IN RE: PETITION FOR ADMIN. VARIANCE SW/S of Baldwin Mill Road, NW of the Intersection of Baldwin Mill Road and Pleasantville 11<sup>th</sup> Election District 6<sup>th</sup> Councilmanic District

(13720 Baldwin Mill Road)

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

John W. and Pamela K. Horne Petitioners

CASE NO. 06-578-AV

### 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, John W. and Pamela K. Horne. The variance request is for property located at 13720 Baldwin Mill Road in the Baldwin Hills subdivision area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a replacement accessory structure (detached garage) in the rear yard to be 28 feet high in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state they need the additional garage height so that the garage peak matches the architecture of existing structures. The increased height is necessary to assist in duplicating the appearance of existing structures. The existing attached garage has no access or storage to the attic area due to roof truss construction. A new garage will have storage area in the attic. Petitioners state that the new detached garage will not have plumbing. The proposed garage measures 28 feet x 40 feet in size. The property is zoned RC 2 and is 1.9695 acres in size.

### Zoning Advisory Committee Comments

A Zoning Advisory Committee (ZAC) comment was received from the Office of Planning, dated May June 6, 2006 which recommended certain restrictions.

90-8-0

### Applicable Law

S. F. F.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 21, 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, 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 8<sup>th</sup> day of June, 2006, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a replacement accessory structure (detached garage) in the rear yard to be 28 feet high in lieu of the required 15 feet.

- 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. 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.

3. The accessory structure shall not be used for commercial purposes.

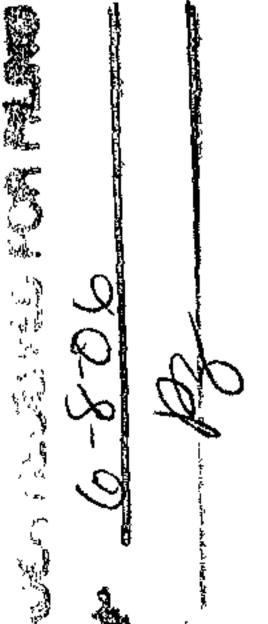
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz





JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III Zoning Commissioner

June 8, 2006

JOHN W. AND PAMELA K. HORNE 13720 BALDWIN MILL ROAD BALDWIN MD 21013

Re: Petition for Administrative Variance

Case No. 06-578-A

Property: 13720 Baldwin Mill Road

Dear Mr. and Mrs. Horne:

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

THE VIATO	for the property	located at 13	720 BALDWIN	Mailo.
		which is pro	esently zoned R.C	
his Petition shall be filed with the best of the property situate in Enade a part hereof, hereby petition	Baltimore County and whic	th is described in the	description and plat attacl	hed hereto and
GARAGE LASTE	te REAR LORD	TO 154	Te Permitta	DE-CA-CHED
OF THE REQ	LUREUD 15 FT		COTT. TTOGET	المالادي
				-
f the zoning regulations of Baltimo f this petition form.	re County, to the zoning la	aw of Baltimore Coun	y, for the reasons indicat	ed on the back
roperty is to be posted and advert or we, agree to pay expenses of abo egulations and restrictions of Baltimor	ve Variance, advertising, pos	sting, etc. and further ag	ree to and are to be bound imore County.	ed by the zoning
		I/We do solemnly of perjury, that I/we are is the subject of this	leclare and affirm, under the re the legal owner(s) of the p s Petition.	penalties of property which
Contract Purchaser/Lessee:	-	Legal Owner(s	<u>):</u>	· •
		JOHN	HORNE	· · · · · · · · · · · · · · · · · · ·
ame - Type or Print		Name - Type or Print	-14-0	
ignature	<del></del>	Signature	Horne	
ddress	Telephone No.	Name - Type or Print		
Sta	te Zip Code	Signature	HOWIN MICCI	H-410-5924
ttorney For Petitioner:		/ <u>3/70</u> / <u>3/</u> Address	10 WIN MILCI	Telephone No.
		BAIDWIN	MD State	Zip Code
ame - Type or Print		Renrecentative	to be Contacted:	Lip Code
ignature		i zabi esciitati A	, to we spiredigu.	,       
ompany	<del></del>	Name		· <u></u>
ddress	Telephone No.	Address	(	Telephone No.
ity	te Zip Code	City	State	Zip Code
Public Hearing having been formally on day of gulations of Baltimore County and that the	that the subject matter of the	required, It is ordered be his petition be set for a put	y the Zoning Commissioner of dic hearing, advertised, as requ	Baltimore County, lired by the zoning

Zoning Commissioner of Baltimore County	$\Box$	
	; ;	1
States and the state of the	i	_
	٠.	

CASE NO. 06.578. A REV 10/25/01

Reviewed By 200 Date 05-12-06 Estimated Posting Date 05.2(.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.

bompotom to toothy and oto an and or one and	17		
That the Affiant(s) does/do presently reside at	/3720 Address	BAIDWIA.	Mill Road
	BAIDWIN	M <sub>D</sub> State	2/0/3 Zip Code
	City		
That based upon personal knowledge, the followariance at the above address (indicate hardsh	owing are the facts unit in a practical difficult	pon which i/we base t ty):	ne request for an Administrative
1) Increased here  Existing	ght 45TO P	eak to m	2 tch
Existing	Structures	Anchitecture	• -
2) Increased Heis	sht is nece	SSary To	A55,54
In Duplation	of Exist	Ins Stree	Aure
3) Existing GANAGE	e that is,	Attacked HA	s no Access
OR Storage TO	ATTIC Anea	Du 70 /	RUSS CONSTRUCTION
4) New GARAGE WILL	YAVE STORAG	e Anec IN AT	TIL MOMIUNIONIG
That the Affiant(s) acknowledge(s) that if a fadvertising fee and may be required to provide	formal demand is file	ed, Affiant(s) will be r	equired to pay a reposting and
Jack Hon		Demila He	) (ne
Signature			
Name - Type or Print		me - Type or Print	OLNA
Adding - 1300 Or Finite	A1 15		
STATE OF MARYLAND, COUNTY OF BALTI	MORE, to wit:		
of Maryland, in and for the County aforesaid, p	NAY	. 2006 , before	me, a Notary Public of the State
of Maryland, in and for the County aforesaid, p	ersonally appeared		
JOHN HORNE + PAMERA HO	RNE Identified to	ma as such Affiant(s)	
the Affiant(s) herein, personally known or satisf	ractomy identified to i	ne as such Amant(s).	
AS WITNESS my hand and Notarial Seal			
- 45 a	$\Lambda$	In Marchan	1/2 st .
	Notary Pu	blic /// CORRECT	
	Mv Comm	blic Expires 3/	108
	1717 WVIIII		

REV 10/25/01

# 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 Address  Address  BAIDWA MD 2013
City State Zip Code
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):
1) Increased height up to peak to match
Existing Structures Anchitecture And
2) Incleasal Height is Necessary TO ASSIST
In Duplication of Existing Structure
3) Existing GAMAGE THAT is Attached HAS NO ACCESS
OR Storage In ATTIC Aneg Due to Thuss Construction  4) New Garage will three Storage area In Attic No Plumbing 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
Name - Type or Print  Name - Type or Print  Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 10th day of MAY ,3006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
TOHN HORNE & PAMEIA HORNE the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal  Quare M. Cooperman
Notary Public  My Commission Expires 3/1/08
REV 10/25/01



# Petition for Administrative Variance

### to the Zoning Commissioner of Baltimore County

for the property located at	13720	BACDU	ven the	u Bo
which	is presently zo	ned Z	<u>(C</u> )	7

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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) 400.3 -6 Horum Ta Deconcutor GIARAGE LA THE REAR YEARS TO BE REFT. HIGH LA LICENTE THE REQUERZED 15 FT.

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.

			is the subject of th	is Petition.	
Contract Purchaser/Le	ssee:		Legal Owner(s	<u>s):</u>	
			JOHN HO	RNE	
Name - Type or Print	<u>,,</u> ,,,,,,,		Name - Type or Prin	<del></del>	······································
Signature		<del></del>	Signature	<u> </u>	· · · · · · · · · · · · · · · · · · ·
			Pamela	Horne	
Address		Telephone No.	Name - Type or Print	. A.	••••••••••••••••••••••••••••••••••••••
City	State	Zip Code	Signature	H-	410-592.864
Attorney For Petitioner	<u>r:</u>		13720 BAIDE	VIN MILL ROW	410-458-45
			Address		Telephone No.
Name - Type or Print		<u></u>	BANDUNA	ND State	Z/0/3 Zip Code
			Donrocontativ		
Signature	_ <del>,</del>	<del></del>	Representativ	<u>e to be Contacted:</u>	
Company	<u> </u>		Name	· · · · · · · · · · · · · · · · · · ·	<del>,,,,,,,,</del>
Address		Telephone No.	Address	<del></del>	Telephone No.
City	State	Zip Code	City	State	Zip Code
A Public Hearing having been this day of	formally demai	nded and/or found to	be required, it is ordered to	by the Zoning Commissioner of ablic hearing, advertised, as req	Baltimore County,
regulations of Baltimore County a	nd that the prop	erty be reposted.	or ting bediated action a be	apportunity, acresticate, acres	unou by the coming
			•	,	
			Zoning Co	mmissioner of Baltimore Count	y
CASE NO 6	.578	· (~)	•	mmissioner of Baltimore Count	

### Zoning Description for

13720 Baldwin Mill Road Baldwin, Maryland 21013

Beginning at a point on the southwest side of Baldwin Mill Road (Md. Route 165) which is 60' wide at a distance of 4,000' northwest of the centerline at the the intersection of Baldwin Mill Road and Pleasantville Road. Being lot 10 in the subdivision of "Baldwin Hills" as recorded in Baltimore County Plat Book S.M. 70, Folio 129, containing 1.9695 Acres. Also known at 13720 Baldwin Mill Road and located in the 11<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District.

4			
			6
2			Mouse of the second
A K			
	3000 mm 1 2 mm 1 mm 1 mm 1 mm 1 mm 1 mm 1		
			a de la companya de l
			DISTRIBUTION WHERE - CASSIBLE
AND MOZ			

1.

,

# CERTIFICATE OF POSTING

POSTED 5/21/06

Dulle 19 5/11/06

RE: Case No.: \_ 06-578-A Petitioner/Developer: JOHN & PAMERA Date of Hearing/Closing: Baltimore County Department of Permits and Development Management . County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204 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 13720 BALDWIN MILL RD, 5/21/06 The sign(s) were posted on \_\_\_\_ (Month, Day, Year) CASE # 06-578-A Sincerely, (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) DELLWOOD (Address) FALLSTON, MO 21047 (City, State, Zip Code) (Telephone Number) 13720 BALDWINI MILL RO.

### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case	Number	06-	57	g,	-A	_	Address _	13	720	Bo	100	<u>u ( 1 )</u>	Hair	(Z)
Conta	ct Persor	า:	<del></del>	Planner,	Z)   Please Pr		SAP-VX lame	2-1	<del>,</del>	Phone	Nun	nber: 41	0-887-	3391
Filing	Date: _	0	5-(2	. Oc	<u>2</u> ,	Posti	ng Date: ∠	<u> کۍ</u>	<u>Z(c)</u> (	G C	losin	g Date:	06	<u>05</u> 0
Any c	ontact me	nade ntact	with th person	is off (plan	ice reg ner) us	arding ing the	the status	of the	he adn	ninistra	ative	variance	shoul	d be
1.	reverse reposting is again	side g mu resp	of this st be do onsible	form) one o for a	and th nly by o Il asso	e petitone of ciated	use one of ioner is restant the sign portion of the costs. The total above	spons sters e zon	ible for on the ing noti	all pri appro ice sig	nting/ ved li n mu	/posting st and th ist be vi	costs. ne petit sible o	Any ioner n the
2.	a forma	l req	uest fo	rap	ublic h	earing.	adline for a Please us is not con	under	sťand ť	hat ev	en if	there is	!	
3.	commiss order th (typically	sione at the with	r. He le le matte lin 7 to	may: er be 10 da	a) gra set in sys of tl	ant the for a he clos	file will be requested public hea sing date) a order will l	relie aring. is to v	f; (b) d You vhether	eny th will re the p	e req ceive etitior	uested written า has be	relief; o notific en gra	or (c) ation
4.	(whether commission changed	r due sione I givii certif	e to a r), noti ng notic	neigh ficatio ce of t	bor's fonds n will he hea	ormal be for ring da	request or warded to ate, time ar a photogra	∃by o you. id loca	rder of The s ation.	the z sign o As who	zoning n the en the	g or de e prope e sign w	puty zo rty mus as orig	oning st be inally
						(Detacl	n Along Dotted L	iņe)				,	]	
Petitic	oner: Th	is Pa	ert of th	e For	m is fo	or the S	Sign Poste	r Onl	У			* <u>-</u>		
			USE	THE A	<b>NIMIDI</b>	STRA	TIVE VARI					•	i i	
Case I	Number	06-[	578	-A	<b>\</b>	Addre	ss <del>    '=</del>	377	ROE	70 AX	20	in Th	راس آ	<u> </u>
Petitio	ner's Nar	me _	-274	<u> کوٽ</u>	Nu	ece	Horr	16	Те	lepho	ne <u>(</u>	110-4	<u> </u>	<u>453</u> 8
Postir	ng Date:		<u> 55</u>	<u> 21.</u>	06		_ Clo	sing	Date:	06	<u>(2)</u>	<u>5-0</u>	<u>C</u>	<del></del>
Wordi	ng for Sig	gn: _	To Per	<u>mit</u>	AI	)ET1	scete o	6	19TT	C.E	ln	The	K PAT	<u>Z</u>
	LOS	20	6 E	E	<u> </u>	FC	Hicad	1	ns Lo	Ca)	08	TUE	Peq	LIRED
<del> </del>	15	ET.	1,	· · · · · · · · · · · · · · · · · · ·			<del> </del>	<del> </del>	· · · · · · · · · · · · · · · · · · ·		; 	<del></del>		
·				<del></del>	· · · · · · · · · · · · · · · · · · ·	<del></del>	·	1			····		<del>-   -</del>	<del></del>
			•					1			i i	WCR - R	evised 6	/25/04

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which 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 - 575	3(-)
Petitioner: JoHN HORNE	
Address or Location: 13720 BAIDWIN MIL BAIDWIN MD 210	L Rad
BAIDWIN MD 210	13
PLEASE FORWARD ADVERTISING BILL TO:	
Name: JoHN HORNE	
Address: <u>Po Box 9773</u>	
BAIDWIN MD 7/0/3	
	1
Telephone Number: 4/0-458-4588	·
	Revised 2/20/98 - SQ

# ZONING HEARING FILE INTERNAL CHECKLIST

# Zoning Case No. Oo. 57

Date Completed/Initials	
5/12/06	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
<u> </u>	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
<del></del>	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
5/21/06	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
6/5/04	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

# 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 5, 2006

John Horne Pamela Horne 13720 Baldwin Mill Rd. Baldwin, MD 21013

Dear: Mr. Horne and Mrs. Horne

RE: Case Number: 06-578-A, 13720 Baldwin Mill Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 12, 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,

M. Callahal

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

6-578 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 28 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.

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

Prepared by

RECEIVED

**DATE:** June 6, 2006

JUN n 7 2000

Section Chief:

AFK/LL: CM

ZONING COMMISSIONER

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

**DATE:** July 10, 2006

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) 5-587- Variance

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay with the Office of Planning at 410-887-3480.

Prepared By:

**Division Chief:** 

CM/LL



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

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

Maryland Department of Transportation

Date:

5.17.01

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

RE:

Baltimore County

Item No. 578

JIZA

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

1. 1. Hell

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

**DATE:** May 25, 2006

TO:

Timothy M. Kotroco, Director

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For May 30, 2006

Item No. 569, 570, 574, 575, 576, 577, 578, 579, 583, 584, 586, and 588

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-05252006.doc

# Baltimore County - My Neighborhood

OG-578-61











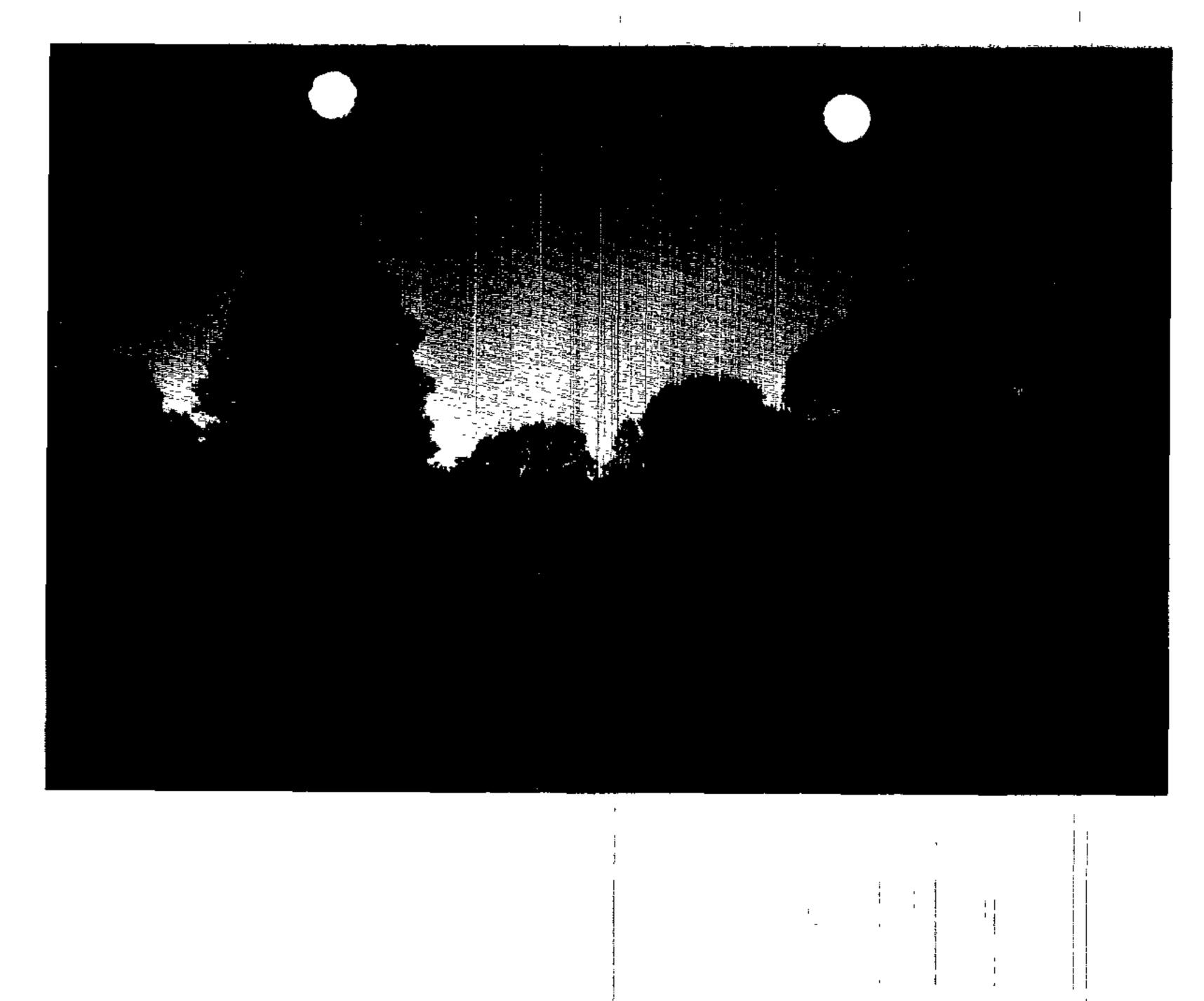
| |

i l











!

1

