

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Forest Green Road
West of Old Pimlico Road
3rd Election District
2nd Councilmanic District
(2432 Forest Green Road)

Marina Milenina and Mark Mezhericher
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-616-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, Marina Milenina and Mark Mezhericher. The variance request is for property located at 2432 Forest Green Road. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an existing semi-detached single family dwelling with open projection (carport) to have a side yard setback of 2 feet 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 that the carport is needed to protect their vehicles during inclement weather. The carport will also provide protection to their basement by shielding the side door, porch and stairway from heavy rain and snow storms. The carport will be an overhang supported by wood columns. The overhang will be fixed to the roof of the house and extend over the existing driveway. In July, 2004, the Petitioners experienced severe basement flooding due to heavy rain entering through the basement doorway. The drain at the bottom of the stairwell could not keep up with the torrential rain. The proposed carport measures 15 feet x 37 feet.

7-14-06
pz

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

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 June 11, 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,

RECEIVED FOR FILING
7-14-06
[Signature]

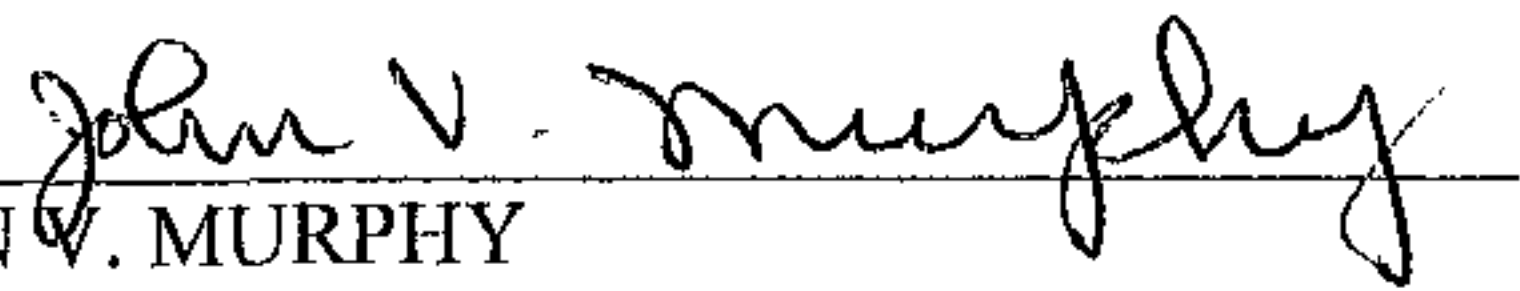
strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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.

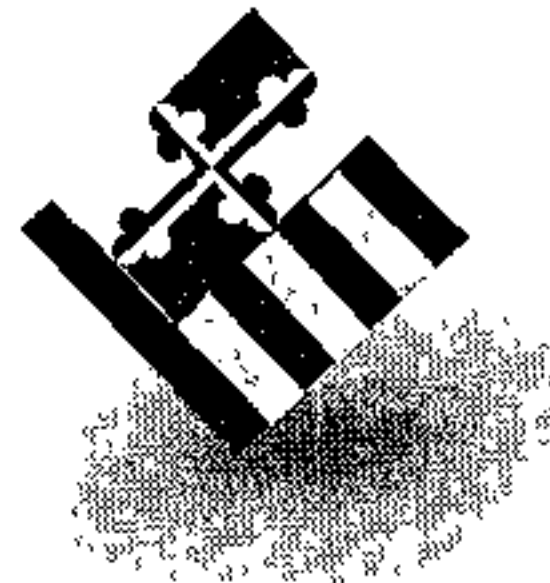
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th of July, 2006, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an existing semi-detached single family dwelling with open projection (carport) to have a side yard setback of 2 feet in lieu of the required 15 feet be and is hereby GRANTED, subject to the following:

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.


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

July 17, 2006

MARINA MILENINA AND MARK MEZHERICHER
2432 FOREST GREEN ROAD
BALTIMORE MD 21209117

Re: Petition for Administrative Variance
Case No. 06-616-A
Property: 2432 Forest Green Road

Dear Ms. Milenina and Mr. Mezhericher:

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".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2432 Forest Green Rd., Baltimore, MD 21209
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) 214.1.b ("55" BCZR)

TO PERMIT A EXISTING SEMI-DETACHED SINGLE FAMILY DWELLING
WITH OPEN PROJECTION (CARPORT) TO HAVE A SIDEYARD OF
2' IN LIEU OF THE REQUIRED 15'

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):

MARINA MILENINA

Name - Type or Print

Signature

MARK MEZHERICHER

Name - Type or Print

Signature

2432 Forest Green Rd. (410) 484-9887

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

same (Mark Mezhericher)

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. 06-616-A

Reviewed By LTm Date 6/2/06

REV 10/25/01

Estimated Posting Date 6/11/06

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 2432 Forest Green Rd.
Address
Baltimore MD 21209
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):

Strict compliance with the zoning regulations (BCZR) would result in practical difficulty or unreasonable hardship because the owners' cars and the basement of their house would not be reliably protected against bad weather (heavy showers and snowstorms). A carport that the owners want to build can secure such protection provided that the dimensions of the carport and setbacks thereof are as proposed.

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
Mark Mezhericher
Name - Type or Print

M. Milenina
Signature
Marina Milenina
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark Mezhericher and Marina Milenina
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

TATIANA KONDRATYUK
Notary Public, State of Maryland
My Commission Expires 11-01-08

[Signature]
Notary Public
My Commission Expires _____

ATTACHMENT
to the Affidavit in Support of Administrative Variance

Property Address: 2432 Forest Green Rd., Baltimore MD 21209
Owners: Marina Milenina and Mark Mezhericher

The zoning regulations (BCZR) cannot be met on the property for the reasons explained below.

Strict compliance with the BCZR would result in practical difficulty or unreasonable hardship because the owners' cars and the basement of their house would not be reliably protected against bad weather (heavy showers and snowstorms. A carport that the owners want to build can secure such protection provided that the dimensions of the carport and setbacks thereof are as proposed.

1. The protection of the owners' cars.

The carport will be in the form of an overhang supported by wood columns. The overhang will be fixed to the roof of the house and extend over the existing driveway. The proposed dimensions of the carport, namely, the width of the carport (15') and the distance from the west side thereof to the west boundary of the lot, i.e. the left setback (2'), have been selected with regards to the limits imposed by the existing external elements of the house and by the dimensions of the zone of the owners' lot where the carport will be located. Particularly, the existing distance from the west wall of the house to the west boundary of the lot is 18', but a part of that distance (4') is occupied by some of the external elements of the house (the side porch and the stairwell leading to the basement). Considering the dimensions of the cars (with providing the possibility to open the cars' doors) and the dimensions of the columns needed to support the overhang, the left setback of the carport cannot be more than 2'. Though such a setback is a variance from the dimension specified by the regulation, the owners believe that this will not cause any inconvenience to their neighbors.

2. The protection of the basement of the owners' house.

The basement of the owners' house is vulnerable to bad weather, which is caused by the place where the house is located.

As is known, the weatherproof of houses and their basements significantly depends on the relief of the ground lot on which houses are erected (a flat place, a raised place, the foot of a hill, the slope thereof, a depression resembling a bowl, etc.), which puts houses in unequal conditions in terms of their protection against bad weather. In our residential development, for instance, many houses are located on slopes, thanks to which these houses are protected against water streams at time of heavy showers or melting snow: water stream just runs along the slope moving away from the walls and foundation of a house not causing serious problems to the latter.

Our house, on the other hand, is on the bottom of a "bowl". Because of this, water is accumulated in the bowl around the house, resulting in that the walls of the basement often become wet. During heavy rains, the basement is likely to get flooded because water enters the basement through the stairwell. This happens because the stairwell is not protected against heavy rains; there is only a small drain on the bottom thereof. Such a drain, especially when clogged, fails to remove water from the stairwell in timely manner so as to prevent its overflowing and cannot prevent water from further coming to the basement through gaps between the basement's entry door and the frame thereof. The roof of the house is not wide enough to cover the stairwell to such a degree as to protect it from water's falling.

(please turn over)

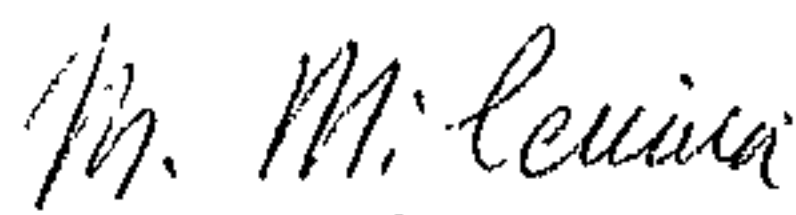
Because of these drawbacks of the house, on July 7, 2004, when there was very heavy raining, our basement was flooded. As a result, the house got damage and we incurred a considerable loss of our personal property (the details of this hardship can be found in records of the companies to which we turned to for an assistance: State Auto Property and Casualty Insurance Co., Servpro of Catonsville, and others; this hardship was also brought to the attention of the Baltimore County Dept. of Assessments and Taxation in our Appeal of 02/14/2005 against the Assessment Notice No. 58437 of 12/31/2004).

To prevent the recurrence of such flooding of the basement in the future, the owners need a carport as described above, i.e. in the form of an overhang covering both the stairwell and the driveway and having the dimensions sufficient to protect both the basement and cars against heavy showers and snowstorms.

The owners respectfully request their petition be granted.

Sincerely,

Owners:


Marina Milenina


Mark Mezhericher

Zoning Description

ZONING DESCRIPTION for 2432 Forest Green Road, Baltimore, MD 21209
(address)

Beginning at a point on the north side of
(north, south, east or west)

Forest Green Road, which is 60 ft. wide,
(name of street on which property fronts) (number of feet of right-of-way width)

232.13 ft. north-west and thence 540 ft. south-west of the north-west corner of the
intersection of Forest Green Road and the nearest improved intersecting street

Old Pimlico Road, which is 60 ft. wide;
(name of street) (number of feet of right-of-way width)

running then due N.07° 30' 40" W. 119.00 ft., S. 75° 31' 15" W. 45.34 ft.,

S. 07° 30' 40" E. 113.50 ft., and N.82° 29' 20" E. 45.00 ft. to the point of beginning.

Being Lot No. 32, Block B, as laid out on the Plat of FOREST GREEN, which is
recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 24,
Folio 23, containing 5,220 sq. ft.

Also known as 2432 Forest Green Road, Baltimore, MD 21209
(property address)

and located in the 3 Election District, 2 Councilmanic District.

616

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1127

DATE 6/2/06 ACCOUNT Revenue 06600

AMOUNT \$ 65.00

RECEIVED FROM: W. M. 2410000000

FOR: 06-616-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

DATE RECEIVED
THIS RECEIPT
SERIAL NO. 1127
DATE 6/2/06
AMOUNT \$ 65.00
RECEIVED FROM
W. M. 2410000000
FOR 06-616-A
CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-616-A

Petitioner/Developer: MARK

MEZHERICHER

Date of Hearing/Closing: 6-26-06

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: _____

2432 FOREST GREEN RD

The sign(s) were posted on _____

6-11-06

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

6-12-06
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

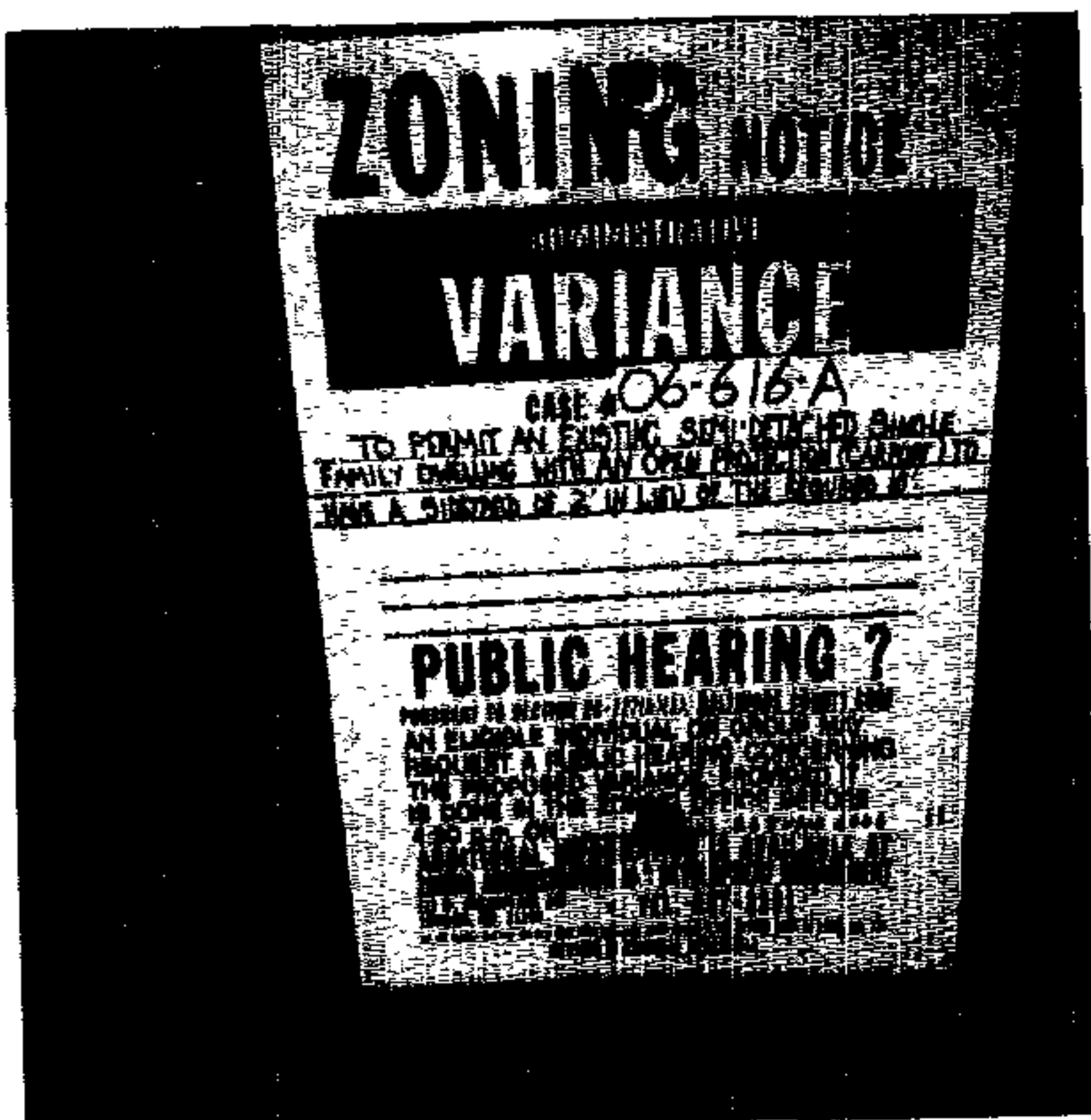
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 616 -A

Address 2432 FOREST GREEN RD

Contact Person: LYDIA MOXLEY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/2/06

Posting Date: 6/11/06

Closing Date: 6/26/06

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- 616 -A

Address 2432 FOREST GREEN ROAD

Petitioner's Name M. MEZHERICHER ET UX Telephone 410 484 9887

Posting Date: 6/11/06

Closing Date: 6/22/06

Wording for Sign: To Permit An EXISTING SEMI-DETACHED SINGLE FAMILY DWELLING WITH OPEN PROJECTION (CARPORT) TO HAVE A SIDEYARD OF 2' IN LIEU OF THE REQUIRED 15'

WCR - Revised 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 is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: + 06-616-A

Petitioner: Mark Mezhericher

Address or Location: 2432 Forest Green Road
Baltimore, MD 21209

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mark Mezhericher

Address: 2432 Forest Green Rd.
Baltimore, MD 21209

Telephone Number: (410) 484-9887



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2432 Forest Green Rd., Baltimore MD 21209
which is presently zoned DRS-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) 1302.3.B (BCZR) 214-B(55" BCZR)

TO PERMIT AN EXISTING SEMI-DETACHED SINGLE FAMILY DWELLING WITH OPEN PROJECTION (CARPORT) TO HAVE A SIDEYARD OF 2' IN LIEU OF THE REQUIRED 15'

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):

MARINA MILENINA

Name - Type or Print

M. Milenina

Signature

MARK MEZHERICHER

Name - Type or Print

M. Mezhericher

Signature

2432 Forest Green Rd. (410) 484-9887

Address

Baltimore MD

City

State

Zip Code

Representative to be Contacted:

SAME (Mark Mezhericher)

Name

AS

Address

ABOVE

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 11 day of June, 2006, 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. 06-616-A

Reviewed By LTm Date 6/2/06

REV 10/25/01

Estimated Posting Date 6/11/06

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 2432 Forest Green Rd.
Address
Baltimore MD 21209
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):

Strict compliance with the zoning regulations (BCZR) would result in practical difficulty or unreasonable hardship because the owners' cars and the basement of their house would not be reliably protected against bad weather (heavy showers and snowstorms). A carport that the owners want to build can secure such protection provided that the dimensions of the carport and setbacks thereof are as proposed.

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
Mark Mezhericher
Name - Type or Print

M. Milenina
Signature
Marina Milenina
Name - Type or Print

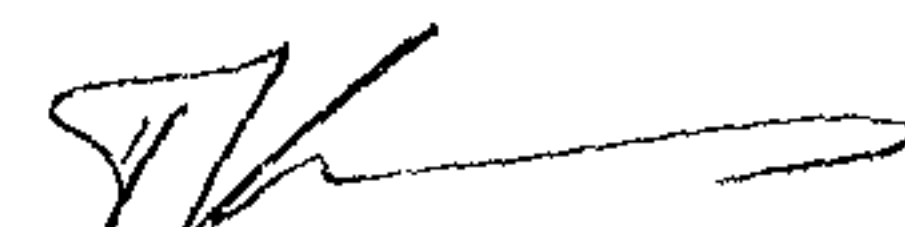
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark Mezhericher and Marina Milenina
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

TATIANA KONDRATYUK
Notary Public, State of Maryland
My Commission Expires 11-01-08


Notary Public
My Commission Expires _____



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

July 3, 2006

Marina Milenina
Mark Milenina
2432 Forest Green Rd.
Baltimore, MD 21209

Dear: Mr. & Mrs. Milenina,

RE: Case Number: 06-616-A, 2432 Forest Green Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 11, 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 dark ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:sma

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 12, 2006

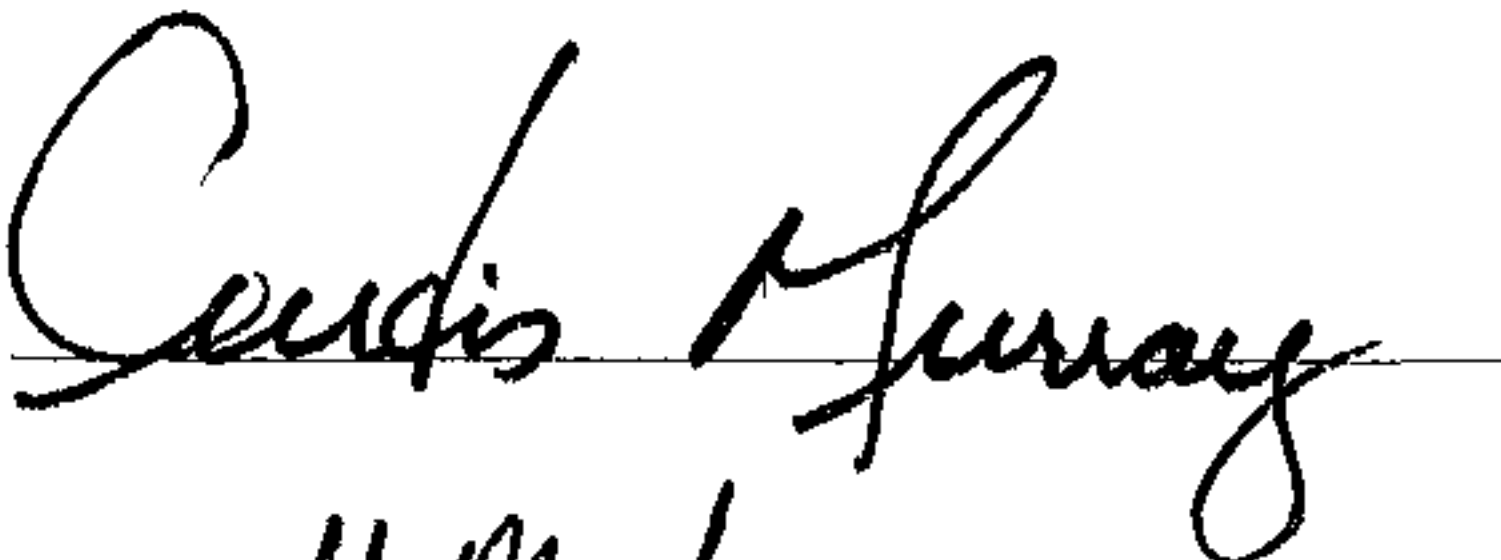
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-616- Administrative Variance**

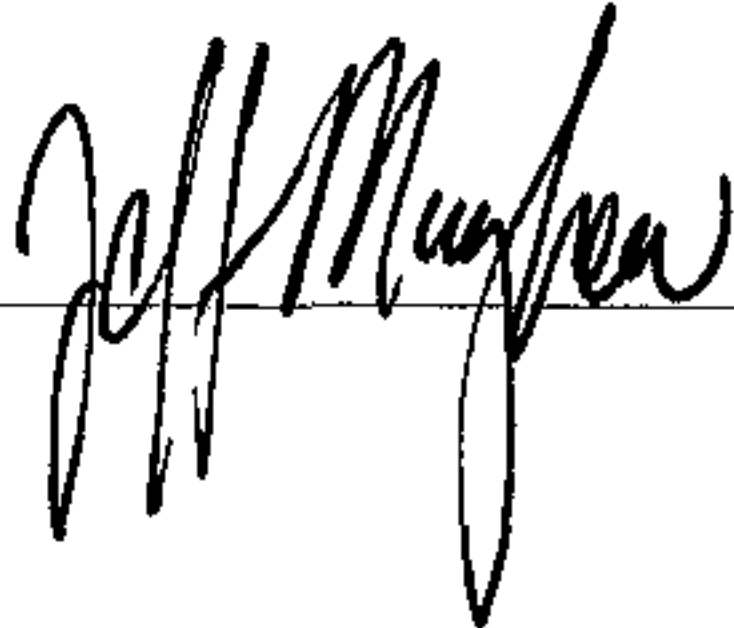
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

JUL 14 2006

ZONING COMMISSIONER

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



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

Maryland Department of Transportation

Date: 6.13.06

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

RE: Baltimore County
Item No. 616 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

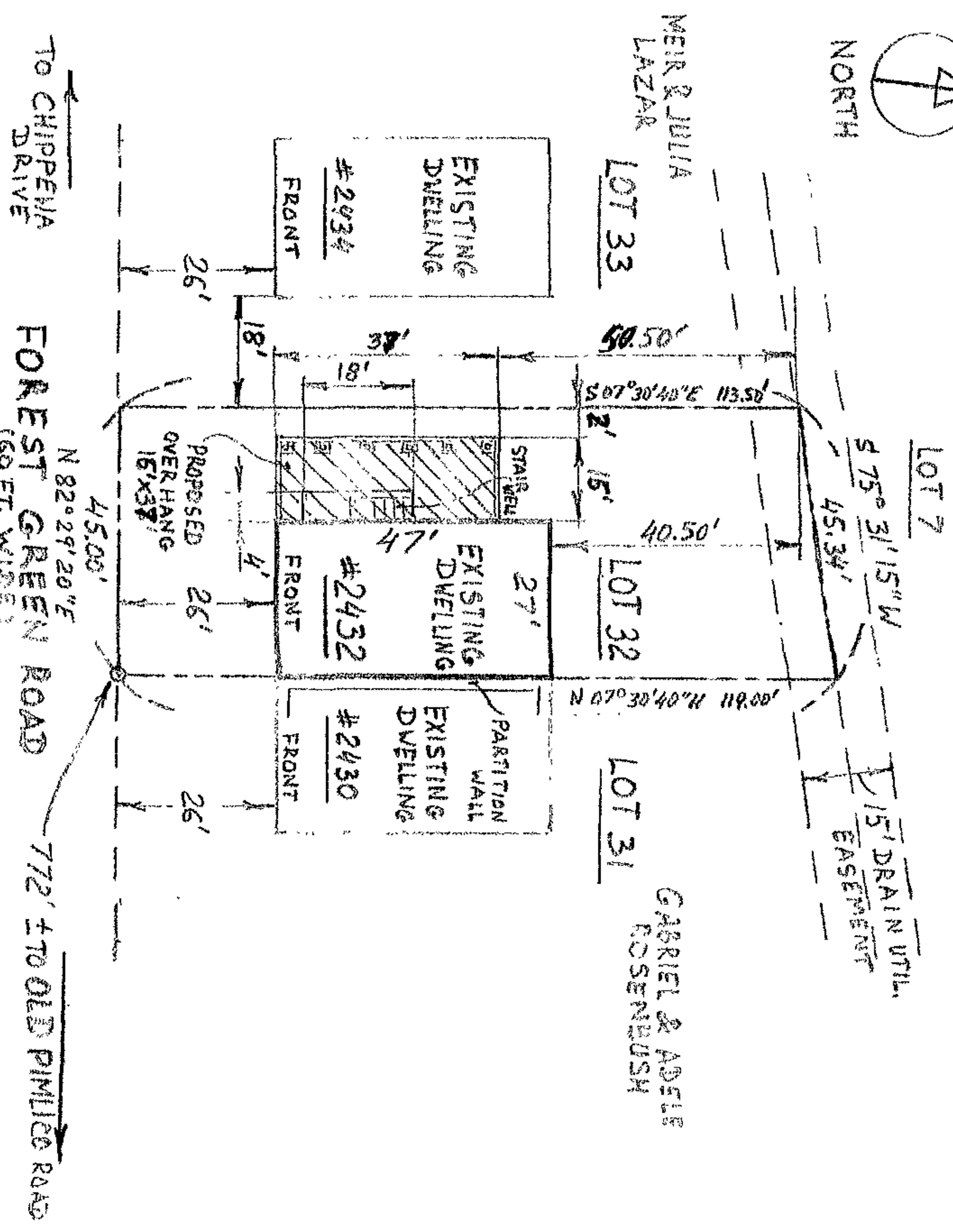
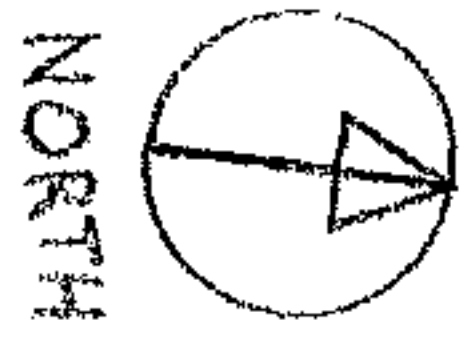
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 2432 FOREST GREEN ROAD

SUBDIVISION NAME: FOREST GREEN

PLAT BOOK # G.L.B. No. 24 FOLIO # 23 LOT # 32 SECTION # BLOCK # B

OWNERS: MARINA MILENINA & MARK MEZHERICHER

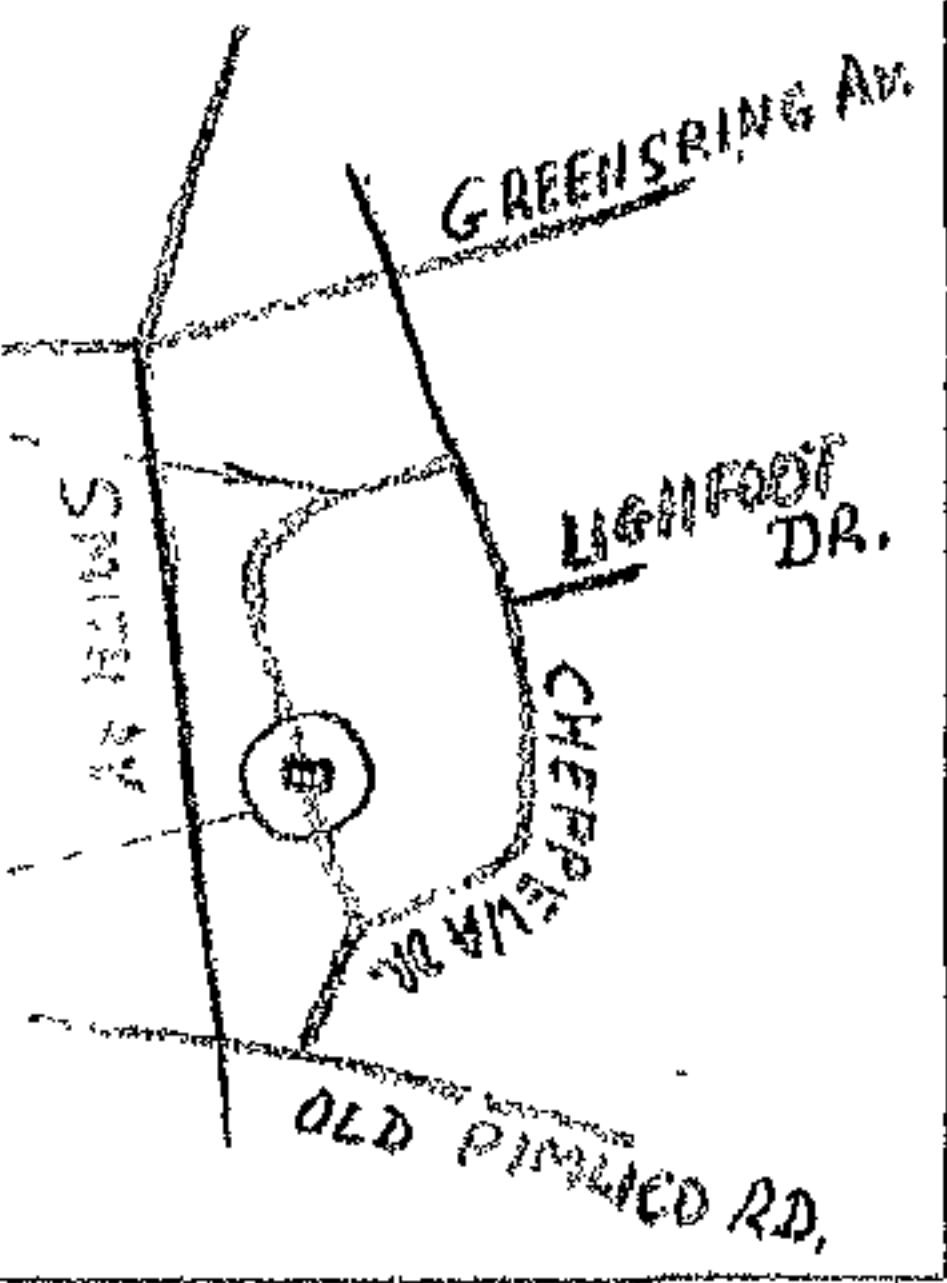


PREPARED BY M. MEZHERICHER SCALE OF DRAWING: 1" = 30'



VICINITY MAP

FOREST GREEN RD. SUBJECT PROPERTY



LOCATION INFORMATION

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 079A1

ZONING DR 5.5

LOT SIZE 0.12 5,220

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY YES ☐ NO ☒

CRITICAL AREA ☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY ☐ ☒

BUILDING ☐ ☒

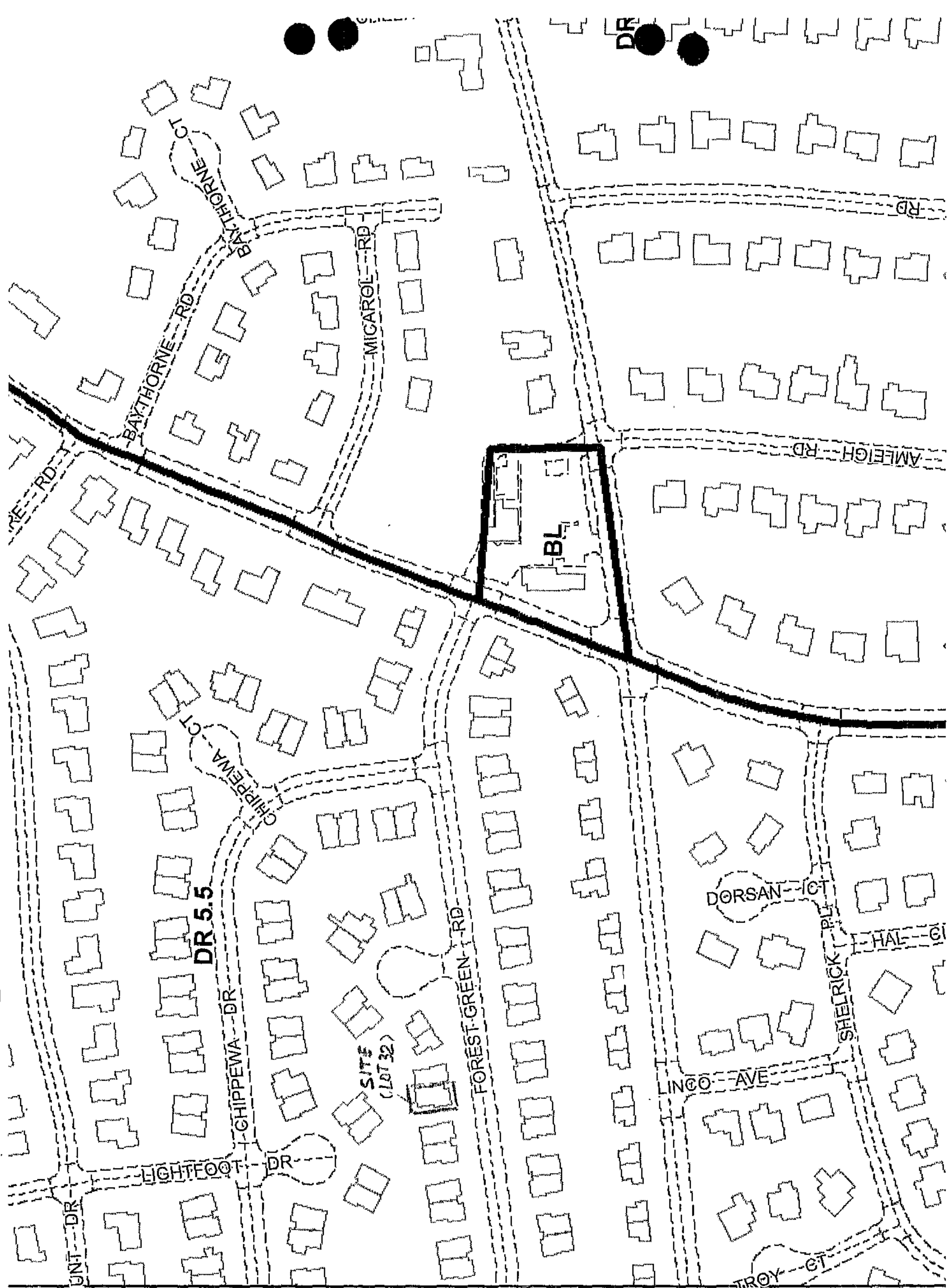
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

LTW 666

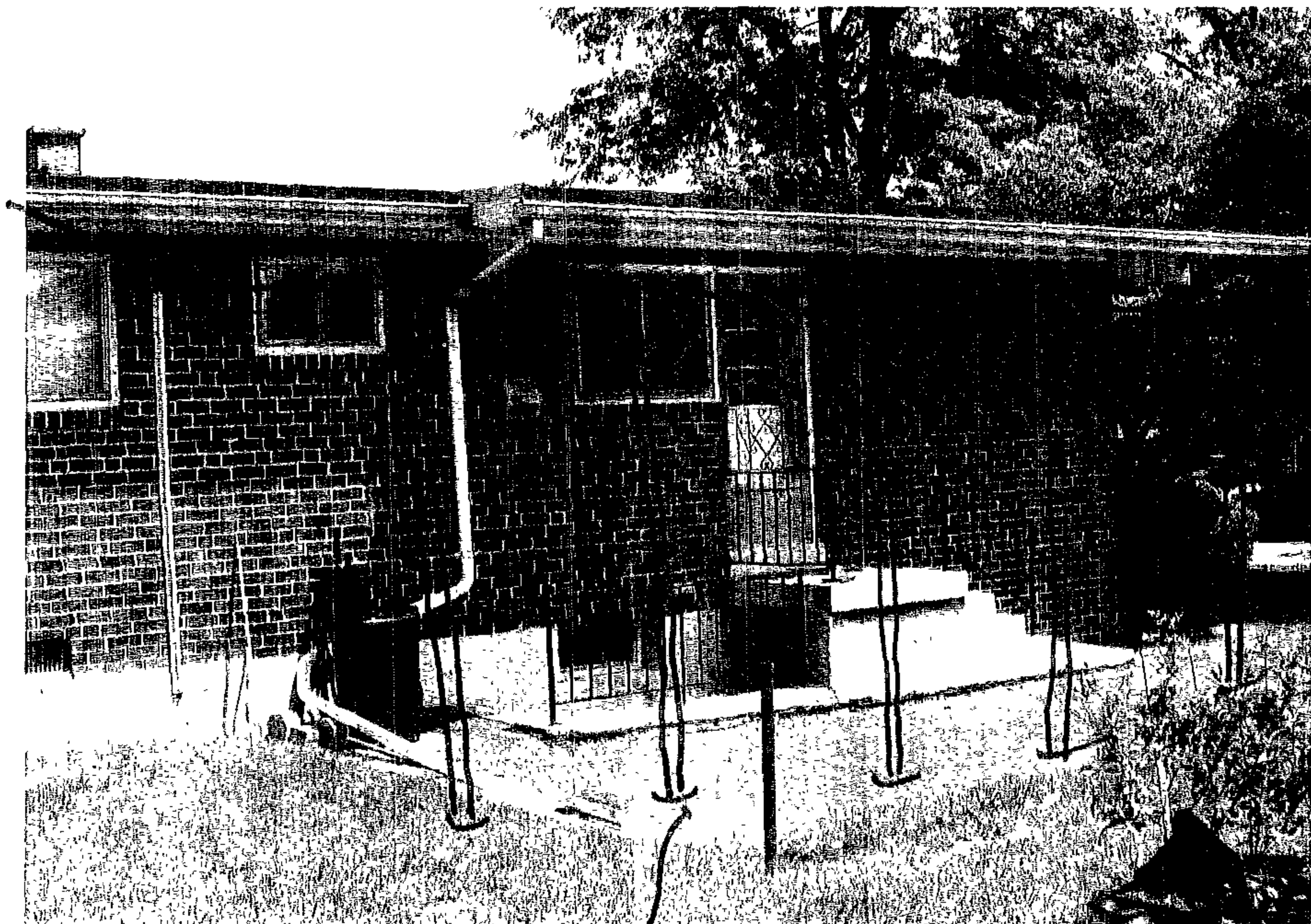
ZONING MAP #079A)



neighbor's
property
(LOT 33)

subject
property
(LOT 32)

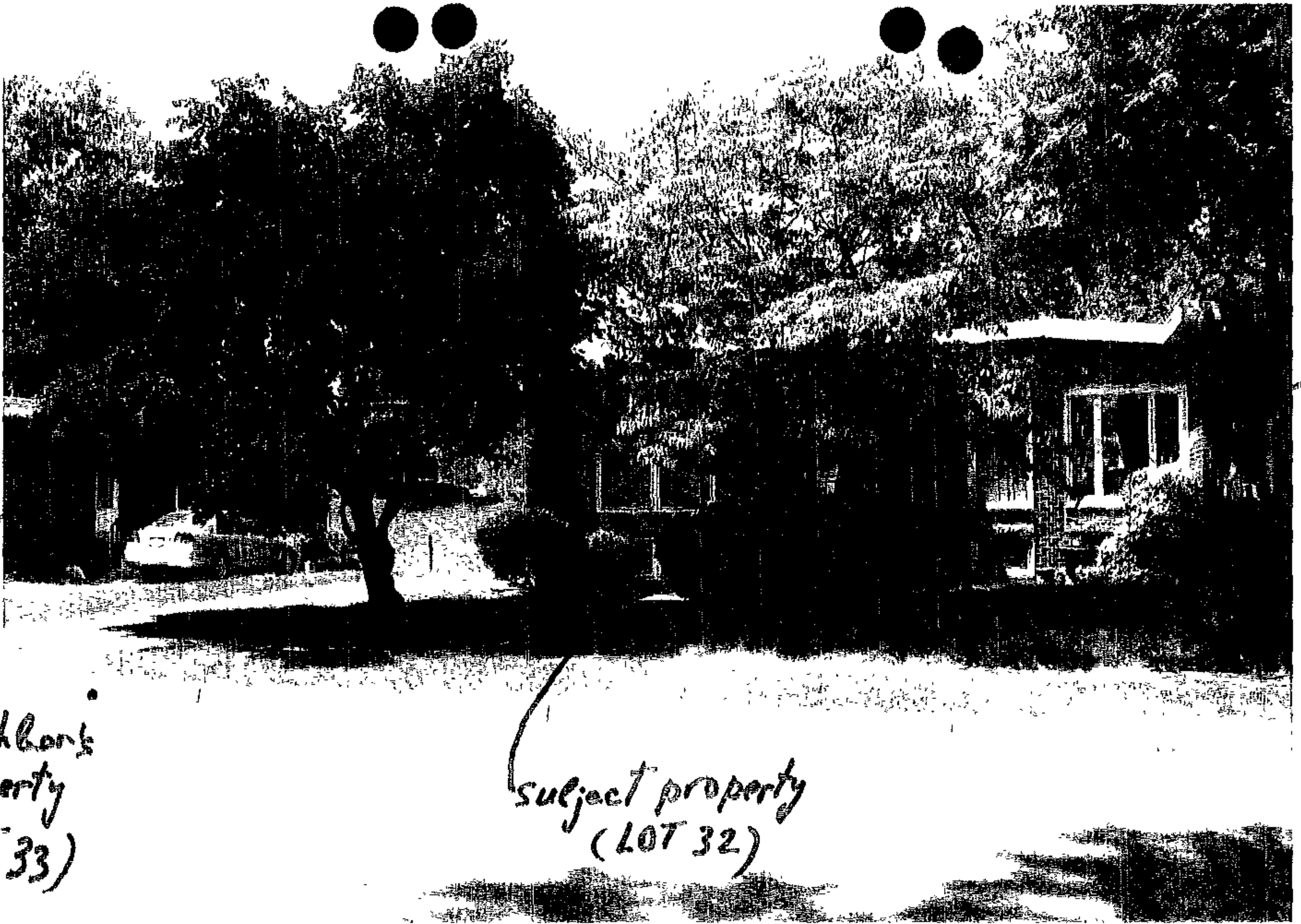
overhang (carport)



site

616

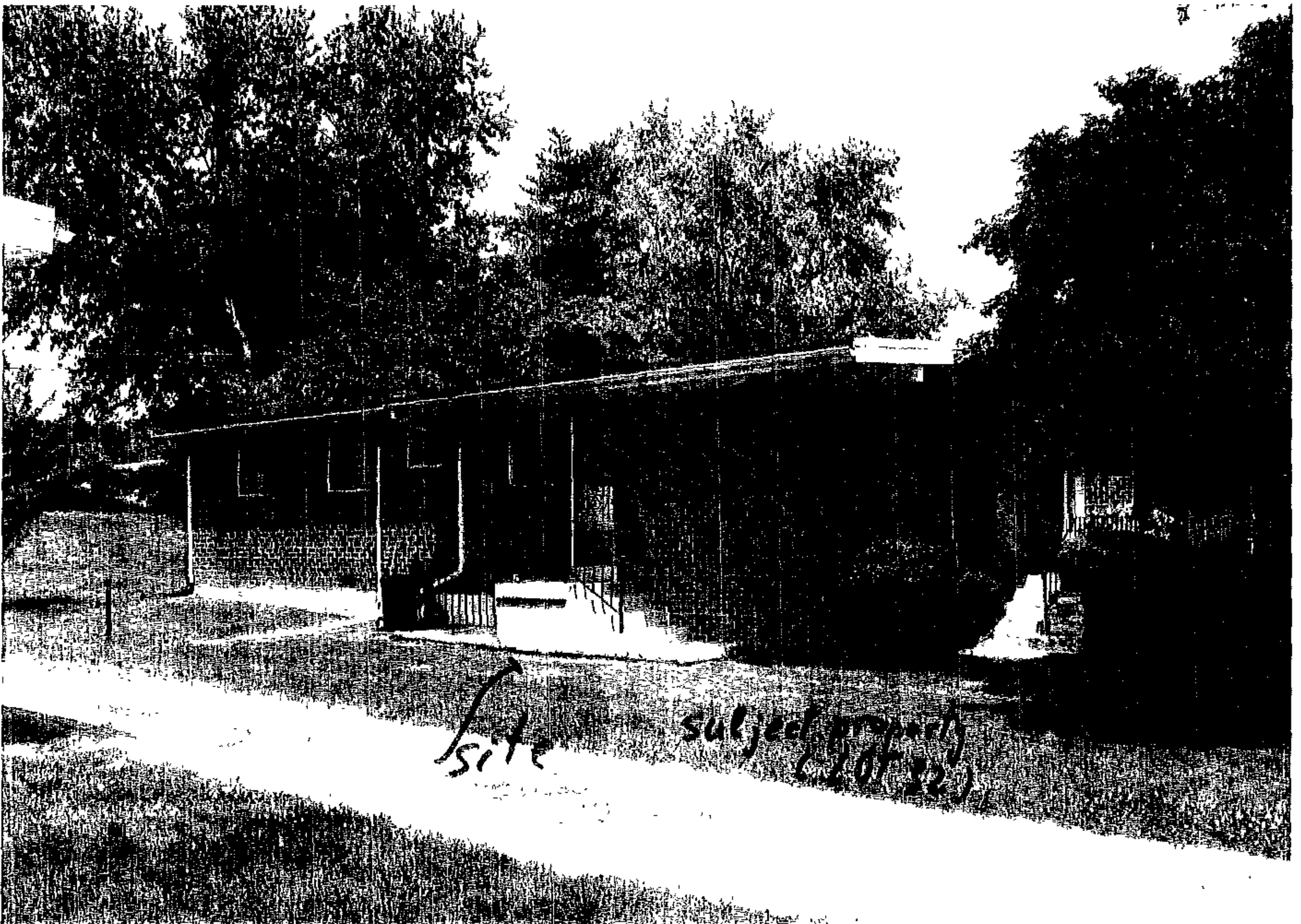
Petition for Admin. Variance
Property: 2432 Forest Green Rd.



neighbor's
property
(LOT 33)

subject property
(LOT 32)

neighbor's
property
(LOT 31)



site

subject property
(LOT 32)

Petition for Admin. Variance
Property: 2432 Forest Green Rd.