IN RE: PETITION FOR ADMIN. VARIANCE

75' SW of the S/S Lhirondelle Club Road,

1,000' N of the c/l Meldon Lane

(7511 Lhirondelle Club Road)
9th Election District

2nd Council District

T. Edmund J. Watts, et ux Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 06-260-A

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, T. Edmund J. Watts, and his wife, Juliana C. Watts, through their attorney, John B. Gontrum, Esquire. The Petitioners request variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard, with a height of 24 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ate ASKINDLEUFING

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique configuration of the property and the location of existing improvements thereon. As shown on the site plan, the proposed garage will be located in the front portion of the lot, adjacent to the north side property line and existing driveway; however, will be over 100 feet from the entrance to the property from Lhirondelle Road. Moreover, the unique topography of the property and landscaping surrounding same will buffer the structure from adjacent properties. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one voiced any objection. Thus, I am persuaded that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale. However, the Office of Planning has requested that building elevation drawings of the proposed garage be submitted for their review and approval prior to the issuance of any permits and that use of the structure be limited to those accessory to the primary use of the property for residential purposes. Thus, as a condition of approval, I will require compliance with these recommendations.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of December 2005 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the front yard in lieu of the required rear yard, with a height of 24 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RE

- 2) Prior to the issuance of any permits, Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval.
- 3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

4) When applying for any permits, the site plan filed must reference this case

and set forth and address the restrictions of this Order.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs



JAMES T. SMITH, JR.

County Executive

December 12, 2005

WILLIAM J. WISEMAN III

Zoning Commissioner

John B. Gontrum, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE

75' SW of the S/S Lhirondelle Club Road, 1000' N of the c/l Meldon Lane (7511 Lhirondelle Club Road)
9th Election District – 2nd Council District
T. Edmund J. Watts, et ux - Petitioners
Case No. 06-260-A

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very tryly yours,

WILLIAM J. WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:bjs

cc:

Mr. & Mrs. T. Edmund J. Watts
7511 Lhirondelle Club/Road, Towson, Md. 21204-6418
People's Counsel; Case/File



Petition for Administrative Variance

Legal Owner(s):

to the Zoning Commissioner of Baltimore County

for the property located at 7511 L'hirondelle Club Road which is presently zoned D.R. 1

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 to permit an accessory structure located in the front yard in lieu of the required rear yard location and to permit an accessory structure 24 feet in height in lieu of the permitted 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:

OR FILING

T. Edmund J. Watts Name - Type or Print Name - Type or Print Signature Signature <u>Juliana C. Watts</u> Name - Type or Print Address Telephone No. (W) 410-321-1200 City Zip Code Signature State 7511 L'hirondelle Club Road (k) 410-808-0100 Attorney For Petitioner: Telephone No. Address 21204-6418 MD Towson John B. Gontram/ Zip Code State City Name - Type of Print Representative to be Contacted: Signature John B. Gontrum Whiteford, Taylor & Preston, LLP Name Company 410-832-2000 210 W. Pennsylvania Ave 410-832-2000 <u>210 W. Pennsylvania Ave</u> Teiephone No. Telephone No. Address Address 21204 MD 21204 Towson MD Towson State Zip Code Zip Code City **C**ity State Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations f Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County

Estimated Posting Date

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

Date

REV 09/15/98

7511 L'hirondelle Club Ròad

Address
Towson MD 21204

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):

SEE ATTACHED AFFIDAVIT

Signature

T. Edmund J. Watts

Name-Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this /D day of November and for the County aforesaid, personally appeared

T. Edmund J. Watts

Name-Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this /D day of November and for the County aforesaid, personally appeared

T. Edmund J. Watts and Juliana (. Watts)

The Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11-10-05

Sandaa A. Rapport

My Commission Expires

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and

ATTACHMENT TO PETITION OF T. EDMUND J. WATTS & JULIANA C. WATTS FOR ADMINISTRATIVE VARIANCE FOR THE PROPERTY LOCATED AT 7511 L'HIRONDELLE CLUB ROAD

AFFIDAVIT OF T. EDMUND J. WATTS & JULIANA C. WATTS

- 1. We have owned and occupied the property located at 7511 L'hirondelle Club Road in Towson, Maryland (the "Property") since 1965. We are of the age of majority and competent to be witnesses to the following facts.
 - 2. The Property consists of 1.74 acres, more or less.
- 3. The Property is improved with one dwelling which was built prior to 1945 and is located on the western portion of the Property.
 - 4. The site is served by private well and septic.
 - 5. The buildable area on the Property is severely constrained.
- 6. The dwelling is located 48 feet from the rear property line. An old garage and three sheds currently exist between the dwelling and the rear property line. The existing garage is used primarily for storage because it is not sized for modern vehicles. Given the shape of the lot and existing improvements there is no location to properly place the garage in the rear of the Property.
- 7. We desire to construct a 1,000 square foot custom garage 24 feet in height to the northeast of the existing dwelling next to the existing entrance and driveway.
- 8. The proposed location is the best location on site for screening from adjacent properties while not interfering with the septic system.
- 9. Because of the unique topography of the Property, the landscaping surrounding and upon the Property, and the configuration of existing improvements, a height variance for the proposed garage to 24 feet in height in lieu of the permitted 15

feet in height is sought in order not to increase ground coverage of impervious area. A more modest footprint with a height variance will be more harmonious with the conditions of the site than a permitted structure of the same square footage in a permitted location on the site.

10. The existing dwelling including the proposed garage is a use permitted by right in the D.R. 1 zone. Baltimore County Zoning Regulations, §1B01.1.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the matters set forth above are true.

T. Edmund J. Watts

Dated: November <u>10</u>, 2005

I solemnly affirm under the penalties of perjury and upon personal knowledge that the matters set forth above are true.

Juliana C. Watts

-Dated: November $\underline{\mathcal{U}}$, 2005

110 Old Padonia Road, Suite LC Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION WATTS PROPERTY 7511 LHIRONDELLE CLUB ROAD 9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the south side of a macadam drive approximately 75 feet south west of the intersection of Lhirondelle Club Road and the macadam drive; for the following courses and distances: (1) South 17 degrees 33 minutes West 213.92 feet, (2) South 12 degrees 10 minutes 20 seconds West 103.63 feet, (3) South 87 degrees 09 minutes West 17.52 feet, (4) North 71 degrees 55 minutes West 266.58 feet, (5) North 10 degrees 02 minutes East 169.27 feet, (6) North 72 degrees 55 minutes East 201.66 feet, (7) North 83 degrees 16 minutes East 94.16 feet, (8) South 54 degrees 20 minutes East 17.00 feet, (9) North 83 degrees 10 minutes West 27.79 feet, to the place of beginning as recorded in the land records in Liber 7548 folio 334.

Containing 76,161 square feet or 1.748 acres of land, more or less.

CERTIFICATE OF POSTING

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: 7511 L HIRONDELLE CLOB RD The sign(s) were posted on 1/-27-05 (Month, Day, Year) Sincerely, Right Poster) Sign Foster) Sign Foster) (Date) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7946		RE: Case No.: 06-260-A
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: 7511 L HIRONDELLE CLOB RD The sign(s) were posted on 1/-27-05 (Month, Day, Year) Sincerely, Right Poster) Sign Foster) Sign Foster) (Date) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7946		Petitioner/Developer: <u>WATTS</u>
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:		Date of Hearing/Closing: DEC 12, 2005
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: 75// L'HIRONDELLE CLUB RD The sign(s) were posted on //-27-05 (Month, Day, Year) Sincerely, RD Letter of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Lestic Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7946	Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue	
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: TSII L'HIRONDELLE CLOB RD	ATTN: Kristen Matthews {(410) 887-3394}	
posted conspicuously on the property located at: 75 L'H RONDELLE CLOB RD The sign(s) were posted on	Ladies and Gentlemen:	•
The sign(s) were posted on I - 27 - 05 (Month, Day, Year) Sincerely, Raid Black		
The sign(s) were posted on //-27-05 (Month, Day, Year) Sincerely, Phil Bluck (Signature of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Lestie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7946		
(Month, Day, Year) Sincerely, Result Black (Figure of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Lestie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7946		TONGELLE CALOB IQU
(Month, Day, Year) Sincerely, Result Black (Figure of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Lestie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7946		1627-05:
Chirt Bluck (Pate) (Signature of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dandalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940	The sign(s) were posted on	<u></u>
SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940		Sincerely,
SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940		
SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940		Chirt Black 17 29-05
(Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940		
1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7946		
(Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7946		(Print Name)
(Address) Dundalk, Maryland 21222 (City, State, Zip Code) (416) 282-7946	 [1] C. W. G. Gardin, A. S. Gardin, T. C. Lindstein, Phys. Lett. B 52, 128 (1994). [2] C. W. G. Gardin, A. G. Gardin, C. G. Gardin, Phys. Lett. B 52, 128 (1994). 	1508 Leslie Road
Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940		(Address)
		Dundalk, Maryland 21222
(416) 282-7946	· · · · · · · · · · · · · · · · · · ·	(City, State, Zip Code)
		(418) 282-7948
		(Telephone Number)

7511 L'HIRONDEUE CLUB RD

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT #760 No. 1574	では、できます。 ・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・
DATE 11/16/05 ACCOUNT 00/ 006 6/50 AMOUNT \$ 65.00	をうさらる。 はたまはは、対象は、数数 できるできます。 対象は記され、 されますが可能 でった と、 さつは アはようできるできますであり なる。 ここに フロルフロー・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・
FOR: Res Vanuer 7511 Lhundelle Male	
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S VALIDATION

DEC

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	A
Petitioner T. Edmund J. watts and Juliana C. wa	t13
Address or Location. 7511 L'hirondelle Club Road	•
PLEASE FORWARD ADVERTISING BILL TO	
Name: Audra Cathell, 85g. / Whiteford, Taylor & /	uston
Address 210 W- Pennsylvania Ave	
Towson MO 21204	
Telephone Number 410 832 2025	

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

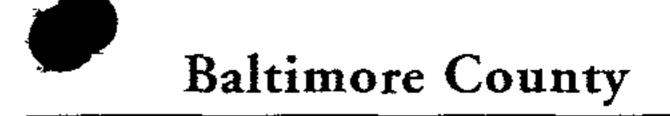
<u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

Case N	Number 06- 260 -A Address	7511 L'HIRONDELLE CLUB RD		
Contact	act Person:	Phone Number: 410-887-3391		
DROPOR	Planner, Please Print Your Name	11,		
Filing D	Planner, Please Print Your Name Date: 1//6/05 Posting Date:	11/27/05 Closing Date: 12/12/05		
Any cor	contact made with this office regarding the statu gh the contact person (planner) using the case num	s of the administrative variance should be		
ro ro is p	POSTING/COST: The petitioner must use one of reverse side of this form) and the petitioner is rereposting must be done only by one of the sign pois again responsible for all associated costs. The property on or before the posting date noted above date.	sponsible for all printing/posting costs. Any esters on the approved list and the petitioner expension and the postice sign must be visible on the		
ā	DEADLINE: The closing date is the deadline for a formal request for a public hearing. Please request for a public hearing, the process is not cor	understand that even if there is no formal		
c o (t	ORDER: After the closing date, the file will be commissioner. He may: (a) grant the requested order that the matter be set in for a public he (typically within 7 to 10 days of the closing date) a denied, or will go to public hearing. The order will	d relief; (b) deny the requested relief; or (c) aring. You will receive written notification as to whether the petition has been granted,		
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 L	.ine)		
Petitioner: This Part of the Form is for the Sign Poster Only				
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT				
Case Nu		1 L'HIRONDELLE CLUB RD		
Petitione	oner's Name <u>UP775</u>	Telephone 4/0 321 1200 (ω)		
Petitioner's Name $ \frac{ \omega A775 }{ 1/27/05 } $ Telephone $ \frac{4/0}{321} \frac{321}{1200} \frac{1200}{(w)} $ Posting Date: $ \frac{11/27/05}{ 27/05 } $ Closing Date: $ \frac{12/12/05}{ 27/05 } $				
Wording for Sign: To Permit For PORTET A PROPOSED ACCESSORY STRUCTURE COMPANE				
IN FRONT YARD AND WITH A 24 FT. HT. IN LIEU OF THE REQUIRED				
REAR YARD WITH A MAXIMUM 15 FT. HT., RESPECTIVELY				
				

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

December 12, 2005

John B. Gontrum Whiteford, Taylor & Preston, LLP. 210 W. Pennsylvania Avenue Towson, Maryland 21204

Dear Mr. Gontrum:

RE: Case Number: 06-260-A, 7511 L'hirondelle Club Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 16, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

T. Edmund J. and Juliana C. Watts 7511 L'hirondelle Club Road Towson 21204



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

Fire Department



700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500





James T. Smith, Jr, County Executive John J Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 November 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 14, 2005

Item No.: 250, 252, 253, 254, 255, 256, 257, 258, (260) 262.

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.

Acting Lieutenant Don W. Muddiman Fire Marshal's Office 410-887-4880 MS-1102F

cc: File



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: December 5, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 21, 2005

Nos. 103, 250, 256, 257, 258, 259,

260 and 262

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-12052005 doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: November 30, 2005

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

7511 L'Hirondelle Club Road

INFORMATION:

Item Number:

6-260

Petitioner:

T. Edmund J. Watts

Zoning:

DR 1

Requested Action:

Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 feet in lieu of the maximum permitted 15 feet and to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

- 1. Submit architectural elevations of the subject structure that illustrate building materials and colors to the Office of Planning prior to the issuance of any building permits.
- 2. 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.
- 3. The accessory structure shall not be used for commercial purposes.

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

Prepared by:

Division Chief:

AFK/LL: CM



Michael S Steele, Lt. Governor

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

Maryland Department of Transportation

Date: //. 28.05

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

RE:

Baltin ore County Item No.

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

1. 1. Hall

Engineering Access Permits Division

WHITEFORD, TAYLOR & PRESTON L.L.P. 260

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

20 COLUMBIA CORPORATE CENTER 10420 LITTLE PATUXENT PARKWAY SUITE 495 COLUMBIA, MARYLAND 21044-3528 TELEPHONE 410 884-0700 FAX 410 884-0719

JOHN B. GONTRUM

DIRECT NUMBER

410-832-2055

JGontrum@wtplaw.com

210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-4515 410 832-2000 FAX 410 832-2015 www.wtplaw.com 1025 CONNECTICUT AVENUE, NW WASHINGTON, D.C 20036-5405 TELEPHONE 202 659-6800 FAX 202 331-0573

115 ORONOCO STREET
ALEXANDRIA, VIRGINIA 22314-1685
TELEPHONE 703 836-5742
FAX 703 836-3558

November 14,2005

Via Hand Delivery

Mr. Timothy M. Kotroco, Director Baltimore County Department of Permits and Development Management 111 W. Chesapeake Avenue, Room 105 Towson, Maryland 21204

Re: Drop-Off Filing: Petition for Administrative Variance 7511 L'hirondelle Club Road

Dear Mr. Kotroco:

Enclosed for filing for the above-referenced property, please find the following:

- (3) Petition for Variance;
- (3) Zoning Description;
- (1) Zoning Map;
- (1) Aerial Photograph of Site;
- (1) Photograph of Proposed Structure;
- (4) Photographs of Existing Site;
- (12) Plats;
- (1) Completed Advertising Form;
- (1) Check in the amount of \$65.00 made payable to Baltimore County.

Please contact me at the number noted above if you have any questions or concerns.

Sincerely

hn B. Gontrum

JBG:ac Enclosures

REPIN CASE FILE VS 06-260-A

FREQUENT FLYER ATTORNEYS DROP OFF ZONING PETITIONS POLICY PROCEDURES

The following zoning policy is related to the filing of zoning petitions and is aimed at expediting the petition filing process with this office:

- 1. The Director of the Office of Permits and Development Management (PDM) allows zoning attorneys who frequently file for zoning hearings and who are capable of filing petitions that comply with all technical aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of an appointment for review by zoning personnel.
- 2. Any attorney using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner may deny the petition due to errors or incompleteness. All petitions filed in this manner will receive a cursory review and if necessary they will be commented on by zoning personnel prior to the hearing. A corrective memo by zoning review may be placed in the hearing file to be considered by the Hearing Officer.
- 3. When a petition has been dropped off by the attorney, it will only be reviewed for very basic necessary input, logging, and distribution information.

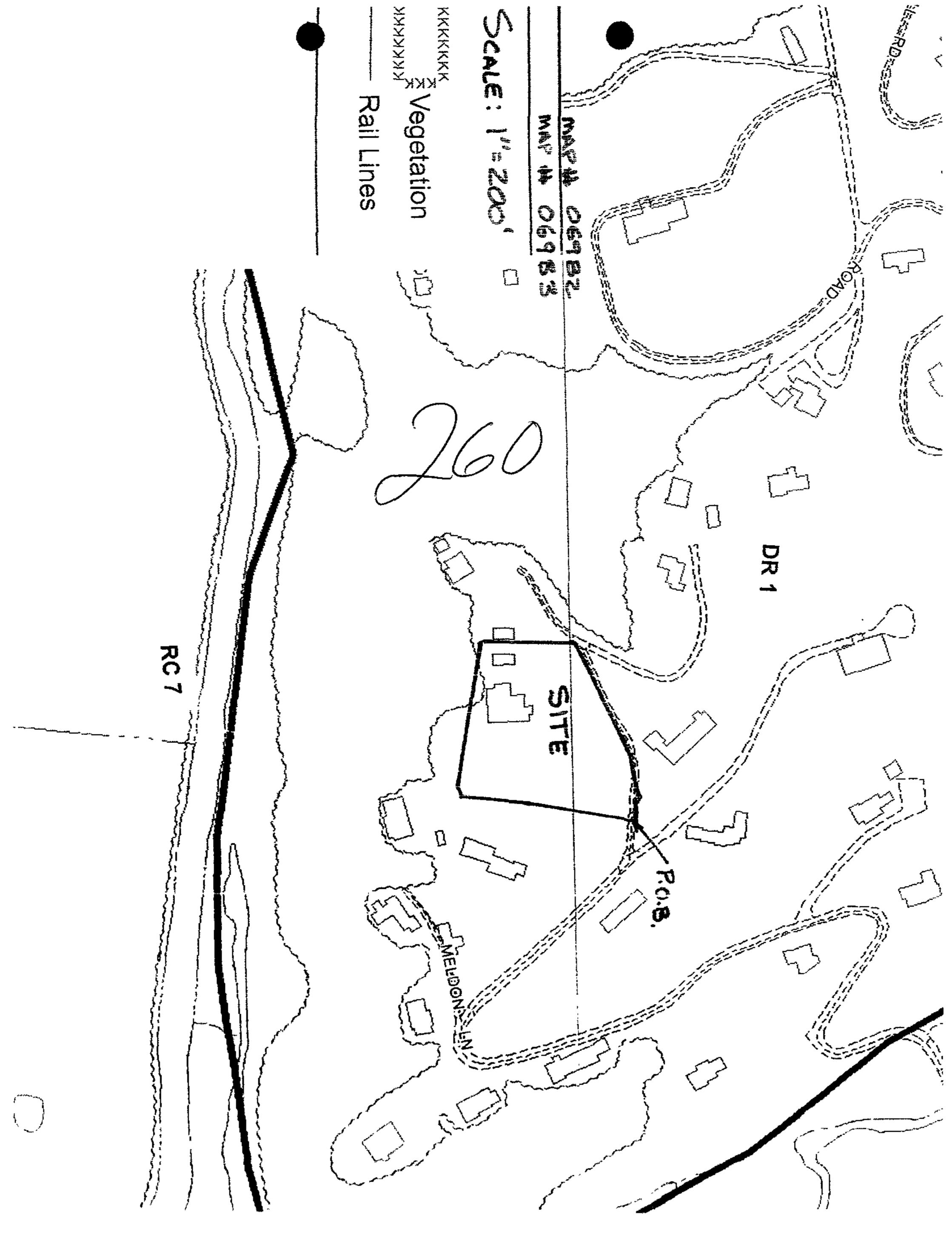
Some FILING (DROP OFF) DEFICIENCIES.

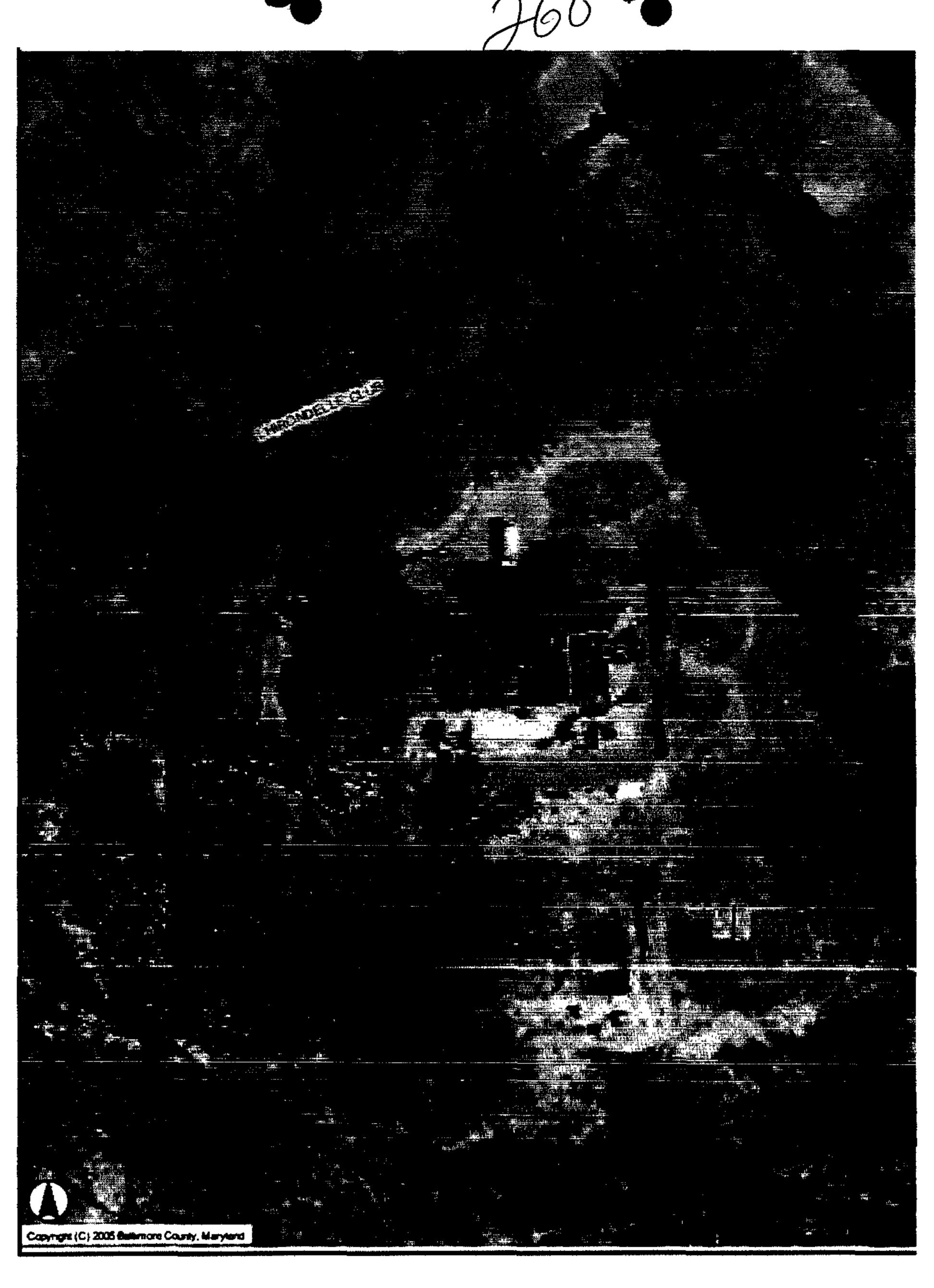
4. HISTORIC OR NOT, STATUS NOT INDICATED.

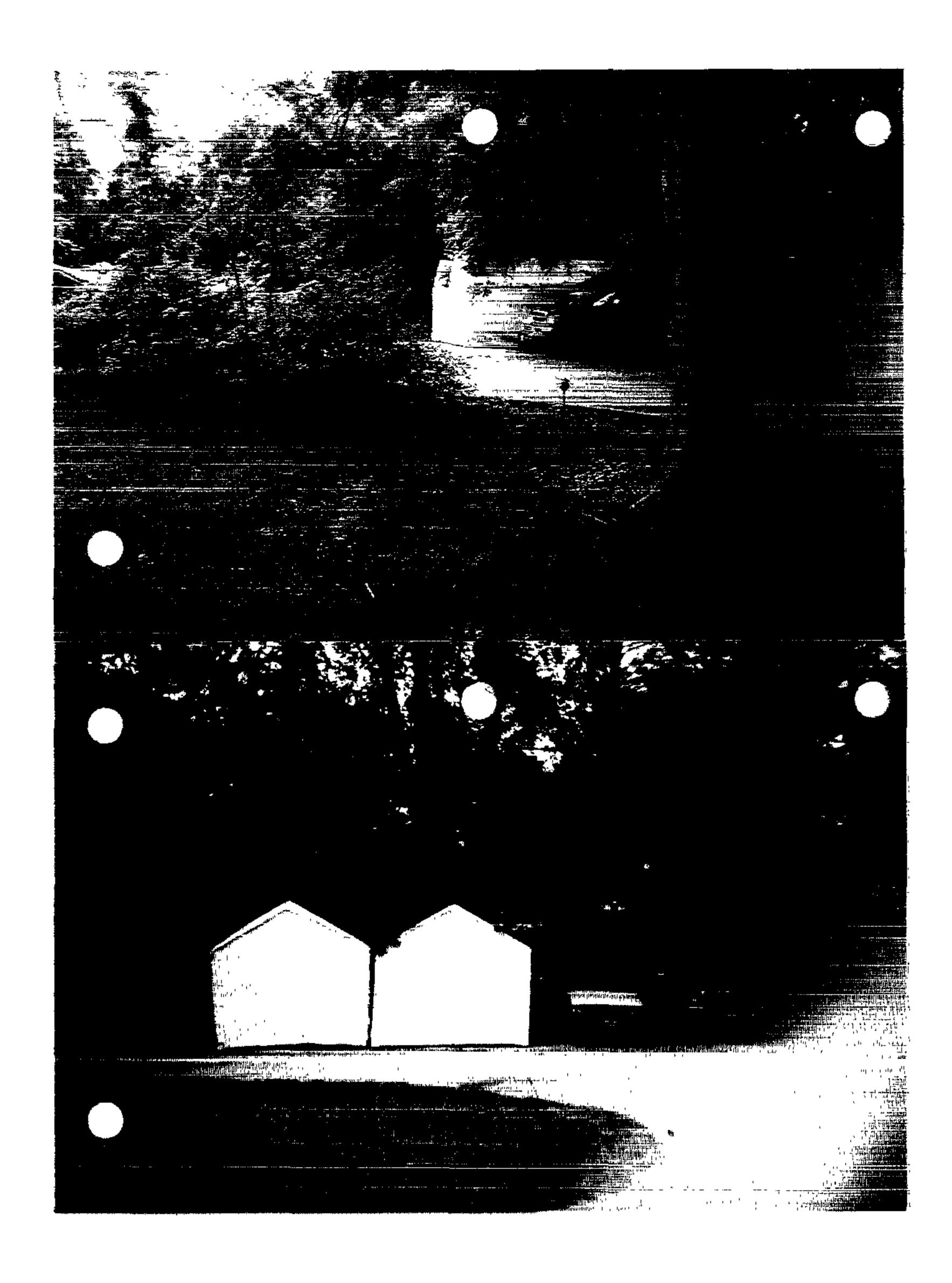
LOCATION OF ADJACENT DURELLINGS ON NEWABORS COTS NOT INDICATED.

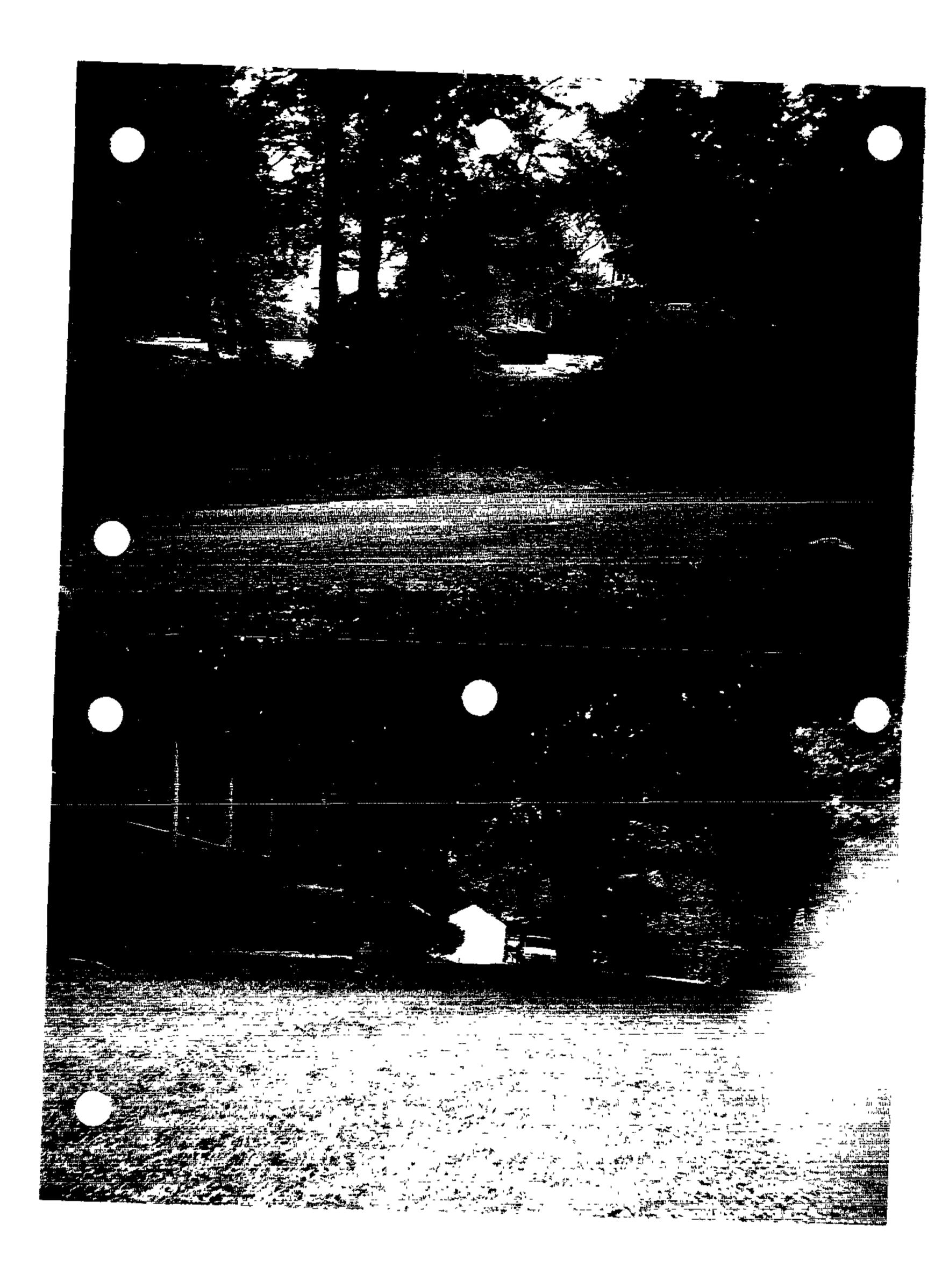
6. THE PHOTOS ACCOMPANYING THE ADMIN VAR. ARENT LABELED 3/22/05
AS TO WHAT THEY ARE REPLESENTING

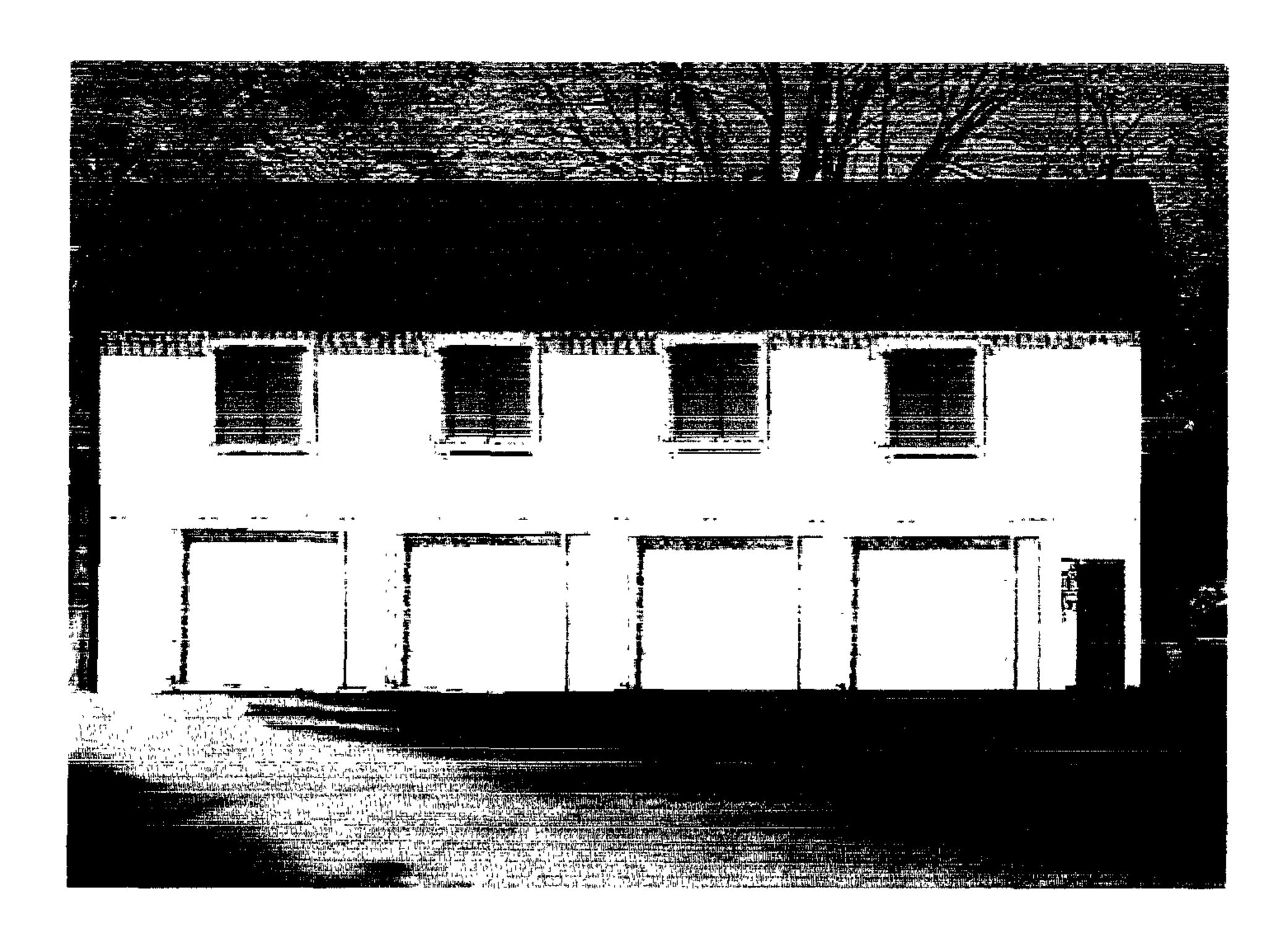
THE DESCRIPTION DOES NOT FOLLOW THE GUIDELINES
FOR ZOWING DESCRIPTIONS, IE, DISTANCE FROM NEAREST
PUBLIC ROADS INTERS ECTION NOT REFERENCED











Proposed Structure

