IN RE: PETITION FOR ADMIN. VARIANCE

W/S of Cedar Lane, 2,310 feet south of the

Centerline of Bradshaw Road

11<sup>th</sup> Election District

3<sup>rd</sup> Councilmanic District

(11510 Cedar Lane)

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Patrick D. and Kathleen F. Hurley

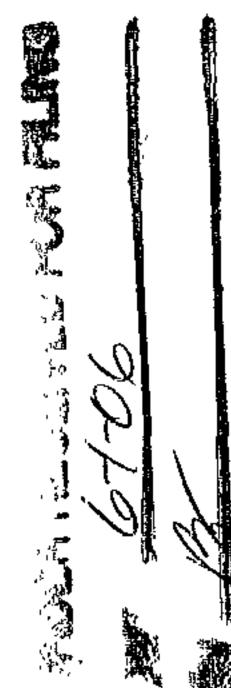
Petitioners \* CASE NO. 06-560-A

\* \* \* \* \* \* \* \* \* \* \* \* \* \*

\*

#### 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, Patrick D. and Kathleen F. Hurley. The variance request is for property located at 11510 Cedar Lane in the Cedarlayne Subdivision area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure(garage) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner requests relief of locating the accessory building (garage) in the rear yard due to practical difficulties as described herein. The rear yard is taken up by an existing fenced in pool area and septic system which consists of a septic tank, four dry wells and two drain fields. The garage cannot be located in the side yard behind the house as it would then block necessary access to the septic area. Heavy equipment can only access the septic area from the south side yard. Heavy equipment cannot access the rear yard from the end of the paved driveway due to the steep slope off the paved area. The only access is off the side of the driveway through the side yard. Barriers to putting the garage in the rear yard on the north side are the existing well head and flag pole located in the front yard. By locating the proposed garage next to the existing paved driveway, it would not require additional paving. The property in question is a rear lot located



over 200 feet off the road. The adjacent homeowners have approved of putting the garage in the proposed locations. The proposed garage measures 36 feet x 28 feet in size.

In further support of his variance request, the Petitions provided letters from two adjacent property owners in support of their administrative 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: None.

#### Applicable Law

高端です。

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

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 14, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners 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,

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, the

requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore

County, this 1<sup>st</sup> day of June, 2006, that a variance from Section 400.1 of the Baltimore County

Zoning Regulations (B.C.Z.R.) to permit an accessory structure(garage) to be located in the front

yard in lieu of the required rear yard.

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is

at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be

required to return, and be responsible for returning, said property to its original

condition.

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

Order.

IOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz

3



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

June 1, 2006

PATRICK D AND KATHLEEN F. HURLEY 11510 CEDAR LANE KINGSVILLE MD 21087

> Re: Petition for Administrative Variance Case No. 06-560-A Property: 11510 Cedar Lane

Dear Mr. and Mrs. Hurley:

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,

John V. Murphy

Deputy Zoning Commissioner

JVM:pz Enclosure



## Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

N. Y. L. P.	for the property		1510 Cedar	
•		which is p	resently zoned RC.	<u></u>
This Petition shall be filled with the Downer(s) of the property situate in Baltin nade a part hereof, hereby petition for a	managan firma anaka a mamahi kadhi in	de la alacadica d'un Alac		
nade a part hereof, hereby petition for a	be located	1 the {	to permit	h lipe of +
required rear ya	rd.			
f the zoning regulations of Baltimore C	county to the zoning is	w of Baltimore Cou	nty for the resease in	rdiontod on the book
f this petition form.	durity, to the gorning it	. Considerior	inty, for the reasons in	idicated off the back
Property is to be posted and advertised or we, agree to pay expenses of above Valuations and restrictions of Baltimore Cou	arlance, advertising, pos	ting atc and further	agree to and are to be b altimore County.	ounded by the zoning
		I/We do solemnly perjury, that I/we is the subject of the	declare and affirm, und are the legal owner(s) o his Petition.	ler the penalties of f the property which
Contract Purchaser/Lessee:	,	Legal Owner(	<u>s):</u>	
ame - Type or Print	· · · · · · · · · · · · · · · · · · ·	Patrick Name - Type or Prin	D. Horse	<u>Y</u>
gnature	<del>/// /                                </del>	Signature	·//	<del></del>
dress	Telephone No.	Name - Type or Prin		cley
ty	Zip Code	Signature	- Hurle	410-686-6400 (
ttorney For Petitioner:		Address	cedar Cane	410-686-6400 (V 410-592-3880 Telephone No.
me - Type or Print	· · · · · · · · · · · · · · · · · · ·	City Jsville	Mary 19nd State	2(ひみつ Zip Code
gnature	<del> </del>	Representativ	e to be Contacted	<b>:</b>
mpany	<del>'- Inh'</del>	Name	 <del> </del>	h
dress	Telephone No.	Address	·	Telephone No.
y State	Zip Code	City	State	Zip Code
Public Hearing having been formally demands day of the proper that the proper	ded and/or found to be real the subject matter of the orty be reposted.	<b>equired, it is ordered t</b> <b>s</b> petition be set for a pu	by the Zoning Commission blic hearing, advertised, as	er of Baltimore County, s required by the zoning
		Zoning Co	mmissioner of Baltimore C	ounty
ASE NO. 06-5	60-A Revie	ewed By Bh	Date 9	3/06
Ey-10/25/916 Rughy Ville Fully	<u> </u>	nated Posting Date		The state of the s

# 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	11510 Ceda	r Lane	<u> </u>
	Address Kinssville	Mary (and State	21087 Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardsh	owing are the facts upon ip or practical difficulty):		
I respectfully request relief of locate to practical difficulties. The rear yas septic system which consists of a segarage can not be located in the side necessary access to the septic area. from the south side yard. Heavy equive the paved driveway due to the steep side of the driveway through the side on the north side are the existing we locating the proposed garage next to additional paving. The property in road. The adjacent homeowners has location. Two neighbors even offer	erd is taken up by an experic tank, four dry well e yard behind the house Heavy equipment can uipment can not access slope off the paved are le yard. Barriers to put ell head and flag pole le the existing paved dri question is a rear lot love approved of putting	disting fenced in pool are also and two drain fields. It would then block only access the septic are the rear yard from the case. The only access is outing the garage in the resocated in the front yard. It would not require cated over 200 feet off the garage in the propositions.	ea and The rea end of ff the ar yard By uire he sed
That the Affiant(s) acknowledge(s) that if a feativertising fee and may be required to provide	ormal demand is filed, A additional information.	Affiant(s) will be required	to pay a reposting and
	Koll	Heers Hurs	+1
Signature	Signatui	( )	
Patrick O. Hurley Name - Type or Print	Name -	Type or Print	vrley
STATE OF MARYLAND, COUNTY OF BALTI	MORE, to wit:		
I HEREBY CERTIFY, this 25th day of 1		, <u>2006</u> , before me, a N	Notary Public of the State
the Affiant(s) herein, personally known or satisf	Gerleis	as such Affiant(s).	<u></u>
AS WITNESS my hand and Notarial Seal			
	Wingin	ia P. Zarme	uil.
	My Commission	on Expires <u>Decemb</u>	2(1,2006
DEV 10/25/01		<u> </u>	<b>,</b> "

# Affidavit in Support of Administrative Variance

That the Afflant(s) does/do presently reside at

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.

11510 Cedar Lane

	Kinssville	Mary (and	21087
	City	State	Zip Code
That based upon personal knowledge, the Variance at the above address (indicate har	following are the facts upon v rdship or practical difficulty):	which I/we base the reque	st for an Administrative
I respectfully request relief of lot to practical difficulties. The reaseptic system which consists of garage can not be located in the necessary access to the septic ar from the south side yard. Heavy the paved driveway due to the staide of the driveway through the on the north side are the existing locating the proposed garage net additional paving. The property road. The adjacent homeowners location. Two neighbors even o	a septic tank, four dry well side yard behind the house rea. Heavy equipment can or equipment can be equipment can not access teep slope off the paved are side yard. Barriers to put g well head and flag pole look to the existing paved drive in question is a rear lot look have approved of putting the same approved the same ap	isting fenced in pool are and two drain fields. as it would then block only access the septic are the rear yard from the ear. The only access is of ing the garage in the rear cated in the front yard, weway, it would not requested over 200 feet off the the garage in the propositions.	a and The ea end of ff the ar yard By aire ae ed
That the Affiant(s) acknowledge(s) that if advertising fee and may be required to proving signature		Iffiant(s) will be required	to pay a reposting and
Patrick D. Hurley Name - Type or Print	Kat		rley
STATE OF MARYLAND, COUNTY OF BA			
of Maryland, in and for the County aforesaid the Affiant(s) herein, personally known or s	d, personally appeared  X Hules	<u>えいし</u> , before me, a N	otary Public of the State
the Affiant(s) herein, personally known or s	satisfactorily identified to me as	s such Affiant(s).	1
AS WITNESS my hand and Notarial Seal		^	
	Notary Public	ria F. Zacw	neil
	" My Commissio	n Expires Dele Mba	11, 2006
DEV 10/25/01			1



# Petition for Administrative Variance

for the property located at 1510 Cedar Lane

## to the Zoning Commissioner of Baltimore County

which is presently zoned RCS

This Petition shall be filed with the Department of I owner(s) of the property situate in Baltimore County and made a part hereof, hereby petition for a Variance from	Permits and Development Management. The undersigned, legal d which is described in the description and plat attached hereto and Section(s)
	400. to permit as accession
structure (garage) be loca	ted in the front raid in live of the
required rear yard.	
of the zoning regulations of Baltimore County, to the zon of this petition form.	ning law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by I, or we, agree to pay expenses of above Variance, advertising regulations and restrictions of Baltimore County adopted pure	na postina etc. and further earge to and are to be bounded by the woming
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
	Patrick p. Hursey
Name - Type or Print	Name - Type or Print
Signature	Signature
Address Telephone No.	Kathleen F. Horley
Address Telephone No	
City State Zip Code	Signature F HUCKLY 410-686-6400 (4
Attorney For Petitioner:	Signature 410-686-6400 (Market 1510 Cellar Cone 410-592-3880 (Market 10-592-3880 (Market 10-592-3880)
	Kingsville Maryland 21087
Name - Type or Print	City Zip Code
Signature	Representative to be Contacted:
Company	Name
Address Telephone No.	Address
1010p110110110;	Address Telephone No.
City State Zip Code	City State Zip Code
A Public Hearing having been formally demanded and/or found this day of that the subject matter egulations of Baltimore County and that the property be reposted.	to be required, it is ordered by the Zoning Commissioner of Baltimore County, er of this petition be set for a public hearing, advertised, as required by the zoning
	Zoning Commissioner of Baltimore County
CASE NO 06 -5-60- A	Reviewed By Date 5/3/o.c
REV 10/25/01 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	Estimated Posting Date 5/14/66
Marin 1970 Marin Sandan Marin M	
A 1 de 1 d	

## ZONING DISCRIPTION FOR 11510 Cedar Lane

Beginning at a point on the west side Cedar Lane which is 30 feet wide at the distance of 2310 feet south of the centerline of Bradshaw Road which is 30 feet wide. Being Lot #3, Block B in the subdivision of Cedarlayne as recorded in Baltimore County Plat Book #30, Folio #110, containing 1.07 acres. Also known as 11510 Cedar Lane and located in the 11<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.

ار ۱۰۰۱ کا ۱۰۰	ان المراجعة	. के दूरण का प्रतास स्थापन स्थापन स्थापन स्थापन	مرقع ما معاملات ما المال المالية	ا الا پېښتان د د مغامله	ala i Basaldalah da kadamili
		ı			NALIE VALIE
A SOUTH THE SECOND		Sand Sand Sand		· · · · · · · · · · · · · · · · · · ·	MER'S
			CAR A		. <b>5</b>
		in the second	· · · · · · · · · · · · · · · · · · ·		
	<u> </u>	Lin			
her espesa					
		) '			
( <u>)</u>	San J				
Ž		10 64			
*					
	- Nagar				OMER
Ω		w			- cust
Z Z	CCOC.	MOUN			YELOW
ARY F	<b>▼</b>	<b>. ≪</b>			
Y, MAI FINANCE ECCIPT					SENCY.
					WK A
HORE CO					
10 H H H H H H H H H H H H H H H H H H H					
BALTIMORE OFFICE OF BU			FOR:		DISTRIBUTION WHITE CASH
<b>a 5 2</b>	<b>**</b>				Sig
Committee of the second	b week and week with	or the second	ATTERN THE PROPERTY OF THE PARTY OF THE PART	eren i de la constant	to consider the time to

# CERTIFICATE OF POSTING

	RE: Case No.: OG-560-A
	Petitioner/Developer:
	PATRICK / KATHLEEN HURLEY
	Date of Hearing/Closing: 5/79/06
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention:	•
Ladies and Gentlemen:	•
were posted conspicuously on the property lo	cated at
·	
The sign(s) were posted on	5/14/06
CASE # 06-560-A	(Month, Day, Year)
	Sincerely,
ZONING NOTICE  AND AND SECURITY VARIABLES  CASE & OR-SEC-A  TO FIRST AND AND PROPER (ASSAULT)  TO THE HEAD OF THE WASTE (ASSAULT)  PUBLIC HEARING?  PUBLIC HEARING?  PHEND IN SIGNATURE (ASSAULT)  AND ELECTRIC PROPERTY (ASSAULT)  FOR PROPERTY AND AND PROPERTY (ASSAULT)  FOR PROPERTY (ASSAULT)  F	(Signature of Sign Poster and Date)  RICHARD E. HOFFMAN  (Printed Name)  904 DELLWOOD DR.  (Address)
170STED 3/14/06 That 2014/06	

#### <u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

Case N	umber	06-	56	. 0	-A		Addr	ess _		11510	<u>د</u>	ed	ur l	- 94	و	······································	<del>'</del>
Contact	t Persor	า:	Br	UND Planner		Qai+	<del></del>	<del></del>	··· •/• •• •• ··• • •• •• ••	·····	Pho	one N	lumt	er: 4	10-8	87-33	91
Filing E	Date:	<u></u>	5/3/0				sting Da	ite: _	5/1	4/06		Clos	sing	Date	: _5	-/54/	06
Any coa	ntact m the cor	nade ntact	with to person	his off า (plan	ice re ner) u	gardir sing th	ng the s	status numt	of the	ne ad	lmini	strativ	e va	ariand	ce sl	nould	be
ro ro is p	everse eposting s again	side g mu resp	of this ust be d ponsible	form) done o e for a	and t nly by Il ass	the pe one o ociate	titioner of the sign of the si	is res gn po The	sponsi sters e zoni	ble foon the ng no	or all e app otice	printi proved sign i	ng/p d list mus	osting and t be v	g cos the p visibl	sts. A petition e on t	ny ier he
a	forma	rec	quest fo	or a p	ublic I	hearin	deadline ig. Ple ess is no	ase ι	unders	stand	that	even	if t	here			
c o (t	ommiss rder th typically	sione at th with	er. He ne mat nin 7 to	may: ter be 10 da	(a) g set in ys of	rant th n for the cl	e file whene requests a public osing date order	ested c hea ate) a	relief aring. is to w	; (b) You hethe	deny will er the	the recei recei	requive vition	ested writte has b	relie n no een	ef; or tificati grante	(c) on
(\ c p	whether ommiss hanged	du sione givi certi:	e to a er), not ng noti	neigh ificatio ce of t	bor's n will he he	forma be for aring	REPOS I reques orwarde date, tin d a pho	st or d to ne an	by or you.  Id loca	rder of The ation.	of the sign As v	e zor I on when	the the	or de prope sign v	eputy erty was	y zoni must origina	nğ be ılly
						(Deta	ach Along D	otted Li	ne)								
Petition	er: Th	is P	art of t	he For	m is f	for the	Sign F	oste	r Only	y							
							ATIVE \										
							ress										
							Hurl	•			_			-			-
Posting	Date:	<del></del>	<del>dar ann aidr is e 'd' all a del irran</del>	5/14	/06		<del>- 11-2-11-2</del>	Clo	sing	Date:	<del></del>	5-,	159	106	······································		
Wording	for Sig	ın: _	To Pe	rmit	uh	a(L+	ssory	sti	ucto	ury	(90	, rag.	<u>, ) </u>	be	10	cated	
i h	the	(,,	un t	yard	) i L	<u> </u>	en ot	<u> </u>	14 c	reg	u i'r	e d	j ii	<u> ar</u>	yu	rd,	
·	<del></del>	- <del> </del>	<del>△.∨</del>	<del>''  </del>	<del></del>	<del></del>	<del></del>	<del>741 1 ku 1 ku 1 u 1 u 1 u 1 u 1 u</del> 1 u 1 u 1 u 1 u 1			<del></del>	• · · · · · · · · · · · · · · · · · · ·		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	· · · · · · · · · · · · · · · · · · ·		
<del></del>	<del></del>	<del></del>	<del></del>	<del></del>	<del></del>		······································	<del></del>	——————————————————————————————————————		<del></del>	· <del>·············</del>	V	/CR -	Revis	ed 6/25	/04

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number:  O6-560-A  Petitioner:  Petitioner:  D450-A  HVN1ey
Address or Location: 11510 Celar Cane Kingsville Md 2108  PLEASE FORWARD ADVERTISING BILL TO:  Name: Patrick p. Howley
Address: 11510 Cedar Cene  Kingsville Md 2008)  Telephone Number: 410-592-3880(A)

### Department of Pern. .... 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 30, 2006

Patrick D. Hurley Kathleen F. Hurley 11510 Cedar Lane Kingsville, MD 21087

Dear Mr. and Mrs. Hurley:

RE: Case Number: 06-560-A, 11510 Cedar Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 3, 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

u. Callalgal)

WCR:amf

Enclosures

People's Counsel



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

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** May 17, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kenbeuy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For May 22, 2006 Item Nos. 558, 560, 561, 562, 563, 564, 565, 566, 567, 568, 571, 572, 573

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-05172006.doc

## 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: Zoning Advisory Petition(s): Case(s) 6-560- Administrative Variance

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

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

Prepared By:

**Division Chief:** 

CM/LL

**DATE:** May 24, 2006

MAY 2 6 2006

ZONNG COMMISSIONER

### 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 16,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 15,2006

Item Numbers: 558 thru 573

560

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.

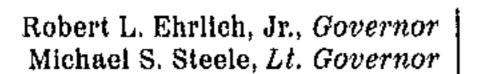
Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



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







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

#### Maryland Department of Transportation

Date: 5.16.02

**Baltimore County** 

Item No. 560 B7R

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

1.1. Dull

**Engineering Access Permits Division** 

April 26, 2006

**Baltimore County Zoning** 

RE: 11510 Cedar Lane proposed garage

When Patrick Hurley our neighbor told us he needed to get a variance to build his garage in his side yard off his driveway, we told him we supported him. We offered to appear at a hearing or do whatever would help.

We fully support his efforts to build the garage in the side yard off the driveway. We feel it will do nothing but enhance our beautiful neighborhood. We own and reside at 3 Wildon Court.

A al-a.

# 560

April 24, 2006

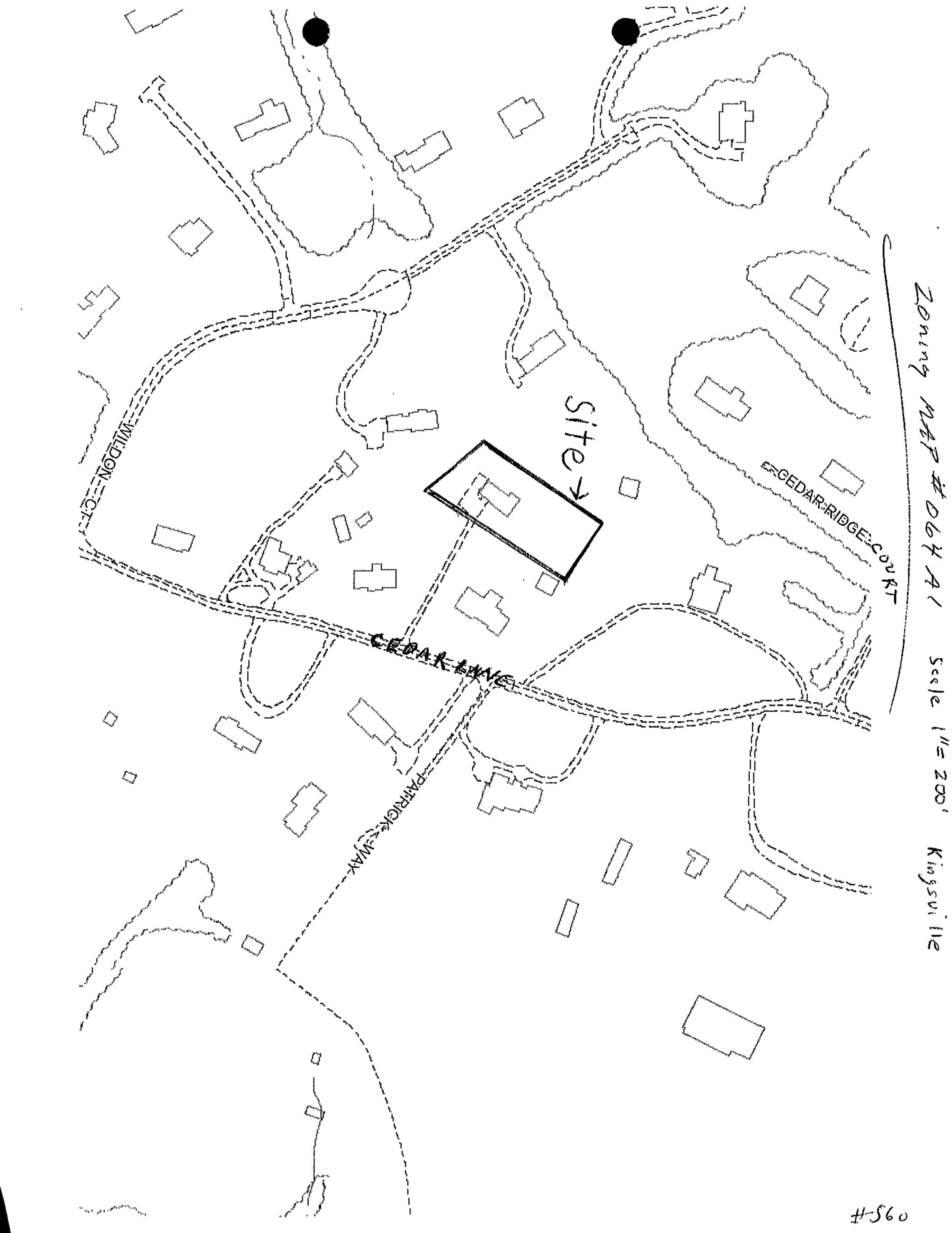
### To Whom It May Concern:

We would like it to be known that we have no objection to Patrick Hurley at 11510 Cedar Lane building a garage in his front side yard. We feel it best serves his need of additional garage space while not having to black top a lot of green space. We own and reside at 11512 Cedar Lane and also own 11520 Cedar Lane.

Earle P Hurley

EV /1

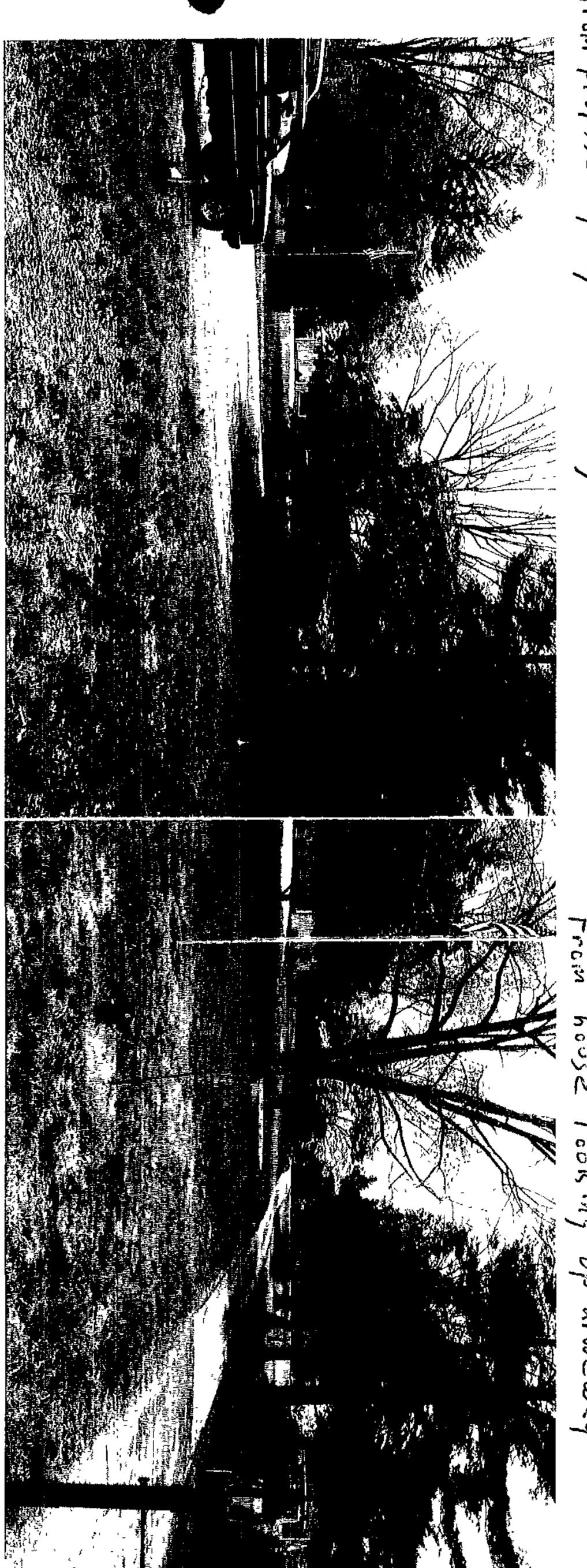
Latricia A Hurley



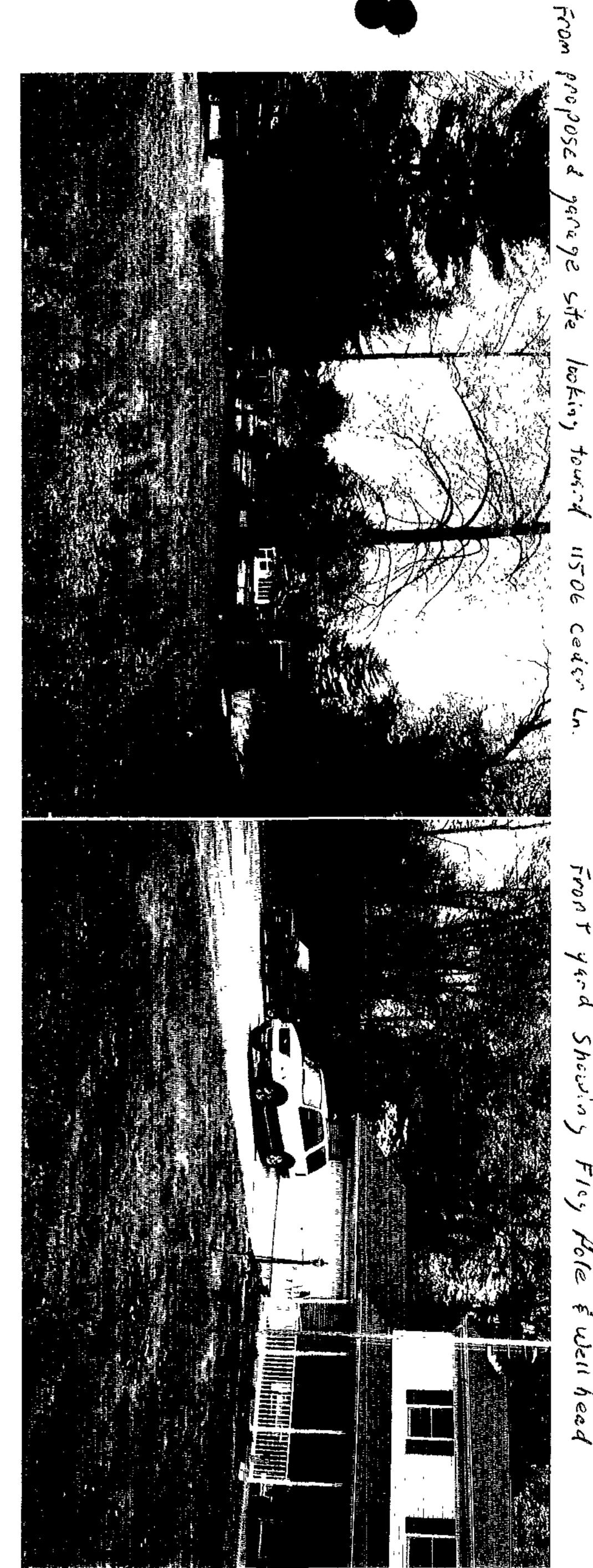


, proposed 213 1006107 (den



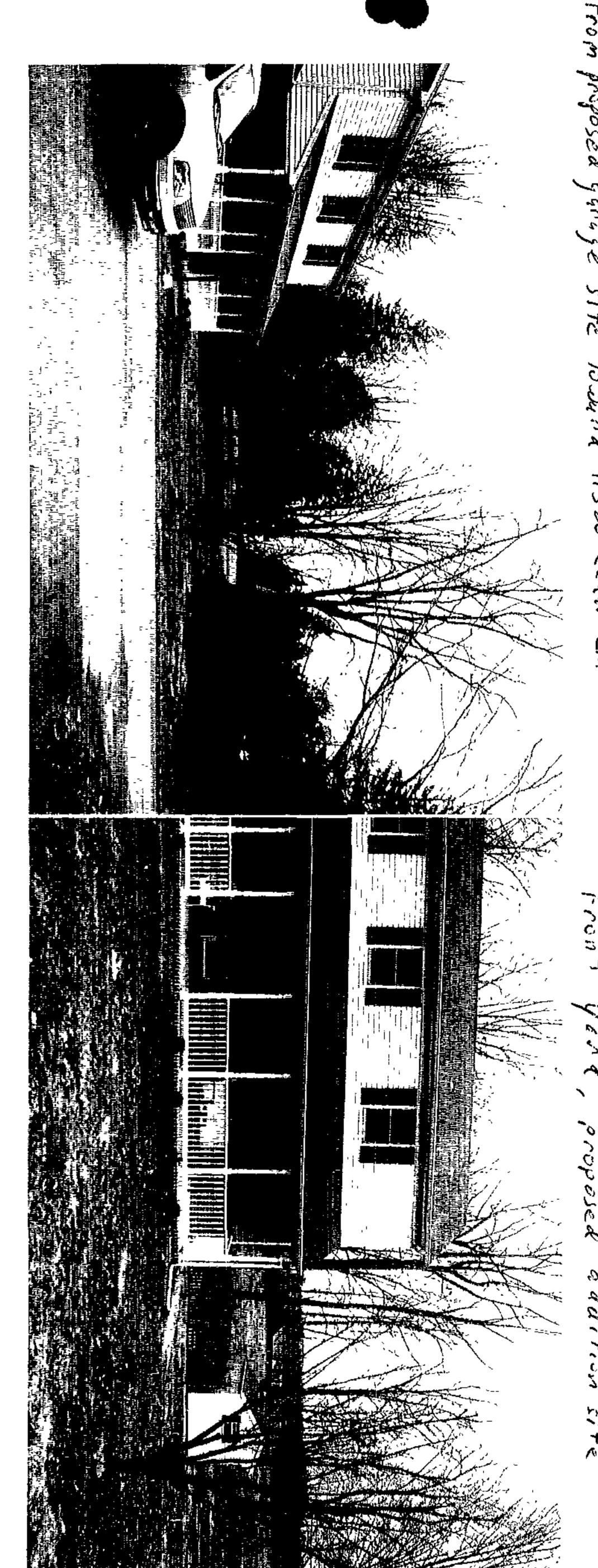


Show *™* 250 head





185



Reyr yerd septic used looking Toward 3 Wildon Co

Side yard behind propose swase showing access to rear yard I septic area.



