

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Anderson Road, 644 ft. E
centerline of West Liberty Road
7th Election District
3rd Councilmanic District
(2707 Anderson Road)

Tammy B. & Charles W. Brandt, II
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-094-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Tammy B. and Charles W. Brandt, II. The administrative variance is requested for property located at 2702 Anderson Road in Baltimore County. The administrative variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (storage building) to be located in the front yard in lieu of the required rear yard, and to permit a height of 22 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 21, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated August 30, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

FILED
9/7/05
J. Gray

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

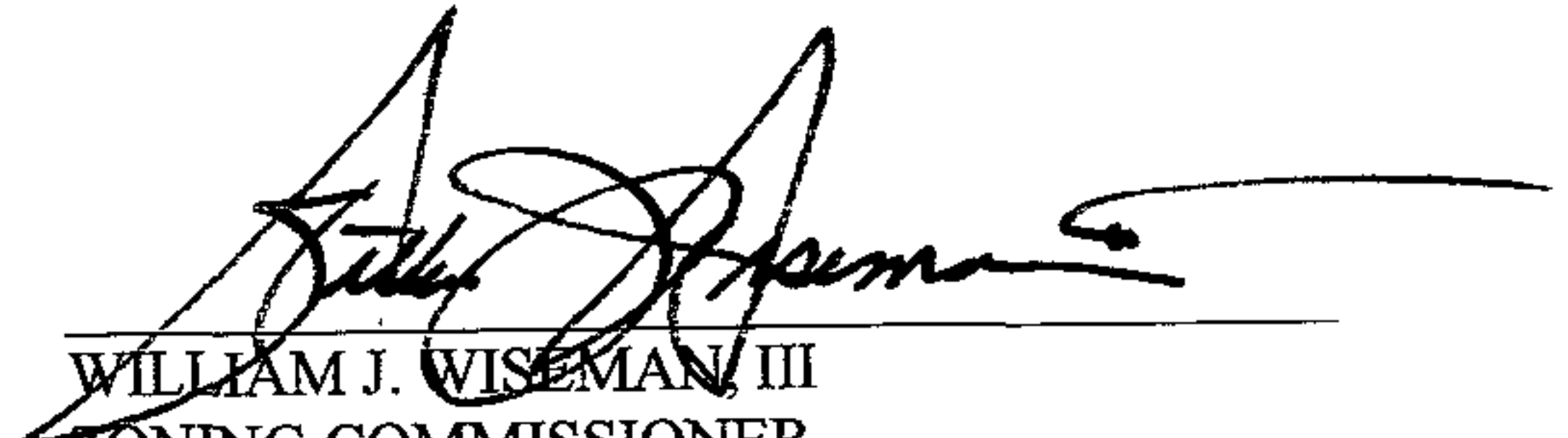
THEREFORE, IT IS ORDERED, this 7th day of September, 2005, by this Zoning Commissioner, that the Petitioners' request for administrative variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (storage building) to be located in the front yard in lieu of the required rear yard, and to permit a height of 22 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED,

ORDERED FOR FILING
9/7/05
[Signature]

subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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

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


WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

RECEIVED FROM FILM
9/7/06
Ray

Zoning Commissioner

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



Baltimore County

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

September 7, 2005

Mr. & Mrs. Charles Brandt, II
2707 Anderson Road
White Hall, Maryland 21161

Re: Petition for Administrative Variance
Case No. 06-094-A
Property: 2707 Anderson Road

Dear Mr. & Mrs. Brandt:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

William J. Wiseman, III
Zoning Commissioner

WJW,III:raj
Enclosure

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 2707 ANDERSON ROAD
which is presently zoned RC2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 and 400.3, BC2R, to permit a

proposed accessory building (storage building) to be located in the front yard in lieu of the required rear yard, and to permit a height of 22 feet in lieu of the maximum allowed 15 feet.

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):

CHARLES WILLIAM BRANDT II
Name - Type or Print

Charles Brandt
Signature

x Tammy B. Brandt
Name - Type or Print

Tammy B. Brandt
Signature (C) 443-465-2827
2707 ANDERSON ROAD (H) 410-357-0022
Address Telephone No.
WHITE HALL MD. 21161
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9/7/05 day of September, 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. 06-094-A

Reviewed By JNP Date 8/12/05

Estimated Posting Date 8/24/05

ORDER RECEIVED FOR PLAC
9/7/05
Ray

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 2707 ANDERSON ROAD
Address
WHITE HALL MD. 21161
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):

- POSITION OF THE RESIDENCE IS UNUSUAL
- RESIDENCE IS SITUATED IN THE REAR OF SURROUNDING RESIDENCES (ATTACHED PHOTOS)
- TOPOGRAPHY TO THE REAR DOES NOT ALLOW FOR A BUILDING OF THIS TYPE IN THE REAR (ATTACHED PHOTOS) EXCAVATION WOULD BE EXTENSIVE
- RESIDENCE WAS ORIGINALLY SITUATED IN THIS MANNER BY THE BUILDER TO FACE THE SOUTH. CURRENT OWNER WAS NOT INVOLVED IN THE POSITIONING OF THE RESIDENCE. HEIGHT VARIANCE: SEE ATTACHED EXPLANATION
- CONNECTION OF A DRIVEWAY FROM THE NEW STRUCTURE TO THE EXISTING DRIVEWAY IS NOT FEASIBLE - RETAINING WALL TO THE REAR, DRIVEWAY WOULD HAVE TO PASS BY THE FRONT OF THE RESIDENCE AT THE NORTH CORNER, HOWEVER WELL HEAD IS LOCATED IN THE FRONT

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.

x [Signature]
Signature
CHARLES W. BRANDT #
Name - Type or Print

x [Signature]
Signature
Tammy B. Brandt
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles W. Brandt, II and Tammy B. Brandt
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

x [Signature]
Notary Public Serafina E. Loritz
My Commission Expires 9/1/09

Affidavit in Support of Administrative Variance

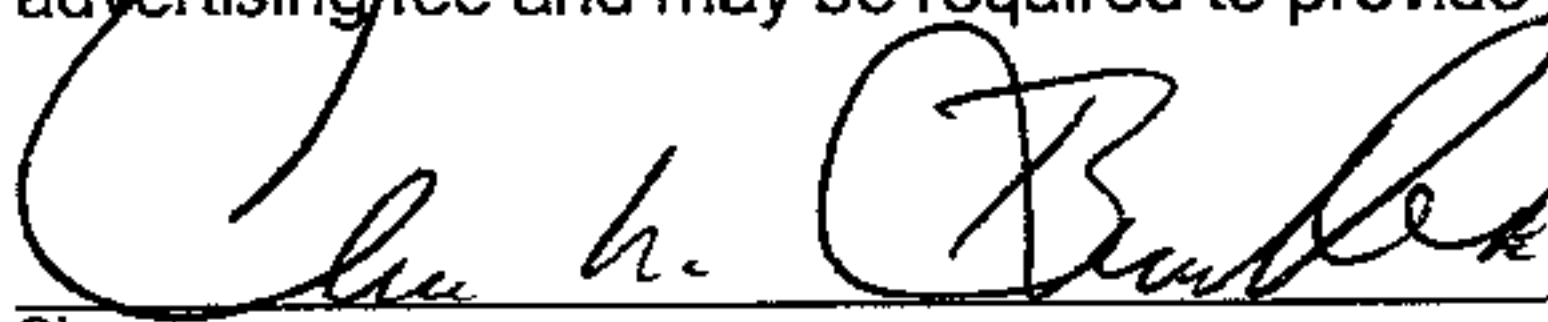
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

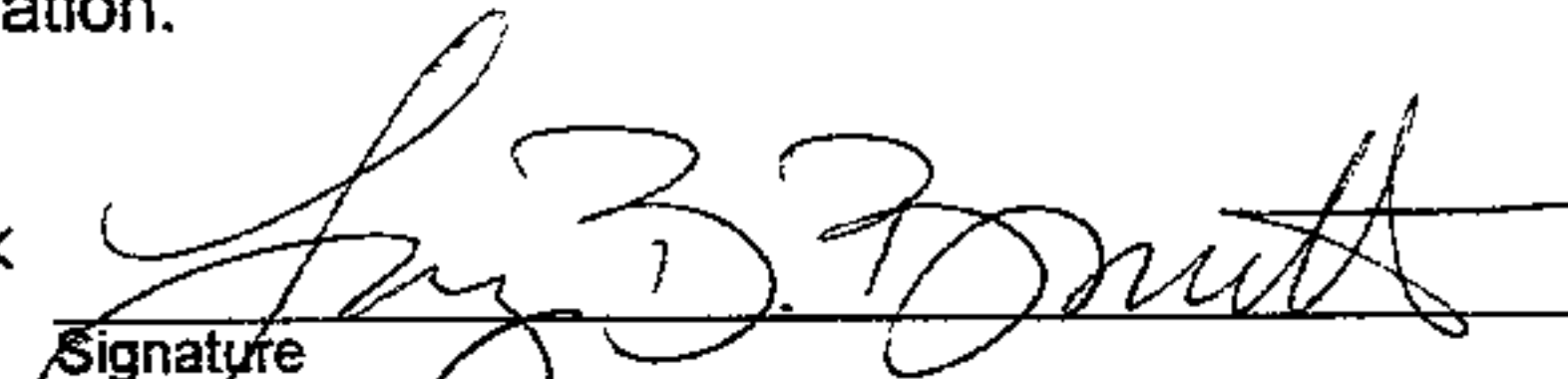
That the Affiant(s) does/do presently reside at 2707 ANDERSON ROAD
Address
WHITE HALL MD. 21161
City State Zip Code

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):

- POSITION OF THE RESIDENCE IS UNUSUAL
- RESIDENCE IS SITUATED IN THE REAR OF SURROUNDING RESIDENCES (ATTACHED PHOTOS)
- TOPOGRAPHY TO THE REAR DOES NOT ALLOW FOR A BUILDING OF THIS TYPE IN THE REAR (ATTACHED PHOTOS) EXCAVATION WOULD BE EXTENSIVE
- RESIDENCE WAS ORIGINALLY SITUATED IN THIS MANNER BY THE BUILDER TO FACE THE SOUTH. CURRENT OWNER WAS NOT INVOLVED IN THE POSITIONING OF THE RESIDENCE. HEIGHT VARIANCE: SEE ATTACHED EXPLANATION
- CONNECTION OF A DRIVEWAY FROM THE NEW STRUCTURE TO THE EXISTING DRIVEWAY IS NOT FEASIBLE - RETAINING WALL TO THE REAR, DRIVEWAY WOULD HAVE TO PASS BY THE FRONT OF THE RESIDENCE AT THE NORTH CORNER, HOWEVER, WELL HEAD IS LOCATED IN THIS AREA. (SEE PLAT)

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.

x 
Signature
CHARLES W. BRANDT II
Name - Type or Print

x 
Signature
TAMMY B. BRANDT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles W. Brandt, II and Tammy B. Brandt
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

x 
Notary Public Serafina E. Loritz
My Commission Expires 9/1/09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2707 ANDERSON ROAD
which is presently zoned R.C.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) 400.1 and 400.3, BCZR, to permit a

proposed accessory building (storage building) to be located in the front yard in lieu of the required rear yard, and to permit a height of 22 feet in lieu of the maximum allowed 15 feet.

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):

CHARLES WILLIAM BRANDT II

Name - Type or Print

Signature

x Tammy B. Brandt

Name - Type or Print

Signature

2707 ANDERSON ROAD (C) 443-465-2827

Address

Telephone No.

WHITE HALL

MD.

21161

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-094-A

REV 10/25/01

Reviewed By JNP

Date 8/12/05

Estimated Posting Date 8/21/05

Detailed Description of Variance Request (Height)

The following information details the main points regarding a request for height variance.

- The storage space in the main dwelling has far exceeded limitations.
- The dwelling garage area is being used for a significant amount of storage; only one bay is currently open.
- The area above the ceiling of the proposed new structure can be maximized for the use of incidental storage and allow for a person to walk through the center portion to retrieve stored items.
- Items to be stored included incidental items which are not retrieved on a regular basis. Items such as Christmas decorations and seasonal items such as cloths.
- The current restriction on roof height (15' from the natural grade) may be restrictive and not allow for the required 8/12 roof pitch which would allow adequate overhead space for incidental storage.
- The space would be accessed via the lower level by a pull down type door and no other access to this space is planned or requested.
- I plan to keep the building at the lowest possible height. Site prep and grading will include the removal of a significant amount of Type B soil from the proposed site. I plan to remove as much soil as necessary to obtain the lowest structure height possible without creating a safety hazard to the rear. Without the variance a serious safety hazard would be created as a result of excavation which would form an excessive and abrupt drop-off in excess of 6-8 feet.
- A retaining wall is proposed for the rear of the proposed structure; however, I wish to keep this wall to a minimum height of 4 feet for safety reasons.
- Contractors who I have spoke with regarding this project indicated I should request a height variance from 15' to 22' above the natural grade *if necessary* to allow for storage in the truss area of the structure.

06-094-A

Zoning Description

This document contains the zoning description for **2707 Anderson Road**

White Hall, Maryland 21161.

Beginning at a point on the **South Side** of **Anderson Road** which is

60 Feet wide at the distance of **644 feet East** of the centerline of the

nearest improved intersecting street **West Liberty Road** which is **60 feet**

wide.

Being Lot # 14 in the Subdivision of **"Plat 1, Shane Valley"** as Recorded

in the Baltimore County Plat Book **Number 40, Folio # 48**, containing **2.53**

acres. Also known as **2707 Anderson Road, White Hall, Maryland 21161**

and located in the **7th Election District, 3rd Councilmanic District**.

06-094-A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 448808

DATE 8/12/05 ACCOUNT R 001006-6610

AMOUNT \$ 65.00

RECEIVED FROM Charles & Tammy Bennett

FOR Add Inv-2707 Anderson Road

06-094-A (Bennett)

RECEIVED BY
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 8/12/2005 TIME 15:24:24

RECEIVED BY WILLIAM J. JONES 8/12/2005

RECEIVED BY WILLIAM J. JONES 8/12/2005

RECEIVED BY WILLIAM J. JONES 8/12/2005

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RECEIVED BY WILLIAM J. JONES 8/12/2005

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-094-A

Petitioner/Developer: CHARLES BRANDT

Date Of Hearing/Closing: 9/5/05

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 2707 ANDERSON ROAD

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

Sincerely,

Martin Ogle 8/21/05
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 06-093-A

TO PERMIT A FOURTH-CLASS SCHOOL BUILDING
SCHOOL BUILDING TO BE LOCATED IN THE FRONT
YARD TO EXCEED THE REQUIRED 25' YARD SET-
BACK A DISTANCE OF 27 FEET IN REAR OF THE MAIN
ALLEYED STREET.

PUBLIC HEARING ?

ANYONE IN CLASH WITH THE ZONING CODE OR
AN EDCIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 PM ON MONDAY, SEPTEMBER 5, 2006.
ADDITIONAL INFORMATION IS AVAILABLE AT
THE ZONING ADMINISTRATION OFFICE OR BY CALLING
THE ZONING OFFICE AT 703-251-3300.

Negative for 8/21/05

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 094 -A Address 2707 Anderson Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/12/05 Posting Date: 8/21/05 Closing Date: 9/5/05

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 06- 094 -A Address 2707 Anderson Road
Petitioner's Name Charles & Tammy Brandt Telephone 443-465-2827(c)
410-357-0022(H)
Posting Date: 8/21/05 Closing Date: 9/5/05
Wording for Sign: To Permit a proposed accessory building (storage building) to be
located in the front yard in lieu of the required rear yard, and to permit
a height of 22 feet in lieu of the maximum allowed 15 feet.

WCR - Revised 6/25/04

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

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

September 5, 2005

Charles William Brandt
Tammy B. Brandt
2707 Anderson Road
White Hall, Maryland 21161

Dear Mr. and Mrs. Brandt:

RE: Case Number: 06-094-A, 2707 Anderson Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 12, 2005.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

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

Department of Permits&Development Management
Room 111 County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204 (Mail Stop#1105)

August 26, 2005

ATTENTION: Kristen Matthews

Distribution Meeting of: August 29, 2005

Item No.: 091-094, 096-102&104

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.

Lt. Jimmie Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 2, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2005
Item Nos. 091, 094, 095, 096, 097, 098,
099, 100, 101, 103, and 104

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-09022005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: ~~August 30, 2005~~ **RECEIVED**

AUG 31 2005

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

ZONING COMMISSIONER

SUBJECT: 6-094 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

Additionally the Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 22 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 herein, please contact Bill Hughey at 410-887-3480.

Prepared by:

Curtis Hughey

Section Chief:

Lynne L. L. L.

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: 8-30-05

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

RE: Baltimore County
Item No. 094 JNP

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

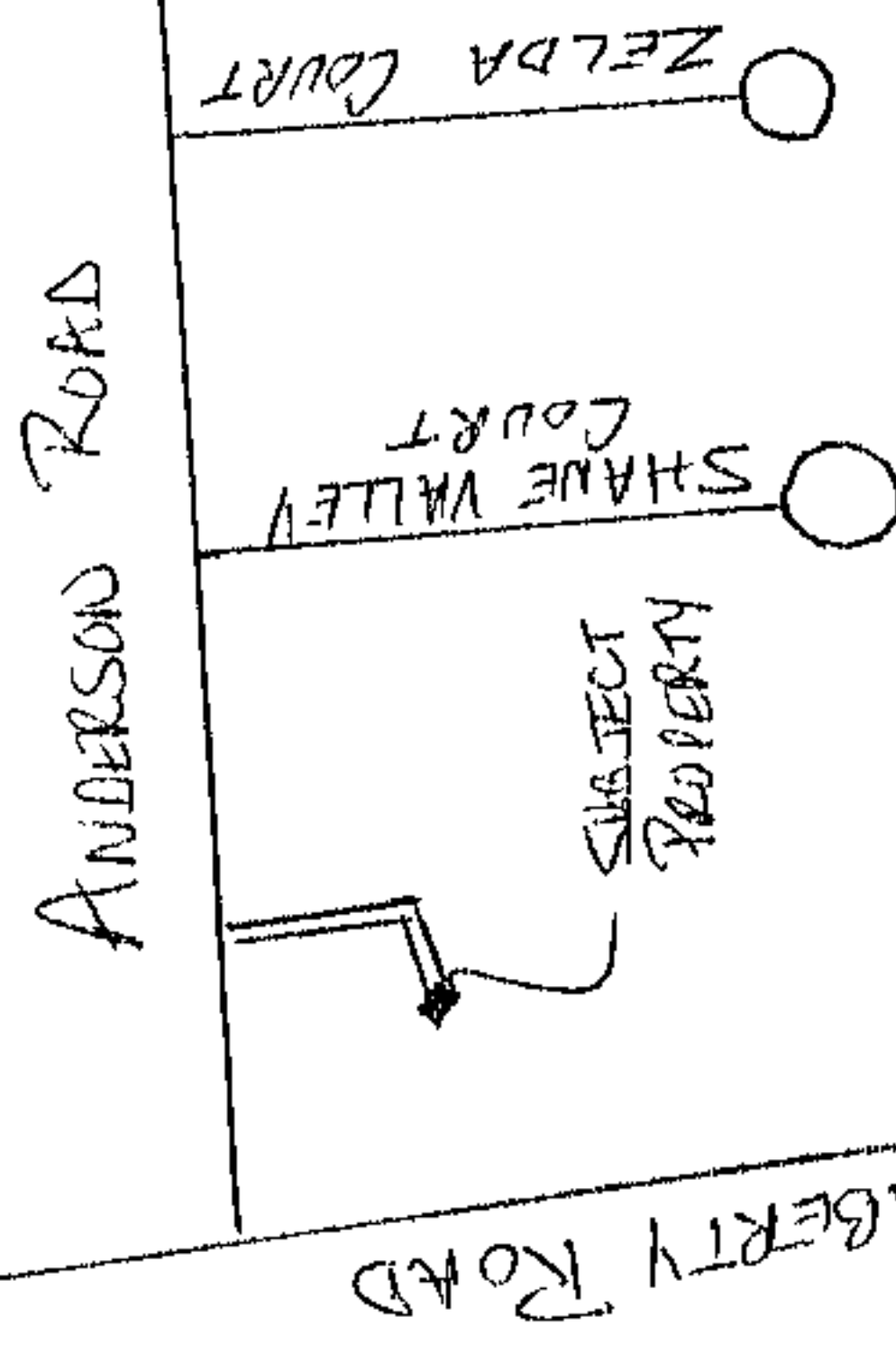
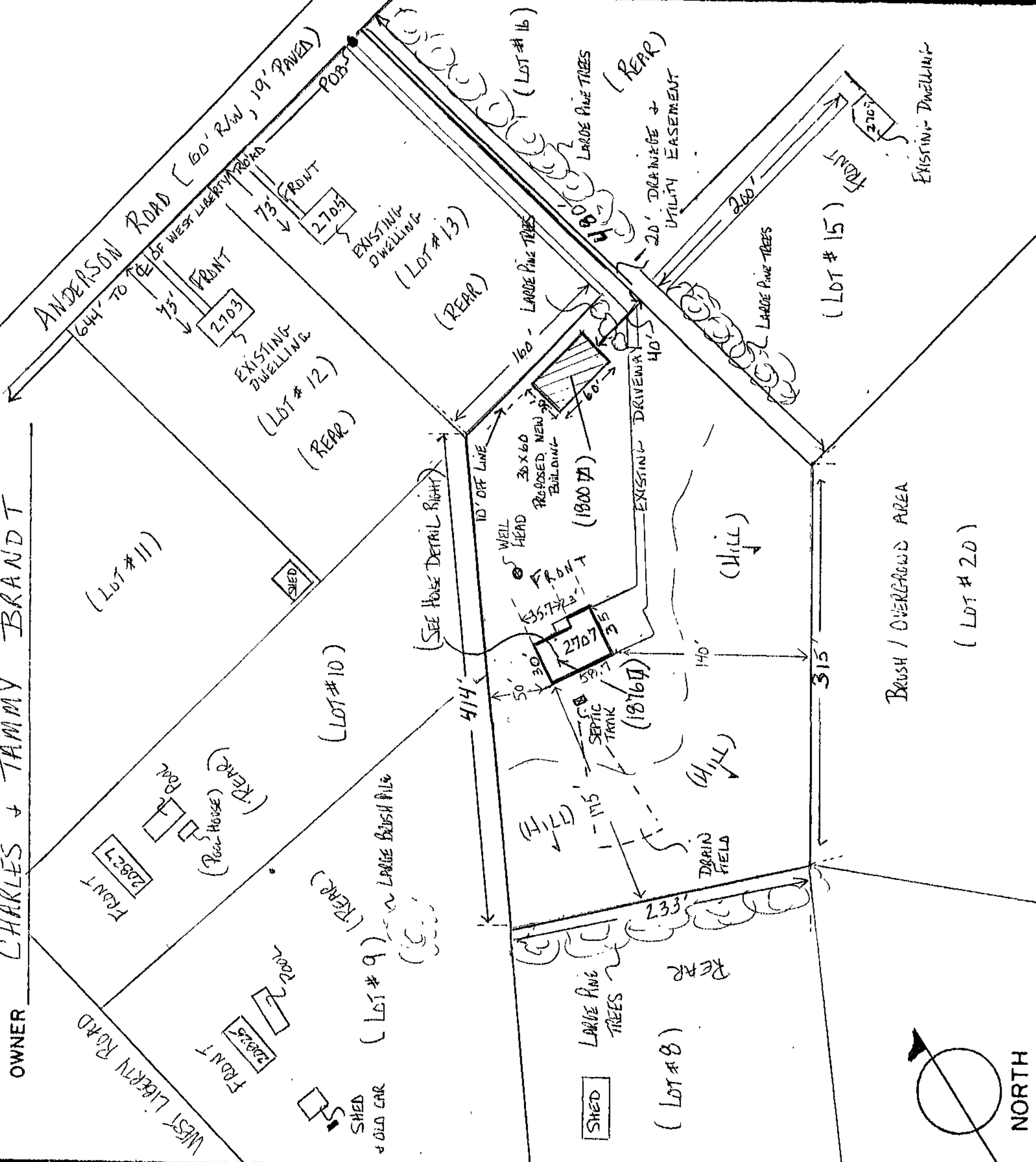
27

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

SHANE VALLEY

PLAT BOOK # 40 FOLIO # 48 LOT # 14 SECTION # N/A

CHARLES + TAMMY BRANDT



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

[illegible]

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY CHARLES W. BRANDT SCALE OF DRAWING: 1" = 100'

HOUSE DETAIL,
1" = 50'

Baltimore County - My Neighborhood



Copyright (C) 2003 Baltimore County, Maryland

0.07 mi

ZONING MAP # 008B2

06-094-A

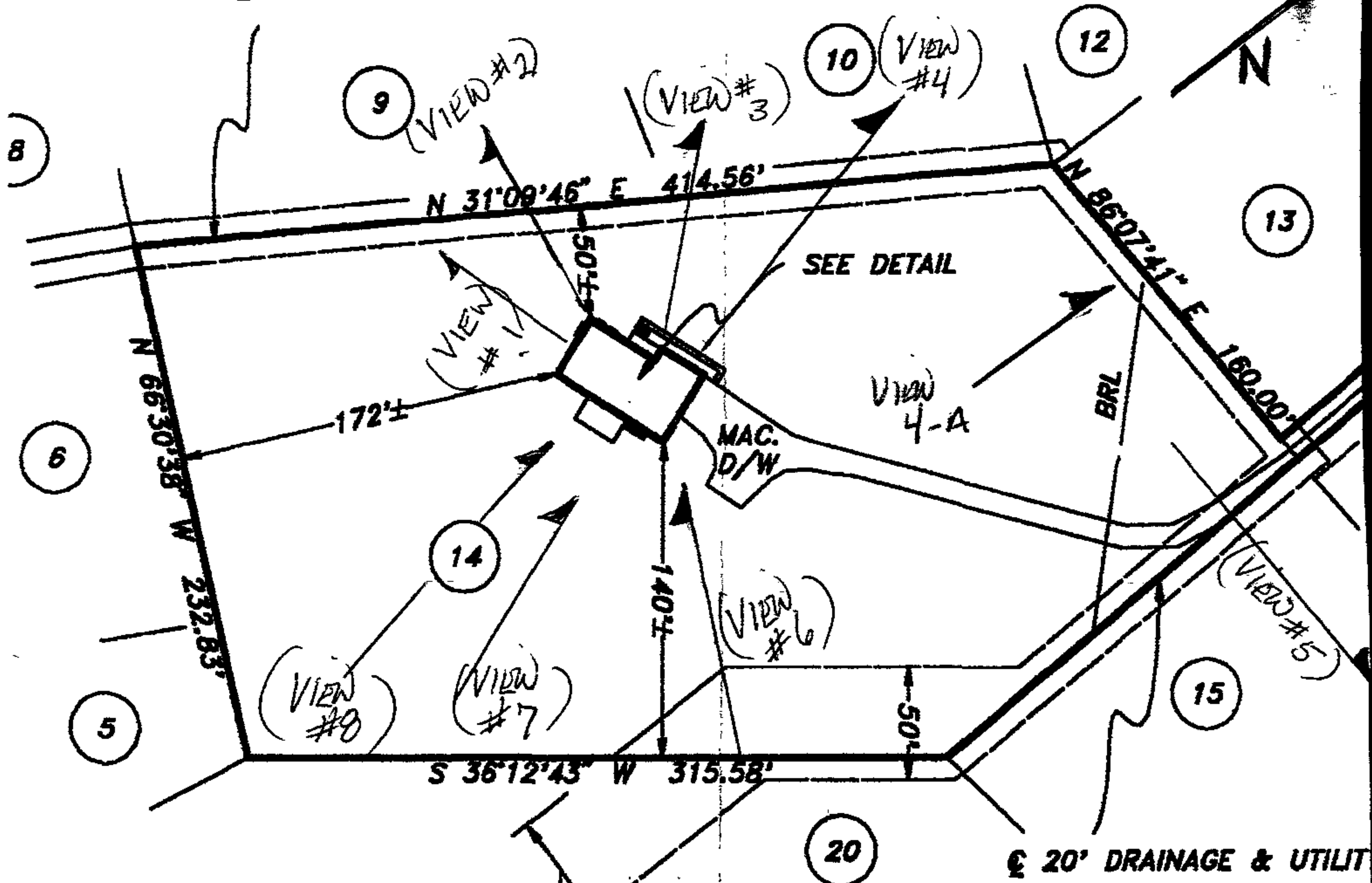
NOTES:

1. Information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by HTT, Inc.
 2. Easement line and/or Flood Zone information is subject to the interpretation of the originator.
 3. HTT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
 4. Property markers NOT found, or guaranteed by this location.
 5. Back distance accuracy: 1/4"

VIEW SCHEDULE:

VIEWS 1 - 8

€ 20' DRAINAGE & UTILITY EASEMENT

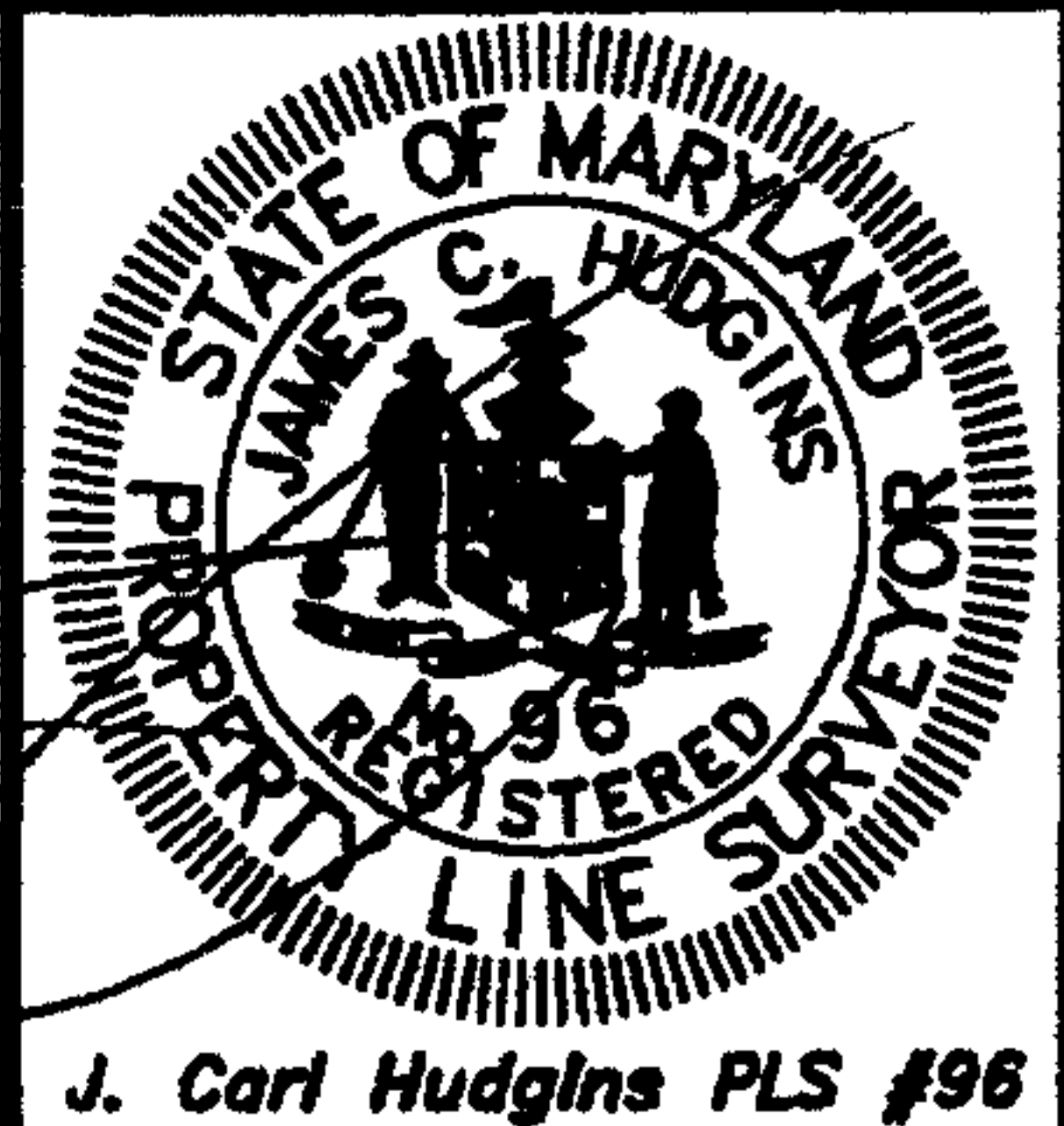


Subject property is shown in Zone C
 on the FIRM Map of Baltimore County,
 Maryland on Community Panel
 10010 0075 B .Effective March 2, 1981

DRAINAGE & UTILITY EASEMENT

I do hereby certify that I have surveyed the property shown hereon,
 known as Lot-14, as shown on the Plat of:
 "Plat 1, Shane Valley"
 recorded among the land records of Baltimore County,
 Maryland in Plat Book 40 , folio 48
 for the purpose of locating the improvements thereon.

This plat is of benefit to the consumer only insofar as it is required
 by a lender or a title insurance company or its agent in connection
 with contemplated transfer, financing, or refinancing purposes.
 This plat is not to be relied upon for the establishment of location
 fences, garages, buildings, or other existing or future structures.
 This plat does not provide for the accurate identification of prop-
 erty boundary lines, but such identification may not be required for
 transfer of title or for securing financing or refinancing.



06-094-A

Video #1

Old Oak

Shed

Pool

06-094-A

VIDEO #1-A

LINE
BUSH PILE



V100 #2

(Paul House)

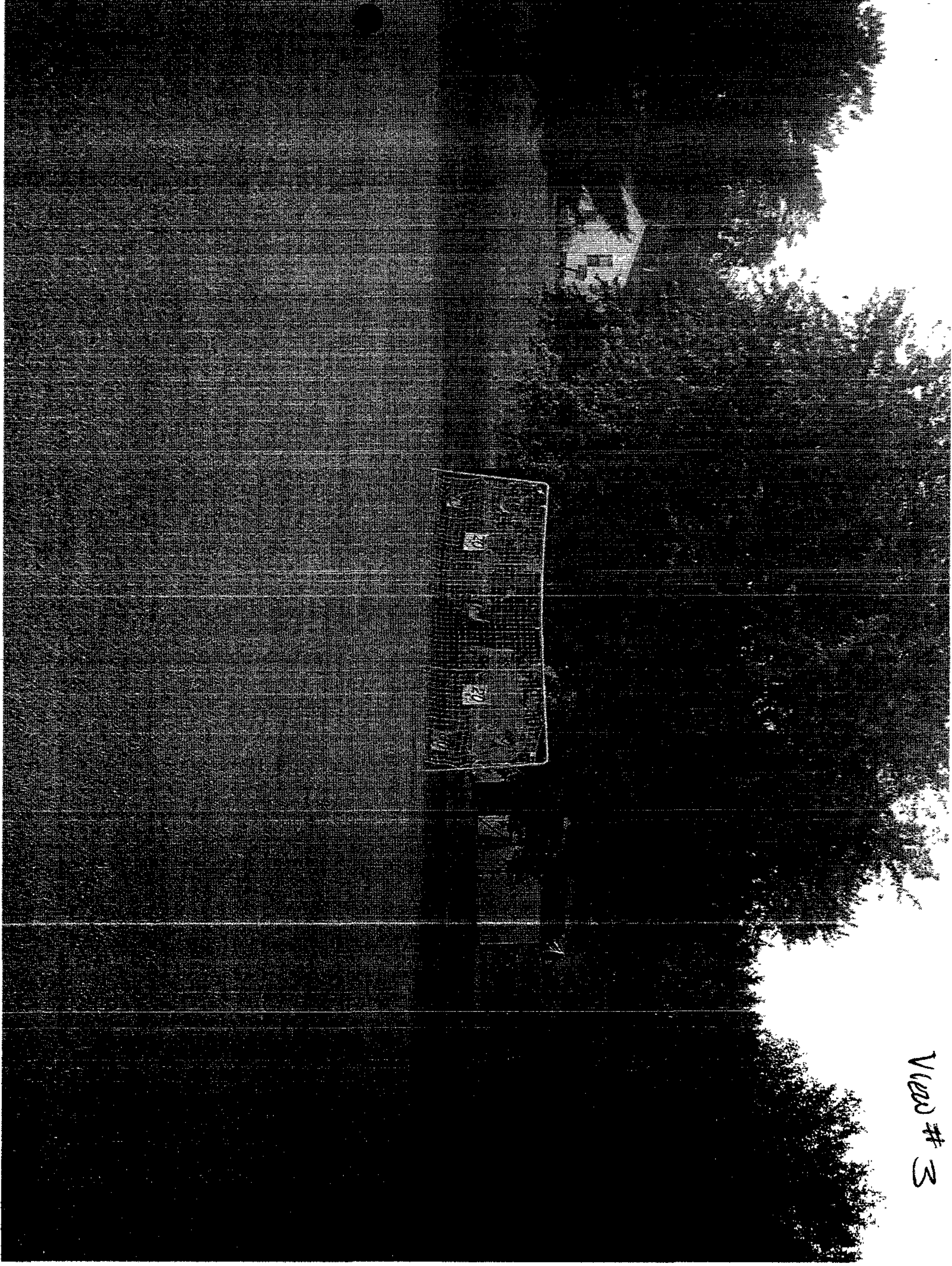
View #2-A

Pool House

(Pool)

SHED

View # 3





VIEW #4

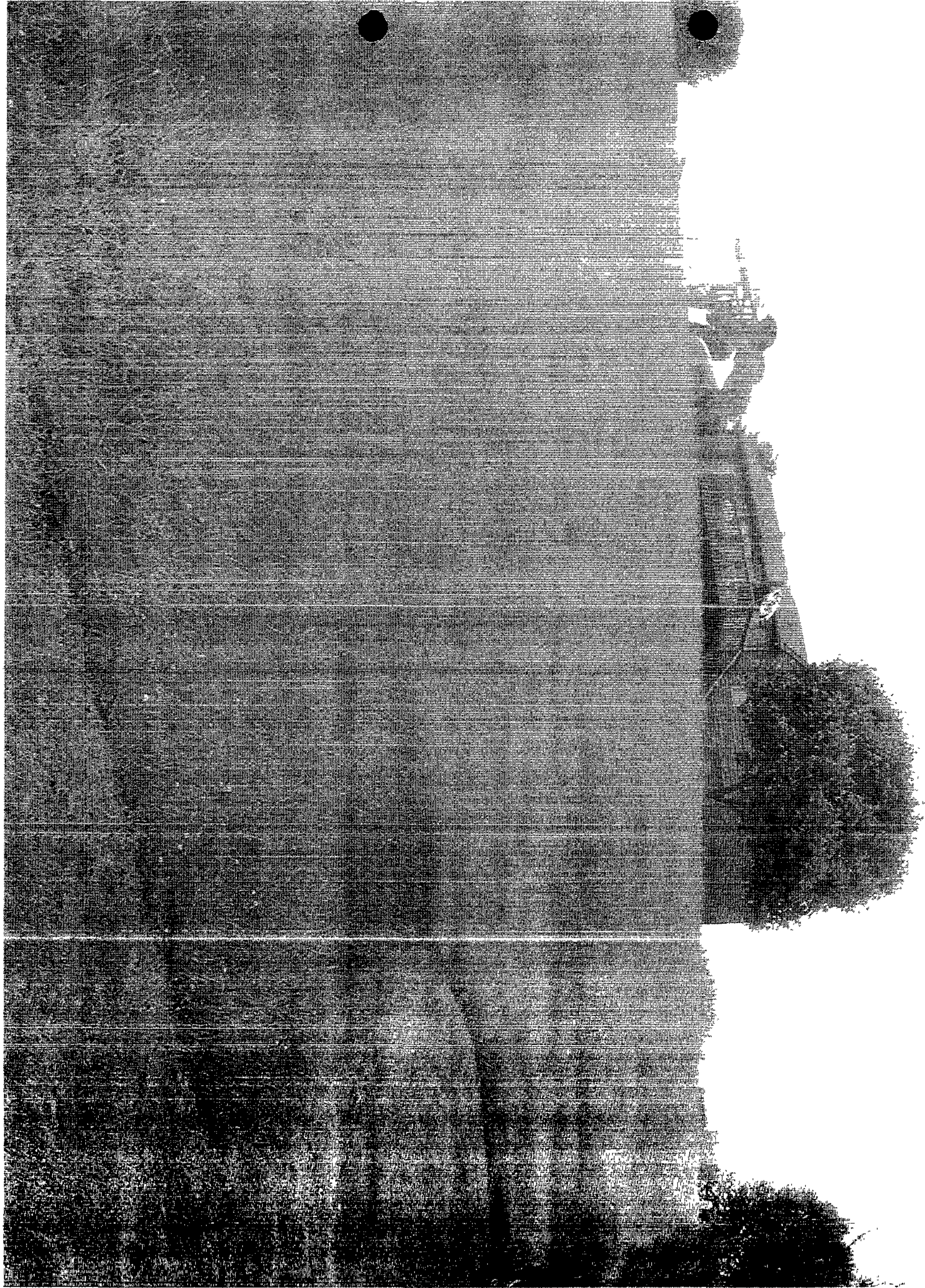
VIEW # 4-A



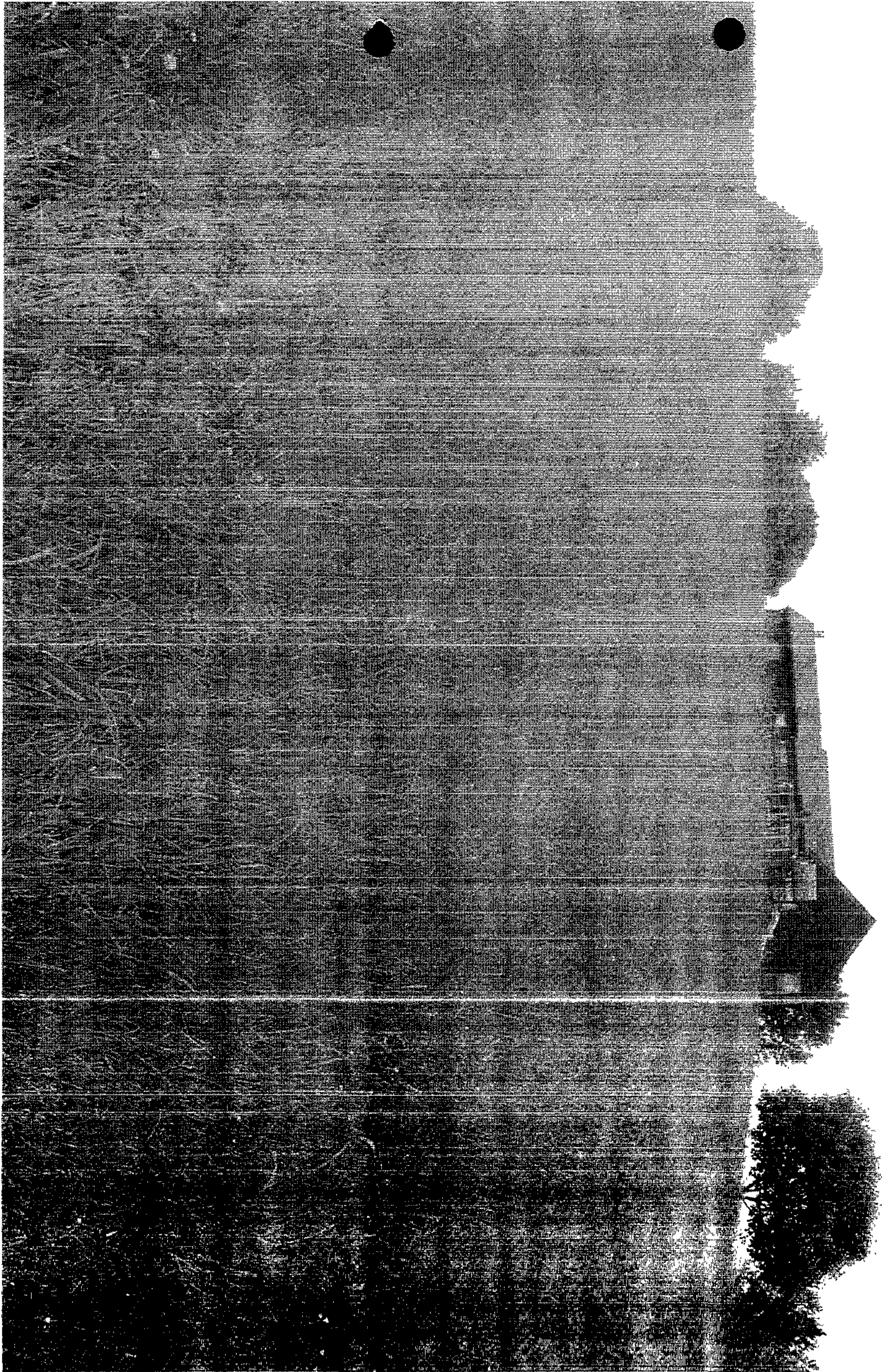
VIEW # 5



View #6



View #7



View # 3

