

IN RE: PETITION FOR ADMIN. VARIANCE
SW/Corner Forge Road and
Gaylord Street
(5419 Forge Road)
11th Election District
5th Council District

Richard P. Henry, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-622-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Richard P. Henry, and his wife, Carol J. Henry. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1B02.3.C.2.c of the Zoning Commissioner's Policy Manual (ZCPM) to permit an attached garage with a street building line setback of 14 feet in lieu of the required 40 feet. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon all of the evidence contained therein, I am persuaded to grant the requested relief. Variance relief is necessary given the location of existing improvements on the property and

ORDER RECEIVED FOR FILING

Date

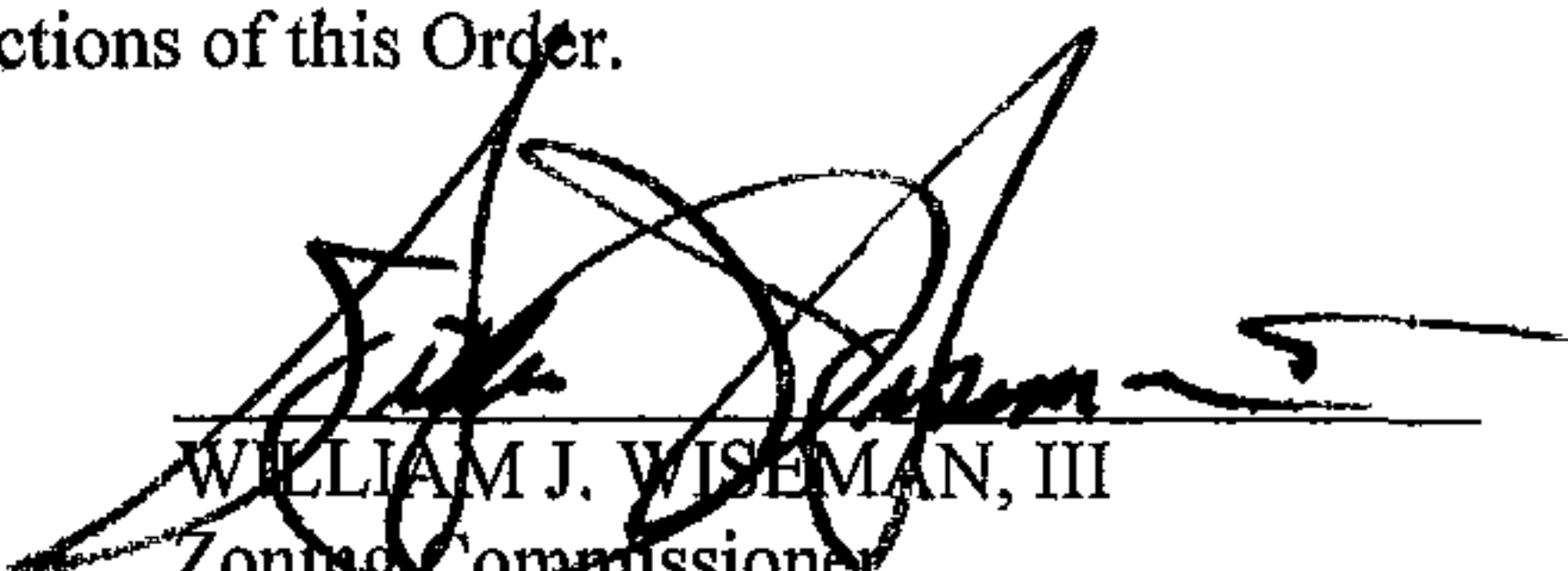
By

its corner lot location. As shown on the site plan, the proposed garage will be located 14 feet from the east side property line adjoining Gaylord Street and access thereto will be by way of the existing driveway from that road, as required by the Office of Planning. There were no adverse comments submitted by any County reviewing agency and the Petitioners have the support of their neighbors. Thus, it appears that relief can be granted without detrimental impact to adjacent properties.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, 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 27th day of June 2005 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1B02.3.C.2.c of the Zoning Commissioner's Policy Manual (ZCPM) to permit an attached garage with a street building line setback of 14 feet in lieu of the required 40 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 permit 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) Prior to the issuance of any building permits, the Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval. The proposed garage must be constructed of materials similar or identical to that of the existing dwelling.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM 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

June 27, 2005

Mr. & Mrs. Richard P. Henry
5419 Forge Road
White Marsh, Maryland 21162

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/Corner Forge Road and Gaylord Street
(5419 Forge Road)
11th Election District – 5th Council District
Richard P. Henry, et ux - Petitioners
Case No. 05-622-A

Dear Mr. & Mrs. Henry:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over the typed name.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning; People's Counsel; Case File

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 5419 FORGE ROAD
which is presently zoned DR-2

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.C.1 BCZR,

1B02.3.C.2.C ZCPM
TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE A STREET BUILDING LINE SETBACK OF 14' IN LIEU OF THE REQUIRED 40'.

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):

Richard P. Henry

Name - Type or Print

Signature
Carol J. Henry

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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

Reviewed By CTM Date 5/25/05

Estimated Posting Date 6/5/05

CASE NO. 05-622-A

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 6/27/05
By [Signature]

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

Address White Marsh Maryland 21162
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):

Due to the current Baltimore County setback regulations governing the construction of a proposed addition (attached residential garage), I petition the Zoning Board to grant us a side yard setback of 14 foot in lieu of the minimum required 40 feet. If this request is granted it would allow us to construct an attached garage to provide protection for our vehicles as a result of increased vehicle vandalism in the surrounding area. The proposed attached garage would also provide protection for our vehicles during inclement weather conditions and a more secure method of enter our home.

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

Signature

Richard P. Henry

Name - Type or Print

Signature

Carol J. Henry

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard P. Henry CAROL J. HENRY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires My commission expires 3/1/2008

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

Address White Marsh Maryland 21162
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):

Due to the current Baltimore County setback regulations governing the construction of a proposed addition (attached residential garage), I petition the Zoning Board to grant us a side yard setback of 14 foot in lieu of the minimum required 40 feet. If this request is granted it would allow us to construct an attached garage to provide protection for our vehicles as a result of increased vehicle vandalism in the surrounding area. The proposed attached garage would also provide protection for our vehicles during inclement weather conditions and a more secure method of enter our home.

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.

Richard P. Henry
Signature
Richard P. Henry
Name - Type or Print

Carol J. Henry
Signature
Carol J. Henry
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RICHARD P. HENRY CAROL J. HENRY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Mary Margaret Goldsmith
Notary Public
My Commission Expires My commission expires 3/1/2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5419 FORGE ROAD
which is presently zoned DR-2

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) 1802.3.C.1 BC2R
1802.3.C.2.C 2CPM

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE A STREET BUILDING LINE SETBACK OF 14' IN LIEU OF THE REQUIRED 40'

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):

Richard P. Henry

Name - Type or Print

Signature

Carol J. Henry

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

Telephone No.

State Zip Code

Telephone No.

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 05 day of May, 2005 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-622-A

Reviewed By LTN Date 5/25/05

REV 10/25/01

Estimated Posting Date 6/5/05

ZONING DESCRIPTION FOR 5419 FORGE ROAD, WHITE MARSH, MD

Beginning at a point on the south side of Forge Road which is 20 feet wide at the distance of 0 feet of the centerline of the nearest improved intersecting street Gaylord Street which is 20 FEET wide. Being Lot # 1, Block B, Section # in the subdivision of Forge Acres as recorded in Baltimore County Plat Book # 14, Folio # 88 containing 15,000 square feet. Also known as 5419 Forge Road and located in the 11th Election District, 5th Councilmanic District.

(Typical metes and bounds: S.65 03'00" E. 75.00 ft., S.24 57'00" W.125.0 ft., N.65 03'00" W.100 ft., N.24 57'00" E. 150 ft. to the place of beginning.)

622

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 445026

DATE 5/25/85 ACCOUNT R-001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: P. P. MILLER

FOR: CS-622-A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

DATE 5/25/85

AMOUNT \$ 65.00

RECEIVED BY P. P. MILLER

DATE 5/25/85

AMOUNT \$ 65.00

RECEIVED BY P. P. MILLER

DATE 5/25/85

AMOUNT \$ 65.00

RECEIVED BY P. P. MILLER

DATE 5/25/85

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DATE 5/25/85

AMOUNT \$ 65.00

RECEIVED BY P. P. MILLER

DATE 5/25/85

AMOUNT \$ 65.00

RECEIVED BY P. P. MILLER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 6/6/05

RE: Case Number: 05-622-A

Petitioner Developer: RICHARD HENRY

Date of Hearing/Closing: 6/20/05

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5419 FORGE ROAD

The sign(s) were posted on 6/5/05

(Month, Day, Year)

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 05-622-A
TO PERMIT AN EXISTING
SINGLE FAMILY DWELLING
WITH ADDITION (GARAGE) TO
HAVE A STREET BUILDING
LINE SETBACK OF 14' IN L.V.O.
OF THE REQUIRED 40'

PUBLIC HEARING ?

ANY INTERESTED PARTY OR ANYONE CONCERNED
MAY REQUEST A PUBLIC HEARING CONCERNING
THE REQUESTED VARIANCE PROVIDED THAT
IT IS DONE IN THE ZONING OFFICE BEFORE
JUNE 20, 2005.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING DIVISION, 1000 E. BALTIMORE AVENUE, 10TH FLOOR
BALTIMORE, MD 21202-4300
(410) 396-8300

Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234
410-665-5562

**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: 05-622-A

Petitioner: RICHARD & CAROL HENRY

Address or Location: 5419 FORGE ROAD

PLEASE FORWARD ADVERTISING BILL TO;

Name: RICHARD HENRY

Address: 5419 FORGE ROAD

WHITE MARSH, MD 21162

Telephone Number: 410-529-3805

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 622 -A

Address 5419 FORGE RD

Contact Person: LYOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/25/05

Posting Date: 6/5/05

Closing Date: 6/20/05

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- 622 -A

Address 5419 FORGE RD

Petitioner's Name RICHARD P. HENRY ETUX Telephone 410 365 8168

Posting Date: 6/5/05

Closing Date: 6/20/05

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (GARAGE) TO HAVE A STREET BUILDING
LINE SETBACK OF 14' IN LIEU OF THE REQUIRED 40'

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 20, 2005

Richard P. Henry
Carol J. Henry
5419 Forge Road
White Marsh, Maryland 21162

Dear Mr. and Mrs. Henry:

RE: Case Number: 05-622-A, 5419 Forge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 25, 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 the typed name.

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

June 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **June 6, 2005**

Item No.: **595, 608-632**

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.

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

Lieutenant J.D. Mezick
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2947
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: June 6, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2005
Item No. 622

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

The right-of-ways don't appear to be shown correctly.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 622-06062005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

JUN 28 2005

FROM: John D. Oltman, Jr *JDO*

ZONING COMMISSIONER

DATE: June 28, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 6, 2005

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

05-611 *Granted 6/24/05*
05-613 *7/20 (BW)*
05-615 *LS - 6/23/05*
05-617 *LS - 6/30/05*
05-618 *LS - 6/27/05*
05-619 *7/20 (BW)*
05-620 *7/21 (BW)*
05-621 *7/21 (BW)*
05-622 *LS - 6/27/05*
05-624 *LS - 6/27/05*
05-628 *7/27 (gm)*
05-629 *8/4 (BW)*
05-631 *7/27 (gm)*

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

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

RECEIVED

JUN - 7 2005

SUBJECT: 5419 Forge Road

INFORMATION:

Item Number: 5-622

Petitioner: Carol J. Henry

Zoning: DR 2

Requested Action: Administrative Variance

ZONING COMMISSIONER

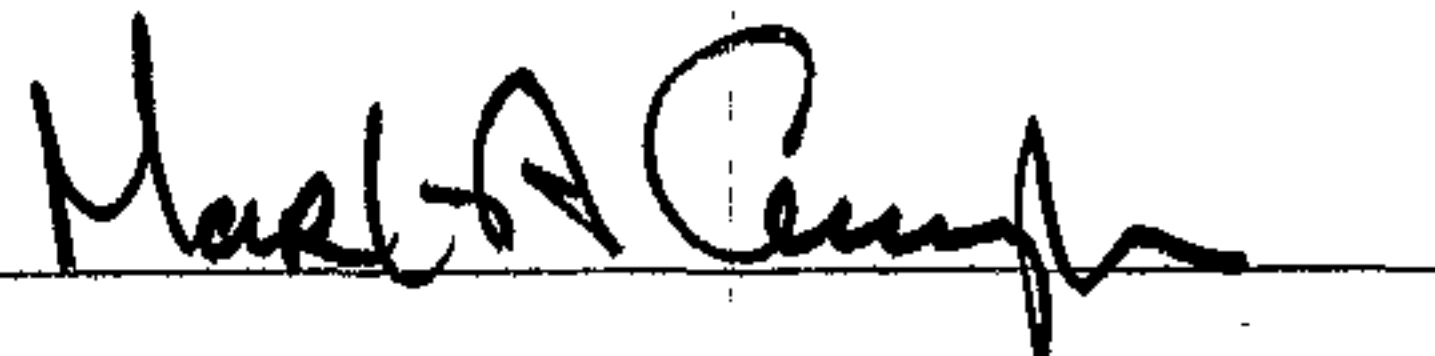
SUMMARY OF RECOMMENDATIONS:

The existing single-family dwelling on the subject property is situated on the corner of Forge Road and Gaylord Street. Parking to the site is currently being accessed via Gaylord Street. The Office of Planning does not oppose the petitioner's request provided the proposed garage addition maintains this side-oriented access.

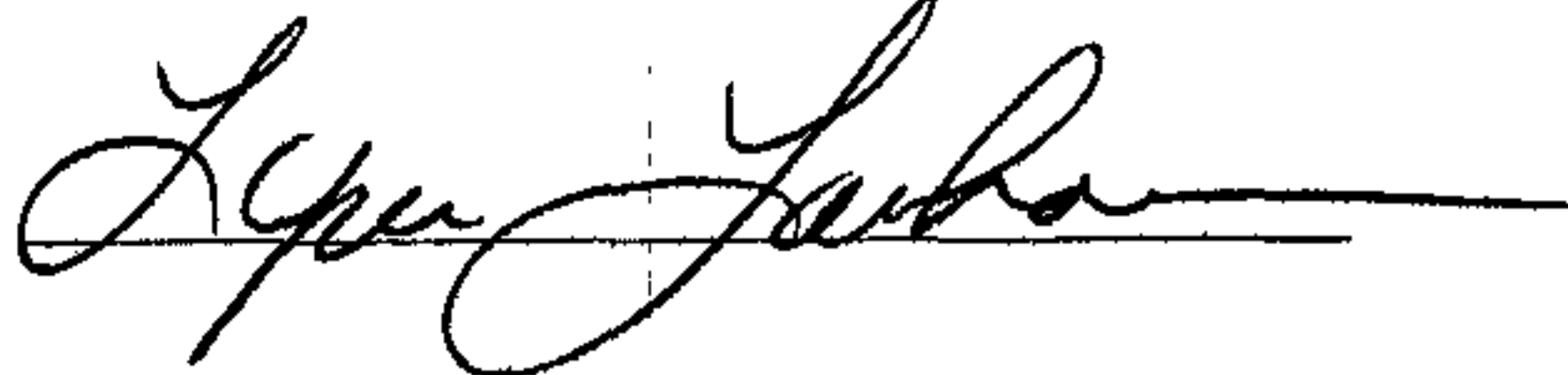
The proposed addition must be constructed of materials similar or identical to that of the existing single-family dwelling (i.e. brick facades). Elevation drawings and architectural renderings must be submitted and reviewed by this office prior to the issuance of any building permit.

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

Prepared by:



Division 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. 622 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

May 23, 2005

William Wiseman, III
Zoning Commissioner for Baltimore County
Office of the Zoning Commissioner
Baltimore County Office Building, Rm. 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Ref: Administrative Variance for 5419 Forge Road (District 11 / Account 1105015240)

Commissioner Wiseman,

I am writing you this letter on behalf of our neighbors Richard and Carol Henry. It is our understanding the Henry's are planning to erect a 26' x 30' garage on the east side of their home. It is further understood the vehicle entrance to the planned garage would be from Gaylord Street.

During a recent conversation with the Henry's we were advised that in order to erect their garage they must first file for an Administrative Variances Hearing/Posting regarding the regulation governing property set-back requirements.

As the registered owner of 9710 Gaylord Street (1123017400), Baltimore County, Maryland, we have no objections to Baltimore County granting the Henry's a set-back exception in order to construct their garage. We hope this letter helps in expediting the hearing and awards the Henry's their required building permit.

Respectfully,

Clarence R. Wessel
Clarence Wessel - Owner
9710 Gaylord Street
White Marsh, Maryland 21162

Gloria Wessel
Gloria Wessel - Owner
9710 Gaylord Street
White Marsh, Maryland 21162

State of Maryland, County of Baltimore, to wit:

I HEREBY CERTIFY, this 23rd day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Clarence & Gloria Wessel the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Ellen Kaufman
Notary Public

My Commission Expires 8/1/06

6022

May 23, 2005

William Wiseman, III
Zoning Commissioner for Baltimore County
Office of the Zoning Commissioner
Baltimore County Office Building, Rm. 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Ref: Administrative Variance for 5419 Forge Road (District 11 / Account 1105015240)

Commissioner Wiseman,

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During a recent conversation with the Henry's we were advised that in order to erect their garage they must first file for an Administrative Variances Hearing/Posting regarding the regulation governing property set-back requirements.

As the registered owner of 5417 Forge Road (1116003000) Baltimore County, Maryland, we have no objections to Baltimore County granting the Henry's a set-back exception in order to construct their garage. We hope this letter helps in expediting the hearing and awards the Henry's their required building permit.

Respectfully,

Michael Sheldon

Michael Sheldon - Owner
5417 Forge Road
White Marsh, Maryland 21162

Dawn Sheldon

Dawn Sheldon - Owner
5417 Forge Road
White Marsh, Maryland 21162

State of Maryland, County of Baltimore, to wit:

I HEREBY CERTIFY, this 23rd day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Michael & Dawn Sheldon the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jo Ellen Kaufman
Notary Public

My Commission Expires 8/1/06

622

May 23, 2005

William Wiseman, III
Zoning Commissioner for Baltimore County
Office of the Zoning Commissioner
Baltimore County Office Building, Rm. 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Ref: Administrative Variance for 5419 Forge Road (District 11 / Account 1105015240)

Commissioner Wiseman,

I am writing you this letter on behalf of our neighbors Richard and Carol Henry. It is our understanding the Henry's are planning to erect a 26' x 30' garage on the east side of their home. It is further understood the vehicle entrance to the planned garage would be from Gaylord Street.

During a recent conversation with the Henry's we were advised that in order to erect their garage they must first file for an Administrative Variances Hearing/Posting regarding the regulation governing property set-back requirements.

As the registered owner of 5415 Forge Road (1113077410) Baltimore County, Maryland, we have no objections to Baltimore County granting the Henry's a set-back exception in order to construct their garage. We hope this letter helps in expediting the hearing and awards the Henry's their required building permit.

Respectfully,



Vincent Draper - Owner
5415 Forge Road
White Marsh, Maryland 21162



Sherry Draper - Owner
5415 Forge Road
White Marsh, Maryland 21162

State of Maryland, County of Baltimore, to wit:

I HEREBY CERTIFY, this 23rd day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Vincent & Sherry Draper the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 8/1/06

622

May 23, 2005

William Wiseman, III
Zoning Commissioner for Baltimore County
Office of the Zoning Commissioner
Baltimore County Office Building, Rm. 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Ref: Administrative Variance for 5419 Forge Road (District 11 / Account 1105015240)

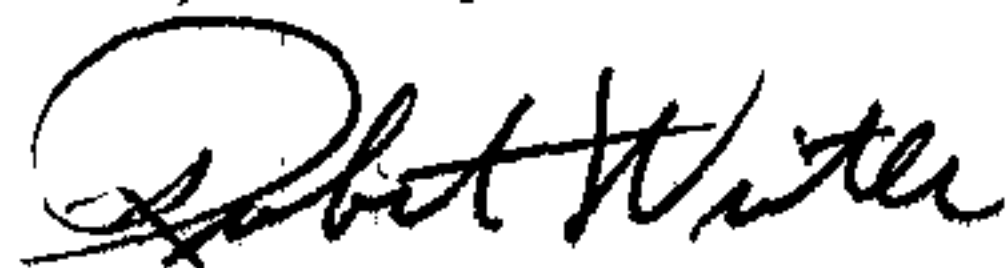
Commissioner Wiseman,

I am writing you this letter on behalf of our neighbors Richard and Carol Henry. It is our understanding the Henry's are planning to erect a 26' x 30' garage on the east side of their home. It is further understood the vehicle entrance to the planned garage would be from Gaylord Street.

During a recent conversation with the Henry's we were advised that in order to erect their garage they must first file for an Administrative Variances Hearing/Posting regarding the regulation governing property set-back requirements.

As the registered owner of 9708 Gaylord Street (1102004440), Baltimore County, Maryland, we have no objections to Baltimore County granting the Henry's a set-back exception in order to construct their garage. We hope this letter helps in expediting the hearing and awards the Henry's their required building permit.

Respectfully,



Robert Winter - Owner
9708 Gaylord Street
White Marsh, Maryland 21162



Jennifer Winter - Owner
9708 Gaylord Street
White Marsh, Maryland 21162

State of Maryland, County of Baltimore, to wit:

I HEREBY CERTIFY, this 23rd day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Robert & Jennifer Winter
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires

8/1/06

622

May 23, 2005

William Wiseman, III
Zoning Commissioner for Baltimore County
Office of the Zoning Commissioner
Baltimore County Office Building, Rm. 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Ref: Administrative Variance for 5419 Forge Road (District 11 / Account 1105015240)

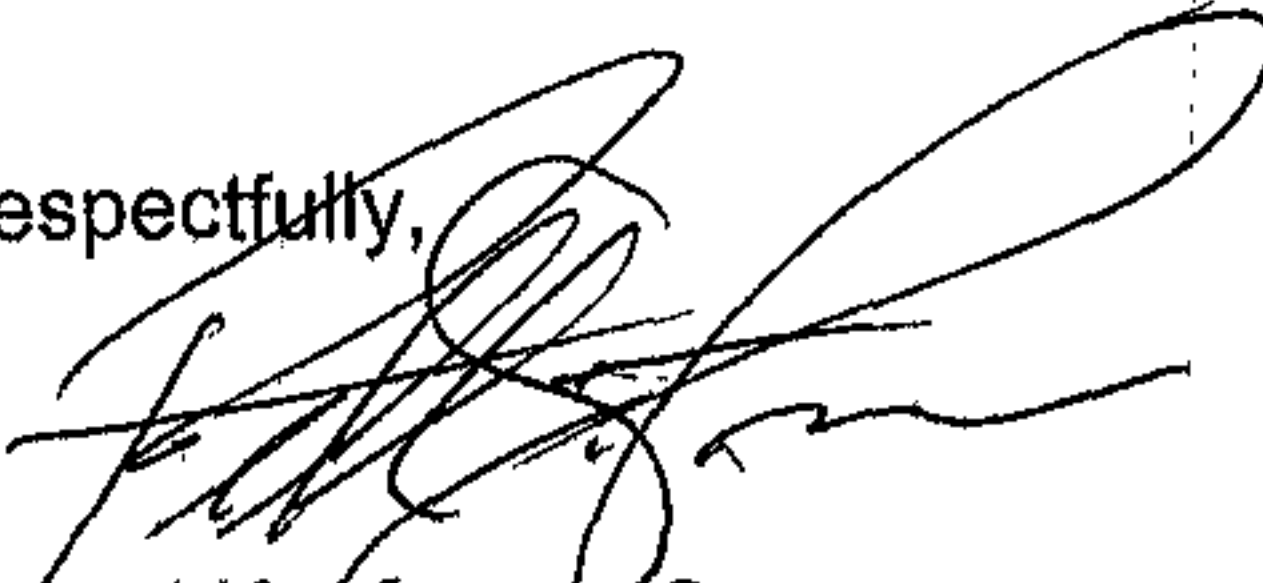
Commissioner Wiseman,

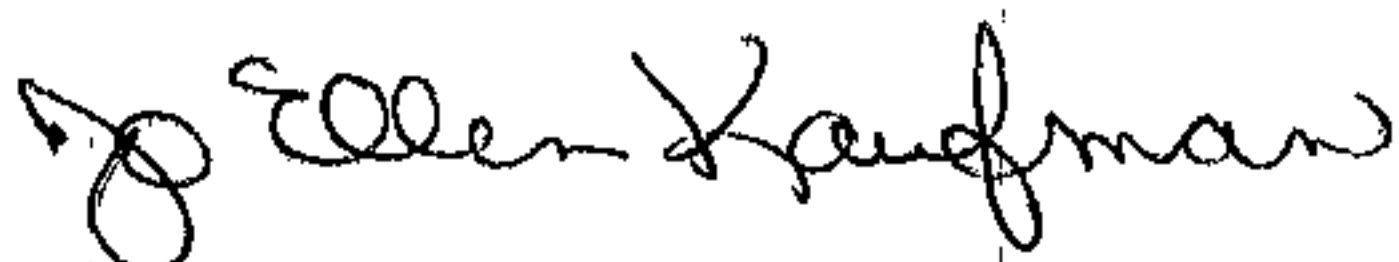
I am writing you this letter on behalf of our neighbors Richard and Carol Henry. It is our understanding the Henry's are planning to erect a 26' x 30' garage on the east side of their home. It is further understood the vehicle entrance to the planned garage would be from Gaylord Street.

During a recent conversation with the Henry's we were advised that in order to erect their garage they must first file for an Administrative Variances Hearing/Posting regarding the regulation governing property set-back requirements.

As the registered owner of 5426 Forge Road (1105032180), Baltimore County, Maryland, we have no objections to Baltimore County granting the Henry's a set-back exception in order to construct their garage. We hope this letter helps in expediting the hearing and awards the Henry's their required building permit.

Respectfully,

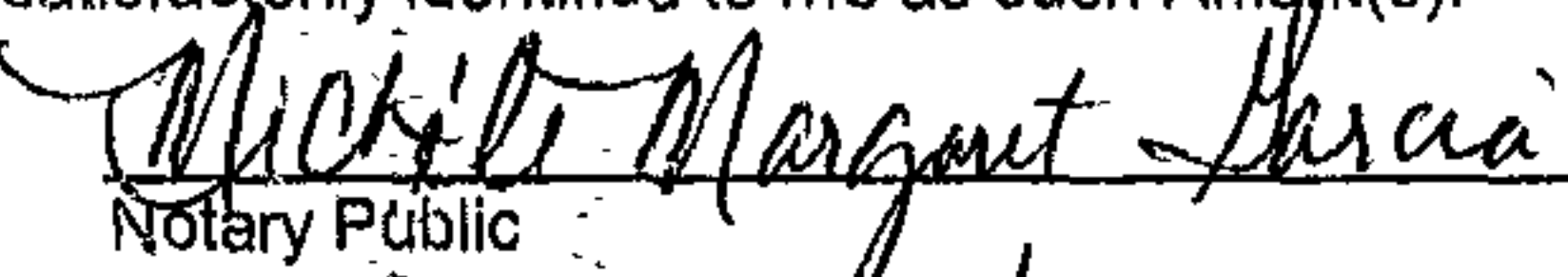

Robert Kaufman - Owner
5426 Forge Road
White Marsh, Maryland 21162


Jo Ellen Kaufman - Owner
5426 Forge Road
White Marsh, Maryland 21162

^{City}
State of Maryland, County of Baltimore, to wit:

I HEREBY CERTIFY, this 23rd day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Jo Ellen & Robert Kaufman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 4/07

622

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

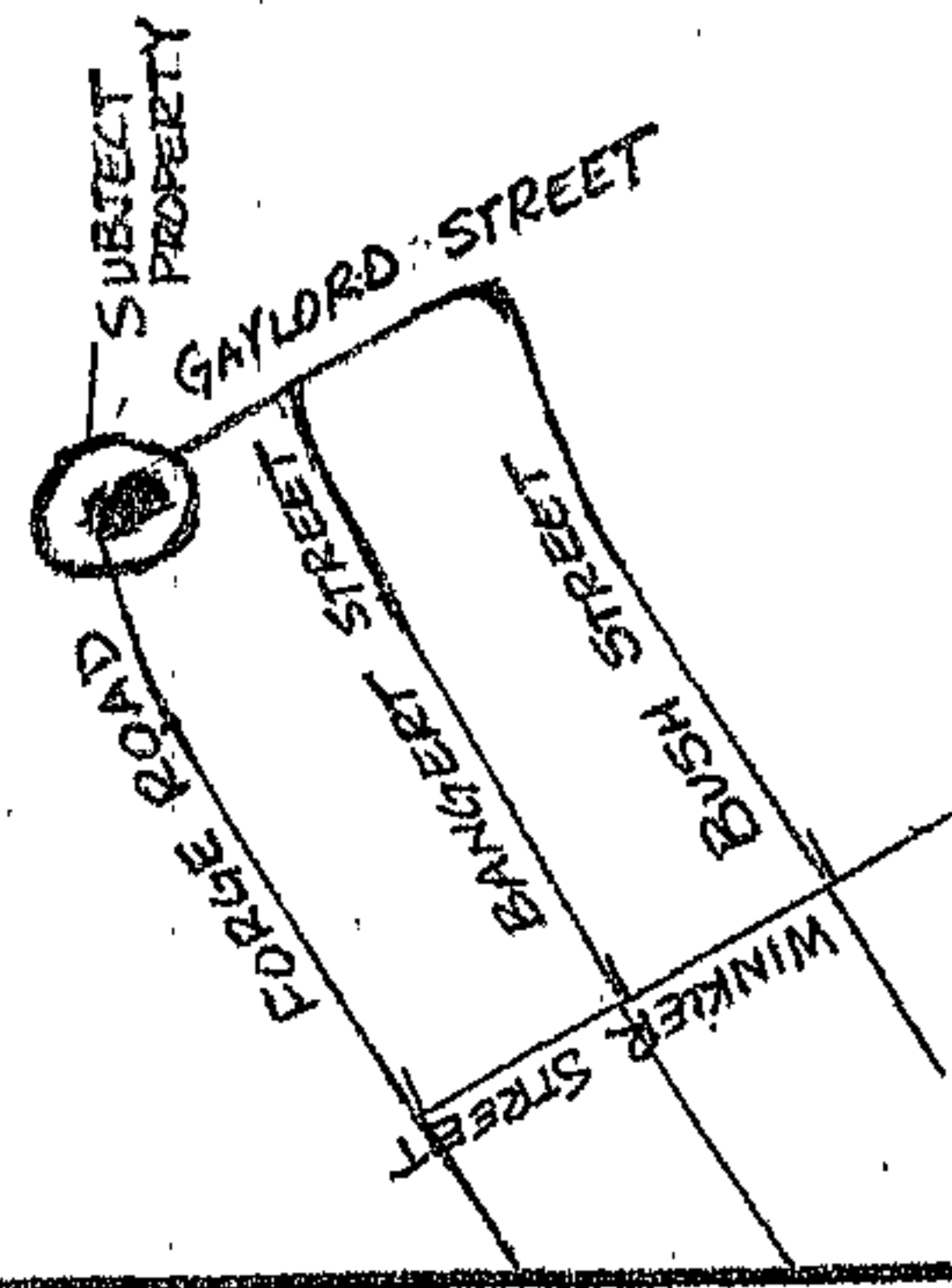
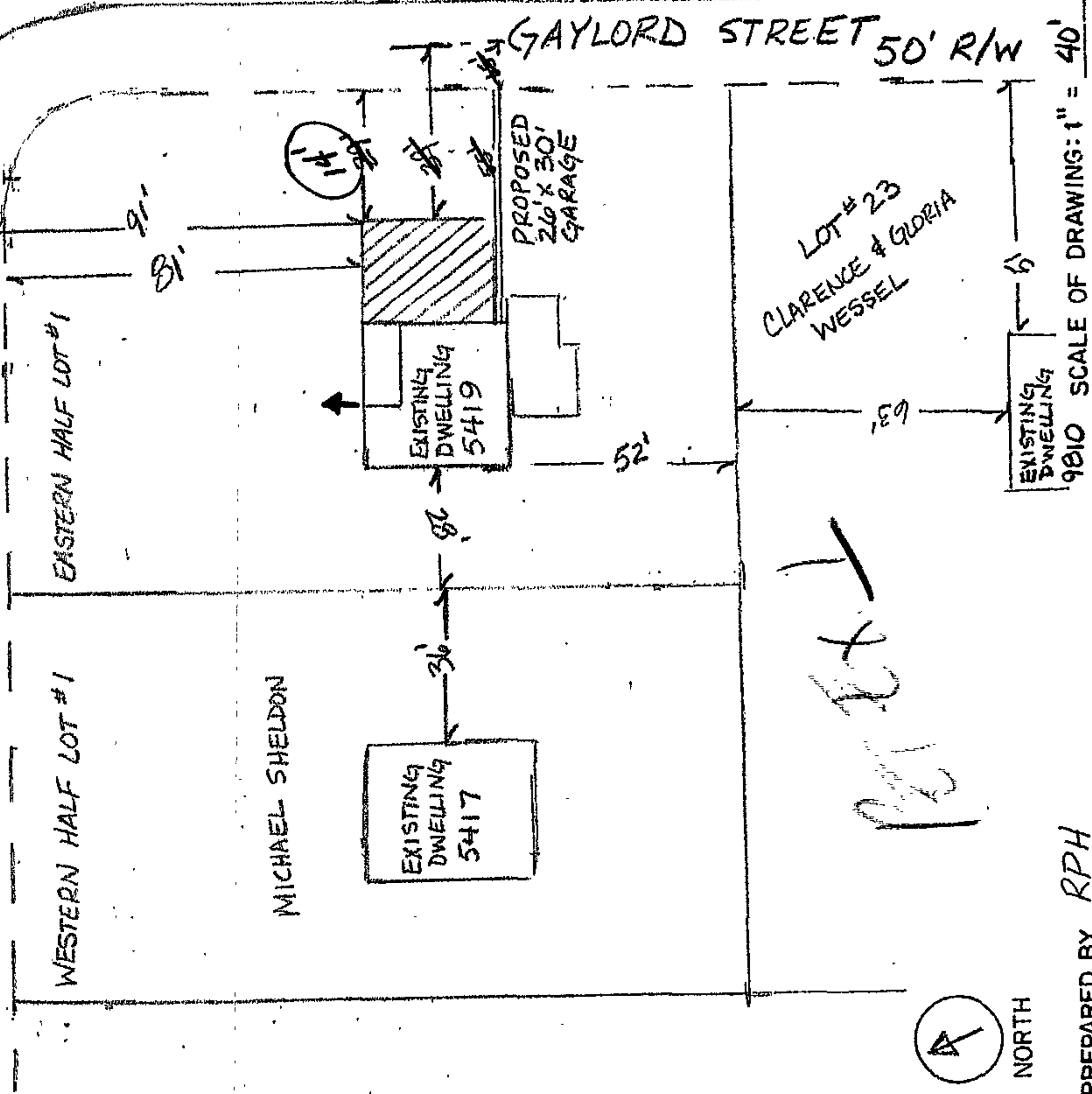
PROPERTY ADDRESS 5419 FORGE ROAD

SUBDIVISION NAME FORGE ACRES

FORGE ROAD 50' R/W

PLAT BOOK # 14 FOLIO # 88 LOT # 1 SECTION #

OWNER RICHARD & CAROL HENRY



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11
COUNCILMANIC DISTRICT 5
1" = 200' SCALE MAP # 064 A3

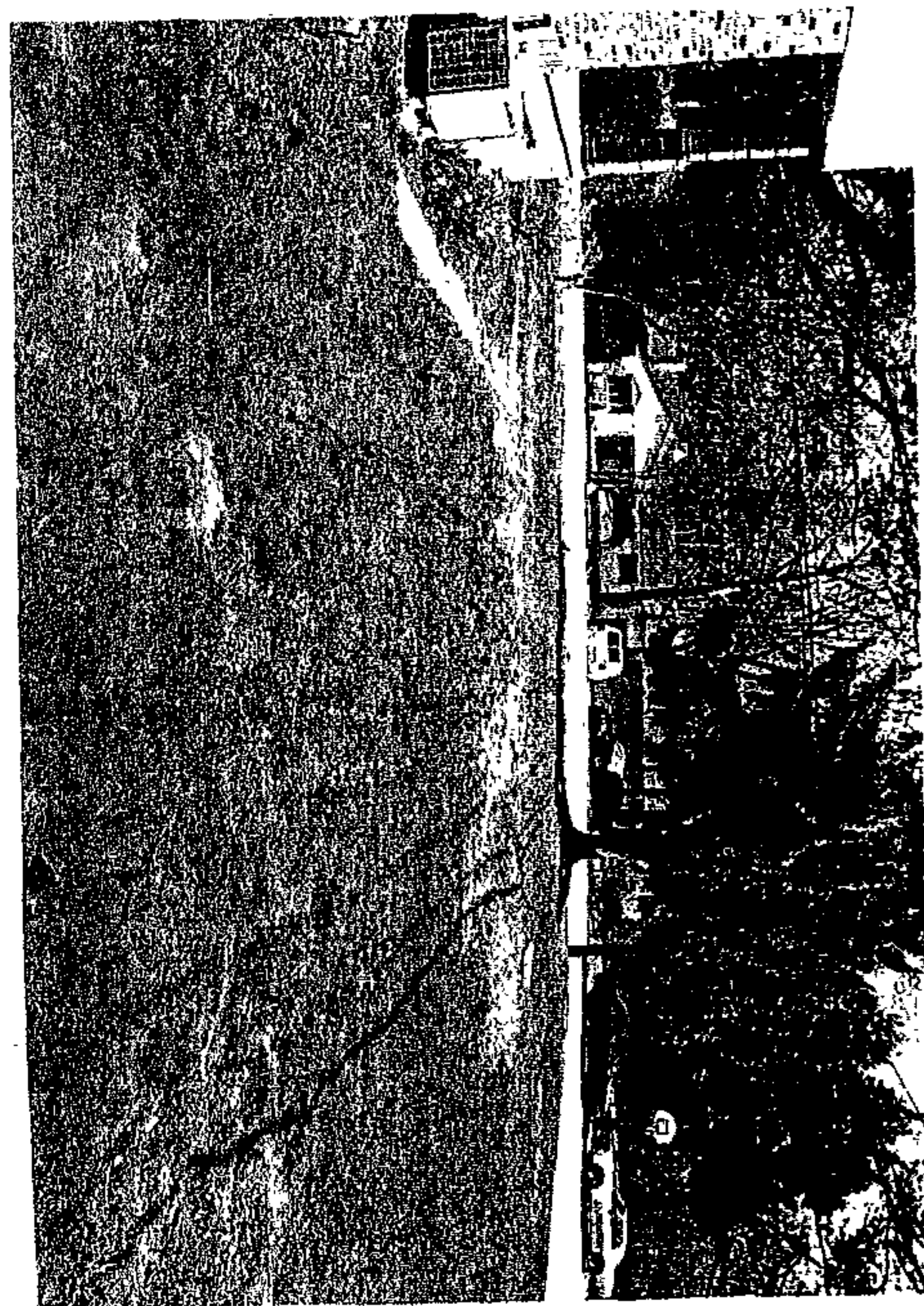
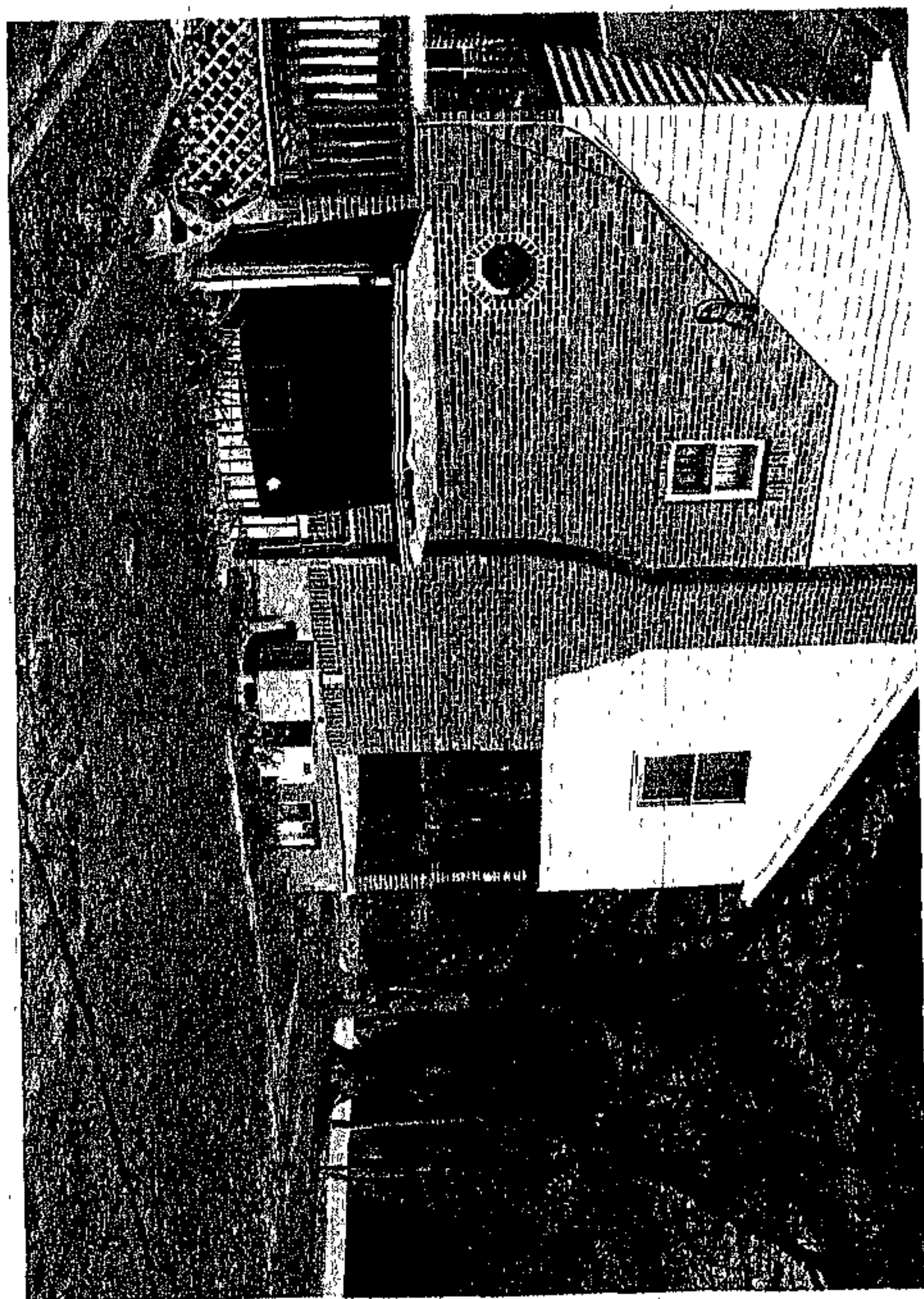
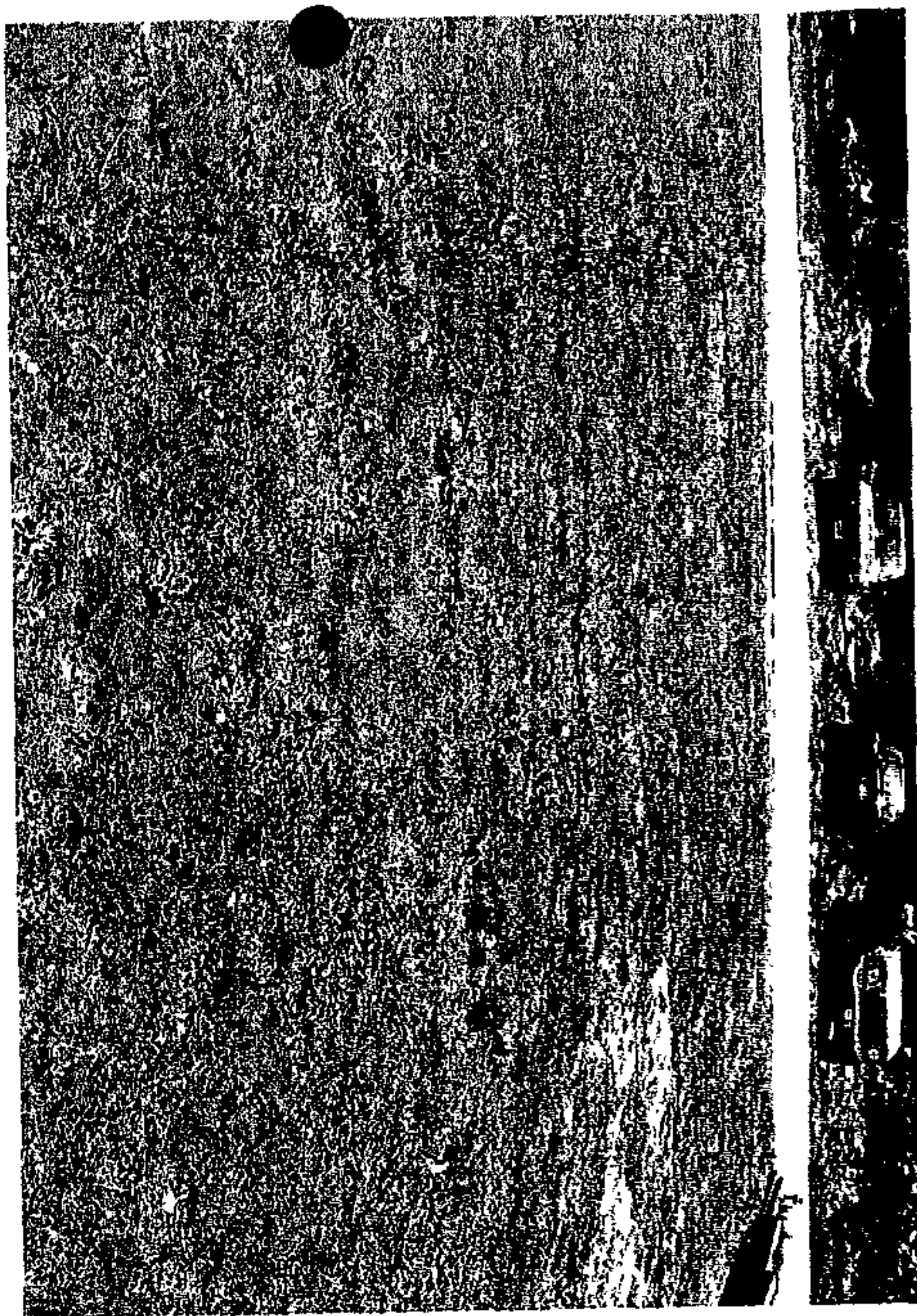
ZONING DR-2
LOT SIZE .34 ACRES 15,000 SQUARE FEET

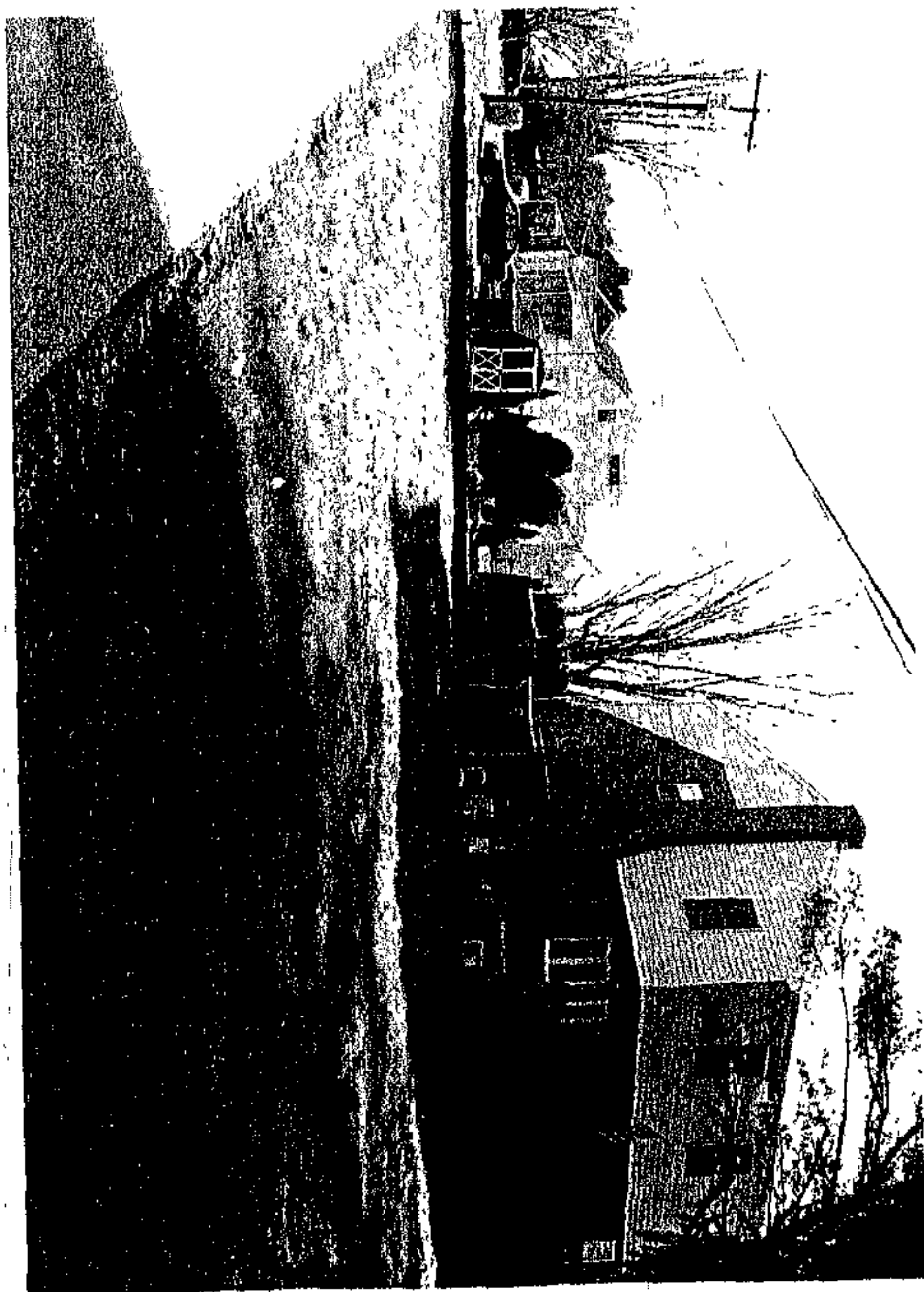
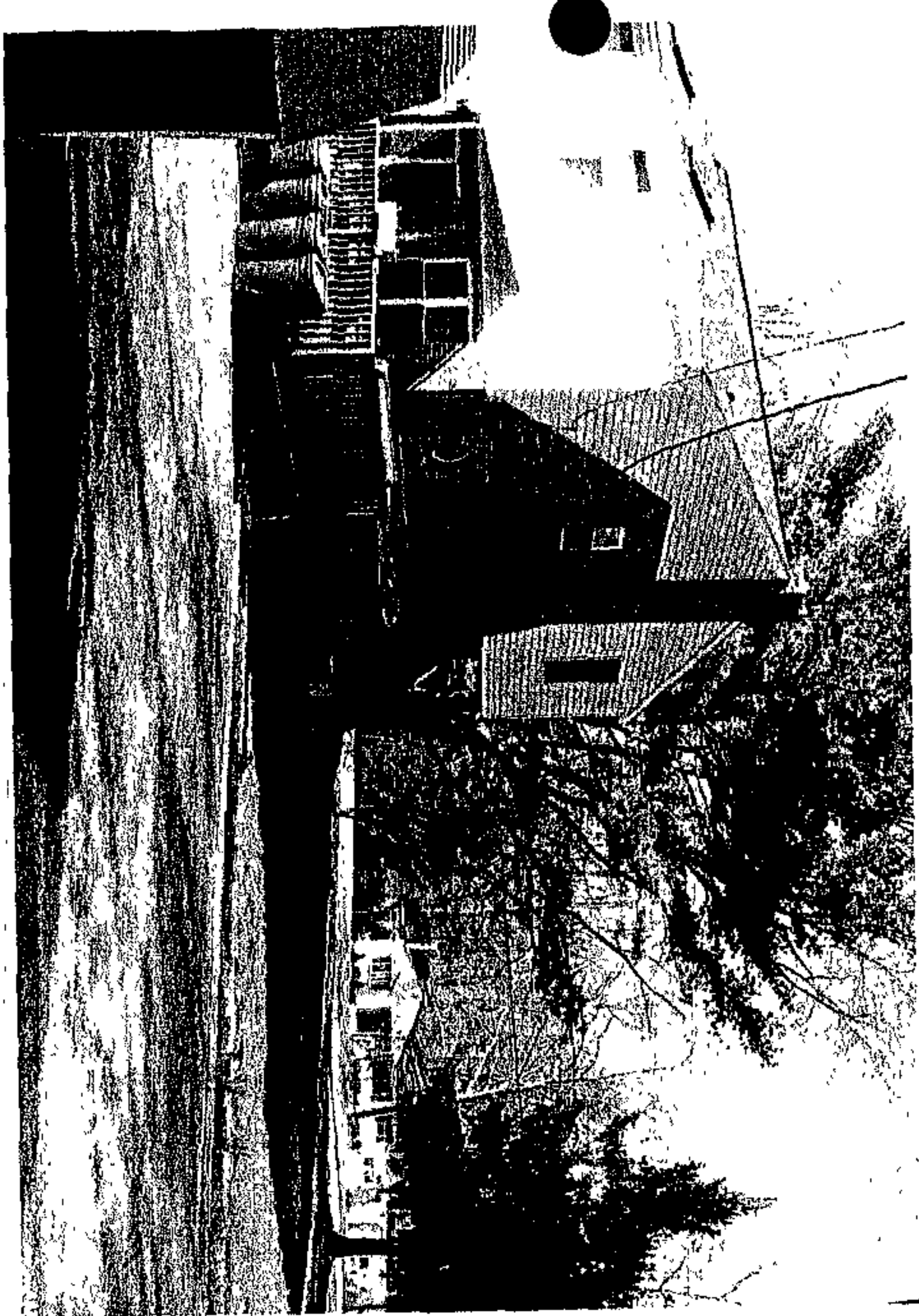
SEWER ☒ PUBLIC ☒ PRIVATE ☐
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING ☐ ☒

ZONING OFFICE USE ONLY
REVIEWED BY LTM ITEM # 622 CASE #

PREPARED BY RPH





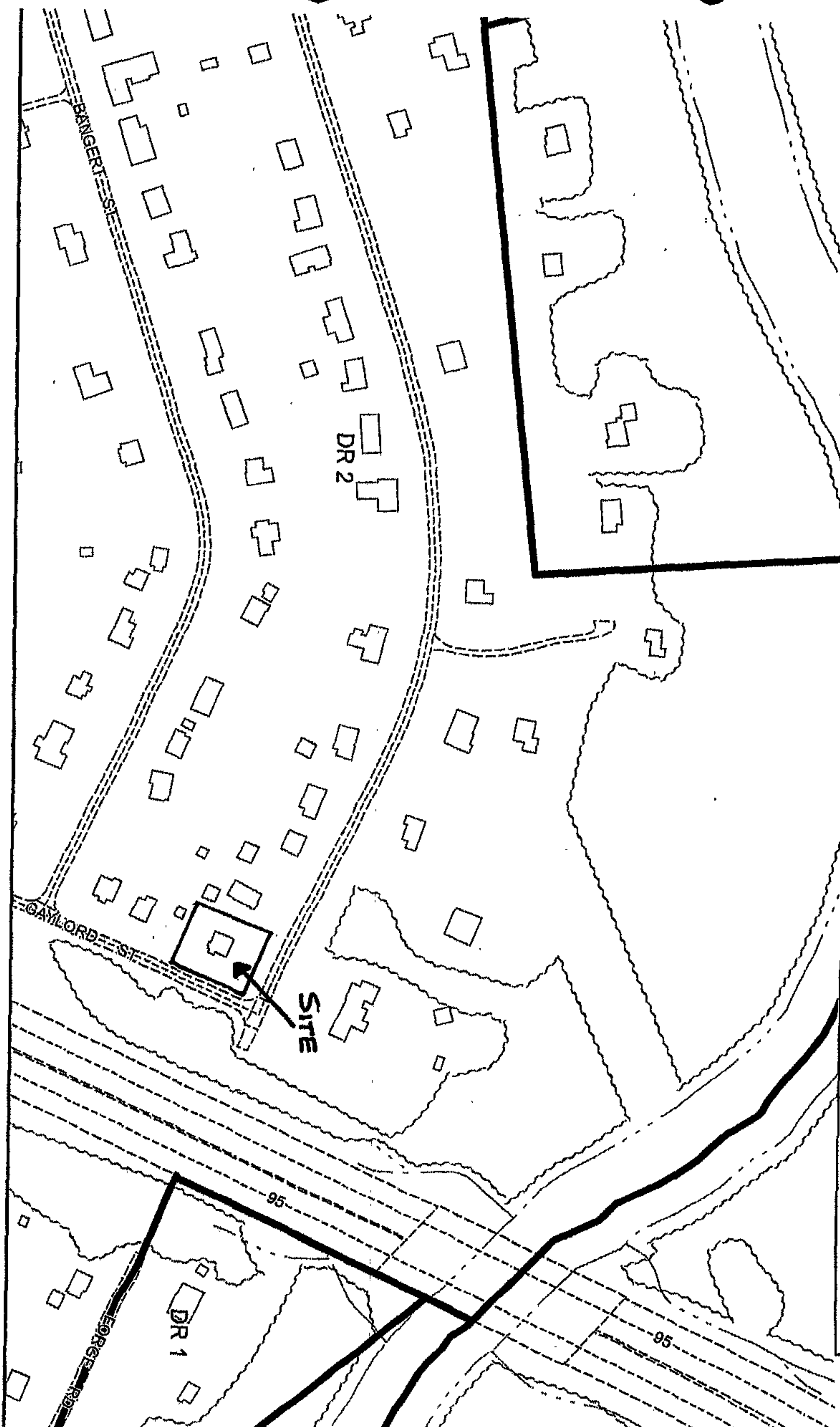


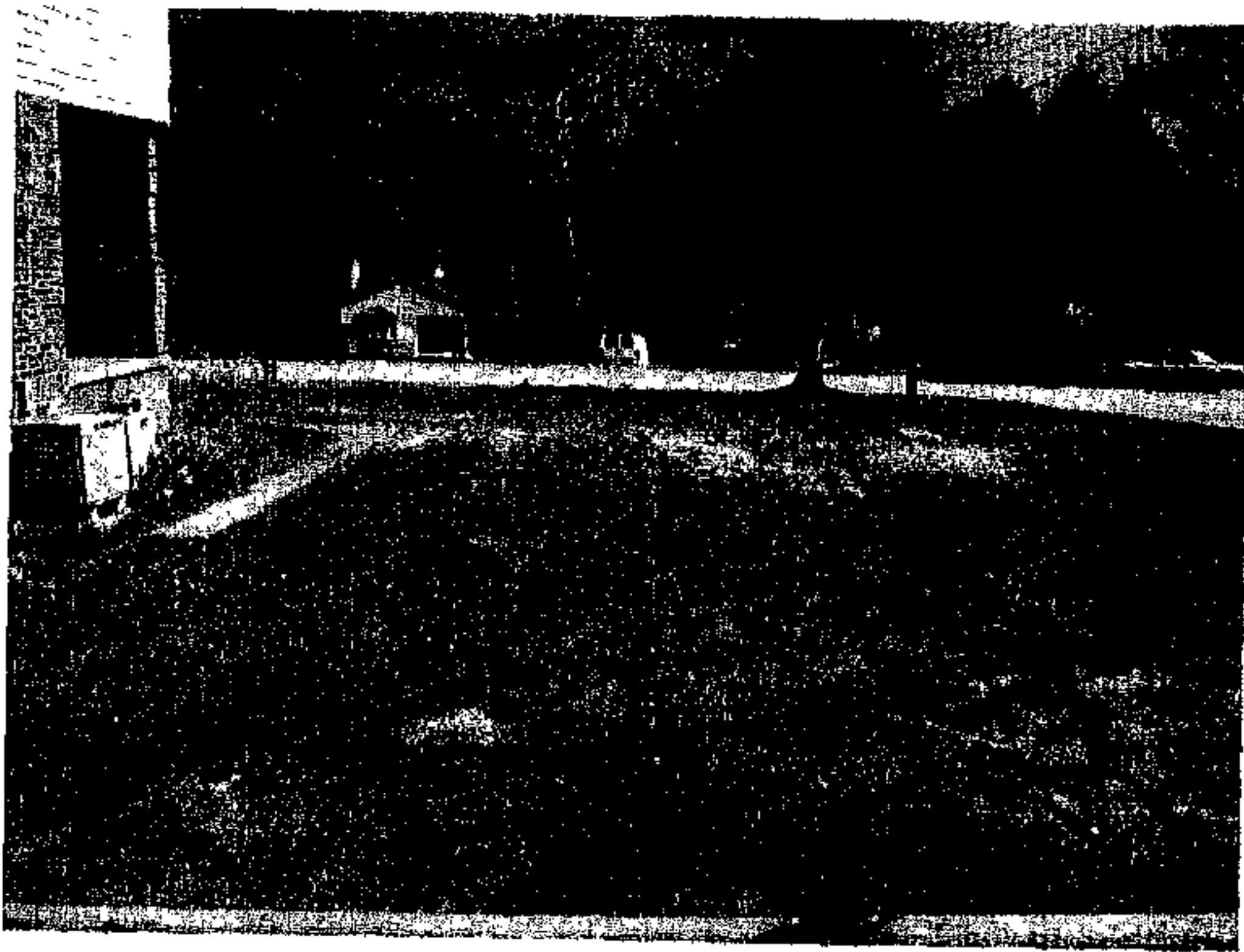
SCALE
1" = 200'

LOCATION
WHITE MARSH

SHEET
MAP "Q"
064 A3

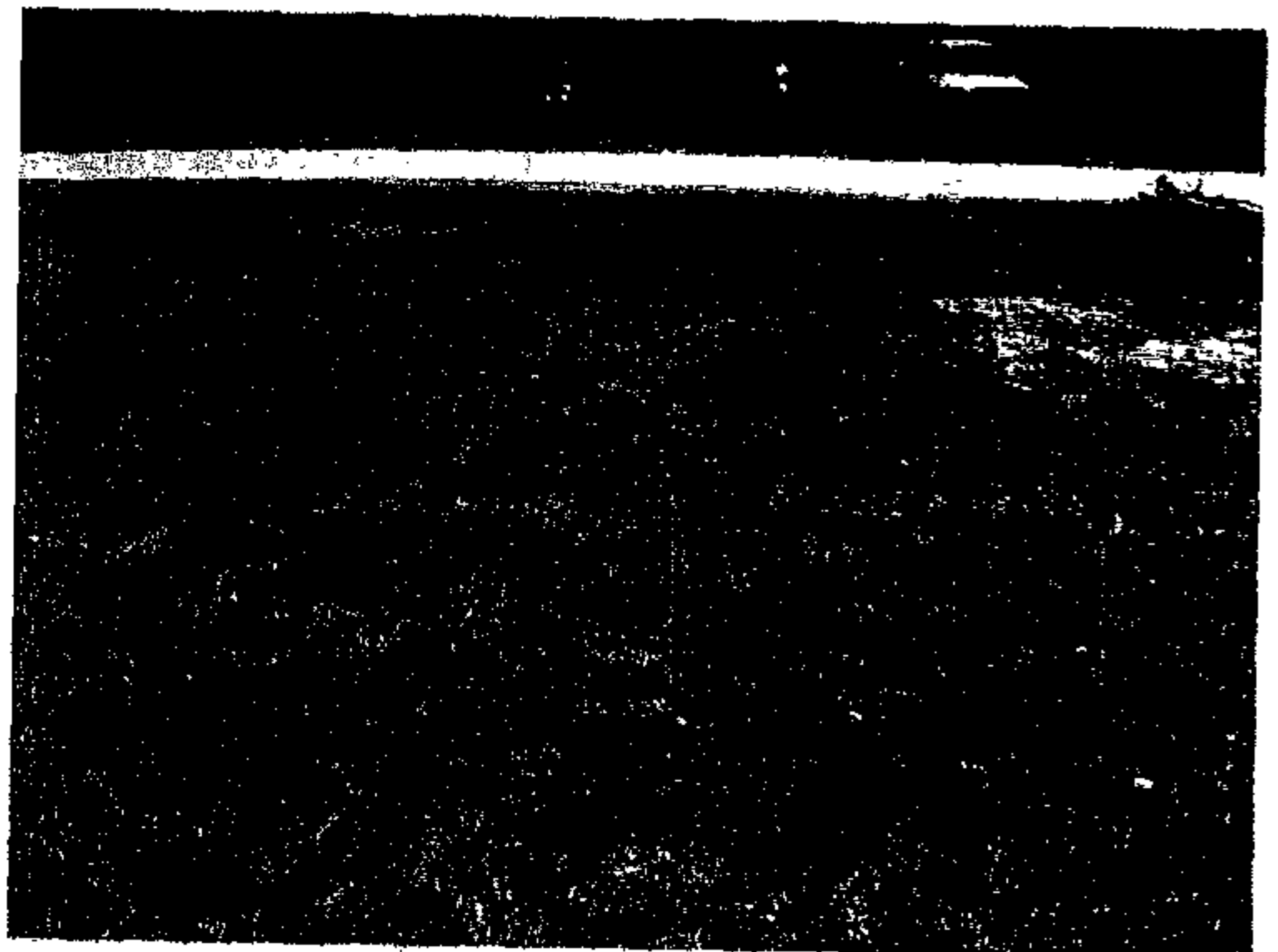
622





From driveway facing north.
(Forge Road in background.)

From proposed construction site
facing east. (Gaylord Street in
background.)



From Gaylord Street facing north.
(Proposed construction site)



From edge of house to Gaylord St. 55'

Edge of Gaylord Street
(R/W 50')

From edge to house to middle of Gaylord
Street 65'

622



From Gaylord Street facing west.
(Proposed construction site)

From Gaylord Street facing south.
(Proposed construction site)



From Forge Road facing south.
(Proposed construction site)