714275	5/19/2005	001
Dept	5	520	ZONING CERTIFICATION
R NO.	445390		
Receipt Tot		165.00	
\$ 00.00	OK	165.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

RE: Case No.: 05-606-A

Petitioner/Developer: _____

MARY MAPEL

Date of Hearing/Closing: 6/13/05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 located at _____

4405 MACWORTH PLACE

The sign(s) were posted on _____

5/29/05

(Month, Day, Year)

Sincerely,

Richard E. Hoffman 5/29/05
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 05-606-A
Petitioner: Mary C. Mapel
Address or Location: 4405 Macworth Pl. Baltimore, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mary Mapel
Address: 4405 Macworth Place
Baltimore, Maryland
21236
Telephone Number: 410-529-6573

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 606 -A Address 4405 Macworth Place

Contact Person: Bruno Radutis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/19/05 Posting Date: 5/29/05 Closing Date: 6/13/05

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- 606 -A Address 4405 Macworth Place

Petitioner's Name Mary Maple Telephone 410-529-6543 h.m.

Posting Date: 5/29/05 Closing Date: 6/13/05

Wording for Sign: To Permit a side yard setback of 2.5' for a proposed garage, a rear yard setback of 15 ft. for an addition (kitchen enlargement) and a rear yard setback of 10' ft. for an open projection (deck) in lieu of the required 10 ft, 30 ft. and 29.5 ft, respectively.

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*

June 13, 2005

Mary Mapel
4405 Macworth Place
Baltimore, Maryland 21236

Dear Ms. Mapel:

RE: Case Number: 05-606-A, 4405 Macworth Place

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 19, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 7, 2005

RECEIVED

JUN - 7 2005

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

ZONING COMMISSIONER

SUBJECT: 4405 Macworth Place

INFORMATION:

Item Number: 5-606

Petitioner: Mary Mapel

Zoning: DR 16

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

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

1. The proposed garage expansion and kitchen addition must be constructed of materials identical to that of the existing single-family dwelling.
2. If a double-garage is permitted, the garage door shall be separated by a divider.

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

Prepared by:

Mark A. Cump

Division Chief:

Lynn Tarkenton

AFK/LL:MAC:

COPIES RECEIVED FOR FILING
6/21/05
By *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 ²¹20, 2005

Ms. Mary Mapel
4405 Macworth Place
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 05-606-A
Property: 4405 Macworth Place

Dear Ms. Mapel:

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 7, 2005

RECEIVED

JUN - 7 2005

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

ZONING COMMISSIONER

SUBJECT: 4405 Macworth Place

INFORMATION:

Item Number: 5-606

Petitioner: Mary Mapel

Zoning: DR 16

Requested Action: Administrative Variance

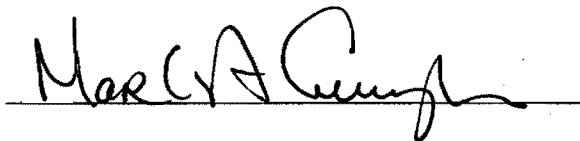
SUMMARY OF RECOMMENDATIONS:

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

1. The proposed garage expansion and kitchen addition must be constructed of materials identical to that of the existing single-family dwelling.
2. If a double-garage is permitted, the garage door shall be separated by a divider.

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

Prepared by:



Division Chief:



AFK/LL:MAC:

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 25, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: May 30, 2005

Item No.: 578, 597, 598, 599, 600, 602, 603, 604, 605 and 606

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

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



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

Maryland Department of Transportation

Date: 5.24.05

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

RE: Baltimore County
Item No. 606 JRF

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 7, 2005

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

SUBJECT: 4405 Macworth Place

INFORMATION:

Item Number: 5-606

Petitioner: Mary Mapel

Zoning: DR 16

Requested Action: Administrative Variance

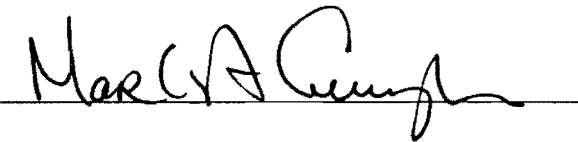
SUMMARY OF RECOMMENDATIONS:

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

1. The proposed garage expansion and kitchen addition must be constructed of materials identical to that of the existing single-family dwelling.
2. If a double-garage is permitted, the garage door shall be separated by a divider.

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

Prepared by:



Division Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

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

Zoning Advisory Committee Meeting of May 31, 2005

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

05-596
05-597
05-598
05-599
05-600
05-601
05-602
05-603
05-604
05-605
05-606

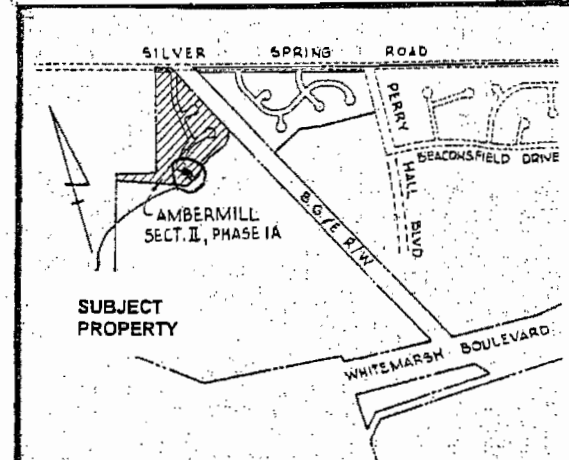
Reviewers: Sue Farinetti, Dave Lykens

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

-15-

SUBDIVISION NAME Ambermill

OWNER Mary C. Mapel



VICINITY MAP
SCALE: 1" = 1000'

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 072A3

ZONING DR 16 NE9-G

LOT SIZE. .21 9126
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

BR 1 606

Hand-drawn site plan for a property on Macworth Place. The plan shows Lot 23 (left), Lot 21 (right), and Lot 22 (top). Lot 23 contains an "Existing Dwelling #4407". Lot 21 contains an "Existing Dwelling #4403". Lot 22 contains a "2 STORY FRAME HOUSE #4405" with a "PROPOSED GARAGE" and "PROPOSED CONCRETE PATIO". The house has a "FRONT 29.3'" and "25 BRL". The garage is "14.8' x 26.5'" and "EXP 48x8". The patio is "15x20". The house is "51.9' x 25.1'". The lot is "120.4' x 32.4'". The street is "MACWORTH PLACE" with a "50' R/W". The plan includes dimensions for the lots and the house, and a north arrow.

PREPARED BY MCM

SCALE OF DRAWING: 1" = 30'





#606









#604



#604



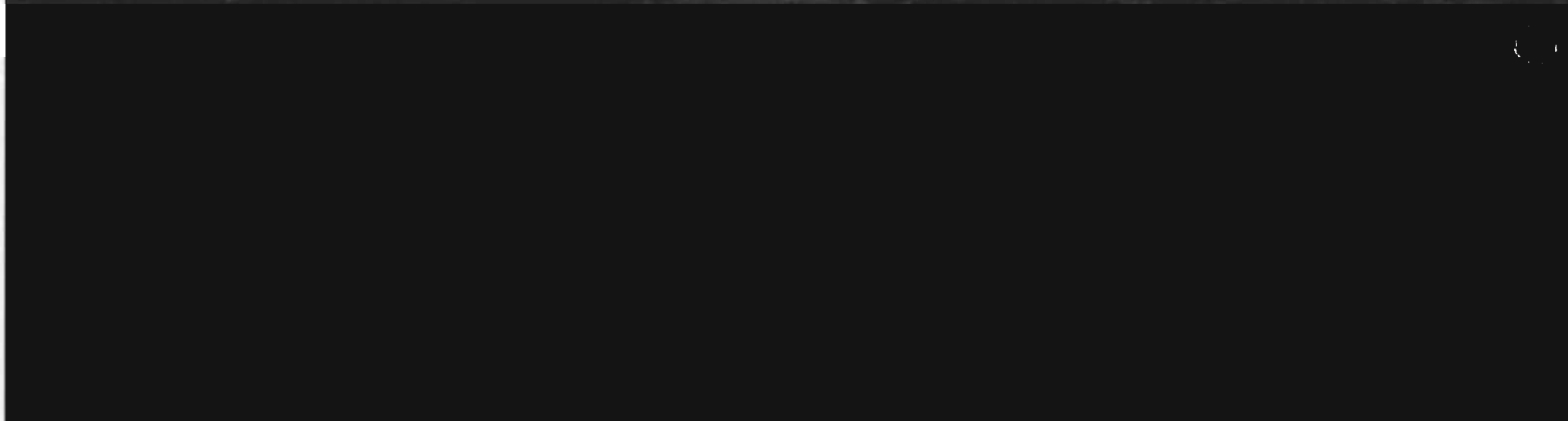


HELOS

1407































Plan Sheet: 07243

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

- Zoning
- Streams
- Vegetation
- Buildings
- Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

071B2	071C2	072A2	072B2	072C2
071B3	071C3	072A3	072B3	072C3
081B1	081C1	082A1	082B1	082C1

Scale
1" = 200'
0 100 200 400 Feet

1

Data Sources:
Planimetric Data - Baltimore County
GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004