

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Ramblebrook Road
E/S of Gardenia Road
11th Election District
5th Councilmanic District
(9315 Ramblebrook Road)

Robert P. and Deborah H. Meistering
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-540-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, Robert P. and Deborah H. Meistering. The variance request is for property located at 9315 Ramblebrook Road in the Perry Hall of Baltimore County. The variance request is from Sections 1B02.3B and 1B02.3.C.2.c of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with proposed open projection (carport) to have a street building lane setback of 6 feet 6 inches in lieu of the required 25 feet and to approve a single lot amendment for lot 68 Section 2 Jasper Property. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Petitioners state that they have lived at the location for 20 years, and want to continue to live there through retirement, and want to make some changes that will make it safer and more practical to do so. Petitioner currently has a one car garage and a parking pad. Mr. Meistering uses the parking pad which is sloped toward the road and states that it is treacherous to make it to his car during inclement weather. He also suffers from the rupture of two lumbar discs for over 10 years. He is under continuous therapy from Dr. Mitch Adolph for cervical and back problems. Petitioner states that being able to park their cars under cover in a carport would be

RECEIVED FOR FILING
6-14-06
pp

much safer and a great convenience in the years to come. In addition, Petitioner offered that many homes in his community currently have carports and 2 car garages.

Zoning Advisory Committee Comments

A Zoning Advisory Committee (ZAC) comment was received from the Office of Planning, dated May 25, 2006 which recommended certain restrictions.

Amended Petition

A letter outlining the proposed restrictions was sent to the Petitioner on June 1, 2006 to which the Petitioner's responded to the Planning Office reducing the requested carport to one car. This reduced the width of the carport from 20 feet to 13 feet and in turn changed the variance request from a side yard setback of 6 ft 6 inches to 13 ft 6 inches in lieu of the required 25 feet. The Planning Office reviewed the Petitioner's amended request and agrees to the change. However the Planning Office does not indicate it would support enclosure of the carport at some future date.

Findings of Fact and Conclusions of Law

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 7, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence 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,

RECEIVED FOR FILING
6-14-06
PB

strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

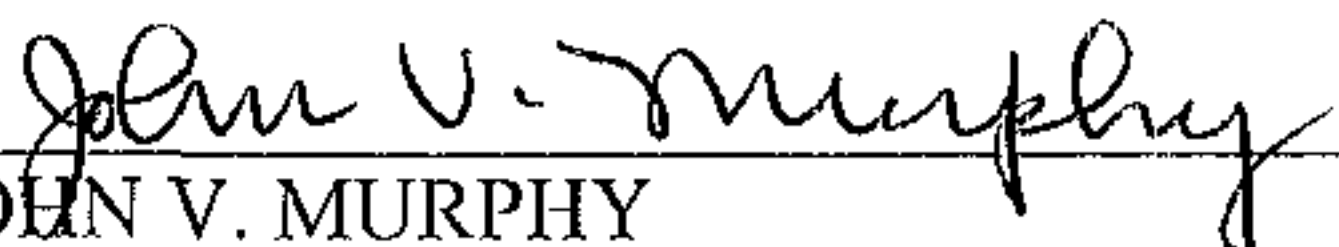
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED with conditions.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this th14 day of June, 2006, that a variance from Sections 1B02.3B and 1B02.3.C.2.c of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with proposed open projection (carport) to have a street building lane setback of 13 feet 6 inches in lieu of the required 25 feet and to approve a single lot amendment for lot 68 Section 2 Jasper Property is hereby GRANTED subject to the following conditions:

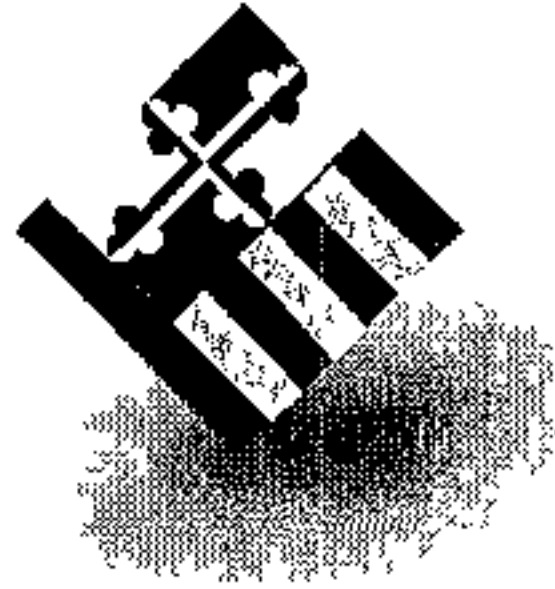
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Materials used during construction will be consistent with that of the existing single-family dwelling. This includes the use of similar styled landscaping treatments around the perimeter and base of the proposed carport.

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:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 14, 2006

ROBERT P. AND DEBORA A. MEISTERING
9315 RAMBLEBROOK ROAD
BALTIMORE MD 212368

Re: Petition for Administrative Variance
Case No. 06-540-A
Property: 9315 Ramblebrook Road

Dear Mr. and Mrs. Meistering:

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 / pz".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

cc: Richard E. Matz, P.E., Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G,
Baltimore, MD 21209



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9315 Ramblebrook Rd
Balto. Md 21236
which is presently zoned DR 5.5

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) 1 B 02, 3, B (BC2R)

To Permit an Existing Single Family Dwelling with Proposed open
Projection (carport) to Have a Street Building Line Set Back of 6'6"
in lieu of the required 25' AND to Approve a single LOT Amendment.
For Lot 68, Section 2 Jasper Property

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):

Robert P. Meistering
Name - Type or Print

[Signature]
Signature

Deborah A. Meistering
Name - Type or Print

[Signature]
Signature

9315 Ramblebrook Rd 2804
Address Telephone No.

Baltimore, MD 21236
City State Zip Code

Representative to be Contacted: W-410-882-2520
(Robert)

Same as Above
Name

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 _____ 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. 06-540-A

REV 10/25/01 6/14/06

Reviewed By LTM Date 4/26/06

Estimated Posting Date 5/7/06

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

9315 Ramblebrook Rd.
Address
Baltimore MD. 21236
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):

My wife and I have lived at this location for 20 years. We would like to continue to live in this home through retirement but would like to make changes that will make it safer and more practical for us. We have a 1 car garage and a parking pad at this time. My wife uses the garage and I the pad. The pad is sloped toward the road. It is quite treacherous to make it to my car at times when there is inclement weather. Also, I have difficulty cleaning ice from the windshield. In 2004 I had elbow surgery. I have suffered for over 10 years from the rupture of 2 lumbar discs. I am under continuous therapy from Dr. Mitch Adolph for cervical and back problems.

Being able to park my cars under cover in a carport would be much safer and a great convenience in the years to come.

In addition I'd like to mention that my community has many homes with carports and 2 car garages.

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.

[Signature]
Signature

Robert P. Meistering
Name - Type or Print

[Signature]
Signature

Deborah A. Meistering
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 7/1/2009

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 9315 Ramblebrook Rd
Address
Baltimore MD 21236
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):

My wife and I have lived at this location for 20 years. We would like to continue to live in this home through retirement but would like to make changes that will make it safer and more practical for us. We have a 1 car garage and a parking pad at this time. My wife uses the garage and I the pad. The pad is sloped toward the road. It is quite treacherous to make it to my car at times when there is inclement weather. Also, I have difficulty cleaning ice from the windshield. In 2004 I had elbow surgery. I have suffered for over 10 years from the rupture of 2 lumbar discs. I am under continuous therapy from Dr. Mitch Adolph for cervical and back problems.

Being able to park my cars under cover in a carport would be much safer and a great convenience in the years to come.

In addition I'd like to mention that my community has many homes with carports and 2 car garages.

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.

[Signature]
Signature
Robert P. Meistering
Name - Type or Print

[Signature]
Signature
Deborah A. Meistering
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal

Kathleen Nair
Notary Public
My Commission Expires 7/1/2009



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at Baltimore 21236
9315 Ramblebrook Rd
which is presently zoned DR 5.5

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)

1B02.3.B (BCZR)

1B02.3.C.2.c (ZCPM)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
PROPOSED OPEN PROJECTION (CARPORT) TO HAVE A STREET
BUILDING LINE SETBACK OF 6' 6" IN LIEU OF THE REQUIRED 25'. AND
TO APPROVE A SINGLE LOT AMENDMENT FOR LOT 68, SECTION 2, JASPER PROPERTY
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):

Robert P. Meistering

Name - Type or Print

Signature

Deborah A. Meistering

Name - Type or Print

Signature

9315 Ramblebrook Rd H-410-529-
Address Telephone No. 2804

Baltimore MD 21236
City State Zip Code

Representative to be Contacted: W-410-882-2520
(Robert)

Same as above

Name

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 _____ 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. 06-590-A

Reviewed By LTM Date 4/26/06

REV 10/25/01 6-14-06

Estimated Posting Date 5/7/06

ZONING DESCRIPTION FOR: 9315 Ramblebrook Rd., Baltimore, MD 21236

Beginning at a point on the ^{SOUTH} east side of **Ramblebrook Rd.** which is 50' wide at the distance of 25' ^{EAST} north of the centerline of the nearest improved intersecting street (Gardenia Rd.) which is 50' wide.

*Being Lot # 68, Section #2, in the subdivision of "Jasper Property" as recorded in Baltimore County Plat Book EHK, JR. #51, Folio #107, containing 8900 sq. ft. M/L. Also known as 9315 Ramblebrook Rd, Baltimore, MD 21236 and located in the 11th Election District, 5th Councilmanic District.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very important document, as it contains the President's views on the state of the Union and the progress of the war.

2. The second part of the document is a report from the Secretary of the War Department, dated January 10, 1862. It contains a detailed account of the military operations of the Army during the year 1861, and a statement of the resources of the Army for the year 1862.

3. The third part of the document is a report from the Secretary of the Navy Department, dated January 10, 1862. It contains a detailed account of the naval operations of the Navy during the year 1861, and a statement of the resources of the Navy for the year 1862.

4. The fourth part of the document is a report from the Secretary of the Department of the Interior, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861, and a statement of the resources of the Department for the year 1862.

5. The fifth part of the document is a report from the Secretary of the Department of the Treasury, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861, and a statement of the resources of the Department for the year 1862.

6. The sixth part of the document is a report from the Secretary of the Department of the Army, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861, and a statement of the resources of the Department for the year 1862.

7. The seventh part of the document is a report from the Secretary of the Department of the Navy, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861, and a statement of the resources of the Department for the year 1862.

8. The eighth part of the document is a report from the Secretary of the Department of the Interior, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861, and a statement of the resources of the Department for the year 1862.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 200

DATE 4/16/01 ACCOUNT 2-1-106-0150

AMOUNT \$ 115.00

RECEIVED FROM: WYOMING COUNTY

FOR: OFF-ROAD

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-540-A

Petitioner/Developer: _____

R.P. METSTERING ET UX

Date of Hearing/Closing: 5/22/06

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

Attention:

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 _____

9315 RAMBLEBROOK RD.

The sign(s) were posted on 5/7/06

(Month, Day, Year)

CASE # 06-540-A

Sincerely,

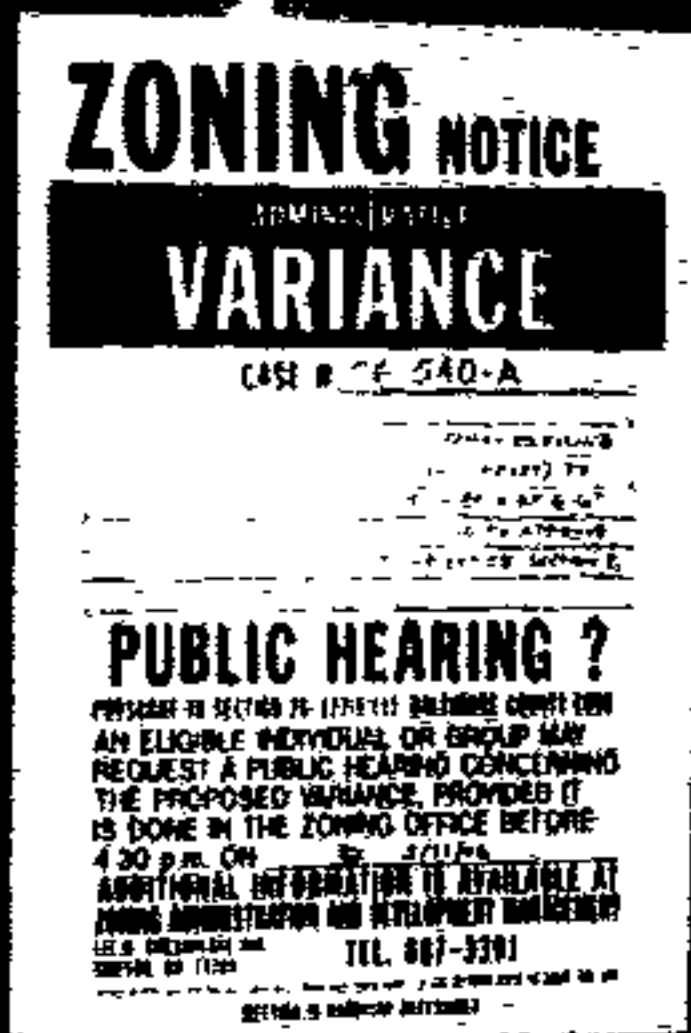
Richard E. Hoffman 5/7/06
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



9315 RAMBLEBROOK RD

POSTED 5/7/06

Richard E. Hoffman 5/7/06

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 540 -A

Address 9315 RAMBLEBROOK ROAD

Contact Person: LYOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/26/06

Posting Date: 5/7/06

Closing Date: 5/22/06

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- 540 -A

Address 9315 RAMBLEBROOK RD

Petitioner's Name R. P. MEISTERING ET UX

Telephone 410 529 2804

Posting Date: 5/7/06

Closing Date: 5/22/06

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING WITH

PROPOSED OPEN PROJECTION (CARPORT) TO HAVE A STREET BUILDING LINE SETBACK
OF 6'6" IN LIEU OF THE REQUIRED 25'. AND TO APPROVE A SINGLE LOT AMEND-
MENT FOR LOT 68, SECTION 2, JASPER PROPERTY

WCR - Revised 6/25/04

I HAVE RECEIVED POSTING INFO

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: X 06-540-A

Petitioner: Robert Meistering

Address or Location: 9315 Ramblebrook Rd Baltimore MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Johnson / Key Builders

Address: PO Box 215
Abingdon MD 21009

Telephone Number: 410-488-8040

**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 22, 2006

Robert P. Meistering
Deborah A. Meistering
9315 Ramblebrook Road
Baltimore, MD 21236

Dear Mr. and Mrs. Meistering:

RE: Case Number: 06-540-A, 9315 Ramblebrook Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 26, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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



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

May 8, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 15, 2006

Item Numbers: 537 thru 557

540

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

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





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

State Highway
Administration

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

Maryland Department of Transportation

Date: 5.5.06

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

RE: Baltimore County
Item No. 540 LTM

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 25, 2006

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

SUBJECT: 9315 Ramblebrook Road

INFORMATION:

Item Number: 6-540

Petitioner: Robert Meistering

Zoning: DR 5.5

Requested Action: Administrative Variance

RECEIVED

MAY 26 2006

ZONING COMMISSIONER

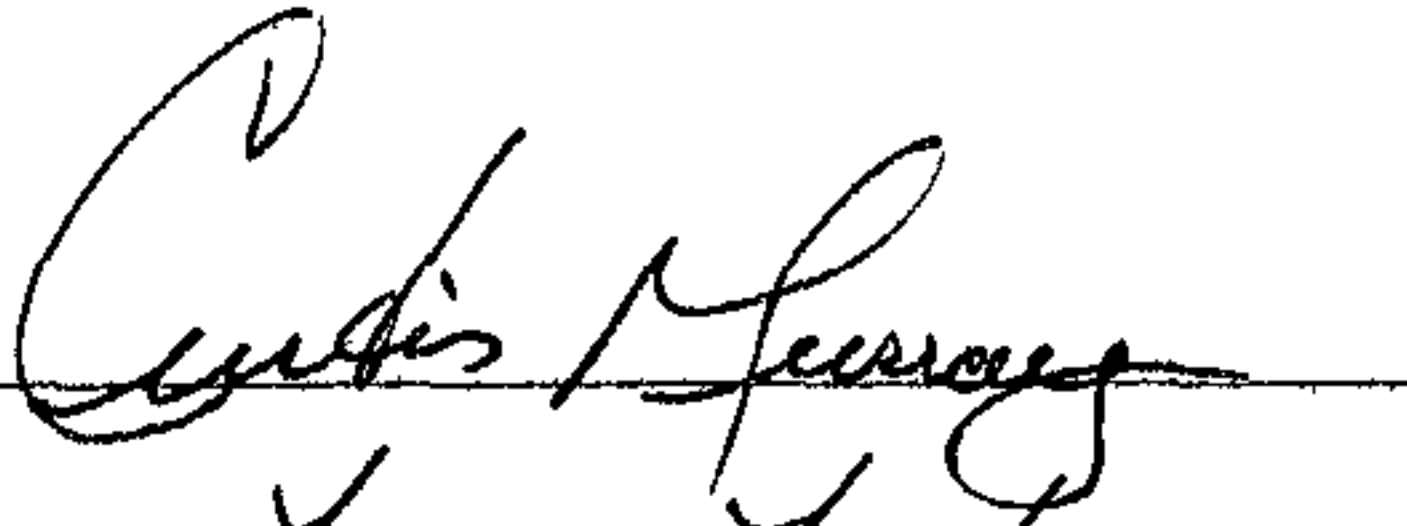
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. The width of the proposed open projection carport is reduced to accommodate the parking and storage of one vehicle.
2. Materials used during construction will be consistent with that of the existing single-family dwelling. This includes the use of similar styled landscaping treatments around the perimeter and base of the proposed carport.

The aforementioned does not give any implication that this office is favorable to future enclosure of the said carport. The Office of Planning respectfully requests this stipulation be set forth in the Zoning Commissioner's order.

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

Prepared by: 

Division Chief: 
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 12, 2006

FROM: ^{DNK} 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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 1, 2006

ROBERT P. AND DEBORA A. MEISTERING
9315 RAMBLEBROOK ROAD
BALTIMORE MD 212368

Re: Petition for Administrative Variance
Case No. 06-540-AV
Property: 9315 Ramblebrook Road

Dear Mr. and Mrs. Meistering:

Your administrative variance has been given to me for review. As you can see by the attached, the Planning Office is requesting you reduce the width of the proposed carport and provide certain materials and landscaping. Would you kindly let me know in writing if you agree. If not I can set the case in for public hearing.

You might want to call Kevin Gambrell at 410-887-3480 to discuss this matter.

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

To: The Office of Zoning and Planning
Attn: Kevin Gambrell

Re: Zoning variance request – file #6-540
9315 Ramblebrook Rd.
Baltimore, MD 21236

Date: 05/18/2006

Description of proposed carport structure:

The proposed carport will have exterior dimensions of 22 ft. depth and 13 ft. width.

The structure will compliment the home in that the materials used will also be used in other parts of the home. The structure will have a gable roof, which will run at the same approximate pitch as the home's other roof lines. The shingles will be the same as on the other roof areas. The carport will be accessed by the installation of a door from the existing garage. The carport will have a knee wall on the side and the rear that will be faced with engineered stone matching the same stone as on the front porch. The carport roof, will be supported by aluminum columns also matching similar columns on the front porch. The side of the roof structure will be sided with the same siding as used on the house. The carport trim areas will be wood covered with aluminum as are the other trim areas on the house.

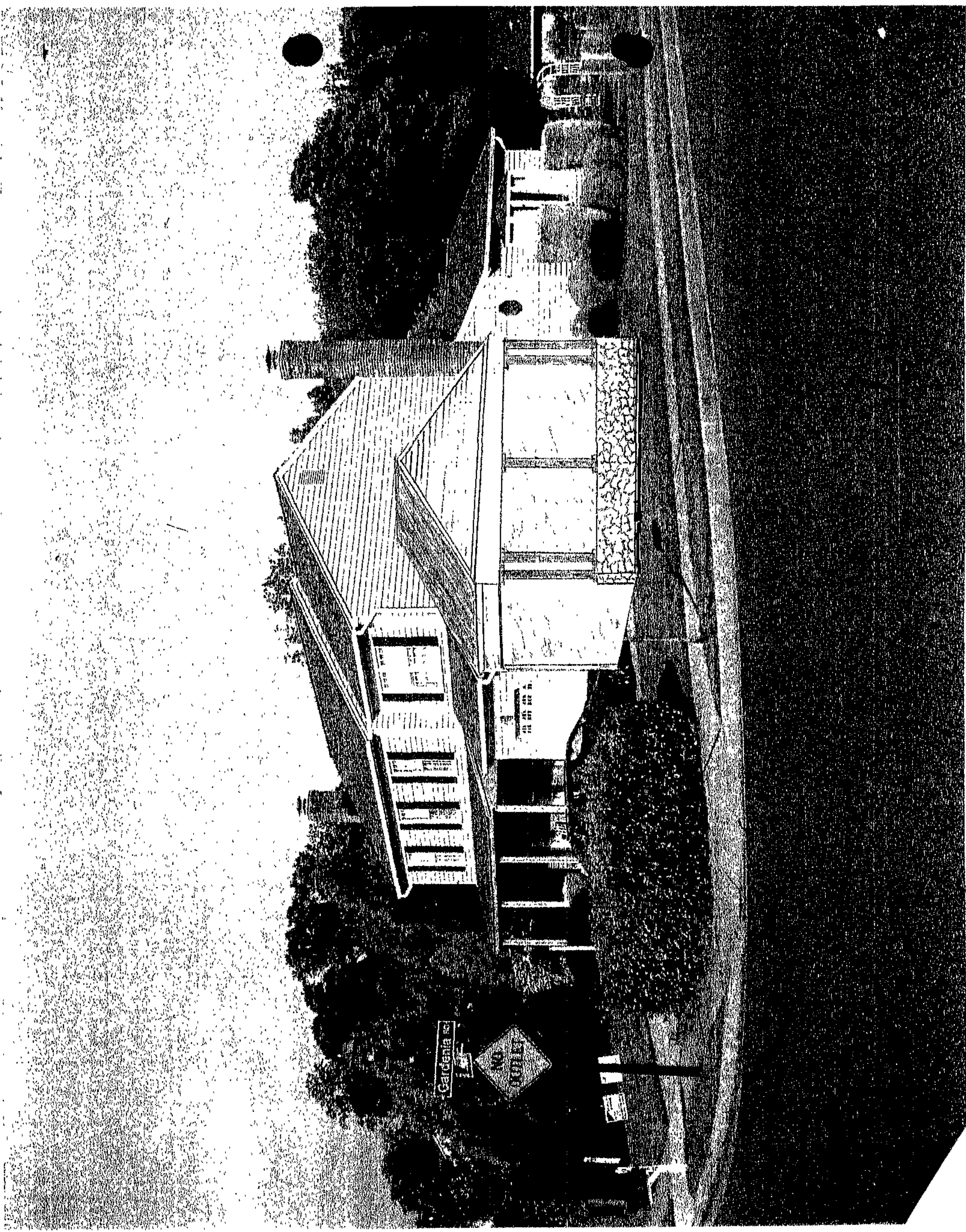
If there are any questions please call me on my cell phone 410-917-9824.

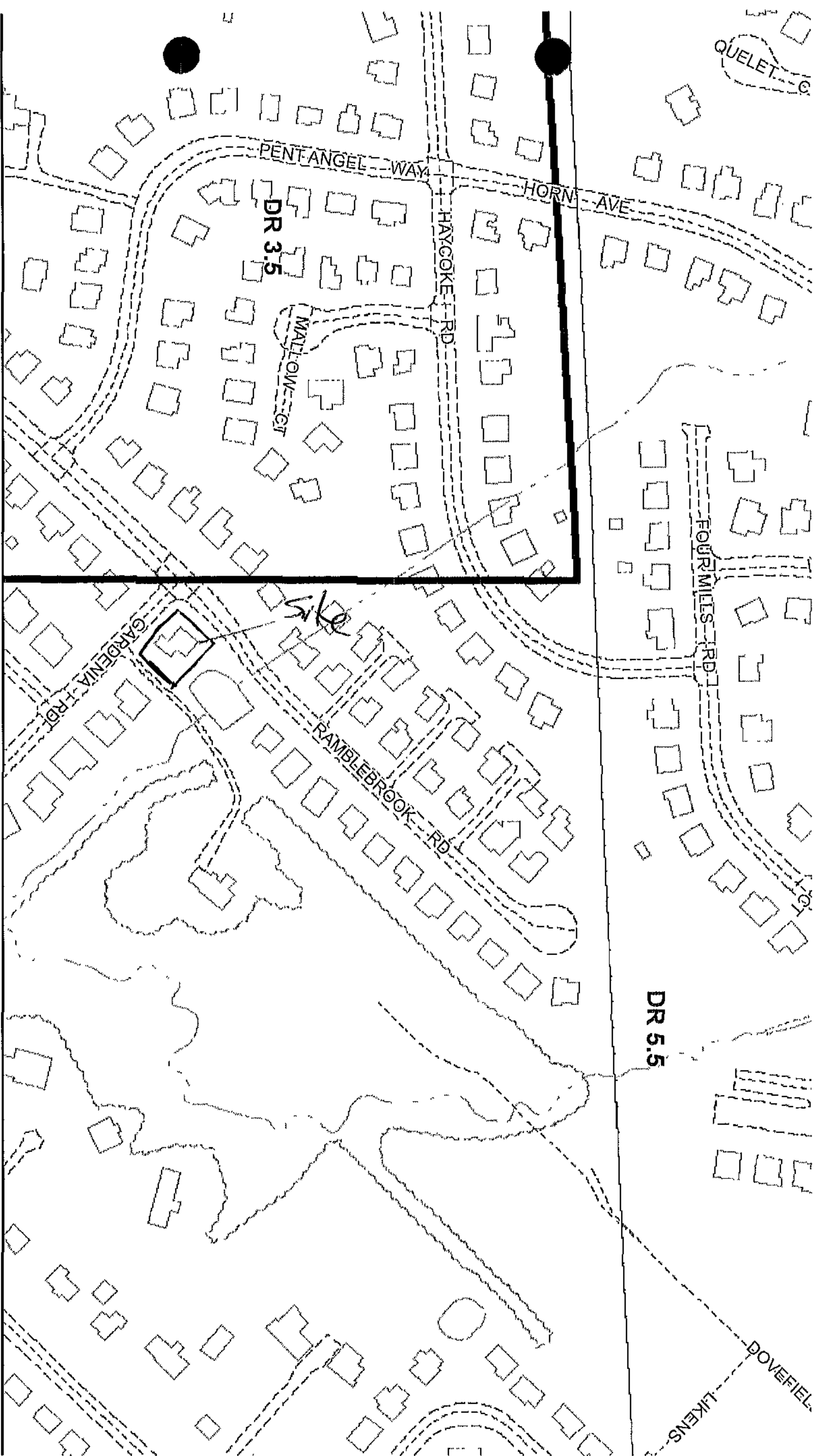
Sincerely,



Robert P. Meistering

2 Pages - Drawing attached





580

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 9315 Ramblebrook Rd.

SUBDIVISION NAME JASPER PROPERTY

PLAT BOOK # 51 FOLIO # 107 LOT # 68 SECTION # 2

OWNER Robert & Deborah Meisterling

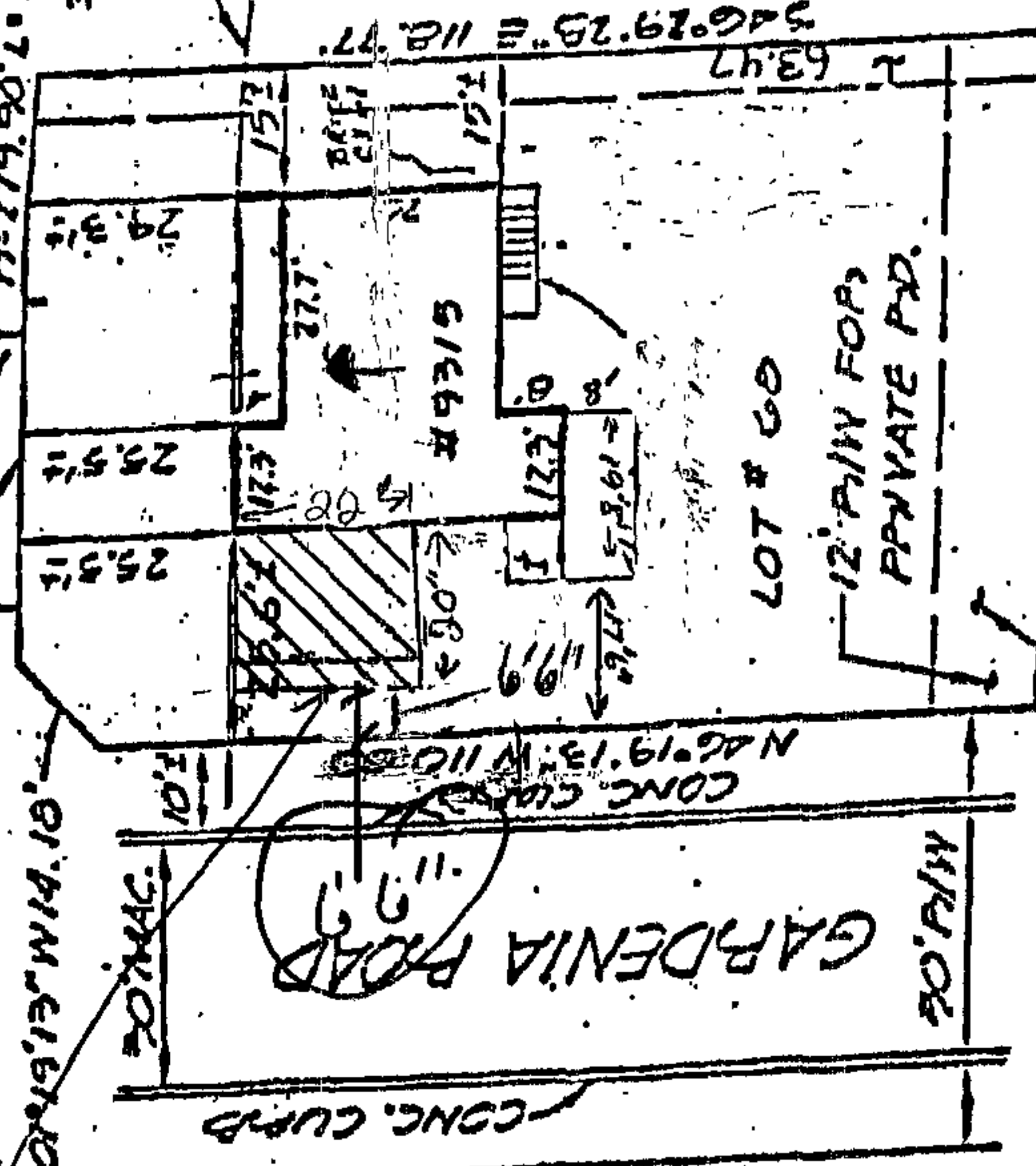
PROPOSED OPEN PROJECTION (CAMPION)

N 43° 30' 35" E 43.89'

N 49° 13' W 14.18'

2) RAMBLEBROOK ROAD (MAC. PAVING)

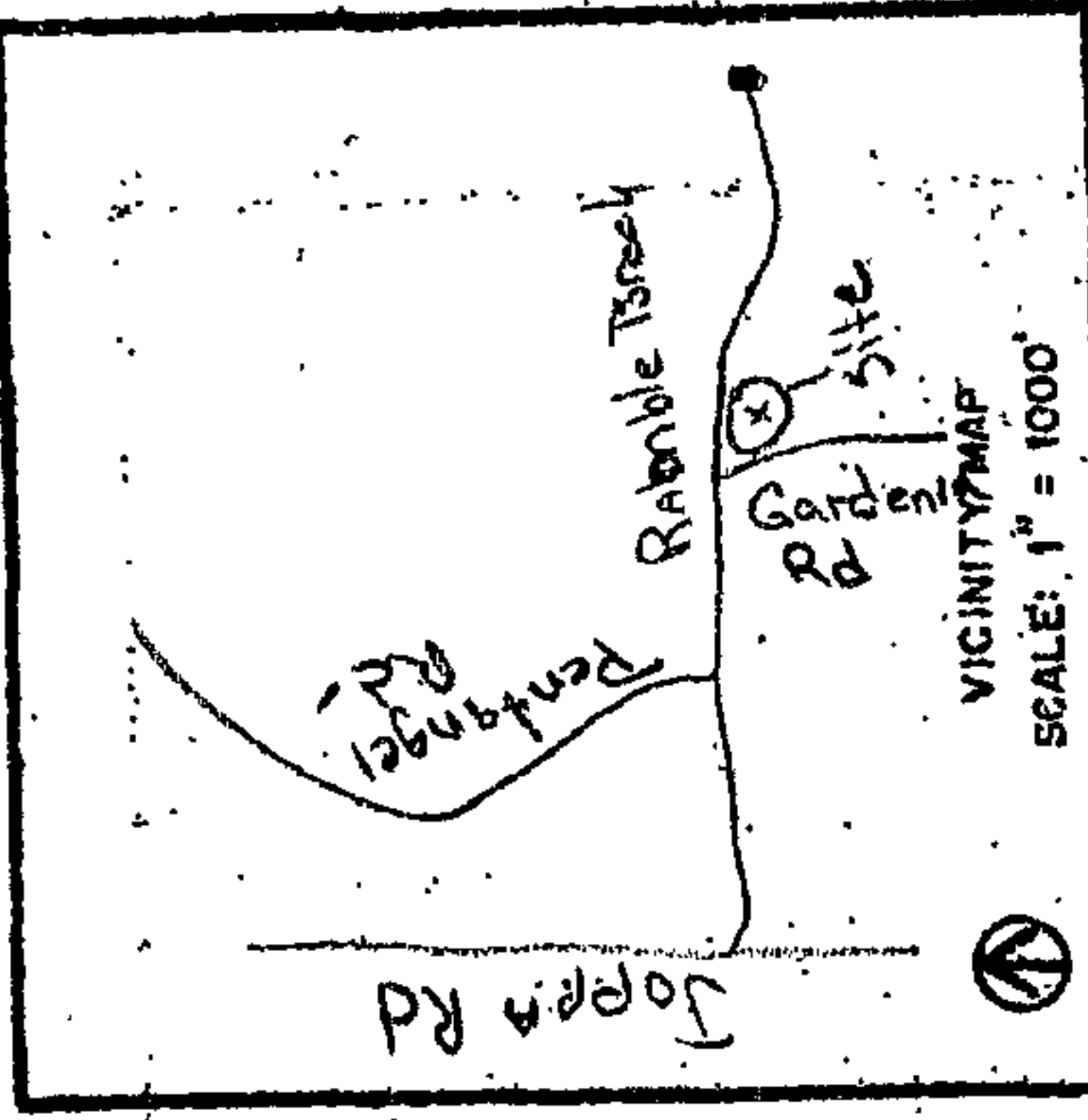
3) CONC. CURB. R=279.90' L=26.28'



NORTH

SCALE OF DRAWING: 1" = 30.0'

PREPARED BY RA



LOCATION INFORMATION	
ELECTION DISTRICT	11 th
COUNCILMANIC DISTRICT	5
1:2000 SCALE MAP #	
ZONING	DR. 5.3
LOT SIZE	8900 SQUARE FEET
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ YES ☐ NO
CHESAPEAKE BAY CRITICAL AREA	☐ YES ☒ NO
100 YEAR FLOOD PLAIN	☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING	☐ YES ☒ NO
PRIOR ZONING HEARING	NONE

ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
DATE	CASE #

Location of Proposed
Open Cargo -



06-540-A

Location of Proposed - OPEN
Carport + off front edge of

Garage -



CG-596-A