

IN RE: PETITION FOR ADMIN. VARIANCE
S/ side of Proctor Lane, 215 ft. west of
c/l of Waltham Woods Road
9th Election District
3rd Councilmanic District

(2517 Proctor Lane)

Mark R. and Joyce M. Miller
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-208-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Mark R. and Joyce M. Miller. The variance request is for property located at 2517 Proctor Lane in the Carney area of Baltimore County. The variance request is from Section 103 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an existing single family dwelling with addition to have a 1' sideyard setback in lieu of the required 15' and to approve a single lot amendment (Lot 16) to the Final Development Plan for Satyr Woods. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Zoning Advisory Committee

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 November 8, 2005, a copy of which is attached hereto and made a part hereof.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 29, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In this case, 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

Date 11-18-05
By [Signature]

in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18 day of November, 2005, that a variance from Section 103 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an existing single family dwelling with addition to have a 1' sideyard setback in lieu of the required 15' and to approve a single lot amendment (Lot 16) to the Final Development Plan for Satyr Woods, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

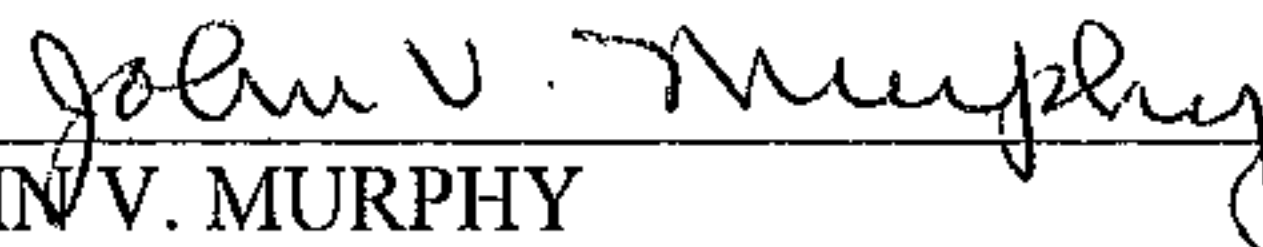
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners must be in compliance with the ZAC comments submitted by the Office of Planning dated November 8, 2005, a copy of which is attached hereto and made a part hereof.

RECEIVED NOV 18 2005

By: [Signature]

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING

Date 11-18-05

By Debra Wing

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

November 18, 2005

Mark R. Miller
Joyce M. Miller
2517 Proctor Lane
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 06-208-A
Property: 2517 Proctor Lane

Dear Mr. and Mrs. Miller:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: 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 2517 Proctor Lane
which is presently zoned DR-3.5

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) 103 BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A 1' SIDEYARD SETBACK
IN LIEU OF THE REQUIRED 15' AND TO APPROVE A
SINGLE LOT AMENDMENT (LOT 16) TO THE FINAL DEVELOPMENT
PLAN FOR SATYR WOODS

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):

Mark R. Miller
Name - Type or Print

Signature

Joyce M. Miller
Name - Type or Print

Joyce M. Miller
Signature

2517 Proctor Lane
Address

Baltimore, MD
City

21234
State Zip Code

Representative to be Contacted:

SAME
Name

AS
Address

ABOVE
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. 06-2080-A

Reviewed By LTm Date 10/18/05

REV 10/25/01

Estimated Posting Date 10/30/05

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 2517 Proctor Lane
Address Baltimore, MD 21234
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):

It would be a hardship to have to remove this existing structure as this space is required for our current needs. There is an existing deck/walkway/fence that are also attached to this structure. The backyard is small and sloping. If existing building needed to be relocated there would not be any play area for our children.

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.

Mark R. Miller
Signature
Mark R. Miller
Name - Type or Print

Joyce M. Miller
Signature
Joyce M. Miller
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Mark Miller + Joyce Miller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 6-24-09

ZONING DESCRIPTION

Zoning Description For 2517 Proctor Lane

Beginning at a point on the South side of Proctor Lane, which is 70 feet wide at a distance of 215 feet west of the centerline of the nearest improved intersecting street Waltham Woods Road which is 70 feet wide. Being Lot #16, Section 2 in the subdivision of Satyr Woods as recorded in Baltimore County Plat Book #46, Folio# 98, containing 13,034 square feet. Also known as 2517 Proctor Lane and located in the 9th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0334

DATE 10/12/05 ACCOUNT 0001 006 6150

AMOUNT \$ 115.00

RECEIVED FROM: M. MICCONE

FOR: DC-212-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS UNIT TIME
10/19/2005 10:00 AM 10:58:12
FOR BODM BUDGET & FINANCE
OFFICE OF BUDGET & FINANCE
DEPT. 5 200 BUDGET & FINANCE
BY M. MICCONE
Receipt for \$115.00
\$115.00 \$115.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

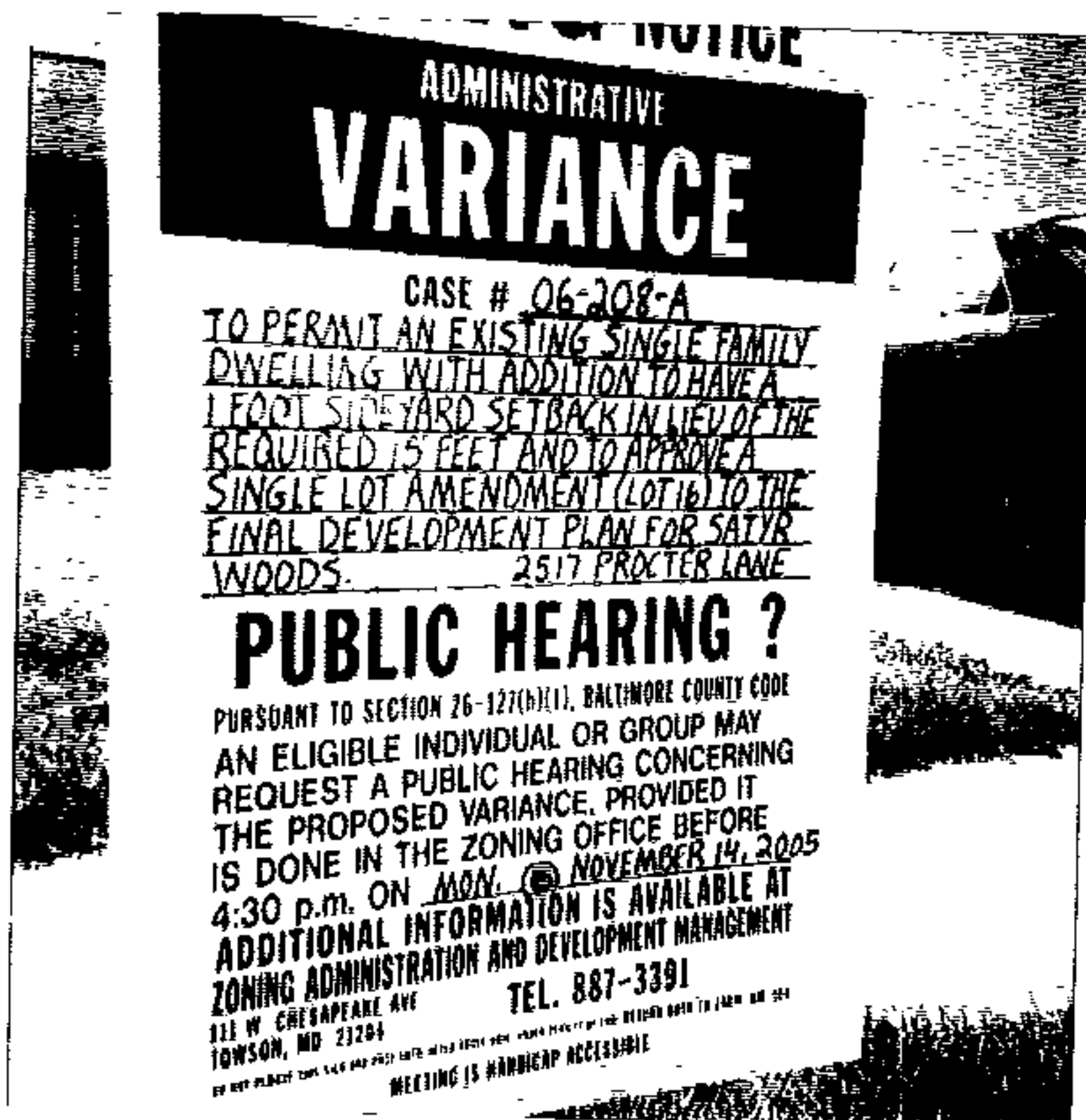
ATTENTION: KRISTEN MATTHEWS

Date November 2, 2005

RE Case Number 06-208-A
Petitioner/Developer MARK MILLER
Date of Hearing/Closing NOVEMBER 14, 2005

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 2517 PROCTER LANE

The sign(s) were posted on October 29, 2005
(Month, Day, Year)



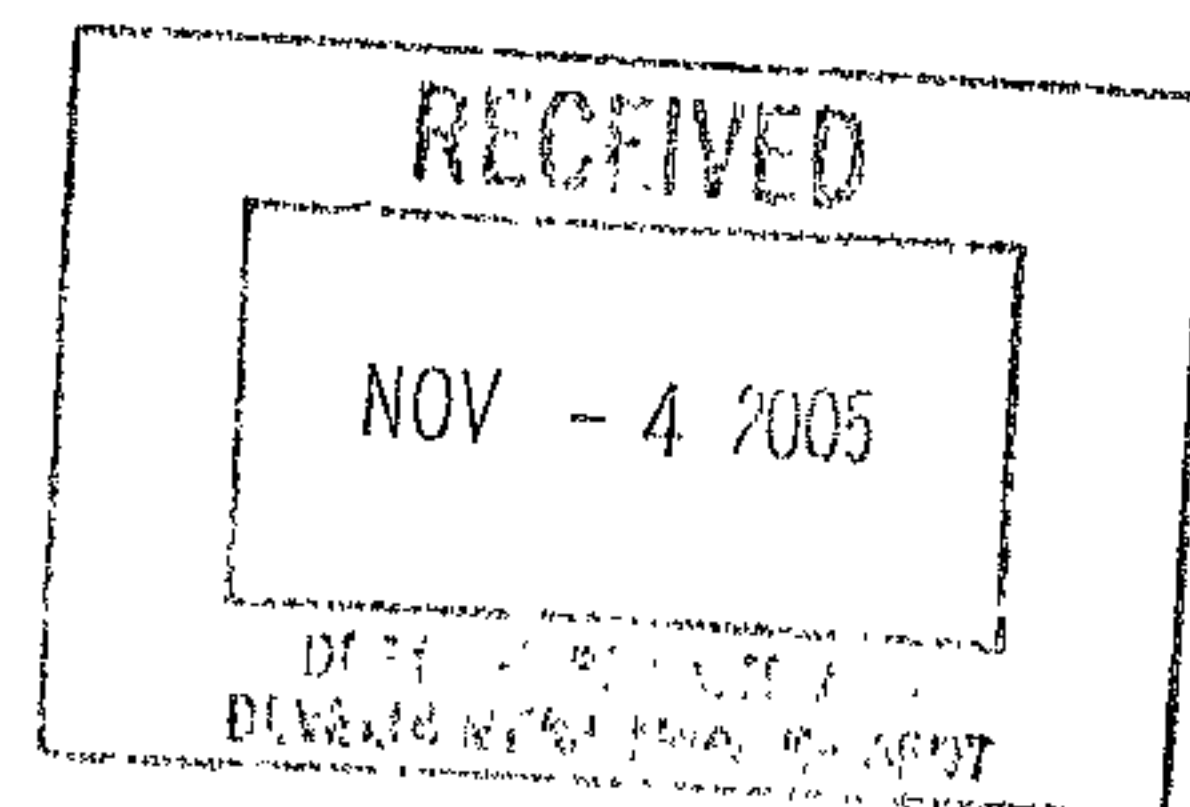
Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



**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: 06 2083 A
Petitioner: Mark Miller
Address or Location: 2517 Proctor Lane, Balt. MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mark Miller
Address: 2517 Proctor Lane
Balt. MD 21234

Telephone Number: 410-663-4554

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 208 -A

Address 2517 PROCTER LANE

Contact Person: LOYD MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/18/05

Posting Date: 10/30/05 Closing Date: 11/14/05

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- 208 -A

Address 2517 PROCTER LANE

Petitioner's Name M. MILLER

Telephone 410 663 4534

Posting Date: 10/30/05

Closing Date: 11/14/05

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A 1' SIDETARD SETBACK
IN LIEU OF THE REQUIRED 15' AND TO APPROVE A SINGLE LOT
AMMENDMENT (LOT 16) TO THE FINAL DEVELOPMENT PLAN
FOR SATTER WOODS

WCR - Revised 6/25/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2517 Proctor Lane
which is presently zoned DR-3.5

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) 103 BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A 1' SIDYARD SETBACK IN LIEU OF THE REQUIRED 15' AND TO APPROVE A SINGLE LOT AMMENDMENT (LOT 16) TO THE FINAL DEVELOPMENT PLAN FOR SATYR WOODS
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Mark R. Miller
Signature Mark R. Miller
Name - Type or Print Joyce M. Miller
Signature Joyce M. Miller W-410-529-4434
Address 2517 Proctor Lane H-410-663-4554
City Baltimore, MD State _____ Zip Code 21234

Representative to be Contacted:

Name SAMUEL
Address AS Telephone No. _____
City ABOVE 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. 06-202-A

Reviewed By LM Date 10/18/05

Estimated Posting Date 10/30/05

REV 10/25/01

Date _____
By _____

ORDER RECEIVED FOR FILING

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 2517 Proctor Lane
Address
Baltimore, MD 21234
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):

It would be a hardship to have to remove this existing structure as this space is required for our current needs. There is an existing deck/walkway/fence that are also attached to this structure. The backyard is small and sloping. If existing building needed to be relocated there would not be any play area for our children.

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.

Mark R. Miller
Signature
Mark R. Miller
Name - Type or Print

Joyce M. Miller
Signature
Joyce M. Miller
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

MARK MILLER + JOYCE MILLER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 6-24-09

**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

November 14, 2005

Mark R. Miller
Joyce M. Miller
2517 Proctor Lane
Baltimore, Maryland 21234

Dear Mr. and Mrs. Miller:

RE: Case Number: 06-208-A, 2517 Proctor Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 18, 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





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

November 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **October 24, 2005**

Item No.: **204-218**

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

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

Lieutenant J.D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 123
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

NOV. 02, 2005

ATTENTION:

Distribution Meeting of: OCTOBER 24, 2005

Item No.: 204-218

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 site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Insp. PACK
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 9, 2005

FROM: Dennis A. Kennedy, ^{DM}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 31, 2005
Item Nos. 204, 205, 206, (208) 209, 211,
213, 214, 215, 216,

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-11092005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 8, 2005

RECEIVED

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

NOV 15 2005

SUBJECT: 2517 Proctor Lane

ZONING COMMISSIONER

INFORMATION:

Item Number: 6-208

Petitioner: Mark Miller

Zoning: DR 3.5

Requested Action: Administrative Variance

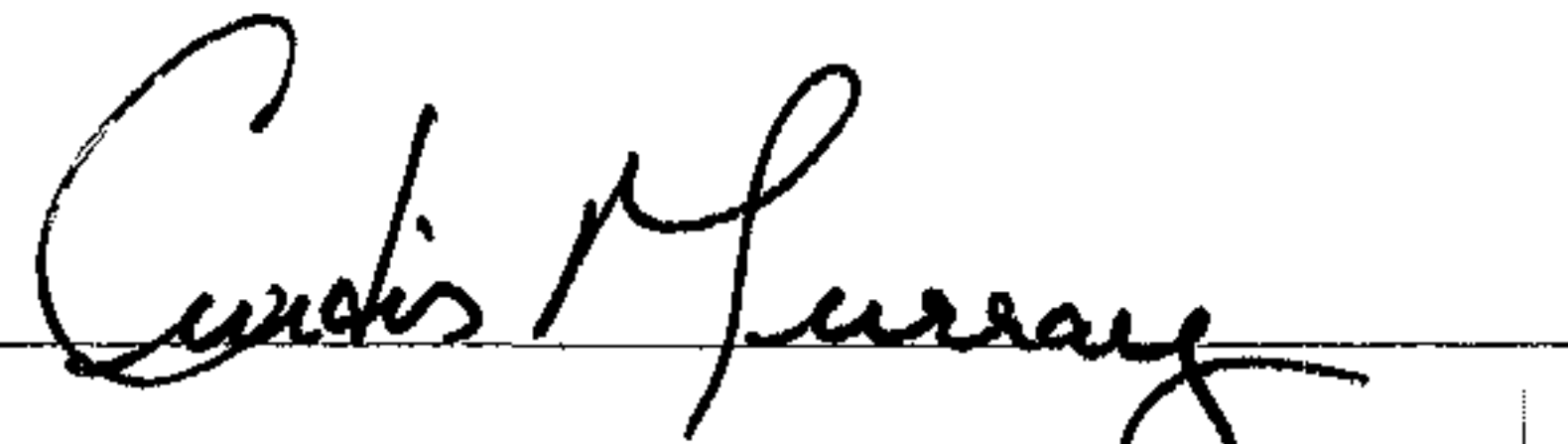
The site plan submitted shows the addition on the eastern portion of the property as "proposed". Field inspection revealed that the addition was constructed in violation of the underlying zoning setback regulations. In this instance, the petitioner is in need of a side yard building to property line variance of 1 foot in lieu of the required 15 feet in a DR 3.5 zone.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request for the reasons that the addition is consistent in character and building materials as the existing neighborhood. Nor does the subject addition appear to have any negative impact on the surrounding neighbors.

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

Prepared by:



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: 10-31-05

RE: Baltimore County
Item No. 208

LTM

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

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

**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*

January 25, 2006

Mark Miller
2517 Proctor Lane
Baltimore, Maryland 21234

Re: Spirit and Intent
06-208-A
2517 Proctor Lane
9th Election District

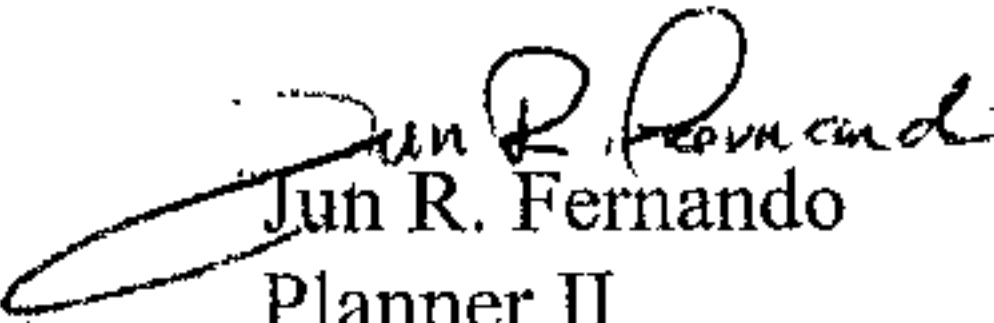
Dear Mr. Miller,

Your letter dated January 24, 2006 to Timothy Kotroco, Director of Permits and Development Management has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

After careful review, this office determined that your proposal to change the dimensions of the approved additions from 16x16 to 12x20 with a setback of one foot to change to five is within the spirit and intent of the Baltimore County Zoning Regulations, as per zoning case 06-208-A.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Jun R. Fernando
Planner II
Zoning Review

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



original

To Whom It May Concern:

We, Mr. & Mrs. Mark & Joyce Miller are requesting an Administrative Variance for 2517 Proctor Lane, 21234.

In May of 1996 we/(Mark & Joyce Miller) purchased the property listed above from the previous owners (Jimmy and Joanne Depino). There was a workshop/pool shed on the right side of this property. The foundation of this existing structure is being washed away to the extent that this building may collapse. The previous owner built this existing structure about 15 years ago or so.

It is our intent (Mark & Joyce Miller) to make this existing building structurally correct to today's standards. There will be no additional changes to the original footprint size or volume of this building. Our neighbors on both sides of our property and behind have no objections for us to make this existing building structurally correct. Our understanding of making this structurally correct is putting in a solid foundation and having it attached to the house.

We agree to the above:

Mark + Joyce Miller 10/10/05

Mark & Joyce Miller at 2517 Proctor Lane, 21234---Date:

Sam & Marge Costa 10/10/05

Sam & Marge Costa at 2519 Proctor Lane, 21234---Date:

Mohabat & Debbie Khan 10-10-05

Mohabat & Debbie Khan at 2515 Proctor Lane, 21234---Date:

Janice A. Unitas-DeNittis at 9078 Waltham Woods Rd.---Date: 10-10-05

Janice A. Unitas-DeNittis

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

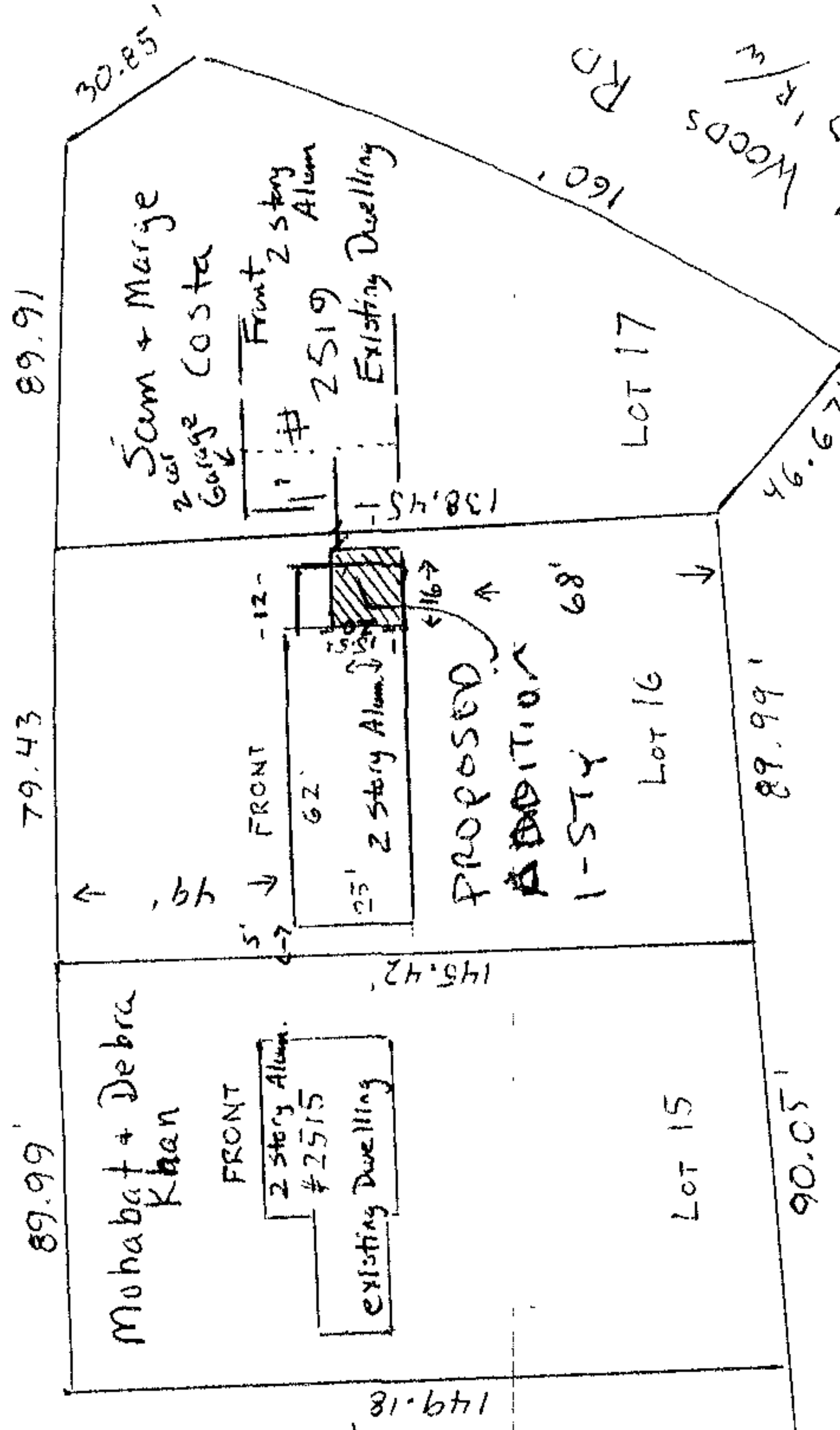
PROPERTY ADDRESS 2517 Proctor Lane SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME SATYR WOODS

PLAT BOOK # 46 FOLIO # 098 LOT # 16 SECTION # 2

OWNER Mark + Joyce Miller

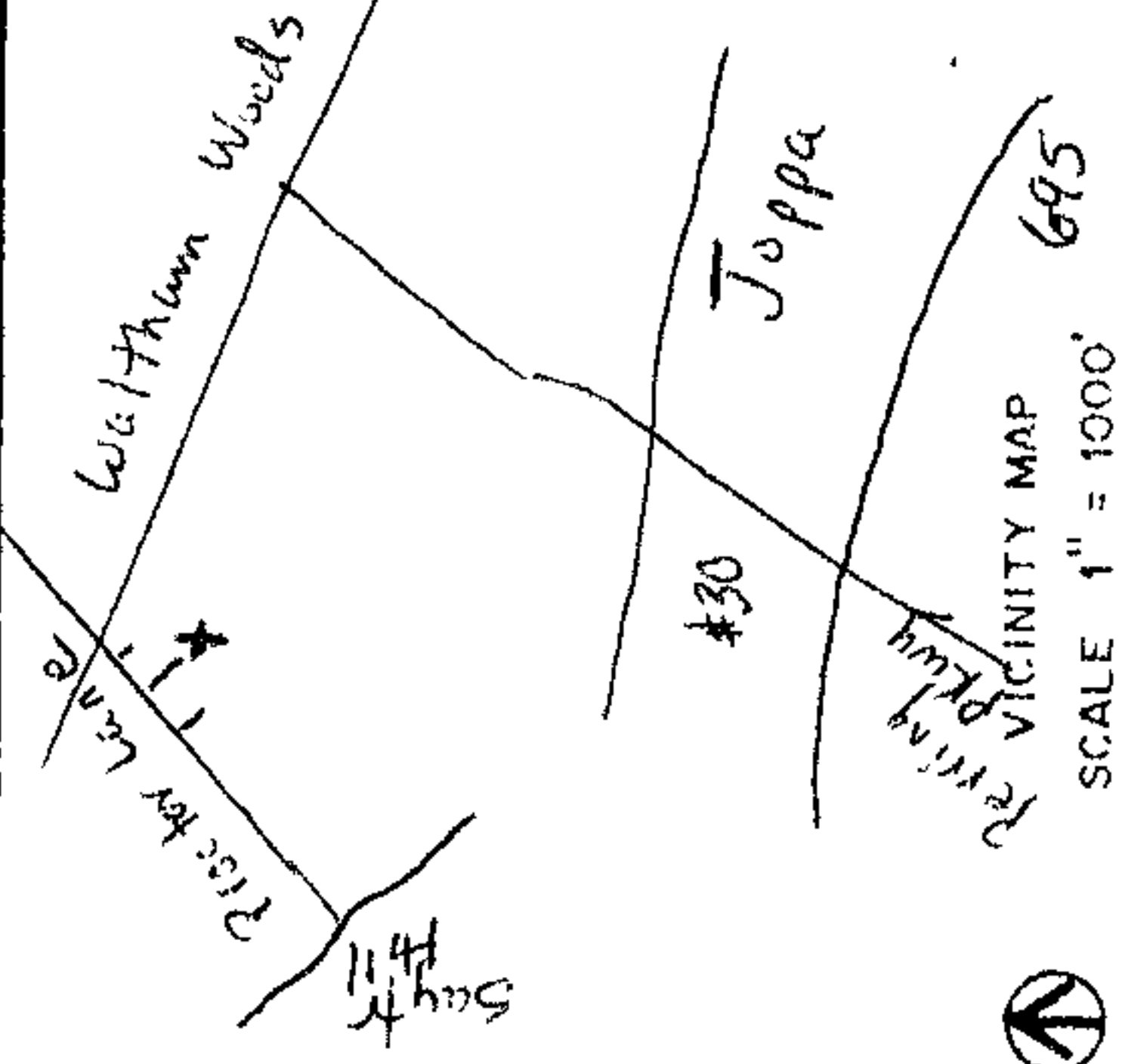
PROCTOR LANE 70' R/W



Revised
01/24/06

PREPARED BY MRM

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # 071A1

ZONING DR-3.5

LOT SIZE 0.29 ACRES 13,034.56 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE

WATER ☒ PUBLIC ☒ PRIVATE

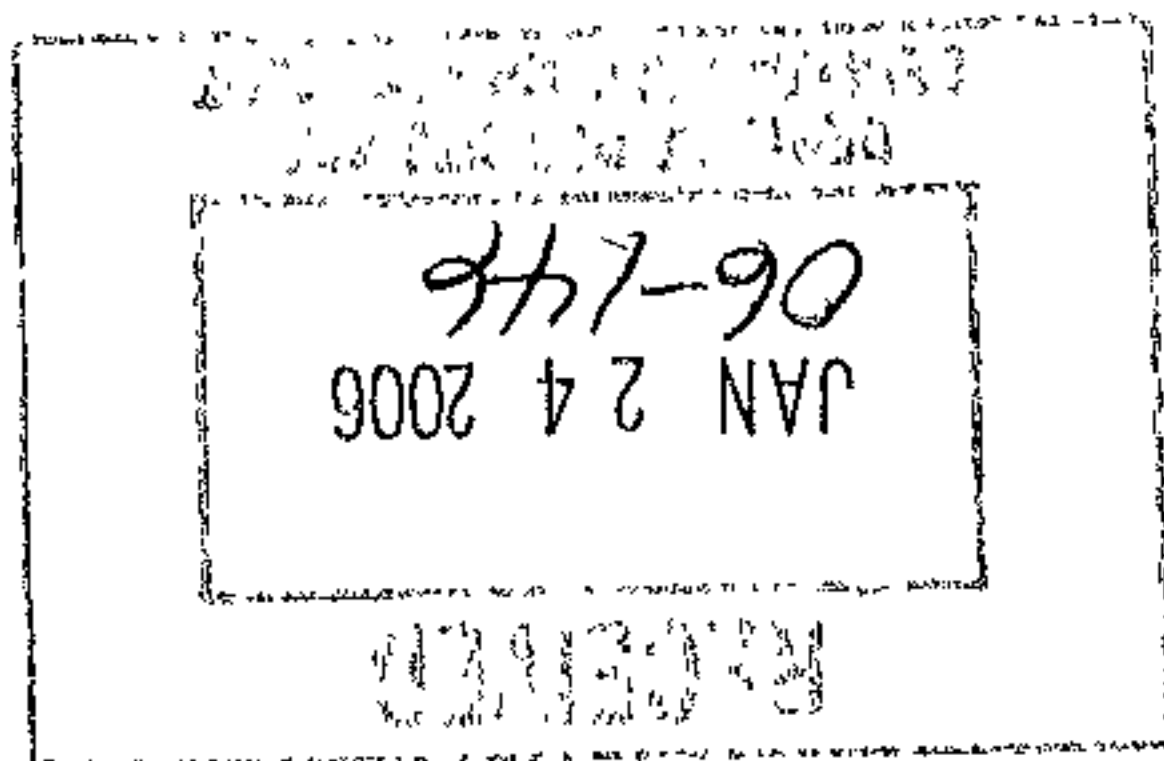
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

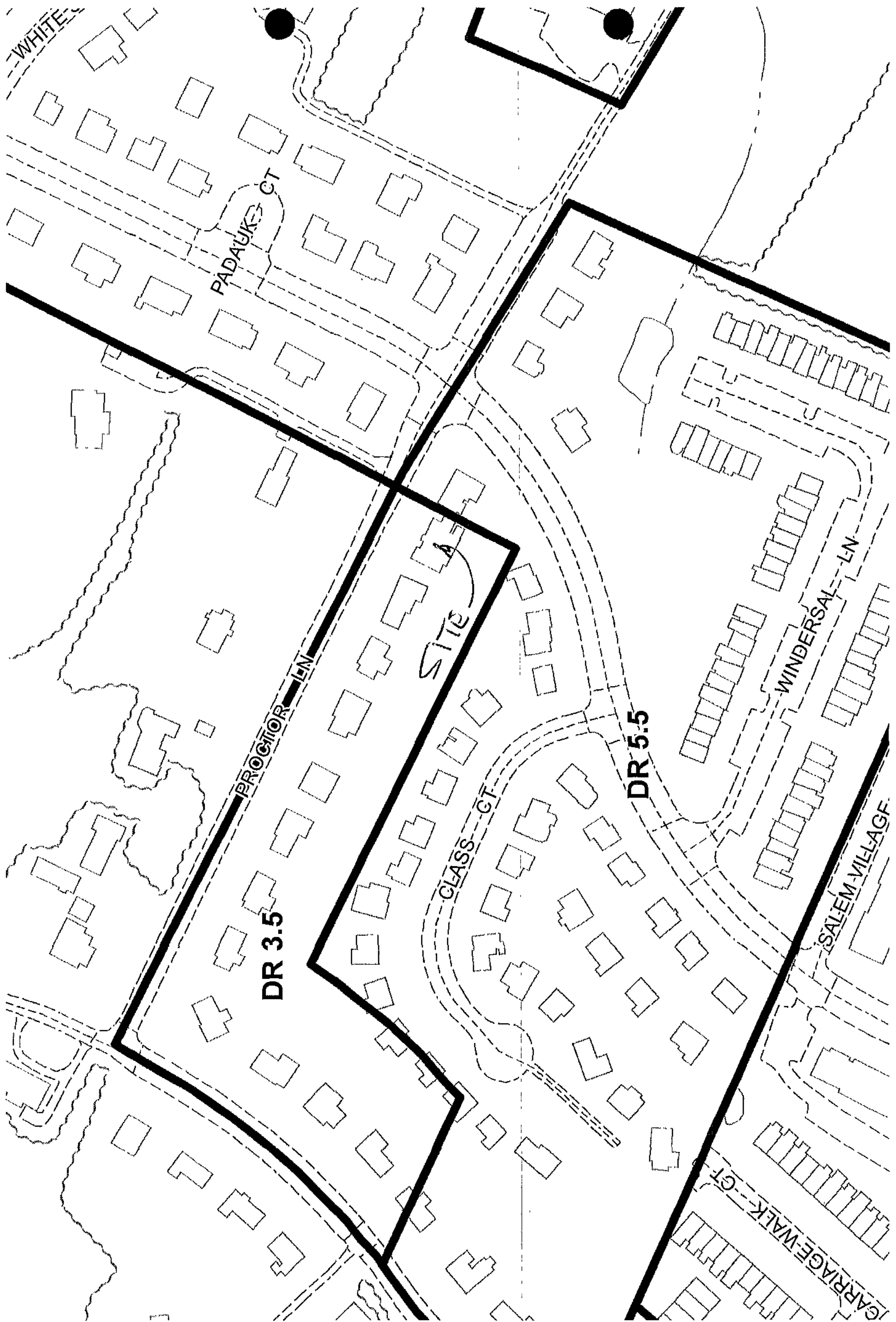
100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY
REVIEWED BY CLM ITEM # 200 CASE #







● Back + side of ●

2517 Proctor Lane

showing existing
Structure



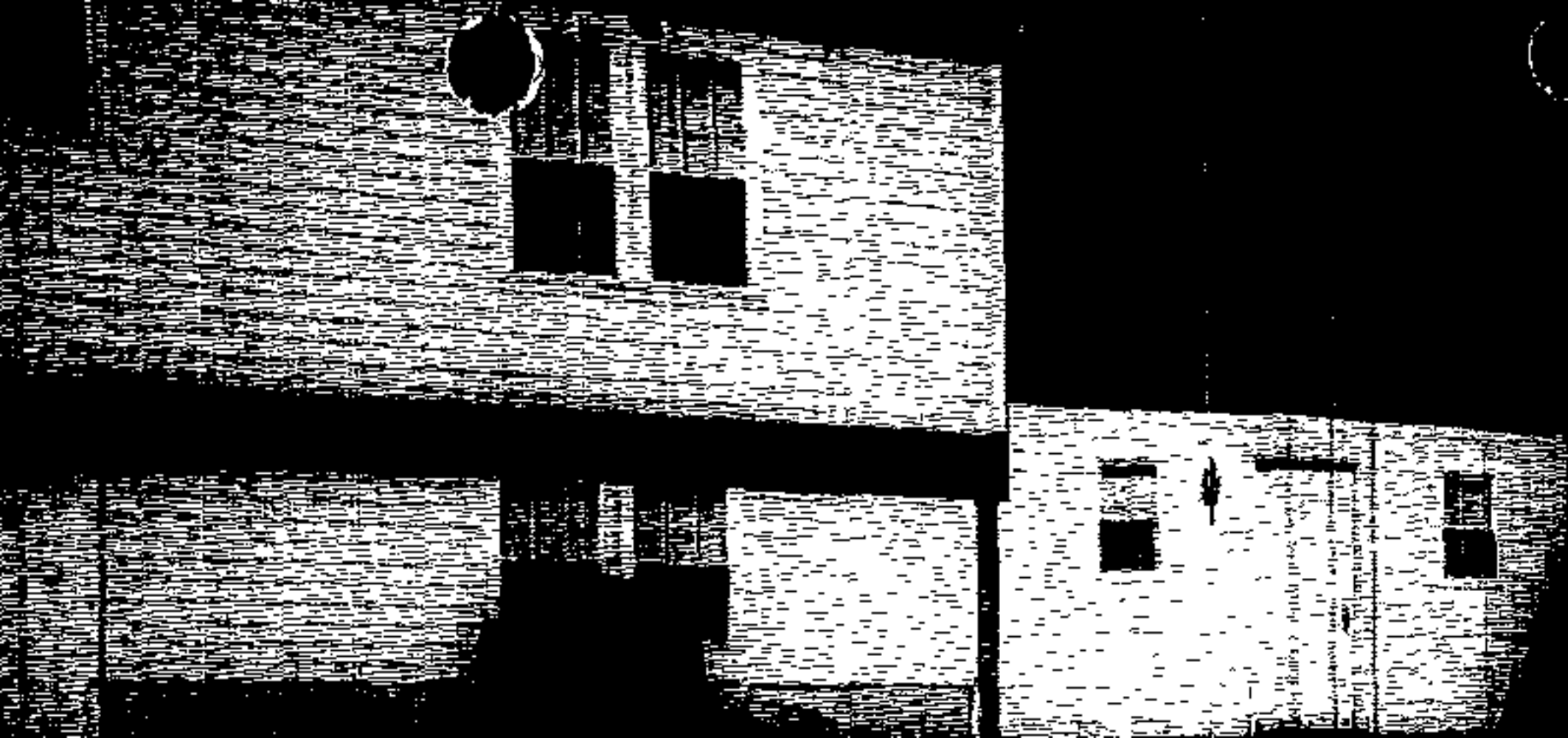
● Front of ●
2517 Proctor Lane



• Rear of •

2517 Proctor Lane

view of deck / walkway / fence



Rear of

2517 Procter Lane

View of unattached

existing building