FOER RECEIVED FOR FILTRE

IN RE: PETITION FOR ADMIN. VARIANCE

East Side of Garrison Forest Road,

11' South of Spring Forest Court

9th Election District

5th Councilmanic District

(405 Garrison Forest Road)

James J. and Peggy Angelone

Petitioners

- \* BEFORE THE
- \* DEPUTY ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* CASE NO. 06-336-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, James J. and Peggy Angelone. The variance request is for property located at 405 Garrison Forest Road in the Owings Mills area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit three (3) accessory structures (pool, poolhouse & pavilion) to be located in the side yard in the portion of the lot closest to the side street in lieu of the required rear yard in the third of the lot farthest removed from the side street. 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 February 7, 2006, a copy attached hereto and made a part hereof.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 21, 2006, 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 <u>10</u> day of February, 2006, that a variance request from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit three (3) accessory structures (pool, poolhouse & pavilion) to be located in the side yard in the portion of the lot closest to the side street in lieu of the required rear yard in the third of the lot farthest removed from the side street, 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 January 17, 2006 (a copy of which is attached hereto and made a part hereof) as follows:
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, or kitchen facility.

The accessory structure shall not be used for commercial purposes.

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.

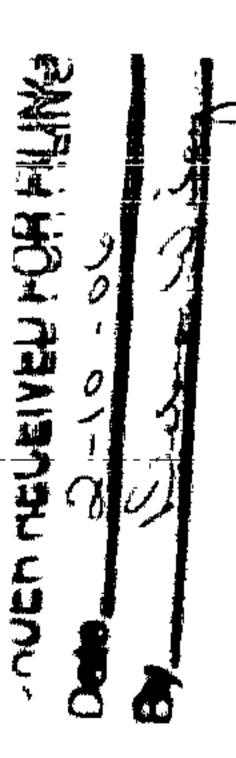
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:dlw





JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

February 10, 2006

James J. Angelone Peggy Angelone 405 Garrison Forest Road Owings Mills, Maryland 21117

> Re: Petition for Administrative Variance Case No. 06-336-A Property: 405 Garrison Forest Road

Dear Mr. and Mrs. Angelone:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted with restrictions 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,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:dlw Enclosure

c: People's Counsel; Case File



## Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 405 GOTTEM FORT Rd, OWNGS Mills which is presently zoned RC5

·
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, BCZR, to permit 3 accessory structures (pool, poolhouse & pavillion) to be located in the side yard in the portion of the lot closest to the side street in lieu of the required rear yard in the third of the lot far thest removed from the side street.
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 !/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: Name - Type or Print Name - Type or Print Signature Signature Telephone No. Address Name - Type or Print Zip Code City State Attorney For Petitioner: Address Telephone No. City State Zip Code Name - Type or Print Representative to be Contacted: Signature Name Company ddress Telephone No. Address Telephone No. Zip Code State State Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County.

Is that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning aguilations of Baltimore County and that the property be reposted Zoning Commissioner of Baltimore County Reviewed By

**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	y reside a

Address
Owing Mills My
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):

Petitioners for the administrative variance are planning to build a pool, pool house and a pavilion, designs of which are presented with this application. We would like to locate these structures on the side of the house, instead of behind the house for the following reasons:

- 1. A stream runs through the entire length of our property behind the house. This places the property behind our house in the 100 Year Floodplain, thus any structure in this area in violation of Bill 173-93.
  - 2. Our septic tanks and lines also run directly behind our house, making it impractical to build a pool in this area.
  - 3. Our property is 3.92 acres and the pool and related structures would be located in an area that would be out of sight of all of our neighbors. We have submitted letters from our neighbors stating that they do not object to our placing these structures in this location.

Please also see attached further rationale for approving our request for an administrative variance.

That the Affiant(s) acknowledge(s) that if a formal deradvertising fee and may be required to provide additional	mand is filed, Affiant(s) will be required to pay a reposting and information.
Signature  James J. Angelone	Signature Peacy Angelone.
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to I HEREBY CERTIFY, this day of Allender of Maryland, in and for the County aforesaid, personally a the Affiant(s) herein, personally known or satisfactorily identification.	before me, a Notary Public of the State appeared  Angelone
AS WITNESS my hand and Notarial Seal	Notary Public  My Commission Expires My 1, 200

#### Additional Rationale for Granting Administrative Variance

A. Under BCZR Sect. 307.1, the petitioners must prove first that the property whereon the structures are to be placed is unique, unusual or different from the surrounding properties and that the zoning provision has a greater impact on the petitioners' property than other properties in the County.

As stated previously, a stream runs through the entire length of the back of our property, a characteristic not common to many properties in the County. Although this does not make our property unique, it does make it unusual and different from most other properties in the County.

B. The second test under the BCZR requires that the petitioner must demonstrate that strict compliance would result in either practical difficulty or unreasonable hardship.

It would not be practical to place the proposed structures in an area that both violates the 100 Floodplain requirements and would be adjacent to our septic system. Relief can be granted in this case, i.e., permitting petitioners to build on the side of the house, so that the spirit of the ordinance would still be observed, i.e., that neighbors would not be burdened in any way since they will not be able to either see or hear any activities related to this structure. All but one neighbor located within 1000 feet of our property have been contacted and submitted letters stating that they do not object to the location of this project. The one neighbor we did not contact is an unoccupied house owned by a relocation company.

- C. There will be no increase in residential density as a result of this project.
- D. The buildings proposed to be built will be in strict harmony with all height, area, parking and sign regulations. Specifically,
  - 1. no building will be more than fifteen feet high;
- 2. although one building will have a toilet, sink and shower, it will not be a living quarters for anyone. It will not be winterized and not contain a kitchen. As the dimensions show from our designs, it will be a very small space.
- E. There will be no injury at all to the public health, safety and general welfare.

# EXHIBIT IN SUPPORT OF PETITION FOR AN ADMINISTRATIVE VARIANCE BY JAMES AND PEGGY ANGELONE OF 405 GARRISON FOREST ROAD, OWINGS MILLS, MD

# ZONING DESCRIPTION For 405 GARRISON FOREST ROAD OWINGS MILLS, MD

Beginning at a point on the east side of Garrison Forest Road, which is 22 feet wide at a distance of 11 feet south of Spring Forest Court, which is 22 feet wide and proceed 430 ft. NE; then proceed SE 360 ft; then SW 90 ft; then SE 300 ft; then South 140 ft; then NW 210 ft; then NNW 40 ft; then West 160 ft.; then WSW 220 ft.; then NNW 520 ft., back to the original point at the corner of Garrison Forest Road and Spring Forest Court.

Being Lot #1 in the subdivision of The Frick Property, as recorded in Baltimore county Plat Book #47, Folio #41, containing 3.92 acres. Also known as 405 Garrison Forest Road and located in the Third Election District, Second Councilmanic District.

06-336-A

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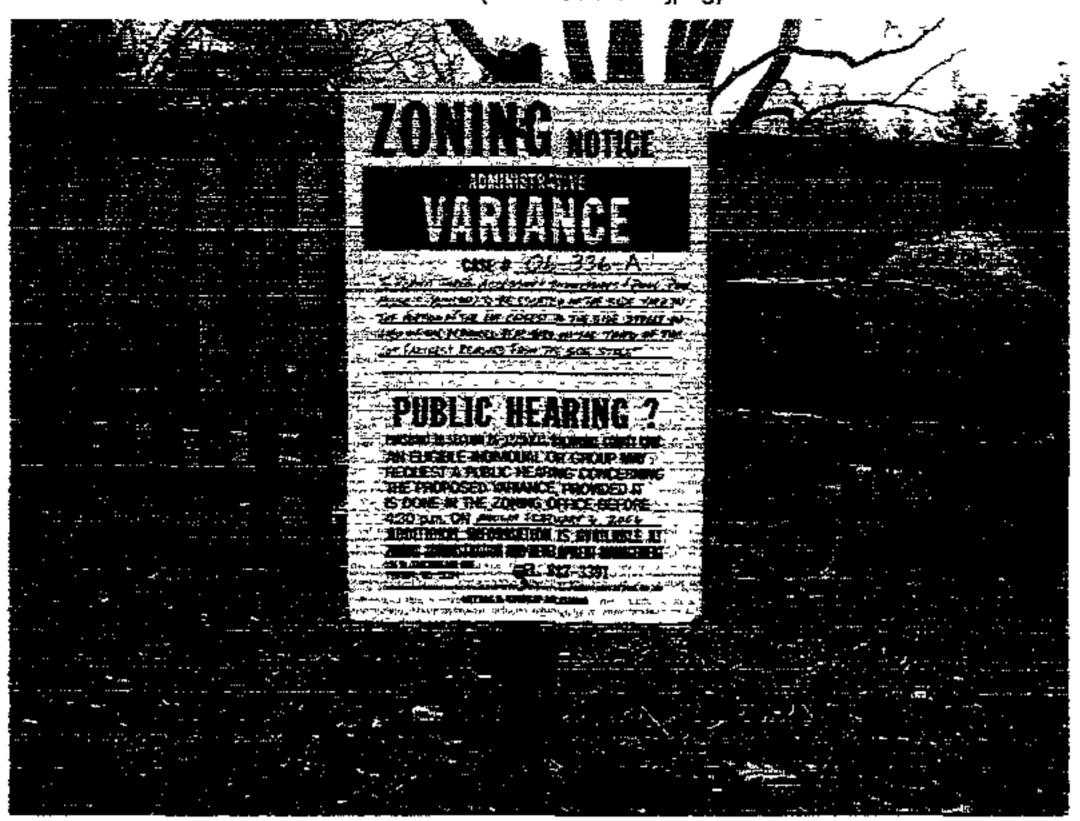
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## CERTIFICATE OF POSTING

	RE: Case No: 06-336-4
	Petitioner. Developer: ?  PEGGY ANGECONE
	Date Of Hearing Closing: 2/6/06
Baltimore County Department Permits and Development Mar County Office Building, Room 111 West Chesapeake Avenue	nagement
Attention:	
Ladies and Gentlemen:	
This letter is to certify under the sign(s) required by law were possign(s)	he penalties of perjury that the necessary osted conspicuously on the property  55 GARUSON FORCST ROAD

im000546 (1152x864x24b jpeg)



Matingle 1/21/06

#### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case	Number	06-	336	-A	Address	405 Gar	rison Forest	Road	
			Jeffre Planne	rl Please Print You	r Name	·····	Phone Num		. I
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3.	commiss order th (typically	sione at the with	er. He may: ne matter be nin 7 to 10 de	(a) grant the set in for ays of the cle	ne requeste a public h osing date)	ed relief; (b) earing. You as to whethe	by the zoning deny the request will receive or the petition or you by First	uested reli written no has been	ief; or (c) otification granted,
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## Department of Permits de de 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

February 6, 2006

James Angelone Peggy Angelone 405 Garrison Forest Road Owings Mills, Maryland 21117

Dear Mr. and Mrs. Angelone:

RE: Case Number: 06-336-A, 405 Garrison Forest Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 10, 2006.

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 ()

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

**Enclosures** 

c People's Counsel

Does this have to be approved by the handmark

Preseration Committee?

Mo - Nation Duty

outbuildings

.

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management DATE: February 7, 2006

FROM:

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

**SUBJECT:** 

405 Garrison Forest Road

INFORMATION:

**Item Number:** 

6-336

**Petitioner:** 

James and Peggy Angelone

Zoning:

RC 5

Requested Action:

Administrative Variance

The property is within the Greenspring Valley National Register Historic District. It is improved with an existing single-family dwelling. The request for administrative variance is to permit 3 accessory structures, a pool, pool house and pavilion to be located in the side yard instead of the rear yard and outside the 1/3 of the lot farthest removed from the side street.

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit provided the following conditions are met:

- 1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, or kitchen facility.
- 2. 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

LET RECEIVED

WITH VRLVWACE-136 doc

#### Debra Wiley - Re: Comments - Administrative Variances - 06-336-A & 06-337-A

From: Jeffrey Livingston

**Date:** 2/7/2006 3:02 PM

Wiley, Debra

Subject: Re: Comments - Administrative Variances - 06-336-A & 06-337-A

Debra,

To:

The official word on ZACO6-336 is No Comment.

I'm still waiting for comments on the CBCA property (06-337) and I'll let you know as soon as I get it.

Jeff

Jeff Livingston jlivingston@co.ba.md.us (410) 887-4488 ext. 339

>>> Debra Wiley 02/07/06 2:46 PM >>> Hi Jeff,

Needed to know if you had comments for the above. The closing date is 02/06/06 and the one in particular (06-337-A) is CBCA.

Thanks in advance!!

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** January 31, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 30,2006

Item Nos. (336) 337, 338, 339, 340, 341,

343, 344, and 345

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-01302006 doc

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

January 25, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: January 23, 2006

Item No.: 335-A, 6-336-A, 6-337-A, 6-338-A, 6-339-A, 6-340-SPH, 6-341-A, 6-342-A. 6-343-A, 6-344-A and 6-345-SPHXA

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

Acting Lt. W T Moffitt Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

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

#### Maryland Department of Transportation

RE:

Date: 1. 20.06

Baltimore County

Item No. 334 JHP

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** 

1. 1. Hall

### BALTIMORE COUNTY, MARYLAND Interoffice Memorandum

DATE:

May 12, 2006

TO:

John Altmeyer, Code Inspection Supervisor

FROM:

Donna Thompson, Planner II, Zoning Review

SUBJECT: Building Permit B624134

405 Garrison Forest Road

9<sup>th</sup> Election District

Please reinstate building permit B624134 for the above referenced property. William Wiseman, Zoning Commissioner has determined that the accessory structures being built are within the spirit and intent of Zoning Variance Case No. 06-336-A.

DT

Cc:

James J & Peggy Angelone, 405 Garrison Forest Rd., 21117

File

# BALTIMORE COUNTY, MARYLAND Interoffice Memorandum

DATE:

May 8, 2006

TO:

John Altmeyer, Code Inspection Supervisor

FROM:

Donna Thompson, Planner II, Zoning Review &

SUBJECT:

Building Permit B624134 405 Garrison Forest Road

9<sup>th</sup> Election District

Please rescind building permit B624134 for the above referenced property. It has come to the attention of this office that the subject pavilion is being partially constructed in the front yard. A petition for variance, Zoning Case No. 06-336-A was granted for all proposed accessory structures to be located in the side yard not front yard. Another zoning variance must be applied for and granted by the Zoning Commissioner for Baltimore County before any continuation of construction within the front yard.

DT

Cc: James J & Peggy Angelone, 405 Garrison Forest Rd., 21117

PANEL BP1003M

TIME: 10:41:36 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/20/2006

DATE: 05/08/2006 GENERAL PERMIT APPLICATION DATA TLM 16:22:22

PERMIT #: B624134 PROPERTY ADDRESS

RECEIPT #: A540159 405 GARRISON FOREST RD

CONTROL #: MR SUBDIV: THE FRICK PROPERTY

XREF #: B624134 TAX ACCOUNT #: 1900001176 DISTRICT/PRECINCT 03 02

OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: ANGELONE, JAMES J & PEGGY

PAID: 65.00 ADDR: 405 GARRISON FOREST RD OWINGS MILLS MD 21117

PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 03/20/2006 NAME: JAMES J ANGELONE

ISSUED: 03/20/2006 COMPANY:

OCCPNCY: ADDR1: 405 GARRISON FOREST ROAD

FINAL INSPECT: ADDR2: OWINGS MILLS MD 21117

INSPECTOR: 03R PHONE #: 410-654-6074 LICENSE #:

NOTES: MR/MR/TLM

PASSWORD:

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M

AUTOMATED PERMIT TRACKING SYSTEM TIME: '10:41:40 LAST UPDATE 05/03/2006 09:26:29 SAS

DATE: 05/08/2006 BUILDING DETAIL 1

DRC#

PLANS: CONST 00 PLOT 2 PLAT 0 PERMIT # B624134 DATA 0 EL 1 PL 2

TENANT

BUILDING CODE: CONTR: OWNER

IMPRV 1 ENGNR:

SELLR: USE 07

FOUNDATION BASE WORK: CONSTRUCT PAVILLION (POLE CONSTRUCTION) ON SIDE

PROPERTY OF SFD.50'X15'X14'=750SF.ACCESSORY

CONSTRUC FUEL SEWAGE WATER LETTER ATTACHED.PER CASE #06-336-A GRANTED

2/10/06.SEE B622603 FOR POOL & FENCE 2E 2E

CENTRAL AIR

ESTIMATED COST

30,000.00 PROPOSED USE: SFD & PAVILLION (POLE CONST)

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#1BED: #2BED: #3BED: TOT BED: TOT APTS: #EFF:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M

TIME: 10:41:43 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/03/2006

DATE: 05/08/2006 BUILDING DETAIL 2 SAS 09:26:29

PERMIT #: B624134 BUILDING SIZE LOT SIZE AND SETBACKS

FLOOR: 750SF SIZE: 3.920AC

WIDTH: 50' FRONT STREET: GARBAGE DISP: DEPTH: 15' SIDE STREET:

POWDER ROOMS: HEIGHT: 14' FRONT SETB: NC

BATHROOMS: STORIES: 1 SIDE SETB: NC/160'

KITCHENS: SIDE STR SETB: SETB: 180'

CORNER LOT:

ZONING INFORMATION ASSESSMENTS

DISTRICT: BLOCK: LAND: 0226100.00 PETITION: SECTION: IMPROVEMENTS: 0469030.00

DATE: 1004 TOTAL ASS.:

MAP: FOLIO: 041

CLASS: 04

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1018M

LAST UPDATE 03/20/2006

16:25:20 TLM

APPROVALS DETAIL SCREEN

AUTOMATED PERMIT TRACKING SYSTEM

05/08/2006

TIME: 10:41:21

DATE:

PASSWORD:

PERMIT #: B624134

AGENCY	DATE	CODE	COMMENTS
	~	<del>-</del>	
ZONING	03/20/2006	01	DT/TLM
PUB SERV	03/20/2006	01	DT/TLM
ENVRMNT	03/20/2006	01	MM/TLM
PERMITS	03/20/2006	01	DAS/MRP

01 THRU 09 INDICATES AN "APPROVAL" \*\* 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT

PF9 - SAVE

CLEAR - MENU

#### James and Peggy Angelone 405 Garrison Forest Road Owings Mills, MD 21117 (H) 410-654-6024 (Peggy) (O) 410-345-4512 (Jim)

January 3, 2006

Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

RE: Application for an Administrative Variance

Please find the following exhibits as part of our application to secure an administrative variance to build a pool, pool house and pavilion. The documents are organized and filed in the accordion folder in the following sequence.

Tab #1 Cover Letter and check for \$65 to Baltimore County: 1 copy

Tab #2 Petition with affidavit: 3 copies

Tabs #3 - #6 Plat: 12 copies

Tab #7 Zoning description: 3 copies

Tab #8 Official zoning map: 1 copy

Tab #9 Letters from neighbors located within 1000 ft. of property: 1 copy each

Tab #10 Letter from Land Preservation Trust: 1 copy

Tab #11 Photos of site of proposed pool and related structures and views looking

out from area in each direction: 1 copy

Tab #12 Floor plan of pool and related structures: 1 copy

If you have any questions during your deliberation of our request, please call us at either of the above listed numbers. Thank you very much for your consideration of our application.

Sincerely,

James and Peggy Angelone

Enclosures

### THE LAND PRESERVATION TRUST, INC.

December 27, 2005

RE: Proposed Pool and Pool House – 405 Garrison Forest Road

To Whom It May Concern:

James and Peggy Angelone's property at 405 Garrison Forest Road is subject to a conservation easement administered by the Land Preservation Trust, Inc. The easement specifically allows accessory uses to serve the principal residence, such as a pool and pool house.

The Land Preservation Trust, Inc. has no objection to the Angelone's building a pool and pool house on their property. We would note that the easement allows no additional residential structures of any type on the property, and the pool house could never be converted to a residence.

Thank you for your consideration, and if I can be of further assistance you can reach me at 410-461-6917; or email me at annholmesjones@yahoo.com.

Sincerely,

Ann H. Jones

The Land Preservation Trust

c.c. Ned Halle, LPT

MICHAEL D. HANKIN, PRESIDENT AND TREASURER EDWARD A. HALLE, JR., VICE PRESIDENT AND SECRETARY

BXECUTIVE PLAZA ONB - SUITE 502 11350 MCCORMICK ROAD HUNT VALLEY, MD 21031

PHONE: 410-771-9900 \* FAX: 410-771-1910 \* EMAIL NEDHALLEGAOL.COM

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Kate and Chris Pisano 325 Garrison Forest Road Owings Mills, MD 21117

December 21, 2005

Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

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RE: Administrative Variance Requested by Jim and Peggy Angelone

To Whom It May Concern:

We have spoken to our neighbors, Jim and Peggy Angelone, who have explained that they are planning to build a pool and associated structures on the south side of their house, instead of the back yard, as required by county regulations. It is our understanding that the proposed project will not create a visual or physical obstruction, or unwelcome addition, with respect to our property. Accordingly, we have no objection to their construction of this project on the side of their house, instead of the back of their house.

Sincerely,

Kate and Chris Pisano

Nora Linstrom
Steve Burch
421 Garrison Forest Road
Owings Mills, MD 21117

December 21, 2005

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Department of Permits and Development Management
111 West Chesapeake Avenue
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Nora Linstrom

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Steve Burch
Shor Burch

06-336-A

Helen and Frank Bonsall 328 Garrison Forest Road Owings Mills, MD 21117

December 21, 2005

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Sincerely,

Frank A. Bartal III

Helen and Frank Bonsall

Kim and David Seifert 317 Garrison Forest Road Owings Mills, MD 21117

December 21, 2005

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Department of Permits and Development Management
111 West Chesapeake Avenue
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Sincerely,

David & Sufut Ihm S

Kim and David Seifert

06-736-A



#### FAX COVER SHEET

DATE: 5-11-0b	
MEGMENT ROPED :OT	FROM: JAMES J. ANGELONE
SOUTH SOUTH SOUTH	
FAX NUMBER: 887. 34118	FAX NUMBER: (410) 685-2806
PHONE NUMBER: 887-3391	PHONE NUMBER: [410) 345-4512
NUMBER OF PAGES INCLUDING COVER SHEET:	U

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This facsimile message is confidential and is intended solely for the use of the named addressee(s) and may also be privileged. Unless authorized, you should not copy or use this facsimile message for any purpose nor disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately by telephone

James J. Angelare 405 Garrian Forest Rd. Owings Mills, Ms. 21177 (0) 410-345-4512 (4) 410-654-6024

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W. Cont Richards, It. Mr. Timothy Kotroco
Superarca, Zaras toward Director, PDM
Department of Permits and Novelognisest Management
Country Office Building
111 W. Cherapentee Ane.
Toward, Mas 21204

Re: Sprit and Intent Approval regulation Connection with Administrative Variance Case No. 06.336.A and Permit 4B629230 For 405 Garman Forestild, Owings Mills, MD

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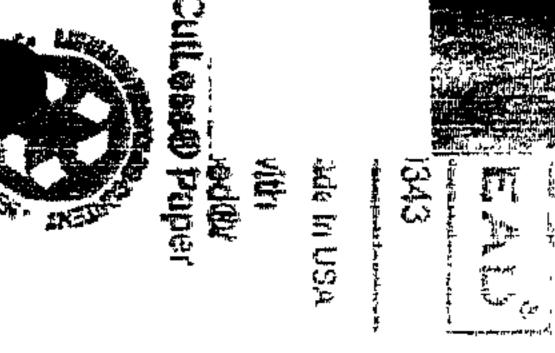
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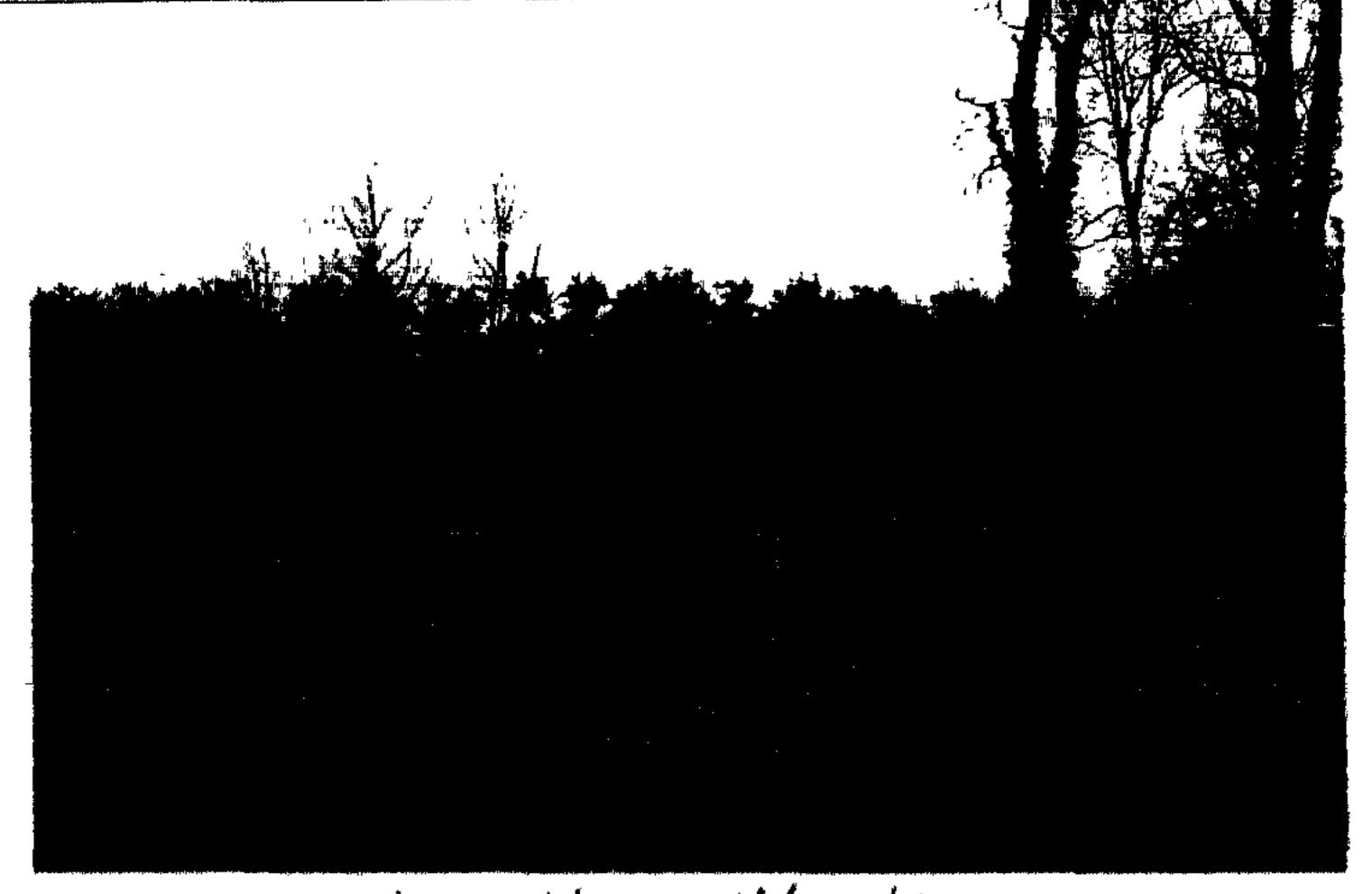
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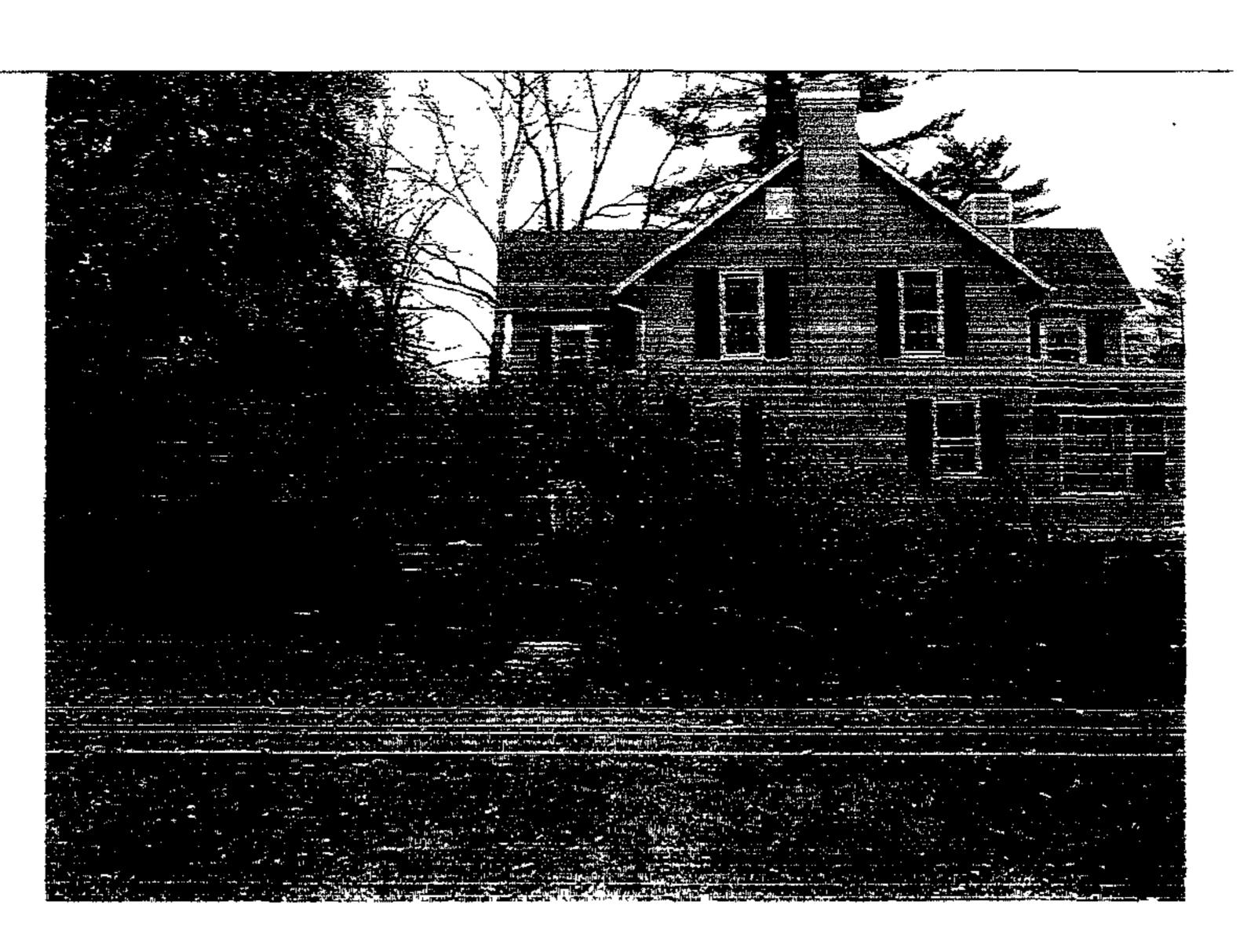


LOCKING EAST



Looking West

## Retition & - Administrative Variance by James + Peggy Angelone of 405 Garrison Forest Road, Oding, Mill, Mill and Photographs Taken From Proposed Site of Project



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FROM WEST

Petition for Administrative vanc ce by James + leggy tryclar of the Garrian Fevertild, Owing, Mills, ins 304 to

Motografie Taken Lookang at the Proposed site



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