IN RE: PETITION FOR ADMIN. VARIANCE

SE/end Black Stallion Ct. & Wilson Ave., 125' S of the c/l Wilson Green Court

(12407 Wilson Avenue)

4<sup>th</sup> Election District 2<sup>nd</sup> Council District

Mark E. Green & Francesca C. Siciliano Petitioners

\* BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

<sup>c</sup> Case No. 05-646-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, Mark E. Green and Francesca C. Siciliano. The Petitioners seek relief from Sections 1B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling with a front yard setback of 33 feet in lieu of the required 40 feet, and an open projection (front porch) setback of 25 feet in lieu of the required 30 feet, and an existing detached accessory structure (garage) with a height of 26 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted with the Petition 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

SECRETARIAN SOFTERS

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. The subject property is undergoing a minor subdivision to create two new lots and the requested variance relief is necessary in order to legitimize existing conditions. There were no adverse comments submitted by any County reviewing agency and there was no opposition voiced by any of the 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 \_\_\_\_\_\_ day of July 2005 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling with a front yard setback of 33 feet in lieu of the required 40 feet, and an open projection (front porch) setback of 25 feet in lieu of the required 30 feet, and an existing detached accessory structure (garage) with a height of 26 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 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.

WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

E FE SA

KON ENCE

# 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

July 1, 2005

Mr. Mark E. Green Ms. Francesca C. Siciliano 12407 Wilson Avenue Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE

SE/end Black Stallion Court & Wilson Avenue, 125' S of the c/l Wilson Green Court (12407 Wilson Avenue)

4<sup>th</sup> Election District – 2<sup>nd</sup> Council District Mark E. Green & Francesca C. Siciliano - Petitioners Case No. 05-646-A

Dear Mr. Green & Ms. Siciliano:

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,

Oning Commissioner

for Baltimore County

WJW:bjs

cc: 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 12407 Wilson Avenu	i e	
which is presently zoned _		
he Department of Permits and Development Management.	The undersigned.	lecal

is the subject of this Petition.

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

perjury, that I/we are the legal owner(s) of the property which

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal cwner(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.I. and 400.3

To permit an existing single family dwelling with open projection (porch) to have a front yard of 33', open projection of 25' in lieu of 40' and 30' respectively and 80 permit a defacted accessory structure (garage) with a height of 26' in lieu of the required 15'.

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.

Contract Purchaser/	<u>Lessee:</u>		Legal Owner(s):		
Name - Type or Print	<u>.                                    </u>	<del></del>	Name - Type or Print	GREEN	
Signature		<del></del>	Signature		
Address	<del></del>	Telephone No.	Name Type or Print	SICILIA	NO
City	State	Zip Code	Starture	2a	· · · · · · · · · · · · · · · · · · ·
Attorney For Petition			12407 Wilson Aver Address	ve (4	10) - 526-4535 Telephone No.
Name - Type or Print	<del></del>	<del></del>	Reisters town	Macyland State	<u>2113</u> Zip Code
Signature	<del></del>		Representative to	be Contacted:	
Company	<u>.                                      </u>	<u> </u>	Gerhold, Cross, &	Etzel, Ltd	Mike Alexander
Activess		Tologia a sta	320 E. Towson tow	n Blud. Ste 100	(410)-823-447
Activess		Telephone No.	Address		Telephone No.
	State	Zip Code	<u>Toယson</u> City	Maraland State	Z1286 Zip Code
CASE NO. 25-	and that the prope	erty be reposted.	riewed By CTM	sioner of Baltimore Count	inied by the zoning
		ESU	mated Posting Date	_ 911610	7

# 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

That the Affiant(s) does/do presently reside at	12407 Wilson A Address	venue	<del></del>
	Reisterstown City	Mareland	21136 Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardship	wing are the facts upo p or practical difficulty)	on which I/we base the request	t for an Administrative
To allow the existing he			No. 02491
to have a front yard se			
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		in lieu of the required fi	
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reduce the height of to to move the existing	le garage or 1	razeit. Also it is not	s possible
to move the existing	g historic du	selling in a practical	manner.
That the Afficient/a) advantable /-> that if a fa			
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	irmai demand is filed, idditional information.	Amant(s) will be required to	pay a reposting and
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Signature	Signa	tule	
Name - Type or Print		PRANCEZCA C.	SICILIAND
Name - Type or Print	Name	- Type or Print	
STATE OF MARYLAND, COUNTY OF BALTIM	IORE, to wit:		
I HEREBY CERTIFY, this $31^{54}$ day of $776$	74	_, <u>according</u> before me, a Nota	ary Public of the State
of Maryland, in and for the County aforesaid, per	rsonally appeared		
MARK Green C	nd Franc	esca Siciliani	<u> </u>
the Affiant(s) herein, personally known or satisfa	ctonly identified to me	as such Affiant(s).	
AS WITNESS my hand and Notarial Seal	,		
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	Notary Public	· · · · · · · · · · · · · · · · · · ·	

My Commission Expires

10-1-06

# 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.

12407 Wilson Avenue

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

	71661000		
	Reisterstown	Maryland	21136
That based upon personal knowledge, the fol			Zip Code
That based upon personal knowledge, the fol Variance at the above address (indicate hards	hip or practical difficulty	):	st ior an Administrative
To allow the existing	house listed in the	Maryland Historic Trust as	5 No. 02491
to have a front yard a	setback of thirty-	three Feet in lieu of t	he required
forty Seet and to al	low an existing	accessory structure (	3358ge)
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•		lso it is not possible	to move
the oxisting histor	ic dwelling in	a practical manner.	
That the Affiant(s) acknowledge(s) that if a advertising fee and may be required to provide	formal demand is filed additional information.	, Affiant(s) will be required to	o pay a reposting and
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Signature	Signa	iture	<del></del>
MARK E. GREEN	** * * * * * * * * * * * * * * * * * *	PANCESCA C. <	5(/1(_(AL)>
Name - Type or Print	Name	- Type or Print	
STATE OF MARYLAND, COUNTY OF BALT	MODE to with		
	·		
I HEREBY CERTIFY, this 31 St day of 0 of Maryland, in and for the County aforesaid, p	ersonally appeared	, <u>0005</u> , before me, a No	tary Public of the State
MARK Green +	Francesca	Sicilian	
the Affiant(s) herein, personally known or satis	factorily identified to me	as such Affiant(s).	
AS WITNESS my hand and Notarial Seal	,	~	
	. 4	- FOLINLA	
	Notary Public		<del></del>
		<b>.</b> _ <b>.</b>	,

My Commission Expires \_\_\_\_



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	12407 Wilson Avenue
which is	presently zoned D.R.2

is the subject of this Petition.

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

perjury, that I/we are the legal owner(s) of the property which

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.I. and 400.3

To permit an existing single family dwelling with open projection (porch) to have a fronty and of 33', open projection of 25' in lieu of 40' and 30' respectively and to permit a detached accessory structure (garage) with a height of 26' in lieu of the required 15'

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.

Contract Purchaser/Le	essee:		Legal Owner(s):		
Name - Type or Print	<del></del>	<del></del>	Name Type or Print	GREEN	<del></del>
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Address	·	Telephone No.	Name Type or Print	C, SICH	LIAND
City	State	Zip Code	Signature Signature	gull)	· · · · · · · · · · · · · · · · · · ·
Attorney For Petitione	<u> </u>		12407 Wilson Ave Address	nue (	10) - 526 -4535 Telephone No
Name - Type or Print	······································	·	Reisters town	Macylond State	<u>2113</u> Zip Code
Signature	· · · · · · · · · · · · · · · · · ·		Representative to	be Contacted:	·
Company		<u> </u>	Gerhold, Cross, &	B Etzel, L&d	Mike Alexander
Address		Telephone No.	320 E. Towson too Address	un Blud, Ste 100	(410) - 823-447 Telephone No
City	State	Zip Code	<u>Toພson</u> City	Maraland	ZI 286 Zip Code
A Public Hearing having been this day of regulations of Baltimore County a	formally demande that no that the property	ed and/or found to be the subject matter of be reposted.	e required, it is ordered by the this petition be set for a public h	Zoning Commissioner of earing, advertised, as req	f Baltimore County, juired by the zoning
-			Zoning Commis	sioner of Baitimore Count	y
CASE NO. OS-	646-A	R	viewed By	Date _6/3	05
REV 10/25/01		Es	timated Posting Date	6/12/05	



June 2, 2005

## Zoning Description 12407 Wilson Avenue Green Property

All that piece or parcel of land situate, lying and being in the Fourth Election District and Second Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the East side of Black Stallion Court (50 feet wide) and its end 125 feet more or less Southerly from its intersection with the centerline of Wilson Green Court (50 feet wide), thence leaving Black Stallion Court and running (1) North 46 degrees 02 minutes 01 Seconds East 120.06 feet, (2) South 43 degrees 21 minutes 41 seconds East 310.98 feet, (3) South 46 degrees 07 minutes 12 seconds West 293.66 feet, (4) North 43 degrees 17 minutes 45 seconds West 310.54 feet, and (5) North 46 degrees 02 minutes 01 seconds East 173.25 feet to the place of beginning.

Containing 91,200 sq. ft. or 2.09 Acres of land, more or less.

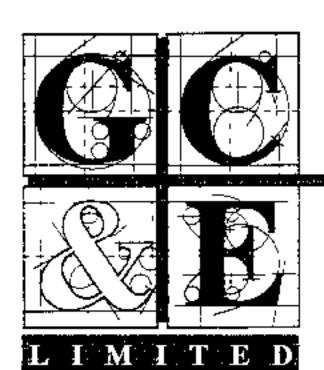
Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

6/3/05

646

646

BALTIMORE COUNTY, MARYLAND DEFICE OF BUDGET & FINANCE VISCELLANEOUS RECEIPT	- 134 W - 1	No.			-1
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# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson Maryland 21286 Phone: (410) 823-4470 • Fax (410) 823-4473 • www.gcelimited.com

#### CERTIFICATE OF POSTING

RE: CASE#05-646-A

PETITIONER/DEVELOPER:

Mark Green et ux

DATE OF CLOSING: 6/27/05

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

**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

LOCATION:

12407 Wilson Avenue

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

John Dill

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 6/10/05

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# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 646 -A Address 12407 2501 AVE.
Contact Person: LIOYO T. MOXLEY Phone Number: 410-887-3391
Filing Date: 6/3/05 Posting Date: 6/12/05 Closing Date: 6(27)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.
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.
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.
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.
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)
itioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
se Number 05-646 -A Address 12407 WILSON AUE-
tioner's Name MANK GREEH ETUX Telephone (110) 526 (122)
ting Date: 6/12/05 Closing Date: 6/27/05
ding for Sign: To Permit AA EXISTIALS SINGLE EAMOUND DUELLING STAGES
JECTION (FORCH) TO HAVE A FRONTYAND EF 37', COMO CALEGY
THE CITE OF 40 AND 30' RESPECTIVELY AND TO DEPOMET A DETAILED
COUNTY OF THE CHARACE WITH A HELLIT OF 21 IN LIGHT
E REQUIRED 15 1 WCR - Revised 6/25/04

# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 646 -A Address 12407 WILSON AUE.
Contact Person: LIOYO T. MOXLEY Phone Number: 410-887-3391
Filing Date: 6 3/05 Posting Date: 6 12/05 Closing Date: 6(27)05
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1. <u>POSTING/COST:</u> 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.
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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 05-646 -A Address 12407 WILSON AUE.
Petitioner's Name MARK GREEN ETUX Telephone (410) 5764535
Posting Date: 6/12/05 Closing Date: 6/27/05
Nording for Sign: To Permit AN EXISTING SIHGLE FAMILY DWELLING WITH OPEN
PROJECTION (FORCH) TO HAVE A FRONTYAND OF 33 , OPEN PROJECTION OF
25' IN LIEU OF 40' AND 30' RESPECTIVELY AND TO PERMIT A DETACHE
ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 26' IN LIEUGE
TUE REQUIRED 15 . WCR-Revised 6/25/04

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 05 -646-A
Petitioner: Mark E. Green and Francesca C. Siciliano
Address or Location: 12407 Wilson Avenue
PLEASE FORWARD ADVERTISING BILL TO:  Name:Mack & Green
Address: 12407 Wilson Avenue
Reisterstown, Maryland 21136
Telephone Number: (410) - 526 - 45 35

# 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 27, 2005

Mark E. Green Francesca C. Siciliano 12407 Wilson Avenue Reisterstown, Maryland 21136

Dear Mr. Green and Ms. Siciliano:

RE: Case Number: 05-646-A, 12407 Wilson Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 3, 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.

W. Calling yours.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Gerhold Cross & Etzel, Ltd. Mike Alexander 320 E. Towsontown Blvd, Ste. 100 Towson 21286



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 June 20,2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No.

633,639,643,644,645,646,647.648,649,650,651,652,653,654,655,656,657,658,659,660 and 661

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

# The Fire Department has no comments at this time.

If you have any questions contact my office.

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

Cc:file

### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** June 28, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Acting Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 27, 2005 Item No. 646

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

Black Stallion Court needs to be extended through the site to serve "Ramsburg" Property along with a water main extension.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 646-06282005doc

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Shouted 1/1/2 this lot one per Curtis neurray. OP. W.

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

**DATE:** June 21, 2005

JUN 2 1 2005

ZONING COMMISSIONER

**SUBJECT:** 

12407 Wilson Avenue

**INFORMATION:** 

5-646 **Item Number:** 

Mark E. Green Petitioner:

DR 2 Zoning:

Administrative Variance Requested Action:

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an existing single family dwelling with a to have a front yard setback of 33 feet in lieu of the minimum required 40 feet and to have an open projection (front porch) with a setback of 25 feet in lieu of the minimum required 30 feet.

The Office of Planning also does not oppose the petitioner's request to permit an accessory structure with a height of 26 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.

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

Prepared by: Cursis Murrey

**Division Chief:** 

AFK/LL: CM



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

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

Maryland Department of Transportation

Date:

6.20.05

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

RE:

Baltimore County
Item No.

ムナメ

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

1. J. Soull

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