IN RE: PETITION FOR VARIANCE

West Side of Brannan Avenue, 120' N of Center of Mathai Terrace 15th Election District 7th Councilmanic District (2608 Brannan Avenue)

Charles T. and Ronnette M. Pennington Petitioners

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 06-390-A

* * * * * * * * * * * * *

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed Charles T. and Ronnette M. Pennington, Legal Owners of the subject property. The variance request is for property located at 2608 Brannan Avenue in the Dundalk-Sparrows Point area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached garage to have a height of 29 feet in lieu of 15 feet.

The property was originally posted on February 19, 2006 with a notice of the administrative variance and a timely Formal Demand for Hearing was filed on March 6, 2006 by Helen J. Thurston, which superceded the Petitioners' administrative posting procedure (original closing date of March 6, 2006). The property was then re-posted with a notice of the public hearing date and time on March 20, 2006 and notice was also given to the general public by publication in the Jeffersonian Newspaper on March 21, 2006 of the public hearing date and time.

Amended Petition

While explaining his need for storage on the second floor of the proposed garage, the Petitioner indicated that with different roof trusses he could still have a second floor and reduce the height of the peak of the roof to 26 feet instead of 29 feet previously requested.

STATISTICS OF STATES OF ST

THE ACTION OF FILMS

Interested Persons

Appearing at the hearing on behalf of the variance request were Charles and Ronnette Pennington. Appearing in opposition to the request were Helen Thurston and Deborah Barkley. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

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 by the Office of Planning dated March 3, 2006, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. - Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Testimony and Evidence

Mr. Pennington indicated that he would like to build a two story garage on the rear boundary of two adjacent lots zoned DR 5.5 which the Petitioners own as shown in Petitioners' exhibit 1. The lot closest to Brannan Avenue is 65 feet wide x 165 feet deep and is improved by the Petitioners' home. The second lot has approximately 32 feet of road frontage, is L shaped and

unimproved except for a small portion of the Petitioners' home side steps which were built across the common border. In this way the home is nearly centered on the two lots.

Mr. Pennington indicated that he needed a two car garage to store vehicles and equipment and a second floor which would be used to store household goods. His hobby is racing cars and because of the height of the vehicles, equipment and storage trailer, he needs at least 14 feet of height on the first floor. Because of the second floor design the peak of the roof exceeds the maximum 15 feet allowed under the regulations.

He opined that he could build a larger garage with only one story without a variance but felt that would not be in keeping with the neighborhood. He also indicated that he could build a home on the second lot 35 feet high again without a variance which would be set back from the road and therefore much closer to the adjacent properties.

Ms. Thurston who lives next door expressed her concern that the Petitioner intended to service racing cars in the garage which would generate a great deal of noise and activity which would disturb he use of her property. She objected to the garage being located as proposed. She noted the storm water run off problem in this area and opined that the garage would increase this problem substantially. Finally she noted that, if the garage is built, it would be the highest structure in the area blocking her view of the Petitioner's back yard and perhaps the water in the winter.

Mr. Pennington denied that he ever intended to operate a vehicle service garage in the proposed structure but rather simply wanted to work on his vehicles. See Petitioner's photographs exhibit 3. Finally he presented a letter of support from the neighbor on the other side of his house.

At the end of the hearing the parties attempted to resolve their differences and requested the record remain open for further discussion. On April 12, 2006, this Office received a letter from

Ms. Thurston that she now agreed with the Petitioner's request and will let the DEPRM regulations limit the size of the garage.

Findings of Fact and Conclusions of Law

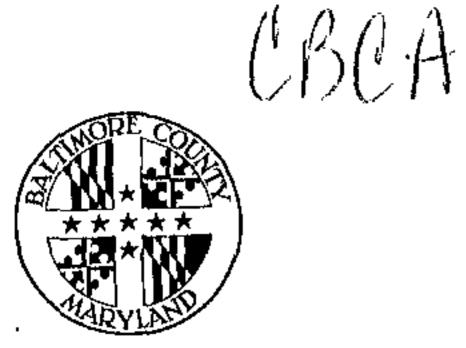
This case arises from the Petitioners' request to erect a garage 26 feet in height while 15 feet is allowed by right. The Petitioner opined that he could build a second home on the rear portion of the second lot which could be 35 feet high without requesting a variance but that he was willing to give that up for the garage as proposed. He understood that by proposing the garage on the common boundary between his two lots, the lots would be merged from a zoning standpoint. The front lot is improved by the Petitioners' home which straddles the common border on another portion of the lots. I agree the lots are now merged and no second home can be built on the rear lot.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The rear lot is L shaped and the Petitioners' home located on the common boundary between lots.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioner would not be able to have a second story on the garage for storage.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The garage will not change to the character of the neighborhood. Mrs.

Thurston now agrees to the request as does the neighbor on the other side as shown by Petitioners' exhibit 4. I will incorporate the Planning Office comment which will prohibit using the garage for commercial purposes.





	for Administrative Variance County
for the prope	erty located at <u>2608 Bigwight Ave Bailmon (110</u> 213) which is presently zoned <u>DRGG</u>
his Petition shall be filed with the Department of Pewner(s) of the property situate in Baltimore County and what a part hereof, hereby petition for a Variance from Some County and the Department of Pewner(s) of the property situate in Baltimore County and what is a part hereof, hereby petition for a Variance from Some County and the period of the property of the period of the property of the property of the period of	(-1)(-1)(-1)(-1)(-1)(-1)(-1)(-1)(-1)(-1)
f the zoning regulations of Baltimore County, to the zoning this petition form.	ng law of Baltimore County, for the reasons indicated on the back
roperty is to be posted and advertised as prescribed by to or we, agree to pay expenses of above Variance, advertising gulations and restrictions of Baltimore County adopted pursua	, posting, etc. and further agree to and are to be bounded by the zoning
	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:	Legal Owner(s): Penningion Charles J
ame - Type or Print	Penningian Charles Name - Type or Print

N Signature
Ronnelle Mi Penningion Signature Name - Type or Print Telephone No. Address Poncetto Penningetos Zip Code Signature City State 410.417-1869 2608 BIMMAN AVE **Attorney For Petitioner:** Telephone No. Address BAITIMORE City 21219 mo Zıp Code State Name - Type or Print Representative to be Contacted: Signature Charlie Pensing Ton
Name
2605 Brown on Ave 4413-463-2781 Company Telephone No. Address Telephone No. Prolimore ma 21219 Zıp Code Zip Code State City State that the subject matter of this petitions of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County Reviewed By **Estimated Posting Date** REW 10/25/01

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.

competent to testify thereto in the event that a		A	tnereto.
That the Affiant(s) does/do presently reside at	2608 Brand Address	VAN Ave	
	BAltimore City	MAINIANI State	21219 Zip Code
That based upon personal knowledge, the following variance at the above address (indicate hards)	owing are the facts upon hip or practical difficulty)	n which I/we base the requ	est for an Administrative
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requires a inside ceeling high	of 14' This a	vill allow me to st. Nome, Di I want	ru 2 Cans T to add
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L. DETALLETULL LEQUITCE-IN	e.m.		
That the Affiant(s) acknowledge(s) that if a fadvertising fee and may be required to provide	formal demand is filed additional information.	, Affiant(s) will be required	to pay a reposting and
Signature Signature	Signa	Donnette Penning to	<u></u>
Charles T Penning Ton Name - Type or Print		RONNETTE PENNINGSTO - Type or Print	<u>5N</u>
STATE OF MARYLAND, COUNTY OF BALTI	MORE, to wit:		
I HEREBY CERTIFY, this O day of Maryland, in and for the County aforesaid, p	February ersonally appeared	, <u>2006_</u> , before me, a N	Notary Public of the State
the Affiant(s) herein, personally known or satisf	factorily identified to me	as such Affiant(s).	
AS WITNESS my hand and Notarial Seal	Aliada and Dirigiti	Ewin Laleyd	1
	Notary Public My Commiss		AURA L. DIEGEL

REV 10/25/01

NOTARY PUBLIC ANNE ARUNDEL COUNTY MARYLAND MY COMMISSION EXPIRES OCT 1, 2008

Zoning Description For 2608 Brannan Ave

Zoning Description For : 2608 Brannan Ave Baltimore Maryland 21219
Begining at the point on the South East corner of the lot at Brannan Ave which is 15'
right of way, 97.50 feet wide. Being Lot #, Block, Section #, in the sub division
of Cose Puller. As recorded in
Baltimore County Plat Book #, Folio #, Containing
27,188 square feet, Also known
as 2608 Brannan Ave located in the SuElection District, Cou
Councilmanic District.

MORE COUNTY OF BUDGET &		
MISCELLANEOUS RECEIPT		
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NOTICE OF ZOHING 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: # 06-390-A

2608 Brannan Avenue West side of Brannan Avenue, 120 feet north of Mathal

Terrace

15th Election District — 7th Councilmanic District
Legal Owner(s): Charles J. & Ronnette M. Pennington
Variance: to permit a detached garage to have a height of
29 feet in lieu of the required 15 feet.
Hearing: Wednesday, April 5, 2008 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.

JT 3/709 Mar. 21

88340

CERTIFICATE OF PUBLICATION

323,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 321 ,2006.
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News

LEGAL ADVERTISING



FORMAL DEMAND FOR HEARING

CASE NUMBER: <u>66-390-1</u>
Address: 2608 BRANNAN AUE, BACKEMED. 2121
Petitioner(s) CHARLES + RONNETTE PENNINGTON
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
IWe HELEN J. THURSTON Name - Type or Print
(Y Legal Owner OR () Resident of
2600 BRANNAN AUE. Address
BALTIMORE, MD. 2/2/9 City State Zip Code
State Zip Code 2 (4) (5) 477-1941
Telephone Number
which is located approximately
Aller Allurator 36/06 Signature Date
Signature Revised 9/18/98 - wcr/scj

				HER'S VALIDATION
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92	140			YELLOW - CUSTOMER
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CERTIFICATE OF POSTING

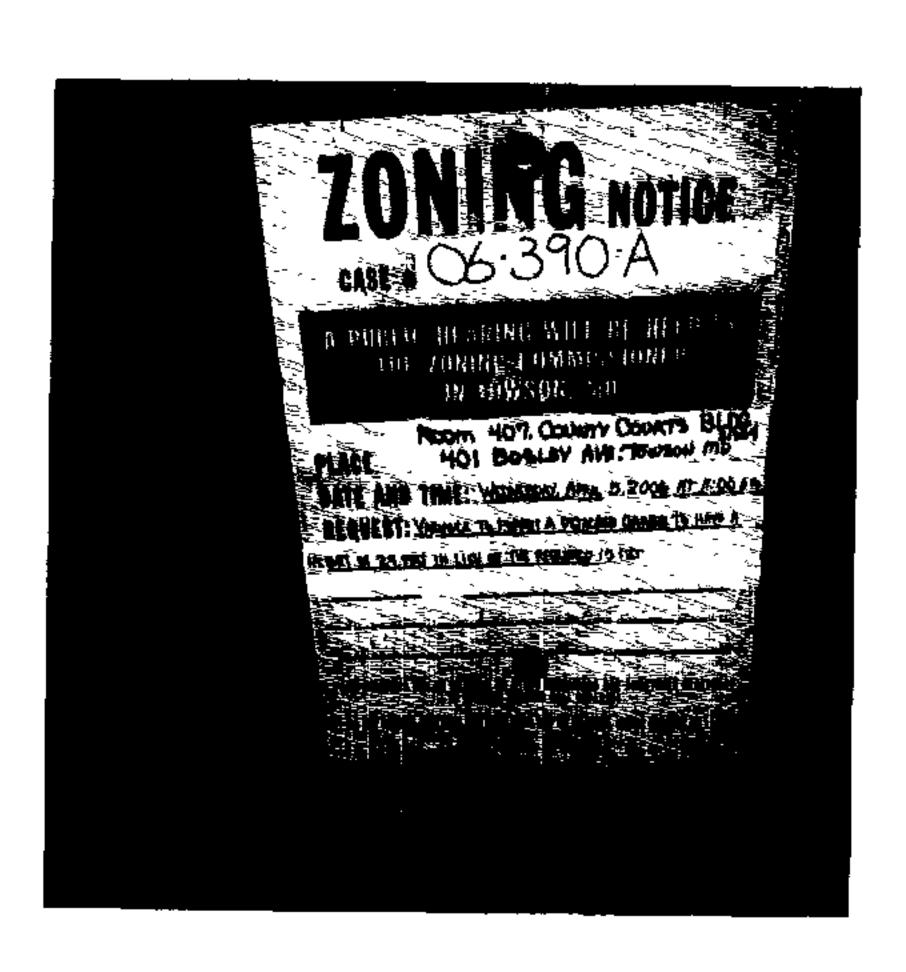
RE	: Case No.: 06 - 390 - A
·	Petitioner/Developer: Charles J.
ı	& RONNETTE PENNINGTON
1	Date of Hearing/Closing: APRIL 5, 2006

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 posted conspicuously on the prop	penalties of perjury that the necessary sig erty located at:	gn(s) requin	ed by law were
2608	BRALLOW AVE	**************************************	,
je		rates and a second seco	
The sign(s) were posted on	3-20-06	•	and the state of t
The state of the s	(Month, Day, Year)		
	Sincerely,		



Robert Black 3-21-04
(Signature of Sign Poster) (Date)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-7940
(Telephone Number)

MAR 2.2 2006

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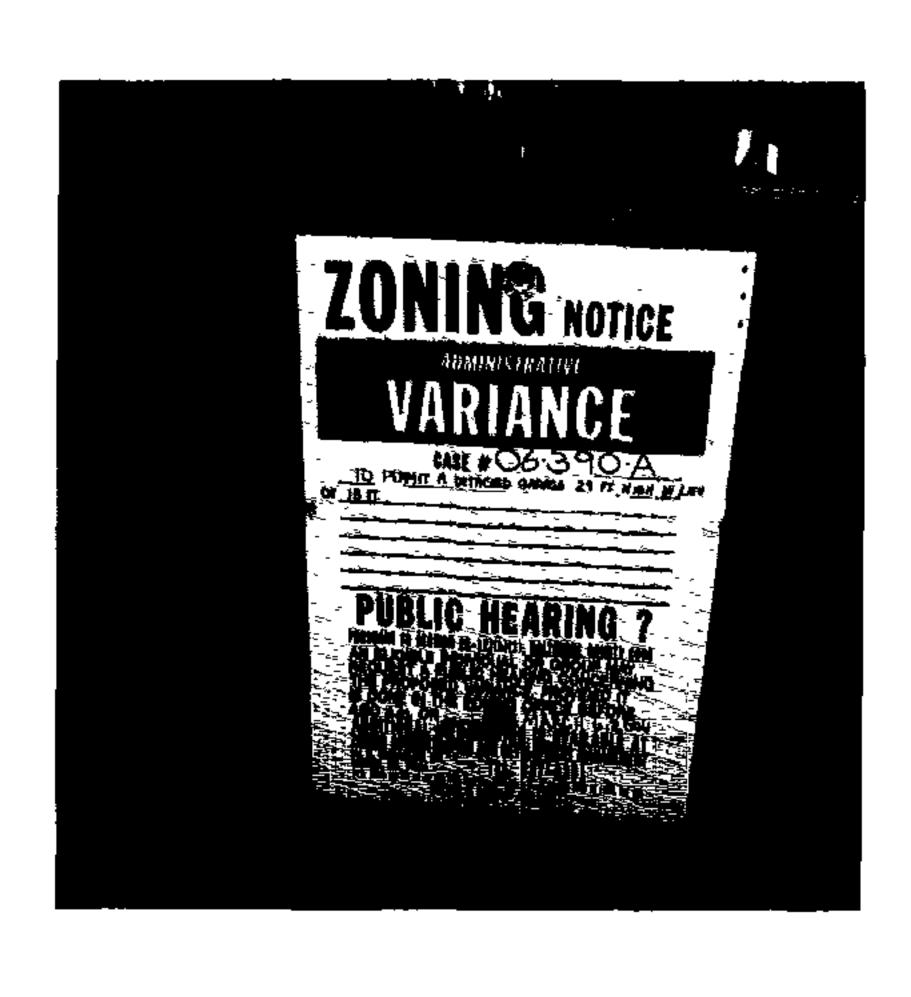
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CERTIFICATE OF POSTING

	RE: Case No.: 00-070-7
•	Petitioner/Developer: Charles
	RONNETTE PENNINGTON
	Date of Hearing/Closing: 3-6-04
Baltimore County Department of Permits and Development Managemon County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Kristen Matthews ((410) 887-3	5394}
Ladies and Gentlemen: ** **	
This letter is to certify under the penalt posted conspicuously on the property k	les of perjury that the necessary sign(s) required by law were scated at:
2608	BRANNAN AVE
The sign(s) were posted on	2/19/06
	(Month, Day, Year)
	Sincerety.



Robert Black 2/21/06
(Signature of Sign Poster) (Date)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-7940
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

, Case Number 06-	:390	-A	Address	760	<u> </u>	Bro	NNA-NI-)UE		
Contact Person:	SOTANT	Please Print Your N	NDER	· · · · · · · · · · · · · · · · · · ·	Phone	Number:	410-887-3391		
Filing Date: CR-(0-06 Posting Date: <u>7-19-06</u> Closing Date: <u>0.3-06</u>									
Any contact made with this office regarding the status of the administrative variance should be hrough the contact person (planner) using the case number.									
POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.									
a formal red	<u>DEADLINE:</u> The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.								
commissione order that the (typically with	ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.								
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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.

Ear Nawenanar Advarticina:
For Newspaper Advertising:
Item Number or Case Number: 06. <u>590 - 14.</u>
Petitioner: CHARLESS RONNETTE PENNING TOWN.
Address or Location: 2608 Brannan A-UE.
PLEASE FORWARD ADVERTISING BILL TO:
Name: <u>C-GARCUS SEROUNCETTE PENNUNG TOR</u>
Address: Z608 BTUANNAN FUG.
18 ACCELLOUS 7. (D. 21219
Telephone Number: 410-477-1869
Revised 7/11/05 - \$CJ

06 390)

Department of Permits and Development Management

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



Baltimore County

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

March 10, 2006

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: 06-390-A

2608 Brannan Avenue
West side of Brannan Avenue, 120 feet north of Mathai Terrace
15th Election District—7th Councilmanic District
Legal Owners: Charles J. & Ronnette M. Pennington

Variance to permit a detached garage to have a height of 29 feet in lieu of the required 15 feet.

Hearing: Wednesday, April 5, 2006 @ 11:00 a.m., Room 407, County Courts Building, 401 Bosley, Avenue, Towson 21204.

Timothy Kotroco
Director

TK:raj

C: Mr. & Mrs. Charles J. Pennington, 2608 Brannan Ave., Baltimore, MD 21219 Ms. Helen J. Thurston, 2600 Brannan Ave., Baltimore, MD 21219

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN <u>POSTED</u> BY AN APPROVED POSTER ON THE PROPERTY <u>BY TUESDAY, MARCH 21, 2006</u>.

- (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 410-887-339

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

λ) γ. TO: PATUXENT PUBLISHING COMPANY

Tuesday, March 21, 2006 Issue - Jeffersonian

Please forward billing to:

Charles & Ronnette Pennington (410-477-1869) 2608 Brannan Avenue Baltimore, MD 21219

NOTICE OF ZONING HEARING

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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.

CBCA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2608 Browns Ave Baltions me 2009 which is presently zoned

I/We do solemnly declare and affirm, under the penalties of

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)

DETACHED GRACIOGE TO HAVE A HEIGHT OF ZAFT IN

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.

perjury, that I/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 PENNINGTON Telephone No. Name - Type or Print Address Signature Zip Code City State Brannen Ave 410-477-1869 Attorney For Petitioner: Telephone No. Address Name - Type or Print Representative to be Contacted: Signature Çompany Address 443-463-20181 Telephone No. Telephone No. Zip Code State Zip Code Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this dev of that the subject in the gulations of Baltimore County and that the property be reposted. that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning Zoning Commissioner of Baltimore County Reviewed By Date **Estimated Posting Date** 10/25/01 REV

Affida Vit 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		wan Ave	
	Address Boltimore City	Mara land State	<i>2/2/9</i> Zip Code
That based upon personal knowledge, the follo Variance at the above address (indicate hardshi	wing are the facts up or practical difficul	pon which i/we base the	e request for an Administrative
I presently own a con lift that	t & brought &	from my old hom	e. This can
lift requires an inside Celing	hight of 14'-	This will allow n	me de Alore
2 come in one sepace. Dal			
I would like to add strage	space above	the garage TI	vis will bring
us to a higher of a 28' to per importable coverage of my gro	und requirements	CDEFFICIE	Leger vice mouses
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	additional information	ed, Affiant(s) will be recon. Outstate Punningmature	
Signature Continues To Continues Inches	Sig	RONNETTE PENNIN	
Name - Type or Print	Na	me - Type or Print	<u> </u>
STATE OF MARYLAND, COUNTY OF BALTIN			
I HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, pe	rsonally appeared	, <i>0</i> 06, before m	ne, a Notary Public of the State
the Affiant(s) herein, personally known or satisfa		ne as such Affiant(s).	
AS WITNESS my hand and Notarial Seal		Laura L	Male 1
	Notary Pul	ission Expires	LAURA L. DIEGEL
REV 10/25/01	IVIY CUITITI	•	NOTARY PUBLIC NE ARUNDEL COUNTY

MARYLAND

MY COMMISSION EXPIRES OCT 1, 2008

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 30, 2006

Charles Pennington Ronnette M. Pennington 2608 Brannan Avenue Baltimore, MD 21219

Dear Mr. and Mrs. Pennington:

RE: Case Number: 06-390-A, Address

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

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Helen J. Thurston 2600 Branns

Helen J. Thurston 2600 Brannan Avenue Baltimore 21219



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

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 6, 2006

Charles Pennington Ronnette Pennington 2608 Brannan Avenue Baltimore, MD 21219

Dear Mr. and Mrs. Pennington:

RE: Case Number: 06-390-A, 2608 Brannan Avenue

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

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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

BALTIMORE COUNTY, MARYLAND

Jan 4/5

DATE: March 3, 2006

MAR 0 2000

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:

6-390 - Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 29 feet in lieu of the maximum permitted 15 feet 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, kitchen or bathroom facilities.
- 2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL: CM

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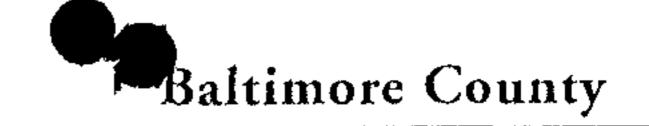
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Fire Department



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 111 111 West Chesapeake Avenue Towson, Maryland 21204

February 28,2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 27,2006

Item No.: 387, 388, 389, 390, 391, 392, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405 and 406

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 Phone(0)410-887-4881 Mail Stop - 1102F

cc: File



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





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

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

Maryland Department of Transportation

Date: 2.28.04

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

RE:

Baltimore County

Item No. 390

JRA

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. Andle

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

1

DATE: March 7, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 6, 2006

Item Nos. 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 398, 399, 401, 402, 403

404, 405, and 406

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-03072006

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



Alle

Dudge 66

TO:

Timothy M. Kotroco

FROM:

Jeff Livingston, DEPRM - Development Coordination

DATE:

April 11, 2006

SUBJECT:

Zoning Item # 06-390-A

Address

2608 Brannan Avenue

(Pennington Property)

Zoning Advisory Committee Meeting of February 27, 2006

 The Department of Environmental Protection and Resource Management has no
comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The fifteen percent (15%) impervious surface limit may not be exceeded.

Reviewer:

Glenn Shaffer

Date: March 30, 2006

Department of Permits and Development Management

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





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

March 10, 2006

Mr. & Mrs. Charles T. Pennington 2608 Brannan Avenue Baltimore, MD 21219

Dear Mr. & Mrs. Pennington:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-390-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superseded by a timely public hearing demand or the zoning commissioner is requiring a public hearing concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact John Alexander at 410-887-3391.

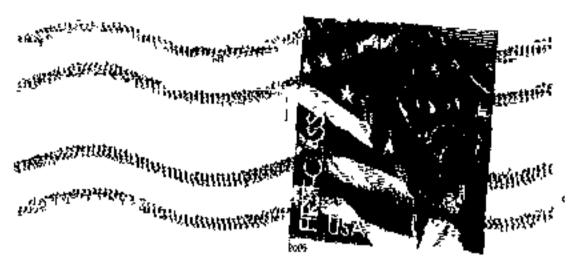
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Zoning Review

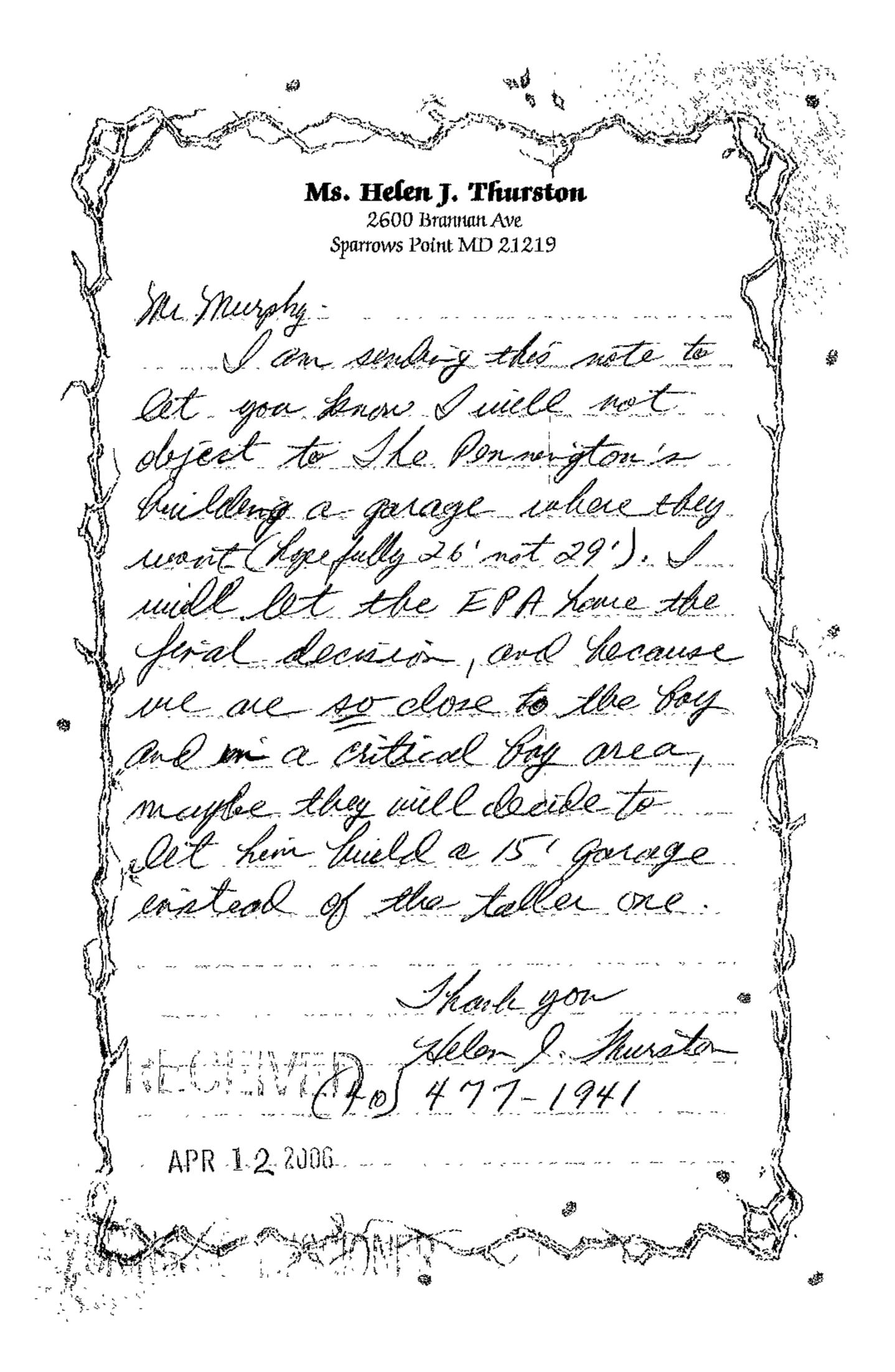
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BALTIMORE NO ZIZ



Mr. John Meurphy Beltemore County Joney Commissioner's Office 401 Bosley avenue Room 405



PLEASE PRINT CLEARLY

CASE NUMBER De - 390 - R DATE

CITIZEN'S SIGN-IN SHEET

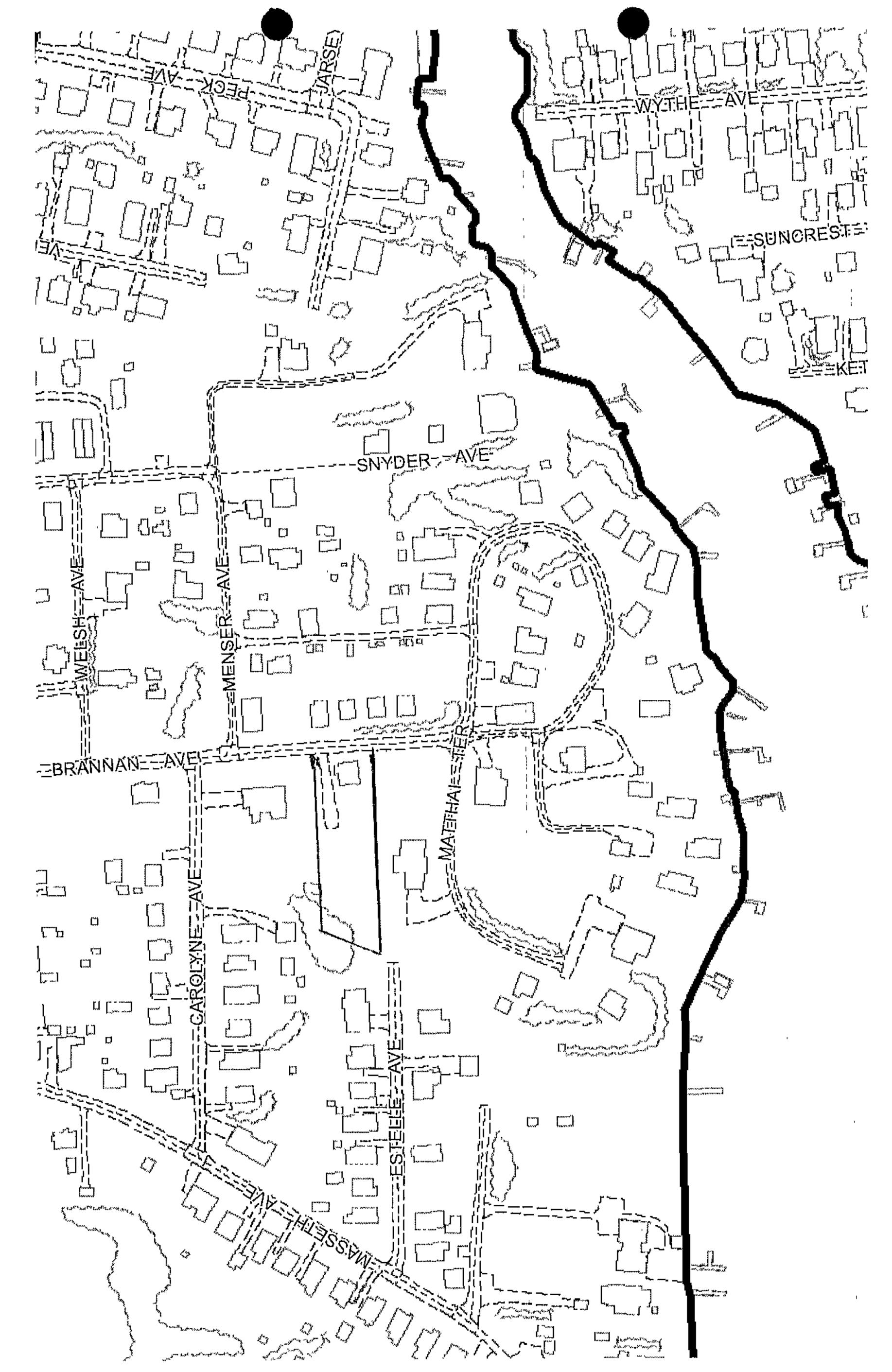
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	2600 BRANNEN ANT.										
NAME	HELEN THURSTON				•						

PLEASE PRINT CLEARLY

CASE NUMBER OF - 390 - MANE

PETITIONER'S SIGN-IN SHEET

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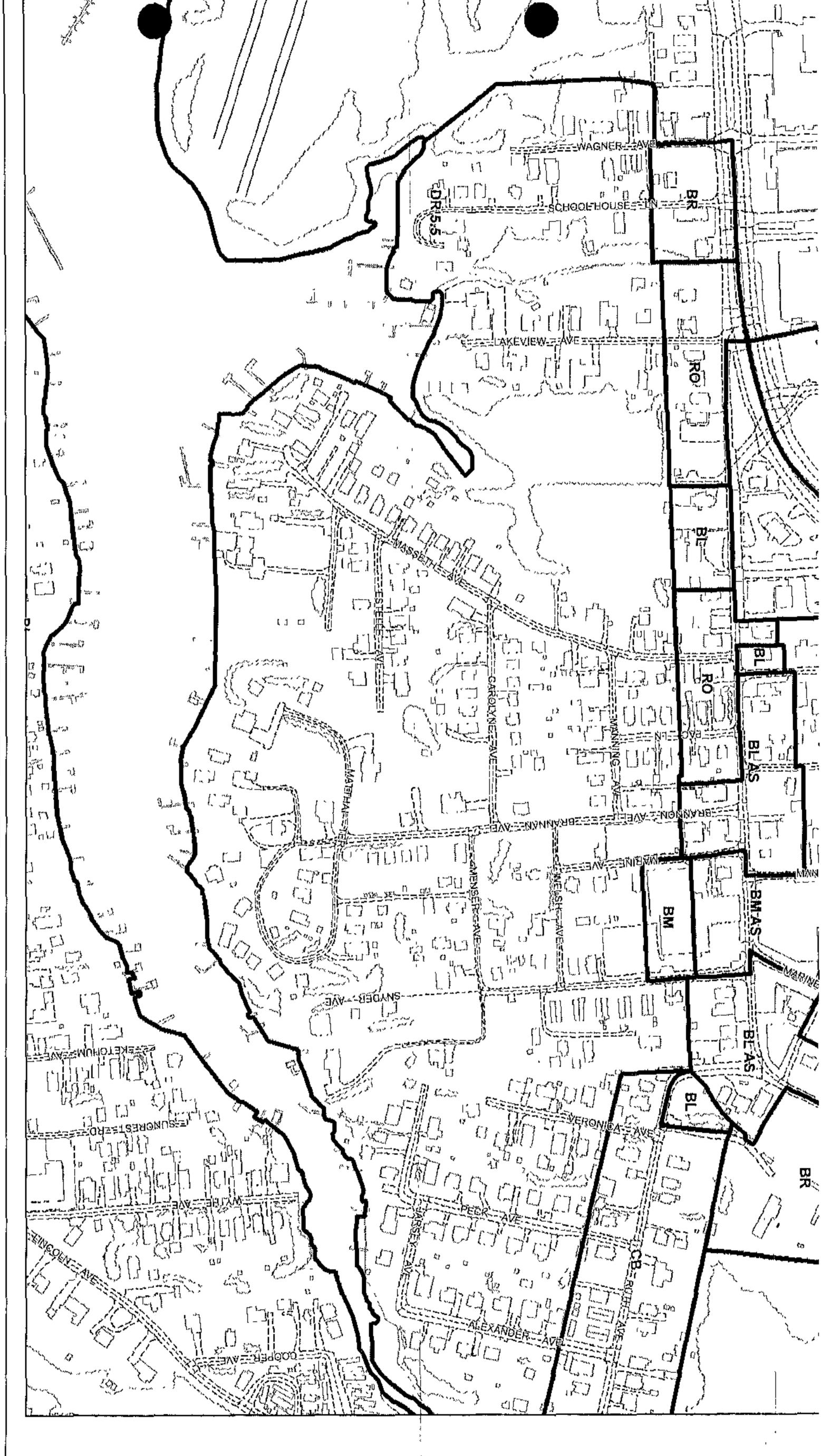


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D6:390-A

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111A3	111A2	111A1	
11183	Visa	11181	
11103	11102	11101	
112A3	112A2	112A1	

110C3	11002	11001
111A3	111A2	111A1
11183	NºBA	11181
11103	111C2	111C1
112A3	112A2	112A1

Scale

200' 400 Feet

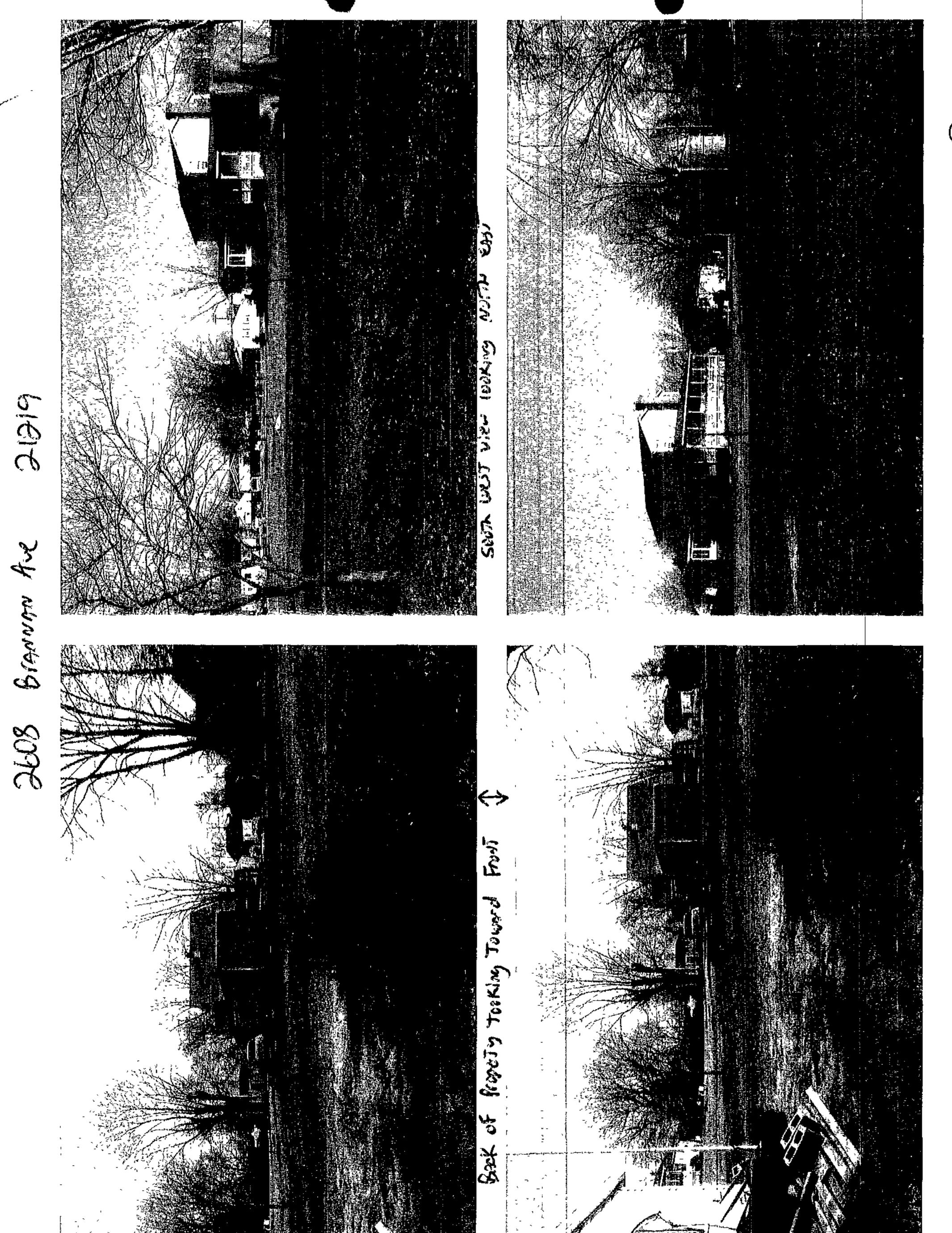
Data Sources:
Planametric Data - Baltimore County
OlT/GIS Services Unit
1.2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1.2400, 2004

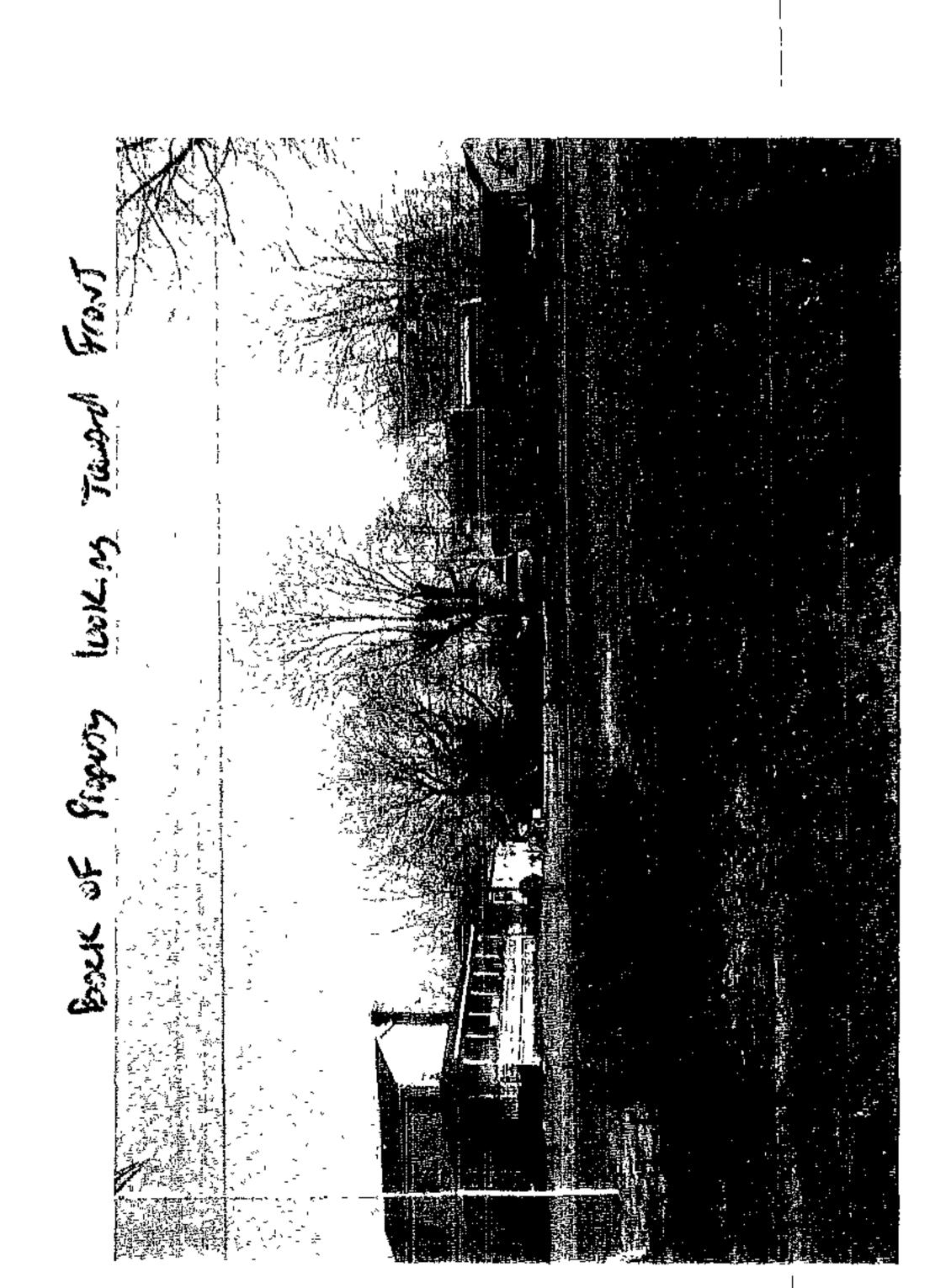
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06-390-17

http://bamaps1.co.ba.md.us/arcims_path/bcgims?ServiceName=Zoning&ClientVersion=4.... 1/12/2006

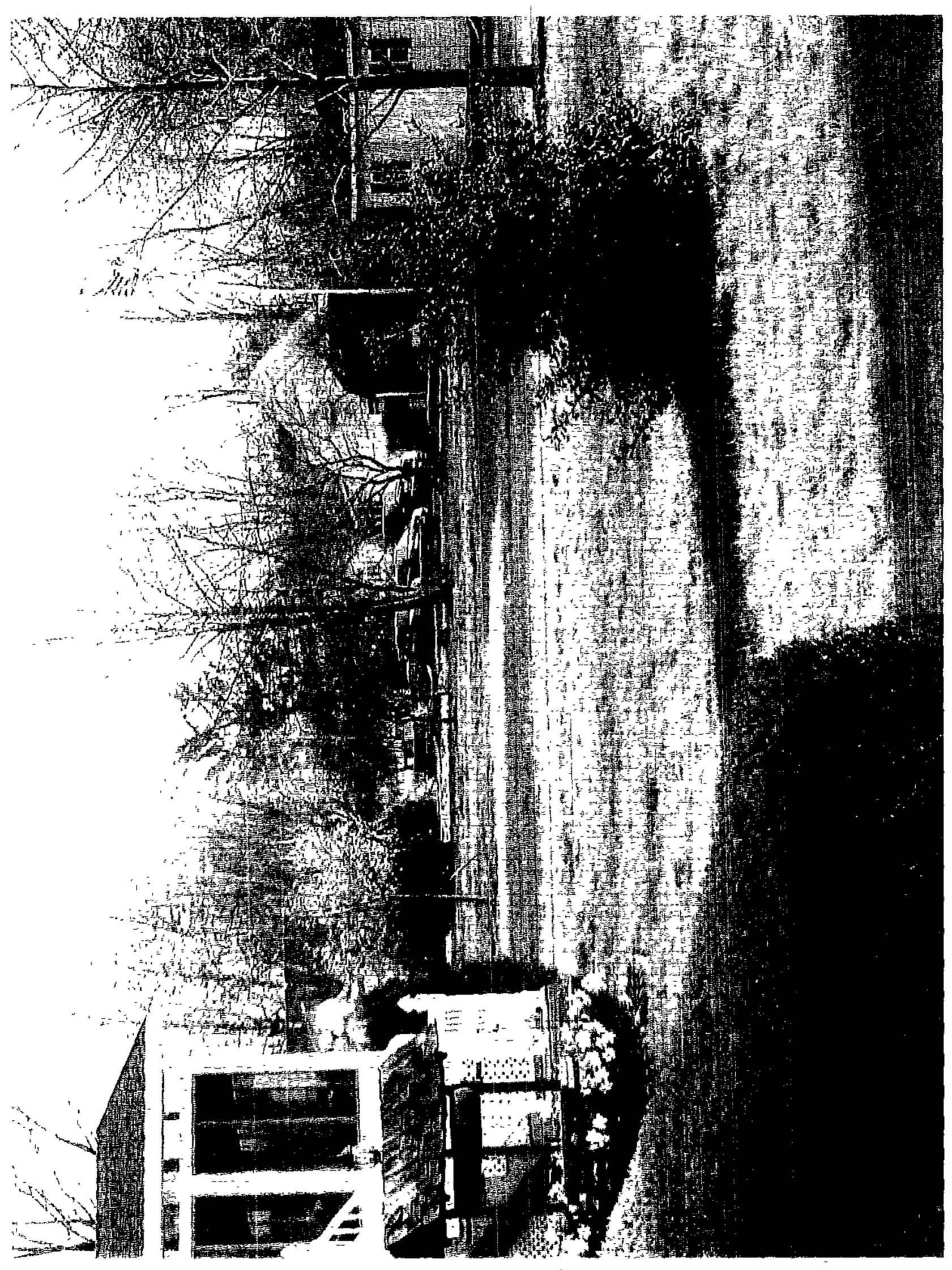












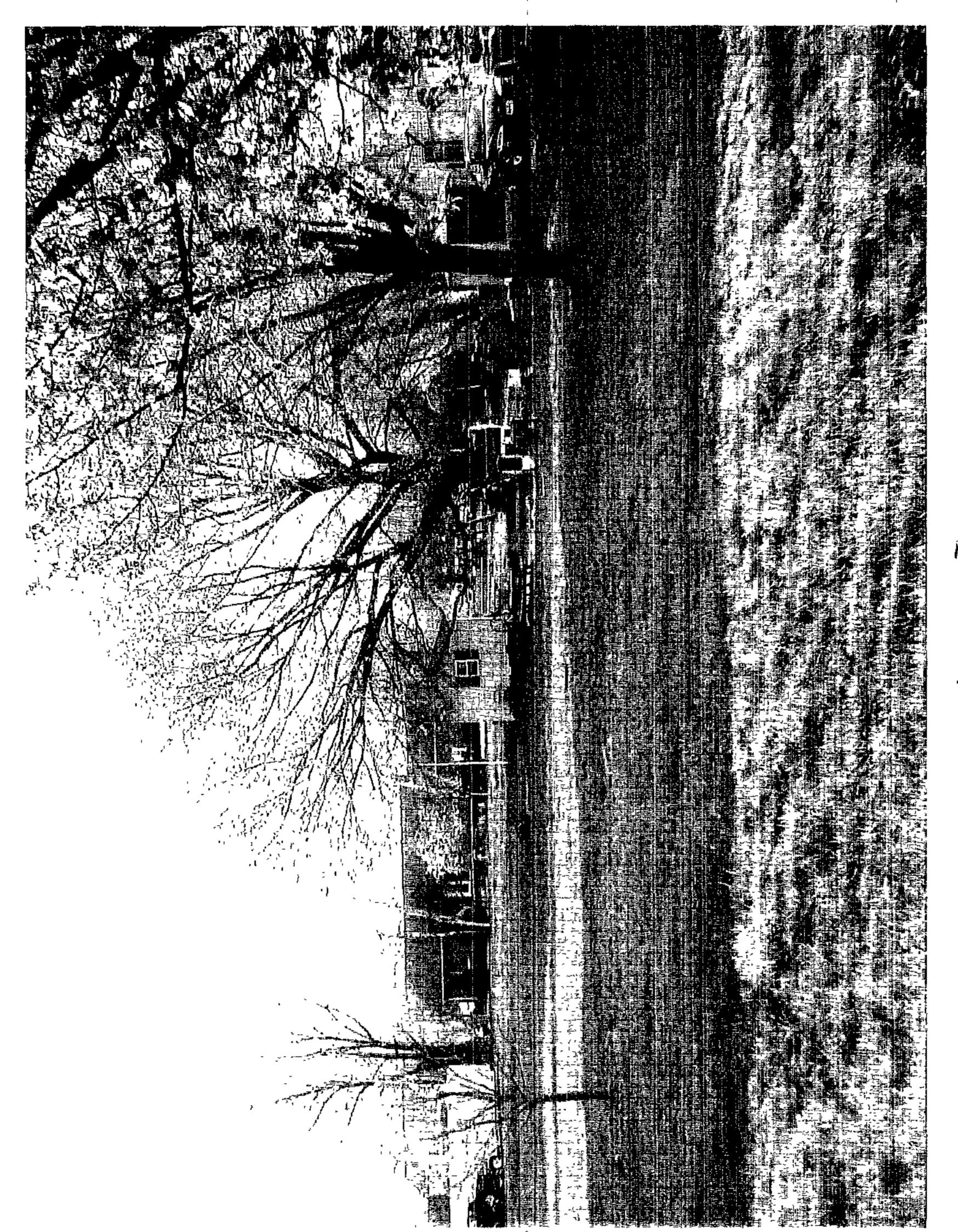


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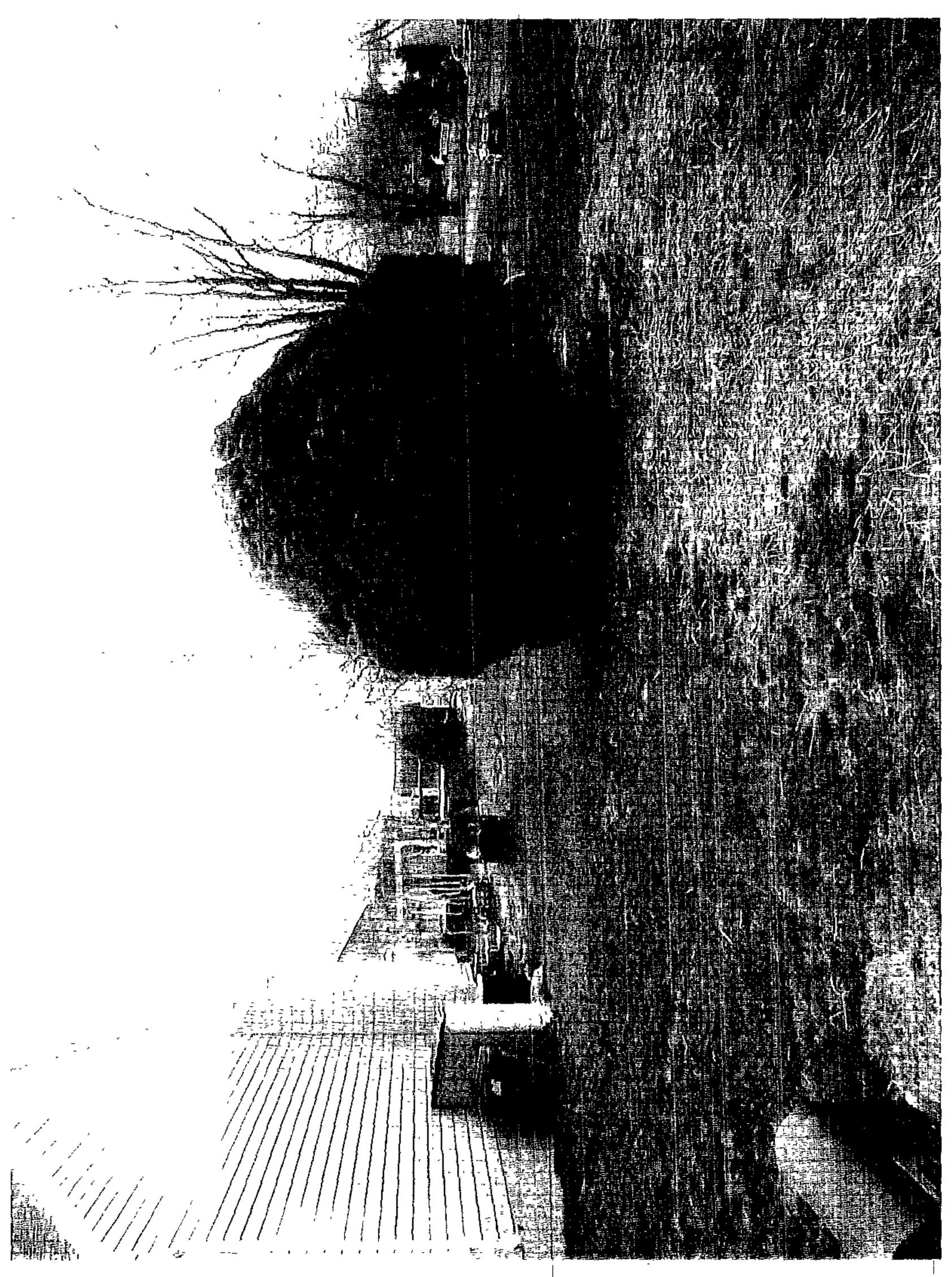
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
MORTH Side OF MISS THURSDAMS PROPERTY LOOKING SOUTH



MONTH WEST COUNT OF MIST THUSTON PSORUTY GOOKING SOUN



EAT side OF my propring looking west down south progert Lina



April 4, 2006

We, Phil and Dawn Bean at 2610 Brannan Avenue, have no objection on the height or size of the proposed detached garage that The Pennington's at 2608 Brannan Avenue are propossing.

Phil Bean Som Bean

Charlie Pennington Ronnette Pennington Romettle Penning for

Pot to

ARING ZONING Y PETITION

CHECKLIST FOR ADDITIONAL REQUIRED INFORM

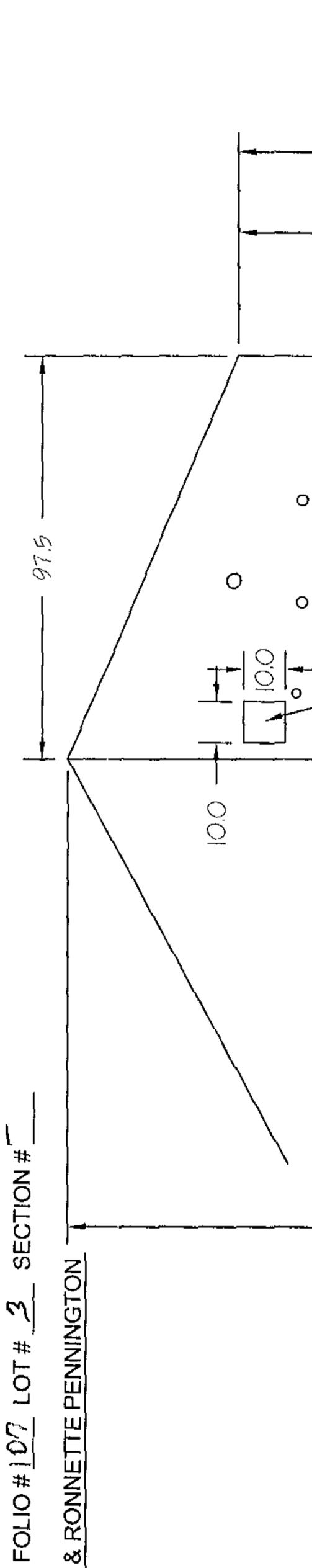
SEE PAGES 5 & 6 OF THE

BRANNAN AVE PROPERTY ADDRESS: 2608

SUBDIVISION NAME: ROSE PULLER

PLAT BOOK # 19 FOLIO # 107 LOT #

OWNER: CHARLES



VICINITY SCALE: 1"

<u>2</u>

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15 **ELECTION DISTRICT**

COUNCILMANIC DISTRICT

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1" = 200' SCALE MAP #

DR 5.5 ZONING SIZE

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HEARING **ZONING**

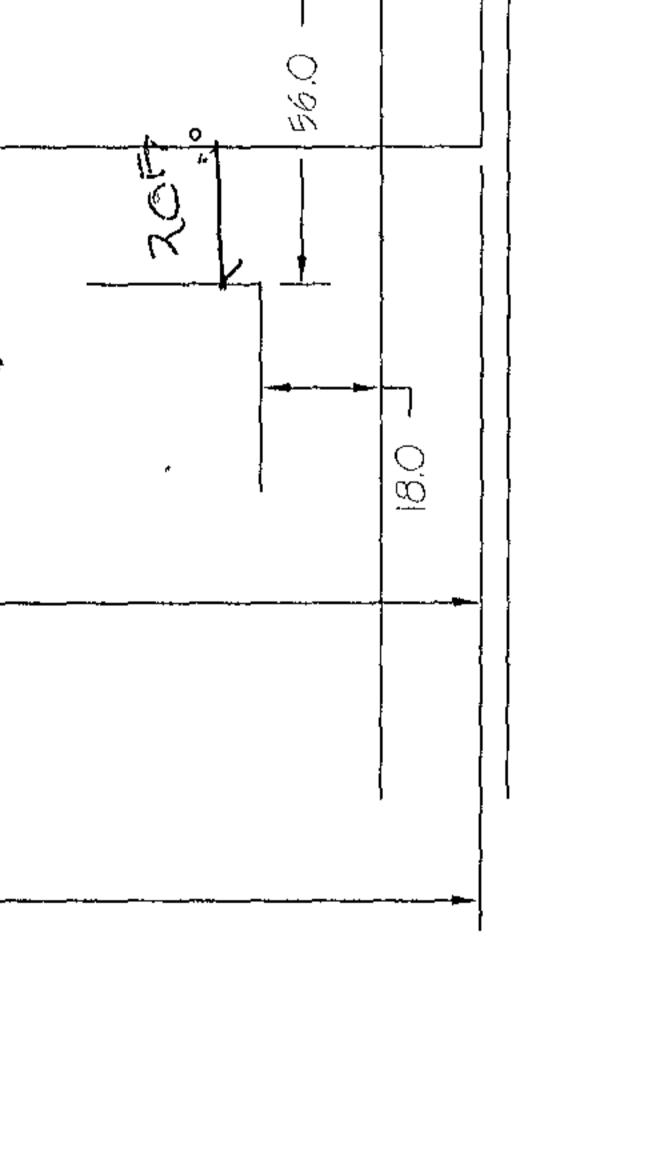
SONING

ITEM# B

OOD PLAIN HISTORICAL PROPERT CHESAPEAKE BAY 100 YEAR FL BUILDING WATER SEWER

REVIEWED

AWING



NORTH

11

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