



PO2

DR35

SUE CREEK

SUE

TONDO

IN RE: PETITION FOR ADMIN. VARIANCE
West Side of Glyndon Meadow Road, 130'
N of Centerline of Hedge Pocket Way
4th Election District
3rd Councilmanic District
(214 Glyndon Meadow Road)

Lauren B. and David Soudry
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-396-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, Lauren B. and David Soudry. The variance request is for property located at 214 Glyndon Meadow Road in the Reisterstown area of Baltimore County. The variance request is from Section 1A04.3A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with a 66 foot setback to the centerline of street in lieu of the required 75 feet and to amend the Final Development Plan for "Glyndon Meadows", Lot 28. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 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

ORDER RECEIVED FOR FILING

Date 3-21-06

By

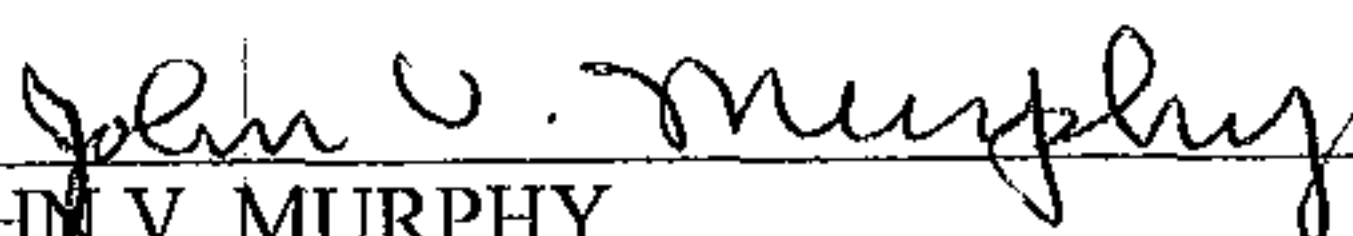
in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply 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 Petitioners.

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 21 day of March, 2006, that a variance from Section 1A04.3A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with a 66 foot setback to the centerline of street in lieu of the required 75 feet and to amend the Final Development Plan for "Glyndon Meadows", Lot 28, be and is hereby GRANTED, subject, however, to the following restriction 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.

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

Date 3-21-06
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 21, 2006

Lauren B. Soudry
David Soudry
214 Glyndon Meadow Road
Reisterstown, Maryland 21136-6439

Re: Petition for Administrative Variance
Case No. 06-396-A
Property: 214 Glyndon Meadow Road

Dear Mr. and Mrs. Soudry:

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

A handwritten signature in cursive script that reads "John V. Murphy".

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 214 GLYNDON MEADOW RD.
which is presently zoned RES. R.C.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) 1A04.3A.3. (BCZR)

TO PERMIT AN ADDITION (GARAGE) WITH A 66-FOOT SETBACK TO THE CENTERLINE OF STREET IN LIEU OF THE REQUIRED 75-FEET AND TO AMEND THE FDP FOR "GLYNDON MEADOWS", LOT 28.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

LAUREN B. SOUDRY
Name - Type or Print _____
Signature [Signature] _____
Name - Type or Print DAVID SOUDRY _____
Signature [Signature] _____
214 GLYNDON MEADOW RD. 410-526-9791
Address _____ Telephone No. _____
REISTERSTOWN MD. 21136-6439
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID SOUDRY
Name _____ 410-526-9791
214 GLYNDON MEADOW RD.
Address _____ Telephone No. _____
REISTERSTOWN MD. 21136-6439
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 06-396-A

Reviewed By D.T. Date 2/15/06

Estimated Posting Date 2/26/06

REV 10/25/01

COPIES RECEIVED FROM FILMS

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 214 GLYNDON MEADOW DRIVE
Address
REISTERSTOWN MD. 21136-6439
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- 1.) INSUFFICIENT ROOM TO CONSTRUCT GARAGE ON LOT WITHOUT SLIGHTLY CROSSING M.B.L. TO REAR + SIDE.
- 2.) POSES NO ADVERSE EFFECTS ON SURROUNDING NEIGHBORS' LOTS.

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

David Soudry
Signature
DAVID SOUDRY
Name - Type or Print

Lauren Soudry
Signature
Lauren Soudry
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of February, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Amanda A. [Signature]
Notary Public
My Commission Expires 10/01/06

Zoning Description

Zoning description for 214 Glyndon Meadow Road

Beginning on the West side of Glyndon Meadow Road which is approximately 40' wide (R/W varies) at the distance of 130' North of the centerline of the nearest intersecting street which is Hedge Pocket Way which is 40' wide (R/W varies).

Being Lot #28 of Final Plat 1 in the subdivision of Glyndon Meadows as recorded in Baltimore County Plat Book 67, Folio #85 containing 1.07 Ac.

Also known as 214 Glyndon Meadows Road and located in the 4th Election District, 3RD COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4269

DATE 2/15/06

ACCOUNT

0010016150

AMOUNT \$

115.00

RECEIVED FROM:

MR. Soudry

FOR:

ITEM # 3916 06-3916-A

214 GAYLORD MEADOW RD - PM D THOMAS

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME

2/16/06 2/15/06 10:23:33

RECEIVED BY: MARTIN L. LYNCH

RECEIPT # 42691 2/15/06

DATE 5:52 PM 2/15/06

BY: J. L. LYNCH

Receipt #

915.00

DATE

2/15/06

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 2/23/06

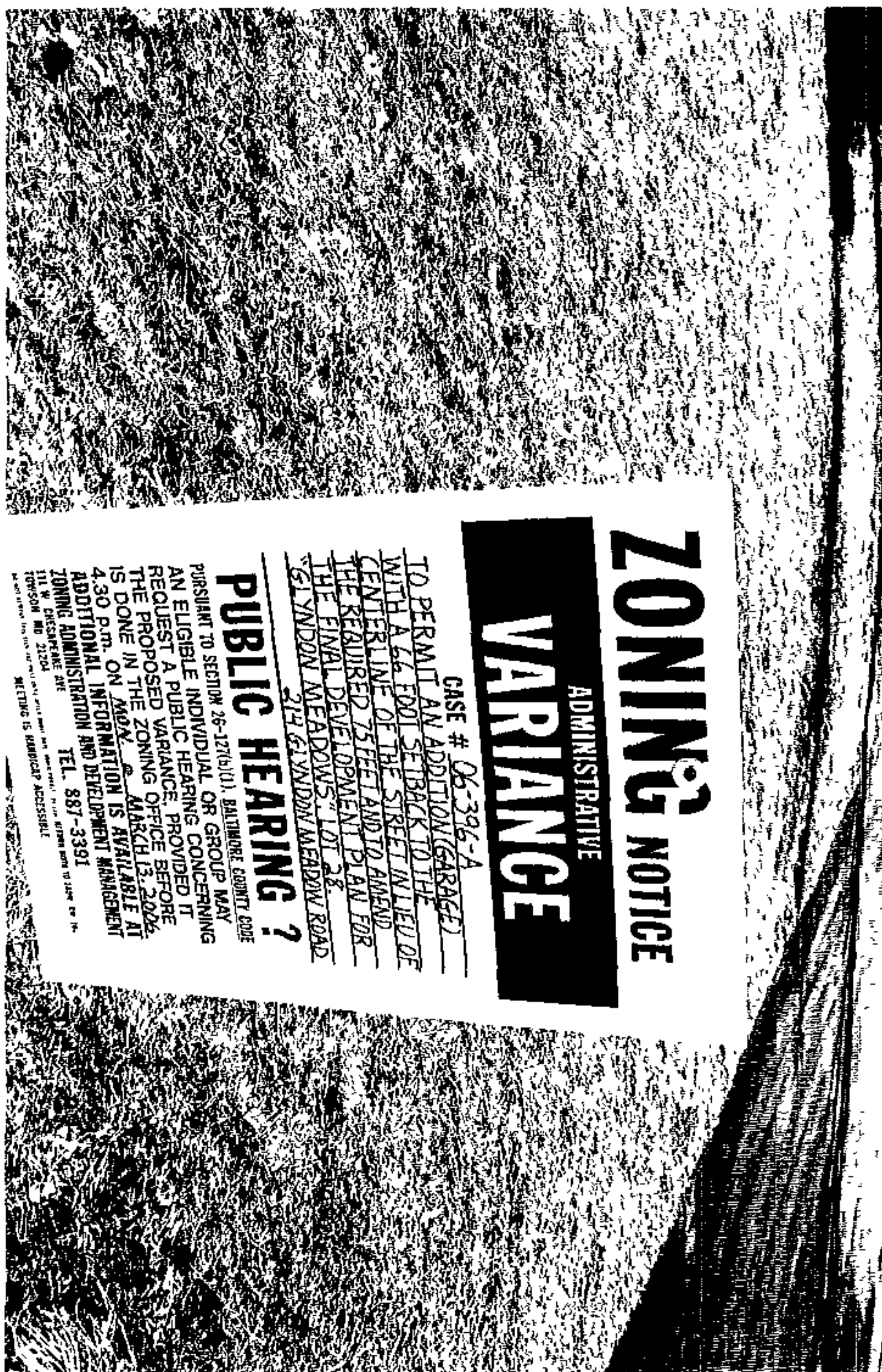
Case Number: 06-396-A

Petitioner/Developer: SOUDRY

Date of Hearing (Closing): 03/13/2006

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 214 GLYNDON MEADOW ROAD

The sign(s) were posted on: 2/21/06



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 396 -A Address 214 GLYNDON MEADOW RD.

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

Filing Date: 2/15/06 Posting Date: 2/26/06 Closing Date: 3/13/06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 396 -A Address 214 GLYNDON MEADOW RD.

Petitioner's Name SOUDRY Telephone 410-526-9791

Posting Date: 2/26/06 Closing Date: 3/13/06

Wording for Sign: To Permit AN ADDITION (GARAGE) WITH A 66-FOOT SETBACK

TO THE CENTERLINE OF THE STREET IN LIEU OF THE REQUIRED

75-FEET AND TO AMEND THE FDP FOR "GLYNDON MEADOWS", LOT 28.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 06-396-A

Petitioner: SOUDRY

Address or Location: 214 GLYNDON MEADOW RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS DAVID SOUDRY

Address: 214 GLYNDON MEADOW RD.

REISTERSTOWN MD 21136-6439

Telephone Number: 410-526-9791



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 214 GLYNDON MEADOW RD.
which is presently zoned RES. R.C.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) 1A04.3A.3. (BCZR)

TO PERMIT AN ADDITION (GARAGE) WITH A 66-FOOT SETBACK TO THE
CENTERLINE OF STREET IN LIEU OF THE REQUIRED 75-FEET AND TO
AMEND THE F.D.P. FOR "GLYNDON MEADOWS", LOT 28.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3-21-06 day of March, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

LAUREN B. SOUDRY
Name - Type or Print

Lauren Soudry
Signature

DAVID SOUDRY
Name - Type or Print

David Soudry
Signature

214 GLYNDON MEADOW RD. 410-526-9791
Address Telephone No.

REISTERSTOWN MD. 21136-6439
City State Zip Code

Representative to be Contacted:

DAVID SOUDRY
Name 410-526-9791

214 GLYNDON MEADOW RD.
Address Telephone No.

REISTERSTOWN MD. 21136-6439
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 06-396-A

Reviewed By D.T. Date 2/15/06

Estimated Posting Date 2/26/06

REV 10/25/01

ORDER RECEIVED FOR FILING

Date 3-21-06
By [Signature]

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 214 GLYNDON MEADOW DRIVE
Address
REISTERSTOWN MD. 21136-6439
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

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- 2.) POSES NO ADVERSE EFFECTS ON SURROUNDING NEIGHBORS' LOTS.

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

David Soudry
Signature
DAVID SOUDRY
Name - Type or Print

Lauren Soudry
Signature
Lauren Soudry
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of February, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared,

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

AS WITNESS my hand and Notarial Seal

Ausad D. Stating
Notary Public
My Commission Expires 10/01/06

**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

Lauren B and David Soudry
214 Glyndon Meadow Rd
Reisterstown, MD 21136

Dear Mr and Mrs Soudry:

RE: Case Number: 06-396-A, 214 Glyndon Meadow Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 15, 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

INTER-OFFICE CORRESPONDENCE

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

DATE: March 13, 2006

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

MAR 14 2006

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-396- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:

Bill Hughey

Division Chief:

Lynne Sanborn

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, ^{DM}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

DATE: March 7, 2006

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

Fire Department

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



Baltimore County

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

3-13

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 (O) 410-887-4881
Mail Stop - 1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 2.28.06

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

RE: Baltimore County
Item No. 396 DT

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

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

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

Donna Thompson - Soudry Variance Application on 2-15-06

From: "Ron Menchey" <menchey@adelphia.net>
To: <dthompson@co.ba.md.us>
Date: 2/16/2006 1:44:37 PM
Subject: Soudry Variance Application on 2-15-06

For the variance application of David Soudry and his wife Lauren Soudry at 214 Glyndon Meadow Road, in the original application the need for reduction in side mbl to 70' from 75' to center line of Glyndon Meadow Road, we noted that the area is not sufficient to allow him to build the 24.5' garage addition he wants. The document we went by was a location survey plat that was done earlier. It is necessary to change the request from 70' to 66'.

Thanks for your attention to this matter.

From: Debra Wiley
To: Livingston, Jeffrey; Murray, Curtis
Date: 3/13/2006 10:46:47 AM
Subject: Comments Needed

Good morning Gentlemen:

In reviewing the Administrative Variances for the closing date of 3/13 we do not have comments from your offices. Please supply us comments for the following:

06-394-A (1814 Cromwood Rd., 21234)

06-395-A (1905 Sue Creek Dr., 21221) **This is CBCA**

06-396-A (523 Penny Lane, 214 Glyndon Meadow Rd., 21136)

06-398-A (14 Elmont Avenue, 21206)

Thanking you both for your usual cooperation and have a great day!



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 27, 2007

David Soudry
Menchey Construction, Inc.
1527 Old Manchester Road
Westminster, MD 21157

Re: Spirit & Intent; case # 06-396-A; 214 Glyndon Meadow Road; 4th Election District

Dear Mr. Menchey:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the applicable zoning case and the redlined site plans submitted, the following has been determined.

The proposed enlarged garage addition as shown on your redlined plan submitted with your letter dated April 11, 2007 is within the Spirit and Intent of the subject case # 06-396-A.

The foregoing is merely an informal opinion, it is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

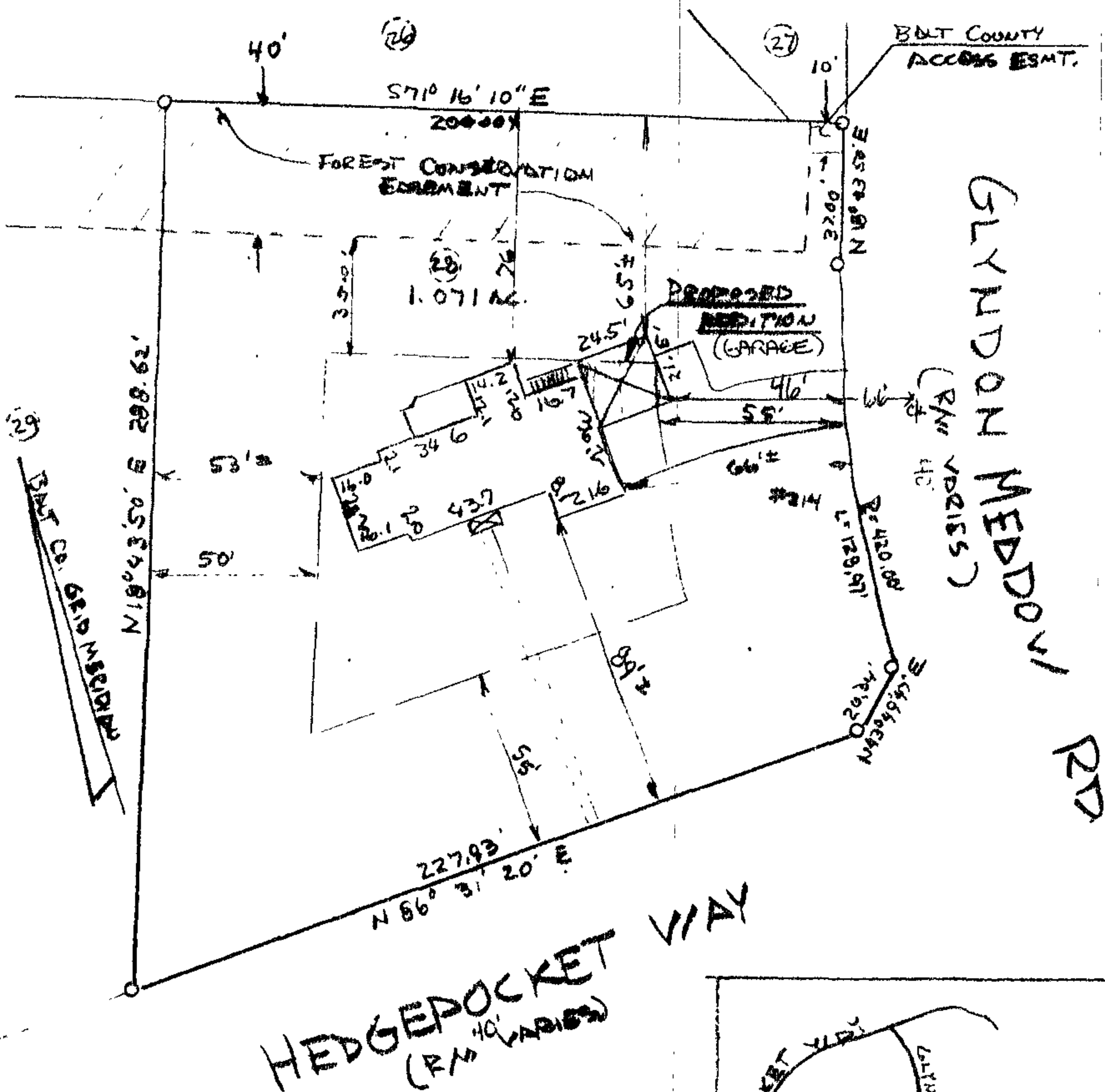
I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Bruno Rudaitis".

Bruno Rudaitis
Planner II, Zoning Review

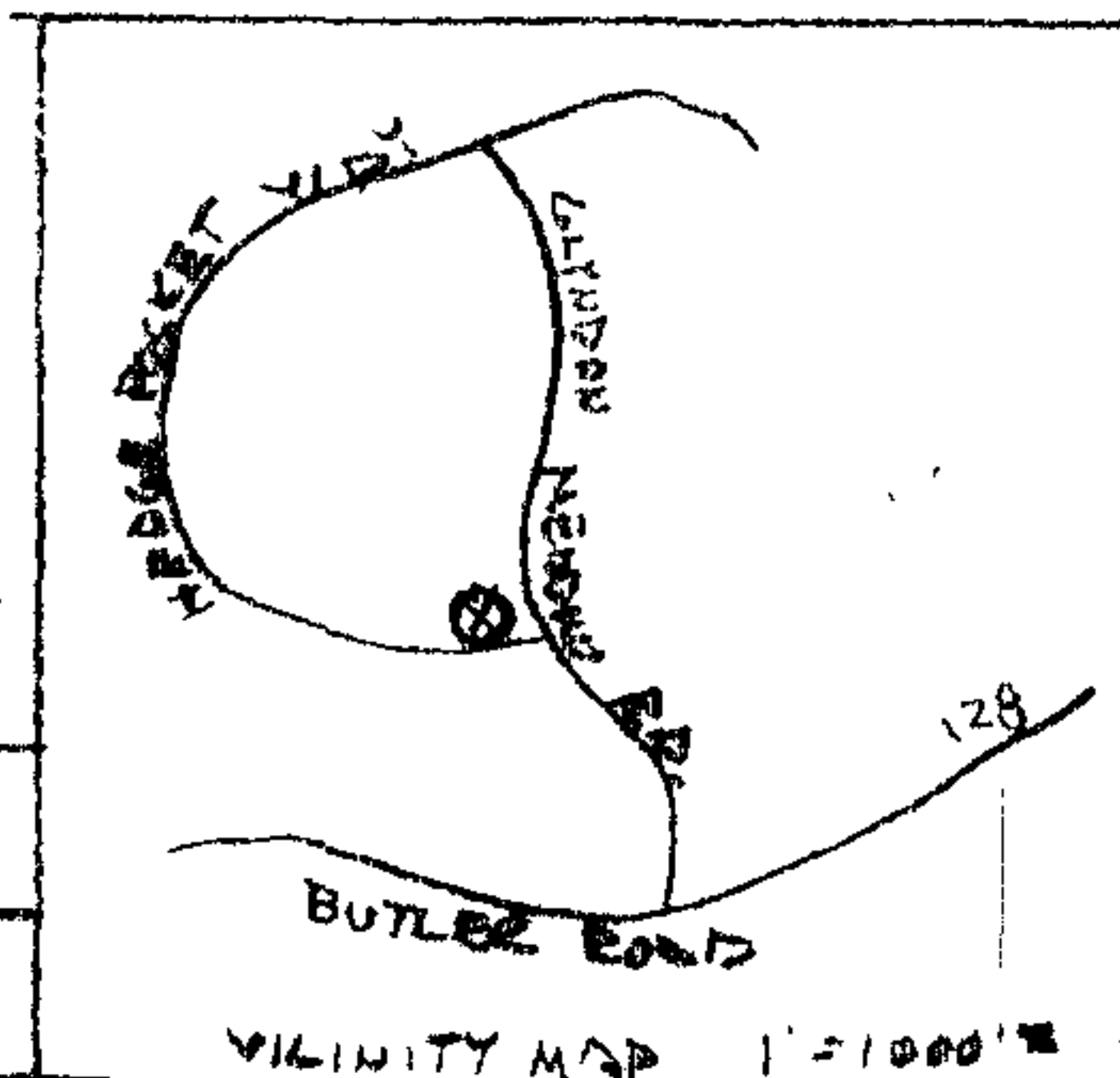
BR:br



SCALE 1" = 50'

HEDGEPOCKET WAY
(RM VARIANCE)

GLYNDON MEADOWS RD



PLANS FOR VARIANCE

R.C. 5/423
MAP 04821

PRIVATE ZONING
NO.

HISTORIC. SUBC.
NO.

CHESAPEAKE DAY CTR.
NO.

100 YEAR FLOOD
NO.

ADDRESS OF PROPERTY
214 GLYNDON MEADOWS RD.

DEED REF
17401/66

MAP 48 GRID 5 PARCEL 766

ASSESSMENT BOOK 67/88

PRIVATE
WATER + SEWER

OWNER

LAUREN B. Soudry + David Soudry

PLAN DRAWN BY
RON MURPHY

DATE
2-13-06

LOCATION DRAWING
LOT 28
FINAL PLOT ONE
GLYNDON MEADOWS
SM. 67 FOLIO 85
ELECTION DIST. 344
BALT. COUNTY MD.

ZONING OFFICE USE ONLY
REVIEWED BY D.T. ITEM NO 396 CASE NO 06-396-A



06-396-A