IN RE: PETITION FOR VARIANCE

E/S Blendon Road, 450' NE of the c/l

John Carroll Road

(3104 Blendon Road)

4th Election District

2nd Council District

David Bannister Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 05-619-A

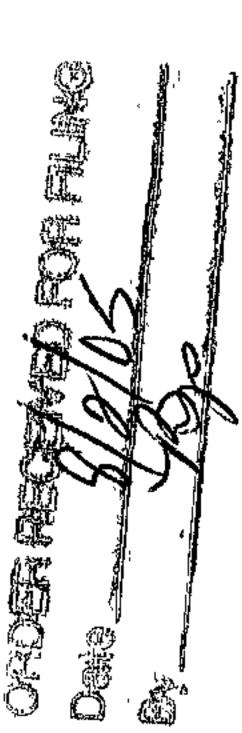
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, David Bannister. The Petitioner requests variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard with a height of 21 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing was Larry J. Link, Jr., the Land Planner and Architect, who prepared the site plan for this property and building elevation drawings of the proposed structure on behalf of the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located east of Park Heights Avenue, on the east side of Blendon Road immediately adjacent to the 10th Hole of the Caves Valley Golf Course in Owings Mills. The property contains a gross area of 7.95 acres, more or less, zoned R.C.5, and is presently unimproved; however, is proposed for development with a single family dwelling and a three-bay detached garage. Due to the site constraints associated with this property and its unusual configuration, the proposed garage



will be located in the front yard. Moreover, the Petitioner proposes a height of 21 feet in lieu of the maximum allowed 15 feet. Thus, the requested variance relief is necessary.

On behalf of the Petitioner, Mr. Link testified that of the nearly 8.0 acres of land associated with this parcel, only 30,000 sq.ft. is suitable for development in that the property is heavily wooded and contains steep slopes. Moreover, the unique configuration of the property as a result of a curve in Blendon Road and the existence of a utility easement along the side property line adjacent to the fairway further restrict development. As shown on the site plan, the proposed dwelling will be located in the center portion of the property and oriented to face Blendon Road in a westerly direction. Given the site constraints noted above and in order to be accessible to Blendon Road, the proposed garage must be located in the front yard. Moreover, the proposed height is necessary in order to match the design details and roof pitch of the proposed dwelling. Testimony indicated that building elevation drawings of the proposed structure were submitted to the Office of Planning for review and approved as being consistent with the neighborhood. Copies of those drawings were submitted into evidence and marked as Petitioner's Exhibits 2 and 4. Further testimony indicated that the Petitioner discussed his proposal with the Architectural Review Committee for the Caves Valley Golf Club who support his request, as evidenced by Petitioner's Exhibit 3.

After due consideration of the testimony and evidence presented, I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted. There were no adverse comments submitted by any County reviewing agency, and no one appeared in opposition to the request. As noted above, building elevation drawings of the proposed garage have been reviewed and approved by the Office of Planning as being compatible with the character and nature of the surrounding locale, and the community supports the proposal. Thus, I am persuaded to grant the requested relief. However, in doing so, I will incorporate certain conditions as restrictions to relief to insure compliance with the R.C.5 use regulations.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of August 2005 that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard, and with a height of 21 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

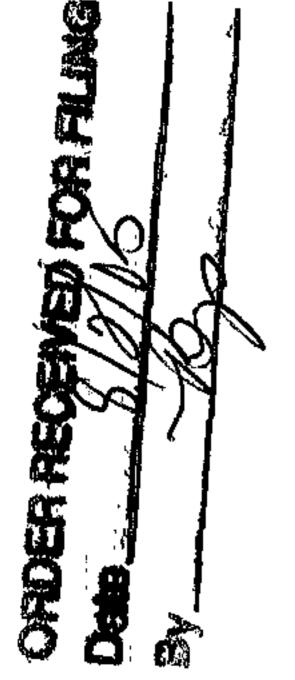
- 1) The Petitioners may apply for their building permits and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen/cooking facilities.
- 3) The proposed garage shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning, copies of which were submitted into evidence as Petitioner's Exhibits 2 and 4.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WHILIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs



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

August 2, 2005

Mr. David Bannister
3104 Blendon Road
Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE
E/S Blendon Road, 450' NE of the c/l John Carroll Road
(3104 Blendon Road)
4th Election District — 2nd Council District
David Bannister - Petitioner
Case No. 05-619-A

Dear Mr. Bannister:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours

ILIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

cc: Mr. Larry J. Link, Jr.

2201 Old Court Road, Baltimore, Md. 21208 Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3104 Property loca

which is presently zoned _

This Petition shall be filed with the Department of Perrof the property situate in Baltimore County and which is hereof, hereby petition for a Variance from Section(s)	mits and Development Management. The undersigned, legal owner(s) described in the description and plat attached hereto and made a part
accoccary often true Comment	100,1 and 100,5 10 germit an
accessory structure (garage) 6.	e located in the front yard with a
height at 21 th in lieu at 4	he required year yard and 15 ft. permitted
neight	ng law of Baltimore County, for the following reasons: (indicate hardship
	$\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$
To be pres	ented at the hearing
Property is to be posted and advertised as prescribed by the l, or we, agree to pay expenses of above Variance, advertising regulations and restrictions of Baltimore County adopted pursuant	na mandina at and finally a
I/\ perjury, tha is the subject of this	We do solemnly declare and affirm, under the penalties of at I/we are the legal owner(s) of the property which Petition.
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
	tand Parinakut.
Name - Type or Print	Name Type or Print
Signature	Sight Minister
-igratuit	SIGNATION
Address Telephone No.	Name - Type or Print
City State Zip Code	Cianatura
Attorney For Petitioner:	Signature Signature
Accorded to recitioner.	Address Telephone No.
Nieron Trans de Paris	Lusura hilla ha 111-4.
Name - Type or Print	City State Zip Code
Signature	Representative to be Contacted:
Compa	Name 2201. Ch. 1215. 410. 115. 2
Address Telephone No.	Address Telephone No.
City State Zip Code	City State Zip Code
	OFFICE USE ONLY
Case Nb. 05-619-A	ESTIMATED LENGTH OF HEARING
	UNAVAILABLE FOR HEARING

Reviewed By _____ Date ____

o Evine description for 3104 Plandon Rd.

station of Blendon Road, the property
Frents an Plandon Road which is 100"

wide in parain and continues through
the property of 3104 Plandon Road.

o the property known as but #17,

plat book #4, folio 66, class #04. liber #63,

in the subdivision of Cases Valley

Got Club, Ourways Hills, Md. 21117.

Soid Lot contains 7.95 ac. being

broated in district 4, precent #4.

Macintim: 5tantman at H804630'E 491.12 H 18° 10'00'W 512.28' 569°7334"W. 337.70" S829725"W. 397.96. S50°52'39"W 101.48" H41°20'00' W. 76.63' H48°20'00" E. 25.80" R=220.00' L=105.55' H 20'35'00'E 67.25' L.J.Link Jr., Inc. 12-180.00' L= 268.61 \$ 73°55'00"E. 28.16' Architect H.12°55'00"E 201.50 Box 727 Rockland Grist Mill Brooklandville, Md. 21022 M41°20'00'W 293.61' 410. 337. 9528 to pace of

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

Case: #05-619-A
3104 Blendon Road
E/side of Blendon Road; 450 feet n/east centerline of John Carroll Road
Ath Election District — 2nd Councilmanic District Legal Owner(s): David Bannister

Variance: to permit an accessory structure (garage) to be located in the front yard with a height of 21 feet in lieu of the required rear yard and 15 feet permitted height.

Hearing: Wednesday, July 20, 2005 at 11:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handlcapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 7/605 July 8

CERTIFICATE OF PUBLICATION

7/6,2005
THIS IS TO CERTIFY, that the annexed advertisement was publishe
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 7/5/,20 <u>05.</u>
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkings

LEGAL ADVERTISING

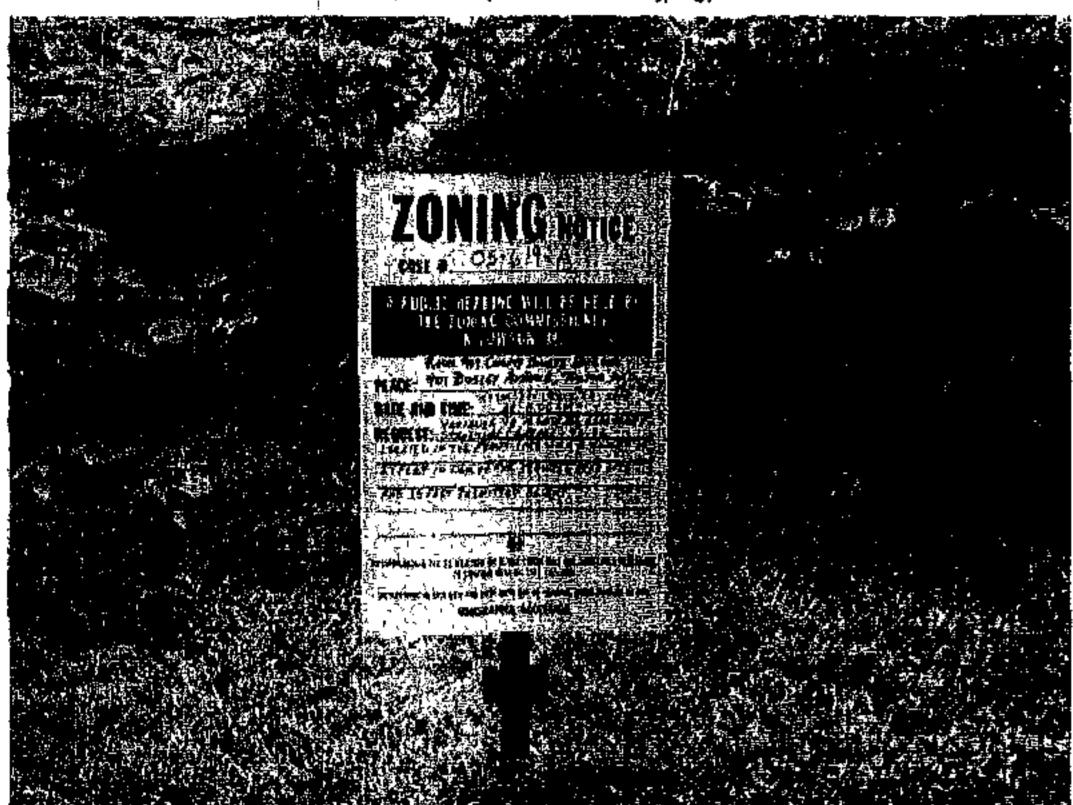
BALTINIORE COUNTY, MARYLAND	以你是有 行动的 为 心的 可以为 "我们的" 在他身边也有些行动或者的有关的不能 "中心可谓不是这个"	
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		No.
BALTIMORE COUNTY, M. CELLANEOUS RECEIVED FROM.		
BALTINORE COUNTY OFFICE OF BUDGET & COUNTY OF BUDGE		
PALTIMOR PROPERTY OF THE PROPE		
		E 2
		DISTRIBUTE.

13W

CERTIFICATE OF POSTING

1 1	RE: Case No: 05-619-1
	Petitioner/Developer: DAUID BANNISTER
	Date Of Hearing/Closing: 7/20/05
	!
Baltimore County Departm Permits and Development I County Office Building, Ro 11 West Chesapeake Aven	Management oom 111
Attention:	
adies and Gentlemen:	
1	er the penalties of perjury that the necessary e posted conspicuously on the property 64 BLENDON
<u> </u>	
his sign(s) were posted on	(Month, Day, Year) Sincerely, Sincerely, (Signature of sign Poster and Date) Martin Ogle Sign Poster 16 Salix Court Address Balto, Md 21220 (443-629 3411)

im000347 (576x432x24b.jpeg).



Martin 2/5/05

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 5, 2005 Issue - Jeffersonian

Please forward billing to:

L.J. Link, Jr. P.O Box 727

Brooklandville, MD 21022

410-337-9528

NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-619-A

3104 Blendon Road

E/side of Blendon Road, 450 feet n/east centerline of John Carroll Road

4th Election District – 2nd Councilmanic District

Legal Owner: David Bannister

Variance to permit an accessory structure (garage) to be located in the front yard with a height of 21 feet in lieu of the required rear yard and 15 feet permitted height.

Hearing: Wednesday, July 20, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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 ubject 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: 05-619-A
Petitioner: David Baumeter.
Address or Location: 3104. Plandan Rd. 2117.
PLEASE FORWARD ADVERTISING BILL TO: Name:
Telephone Number: 410-337.9528.

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

July 11, 2005

David Bannister 3104 Blendon Road Owings Mills, Maryland 21117

Dear Mr. Bannister:

RE: Case Number: 05-619-A, 3104 Blendon Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 24, 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.

U. Carl Rich ()

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: db

Enclosures

c: People's Counsel
L.J. Link, Jr. 2201 Old Court Road Baltimore 21208

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

June 2, 2005

ATTENTION: Zoning Review planners

Distribution Merting of: June 6, 2005

Item No.: 595, 808-632

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

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

Lieutenant J.D.Mezick Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 6, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Acting Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 13, 2005 Item No. 619

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

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

DAK:CEN:clw cc: File

ZAC-ITEM NO 619-06062005.doc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr Jack

DATE:

June 28, 2005

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 6, 2005

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

05-611

05-613

05-615

05-617

05-618

05-619

05-620

05-621

05-622

05-624

05-628

05-629

05-631

Reviewers:

Sue Farinetti, Dave Lykens

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

April 1

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:

5-619 -Variance

DATE June 16, 2005

JUN 1 5 2005

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 21 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 this office for review and approval prior to the issuance of any building permit.

For further information concerning the matters stated herein, please contact Diana Itter 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:

6.3.05

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

RE:

Baltimore County
Item No.

BPR

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

RE:	PETITION FOR VARIANCE
	3104 Blendon Road; E/side Blendon Road
	450' NE c\line John Carroll Road
	4 th Election 2 nd Councilmanic Districts
	Legal Owner(s): David Bannister
	Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 05-619-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUN - 2 200

Per....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of June, 2005, a copy of the foregoing Entry of Appearance was mailed to, L.J.Link, Jr., 2201 Old Court Road, Baltimore, MD 21208, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

2910 Blendon Road
Owings Mills, Maryland 117
410 356 1313 Telephone
410 356 3842 Facsimile
CavesValley net



May 20, 2005

Zoning Administration Baltimore County Towson, MD

Dear Sirs:

This is to notify you that Caves Valley Golf Club is in support of plans submitted for a detached garage to be located in the front yard of the residence for Mr. David Bannister at 3104 Blendon Road, Owings Mills, MD 21117. The building plans dated May 5, 2005 have been approved by the Caves Valley Architectural Review Committee as submitted by Mr. Larry Link, Architect.

If you have any questions, I can be reached at (410) 356-1315. Best regards.

Sincerely,

CAVES VALLEY CLUB, INC.

Nancy/S.\Palmer General Manager

cc: Larry Link, Architect

Case No.: 05-619-A

Exhibit Sheet

Petitioner/Developer

Protestant

1		
No. 1	SITEPLAN	
No. 2	ELEUATIONS-GARAGE	
No. 3	CAUES VALLEY GOLF CLUB Latter OF SUPPORT	
No. 4	COLOR SITE PLAN SHOWING RELATIONSHIP to 10th pairway + Green	
No. 5		-
No. 6		
No. 7		
No. 8		
No. 9	 	
No. 10		
No. 11	 	
No. 12	 	

2910 Blendon Road Owings Mills, Maryland 21117 410 356 1313 Telephone 410 356 3842 Facsimile CavesValley.net



May 20, 2005

Zoning Administration Baltimore County Towson, MD

Dear Sirs:

This is to notify you that Caves Valley Golf Club is in support of plans submitted for a detached garage to be located in the front yard of the residence for Mr. David Bannister at 3104 Blendon Road, Owings Mills, MD 21117. The building plans dated May 5, 2005 have been approved by the Caves Valley Architectural Review Committee as submitted by Mr. Larry Link, Architect.

If you have any questions, I can be reached at (410) 356-1315. Best regards.

Sincerely,

CAVES VALLEY CLUB, INC.

Nancy S. Palmer General Manager

cc: Larry Link, Architect

Click here for a plain text ADA compliant screen.



Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 04 Account Number - 2200008467

Owner Information

Owner Name:

BANNISTER DAVID G

BANNISTER DEBRA B

Use:

RESIDENTIAL

Principal Residence:

NO

Malling Address:

3104 BLENDON RD

OWINGS MILLS MD 21117-1659

Deed Reference:

1) /19988/ 372

2)

Location & Structure Information

Premises Address

3104 BLENDON RD

Legal Description

7.954 AC

3104 BLENDON RD

CAVES VALLEY GOLF CLUB

Map Grid Parcel **Sub District** Subdivision Section Block Lot **Assesment Area** Plat No: 4 50 19 454 17 Plat Ref: 63/ 66 Town

Special Tax Areas

Ad Valorem Tax Class

Primary Structure Built Enclosed Area Property Land Area County Use 0000 7.95 AC 04 Stories Exterior Basement, Type

Value Information

Base **Value** Phase-in Assessments **Value** As Of As Of As Of 01/01/2004 07/01/2004 07/01/2005 249,960 Land: 348,180 Improvements: Total: 249,960 348,180 282,700 315,440 **Preferential Land:**

Transfer Information

Seller: **IRISH FAMILY NO 1 LLC** Date: 05/03/2004 \$425,000 Price: UNIMPROVED ARMS-LENGTH Type: **Deed1:** /19988/ 372 Deed2: **CAVES VALLEY CLUB INC** Seller: Date: 01/25/1999 \$250,000 Price: UNIMPROVED ARMS-LENGTH **Deed1:** /13473/ 342 Type: Deed2: Seller: Date: Price: Deed2:

Deed1: Type:

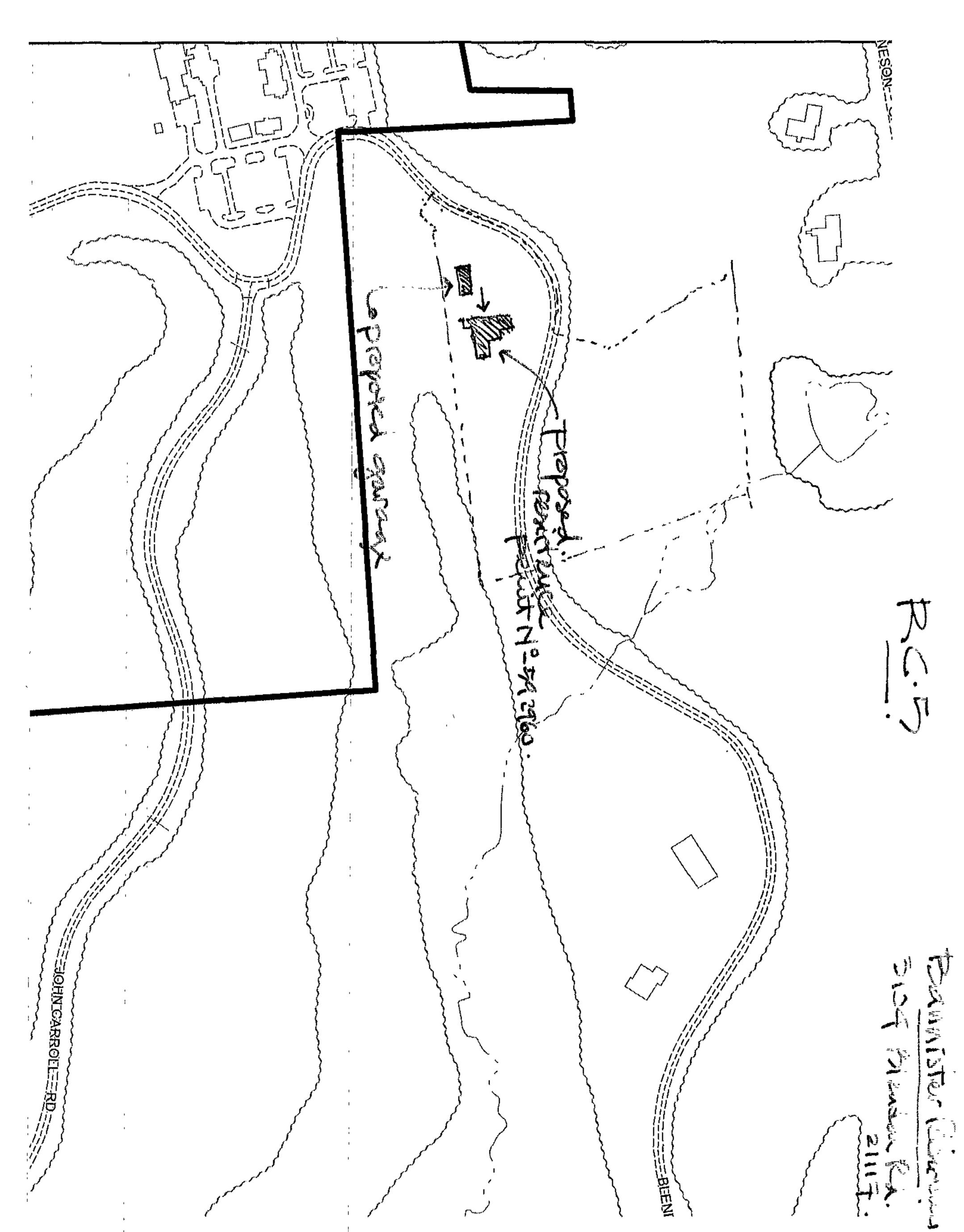
Exemption Information

Partial Exempt Assessments 07/01/2004 Class 07/01/2005 County 000 **State** 000 Municipal 000


Tax Exempt: **Exempt Class:** NO

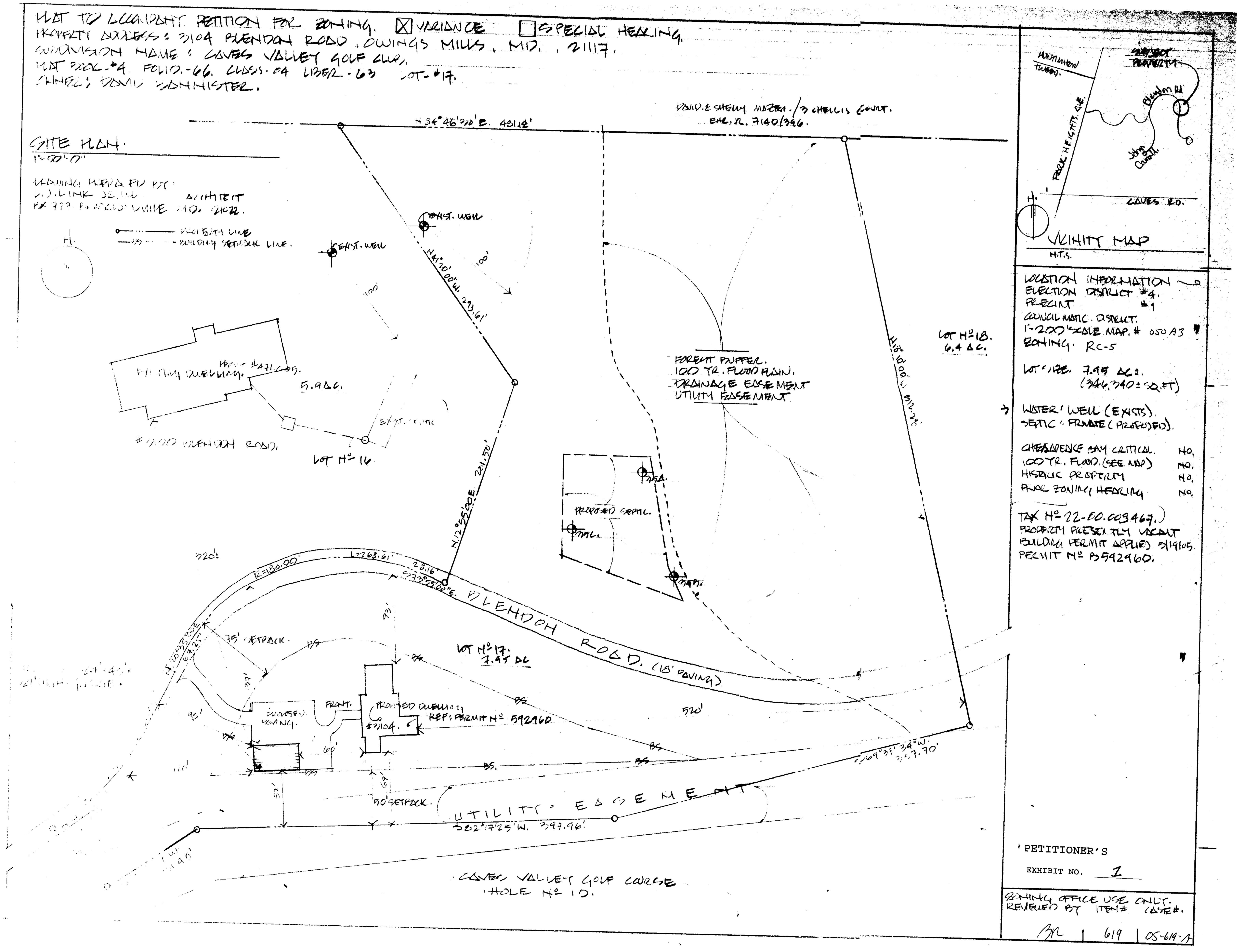
Special Tax Recapture:


* NONE *




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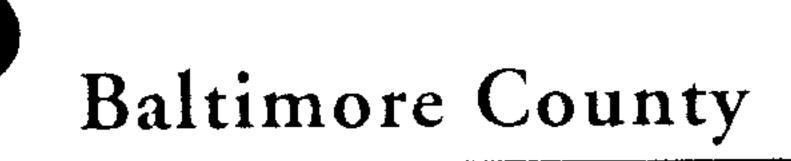
1 (2)

ExHIBIT. 213

Department of Permits and Development Management

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





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

May 31, 2005

NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-619-A

3104 Blendon Road

E/side of Blendon Road, 450 feet n/east centerline of John Carroll Road

4th Election District – 2nd Councilmanic District

Legal Owner: David Bannister

<u>Variance</u> to permit an accessory structure (garage) to be located in the front yard with a height of 21 feet in lieu of the required rear yard and 15 feet permitted height.

Hearing: Wednesday, July 20, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Director

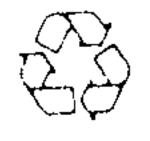
TK:klm

C: David Bannister, 3104 Blendon Road, Owings Mills 21117 L.J. Link, Jr., 2201 Old Court Road, Baltimore 21208

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 5, 2005.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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