

IN RE: PETITION FOR ADMIN. VARIANCE
W/ side of Lark Meadow Ct., 630' South
of c/l of Bennerton Drive
14th Election District
6th Councilmanic District

(26 Lark Meadow Court)

William J. and Diane E. Smith
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-212-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, William J. and Diane E. Smith. The variance request is for property located at 26 Lark Meadow Court in the Village of Hickory Hollow Subdivision area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a street side setback of 4.5 feet in lieu of the required 25 ft. A sum of side yards of 9.5 ft. in lieu of the required 25 ft., an interior side setback of 5 ft. in lieu of the required 10 ft., and a rear yard setback of 20 ft. in lieu of the required 30 ft. for an addition. 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 Bureau of Development Plans Review dated November 9, 2005, a copy attached hereto and made a part hereof.

Amended Petition

Upon review of the requested variances, this Commission wrote to the Petitioners requesting justification for such a large addition. The Petitioners' responded with an amended Petition

ORDER RECEIVED FOR FILING
Date 12-19-05
By [Signature]

which indicated that the Petitioner's parent needed to come to live with the Petitioners and the need for a new family room. Also the Bureau of Development Plans Review objected to the corner of the proposed addition encroaching on the revertible slope easement area shown on exhibit 1. Thereafter the Petitioner submitted a revised plan which eliminated the encroachment.

Findings of Fact and Conclusions of Law

The lot is oddly shaped and virtually any addition to the rear will trigger a request for variance. I find the property unique in a zoning sense.

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 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 19 day of December, 2005, that a variance from Section 1B02.3.C.1 of the

ORDER RECEIVED FOR FILING

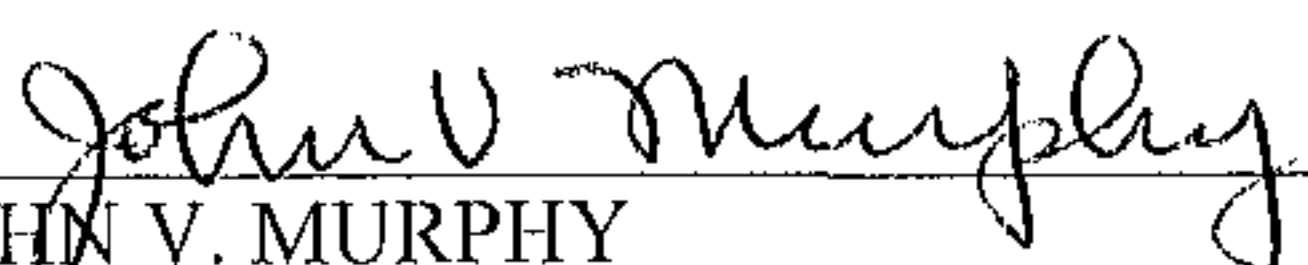
Date 12-19-05

By [Signature]

Baltimore County Zoning Regulations (B.C.Z.R), to permit a street side setback of 5 feet in lieu of the required 25 ft., a sum of side yards of 10 ft. in lieu of the required 25 ft., an interior side setback of 5 ft. in lieu of the required 10 ft., and a rear yard setback of 20 ft. in lieu of the required 30 ft. for an addition pursuant to amended Petitioner's exhibit 1, 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 Bureau of Development Plans Review dated November 9, 2005 and December 13, 2005, copies of which is attached hereto and made a part hereof.

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 12-19-05
By [Signature]



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 26 Lark Meadow Ct.
which is presently zoned DR3-5

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) 1 B02.3.C.1 ; BCZR, TO PERMIT
A STREETSIDE SETBACK OF 4.5 FT. IN LIEU OF THE REQUIRED 25 FT., A
SUM OF SIDE YARDS OF 9.5 FT. IN LIEU OF THE REQUIRED 25 FT., AN
INTERIOR SIDE SETBACK OF 5 FT. IN LIEU OF THE REQUIRED 10 FT., AND A
REAR YARD SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 30 FT. FOR
AN ADDITION.

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):

William J Smith
Name - Type or Print _____
William J Smith
Signature _____
Diane C. Smith
Name - Type or Print _____
DIANE SMITH
Signature _____
26 Lark Meadow Ct 410 668-7768
Address _____ Telephone No. _____
BALTIMORE MD 21236
City _____ State _____ Zip Code _____

Representative to be Contacted:

Sam
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. 06-212-A

Reviewed By JCM Date 10/20/05

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

26 Lark Meadow Ct
Address
Baltimore MD 21236
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):

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.

William J. Smith
Signature
William J. Smith
Name - Type or Print

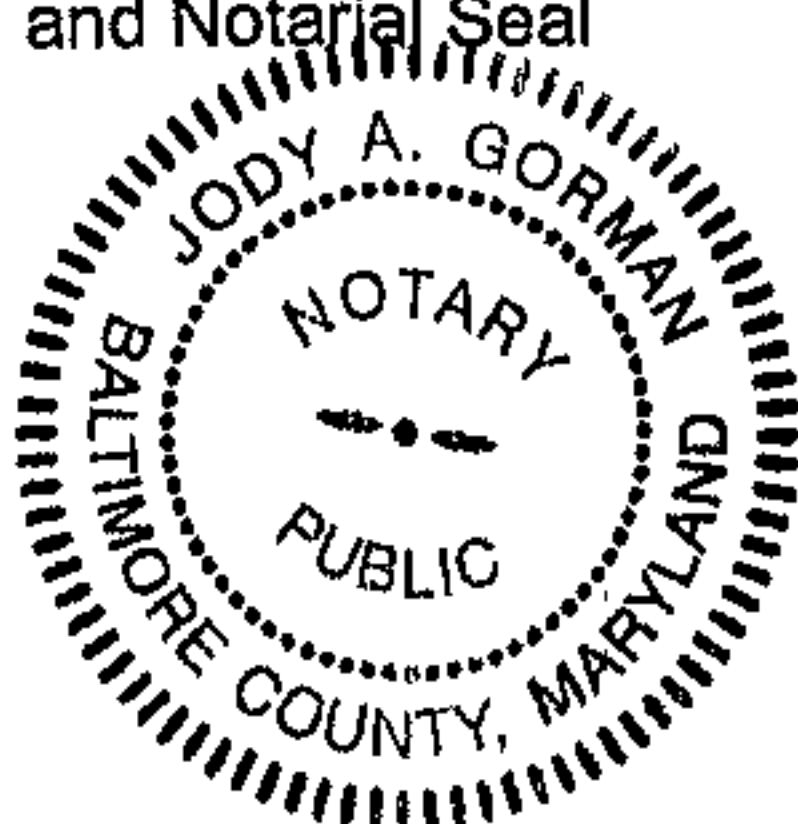
Diane E. Smith
Signature
Diane E. Smith
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Maryland, Baltimore County
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Jody A. Gorman
Notary Public
My Commission Expires July 12, 2008

Affidavit in Support of Administrative Variance

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

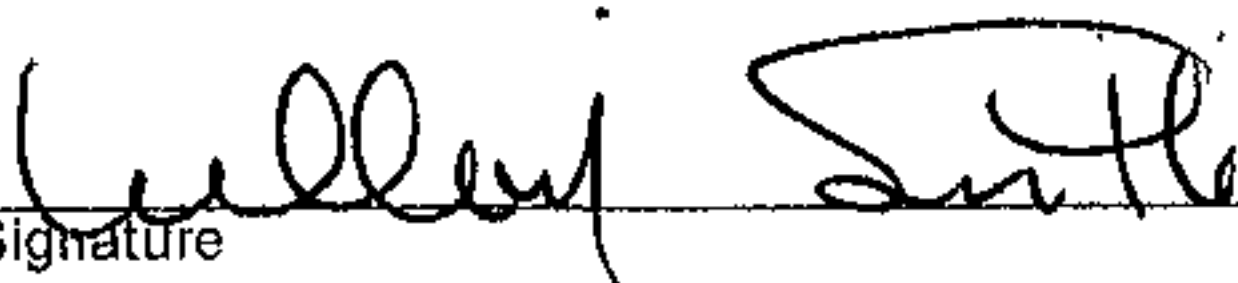
That the Affiant(s) does/do presently reside at

26 Lark Meadow Ct
Address
BALTIMORE MD 21236
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):

We would like to add an addition to allow space to move in my 80yr old mother-in-law. Since the space she will need includes our existing family room, we are requesting permission to build a new one for our family (5 currently living in our home) and some additional space for her dwelling.

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


Signature
William J. Smith
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal

Notary Public
My Commission Expires _____

Amended Petition case no. 06-212A



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 26 Lark Meadow Ct
which is presently zoned C

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)

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

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

Reviewed By _____ Date _____

Estimated Posting Date _____

ORDER RECEIVED FOR FILING
Date 12-19-01
By [Signature]

CASE NO. _____

REV 10/25/01

ZONING DESCRIPTION

Zoning Description for 26 LARK MEADOW COURT
(address)

Beginning at a point on the WEST side of
(north, south, east or west)

LARK MEADOW COURT which is 100'
(name of street on which property fronts) (number of feet of right-of-way width)

Wide at the distance of 630' SOUTH of the
(number or feet) (north, south, east or west)

Centerline of the nearest improved intersecting street BENNERTON DRIVE
(name of street)

Which is 50' wide. *Being Lot # 17
(number of feet of right of way width)

Block E Plat # 2 In the subdivision of VILLAGE OF HICKORY HOLLOW
(name of subdivision)

As recorded in Baltimore country Plat Book # 39 . Folio # 147.

Containing 12,546 . Also known as 26 LARK MEADOW COURT
(square feet of acres) (property address)

And located in the 14th Election District, 6TH Councilmanic District.

212

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0340

DATE 10-20-05 ACCOUNT Perf-606-6150

AMOUNT \$ 65.00

RECEIVED FROM: W. Smith 26 LACK
MAAD

FOR: Ad. UAL

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
DATE 10-20-05 TIME 5:00
BY W. Smith
FOR Perf-606-6150
AMOUNT 65.00
BALANCE 0.00
TOTAL 65.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-212-A

Petitioner/Developer: WILLIAM

SMITH

Date of Hearing/Closing: 11-14-05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

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

26 LARK MEADOW CT

The sign(s) were posted on 10-29-05
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

11-1-05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

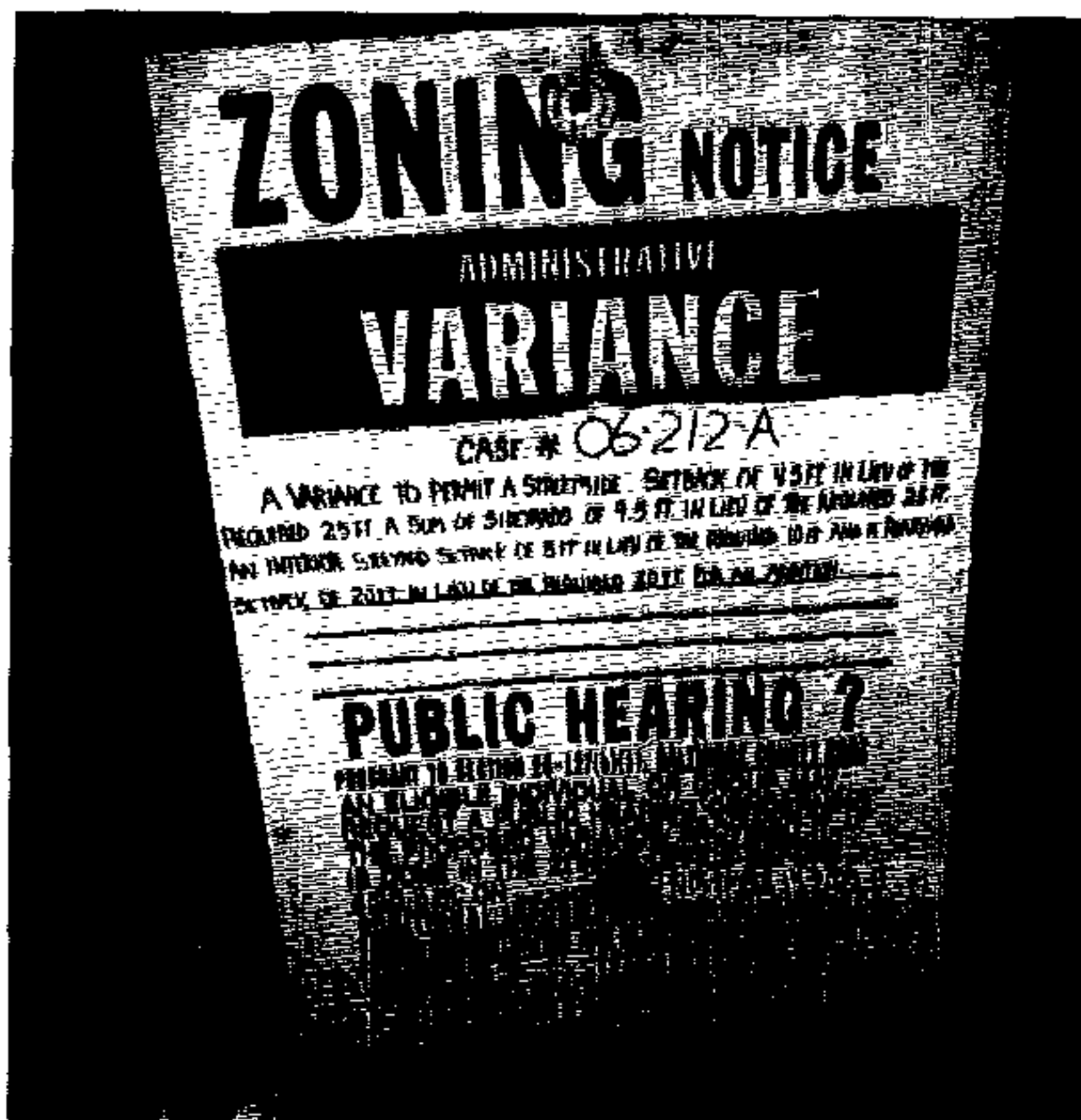
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



26 LARK MEADOW CT.

**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: 212

Petitioner: WILLIAM SMITH

Address or Location: 26 LARK MEADOW CT., BALD., MD. 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME

Address: SAME

Telephone Number: 410-668-7768

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 212 -A Address 26 LARK MEADOW CT.

Contact Person: _____ Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10.20.05 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- 212 -A Address 26 LARK MEADOW CT.
Petitioner's Name William Smith Telephone 410-668-7768

Posting Date: 10.30.05 Closing Date: 11.14.05

Wording for Sign: A VARIANCE
To Permit A STREETSIDE SETBACK OF 9.5ft. IN LIEU OF THE

REQUIRED 25ft., A SUM OF SIDEYARDS OF 9.5ft. IN LIEU OF THE REQUIRED 25ft.
AN INTERIOR SIDEYARD SETBACK OF 5ft. IN LIEU OF THE REQUIRED 10ft., AND A
REARYARD SETBACK OF 20ft. IN LIEU OF THE REQUIRED 20ft. for
AN ADDITION.

WCR - Revised 6/25/04

**Department of Permits
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

William J. Smith
Diane E. Smith
26 Lark Meadow Court
Baltimore, Maryland 21236

Dear Mr. and Mrs. Smith:

RE: Case Number: 06-212-A, 26 Lark Meadow Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 20, 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.", with a stylized flourish at the end.

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

SUBJECT: Zoning Advisory Committee Meeting
For October 31, 2005
Item No. 212

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

Show / prove that the revertible slope easement is not needed anymore.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 212-11092005.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Tim Kotroco, Director
Department of Permits & Development
Management

DATE: January 20, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For Item No. 06-212A

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following **revised** comment.

It has been determined that the portion of the revertible slope easement on which the property owner wishes to encroach is no-longer needed. The ground falls away from the proposed addition and therefore does not support the roadway. As far as this office is concerned, the petitioner may build the proposed addition as shown on the exhibit.

DAK
cc:file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 21, 2005

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

RECEIVED

SUBJECT: 26 Lark Meadow Court

NOV 21 2005

INFORMATION:

Item Number: 6-212

ZONING COMMISSIONER

Petitioner: William J. Smith

Zoning: DR 3.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the Department of Public Works does not oppose the encroachment of the revertible slope easement shown on the plan.

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: 11.31.05

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

RE: Baltimore County
Item No. 212 JCM

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 _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 9, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 31, 2005
Item No. 212

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

Show / prove that the revertible slope easement is not needed anymore.

Move foundation out of easement. Then OK.

*DMR
12/13/05*

RECEIVED

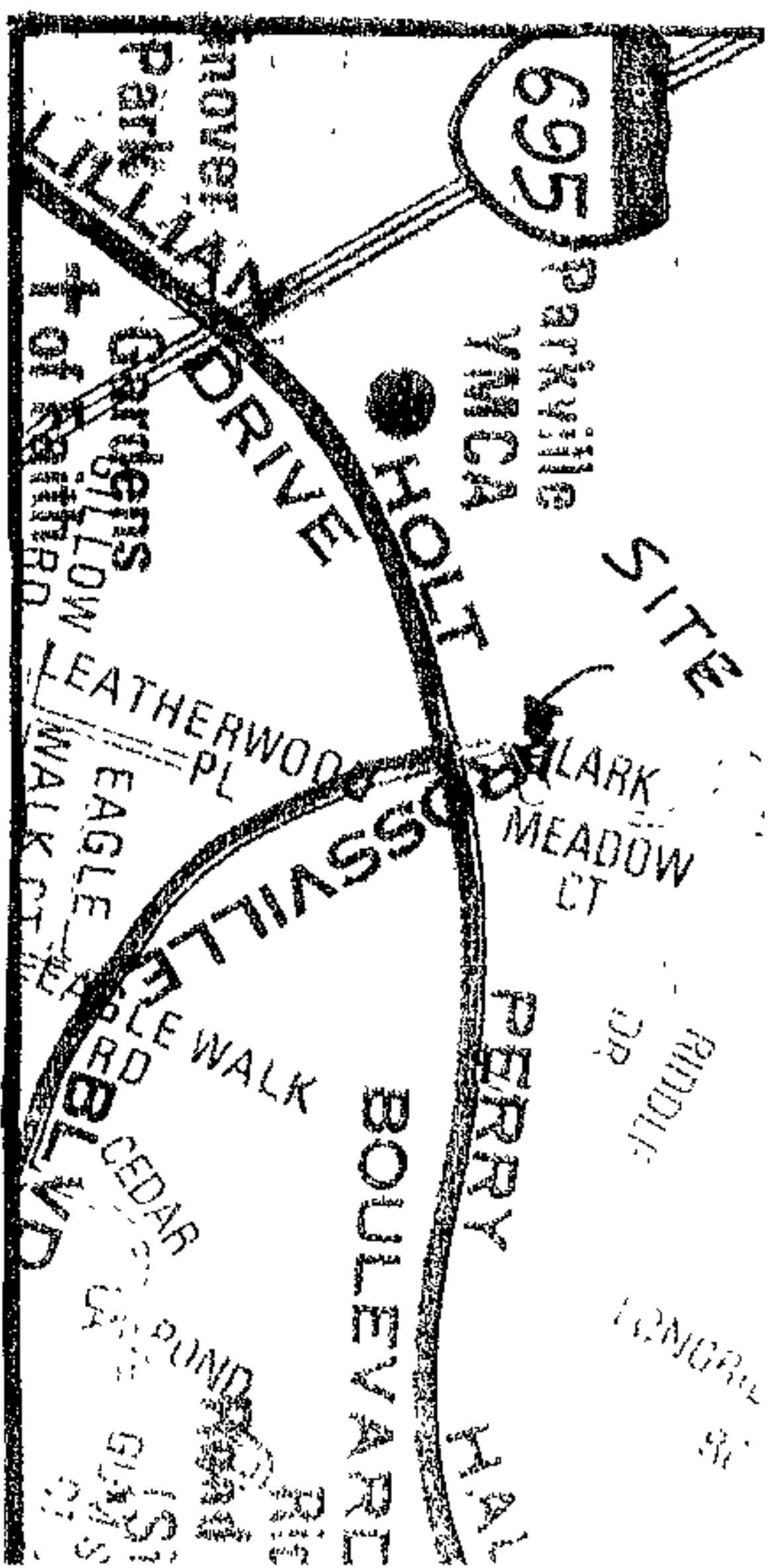
DEC 1 2005

RECEIVED

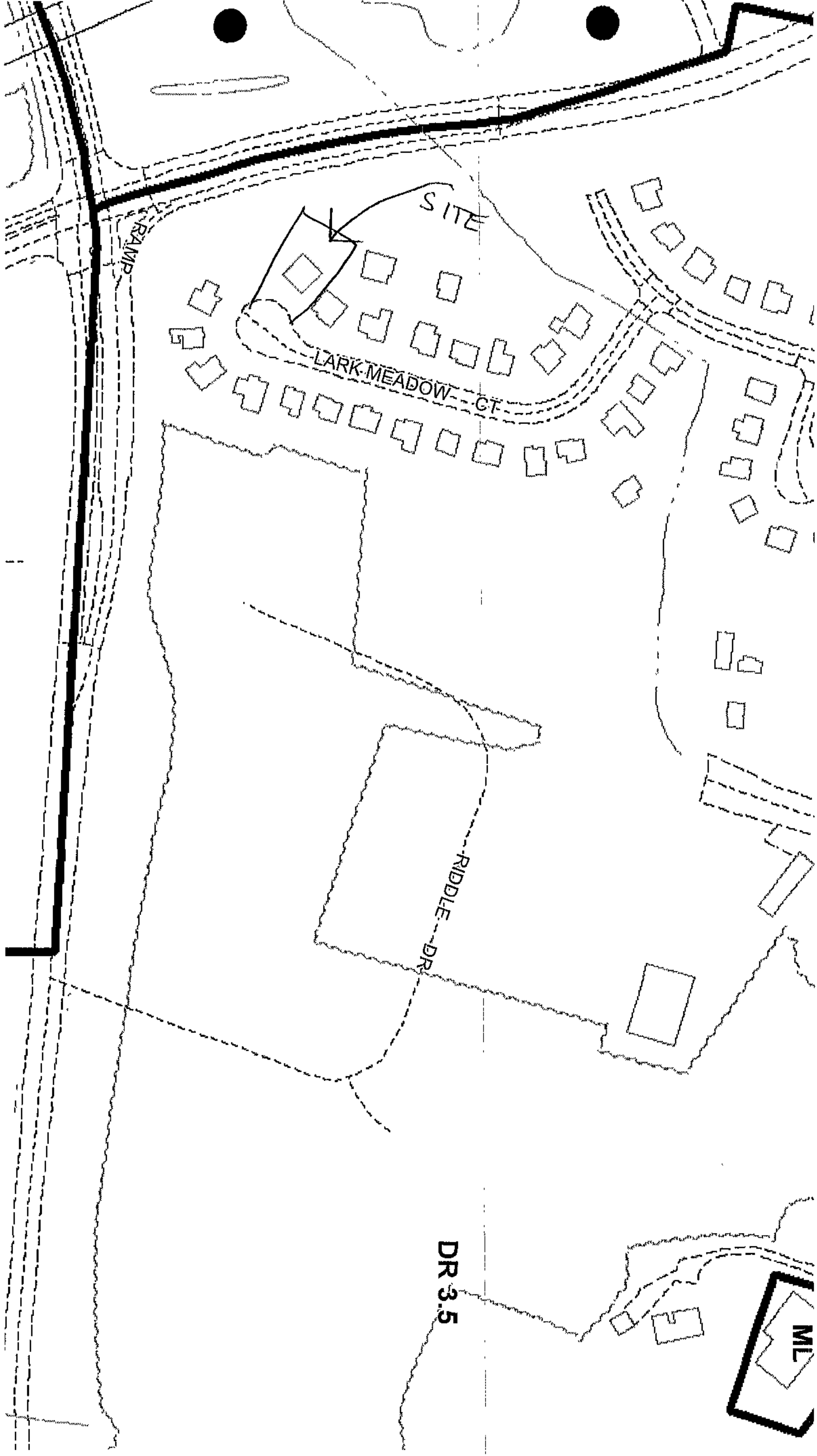
DAK:CEN:clw
cc: File
ZAC-ITEM NO 212-11092005.doc

Post-It® Fax Note	7671	Date	11/28	# of pages	1
To	Bill Smith	From	Dennis Kennedy		
Co./Dept.		Co.			
Phone #		Phone #	410-887-3751		
Fax #	410-483-3031	Fax #	410-887-2877		

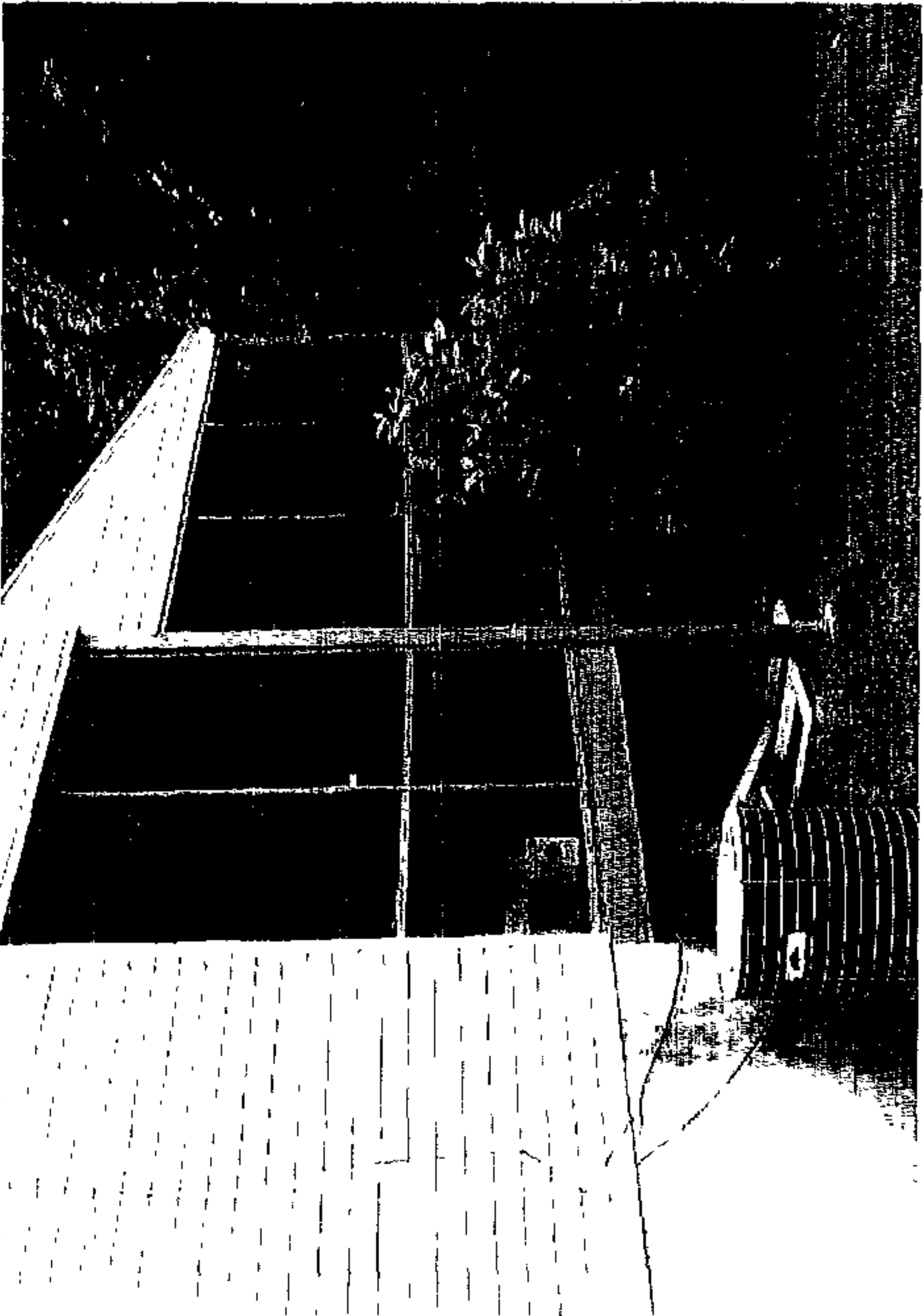
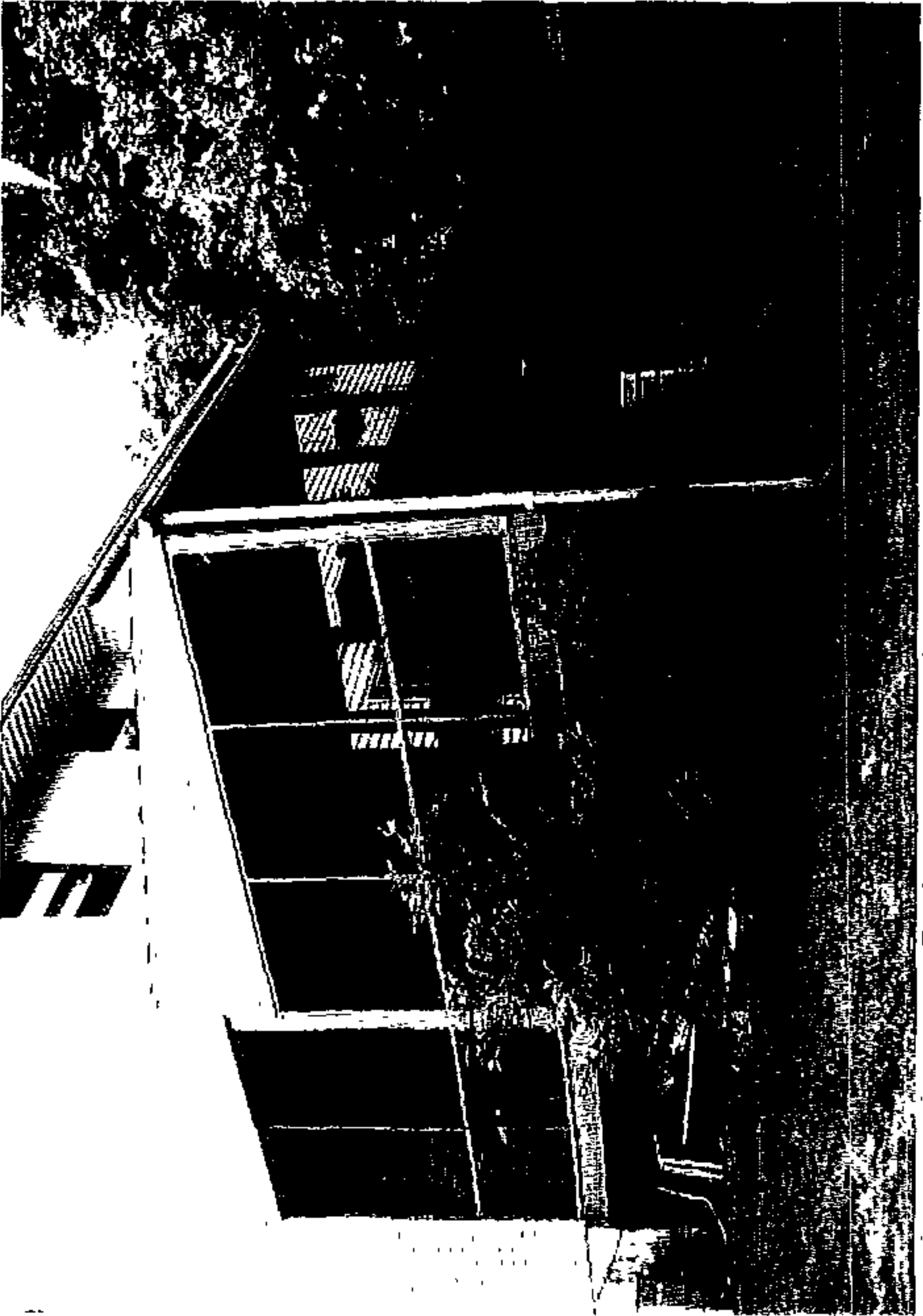
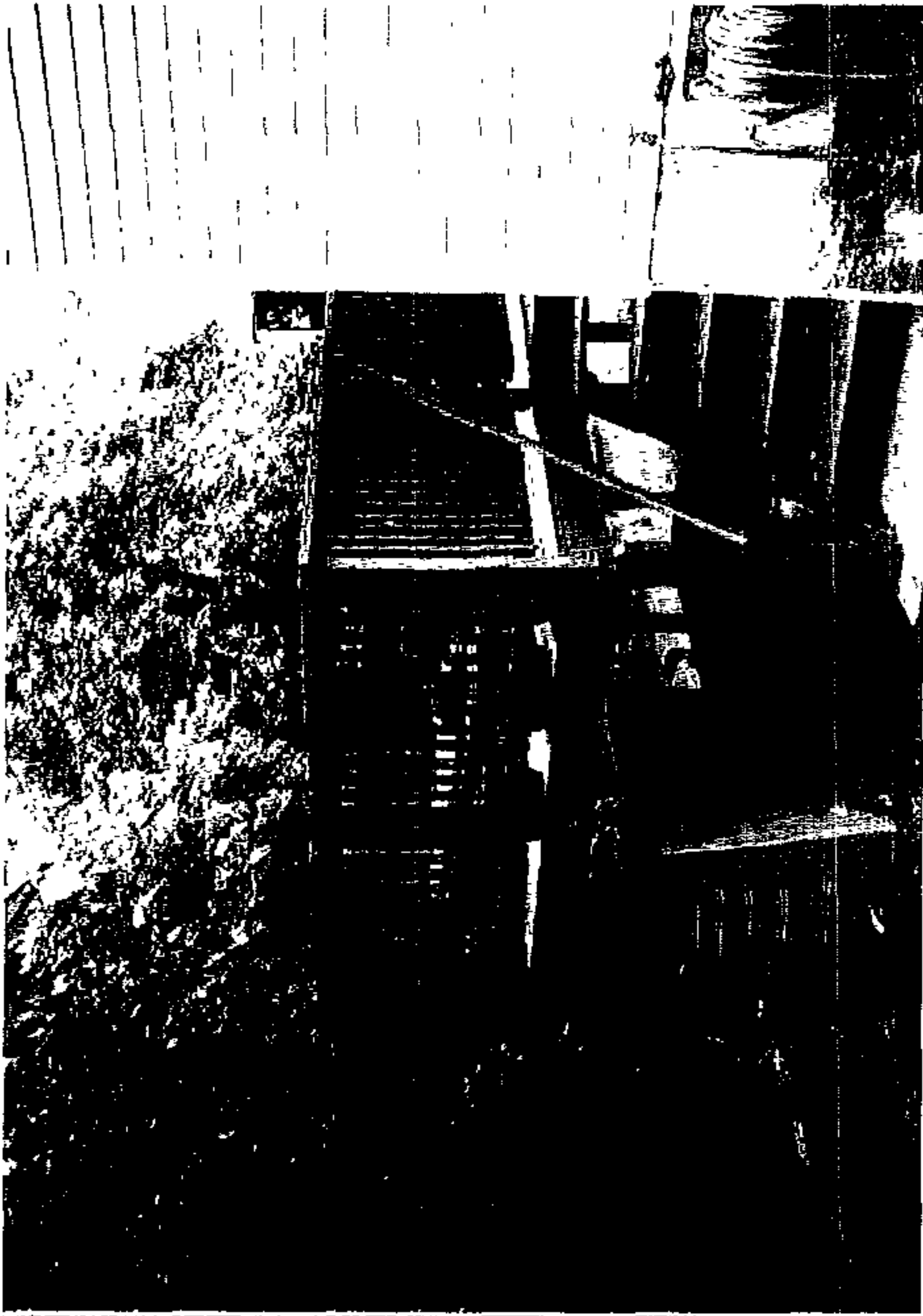
*Commanded Plot
16-1*



ZONING OFFICE USE ONLY



Map: 81C2



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

William J. Smith
Diane E. Smith
26 Lark Meadow Court
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 06-212-A
Property: 26 Lark Meadow Court

Dear Mr. and Mrs. Smith:

Your request for Administrative Variance was given to me for review. The proposed addition would essentially double the footprint of the house. I was unable to find any explanation in the file to justify this addition.

Would you kindly present justification for your request at your convenience.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw

c: Case File

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

