IN RE: PETITION FOR ADMIN. VARIANCE

S side of Oak Hollow Court, 50 feet wide,

East of c/l of Garrison Farms Road

3<sup>rd</sup> Election District

3<sup>rd</sup> Councilmanic District

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

(13 Oak Hollow Court)

Alan R. and Ilene J. Swirnow *Petitioners* 

CASE NO. 06-210-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, Alan R. and Ilene J. Swirnow. The variance request is for property located at 13 Oak Hollow Court in the Cockeysville area of Baltimore County. The variance request is from Sections 103.1 and 205.3 (1963) of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an existing single-family dwelling with addition (open carport) to have a side yard setback of zero (0) feet in lieu of the required 11.25 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. There is no other location on the property where the carport could be constructed. The property is triangular in shape, narrow in the front and widening toward the rear of the property.

#### **Zoning Advisory Committee**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated November 4, 2005. A ZAC comment was received from the Bureau of Development Plans Review dated November 9, 2005, which said that no permanent structures are permitted in the existing 10 foot public drainage and utility easement. A revised comment

from the BDPR dated March 9, 2007 was received which indicated that the County drainage and utility easement had been released and they no longer have any objection to the side yard setback of 0 feet. Copies of these comments are incorporated herein and made a part hereof the file.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 26, 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 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 \_\_\_\_\_\_ day of March, 2007 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a proposed accessory building (storage building) to be located in the side yard in lieu of the required rear yard, 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.

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:pz



# Petition for Administrative Variance

#### to the Zoning Commissioner of Baltimore County

for the property located at 13 Oak Hollow Court which is presently zoned DR-2

Prior zoning R-20

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) Section 103.1 (BCZR), 205.3 (BCZR "63")

To permit an existing single-family dwelling with addition (open carport) to have a side yard setback of zero (0) feet in-lieu-of the required 11.25 feet.

\*See Attached

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.

			is the subject of this Petition.	
Contract Purci	naser/Lessee:		Legal Owner(s):	
N/A			ALANJE, SWIRNOW	/
Name - Type or Print	······································	Name -	Type or Print Olan EDwinsus	•
Signature	<u> </u>	<del></del>	Signature	•
Address		Telephone No.	Name - Type or Print	•
City	State	Zip Code	Signature Signature	
Attorney For P		Lip Godo	13 Oak Hollow Court (410) 653-9011	
Attorney r or r	Ctitionor.		Address Telephone No.	•
			Cockeysville, MD 21030	
Name - Type or Print		City	Representative to be Contacted: Description State Representative to be Contacted:	40-61-1
	······································		Representative to be Contacted: Per Mr. S.	Mirrich
Signature			Guy C. Ward McKee and Associates, Inc.	
Company		<del></del>	Name ((10) 507 1555	
A delegan	· · · · · · · · · · · · · · · · · · ·	Talanhana Na	5 Shawan Road, Suite 1 (410) 527-1555	
Address		Telephone No.	Address Cockeysville, MD 21030	
Cily	State	Zlp Code	City State Zip Code	
A Public Hearing ha day of of Baltimore County ar	ving been formally demanded a that the subjudy that the property be reposted.	and/or found to be request matter of this petition	uired, it is ordered by the Zoning Commissioner of Baltimore County, this is be set for a public hearing, advertised, as required by the zoning regulations	
	· •		Zoning Commissioner of Baltimore County	
CASE NO. 💆	26-210-A	Reviewed By(	CTM Date 10/19/05	
REV 9/15/98	·	Estimat	ted Posting Date 10/30/05	
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# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as

That the Affiant(s) does/do presently reside at	13 Oak Holl Address	ow Court	
	Baltimore	MD State	21208-1854
	City	State	Zip Code
That based upon personal knowledge, the followard variance at the above address (indicate hards)	wing are the facts only or practical diffic	upon which I/we base the re ulty):	quest for an Administrative
		1 1	•
*See Att	ached	1	
		i	
		1	
That the Affiant(s) acknowledge(s) that if a for	ormal demand is file	ed, Affiant(s) will be require	ed to pay a reposting and
advertising fee and may be required to provide	auditional informati	O11.	
$C(I_{\alpha}, A) \times A$	~ ~	To all	in the second
Signature Signature	51-V	gnature /	neeven
Signature A A S TO S TO LO	. N	griatore il factorial	SWIRNOW
TUHN N. DWIKNC	) <u>//</u>		SWIKIVOW
Name - Type or Print	Name - Type	or Print	
STATE OF MARYLAND, COUNTY OF BALTI	MORE, to wit:		
I HEREBY CERTIFY, this 19 day of	OCT.	2005 hoforo n	ne, a Notary Public of the
State of Maryland, in and for the County afores	aid, personally appo	eared	ne, a Notary Public of the
	/ AND I	ILENE _J.	SWIRHOW
ALAN R. SWIRNOW			
the Affiant(s) herein, personally known or satisf	factorily identified to	o me as such Affiant(s), and	made oath in due form of
the Affiant(s) herein, personally known or satisflaw that the matters and facts hereinabove set	factorily identified to forth are true and co	o me as such Affiant(s), and orrect to the best of his/her/t	l made oath in due form of heir knowledge and belief.
law that the matters and facts hereinabove set	forth are true and co	orrect to the best of his/her/t	heir knowledge and belief.
the Affiant(s) herein, personally known or satisfiant that the matters and facts hereinabove set  AS WITNESS my hand and Notarial Seal	forth are true and co	me as such Affiant(s), and orrect to the best of his/her/t	heir knowledge and belief.

**Notary Public** 

My Commission Expires

REV 09/15/98

Date

# Attachment 1 Petition for Variance

Case Number: 06-210-A

Address: 13 Oak Hollow Court

Legal Owner(s): Alan R. and Ilene J. Swirnow

Petitioner: Alan R. and Ilene J. Swirnow

Present Zoning: DR 2 (prior zoning R-20; at time of original subdivision approval)

**Prior Zoning Case: N/A** 

Request for Variance:

To determine whether or not the Zoning Commissioner should approve:

A variance to Section 103.1 (BCZR); 205.3 (BCZR "63") to permit an existing single family dwelling with addition (open carport) to have a side yard setback of zero(0) feet in lieu of the required 11.25 feet.

#### Reason for Request

Due to the unique characteristics of the subject property, the location of the existing dwelling and existing driveway, the proposed carport addition must be placed in the proposed location. Without the requested relief, the Petitioner will suffer practical difficulty and undue hardship due to the necessity to reconfigure the existing dwelling and driveway to accommodate the proposed addition.

FOR ADDITIONAL INFORMATION ON THIS PETITION PLEASE CONTACT:

Guy C. Ward, R.S., Associate

# McKee & Associates, Inc

Engineering, Surveying, Land Planning, Real Estate Development Shawan Place, 5 Shawan Road, Suite 1, Hunt Valley, MD 21030 Tel: (410) 527-1555 Fax: (410) 527 1563 E-Mail: mckee@qis.net

# Zoning Description for 13 Oak Hollow Court:

Beginning at a point of the south side of Oak Hollow Court which is 50 feet wide At a distance of 653' East of the centerline of the nearest improved intersecting street Garrison Farms Road which is 50 feet wide. Being lot #31 Section #2 in the subdivision Stevenson at Anton Farms as recorded in Baltimore County Plat Book #30, Folio 46, containing 22,820 S.F., 0.52 Ac. Also known as #13 Oak Hollow Court and located in the 3rd Election District, 3rd Councilmanic District.

ASHIER'S VALIDATION 大海山谷 マスカロハ 

Baltimore County, Maryland Office of Budget & Finance Customer Service Division

BUSINESS	ACTUAL	TIME	DRW
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REG WS04 WA			
>>RECEIPT # 3	35620 10/20	)/2005	OFL.N
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CR NO. 00033	5		
528 ZONING V	ERIFICATION		
001-006-	6150		
1	1	1	\$65.00
Receipt total		1	\$65.00
All receipts			\$65.00
CHECK	1		\$60.00
CASH	1		\$5.00
Total remitte	d		\$65.00

Thank you for your payment.

### CERTIFICATE OF POSTING

Baltimore County Dept. of Permits & Development Management 111 W. Chesapeake Avenue, Rm. 111 Towson, MD 21204

Attention: Mrs. Kristen Matthews

RE:

Case Number:06-210-A

Date: October 27, 2005 Petitioner/Developer: Alan R. Swirnow and Ilene J. Swirnow

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 13 Oak Hollow Court

The sign(s) were posted on October 26, 2005

Date of Hearing/Closing: November 14, 2005

(Month, Day, Year)

(Signature of Sign Poster)

ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY HERE

William D. Gulick, Jr. (Printed Name of Sign Poster)

McKee and Associates, Inc. 5 Shawan Road, Suite 1 (Street Address of Sign Poster)

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

(410) 527-1555 (Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

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SUMME TO SECTION 26-127(biff), NALTHORE COUNTY CODE, AN ELGINE INDIVIDUAL OR GROUP NAY REQUEST A PUBLIC HEARING CONCERNING THE PROPESSION VARIABLE, PROVINED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU REPORT.

5:00 P.M. ORFVINS A. 194 - 2005

MONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
S. AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE RUMDING,
EST CHESAPEARE AVE., TOWNSON, ND 21204, (AM) 887-3394 REPORTED OF LAW REPORT THIS SIGN AND POST WITH ANTHE MATERIAL SAME WITH



# 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: <u>OG - Z 10 - A</u>					
Petitioner: Alan Ratione J. Swirnow					
Address or Location: 13 Oak Hollow CoveT					
PLEASE FORWARD ADVERTISING BILL TO:					
Name: Alana Ilene Swirnow					
Address: 13 Oak Hollow Court					
Balto. Md. 21208-1854					
Telephone Number: 410-338-1122					

## <u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

| -A

Case Number 06-

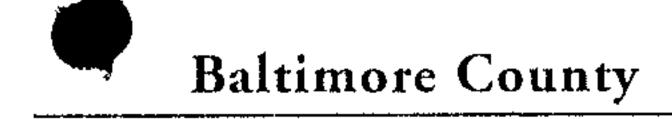
Address 13 OAK HOLLOW CT

Conta	ct Pers	on:	<del></del>	Planner, Please P	rint Your Name	- E T	P	hone Num	ıber: 41	10-887-3391
Filing	Date:	10/	19/0	-	Posting Da	te: 10	30/05	Closing	g Date:	11/14/05
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						 			WCR - R	evised 6/25/04

### Department of Permits Development Management

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





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

November 14, 2005

Alan R. Swirnow Ilene J. Swirnow 13 Oak Hollow Court Cockeysville, Maryland 21030

Dear Mr. and Mrs. Swirnow:

RE: Case Number: 06-210-A, 13 Oak Hollow Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 19, 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,
U. Call Rill Des

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel C:

Guy Ward McKee & Associates 5 Shawan Road, Ste. 1 Cockeysville 21030



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



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

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



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

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development

**DATE:** November 9, 2005

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For October 31, 2005

Item No. 210

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

No permanent structures are permitted in the existing 10-foot public drainage and utility easement.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 210-11092005.doc

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy Kotroco, Director Department of Permits & Development Management

DATE: March 9, 2007

FROM:

Dennis A. Kennedy

Bureau of Development Plans Review SIGNED: Dennis A. Kennedy

SUBJECT:

Zoning Advisory Committee Item No. 06-210-A Revised ·

With the release of the County drainage and utility easement, we have no objection to the requested side-yard setback of 0 feet.

1.000 1 5 2002

THE CHARLESTANT

DAK

cc:file,Guy Ward,John Murphy

#### INTER-OFFICE CORRESPONDENCE

**DATE:** November 4, 2005

NOV - 8 2005

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

13 Oak Hollow Court

INFORMATION:

Item Number:

6-210

Petitioner:

Alan and Irene Swirnow

Zoning:

DR 2

Requested Action:

Administrative Variance

The owners of the property in question propose to construct an attached carport to the side of the existing single family dwelling with a 0' side yard setback. Customarily, the Office of Planning opposes such variances, however, in this instance there is an easement on the adjacent neighbor's property for the existing driveway.

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the granting of the administrative variance provided the Zoning Commissioner has determined that the Department of Public Works finds it is acceptable to build within the drainage and utility easement. If the carport must be located outside of the drainage and utility easement then it must be scaled back to maintain a 5' side yard setback.

For further information concerning the matters stated here in, please contact Diana Itter 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 Count

Item No. 210 47

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

My telephone number/toll-free number is \_\_\_\_\_

And the state of t

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r.;

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# Zoning Commissione

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

Alan R. Swirnow Ilene J. Swirnow 13 Oak Hollow Court Cockeysville, Maryland 21030

Re: Petition for Administrative Variance

Case No. 06-210-A

Property: 13 Oak Hollow Court

Dear Mr. and Mrs. Swirnow:

Your request for Administrative Variance has been given to me for review. I notice that the Plat to Accompany shows the proposed addition within the 10' drainage and utility easement. As you can-see by the attached comment from the Bureau of Development Plans Review, the Bureau opposes this proposal.

I suggest that your representative call Mr. Kennedy in this regard to see if something can be worked out. I will hold the file open until I hear from you.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:dlw Enclosure

c: Guy C. Ward, McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville, MD 21030



## INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

n4

DATE: November 9, 2005

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 31, 2005

Item No. 210

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

No permanent structures are permitted in the existing 10-foot public drainage and utility easement.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 210-11092005.doc

# Catherine (Kitty) Popelarski - 👛 Assistance

From:

Timothy Kotroco

To: Date: Swirnow, Ilene

Subject:

03/08/06 11:11 AM Re: Assistance

CC:

Kennedy, Dennis; Marchione, Anthony; Popelarski, Catherine (Kitty); Rockel, Eric

Dear Mr. & Mrs. Swirnow:

Dr. Marchione has asked me to respond to your inquiry regarding the building of a carport onto your house. As you know, the carport is proposed to be located in a 10' drainage and utility easement that is owned by Baltimore County. 5' of that easement is located on your property. County law forbids the location of permanent structures, (carport) within our D & U easements. Therefore, we cannot approve your request, unless you petition the County to abandon our D & U easement. Each County agency would have input as to whether the easement should be extinguished. However, looking at you plan, I would think that Public Works would be the primary agency to have a concern about giving up this easement. If the county agencies do not object to releasing the easement, then you may purchase your 5 foot portion. Your surveyor/engineer, Guy Ward, is very experienced in these matters and has an excellent reputation with our offices. He knows the exact process to follow and we will be happy to work with him in the event that you choose to proceed in this fashion. If you need further information, kindly have Mr. Ward contact my office and I will be happy to meet with him to expedite this matter.

Sincerely,

Tim Kotroco

Timothy M. Kotroco, Director
Permits & Development Management

Phone: 410-887-3020

>>> "Swirnow, Ilene J" <iswirnow@bcps.org> 03/03/06 5:10:42 PM >>>

Hi Tony, I have been meaning to call you for the last two weeks, but the life of a principal is hectic (as you well know). I was wondering if you could assist me regarding the county process regarding variances. The following scenario is quite involved, so please bear with me!

I requested an Administrative Variance on my property (13 Oak Hollow Court, Pikesville, 21208) in order to erect a carport. After spending a considerable amount of money and with all my neighbors in agreement, we were told that there is a 10' easement on my driveway and my adjoining neighbor's property (5 feet on each side). We had known about this, but had been assured that it would not be a problem. We called BGE and it is not a utility easement from them. We received a notification from Dennis Murphy, Supervisor in the Bureau of Development Plans Review, on Nov. 9, denying the variance based on the utility easement. Then we received a letter from John Murphy, Deputy Zoning Commissioner on Nov. 18, stating that we should contact the Bureau of Development Plans Review to see if something can be "worked out" and that he'd hold the file open. He told my husband Alan that, "Just because Murphy said no, doesn't mean no." I then contacted Kevin Kamenetz's office. His staff assistant said to contact a Keith Richards, a zoning review officer. Here's where we are now: We've been told that we can file for a variance in consideration or something that costs about \$1200 which involves all county offices signing off on, and then purchasing back the land from the county at fair market value (I've gotten conflicting information if it is just our 5' of the easement or all 10' with my neighbor's portion). First, however, we need to find out if there are any other utilities on the easement. The property is in the lands records in Plat Book 30, Folio 46. Can you help me navigate the next steps? Where do we find the lands records and how do we go about accessing that information?

I have a builder and would like to proceed but I would hate to spend a lot of money to begin the next process only to find that any department can veto the application at will or that the cost of the land is prohibitive. Do you have any suggestions as to how we can navigate the county bureaucracy? I don't know what you can do, but I appreciate any help you can provide and thank you in advance. Just reading this saga is a chore! You can email me here or at home: <a href="mailto:iswirnow@comcast.net">iswirnow@comcast.net</a>. I hope all is well. Take

care. Ilene

#### AUBULHY NOTFOCO - Assistance

From: "Swirnow, Ilene J" <iswirnow@bcps.org>

To: <amarchione@co.ba.md.us>

**Date:** 03/03/06 5:12:01 PM

Subject: Assistance

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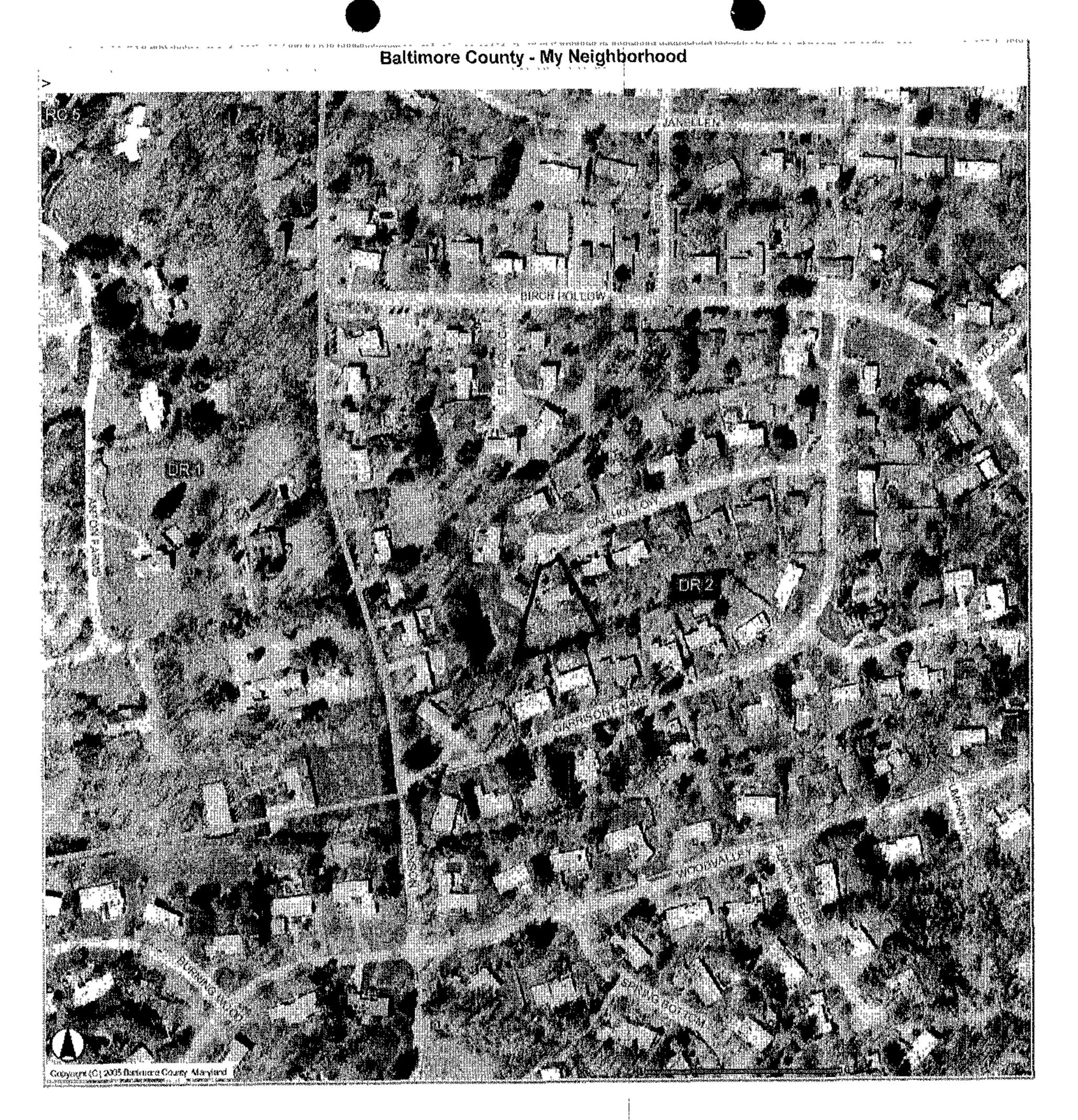
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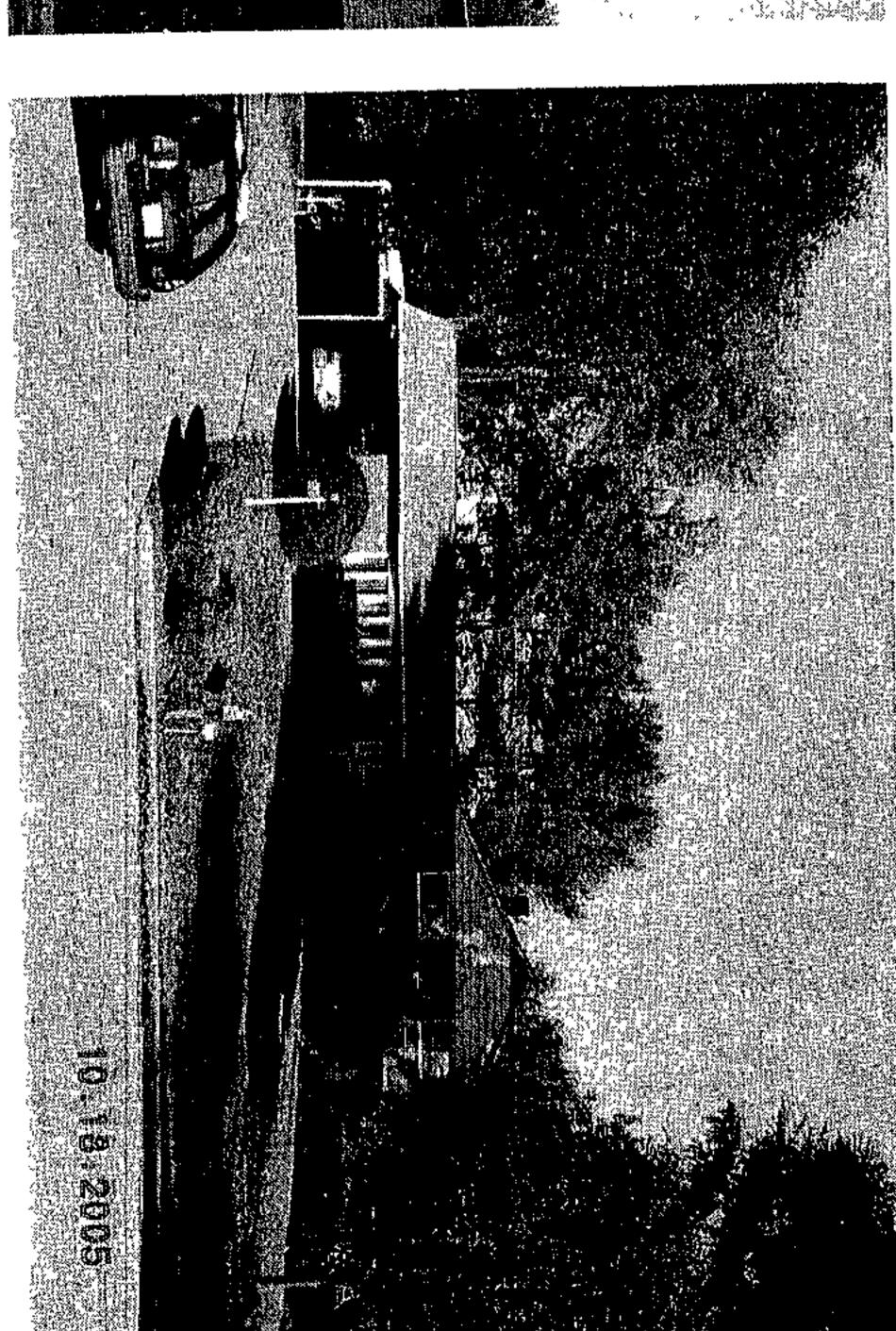
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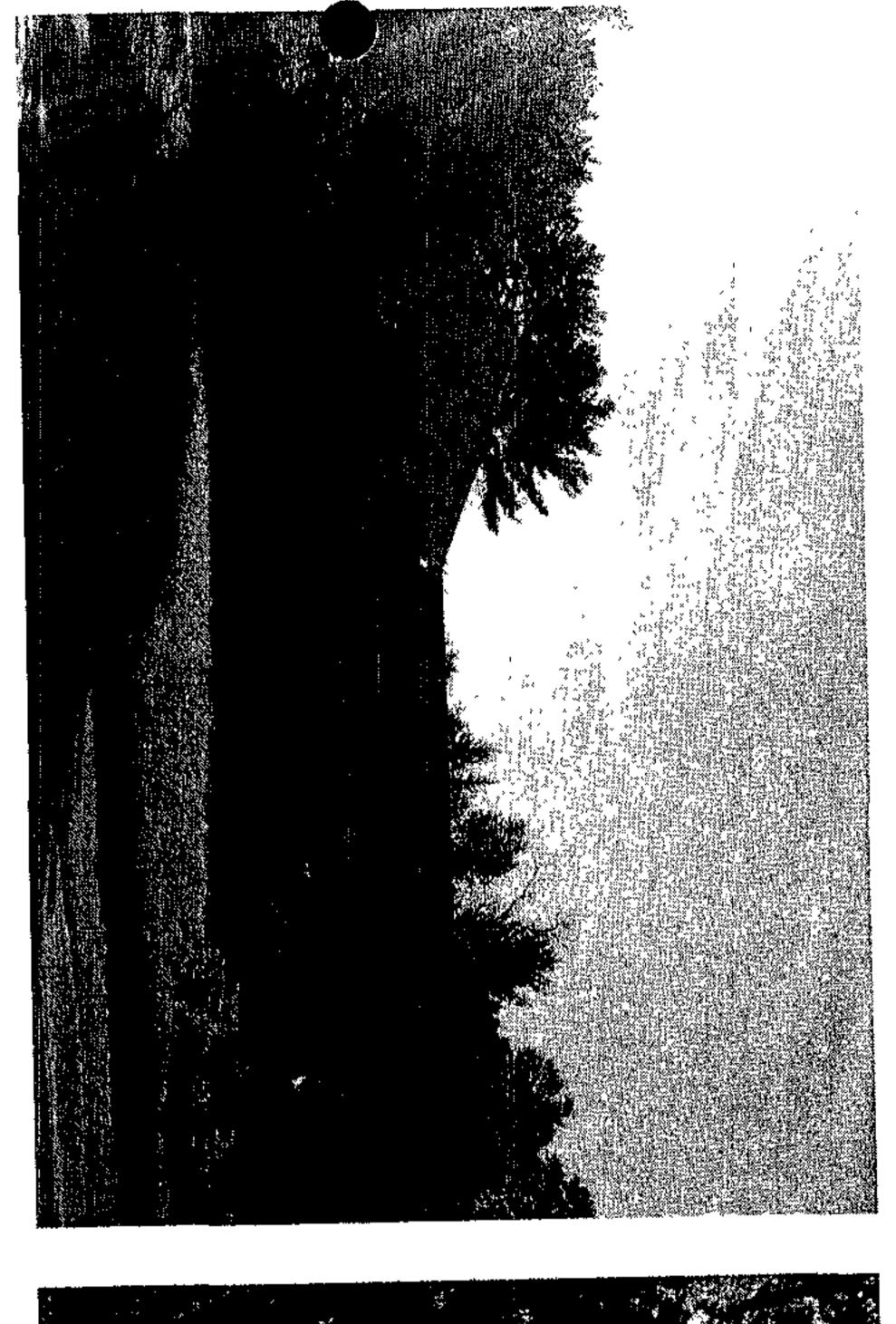


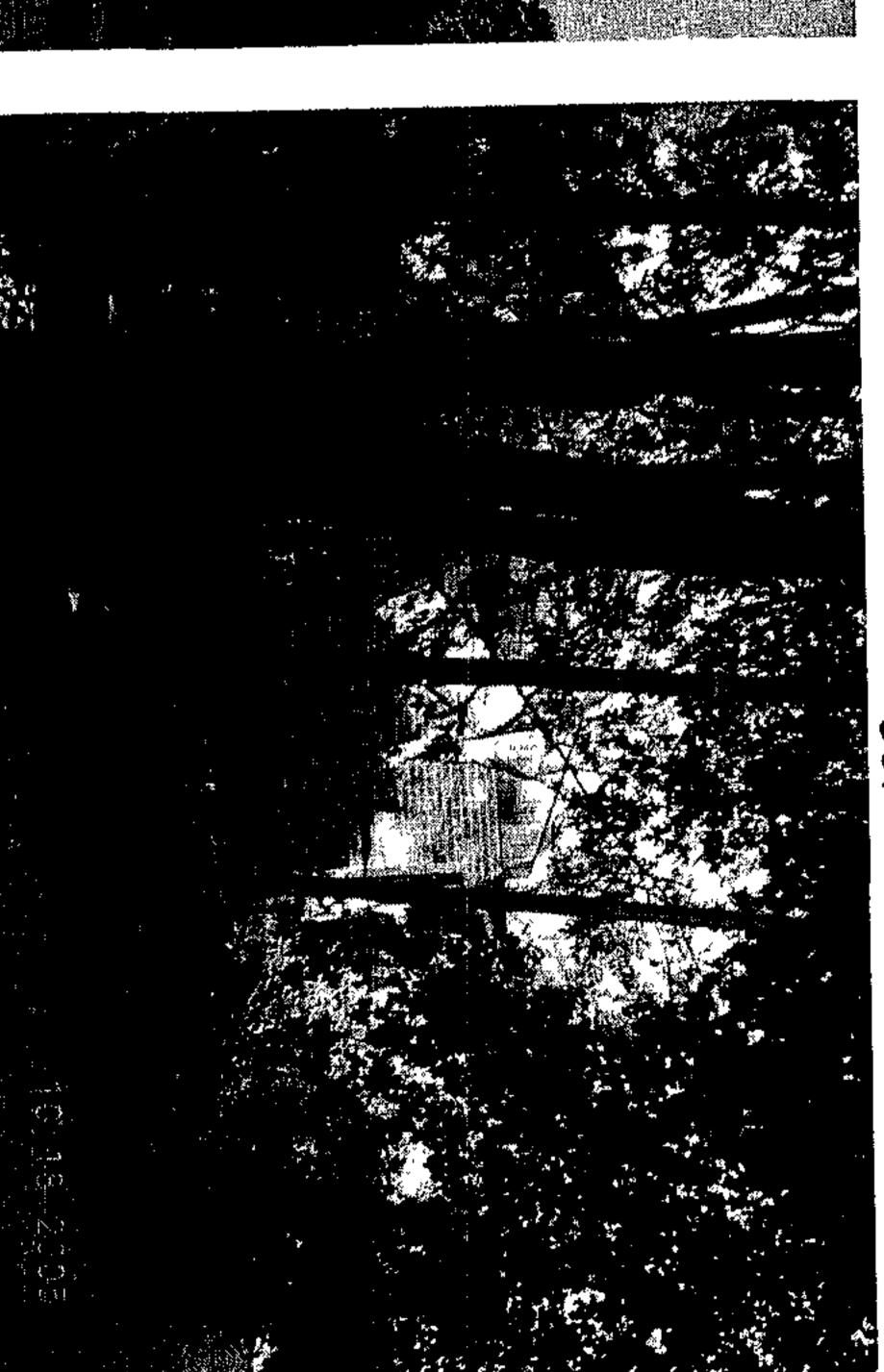


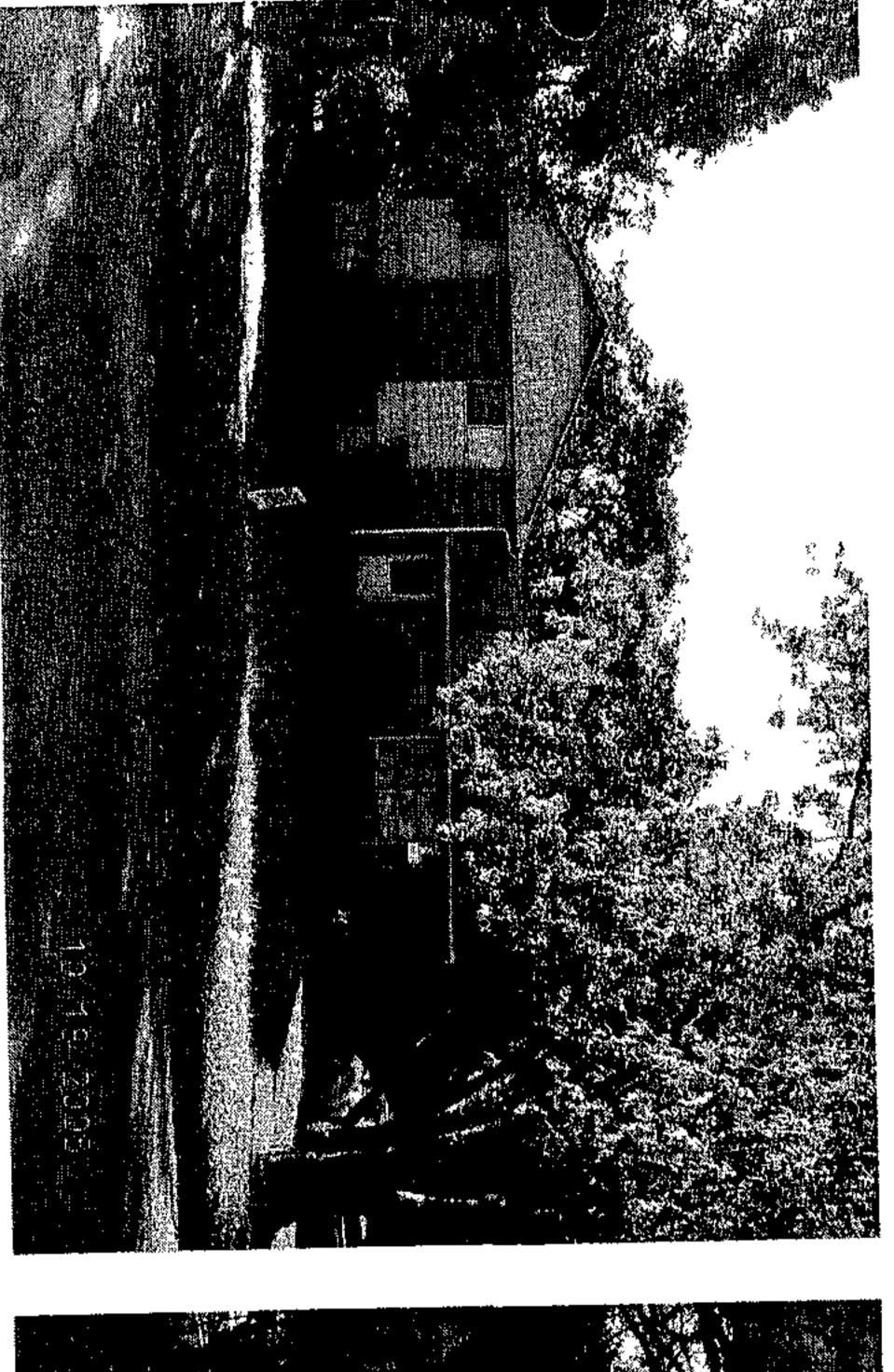


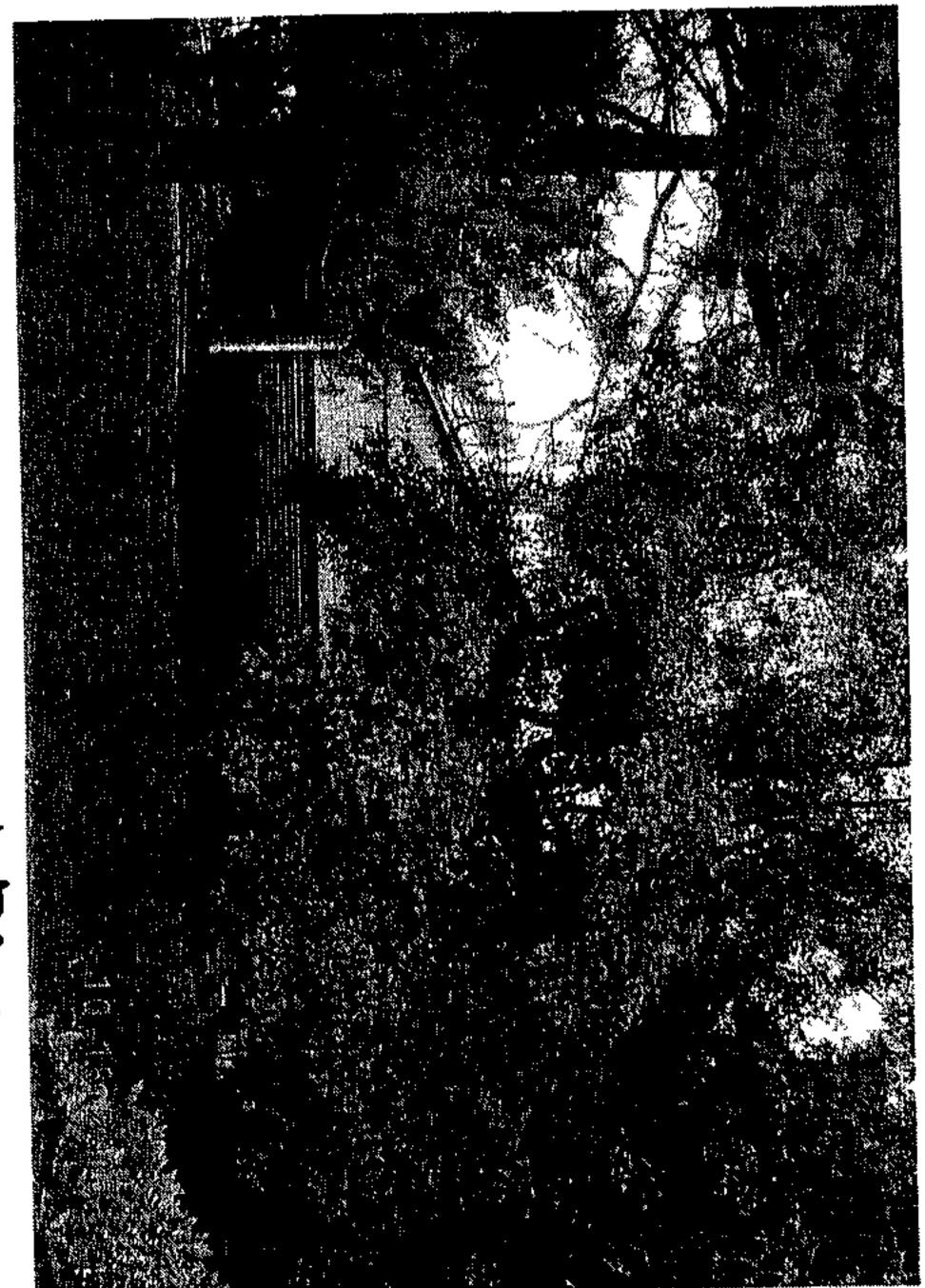
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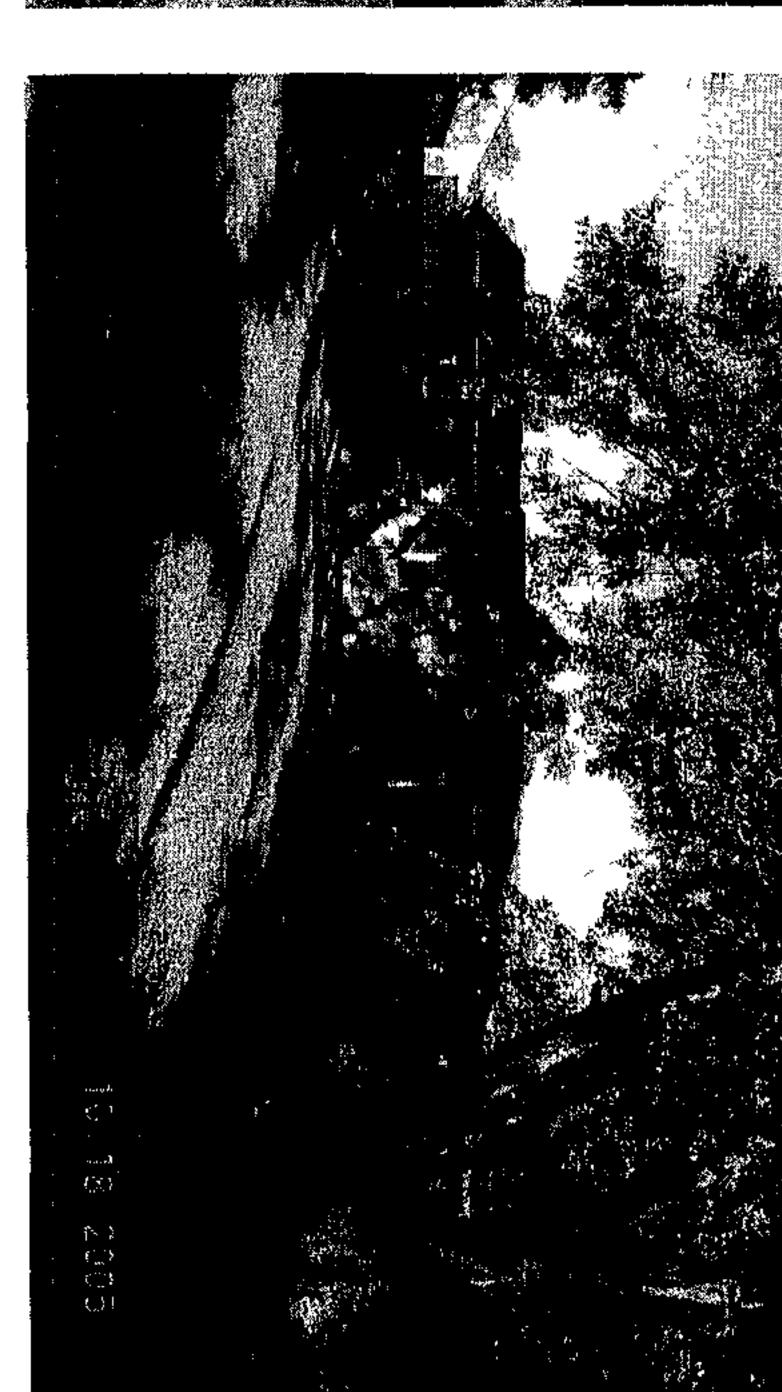
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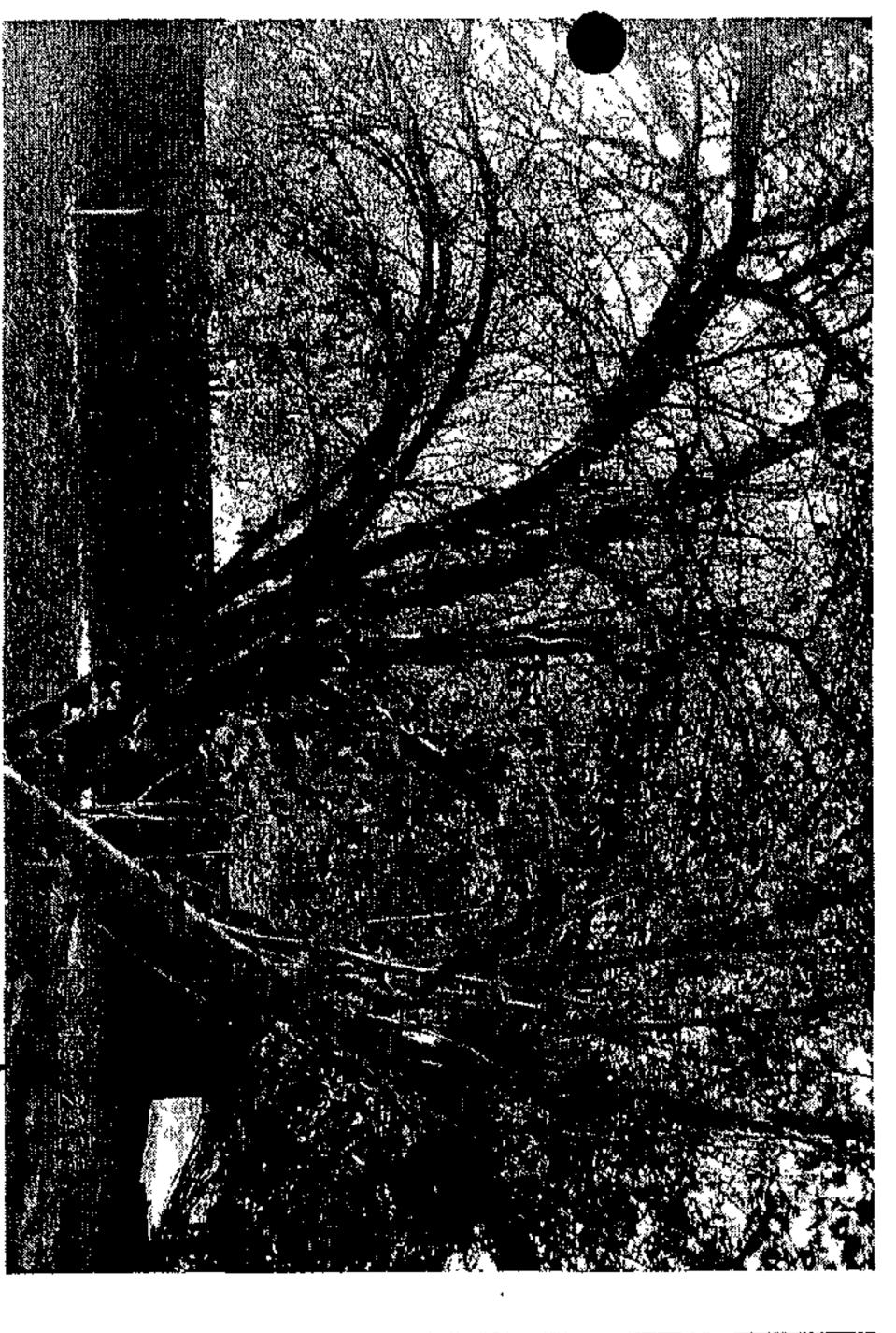
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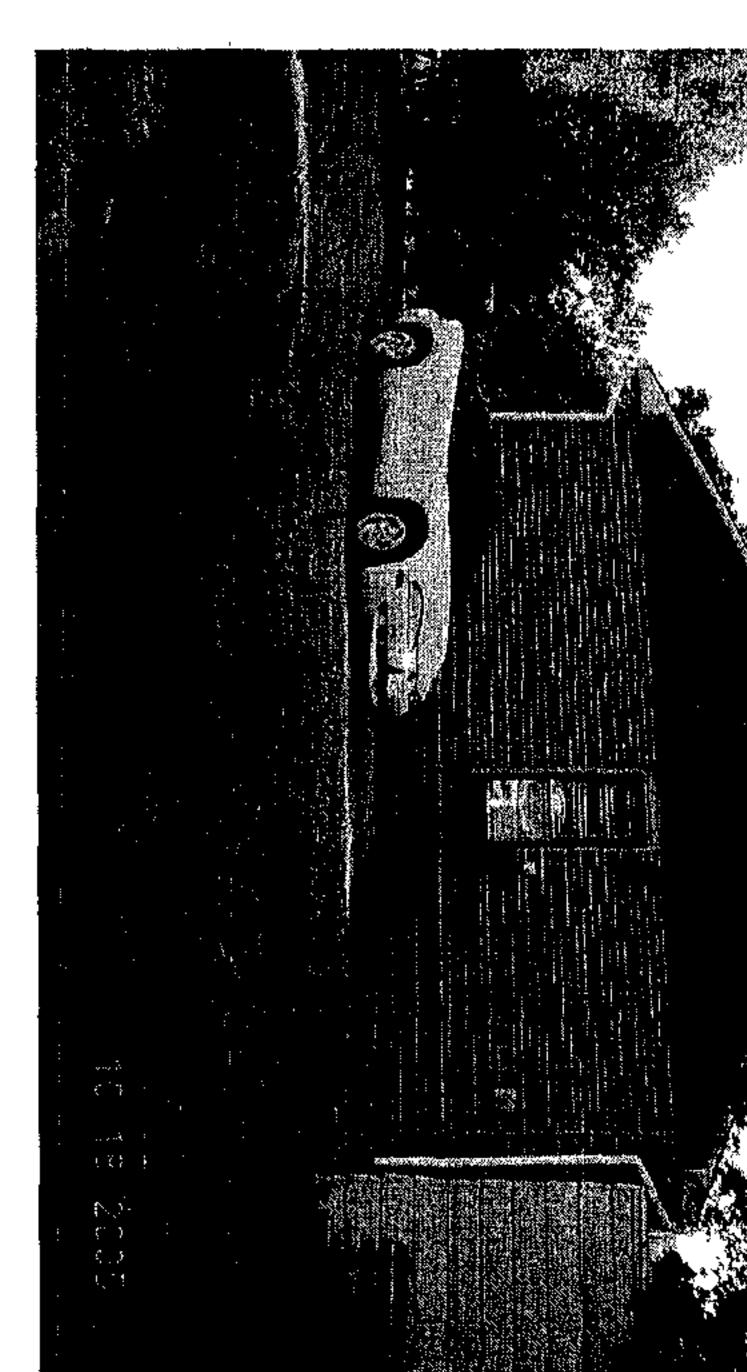






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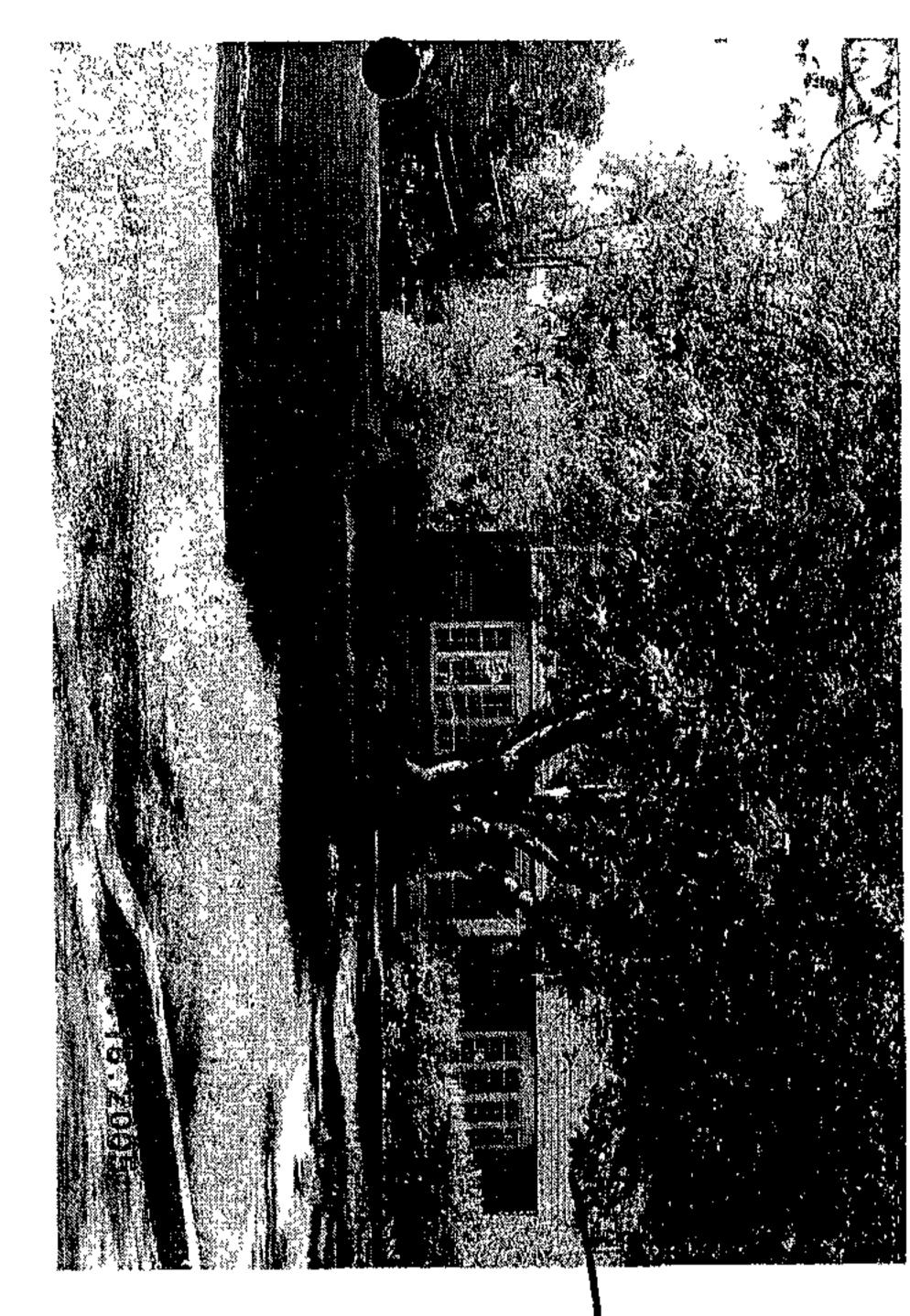




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