IN RE: **PETITION FOR VARIANCE** South Side of Thornton Mill Road, 700' West of Bonnie View Road **(14626 Thornton Mill Road)** 8th Election District 3rd Council District Vernon Wright, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. **06-510-A**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Lucy B. and Vernon Wright, by and through their attorney, Michael R. McCann, Esquire. As originally filed, the Petitioners requested variance relief from Section(s) 400.1[1] and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit two (2) detached accessory structures; a proposed residential garage and a residential storage building (shown as a "barn" on the plan), to be located in the front yard in lieu of the rear yard with heights of 24 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on the amended site plan, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Vernon and Lucy B. Wright, owners of the property, Jeffrey A. Penza, AIA, the consultant with Penza Associates Architects, Inc., who prepared the site plan, and the attorney for the Petitioners, Michael R. McCann, Esquire. There were no Protestants or other interested parties present, however, it is noted that letters of support (Petitioner's Exhibit 6) were received from nearby neighbors Dr.

[1] Section 400.1 of the B.C.Z.R pertains to accessory buildings in residential zones and mandates their location only in the rear yard. Section 1A08.6C.2(f) more specifically pertains to accessory structures in the Resource Preservation Zone and specifically states "Section 400.1 is not applicable in an R.C.7 zone, however, the height of accessory structures is subject to the provisions of Section 400." As Section 1A08.6C.2(f) similarly prohibits accessory structures in front of any principal use, counsel for the Petitioners correctly moved at the outset of the hearing to amend the Petition substituting Section 1A08.6 in lieu of 400.1.

UNDER PENALTIES OF PERJURY FILING
Date
By

Jennifer W. Tanio and Sydney Hopkins, who are familiar with the existing dwelling and proposed improvements.

The property is a rectangularly shaped parcel on the south side of Thornton Mill Road near Bonnie View Road and contains a dwelling that was constructed in 1811 known as "Strawberry Hill", which is a contributing structure in the Western Run-Belfast Road National Register District and is on the Baltimore County Register (MHT) BA-189. The property contains 27.16 acres zoned R.C.7, with the above described home located approximately 556 feet south of the entrance to the property from Thornton Mill Road. A garage is currently located to the west of the house past a copse of trees and flanked by an in-ground pool and smoke house. The in-ground pool will also be relocated closer to the home. The remainder of the property is agricultural in nature, and the Petitioners have placed the property in conservation easement.

Testimony and evidence disclosed that the Petitioners have owned the property since 2001 and are undertaking a complete renovation of the home from top down. A great deal of historical information was presented by Lucy B. Wright who grew up on Quaker Bottom Road and knew the property as the "Hopkins Home". Portions of the home date back circa 1700's with the main stone structure being built in 1811. The most recent addition prior to the Wright's purchase was constructed in 1930.

The Petitioners wish to raze the existing garage and construct a new, 1200 square foot garage to be located 395 feet from the Thornton Mill Road entrance. The Petitioners have also proposed a barn to be erected west of the garage. Such placement would have both buildings in front of the home, and the Petitioners seek relief from the regulations prohibiting the front-yard placement of such accessory structures. In this regard, it should be noted that Karin Brown, the historic planner with the Office of Planning, is in agreement with the placement and architectural

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Date
By

structures and has submitted a letter marked as Petitioner's Exhibit 7, noting that the proposed barn and proposed garage are compatible in design and massing with the existing historic structure and she supports their location in the front yard in lieu of the rear yard. Moreover, the garage to be razed is not considered historic and its demolition will be supported.

The issue presented is whether there is some unique characteristic of the property which creates a practical difficulty in compliance with the zoning regulations. Crom*well v. Ward*, 102 Md. App. 691 (1995). In this case, the hardship between the topography of the property (the property slopes down from the high point at the front of the lot to the low point at the rear of the property some 120 feet), the location of the septic reserve area to the rear of the home and the mature stand of trees between the existing home and the garage and barn causes difficulty in complying with the zoning regulations.

First, the existing garage and barn foundation are rather far from the home, and the only road connecting the two structures follows a circuitous route (see Exhibit 1). As evidenced by the Zoning Plat contained in the file and the photographs of the area (Exhibits 3 A & B), the space between the home and the existing garage is wooded. To access the garage, the Petitioners would thus be required to take a long and indirect route along the existing road, hike through the woods, or deforest the area. The Petitioners would prefer not to remove these trees, and such a genuine interest in conservation has been demonstrated throughout the plan. The preservation of trees is an appropriate justification for a zoning variance. See *McLean v. Soley*, 270 Md. 208 (1973). The Petitioners have also pointed out that in the future their age may make a long walk along the existing road or a walk through the forested area between the structures difficult.

Placement of a new garage in the rear of the home, in accordance with B.C.Z.R. Section 1A08.6, would cause a hardship for the Petitioners. As shown in the topographical map of the

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Date
By

property (Exhibit 5) and photographs (Exhibits 4 D & E) besides substantial forest buffer, a large drop-off exists behind the home to the south, and an enormous amount of the backfill would be required to make vehicle traffic possible in that area. The presence of the septic reserve area, a stream, wetlands and other sensitive environmental areas (Exhibit 5) make sites behind the home similarly unsuitable.

Similar concerns exist in determining the placement of the proposed storage barn. The topography on this site is a very real issue. The Petitioners would like it to be easily accessible from the home, and issues of elevation drop-off and wetlands make the developable area and placement in front of the house the best option.

Secondly, the Petitioners request that a height variance be granted for these accessory structures. The Petitioners plan to build the barn and garage to a height of 24 feet, while Section 400.3 of the B.C.Z.R. only allow such structures to be a maximum of 15 feet in height. Although the barn will be used in an agricultural manner, it is not commercial in nature, and so it does not fall under the statutory definition of a "barn," which has no height restrictions. Unlike a barn, then, this structure is required to conform to B.C.Z.R. Section 400.3 and not exceed 15 feet in height.

Again, the unique character of the property makes compliance with the zoning regulations difficult as noted above. The Petitioners have meticulously restored 18th, 19th, and early 20th century portions of their home (Exhibits 2 C & D) in an area that has justifiably earned a reputation as being one of the finest residential areas in the entire metropolitan area. In keeping with these historical styles, scant storage space is afforded within the home, and this tall "barn" will provide Petitioners with this missing storage space as well as providing consistency in materials, roof pitch and style.

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Date
By

The Petitioners are also involved in several philanthropies, but the historic style of the home again does not allow the necessary office space. The second floor of the proposed garage, which causes the structure to be above the 15 feet limit, will provide this office space not allowed by the restrictions of Petitioner's historic home (See Proposed Plans & Elevations for Barn & Garage - Exhibit 1). These proposed 24 foot structures are not in conflict with the character of the neighborhood, as their height is made necessary by Petitioner's commitment to retaining the historic nature of the home and property in general.

No County agencies found fault with the proposed variances. The Office of Planning had a positive comment on the proposed variance request. However, they point out that as per B.C.Z.R. Section 1A08.6(3), the maximum envelope on the buildings in the area may not exceed 5,000 square feet. As indicated on the site plan and pointed out by Jeffrey Penza, architect, the subject accessory structures will in no way exceed 5,000 square feet. Thus, it appears that the proposed variances will have no detrimental impact on the surrounding area.

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

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this 21st day of June, 2006, that the Petition for Variance to permit, pursuant to Sections 1A08.6 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), two (2) detached accessory structures; a proposed residential garage and a residential storage building (shown as "Barn" on the plan) to be located in the front yard in lieu of the rear yard with heights of 24 feet in lieu of the permitted 15 feet, in accordance with the site plan marked as Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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Date
By

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

2) The accessory structures (garage and barn) shall be limited to uses accessory to the residential use of the property. They shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. There shall be no living or sleeping quarters in the subject accessory structures.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

June 21, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Michael R. McCann, Esquire
Funk & Bolton, P.A.
36 South Charles Street
Baltimore, Maryland 21201-7773

RE: **PETITION FOR VARIANCE**
South Side of Thornton Mill Road, 700' West of Bonnie View Road
(14626 Thornton Mill Road)
8th Election District – 3rd Council District
Vernon Wright, et ux - Petitioner
Case No. 06-510-A

Dear Mr. Wright:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Vernon and Lucy B. Wright,
21619 Gunpowder Road, Lineboro, Md. 21102
Jeffrey Penza & Erica Nestlerode, Penza Associates Architects, Inc.,
401 Woodbourne Avenue, Baltimore, Md. 21212
Office of Planning; People's Counsel; Case File

ORIGINAL KEEP ON FILE

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14626 THORNTON MILL ROAD

which is presently zoned RC-7

1A08.6

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) ~~400~~.1 AND 400.3 BCZR TO PERMIT 2 DETACHED ACCESSORY STRUCTURES; A PROPOSED RESIDENTIAL GARAGE AND A RESIDENTIAL STORAGE BUILDING (SHOWN AS "BARN" ON PLAN) TO BE LOCATED IN FRONT YARD IN LIEU OF REAR YARD WITH HEIGHTS OF 24 FT. IN LIEU OF THE PERMITTED 15 FT.

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 DETERMINED 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:

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):

LUCY B. WRIGHT
Name - Type or Print

Lucy B. Wright
Signature

VERNON WRIGHT
Name - Type or Print

Signature

21619 GUNPOWDER RD. 410.239.2224
Address — Telephone No

LINEBORO, MARYLAND 21102
City — State — Zip Code

Representative to be Contacted:

ERICA NESTLERODE, PENZA ASSOCIATES ARCHITECTS
Name

401 WOODBOURNE AVE. 410.435.6677
Address — Telephone No

BALTIMORE, MARYLAND 21212
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING —

Reviewed By JL **Date** 4/13/06

ORDER RECEIVED FOR FILING
Date
By

Case No. 06-510-A

Rev 9/15/98

510

ZONING DESCRIPTION FOR 14626 Thornton Mill Road
S. SIDE OF ROAD 700 FT. W. OF BONNIE VIEW ROAD

As recorded in Deed Liber: 12149, Folio: 407. Typical metes and bounds: N. 82°38'23" W. 800.00 ft., N. 07°25'44" E. 376.74 ft., N.20°14'20" E. 1057.63 ft., N. 05°53'10" E. 345.07 ft., S. 71°52'30" E. 65.90 ft., S. 84°40' E. 220.20 ft., N. 10°18'30" E. 12.05 ft., S. 86°09' E. 16.50 ft., S. 86°09' E. 25.00 ft., S. 83°20'10" E. 91.54 ft., S. 01°42'28" W. 194.63 ft., S. 85°46'00" E. 214.68 ft., S. 16°05' W. 150.15 ft., S12°19' W. 642.25 ft., S. 07°25'44" W. 793.70 ft. to the place of beginning. Also known as 14626 Thornton Mill Road and located in the 8th Election District, 3rd Councilmanic District.

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: #06-510-A
14626 Thornton Mill Road
South side of Thornton Mill Road, 700 feet west of Bonnie View Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): Lucy B. & Vernon Wright

Variance: to permit 2 detached accessory structures; a proposed residential garage and a residential storage building (shown as 'barn' on plan) to be located in front yard in lieu of the rear yard with heights of 24 feet in lieu of the permitted 15 feet.

Hearing: Thursday, June 15, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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) 887-3868/4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/5/765 May 30 97032

CERTIFICATE OF PUBLICATION

6/1, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/30, 2006.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT JL #510

No. 5960

DATE 4/13/06 ACCOUNT 001 006 6150

AMOUNT $ 65.00

RECEIVED FROM: ERICA NEUFELDT

FOR: 14626 Thomas Avenue EV

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	MOD
4/17/2006	4/13/2006	14:25:36	4

REG W006 WALKIN KHCH KXH
>>RECEIPT # 464496 4/13/2006 (BLH
Item5 5 528 ZONING VERIFICATION
CR NO. 007940
Recpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-510-A

Petitioner/Developer: VERNON WRIGHT

Date of Hearing/Closing: 6-15-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: **Christen Matthews**

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 propery located at

#14626 THORNTON MILL ROAD

The sign(s) were posted on MAY 30, 2006
(Month, Day, Year)

Sincerely,

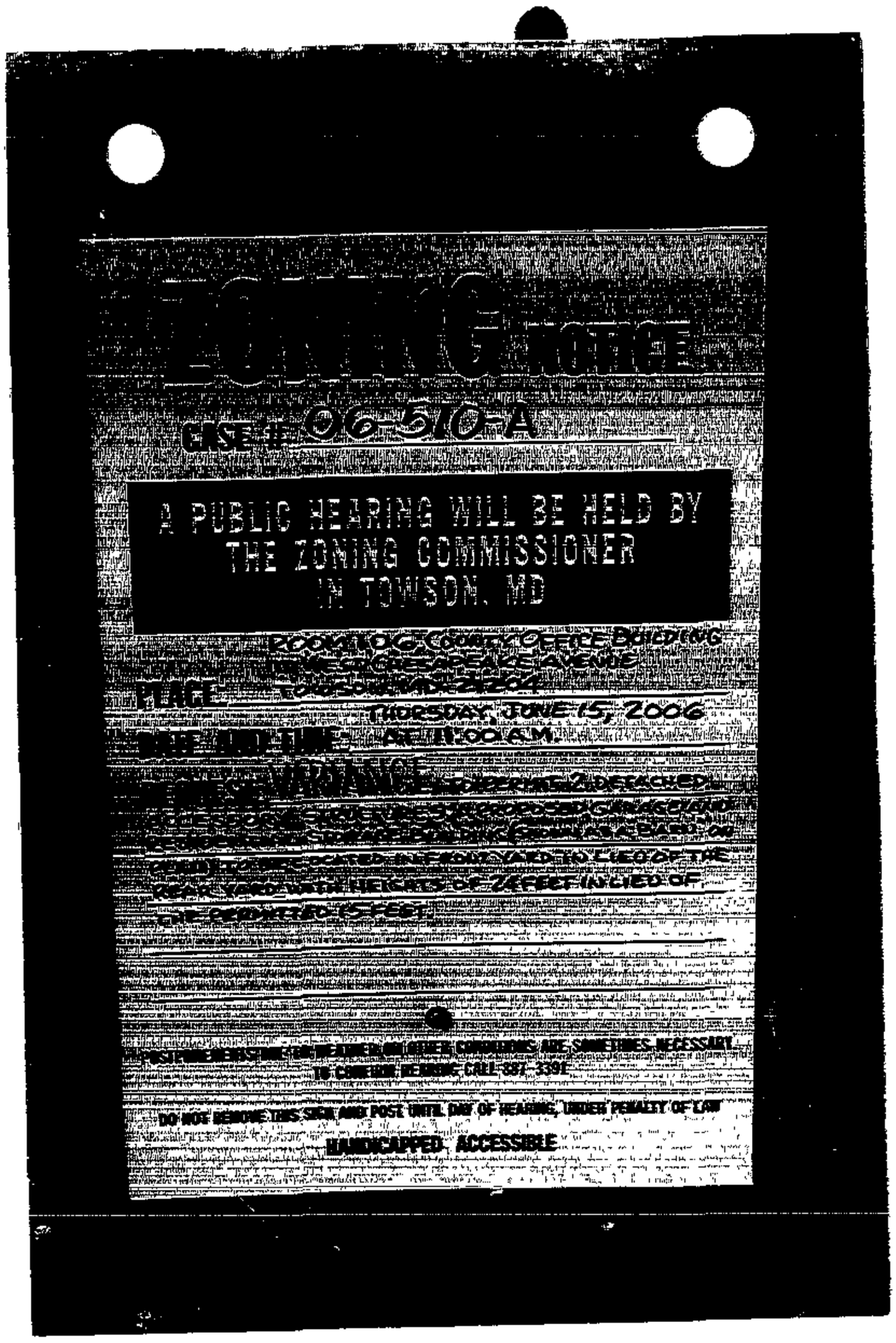
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)


CASE # 06-510-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
THURSDAY, JUNE 15, 2006
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 23, 2006 Issue - Jeffersonian

Please forward billing to:
Penza Associates
401 Woodbourne Avenue
Baltimore, MD 21212

410-435-6677

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: 06-510-A
14626 Thornton Mill Road
South side of Thornton Mill Road, 700 feet west of Bonnie View Road
8th Election District – 3rd Councilmanic District
Legal Owners: Lucy B. & Vernon Wright

Variance to permit 2 detached accessory structures; a proposed residential garage and a residential storage building (shown as "barn" on plan) to be located in front yard in lieu of the rear yard with heights of 24 feet in lieu of the permitted 15 feet.

Hearing: Wednesday, June 7, 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(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. 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

May 5, 2006

NEW 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: 06-510-A
14626 Thornton Mill Road
South side of Thornton Mill Road, 700 feet west of Bonnie View Road
8th Election District – 3rd Councilmanic District
Legal Owners: Lucy B. & Vernon Wright

Variance to permit 2 detached accessory structures; a proposed residential garage and a residential storage building (shown as "barn" on plan) to be located in front yard in lieu of the rear yard with heights of 24 feet in lieu of the permitted 15 feet.

Hearing: Thursday, June 15, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Michael McCann, 36 South Charles Street, 12th Fl., Baltimore 21201-3111
Lucy & Vernon Wright, 21619 Gunpowder Road, Lineboro 21102
Erica Nestlerode, 401 Woodbourne Avenue, Baltimore 21212

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 31, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 30, 2006 Issue - Jeffersonian

Please forward billing to:
Penza Associates
401 Woodbourne Avenue
Baltimore, MD 21212

410-435-6677

CORRECTED 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: 06-510-A
14626 Thornton Mill Road
South side of Thornton Mill Road, 700 feet west of Bonnie View Road
8th Election District – 3rd Councilmanic District
Legal Owners: Lucy B. & Vernon Wright

Variance to permit 2 detached accessory structures; a proposed residential garage and a residential storage building (shown as "barn" on plan) to be located in front yard in lieu of the rear yard with heights of 24 feet in lieu of the permitted 15 feet.

Hearing: Thursday, June 15, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 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 410-887-4386.
(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 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

April 21, 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: 06-510-A
14626 Thornton Mill Road
South side of Thornton Mill Road, 700 feet west of Bonnie View Road
8th Election District – 3rd Councilmanic District
Legal Owners: Lucy B. & Vernon Wright

Variance to permit 2 detached accessory structures; a proposed residential garage and a residential storage building (shown as "barn" on plan) to be located in front yard in lieu of the rear yard with heights of 24 feet in lieu of the permitted 15 feet.

Hearing: Wednesday, June 7, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Lucy & Vernon Wright, 21619 Gunpowder Road, Lineboro 21102
Erica Nestlerode, 401 Woodbourne Avenue, Baltimore 21212

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 23, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(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 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: 06-510-A

Petitioner: VERNON & LILY WRIGHT

Address or Location: 14626 THORNTON MILL ROAD SPARKS, MD 21152

PLEASE FORWARD ADVERTISING BILL TO

Name: PENZA ASSOCIATES ARCHITECTS, INC.

Address: 401 WOODBOURNE AVENUE
BALTIMORE, MD 21212

Telephone Number: 410.435.6677

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

June 9, 2006

Lucy B. Wright
21619 Gunpowder Rd.
Uneboro, MD, 21102

Dear: Ms. Wright

RE: Case Number: 06-510-A; 14626 Thornton Mill Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 13, 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:sma

Enclosures

c. People's Counsel
Erica Nestlerode, Penza Assoc. Architects, 401 Woodbourne Ave, Baltimore, MD 21212

BW
6/15
11 00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 22, 2006

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

SUBJECT: 6-510 –Variance

The Office of Planning does not oppose the petitioner's request to permit two accessory structures (garage and storage barn) located in the front yard in lieu of the required rear yard with a height of 24 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.
3. The maximum area of the building envelope on an residential lot other than a farm is 20,000 sf and no single dwelling, garage or accessory building shall have a building footprint that exceeds 5000 sf (1 ~~A09~~.7).
   1A08.6 (3)

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

Prepared by: Curtis Murray

Section Chief: Arnold Keller

AFK:LL:CM

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

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

April 21,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 24, 2006

Item Numbers: 491-515
510

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 4.21.01

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

RE: Baltimore County
Item No. 510 JLL

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,

L. J. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 26, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: *Zoning Advisory Committee Meeting*
For May 1, 2006
Item No. 510

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right-of-right for all public roads in Baltimore County is 40-feet. Show the right-of-way for Thornton Mill Road centered on existing 25-feet paving. Setbacks shall be adjusted accordingly.

DAK CEN clw
cc File
ZAC-ITEM NO 510-04252006 doc

RE:	PETITION FOR VARIANCE 14626 Thornton Mill Road; S/S Thornton Mill Road, 700' W Bonnie View Road 8th Election & 3rd Councilmanic Districts Legal Owner(s): Lucy & Vernon Wright Petitioner(s)	*	BEFORE THE
		*	ZONING COMMISSIONER
		*	FOR
		*	BALTIMORE COUNTY
		*	06-510-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 21st day of April, 2006, a copy of the foregoing Entry of Appearance was mailed to, Erica Nestlerode, Penza Associates & Architects, 401 Woodbourne Avenue, Baltimore, MD 21212, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
APR 21 2006
Per .....

Office of Planning

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3211 • Fax: 410-887-5862
E-mail: planning@co.ba.md.us

Baltimore County

James T. Smith, Jr, County Executive
Arnold F. 'Pat' Keller, III, Director

June 15, 2006

Ms. Erica Nestlerode
Penza Associates Architects
401 Woodbourne Avenue
Baltimore, MD 21212

RE: 14626 Thornton Mill Road – "Strawberry Hill" Property

Dear Ms. Nestlerode:

The above referenced property includes a dwelling that was constructed in 1811. Known as "Strawberry Hill," it is a contributing structure in the Western Run – Belfast Road National Register District, and is on the Baltimore County Register (MHT) # BA-189.

This letter confirms that all materials requested by Preservation staff were submitted and all changes specified in the April 18, 2006 letter were made.

Sincerely,

Karin Brown
Historic Planner

KB:VN

c. Ms. Caren Hoffberger
Ms. Vicki Nevy

PERSONNEL

PRACTICE
philosophy
profile
personnel
page 2
page 3
page 4
recognition
DESIGN
NEWS
CONTACT

JEFFREY A. PENZA, AIA, LEED AP
President

Jeffrey joined Baukhages & Associates in 1983 and assumed ownership of the firm in October, 1989, which became Penza Baukhages Architects, Inc. and then Penza Associates Architects, Inc. Although Jeff is responsible for the administrative aspects of the Firm, he still enjoys being actively involved in the design and supervision of current projects.

His project experience encompasses many types of commercial and residential projects. Commercial project experience includes medical, restaurant, domiciliary care, retirement communities, office design, and certified historic rehabilitation work. Private and public residential design experience includes additions, alterations and rehabilitation of existing structures, custom homes, townhouse and apartment complex design. The revitalization of Baltimore City is an area of special interest.

Jeff is a LEED Accredited Professional committed to environmental responsibility at work, at home and on the drawing board. He is an active member of the community and the Rotary Club of Baltimore, (President 1999-2000). He has served for several years on the Board of the Homeland Association and the Homeland Community Foundation (2 years as Treasurer of each organization). In addition, Jeff serves on the Boards of the Baltimore Chamber Orchestra (Vice President), Preservation Maryland, The Baltimore Rotary Foundation, The Rotary Scholarship Foundation and the Lyric Foundation. Jeff is also an Arbitrator for the Better Business Bureau Binding Arbitration Program in cooperation with the Homebuilders Association of Maryland. The program is designed to resolve disputes between homeowners and builders.

Education
University of Cincinnati
College of Design, Art, Architecture and Planning
Bachelor of Architecture, 1982
Cincinnati, Ohio

LAURA THUL PENZA, AIA
Vice President

Laura joined Penza Associates in 1991, bringing a wide range of residential, commercial and accessible design experience to the firm

Her commercial project experience includes office building design, space planning, local and national fitness centers, school additions renovations and warehouse design Private residential design experience includes custom homes,

ATTORNEYS AT LAW

A PROFESSIONAL ASSOCIATION
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21201-3111
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JOHN A ANDRYSZAK
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SALEEL V SABNIS■

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GARY C HARRIGER
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DEBORAH R. RIVKIN
RONALD L SOUDERS▲
JOHN R STIERHOFF
GERALD I. H STREET▼
JOSEPH B TETRAULT
STEPHEN WEAVER❖
PAULINE K WHITE

ADMITTED IN MARYLAND EXCEPT AS OTHERWISE NOTED
* ALSO ADMITTED IN DISTRICT OF COLUMBIA
♦ ALSO ADMITTED IN VIRGINIA
■ ALSO ADMITTED IN NEW JERSEY
❖ ADMITTED IN PENNSYLVANIA AND NEW JERSEY ONLY
▲ ADMITTED IN PENNSYLVANIA AND DISTRICT OF COLUMBIA ONLY
▼ ADMITTED IN DELAWARE ONLY

Writer's Direct Dial: (410) 659-7764
mmccann@fblaw.com

May 2, 2006

Kristen Matthews
Department of Permits and
Development Management
111 W. Chesapeake Avenue, Suite 111
Towson, MD 21204

Via facsimile
and U. S. Mail

Re: Variance request
14626 Thornton Mill Road
Legal Owners: Lucy B. & Vernon Wright
Case No. 06-510-A

Dear Ms. Matthews:

I represent the petitioner in the above-referenced matter, which is presently scheduled for hearing on June 7, 2006. Per our conversation today, I have a hearing in another matter in Baltimore City that morning. Please reschedule the hearing for June 15, 2006 at 11:00 a.m., which you indicated is available.

Thank you. Please contact me if you have any questions.

Best regards,

Michael R. McCann

MRM kje
[illegible]

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JOHN R. STIERHOFF
GERALD I. H. STREET*
JOSEPH B. TETRAULT
STEPHEN WEAVER*
PAULINE K. WHITE

FACSIMILE COVER SHEET

Date: May 2, 2006

Number of pages (including cover): 2

To: Kristen Matthews
Department of Permits and Development Management

Facsimile: 410-887-3048

Sender: Michael R. McCann Phone: 410-659-7764
Assistant: Kathy Gibbons Phone: 410-659-7760

Comments:

85008 002:93914

Funk & Bolton, P.A.

If any problems occur with this facsimile transmission, please call Sender immediately

NOTICE

The facsimile pages and attachments are confidential and intended exclusively for the addressee named above. If you are not the intended addressee, you are hereby notified that reading, disseminating, distributing, or copying this communication is unauthorized and prohibited. If you have received this communication in error, please immediately notify us by telephone

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Writer's Direct Dial: (410) 659-7764
mmccann@fblaw.com

To Kristen: OK to proceed T.

May 2, 2006

Via facsimile
and U. S. Mail

Kristen Matthews
Department of Permits and
Development Management
111 W. Chesapeake Avenue, Suite 111
Towson, MD 21204

Re: Variance request
14626 Thornton Mill Road
Legal Owners: Lucy B. & Vernon Wright
Case No. 06-510-A

Dear Ms. Matthews:

I represent the petitioner in the above-referenced matter, which is presently scheduled for hearing on June 7, 2006. Per our conversation today, I have a hearing in another matter in Baltimore City that morning. Please reschedule the hearing for June 15, 2006 at 11:00 a.m., which you indicated is available.

Thank you. Please contact me if you have any questions.

Best regards,

Michael R. McCann

MRM:kjg
#5008.002 93908

ABW
6/15
11:06

RECEIVED

JUN 0 6 2006

ZONING COMMISSIONER

June 4, 2006

To: William J Wiseman III
Zoning Commissioner
Office of the Zoning Commissioner
401 Bosley Ave., 4th floor
Towson, MD 21204

Re: Petition for Variance
14626 Thornton Mill Rd.
Case # 06-510-A

Dear Mr. Wiseman:

I live adjacent to the Wright property at 14624 Thornton Mill Rd., and they have shown me the plans for the barn and garage that they plan to build. I lived in that house as a girl in the late '60s, and my mother remained there until the Wright's purchases it from her, so I am very familiar with the property.
I fully support the plan and designs they propose. The architectural design of the new buildings is thoughtful and very much in keeping with the style of the house and grounds. All the improvements they have made, and they are many, have returned this wonderful old house to much of its historic grandeur. Nothing pleases me more. I can't imagine there will be any objection to the Wrights plans from any neighbor, for they have taken this lovely old home, and with time and TLC, given it new life.
I cannot be there for the hearing, but please note my full support.
Thank you.

Sincerely,
Sydney Hopkins
Sydney Hopkins

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
VERNON WRIGHT	21619 GUNPOWDER RD	LINEBORO, MD 21102	VERNON.WRIGHT@gmail.com
JEFFREY PENZA	401 WOODBOURNE AVE	BALTIMORE 21212	JPENZA@PENZA.LA
Lucy Wright			

Case No.: 06-510 A - 14626 Thornton Mill Rd ~~06-489-SPH 9218 Liberty Rd~~

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	New plat showing Septic Reserve	
No. 2 A-D	Photographs; A-Entrance C&D - older sections of home	
No. 3 A&B	Photographs: A-old gage B-Close up of garage	
No. 4 A-E	Photographs: A&B-view from road C-view from house E-Slope of D-Rear of house property	
No. 5	Topographical Map WALSH Property - DEV. PLAN	
No. 6	Letters of support	
No. 7	Letters from office of Planning Accepting changes	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

06-510-A

6/15
11:00

RECEIVED

JUN 0 7 2006

ZONING COMMISSIONER

6 June 2006

William J. Wiseman, III
Zoning Commissioner
Office of the Zoning Commissioner
401 Bosley Avenue, 4th Floor
Towson, MD 21204

Dear Mr. Wiseman,

I am writing to you regarding Lucy and Vernon Wright and their planned improvements to the Strawberry Hill historic property. I live in close proximity to the property in question, and I am familiar with the character and history of the neighborhood.

I had the pleasure of touring Strawberry Hill and reviewing the plans last week. I can state without reservation that they are completely in keeping with the historic nature of the property and the neighborhood. I give my full support to the proposed improvements.

Please don't hesitate to contact me if I can be of any further assistance in this matter.

Sincerely,

Jennifer W. Tanio, MD
14647 Thornton Mill Rd
Sparks, MD 21152

A&B
PETITIONER'S
EXHIBIT NO. 6

Office of Planning

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3211 • Fax: 410-887-5862
E-mail: planning@co.ba.md.us

Baltimore County

James T. Smith, Jr., County Executive
Arnold F. 'Pat' Keller, III, Director

April 18, 2006

Ms. Erica Nestlerode
Penza Associates Architects
401 Woodbourne Avenue
Baltimore, MD 21212

RE: 14626 Thornton Mill Road – "Strawberry Hill" Property

Dear Ms. Nestlerode:

The above referenced property includes a dwelling that was constructed in 1811. Known as "Strawberry Hill," it is a contributing structure in the Western Run – Belfast Road National Register District, and is on the Baltimore County Register (MHT) # BA-189.

This letter confirms the Office of Planning's agreement that the proposed garage and barn are compatible in design and massing with the existing historic dwelling, and support for your variance request for locating two accessory structures in the front yard in lieu of the rear yard. The elevations, however, show only the front of the proposed barn, whereas the rear elevation repeats a rendition of the future garage. The concept plan should be corrected to show the rear elevation of the proposed barn. Additionally, show elevations of the proposed pool house.

The Office of Planning has received the photographs of the "garage" to be razed and does not consider the structure to be historic. A demolition request for that structure will be supported. In regard to the remains of the stone foundation of the historic barn, preservation is strongly recommended.

Sincerely

Karin Brown
Historic Planner

KB:VN

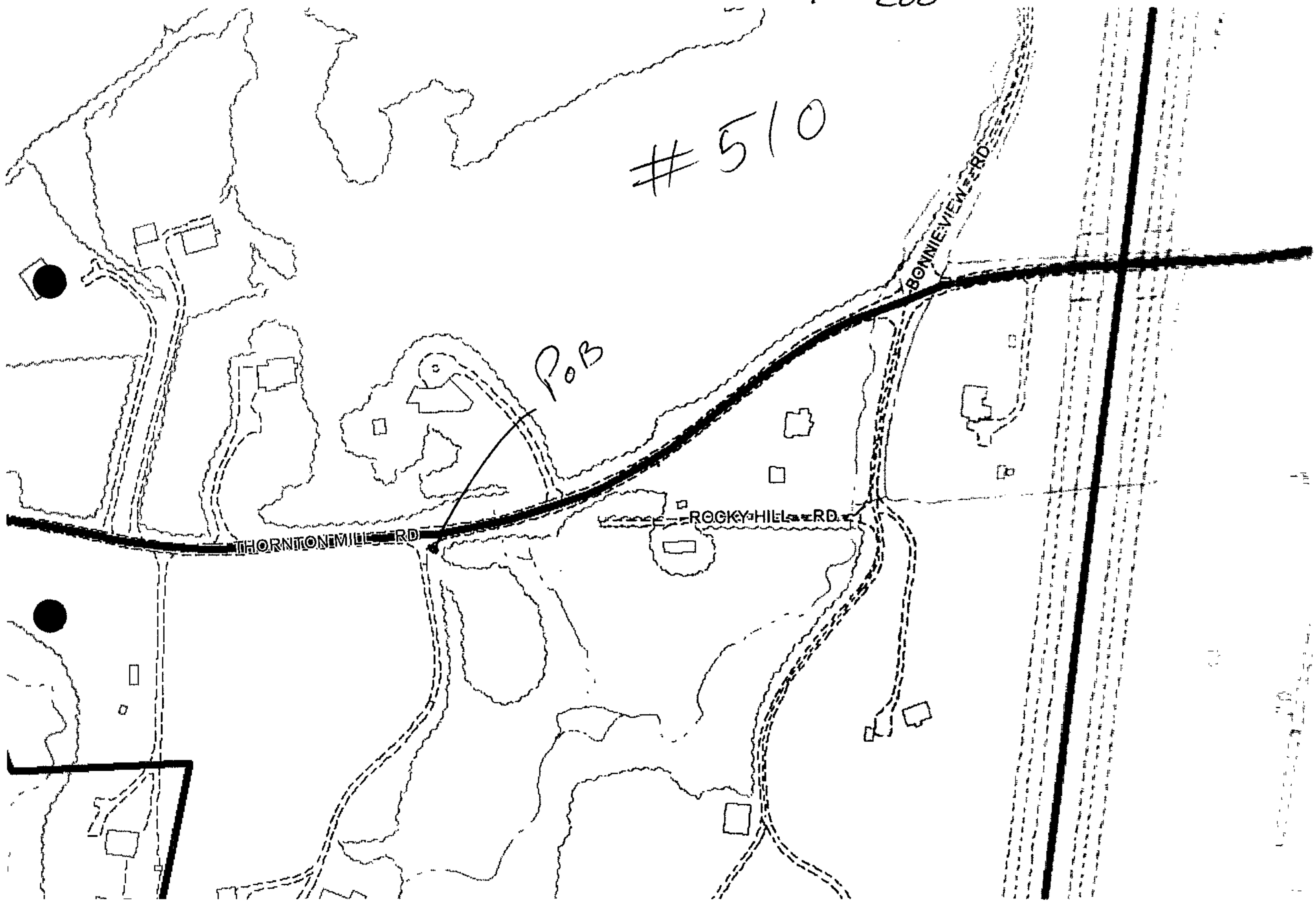
c. Ms. Caren Hoffberger
Ms. Vicki Navy

PETITIONER'S

EXHIBIT NO. 7

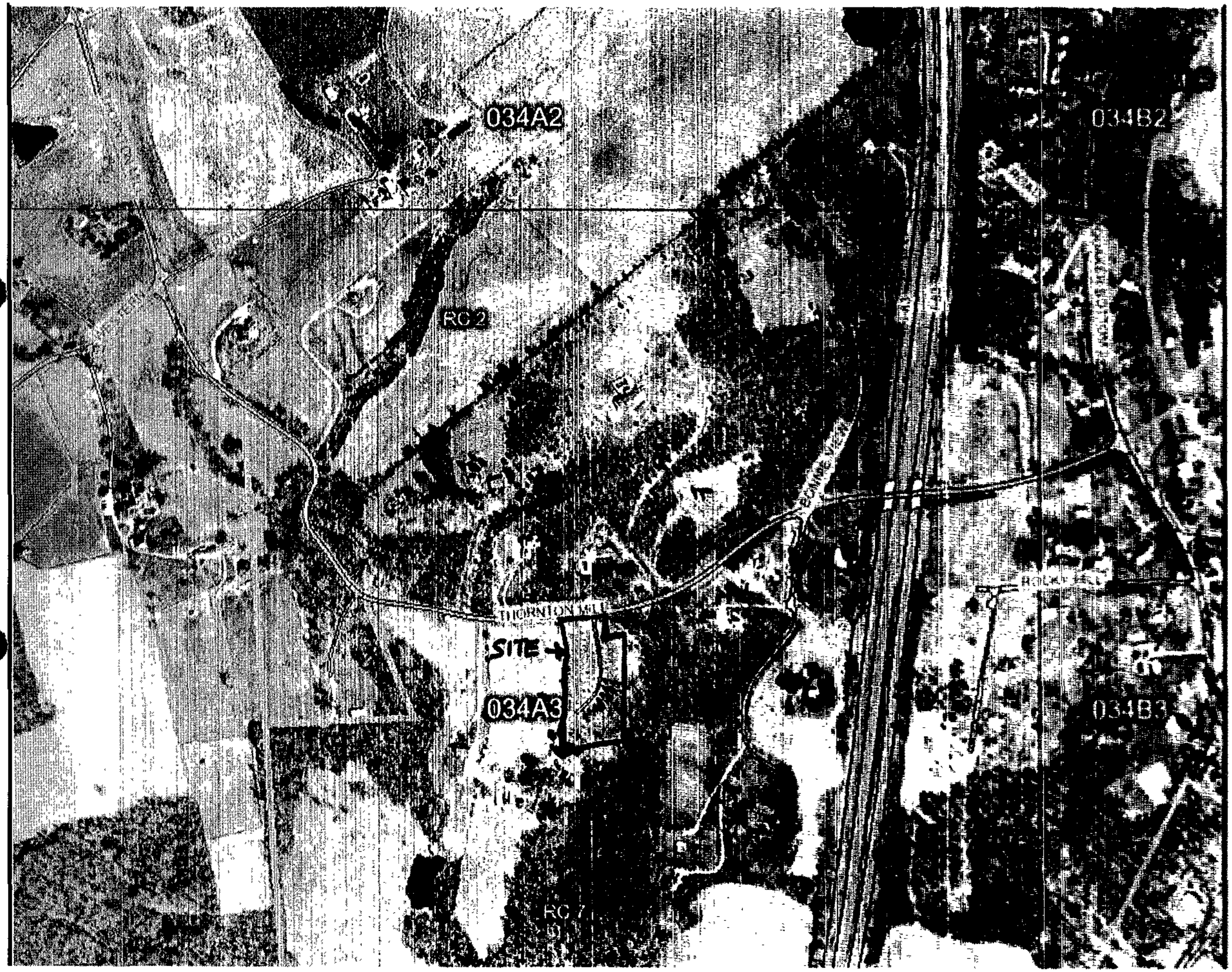
1"=200' SCALE MAP

1"=200'

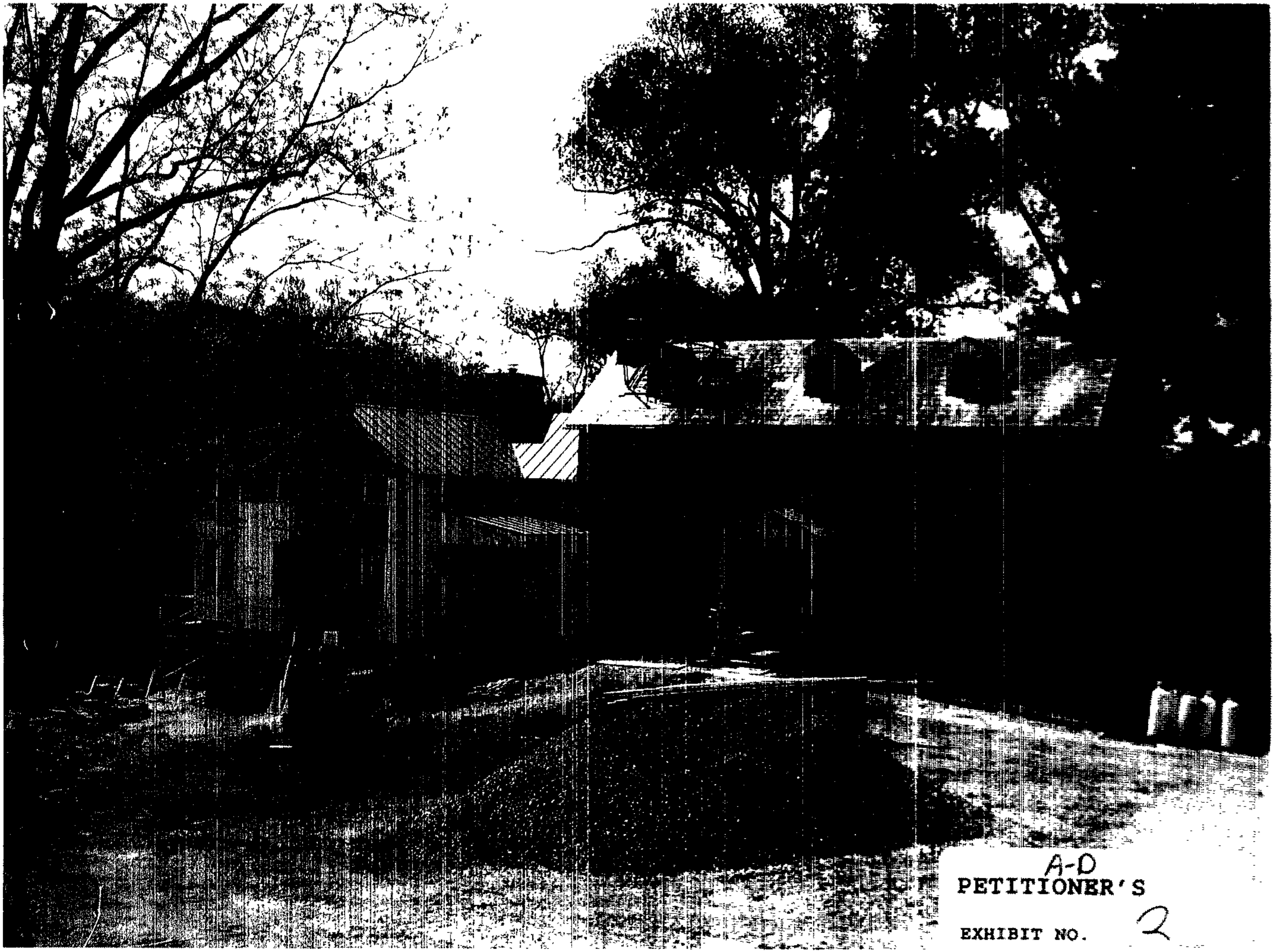


510

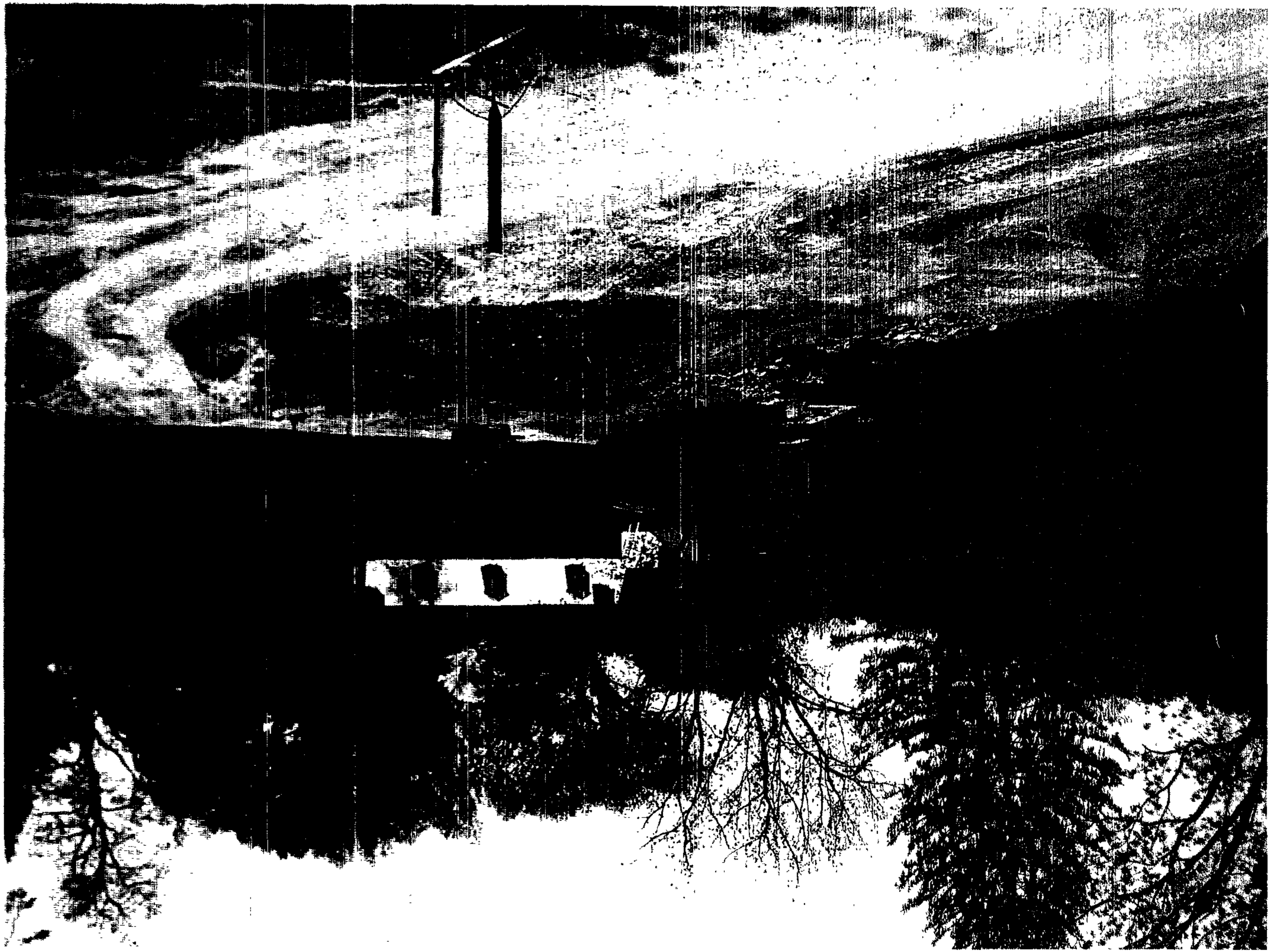
510

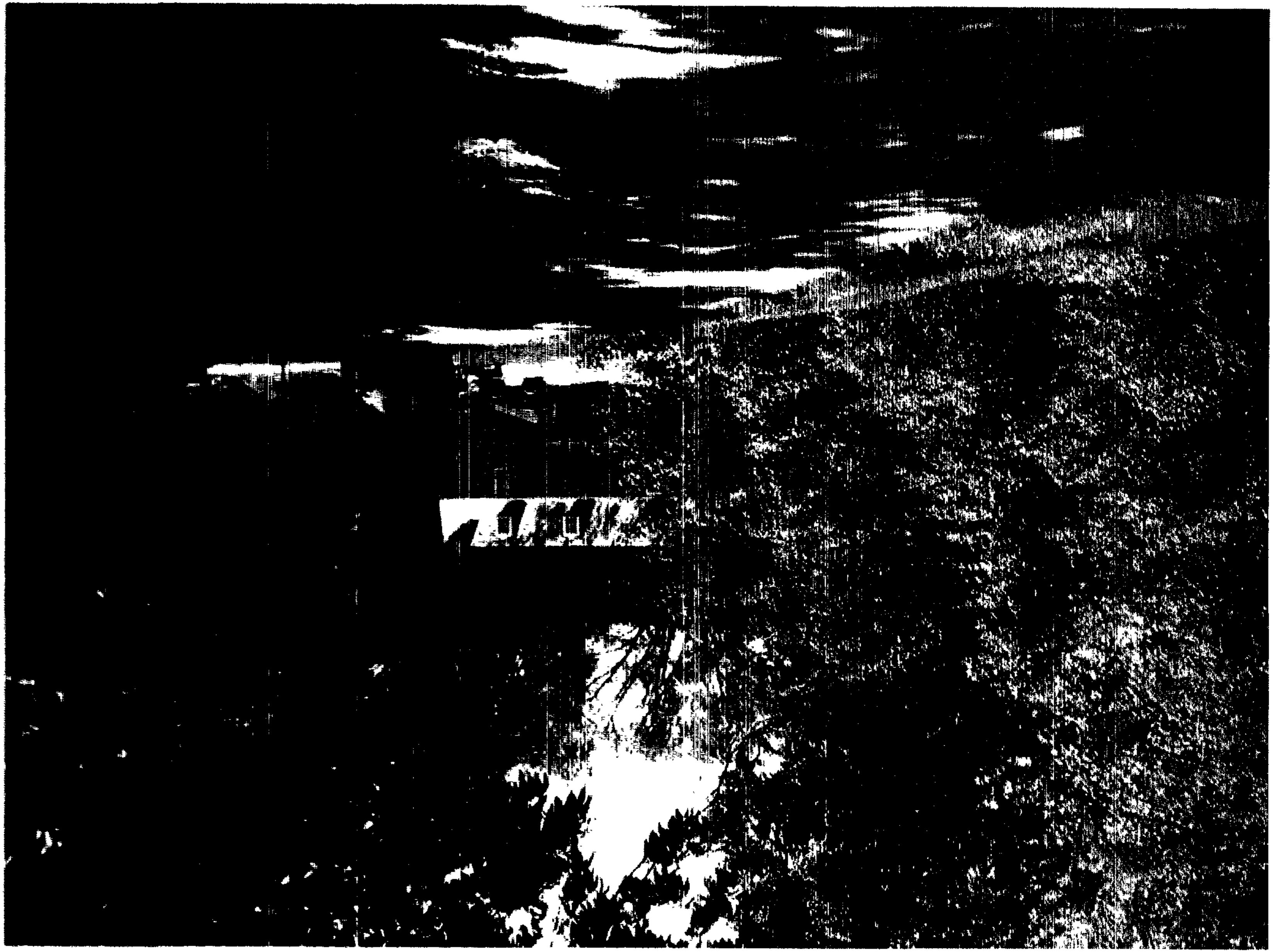


1"=200' SCALE MAP



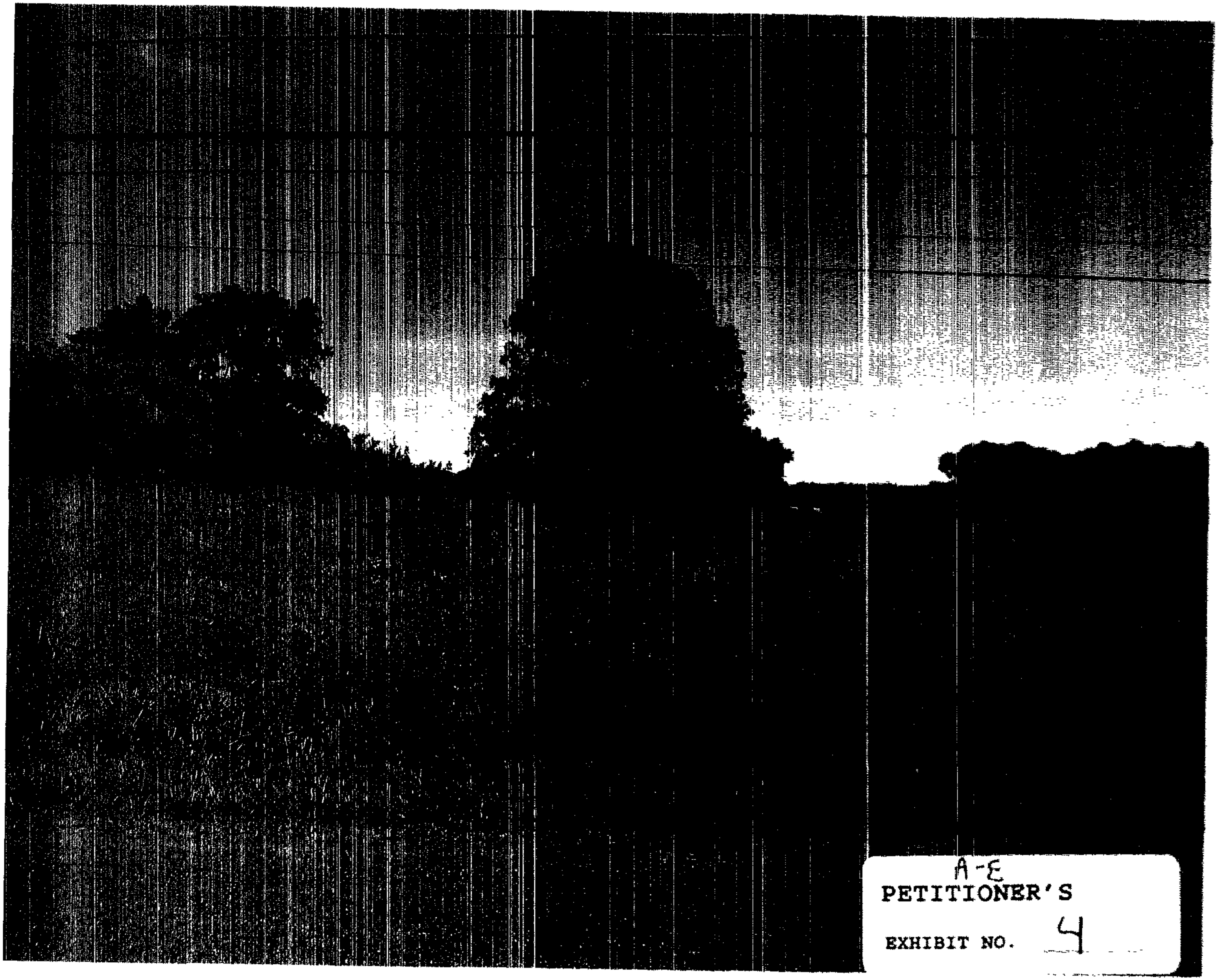
A-D
PETITIONER'S
EXHIBIT NO. 2



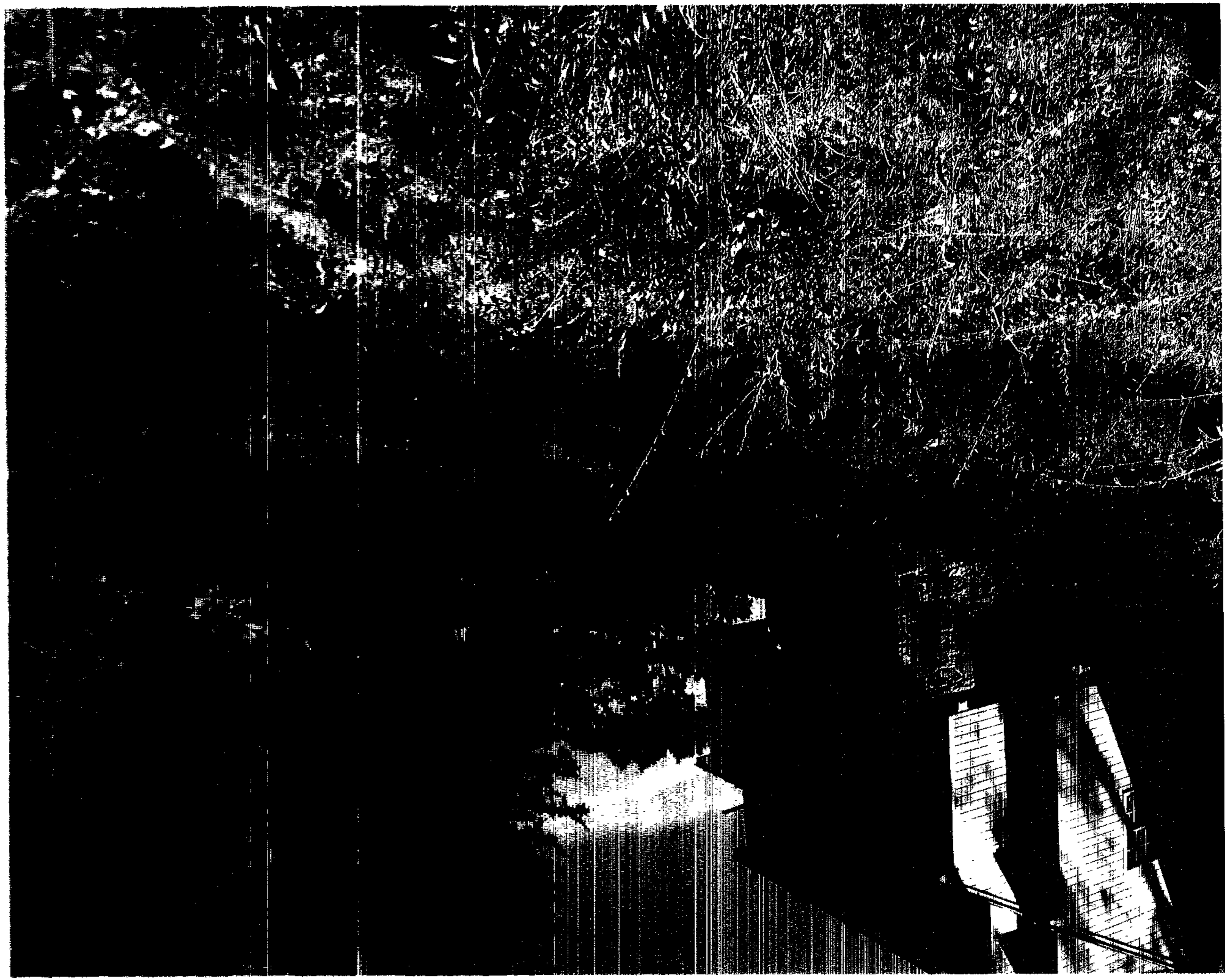


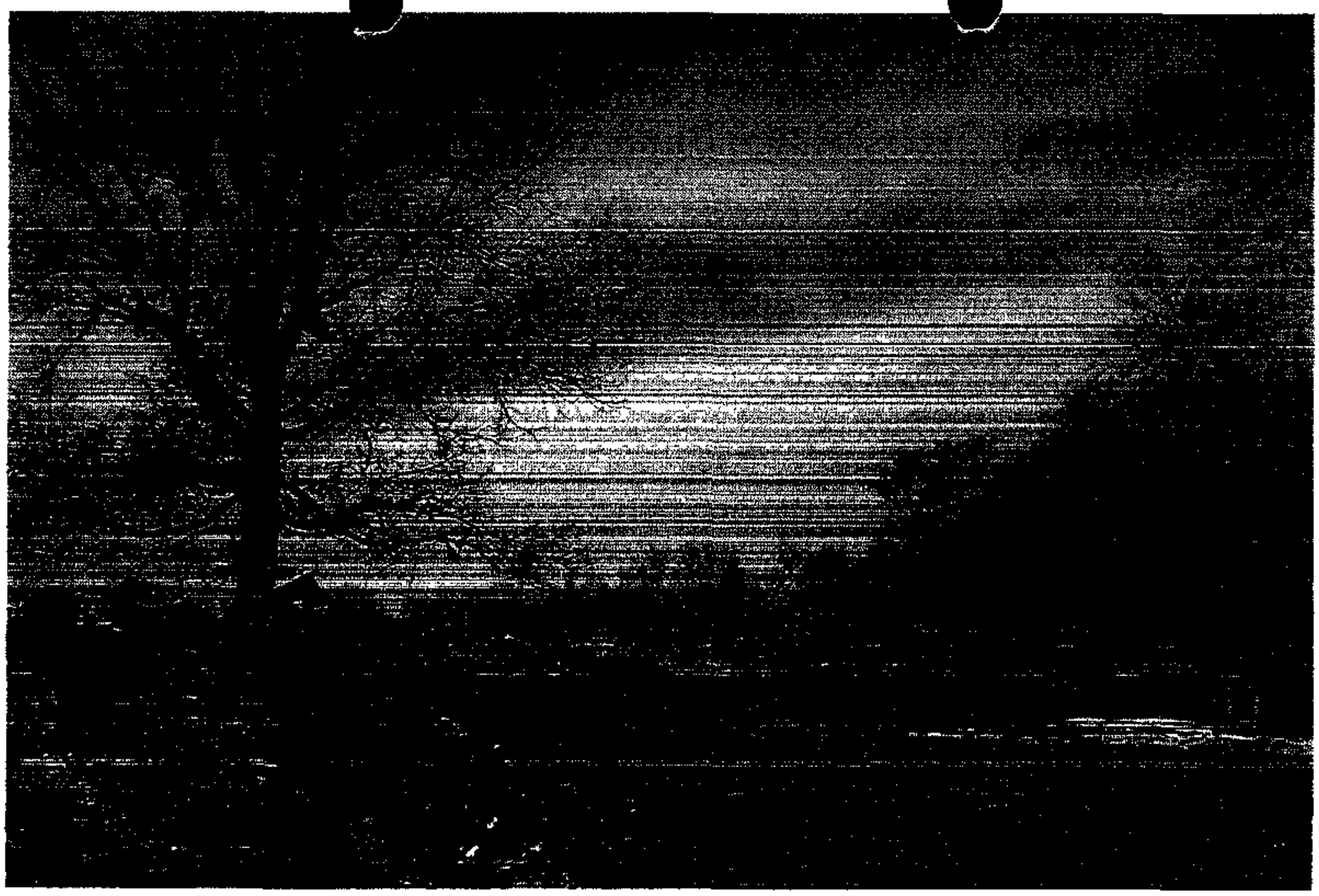
PETITIONER'S 3A+B

EXHIBIT NO. 3

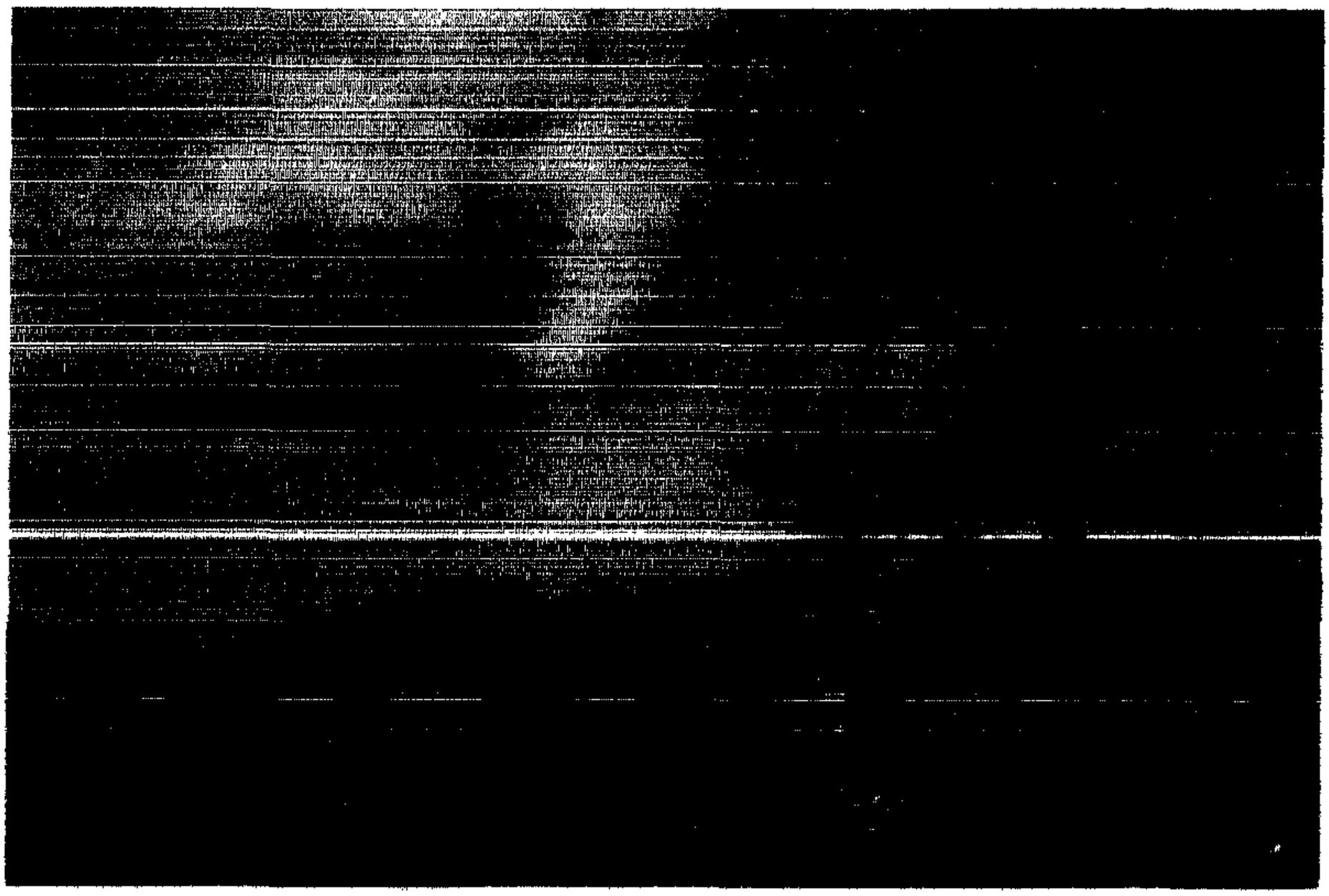


A-E
PETITIONER'S
EXHIBIT NO. 4



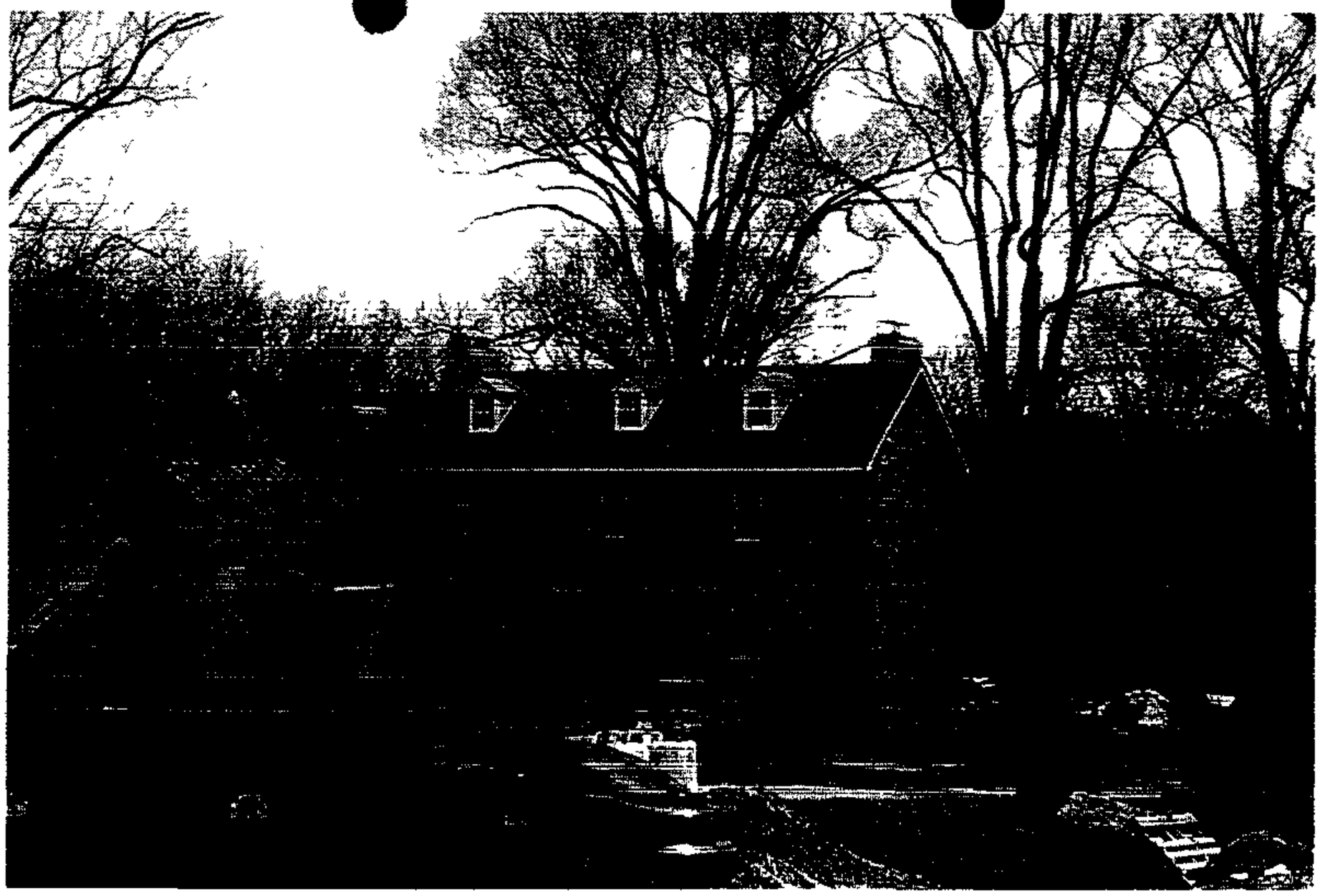


1. VIEW FROM HOUSE TO PROPOSED GARAGE



2. VIEW FROM HOUSE TO PROPOSED BARN

610



3. VIEW TOWARD EXISTING HOUSE FROM PROPOSED BARN & GARAGE LOCATION

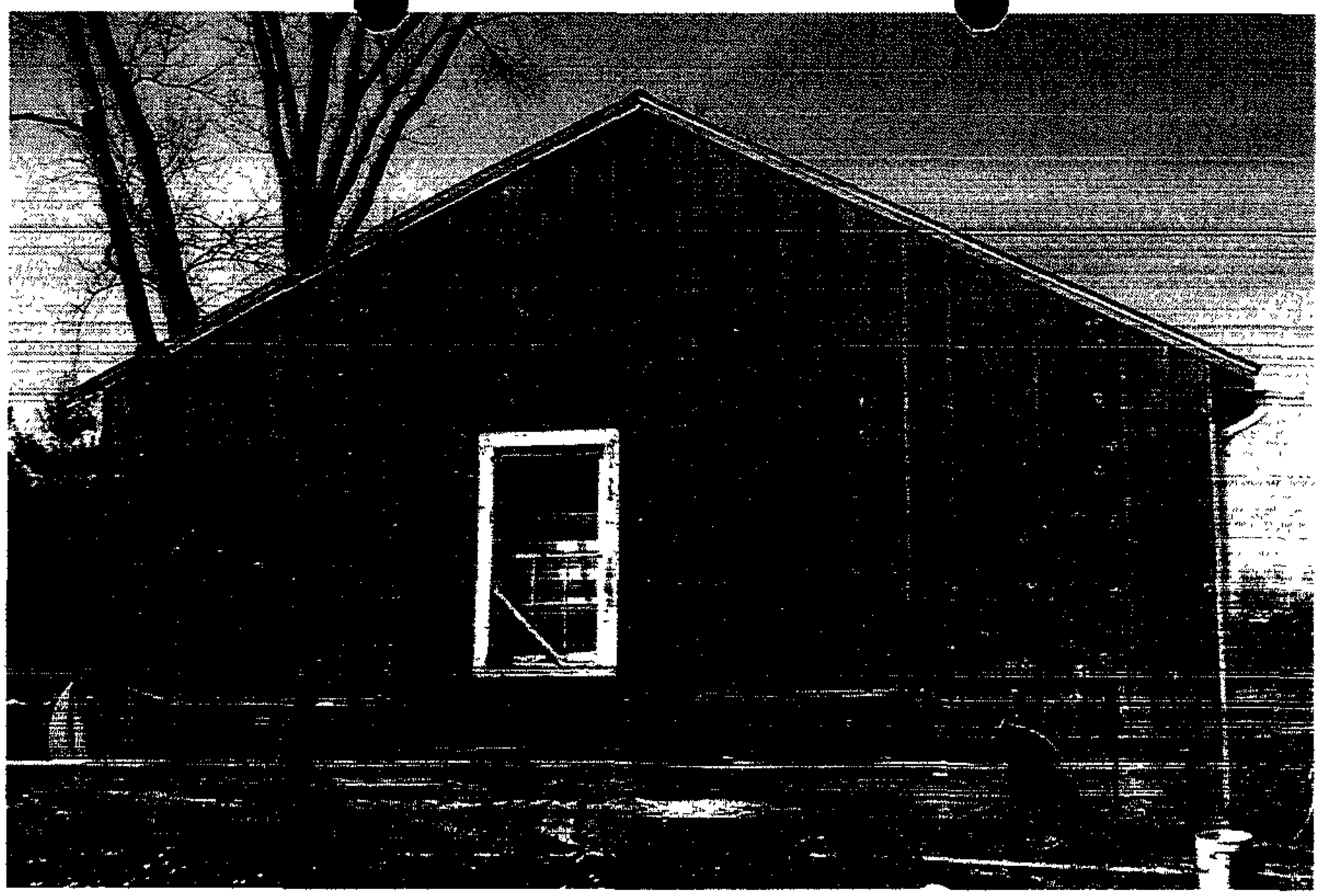
4 VIEW TOWARD HOUSE FROM STREET

510

NORTH ELEVATION OF GARAGE TO BE RAZED

WEST ELEVATION OF GARAGE TO BE RAZED

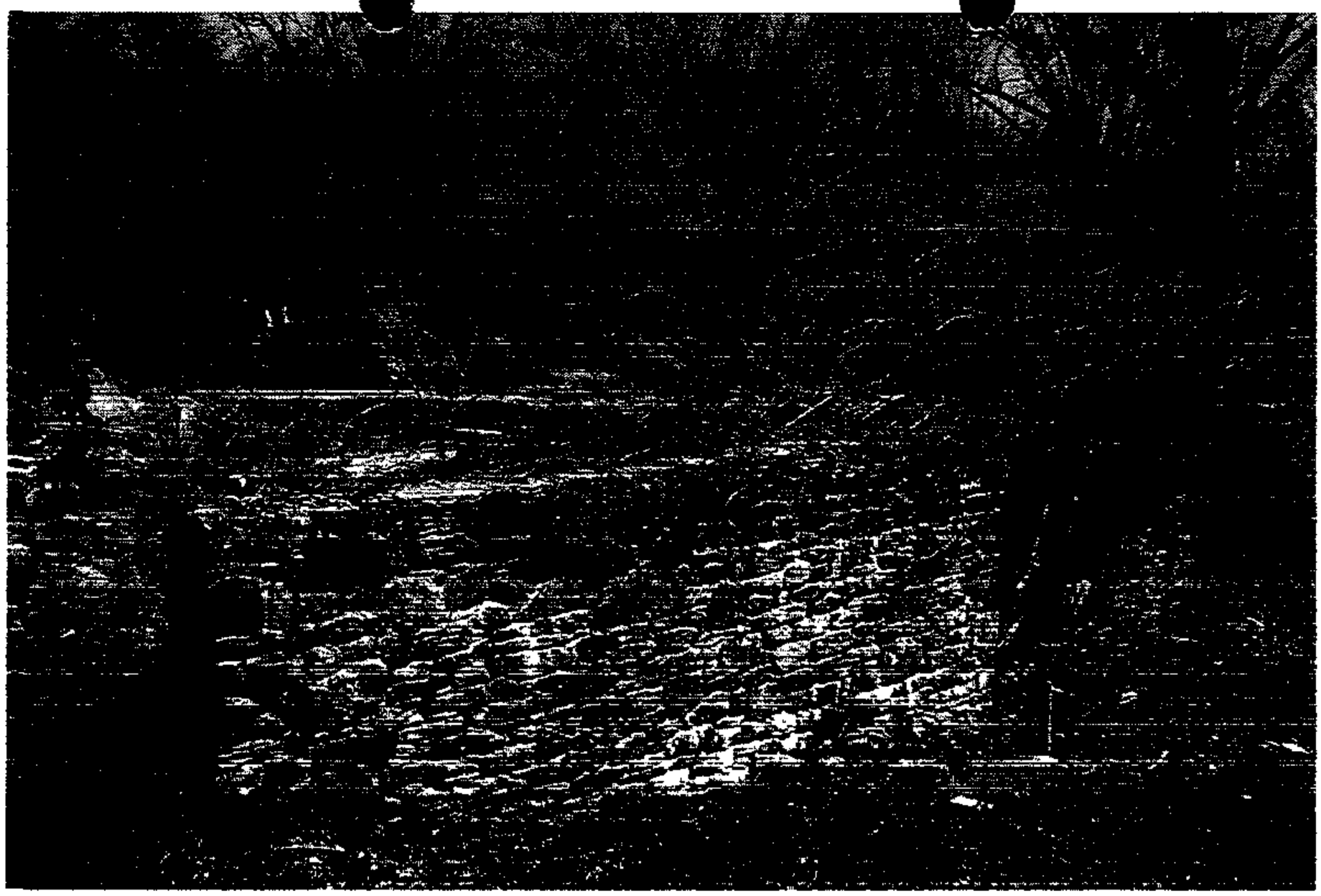
E10



SOUTH ELEVATION OF GARAGE TO BE RAZED

EAST ELEVATION OF GARAGE TO BE RAZED

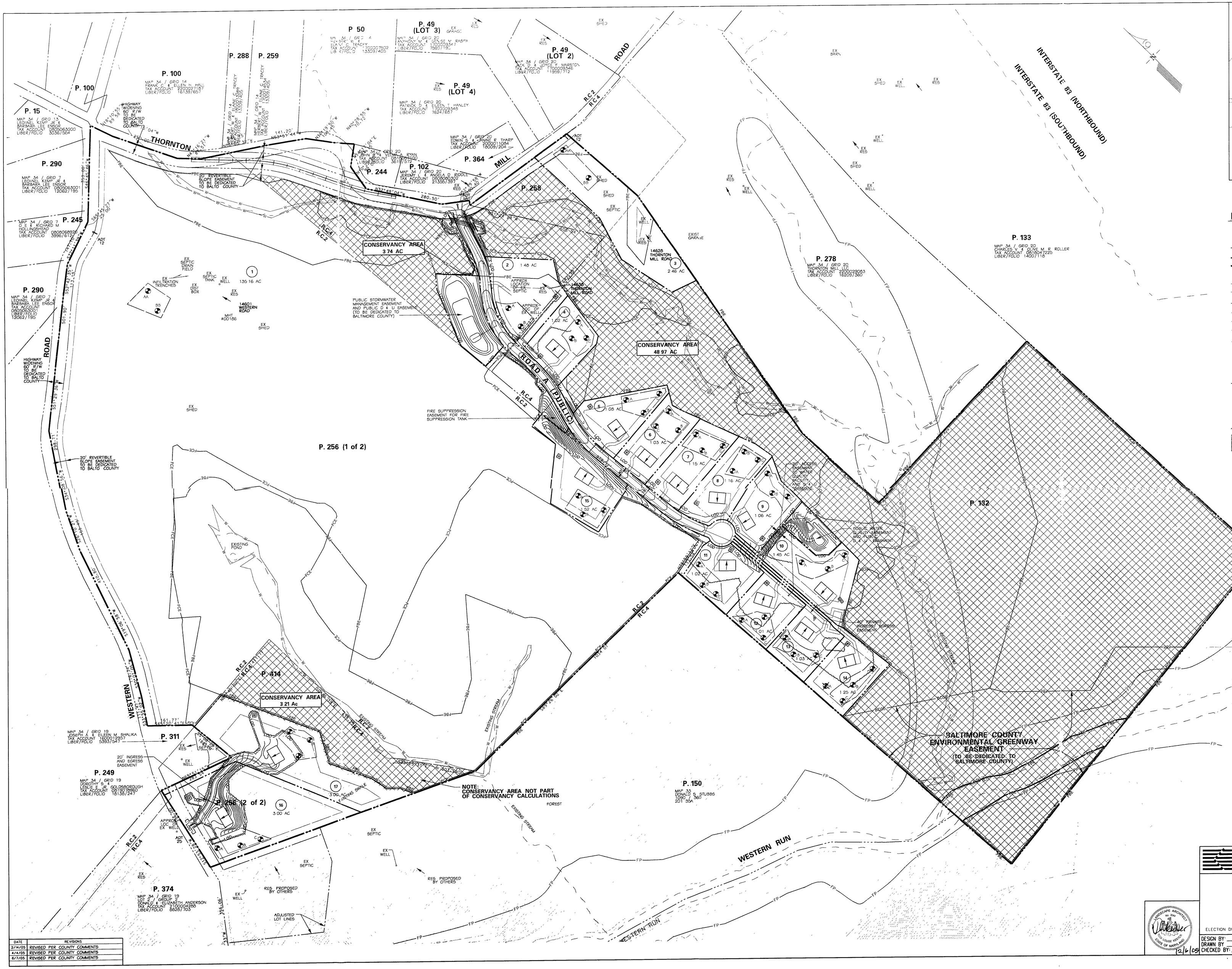
510

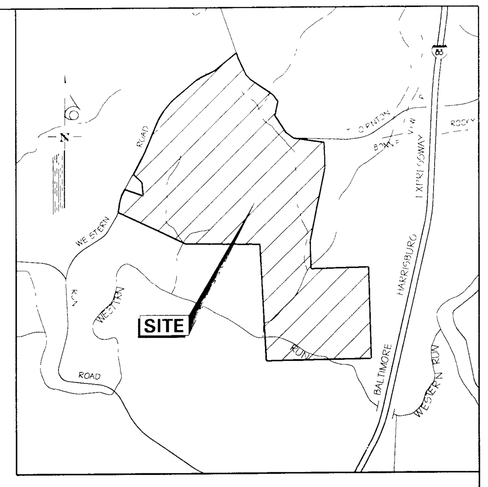


WEST ELEVATION OF ORIGINAL BARN FOUNDATION

EAST ELEVATION OF ORIGINAL BARN FOUNDATION

510





VICINITY MAP

SCALE 1" = 1000'

LEGEND

- EXISTING TREE LINE
- SLOPES >25%
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROJECT BOUNDARY
- EXISTING CONTOURS
- SOIL TYPES (MccC2, McD2)
- WETLAND LIMIT
- 100 YR FLOODPLAIN LIMIT
- FOREST BUFFER EASEMENT
- FOREST CONSERVATION EASEMENT LIMIT
- LIMITS OF DISTURBANCE
- BALTIMORE COUNTY ENVIRONMENTAL GREENWAY EASEMENT
- PERCOLATION TEST PIT LOCATION
- PROPOSED PERCOLATION TEST PIT LOCATION
- FAILED PERCOLATION TEST PIT LOCATION
- RC2 / RC4 — ZONING LINE
- SEPTIC RESERVE AREA
- PROPOSED WELL AREA
- PROPOSED WOODS LINE
- PROPOSED CONSERVANCY AREA
- PROPOSED RESIDENCE WITH FRONT DIRECTIONAL ARROW
- LOT NUMBER

PROJECT SITE PARCEL DATA

P. 256 (1 OF 2))
MAP 34 / GRID 19
JAMES A. & SANDRA A. WALSH
TAX ACCOUNT 2000010653
LIBER/FOLIO 6991/120

P. 256 (2 OF 2))
MAP 34 / GRID 19
JAMES A. & SANDRA A. WALSH
TAX ACCOUNT 2000010653
LIBER/FOLIO 6991/120

P. 414
MAP 34 / GRID 19
JAMES M. & SANDRA S. WALSH
TAX ACCOUNT 2300007280
LIBER/FOLIO 14210/568

P. 132
MAP 34 / GRID 20
JAMES A. & SANDRA A. WALSH
TAX ACCOUNT 0000000236
LIBER/FOLIO 12969/458

P. 258
NO AVAILABLE INFORMATION

DATE	REVISIONS
2/14/05	REVISED PER COUNTY COMMENTS
4/4/05	REVISED PER COUNTY COMMENTS
6/7/05	REVISED PER COUNTY COMMENTS

PDM# 08-815

KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
11 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030 (410) 316-7800

DEVELOPMENT PLAN
PETITIONER'S EXHIBIT NO. 5

FOR

WALSH PROPERTY
14601 WESTERN ROAD

BALTIMORE COUNTY, MARYLAND

ELECTION DISTRICT 8 — COUNCILMANIC DISTRICT 3

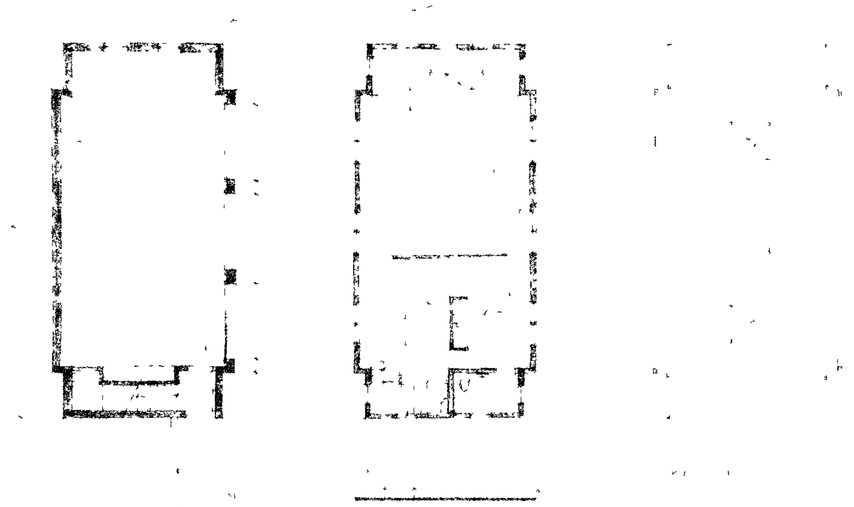
LANDSCAPE ARCHITECT — No. 2142 — STATE OF MARYLAND — 12/6/05

DESIGN BY: TLK	SCALE	DATE	SHEET NUMBER	JOB NUMBER
DRAWN BY: AEL	1" = 100'	NOV 22, 2005	1 OF 4	01-03091
CHECKED BY: TLK				

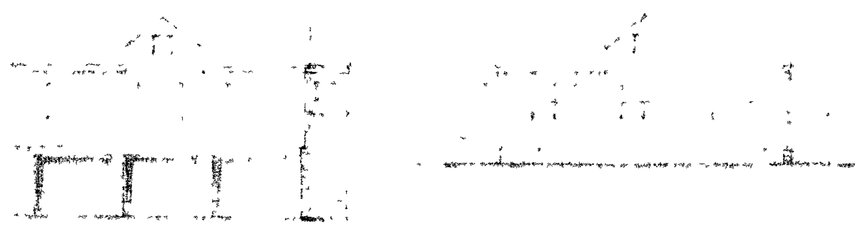
M \ 2003 \ 0103091 \ usda_concept.DGN © KCI Technologies, Inc © KCI Technologies, Inc

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

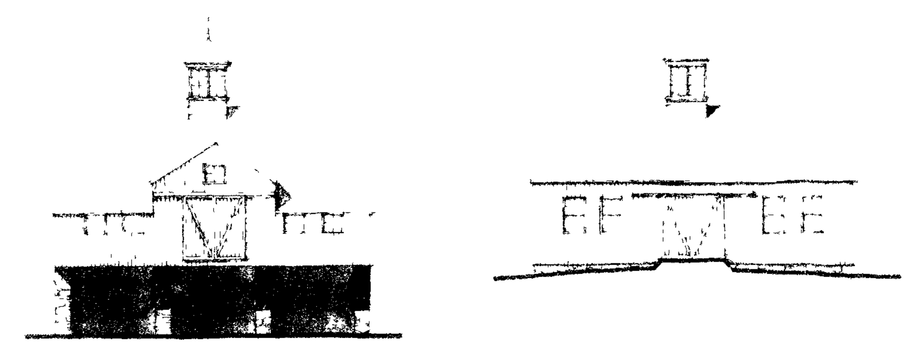
PROPOSED PLANS & ELEVATIONS FOR BARN AND GARAGE



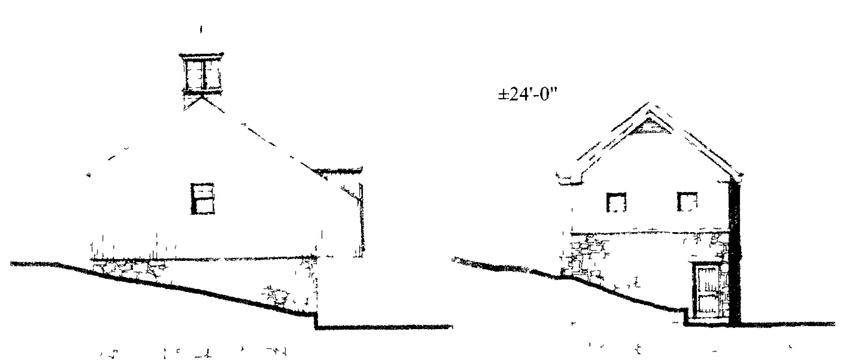
GARAGE PLANS SCALE 1/16" = 1'-0"



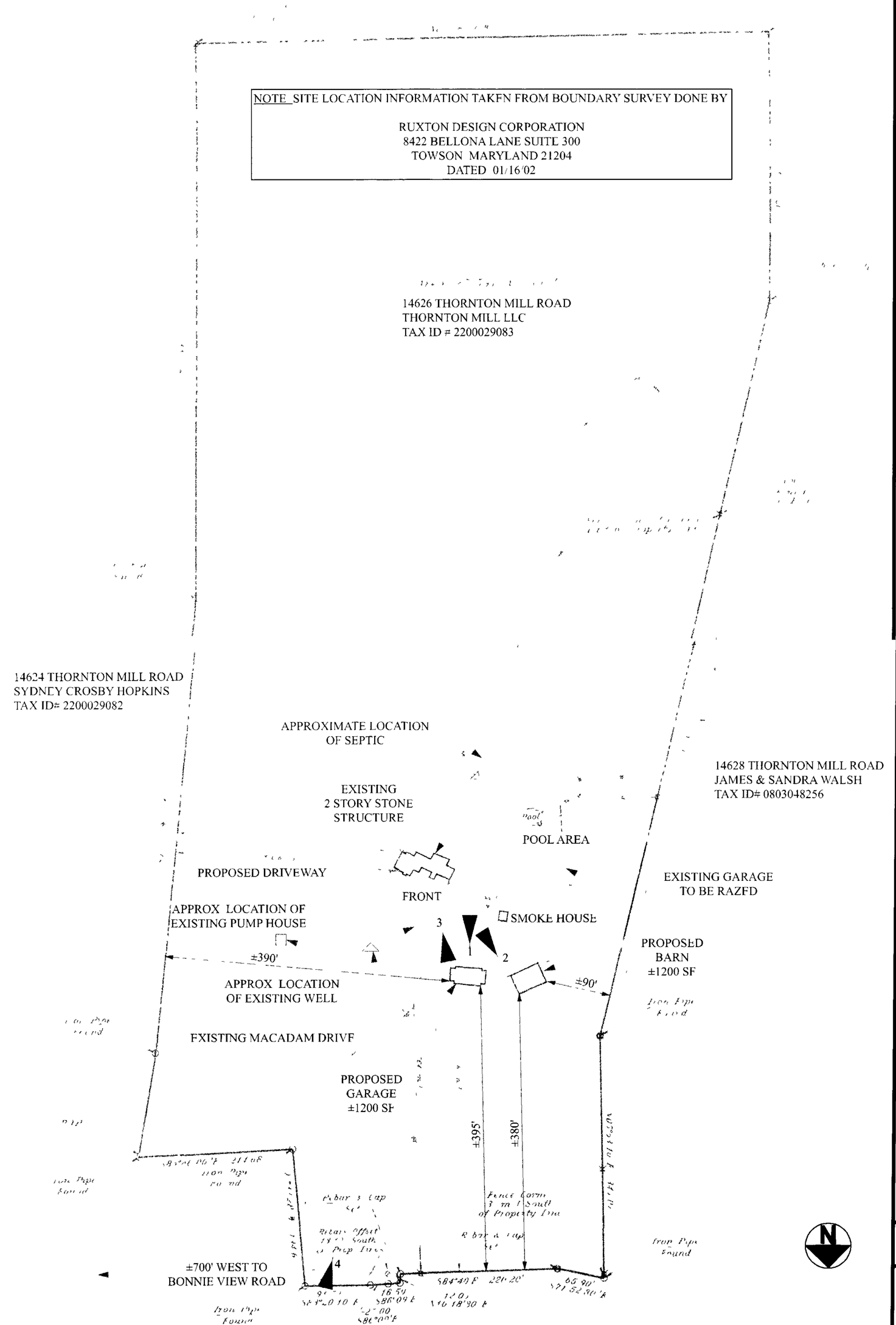
GARAGE ELEVATIONS SCALE 1/16" = 1'-0"



SCALE 1/16" = 1'-0"

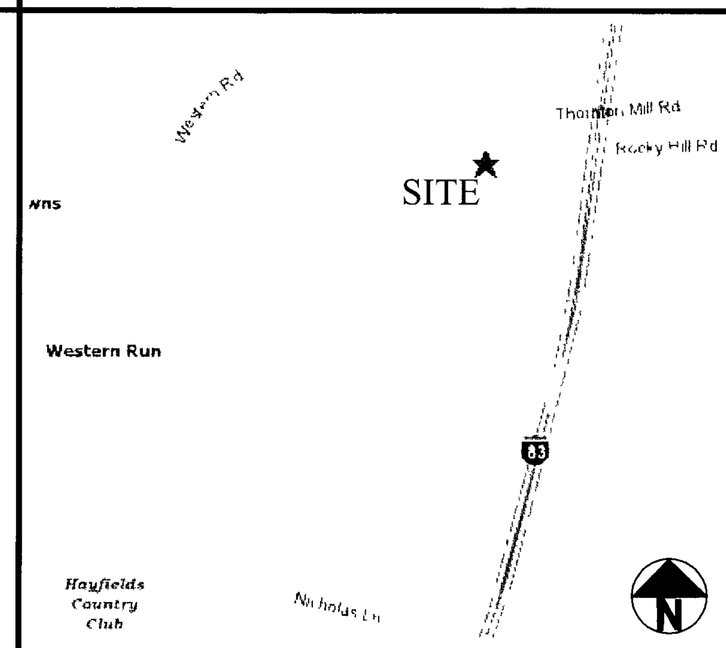


SIDE ELEVATIONS SCALE 1/16" = 1'-0"



1 WRIGHT SITE
SCALE 1" = 100'

VICINITY MAP SCALE: 1"=1000'



LOCATION INFORMATION

PROPERTY ADDRESS 14626 THORNTON MILL ROAD
SPARKS, MARYLAND 21152

MAP 34 GRID 20 PARCEL 278

OWNER(S) THORNTON MILL, LLC

ELECTION DISTIRICT 8

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # 034-A3

ZONING RC-7

LOT SIZE 27.61 ACRES 1,202,691.6 SQ FT

SEWER PRIVATE

WATER PRIVATE

CHESAPEAKE BAY CRITICAL AREA NO

100 YEAR FLOOD PLAIN FLOOD ZONE C

HISTORIC BUILDING/PROPERTY HISTORIC BUILDING

PRIOR ZONING HEARING NONE

PERMIT APPROVAL ZONING OFFICE USE

REVIEWED BY _____

ITEM # _____

CASE # _____

PENZA
ASSOCIATES ARCHITECTS
COMMERCIAL · RESIDENTIAL · HISTORIC RESTORATION

WRIGHT RESIDENCE

14626 THORNTON MILL ROAD
SPARKS, MARYLAND 21152

MARK	DATE	DESCRIPTION
	04/04/2006	Zoning Variance Review

PROJECT NO	03100
LAYOUT BOOK FILE	WRIGHT ZONING lbk
DRAWN BY	ELN
CHK'D BY	Jeffrey A Penza, AIA

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Zoning Variance Plat

Z1-1

PETITIONER'S EXHIBIT NO 1