Pare 2000 FOR FILING

IN RE: PETITION FOR VARIANCE
N/E corner West Golf Course Road
and Chittenden Road
(3110 W. Golf Course Road)
3rd Election District
2nd Council District

Natalie P. & Jeffrey W. Durkee Petitioners/Owners

- * BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * Case No. 06-381-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consider of a Petition for Variance filed by the owners of the subject property, Natalie P. Durkee and Jeffrey R. Durkee, her husband, by and through their attorneys, Dino C. La Fiandra and Whiteford, Taylor & Preston, LLP. The Petitioners request a variance to permit an accessory structure (pool house) with a height of 21.5 feet in lieu of the maximum allowed 15 feet, pursuant to Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan, which was submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petitioners were Jay I. Brown, AIA, of Levin/Brown and Associates, Inc. and Paul Lichter of J. Paul Builders LLC, the architect/developer and builder of the dwelling and pool house on the property, and their attorney, Dino C. La Fiandra, Esquire. There were no Protestants or other interested persons present, and the hearing proceeded on a proffer from counsel for Petitioners.

The proffered testimony and evidence offered disclosed that the subject property is located on the north side of Golf Course Road West off of Greenspring Valley Road. The site contains 2 acres in area, zoned R.C.5, and is served by private well and septic systems. A substantial forest buffer and forest conservation easement and setbacks, as well as 50-foot zoning setbacks from all property lines impact the developable area of the property.

Both the dwelling and the pool house have been built. For whatever reason it was never realized either by the builder or by the County that the height of the pool house as shown on the construction drawings submitted would require a variance. Obviously, the fact that the building was constructed under a misapprehension or ignorance of the zoning height requirements for accessory structures is not a reason for granting a variance.

The pool house consists of a changing room and bathroom facilities and a second story used as an exercise room. There are no cooking facilities and no intention of turning the pool house into any sort of dwelling. The roof pitch and exterior of the building were built to match the dwelling on the site. As the elevation drawings (Petitioner's Exhibit 2) and photos (Petitioners' Exhibit 3) clearly demonstrate both the dwelling and the pool house are very impressive structures.

The issue presented is whether there is some unique characteristic of the property, which creates a practical difficulty in compliance with the zoning regulations. *Cromwell v. Ward*, 102 Md. App. 691 (1995). In addressing this issue factors such as environmental conditions, topography and lot configuration are relevant.

The topography on this site is a very real issue. It is of relevance in that one approach to a height issue on an accessory structure is to make the structure part of the principal dwelling. In this case it just doesn't work. The forest buffer generates a setback of 35 feet from a principal dwelling. There is a negligible setback from an accessory building. There is literally no place in the rear of the building where the dwelling could be increased in size without intruding into this buffer setback. The house is situated on the lot because of the placement of the well and septic systems, which also have required setbacks from the house and from each other. Obviously, these necessary accessories to rural living can not be placed in the forest buffer easement. There also is a significant grade difference from the rear of the house to the pool house. This would preclude a common breezeway approach linking the house to the pool house.

f p n c

Another significant factor to be considered is that substantial dwellings in this part of the county are the norm and not the exception. This area has justifiably earned a reputation as being one of the finest residential areas in the entire metropolitan area. The buildings on this site certainly are no exception to the rule. From the copper roof on down these are very fine structures.

Section 260.6 of the B.C.Z.R. contains residential performance standards for buildings. Section 260.6A.1 requires that a development proposal shall, "Provide variety in housing type or design, while maintaining continuity in scale, rhythm, proportion and detail." Section 260.6A.5 states that a development proposal shall, "Design accessory structures at a scale appropriate to the dwelling and design storage buildings and garages with the same architectural theme as the principal dwelling on the site, proving consistency in materials, colors, roof pitch, and style." There can be no question but that the pool house meets and exemplifies these standards. While these Residential Performance Standards do not apply directly to this dwelling, they clearly show a legislative and policy preference for designing such structures, and one that the builder and architect have carried out quite well.

The Office of Planning has made a very positive comment on the proposed variance request finding "the proposal to be in accordance with the spirit and intent of the RC 5 regulations and performance standards." The fact that the property is in the Greenspring Valley National Register District and that the pool house is in fact compatible with the historic character of the area was also noted by the Planning Office.

Based on my review of the site plan, the elevations of the building and pool house and the photographs as well as proffered testimony I do find that the subject property is so constrained that it creates a unique condition that creates a practical difficulty in the strict adherence to Section 400.3 of the B.C.Z.R. I also find that the relief sought is within the spirit and intent of the zoning regulations and indeed that without the relief sought an accessory pool house structure sitting in this location

relative to the dwelling would lack the proportionality and design characteristics that create the desired harmony with the primary structure. In this area it is important that the structures be well placed and well proportioned in order to maintain the character of this neighborhood. There is no question but that the granting of this variance would not be injurious to the health, safety or general welfare of the neighborhood.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions 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 March, 2006, that the Petition for Special Hearing to permit an accessory structure (pool house) with a height of 21.5 feet in lieu of the maximum allowed 15 feet, pursuant to Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with the site plan marked as Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at its 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.

Any appeal of this decision must be taken in accordance with Section 32-3-01 of the Baltimore County Code.

> LIAM J. WASEMAN Zoning Commissioner

For Baltimore County



JAMES T. SMITH, JR. County Executive

March 27, 2005

WILLIAM J. WISEMAN III

Zoning Commissioner

Dino C. LaFiandra, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: PETITION FOR VARIANCE

NE/Corner West Golf Course Road and Chittenden Road (3110 W. Golf Course Road)

3rd Election District – 2nd Council District

Jeffrey W. Durkee, et ux - Petitioners

Case No. 06-381-A

Dear Mr. La Fiandra:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

cc: Mr. & Mrs. Jeffrey W. Durkee 2724 Caves Road, Owings Mi

2724 Caves Road, Owings Mills, Md. 21117-2922

Mr. Jay I. Brown, Levin/Brown & Assoc.

15 Greenspring Valley, Owings Mills, Md. 21117 Mr. Paul Lichter, 10400 Stevenson Road, Stevenson, Md. 21153

People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3110 W. Golf Course Road which is presently zoned RC 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)

See attached.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be demonstrated at hearing

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:

<u>Legal Owner(s):</u> Jeffrey W. Durke

N/A			. .	Jeffrey W. Durkee
Name - Type or Print			Name	- Type or Print
Signature	· · · · · · · ·		-	Signature V
William and the second			_	Natalie P. Durkee
Address		Telephone No.		Name of Print
City	State	Zlp Code	-	Signature . Signature
Attorney For Petitioner:				2724 Caves Road
Dino C. In Dianden				Address Telephone No.
Dino C. La Fiandra				Owings Mills, Maryland 21117-2922
Name - Type or Print	^		City	State Zip Code
Signature La Tand	<u> </u>	<u></u>	-	Representative to be Contacted:
	The second	- TT 13		
Whiteford, Taylor & Company	Presto		-	Dino C. La Fiandra Name
_210 W. Pennsylvania Address	Ave.	410-832-208 Telephone No.	14	210 W. Pennsylvania Ave. 410-832-2084 Address Telephone No.
Towson, Maryland 21	204			Towson, Maryland 21204
ity -	State	Zip Code		City State Zip Code
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Case No. $06 - 38/-$	A			ESTIMATED LENGTH OF HEARING
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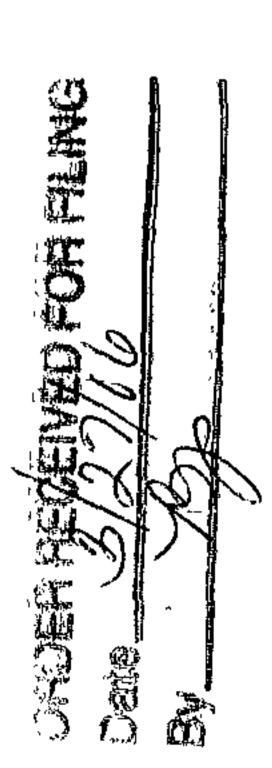
Attachment to Petition for Variance

3110 West Golf Course Road

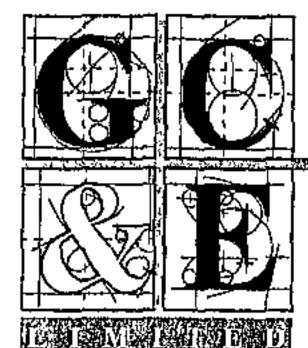
Requested Variance Relief:

Variance from BCZR §400.3 to permit an accessory structure (pool house) 21.5 feet in height in lieu of the 15 foot maximum height otherwise permitted.

354228



·# 3s7



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

December 22, 2004

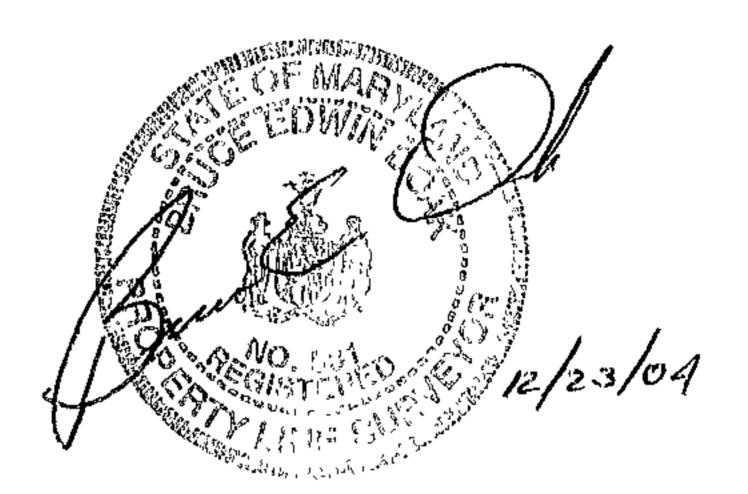
LOT 1 2.000 ACRES 3110 WEST GOLF COURSE ROAD BALTIMORE COUNTY, MARYLAND

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the beginning of the parcel of land which was described in a deed dated May 6, 2004 and recorded among the Land Records of Baltimore County in Liber S.M. No. 20110 folio 235 by and between Dr. Michael K. Spodack and Barbara Manekin Spodack and Bradley Bennett and Kara Bennett, said point of beginning lying on the north said of West Golf Course Road (private), thence leaving said point of beginning and running with and binding on a part of the first line of the land conveyed to Bennett and binding on the north side of West Golf Course Road, referring the courses of this description to the Maryland Coordinate System, (1) South 58 degrees 06 minutes 34 seconds East 140.71 feet, thence leaving the outlines of the land conveyed to Bennett and running for new lines of division, the eight following courses and distances, viz: (2) North 32 degrees 34 minutes 54 seconds East 74.18 feet, (3) South 57 degrees 25 minutes 09 seconds East 108.94 feet, (4) North 32 degrees 34 minutes 51 seconds East 55.00 feet to intersect the west side of a Private Ingress, Egress, Maintenance and Utility Easement, thence continuing to run for new lines of division and binding on the west side of said easement, the four following courses and distances, viz: (5) Northeasterly by a line curving to the right with a radius of 215.00 feet for an arc distance of 152.07 (the chord of said arc bearing North 03 degrees 09 minutes 57 seconds East 148.92 feet), (6) Northeasterly by a line curving to the right with a radius of 301.42 feet for an arc distance of 121.39 feet (the chord of said arc bearing North 34 degrees 57 minutes 56 seconds East 120.57 feet), (7) North 46 degrees 30 minutes 09 seconds East 17.86 feet, and (8) Northeasterly by a line curving to the right with a radius of 275.00 feet for an arc distance of 7.31 feet (the chord of said are bearing North 47 degrees 15 minutes 51 seconds East 7.31 feet), thence leaving the west side of said easement and continuing to run for a new line of division, (9) North 72 degrees 13 minutes 41 seconds West 284.81 feet to intersect the sixth or South 23 degrees 58 minutes West 930.65 foot line of the land conveyed to Bennett, thence running with and binding on a part of said sixth line, (10) South 17 degrees 48 minutes 53 seconds West 344.03 feet to the point of beginning.

Containing 2.000 Acres of land, more or less.

Being part of the parcel of land which was described in a deed dated May 6, 2004 and recorded among the Land Records of Baltimore County in Liber S.M. No. 20110 folio 235 by and between Dr. Michael K. Spodack and Barbara Manekin Spodack and Bradley Bennett and Kara Bennett.



BALTIMORE OFFICE OF BU	ORE COUNTY, MARYLAND F BUDGET & FINANCE LANEOUS RECEIPT	ARYLAND E		Z			
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NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #06-381-A
3110 W. Golf Course Hoad
Northeast corner of West
Golf Course Road and
Chittenden Road
3rd Election District
2nd Councilmanic District
Legal Owner(s): Natalie P. &
Jeffrey W. Durkee
Variance: to permit an accessory structure (pool house) 21.5 feet in height in lieu of the 15-foot maximum height otherwise permitted.
Hearing: Monday, March
20, 2006 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodations Please Contact the
Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or
Hearing, Contact the Zoning Review Office at (410)
887-3391.
3/031 Mar. 2
86014

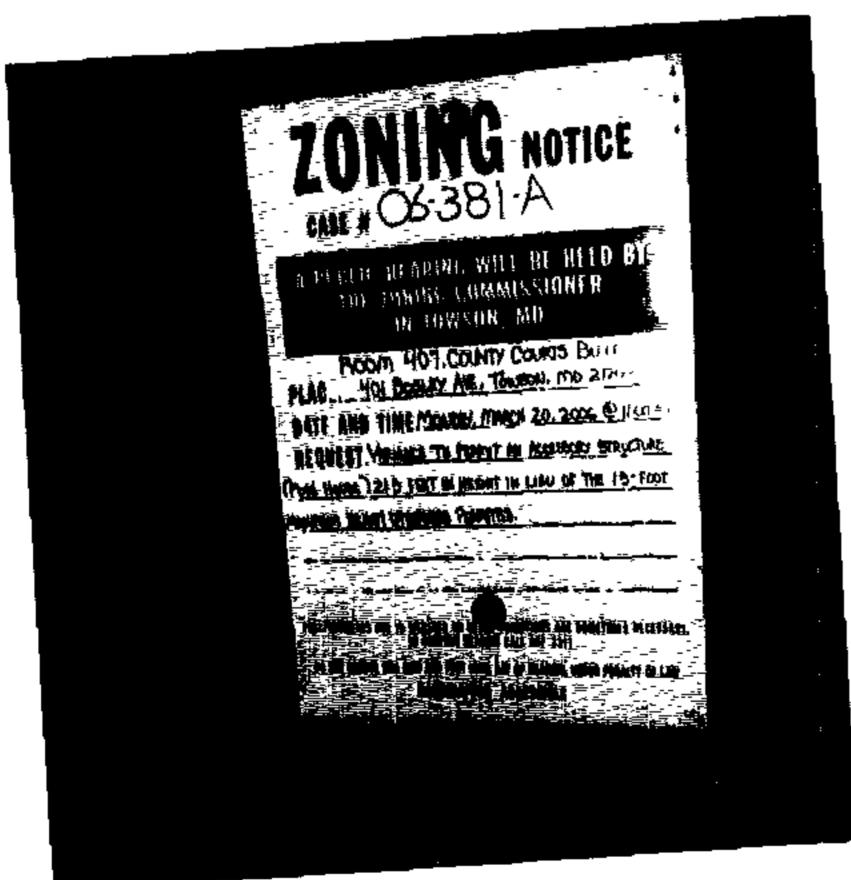
CERTIFICATE OF PUBLICATION

32,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on 32
The Jeffersonian
☐ Arbutus Times
🖵 Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkingan
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-381-A

Petitioner/Developer: NATEGIE P & JEFFREY W. DURKEE Date of Hearing/Closing: 3-20-04 Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapéake 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: 3110 W. GOLF COURSE 2D 3-3:06: The sign(s) were posted on (Month, Day, Year) Sincerely,



3110 W. GOLF COURSES RD

· B	beit B	Rech	3-7-06
(Si ₁	postore of !	Sign Poster)	(Date)
	SSG R	obert Black	•
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Ange of the second of the second	(City, S	tate, Zip Co	rde)
	(410) 282-7940 ·	•
	(Telepl	hône Numbe	er)

PETITION FOR VARIANCE RE: 3110 Golf Course Road; NW corner West Golf Course Road & Chittenden Road 3rd Election & 2nd Councilmanic Districts Legal Owner(s): Jeffrey & Natalie Durkee Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

06-381-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 2006, a copy of the foregoing Entry of Appearance was mailed to, Dino LaFiandra, Esquire, Whiteford, Taylor & Preston, LLP, 210 West Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED!

Per. Jacks

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, March 2, 2006 Issue - Jeffersonian

Please forward billing to:

Dino La Fiandra

(410-832-2000)

Whiteford, Taylor & Preston 210 W. Pennsylvania Ave.

Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-381-A

3110 W. Golf Course Road

Northeast corner of West Golf Course Road and Chittenden Road

3rd Election District, 2nd Councilmanic District

Legal Owners: Natalie P. & Jeffrey W. Durkee

Variance to permit an accessory structure (pool house) 21.5 feet in height in lieu of the 15-foot maximum height otherwise permitted.

Hearing: Monday, March 20, 2006 @ 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

WILLIAM J. WISEMAN, III

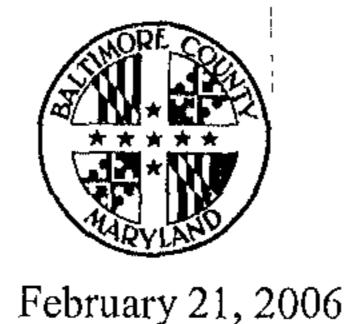
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

Director's Office County Office Building 111 W. Chesapcake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-381-A

Justy Kotroco

3110 W. Golf Course Road Northeast corner of West Golf Course Road and Chittenden Road 3rd Election District, 2nd Councilmanic District Legal Owners: Natalie P. & Jeffrey W. Durkee

Variance to permit an accessory structure (pool house) 21.5 feet in height in lieu of the 15-foot maximum height otherwise permitted.

Hearing: Monday, March 20, 2006 @ 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Timothy Kotroco Director

TK:raj

c: Dino C. La Fiandra, Whiteford, Taylor & Preston LLP, 210 W. Pennsylvania Ave., Towson, MD 21204 Natalie P. & Jeffrey W. Durkee, 2724 Caves Road, Owings Mills, MD 21117-2922

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 4, 2006.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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:	
Petitioner: Jeffry and Natalue Durkee Address or Location: 3110 W 601f Course Rd.	
Address or Location: 3110 W GOLF COURSE ROL.	•
PLEASE FORWARD ADVERTISING BILL TO: Name: DINU LOI FIGNORA Whitehad Taylor + Mestor Address: 210 W. Pennsylvania Que- Towson MD 21204	<u>し</u>
Telephone Number: 4108322000	

Revised 7/11/05 - SCJ

Department of Permits and Development Management

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



Baltimore County

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

March 13, 2006

Dino C. La Fiandra Whiteford, Taylor & Preston LLP 210 W Pennsylvania Avenue Towson, Maryland 21204

Dear Mr La Fiandra:

RE: Case Number: 06-381-A, 3110 W Golf Course Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 6, 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. Callahal D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel Jeffrey W and Natalie P Durkee 2724 Caves Road Owings Mills 21117-2922



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



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 February 24,2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 20, 2006

Item No.: Item Numbers 375 through 386

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.

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

LT. Roland P. Bosley Jr. Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: February 27, 2006

TO:

Timothy M. Kotroco, Director

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

for February 27, 2006

Item Nos. 375, 376, 377, 378, 379, 380,

381, 382, 384, 385, and 386

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-02272006.doc

13W 3/20

DATE: March 3, 2006

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

3110 Golf Course Road

INFORMATION:

Item Number:

6-381

Petitioner:

Jeffrey W. Durkee

Zoning:

RC 5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request and accompanying site plan and elevation drawing and finds the proposal to be in accordance with the spirit and intent of the RC 5 regulations and performance standards. As such, this office does not oppose the subject request.

This Office has also recognized that the subject property is in the Greenspring Valley National Register District, the proposed accessory structure is in fact compatible with the historic character of the area.

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

Prepared by:

Division Chief:

AFK/LL: CM



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

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

Maryland Department of Transportation

Date

2.17.06

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

RE:

Baltimore County

Item No. 38/

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. Grall

Engineering Access Permits Division

CASE NAME 06-381
CASE NUMBER Durkee
DATE 3/10/06

PETITIONER'S SIGN-IN SHEET

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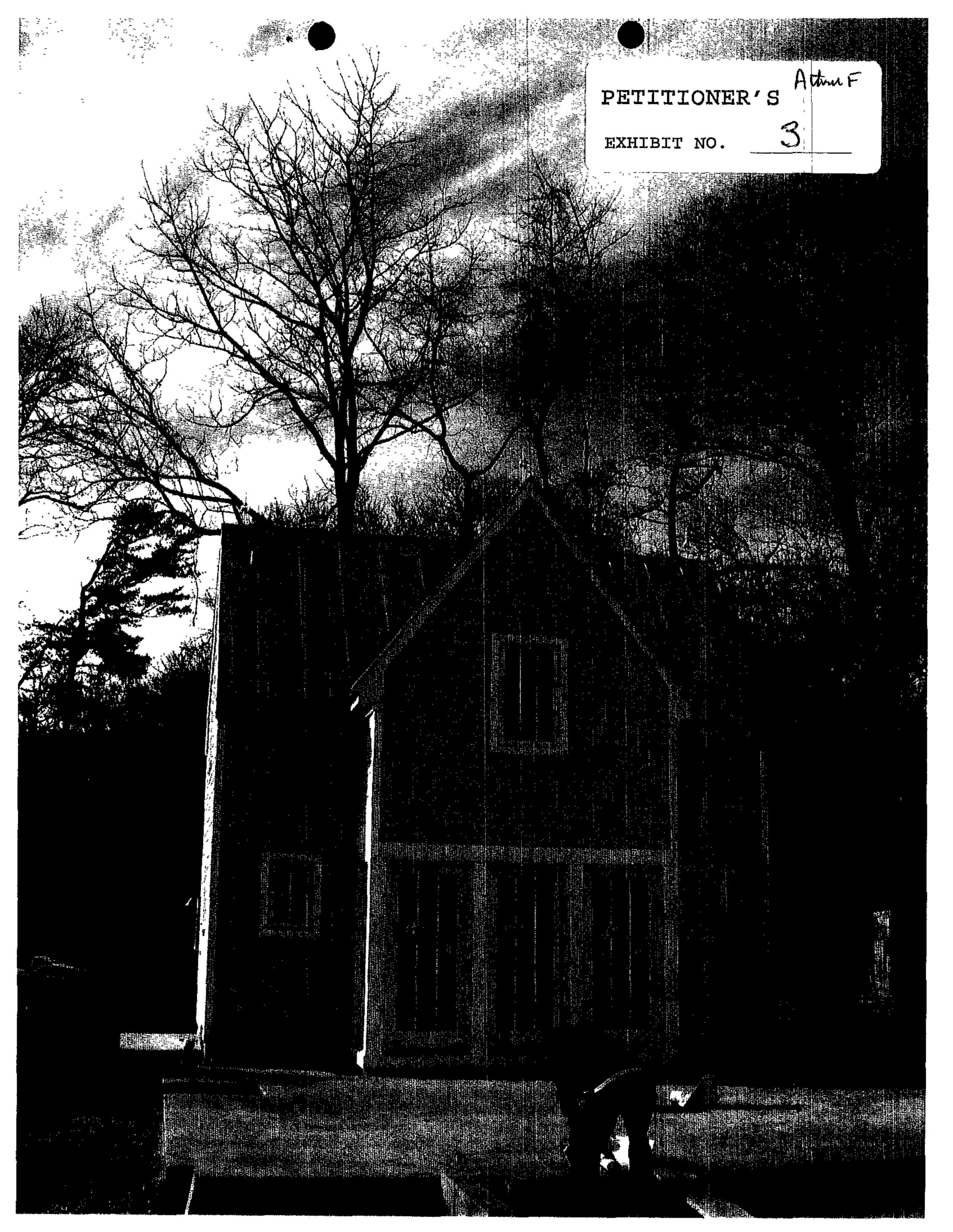
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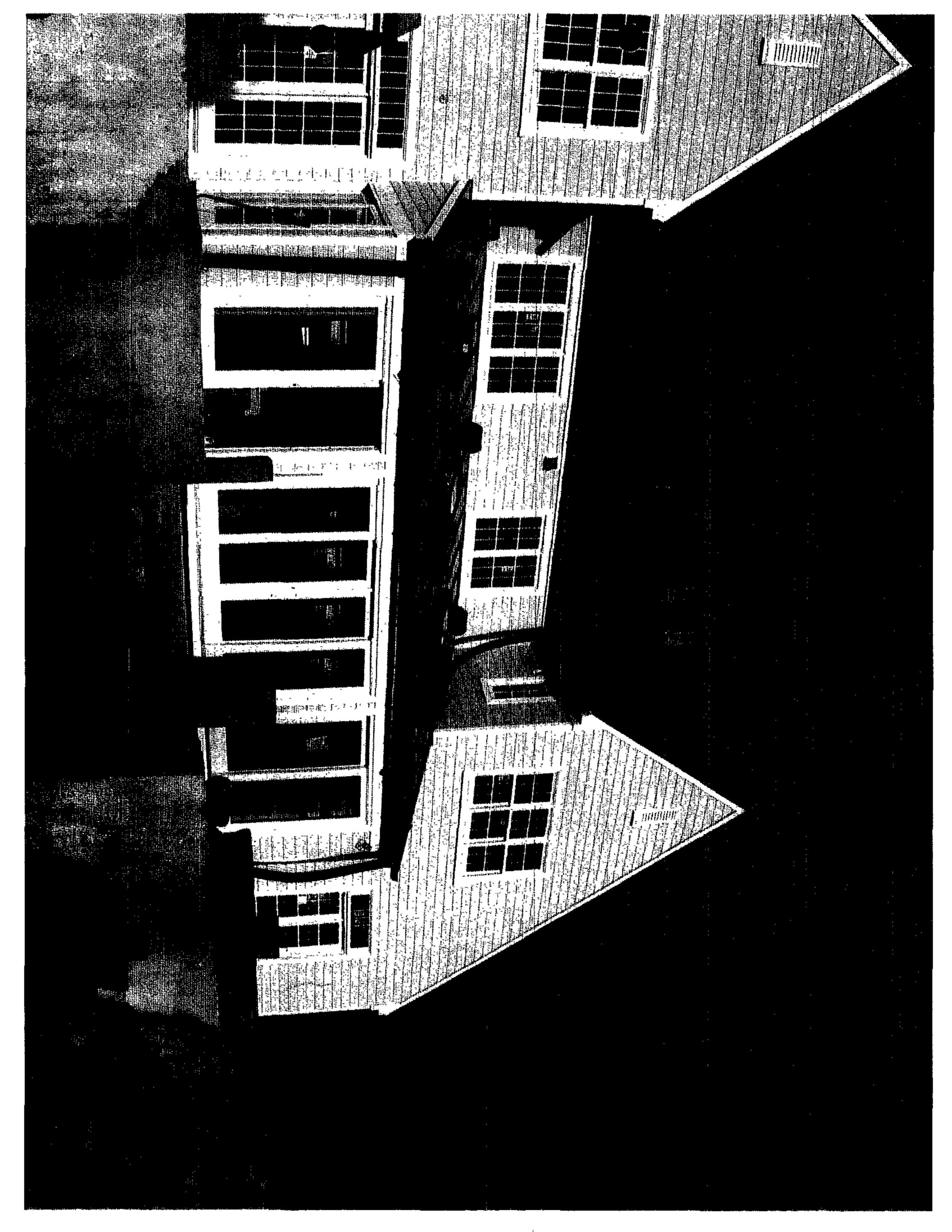
06-381-A. (Historic)



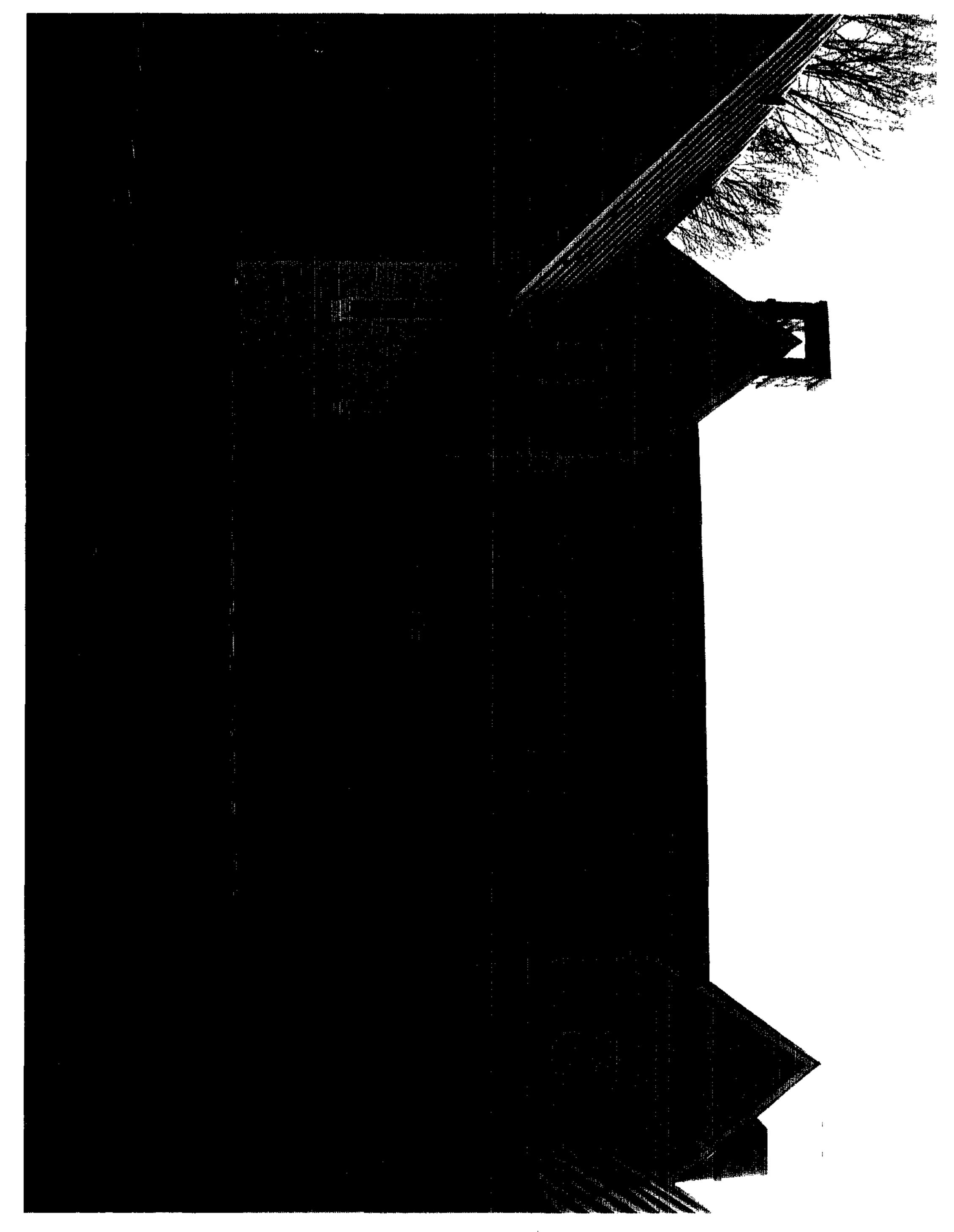
Exhibit Sheet

Petitioner/Developer Protestant No. 1 S. TE PLAN No. 2 BLDG Elevations No. 3 No. 4 No. 5 No. 6 No. 7 No. 8 No. 9 No. 10 No. 11 No. 12













March 16, 2006

Kurt and Jeanne Aarsand 3114 Golf Course Road Owings Mills, Md 21117

To whom it may concern:

Jeanne and I own the property adjacent to the Durkee's. We understand a variance is required for their new pool house. We are in total support of this variance.

Please look favorably upon their request.

Sincerely,

Kurt Aarsand

PETITIONER'S

EXHIBIT NO.

