IN RE: PETITION FOR VARIANCE
E/S of Clairmoor Road, south of
Broadway Road
8<sup>th</sup> Election District
2<sup>nd</sup> Councilmanic District
(11705 Clairmoor Road)

Neil S. Snyder

Petitioner

- \* BEFORE THE
- \* DEPUTY ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* CASE NO. 06-538-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

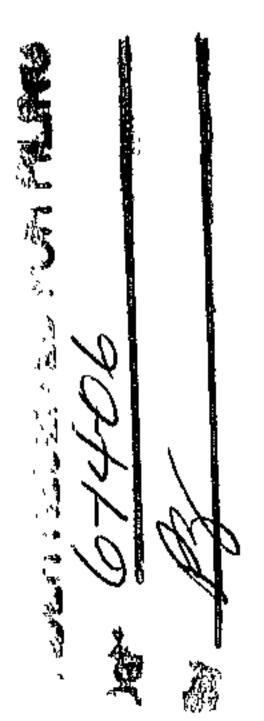
This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Neil S. Snyder. The Petitioners are requesting variance relief for property located at 11705 Clairmoor Road, in the Clairmoor subdivision, Lutherville section of the County. Variance relief is requested from Section 1A04.3.A of the Baltimore County Zoning Regulations to allow the height of a proposed dwelling to be 38 feet in lieu of the maximum permitted 35 feet.

The property was posted with Notice of Hearing on May 29, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing, and notice given to the general public by publication in the *Jeffersonian* Newspaper on May 30, 2006.

#### 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, offstreet 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."

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated May 25, 2006, a copy of which is attached hereto and made a part hereof.

#### **Interested Persons**

Appearing at the hearing on behalf of the variance request were James Grammer from McKee and Associates, who prepared the site plan; Mark Bandy, Architect; Thomas Moore from Galord Brooks Realty; and Neil S. Snyder, the Petitioner. Jason Vettori, Esquire and Lawrence E. Schmidt, Esquire, represented the Petitioner. No protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### Testimony and Evidence

Testimony and evidence indicated that the subject property contains 3.1 acres, is zoned RC 5, and is vacant. There is a large pond on the eastern side of the property. This is lot 11 in the Clairmoor Subdivision which is shown in Petitioner's exhibit 2. This subdivision was developed by Gaylord Brooks whose representative appeared in support of the request.

The Petitioner would like to construct a new single-family residence with a height of 38 feet in lieu of the required 35 feet. See Petitioner's exhibit 1, the Plat to Accompany. Mr. Vettori proffered that the pond in the rear of the lot and the 100 foot buffer for that pond take up a great portion of the eastern part of the property. In addition the septic reserve area as shown further consumes large area to the south. Squeezed between these two, the Petitioner proposes to build a large home in the area shown. The home would be substantially as shown in Petitioner's exhibit 3 F, 3 G and 3 H although it will be brick. Also see the architectural concept of the house design, exhibit 5 which was reviewed and approved by the Planning Office as reflected in their ZAC comments.

As shown on exhibit 5, one part of the roof of the house will exceed the 35 ft height requirement. Mr. Grammer indicated that this section of the roof has a very steep pitch to be compatible with the design, scale and size of other homes in the area. Mr. Bandy, architect, indicated if the roof were flatter, it would not be in keeping with the design of the homes in the neighborhood.

Mr. Vettori proffered that the subject lot is the lowest lot in the subdivision with the pond in the lowest part of the lot. As such the proposed home, although slightly taller than permitted, will not dominate the other homes all of which are at higher elevations. He presented photographs of the surrounding homes in exhibit 3 and letters of support from neighbors in exhibit 4.

In summary he argued that because the lot is so constrained by the pond, the 100 foot buffer around the pond and the septic reserve area, the only choice is to build up as proposed. This is consistent with the other homes on the area.

3

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, this \_\_\_\_\_\_ day of June 2006, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3.A of the Baltimore County Zoning Regulations to allow the height of a proposed dwelling to be 38 feet in lieu of the maximum permitted 35 feet is hereby GRANTED subject to the following conditions:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. The Petitioner shall comply with the ZAC comment of the Planning Office dated May 25, 2006 attached hereto.

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

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

JVM:pz



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

NEIL S. SNYDER 12 POINSETTIA COURT BALTIMORE MD 21209

> Re: Petition for Variance Case No. 06-538-A Property: 11705 Clairmoor Road

Dear Mr. Snyder:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

Lawrence E. Schmidt, Gildea & Schmidt, LLC, 300 East Lombard Street, Suite 1440, Baltimore MD 21202

James Grammer, McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21030 Thomas O. Moore, PO Box 400, Phoenix MD 21131 Mark Bandy, 2312 Jumping Field Court, Ellicott City, MD 21043



# Petition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 11705 Clairmoor Road
which is presently zoned <u>RC' \5</u>

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)

1A04.3.A of the BCZR to allow the height of a proposed dwelling to be 38 feet in lieu of the maximum permitted 35 feet.

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

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.

	is the subject of this Fetti	1011.								
Contract Purchaser/Lessee:		<u>Legal Owner(s):</u>								
Name - Type or Print		Neil S. Snyder Name - Type or Print	<u></u>							
Signature		Signature								
Address	Telephone No.	Name - Type or Print	· · · · · · · · · · · · · · · · · · ·							
Cīty S	tate Zip Code	Signature								
Attorney For Petitioner:		<u>12 Poinsettia Ct</u> Address	410 -415-44; Telephone No.							
Lawrence E. Schmidt Name - Type or Pr.	<u>/</u>	Baltimore, MD 21209 City State	Zip Code							
Signature		Representative to be Contacted:								
Gildea & Schmidt Company	LLC	James Grammer, McKee & Name	Associates							
300 E. Lombard Address	<u>Starite 1440</u> Telephone No.	5 Shawan Road Suite 1 Address	Telephone No.							
Baltimore, MD 21202 City	tate Zip Code	Cockeysville, MD 21030 City State	Zip Code							
(410) 234-0070		OFFICE USE ONLY								
Com No 06-534-	· <b>人</b>	ESTIMATED LENGTH OF HEARING								
Case No. 06-538-	Reviewed By	UNAVAILABLE FOR HEARING Date 4/25 (ひら	<del></del>							
171-17 97 1-3798	· — · · · · · · · · · · · · · · · · · ·									
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Engineering • Surveying • Environmental Planning Real Estate Development

ZONING DESCRIPTION 11705 CLAIRMOOR ROAD 8<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY, MD

BEGINNING at a point on the East side of Clairmoor Road, 40 feet wide, said point being situated 622' southerly from the south side of Broadway Road, 60 feet wide. Being Lot 11 as shown on First Amended Final Subdivision Plat, Clairmoor (Formerly Known as Alsruhe Property) recorded in Baltimore County Plat Book S.M. 70, page 24 and containing 135,646 sf or 3.114 acres of land, more or less.

Being known as 11705 Clairmoor Road and lying in the 8<sup>th</sup> Election District, 3rd Councilmanic District.

538

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

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DATE

RECEIVED FROM:

FOR:

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WHITE CASHIER

PINK - AGENCY

YELOW - CUSTOMER

CASHIER'S VALIDATIO

# 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: #06-538-A

11705 Clairmoor Road
East side of Clairmoor Road at a distance of 622 feet south side of Broadway Road
Bin Election District - 2nd Councilmanic District
Legal Owner(s): Nell S. Shyder
Variance: to allow the height of a proposed dwelling to be 38 feet in lieu of the maximum permitted 35 feet.
Hearing: Tuesday, June 13, 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 5/773 May 30

# CERTIFICATE OF PUBLICATION

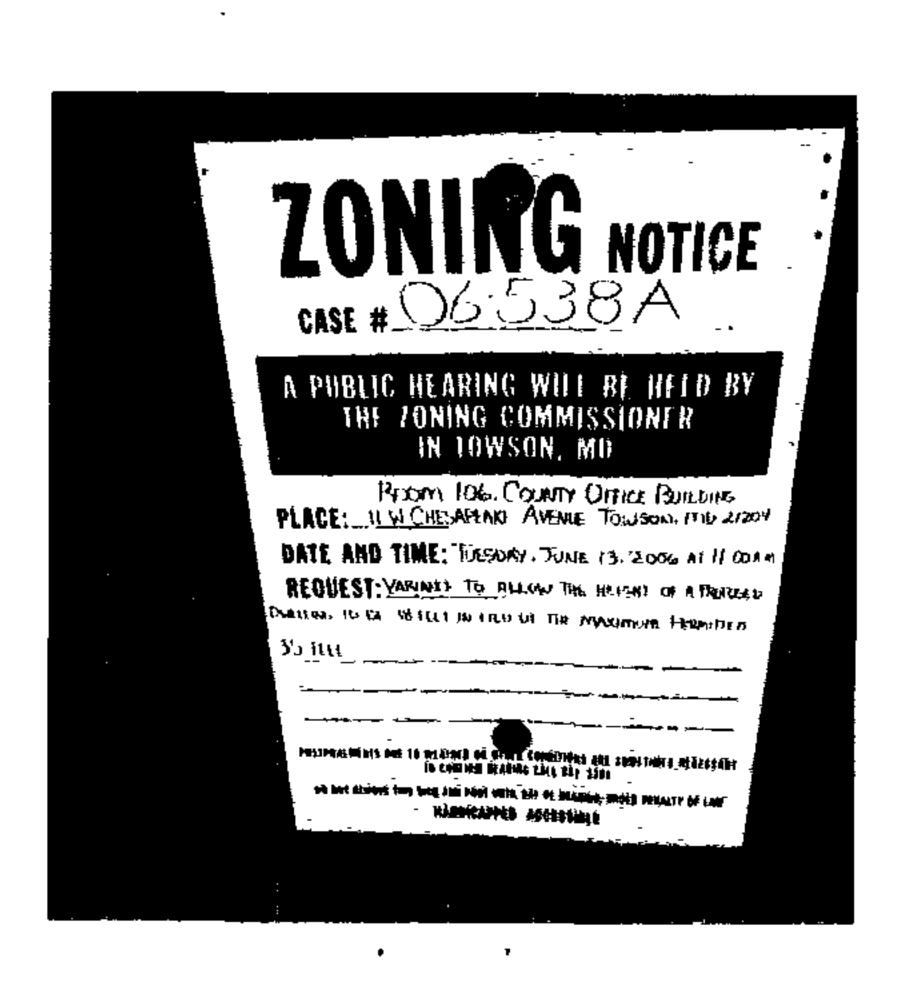
61,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$\frac{5 30 }{,2000}$
The Jeffersonian
Arbutus Times
☐ Catonsville Times
Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
P Wilkinger

- CONTRACTISING

# CERTIFICATE OF POSTING

RE: Case No.: O. 538-A

Petitioner/Developer: NE16-5 SNYDER Date of Hearing/Closing: JUNE 13, 2001 **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 penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: CLAIRMOON 11705 5-29-06 The sign(s) were posted on (Month, Day, Year) Sincerely,

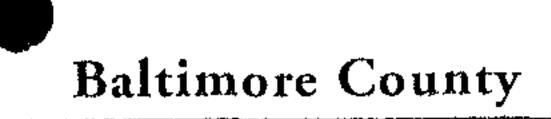


Robert Black 5-30-08
(Signature of Sign Poster) (Date)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-7940
(Telephone Number)

# 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

May 8, 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: 06-538-A

11705 Clairmoor Road

East side of Clairmoor Road at a distance of 622 feet south side of Broadway Road 8<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Neil S. Snyder

Variance to allow the height of a proposed dwelling to be 38 feet in lieu of the maximum permitted 35 feet.

Hearing: Tuesday, June 13, 2006 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Lawrence Schmidt, 300 E. Lombard Street, Ste. 1440, Baltimore 21202 Neil Snyder, 12 Poinsettia Court, Baltimore 21209 James Grammer, 5 Shawan Road, Ste 1, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 29, 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:

Neil Snyder 12 Poinsettia Court Baltimore, MD 21209 410-415-6650

#### **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: 06-538-A

11705 Clairmoor Road

East side of Clairmoor Road at a distance of 622 feet south side of Broadway Road 8<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Neil S. Snyder

Variance to allow the height of a proposed dwelling to be 38 feet in lieu of the maximum permitted 35 feet.

Hearing: Tuesday, June 13, 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

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



## **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.

	se Number: <u>06-53</u>
	L S. SNYDER
Address or Locatic	1: 11705 CLAIRMOOR ROAD
PLEASE FORWA	D ADVERTISING BILL TO:
Name: NEIL	S. SNYDER
Name: NEIL	
Name: <u>NEIL</u> Address: <u>IZ</u>	S. SNYDER



**DATE:** May 25, 2006

MAY 2 3 2006

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

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

**SUBJECT:** 

11705 Clairmoor Road

**INFORMATION:** 

Item Number:

6-538

Petitioner:

Neil Snyder

Zoning:

RC 5

Requested Action:

Variance

The subject lot 11 is a vacant lot with a large pond on the rear in the approved subdivision of Clairmoor. The Clairmoor subdivision was recorded prior to the effective date of Bill 55-04, a finding of consistency with the RC5 performance standards is not required. The subject request is to allow a new single-family residence with a height of 38 feet in lieu of the required 35 feet.

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. If the Zoning Commissioner grants the requested relief, the subject structure shall be in compliance with the drawings dated 9/9/05 drawn by Mark Bandy Inc. Prior to the date of these comments architectural elevations were requested for review and approval due to the height variance, thus generating no opposition.

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

Prepared by:

**Division Chief:** AFK/LL: CM

W:\DEVREV\ZAC\6-538.dec

## 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 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 May 8,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 15,2006

Item Numbers: 537 thru 557

33b

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. Flanagan, Secretary Neil J. Pedersen, Administrator

JRF

#### Maryland Department of Transportation

Date: 5・5・27 4

Item No.

**Baltimore County** 

RE:

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

Dear. Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief

L. L. South

Engineering Access Permits Division

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** May 12, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 15, 2006 Item Nos: 441, 537 (538) 539, 540, 542, 544, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, and 557

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-05102006.doc

RE: PETITION FOR VARIANCE
11705 Clairmoor Road; E/S Clairmoor
Road, 622' S/S Broadway Road
8th Election & 2nd Councilmanic Districts
Legal Owner(s): Neil S. Snyder

RECEIVED

MAY 0 5 2006

BEFORE THE

ZONING COMMISSIONER

FOR

Petitioner(s)

ж

\*

**BALTIMORE COUNTY** 

\* 06-538-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.

People's Counsel for Baltimore County

PETER MAX ZIMMERMAN

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 8<sup>th</sup> day of May, 2006, a copy of the foregoing Entry of Appearance was mailed to, James Grammer, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville, MD 21030 and Lawrence E. Schmidt, Esquire, Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

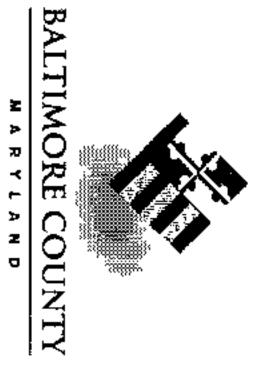
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CASE NAME 06-538-A CASE NUMBER 50 2082 DATE 6-13-06

# PETITIONER'S SIGN-IN SHEET

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CITY, STATE, ZIP			COCKEYSVILLE, MD 21030	1	T. 200 2 1043									
ADDRESS	300 E. Longthe St. 57E. 1440 Sht.			12 Pausetting CS. BALTON MD. 21249	.9	PHOERICK MD ZUI								
NAME	SASSONT, VERTING	LAWRENCE E. SCAMIST	AMES GRAMMER	Verl Sayiber	MARK BANDY	1140AMASON MODEL								



Zoning Commissioner
Office of Planning
401 Bosley Avenue, Suite 405
County Courts Building
Towson, Maryland, 21204

40705

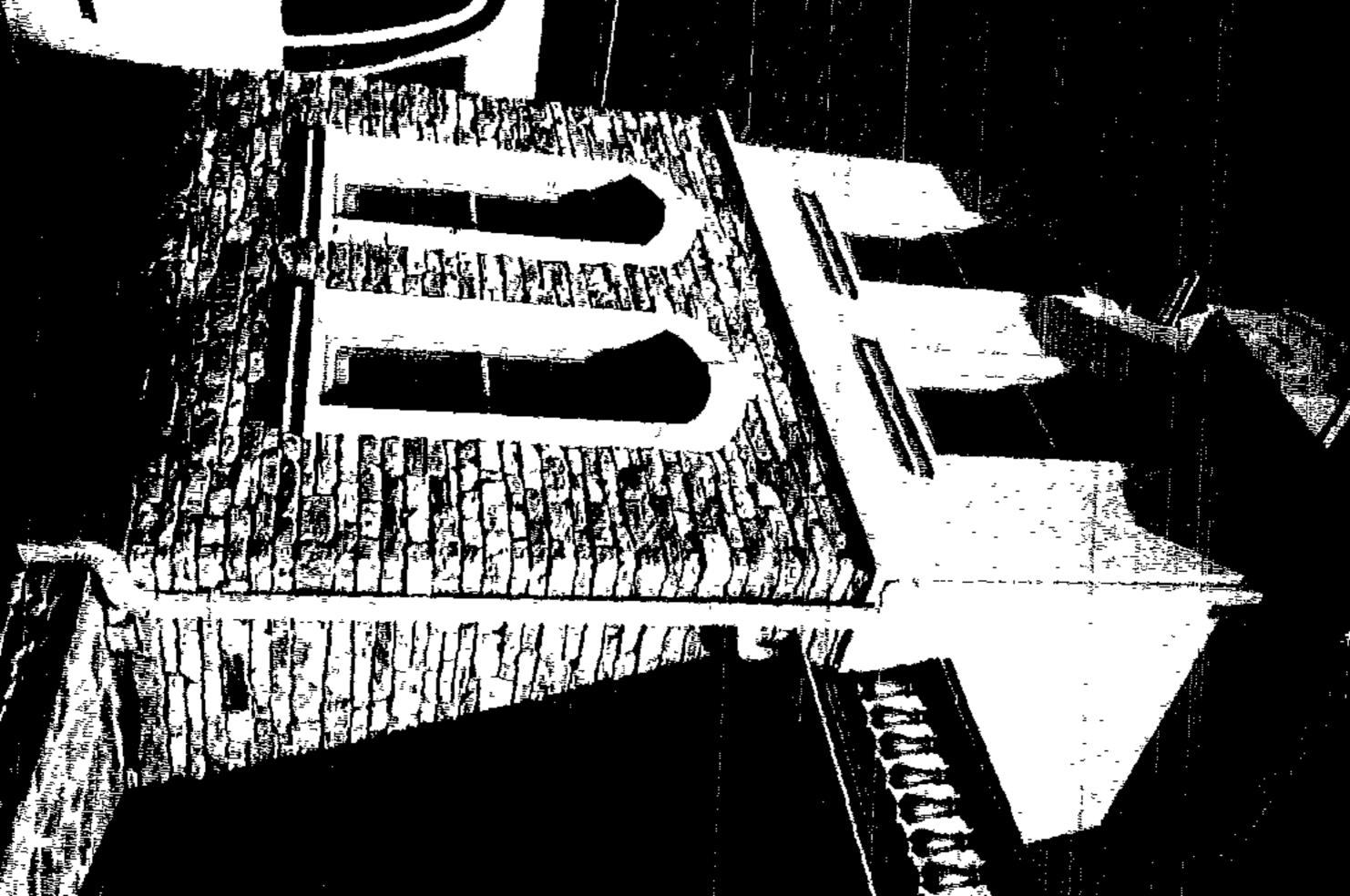
Return Service Requested



75. 3F

> 04049 bid silk 50/27/80 A25# 8A84

110 poses House



Proposed House
(Will be brick)

\*868 \$22A 69/23/05 Kite Aid Photo

Ex. 3 G



Proposed House
( be brick)

1898 #560 08/53/N2 KITE HIG 50010

Ex. 3 H



Looking North Fran let (kidnell House)

Ex. 3E



Next door duelling to South (Right when (ACING) (owners - Boo)

Ex. 3D



Kiduell duelling to left (north)

Ex. 3C



Snyder Property-POND IN REAR

Ex. 3B



Looking North Kidnell Duelling Noe to left.

Ex. 3A

#### To whom it may concern:

After having a chance to meet Mr. Snyder, and review this proposed set of plans to build on Clairmoor, we have no problems with the structure or the 3' height variance Mr. Snyder is seeking. The house would be an added benefit to the neighborhood and will mesh well in this development.

JEST LOWELL 11000 CAMMOOR RO

Lattervice MD 21093

# Letter of Support- Zoning Variance Preliminary June 13th Hearing for 11705 Clairmoor

This petition is in support of Mr. Neil Snyder's zoning variance hearing, scheduled for June 13, 2006. The zoning issue at hand, as he expressed to me, and I saw from the plans, is that a portion of the roof line exceeds 3 feet maximum height of 35'.

My letter is in support of allowing Mr. Snyder to build his home per the plans he presented to me. His building envelope is restricted somewhat, due to the location of the large pond on his property. In addition, the neighbors on either side of Mr. Snyder's lot will still sit higher then the proposed building Mr. Snyder is seeking to build.

Sincerely,

Suran Sallenggo

11706 CLAUMOUS.

Ex. 4 D

# Letter of Support

5/9/06

To Whom it may concern,

I am a neighbor on Clairmoor, and after reviewing the plans for Neil Snyder's residence I completely support the proposed project. The house would mesh well in the neighborhood and would only add to the value of neighboring homes. I am aware of the 3' height variance, Mr. Snyder is seeking, and I have no problem with the additional height.

Sincerely,

Kysette Khanna 11708 Claumon Rd.

410.252,9491

ex. 4c

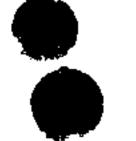
To Whom it may concern,

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Sincerely

11769 CLAIRMOOK RO

EX. 4D



Salar Salar

