IN RE: PETITION FOR ADMIN VARIANCE
S/S of Glasshouse Garth, west of c/l
Of Greenhouse Circle
11<sup>th</sup> lection District
5<sup>th</sup> Councilmanic District
(13 Glasshouse Garth)

Wayne and Sandra Kreiger

Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 07-007-A

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

\*

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Wayne and Sandra Kreiger. The Petitioners are requesting variance relief for property located at 13 Glasshouse Garth. The variance request is from Sections 1B02.3.B and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.6.b and V.B.7 (CMDP-Bill 100-1970) to permit a proposed addition (sunroom) with a window to property line setback of 5 feet (rear) and 9 feet (side) respectively, in lieu of the minimum required 15 feet for both; and to permit a private yard space of 312 square feet in lieu of the minimum required 500 square feet and to amend the Final Development Plan for Arbor Green lot 39.

The property was posted with Notice of Hearing on October 13, 2006 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on October 5, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

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A Formal Demand for Hearing was filed by Ralph Watson, a nearby property owner on July 27, 2006 which was later withdrawn by letter received August 1, 2006. Also in comments dated August 17, 2006, the Office of Planning recommended denial of the Petitioners' request. The Petitioners were given the opportunity to respond to the Office of Planning's concerns about their proposal. Subsequent to that, Planning Office amended their comments in a memo dated October 5, 2006 by stating they had no comments to offer.

## Applicable Law

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

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

## **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: An amended ZAC comment letter was received from the Office of Planning dated October 5, 2006.

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#### Interested Persons

Appearing at the hearing on behalf of the administrative variance request were Jeffrey Heilman who prepared the site plan, and Wayne and Sandra Kreiger, the Petitioners. Arnold Jablon Esquire represented the Petitioners. There were no protestants or citizens at the hearing.

## Testimony and Evidence

The subject property contains 2179 square feet zoned DR 5.5 and is improved by the Petitioner's end of a row townhouse in the development known as Arbor Green. Mr. Jablon explained that the Petitioners would like to enclose their existing deck for which they were granted a variance in Case No. 99-528-A. See exhibit 10. The Petitioners' home is one of six in a row which he noted are staggered in distance from the street such that the Petitioners' house is three feet farther from the road than adjacent homes. This means the back yard is smaller by 3 feet than the other homes on the block. As such Mr. Jablon opined the property was unique from a zoning standpoint. He noted that the Deputy Zoning Commissioner found the property unique in the 1999 case in granting the variance for the deck. In addition he presented the decisions in three similar cases in this subdivision, exhibits 7, 8 and 9 which again indicated that similar properties were found unique from a zoning perspective.

In regard to the requested variances he noted that the Petitioners were granted rear yard setback variance of 3 feet in lieu of the required 11.25 feet for the deck in the 1999 case cited above. This allowed the deck to extend over the supporting brick columns as shown in photograph 11 D. The proposed sunroom will not extend this far to the rear but

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will be in line with the supporting columns such that the requested setback is 5 feet from the rear property line in lieu of the required 15 feet.

The proposed sunroom will also be 9 feet from the side yard lot line in lieu of the required 15 feet. As such the sunroom will be slightly smaller than the deck on the side. Mr. Jablon noted that the history of this development revealed that the Final Development Plan for this subdivision approved in 1985 had several zoning flaws which were discovered when the developer came in for variances for rear yard decks. For example the end of a row house to house distance should have been 40 feet but was allowed to be 25 feet in error. This was allowed to continue by variance in Case No. 94-427 A. In addition the subject townhouse development backs up to single family development as shown in the Petitioners' photographs, exhibits 12A, 12B and 12C. He noted the subject property meets the 15 foot rear yard setback but not the distance to the property containing the single family dwelling which should have been 40 feet.

Mr. Jablon presented letters of support from neighbors on either side of the subject property in exhibits 5 A and 5B.

## Findings of Fact and Conclusions of Law

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The property contains a townhouse which is setback farther than adjacent properties from the street making the rear yard smaller than others in the row. In addition the Deputy Zoning Commissioner found this particular property unique in Case No. 99-528-A. Finally I note that many other homes in this community

have been granted variances again showing findings of uniqueness by this Commission in similar circumstances.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Clearly the existing deck could not be enclosed as requested.

Zoning density is not an issue in this case.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The neighbors on either side support the request. The neighbor who initially opposed the request and the Planning Office have withdrawn their objection. I find the proposed sunroom will not change the character of the neighborhood considering the many structures built out the rear of these homes. In fact the proposed sunroom is slightly smaller than the existing deck.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 23<sup>rd</sup> day of October, 2006 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Sections 1B02.3.B and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.6.b and V.B.7 (CMDP-Bill 100-1970) to permit a proposed addition (sunroom) with a window to property line setback of 5 feet (rear) and 9 feet (side) respectively, in lieu of the minimum required 15 feet for both; and to permit a private yard space of 312 square feet in lieu of

the minimum required 500 square feet and to amend the Final Development Plan for Arbor Green lot 39is hereby GRANTED subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

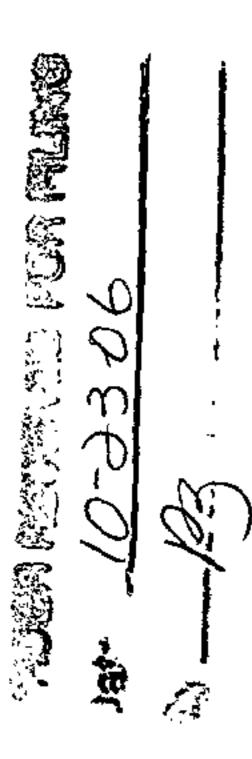
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz





JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

October 23, 2006

WAYNE AND SANDRA KREIGER 13 GLASSHOUSE GARTH NOTTINGHAM MD 21236

Re: Petition for Administrative Variance (formal hearing)

Case No. 07-007-A

Property: 13 Glasshouse Garth

Dear Mr. and Mrs. Kreiger:

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

c: Arnold Jablon, Esquire, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, Towson, MD 21204



## Petition for Administrative Variance

to the Zoning Commissioner of 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

for the property located at	13	Glasshous	c (	Garth	\
which	is pre	sently zoned	00	. 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 D 2.3. B and 504 (BCZR) and V.B.6. b and V.B.7 (CMDP - Bill 100-1970) to permit a proposed addition (sunroom) with a window-to-property line setback of 5 feet (rear) and 9 feet (side), respectively, in lieu of the minimum required 15 feet (for both), and to permit a private yard space of 312 square feet in lieu of the minimum required 500 square feet, and to amend the Final Development Plan for Arbour Green, lot 39 of the zoniring 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 this Petition. Legal Owner(s): Contract Purchaser/Lessee: Jayne Name - Type or Print Name - Type or Print Signature Signatura sandru Address Name - Type op Print Telephone No. ٠. Signatore State Zip Code City Attorney For Petitioner: Telephone No. Address WU Zip Code State Name - Type or Print Representative to be Contacted: Signature toilman Company Name 41W 557-4555 Telephone No. Address elephone No. Address J. WD (Se) (6)4 Zip Code Zip Code City State State City A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning day of regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore CASE NO. 07 - 007 - A Reviewed By (Date Estimated Posting Date - ON THE METER 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	13 Glass	house Garth	
	Address	$\omega_{\mathcal{D}}$	21236
	City	State	Zip Code
That based upon personal knowledge, the folio	owing are the facts upo	n which I/we base the requi	est for an Administrative

Variance at the above address (indicate hardship or practical difficulty):

The existing end of group town home was constructed approx 18' away from the near property line. Enclosed improvements or additions need to be 30' away from the rear property line, so there is no space for improvements or additions in the near of the existing have.

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 7, June	Signature In Inge
Wayne Magen Name - Type or Print	Sandua Khiegen Name - Type or Print
	` `
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:	
of Maryland, in and for the County aforesaid, personally appears	before me, a Notary Public of the State
the Affiant(s) herein, personally known or satisfactorily identified	Sindra & Krueger
AS WITNESS my hand and Notarial Seal	
New York and the state of the s	Janu Derye Mygatt
Notary	Muone

My Commission Expires

REV 10/25/01



CASE NO.

REV 10/25/01

## Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	13	Glasshouse	Garth	
		esently zoned _	<del></del>	

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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. Legal Owner(s): Contract Purchaser/Lessee: rieger bune Name - Type or Print Signature Signature r, eder andra Telephone No. Name - Twee or Print **Address** Signature Zip Code City State 1955 house Attorney For Petitioner: Telephone No. Address 10/41/ Zip Code City State Name - Type or Print Representative to be Contacted: Signature Name Company Address Telephone No. Telephone No. Address Zip Code Zip Code State State City A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning this day of regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore

Reviewed By

**Estimated Posting Date** 

...... UN PILLING

# Affidavit in Support of Administrative Variance

That the Affiant(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.

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	City .	State		Zip Code
That based upon personal knowledge, the follow Variance at the above address (indicate hardship	o or practical difficulty):			
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So there is no space	e for impr	we ments or ad	lditions ir	the re
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That the Affiant(s) acknowledge(s) that if a fo advertising fee and may be required to provide a	rmal demand is filed, additional information.	Affiant(s) will be req	uired to pay a n	eposting and
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Name - Type or Print	Name	- Type or Print		
STATE OF MARYLAND, COUNTY OF BALTIM	ORE, to wit:			,
I HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, per	sonally appeared	_, <u>200 6</u> , before m	e, a Notary Publi	c of the State
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the Affiant(s) herein, personally known or satisfa	ctorily identified to me	as such Affiant(s).	•	
AS WITNESS my hand and Notarial Seal				
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## ZONING DESCRIPTION FOR 13 Glasshouse Garth

Beginning at the point on the South side of Glasshouse Garth which is

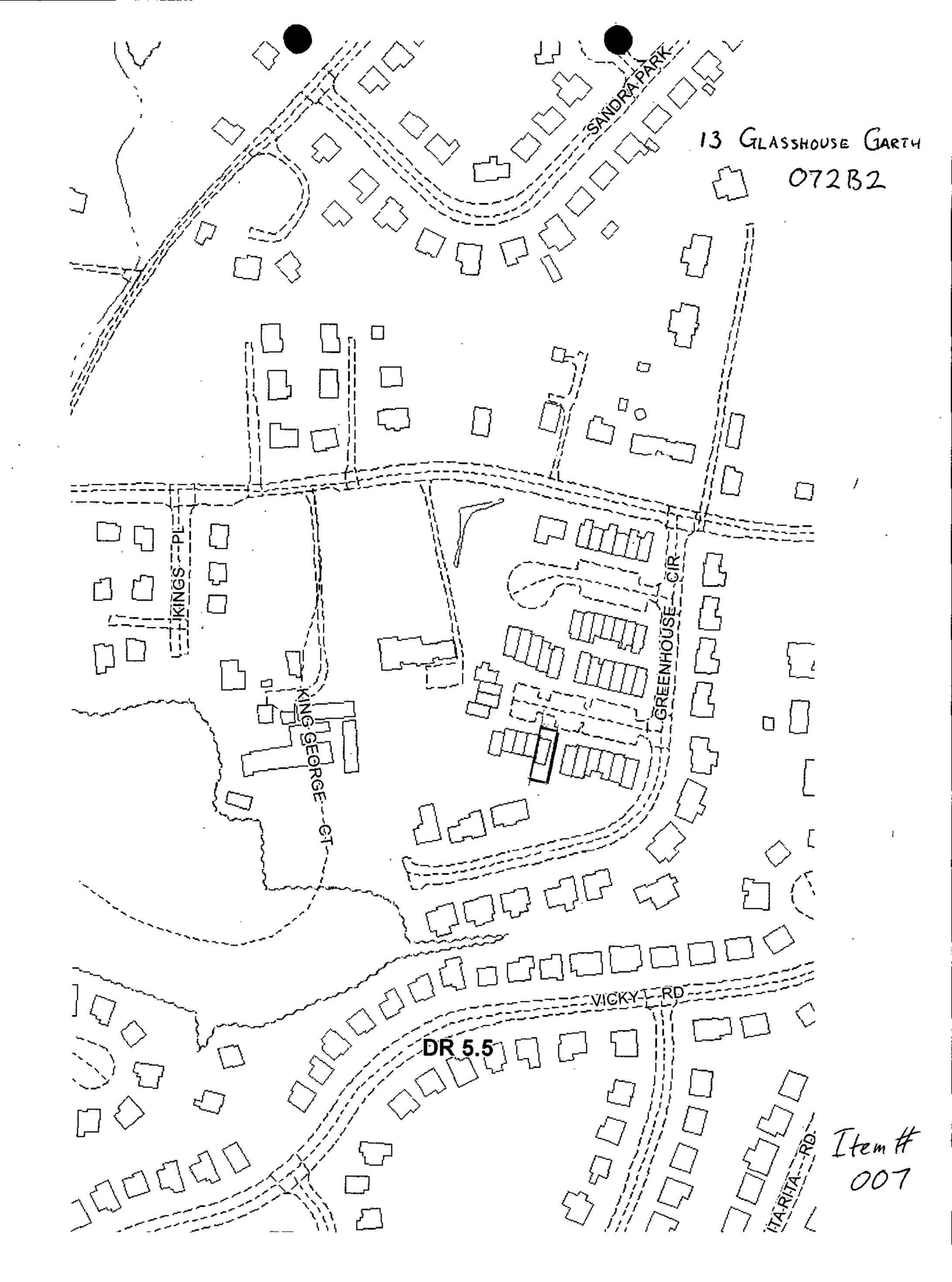
feet wide at the distance of feet west of the centerline of the nearest

improved intersecting street Greenhouse Circle which is 30 feet wide.

Being Lot # 39, Block B in the subdivision of Arbour Green as recorded in the Baltimore County Plat Book # 54, Folio # 121, containing 2,179 sq.

feet. Also known as 13 Glasshouse Garth and located in the 11th Election District, 5th Councilmanic District.

Item #007



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#### **NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #07-007-A

13 Glasshouse Garth

Southside of Glasshouse Garth, 180 feet +/- west of centerline of Greenhouse Circle

11th Election District — 5th Councilmanic District Legal Owner(s): Wayne & Sandra Krieger

Variance: to permit a proposed addition (sunroom) with a window-to-property line setback of 5 feet (rear) and 9 feet (side), respectively, in lieu of the minimum required 15 feet (for both), and to permit a private yard space of 312 square feet in lieu of the minimum required 500 square feet, and to amend the Final Development Plan for Arbour Green, Lot 39.

Hearing: Monday, October 23, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. 10/024 Oct. 5 11634

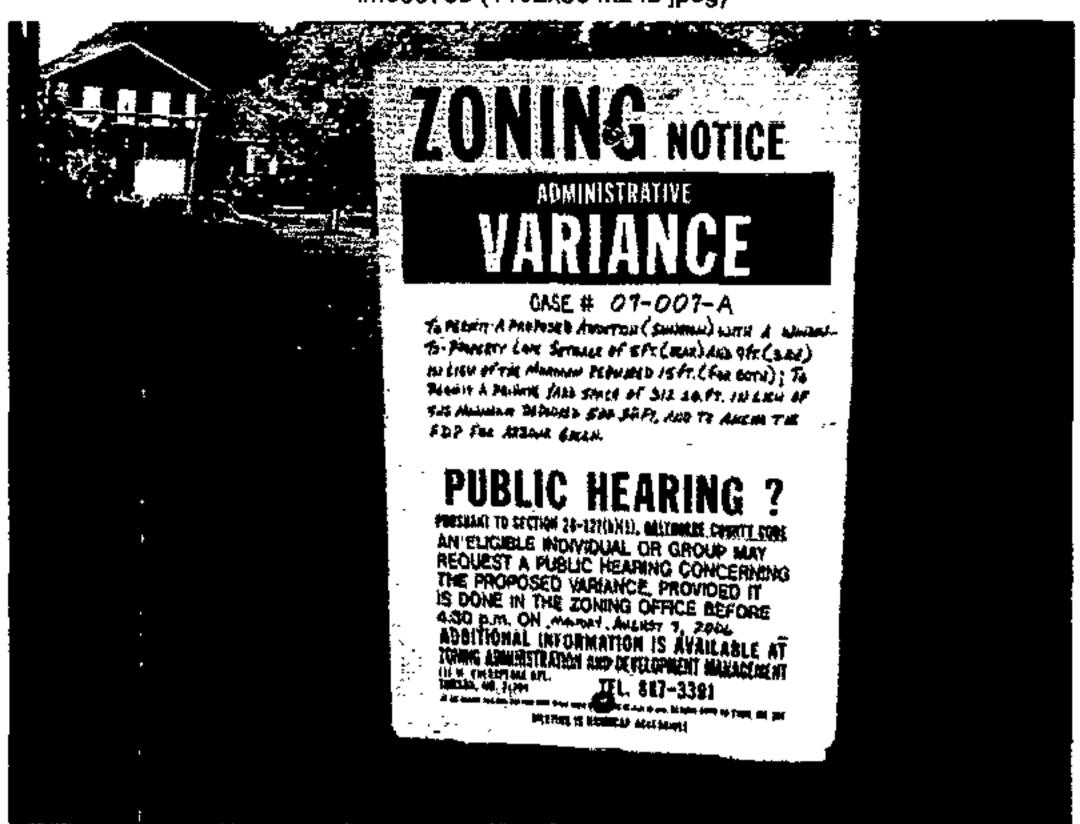
## CERTIFICATE OF PUBLICATION

10/5/
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County Md
once in each ofsuccessive weeks, the first publication appearing on
The Jeffersonian
☐ Arbutus Times
Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkings
LEGAL ADVERTISING

## CERTIFICATE OF POSTING

	RE: Case No: 07-007-A
	Petitioner/Developer: WAYNE!
	SANDRA KRIEGER
	Date Of Hearing/Closing: \$/7/06
Baltimore County Department of Permits and Development Mana County Office Building, Room 111 West Chesapeake Avenue	igement
Attention:	
Ladies and Gentlemen:	
Lacito and Contionion.	
·	e penalties of perjury that the necessary
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	·
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:	(Signature of sign Poster and Date)
	<u>Martin Ogle</u> Sign Poster
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## CERTIFICATE OF POSTING

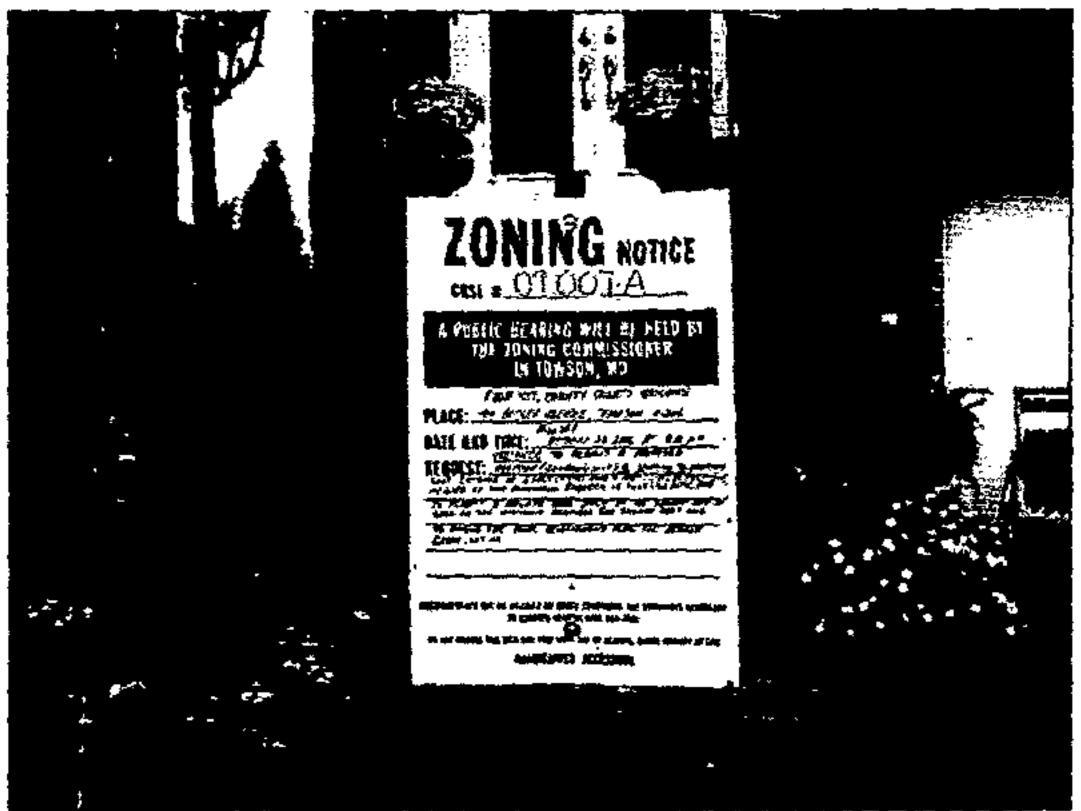
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	Petitioner:
	Date of Hearing/ Glosing Date 10/23/06
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	TEF PAdel Fe  (Printed Name of Sign Poster)
	Balto. Co. Code Enforcement  (Street Address of Sign Bester)
	(Street Address of Sign Poster)
	Towson, MD 21204
	(City, State, Zip Code of Sign Poster)

Revised 3/1/01 - SCJ

## CERTIFICATE OF POSTING

	RE: Case No: 07-007-A
	Petitioner/Developer: WHYNE  8 SANDRA KRIEGER
	& SANDRA KRIEGER
	Date Of Hearing/Closing: 19/23/06
Baltimore County Department of Permits and Development Manag County Office Building, Room 1 111 West Chesapeake Avenue	gement
Attention:	
Ladies and Gentlemen:	
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	Martin Ogle
	Sign Poster
	16 Salix Court
	Address
	Balto. Md 21220
	(443-629 3411)
	<del></del>

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moutingle 10/7/06

TO: PATUXENT PUBLISHING COMPANY

Thursday, October 5, 2006 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple Permits & Development Management 111 West Chesapeake Avenue Towson, MD 21204 410-887-3353

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CASE NUMBER: 07-007-A

13 Glasshouse Garth

Southside of Glasshouse Garth, 180 feet +/- west of centerline of Greenhouse Circle

11th Election District ~ 5th Councilmanic District

Legal Owners: Wayne & Sandra Krieger

<u>Variance</u> to permit a proposed addition (sunroom) with a window-to-property line setback of 5 feet (rear) and 9 feet (side), respectively, in lieu of the minimum required 15 feet (for both), and to permit a private yard space of 312 square feet in lieu of the minimum required 500 square feet, and to amend the Final Development Plan for Arbour Green, Lot 39.

Hearing: Monday, October 23, 2006 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Ayenue, Towson 21204

WILLIAM J. WISEMAN III ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

# Department of Permits and Development Management

Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

September 13, 2006

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Timothy Kotroco

Director

TK:klm

C: Wayne & Sandra Krieger, 13 Glasshouse Garth, Nottingham 21236 Jeffrey Hoilman, 221 Gateway Drive, Bel Air 21014

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 7, 2006.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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



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

Dave please Make signi for these cases.

Thanks

September 13, 2006

Knoter

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## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 007 -A Address 13 Glasshouse Gauth
Contact Person: David Duval Planner, Please Print Your Name Phone Number: 410-887-3391
Filing Date: 7/12/06 Posting Date: 7/23 Closing Date: 8/7
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. <u>DEADLINE:</u> 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.
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 07- 007 -A Address 13 Glasshouse Garth
Petitioner's Name Wayne + Sandra Krieger Telephone 410 248 0337
Posting Date: 7/23/06 Closing Date: 8/1/06
Wording for Sign: To Permit a proposed addition (sunroom) with a window-to-property line setback of 5 H (rear) and 9 H (side) in lieu of the minimum required 15 H (for both).
to permit a private yard space of 312 sq ft in lieu of the minimum required 500 sq f
and to amend the FDP for Arbour Green
WCR - Revised 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: 07-007-A
Petitioner: Wayne & Sandra Krieger
Address or Location: 13 Glasshove Garth No Hingham 21236
PLEASE FORWARD ADVERTISING BILL TO: Name: Joe Tunney - American Design and Build
Address: 221 Gateway DR.
13el Air, mo 21014
•



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and
Development Management

Wayne Krieger Sandra Krieger 13 Glasshouse Garth Nottingham, MD 21236

Dear Mr. and Mrs. Krieger:

RE: Case Number: 07-007-A, 13 Glasshouse Garth

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

W. Carl Richards, Jr.

Supervisor, Zoning Review

U. Callibal)

WCR:amf

Enclosures

c: People's Counsel

Jeffrey Hoilman 221 Gateway Drive Bel Air 21014



Baltimore County
Fire Department

Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 20,2006

ATTENTION: Zoning Review Planners

Distribution Meet:ny Of: July 24, 2006

Item Number(s): 0(1 through 011

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

## BALTIMORE COUNTY, MARYLAND

## INTEROFFICE CORRESPONDENCE

TO:

in othy M. Kotroco, Director

**DATE:** July 26, 2006

Dej artment of Permits & Development

∏a ιagement

FROM:

Dei nis A. Kennedy, Supervisor

Hur eau of Development Plans Review

**SUBJECT:** 

Toring Advisory Committee Meeting

For July 24, 2006

Her i Nos. 002, 003, 004, 005, 006, 007, 008, 009, 010, and 011

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have to comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS -07252006.doc

## BALTIMORE COUNTY, MARYLAND

#### Inter-Office Memorandum

DATE:

September 7, 2006

TO:

Kristen Matthews

Dept. of Permits & Development Mgmt.

FROM:

Patricia Zook, Secretary to

John V. Murphy, Deputy Zoning Commissioner

RE:

Petition for Administrative Variance – 8/07/06 Closing Date

Case No. 07-007-A Wayne & Sandra Krieger (13 Glasshouse Garth)

After a review of the above-captioned case file, Jack Murphy has requested that this case be set in for a public hearing. We are returning the file to you for further processing, i.e., notifying the petitioner, posting of hearing notices, etc. Per Jack, the County is to post and advertise the hearing.

Thank you for your attention and cooperation in this matter.

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** August 17, 2006

RECEIVED

AUG 2 5 2006
ZONING COMMISSIONER

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

13 Glasshouse Garth

INFORMATION:

Item Number:

7-007

Petitioner:

Wayne Krieger

Zoning:

DR 5.5

Requested Action:

Administrative Variance

#### **SUMMARY OF RECOMMENDATIONS:**

Upon field inspection and review of the petition materials, it is evident that the proposed sunroom addition would be the first of its kind in the immediate community of Arbor Green. The majority of town homes within the Arbor Green subdivision have rear projection decks.

The Office of Planning is concerned as the proposed addition will have a significant impact on adjacent neighbors and may cause the loss of light, air, and cause overall constraints on adjacent dwellings. As such, this Office respectfully requests that the petitions request be <u>denied</u>.

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

Prepared by:

**Division Chief:** 

AFK/LL: C



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

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

Maryland Department of Transportation

Date: 7.21.06

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

RE:

**Baltimore County** 

Item No. 207

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. Lulh

Engineering Access Permits Division



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

September 13, 2006

Wayne Krieger Sandy Krieger 13 Glasshouse Garth Nottingham, MD 21236

Dear Mr. & Mrs. Krieger:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 07-007-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded at the request of the Deputy Zoning Commissioner.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign will be reposted with the hearing information which will be handled by this office.

The property will be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and this office will handle the bill directly thru Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact David Duvall at 410-887-3391.

Very truly yours,

W. Carl Richal D.

W. Carl Richards, Jr. Supervisor

Zoning Review

WCR:klm

C: Jeffery Hoilman, 221 Gateway Drive, Bel Air 21014



JAMES T. SMITH, JR. County Executive

August 29, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

WAYNE AND SANDRA KRIEGER 13 GLASSHOUSE GARTH NOTTINGHAM MD 21236

Re: Petition for Administrative Variance

Case No. 07-007-A

Property: 13 Glasshouse Garth

Dear Mr. and Mrs. Krieger:

Your request for Administrative Variance has been given to me for review. Upon my review of your file, it came to my attention that the Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning is opposed to your request. I am enclosing a copy of this ZAC comment for your review.

I suggest that you call Kevin Gambrill at 410-887-3480 to determine if you can come to an agreement on this request.

Please write to me at your earliest convenience if you are able to work something out with Mr. Gambrill to modify your plan and request for variance. If not, I will schedule a public hearing on this matter.

Thank you for your attention and cooperation in this matter.

Very truly yours,

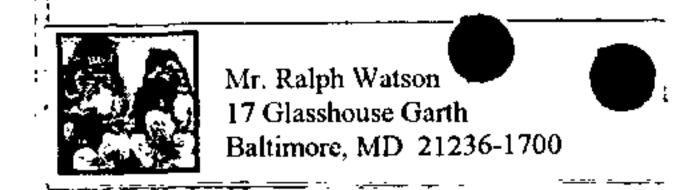
John V. Murphy

Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Kevin Gambrill, Office of Planning Jeffrey Heilman, 221 Gateway Drive, Bel Air MD 21014



ZONINO Administration July 27", 2006 AND EVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVE. TOWSON, Md. 21204

DEAR SIR; IN MY LETTER OF JULY 26TH I FAILED TO REGUEST A HEARING ON THE ZONING VARIENCE AT REDR OF 13 GLASSHOUSE GARTH BALTIMORE, Md. 21236.

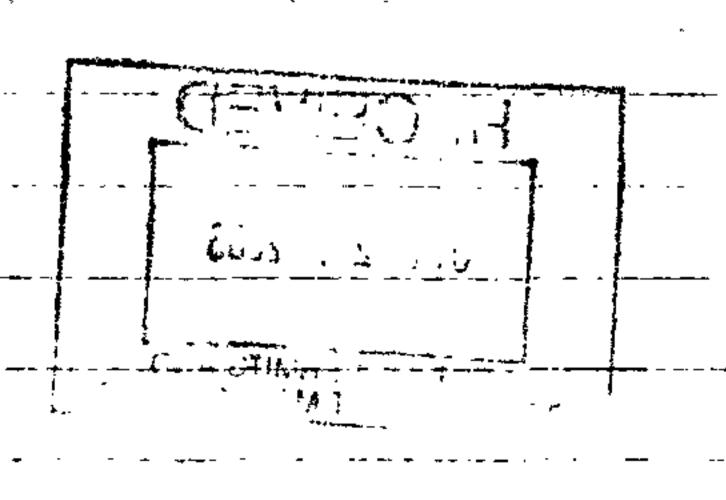
TAM NOW REGUESTINDAHEARIND ON THE ABOVE SUBJECT MATTER. THANK YOU.

RESPECTEURLY YOURS
Raph A. Materia
RARPH G. WITSON

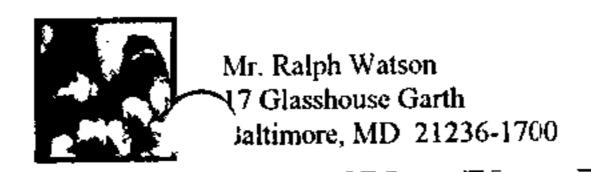
17 GLASSHOUSE GARTH

BARTIMONE, Md. 21236

TELE. 410-529-8650

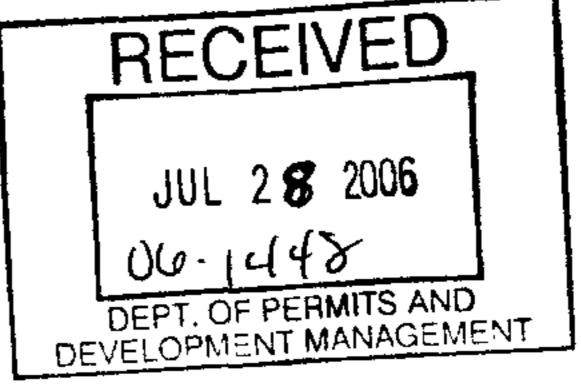


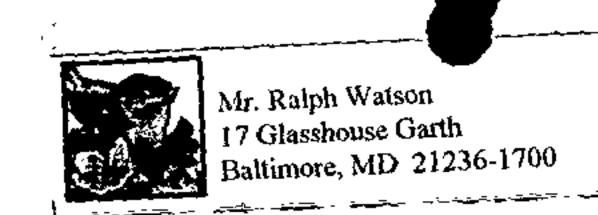
Spoke to mrs. Water, lefter is being verito to almos hearing request-



107-007-A July 66,06

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TOWSON, Md. 2.1204  DEAR SIR;  I OPPOSE THE ZONING VARIANCE AT  13 GLASSHOUSE GARTH. BASTO. Md. 2123
TOWSON, Md. 2.1204  PEAR SIR;  I OPPOSE THE TONING VARIANCE AT  13 GLASSHOUSE GARTH-BALTUMALZIZE  ON THE GROUNDS THAT IT WILL BLOCK
PEAR SIR; I OPPOSE THE ZONING VARIANCE AT 13 GLASSHOUSE GARTH-BASTON MILZIZZ ON THE GROUNDS THAT IT WILL block
I OPPOSE THE TONING VARIANCE AT  13 GLASSHOUSE GARTH-BAKTO. M. 2123  ON THE GROUNDS THAT IT WILL block
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MENT SUE NEIDUKAD WOOD
- MANURYOU.
RESPECTFULLY YOURS
owner Raph H. Watson
310-529-8650
<u> </u>
V0616





Filet FSA 8/2106

ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 11/ W. CHESAPEAKE LUE. TOWSON, Md. 21204

DEAR SIR;

I have dicided NOT TO OPPOSE THE ZONING

VARIENCE OF 13 GLASSHOUSE GARTH AND ALSO WISH

TO WITHDRAW MY REQUEST FORD HEARING ON THE

MATTER. THANK YOU,

RESPECTFULLY YOURS

Rafoh H. Watson TELE. 410-529-865-911

RECEIVED

AUG - 1 2006

DEPT OF PERMITS

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

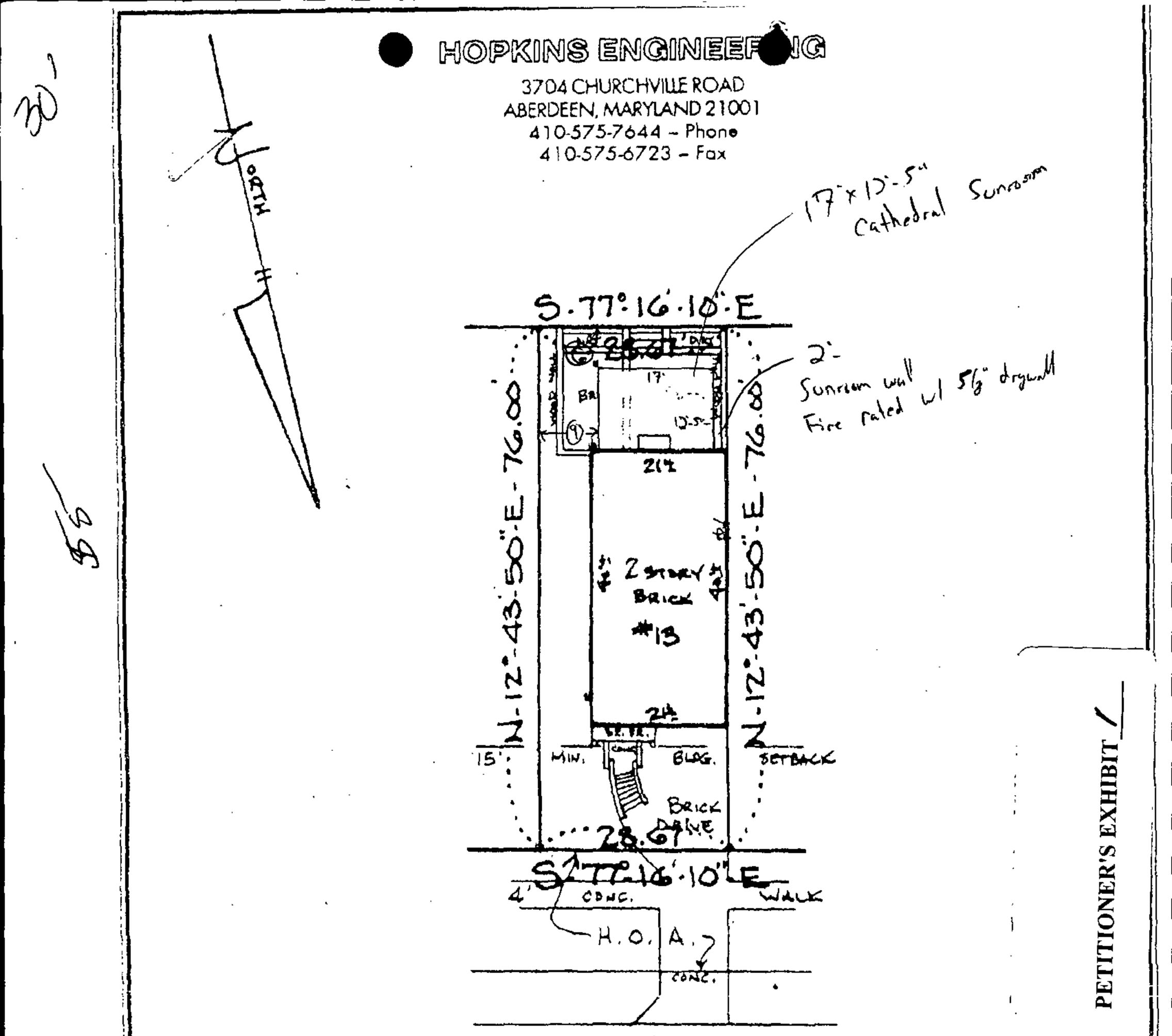
REC

PLEASE F	PRINT	CLEARL	Y
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CASE NAME	
CASE NUMBER_	
DATE	

## PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
VAYNE + SANDRA KRIEGER Jeff Hoilman	13 GLASSHAUSE GARTH	BALTO. MD. 2436	SKRIEGS @COMCAST.NET JH. Imm@ ADBuild.com
Jeff Hoilman	221 Fateur DR.	Bel Rig MD 21014	JHodman@ ADBuild. con
ARNOW JAKON	210 MURANUN) NIL	21204	
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# GLASSHOUSE GARTH

### LOCATION DRAWING

ADDRESS: 13 GLASSHOUSE GARTH COUNTY/OF BALTIMOREE COUNTY, MO. PLUBOOK: E.H.K. JR. No. 54 FOLG: 121 DEED ES: LISER: 11353 FOLION 274

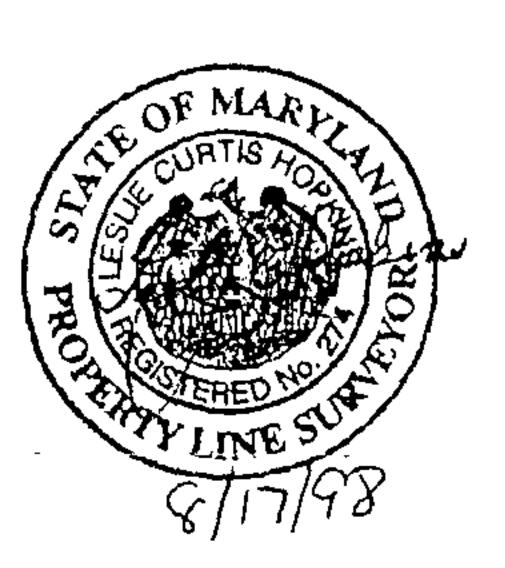
SUBOY, NAME: PLAT 3 & RESUMBONISION OF PRATS OF PLATS 142 EHKTE. NO. BOTOUR 71,72, ARBOUR GREEN"

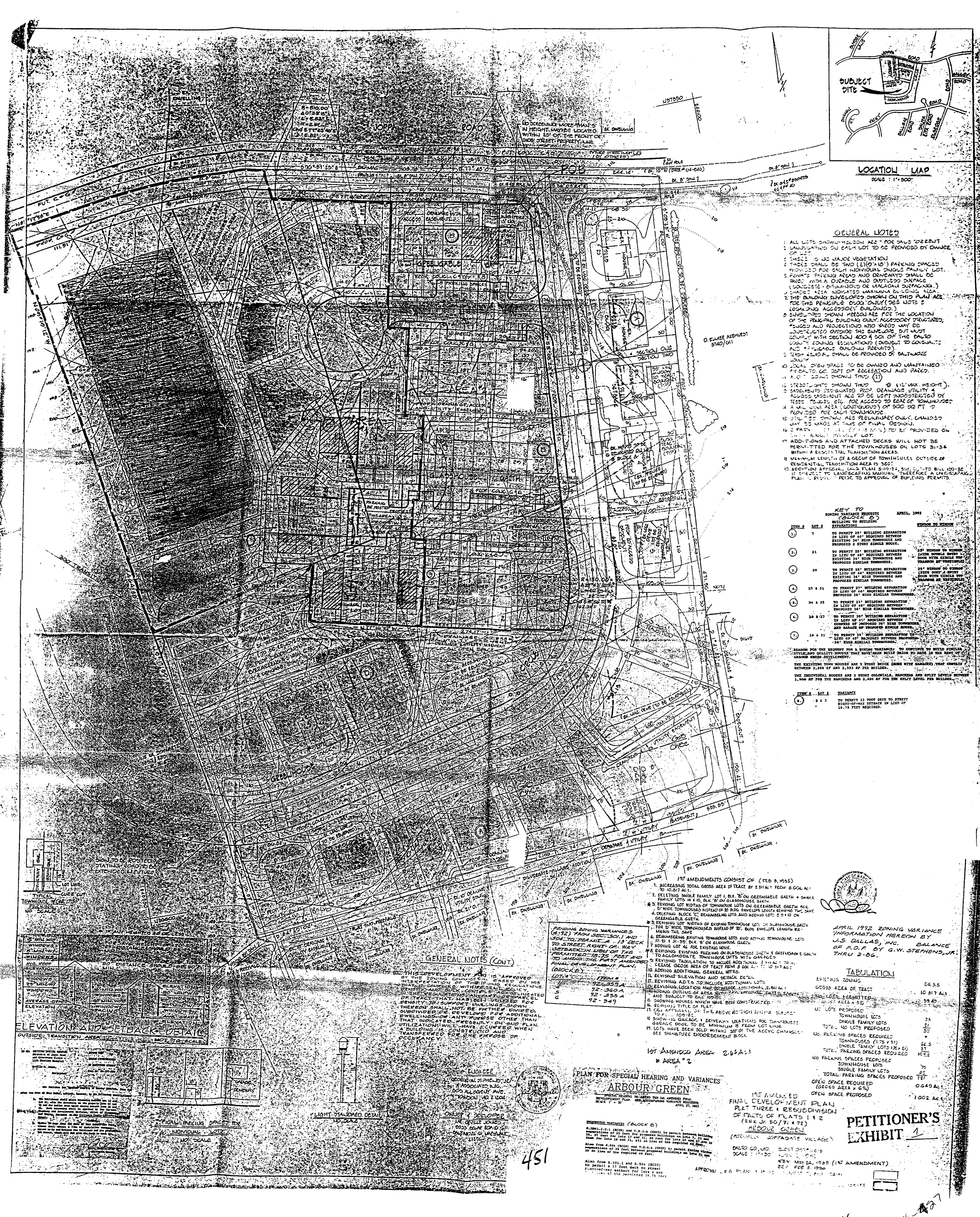
LOT: 37 . . BLOCK: . . . . SECTION: . ROODZONE: "C"

SCALE: 1" = 20'.

NOTES:

- 1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
  2) THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING
- OR FUTURE IMPROVEMENTS.
- THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
- THE OFFSET DIMENSIONS TO THE APPARENT PROPERTY LINES SHOWN HEREON REFLECT AN ACCURACY OF  $\pm \perp \perp \perp$





- N

September 20, 2006

John V. Murphy Deputy Zoning Commissioner 401 Bosley Avenue Towson, Maryland 21204

Re:

13 Glasshouse Garth

Nottingham, Maryland 21236

Dear Mr. Murphy:

Please be advised that I live at 15 Glasshouse Garth, Nottingham, Maryland 21236 which is the property that is immediately adjacent to the property owned by Wayne and Sandra Krieger at 13 Glasshouse Garth, Nottingham, Maryland 21236.

Please be further advised that we are completely familiar with the plans for the addition to their home and we have no objection to such plans. We urge you to approve said plans immediately as they cause no detrimental effect to the neighborhood.

Very truly yours,

Russell W. Odea

15 Glasshouse Garth

Nottingham, Maryland 21236

September 20, 2006

John V. Murphy
Deputy Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

Re:

13 Glasshouse Garth

Nottingham, Maryland 21236

Dear Mr. Murphy:

Please be advised that I live at 11 Glasshouse Garth, Nottingham, Maryland 21236 which is the property that is immediately adjacent to the property owned by Wayne and Sandra Krieger at 13 Glasshouse Garth, Nottingham, Maryland 21236.

Please be further advised that we are completely familiar with the plans for the addition to their home and we have no objection to such plans. We urge you to approve said plans immediately as they cause no detrimental effect to the neighborhood.

Very truly yours,

Michael T. Garitty
11 Glasshouse Garth

Nottingham, Maryland 21236

Judith C. Garitty

1 V Chasshouse Garth

Nottingham, Maryland 21236

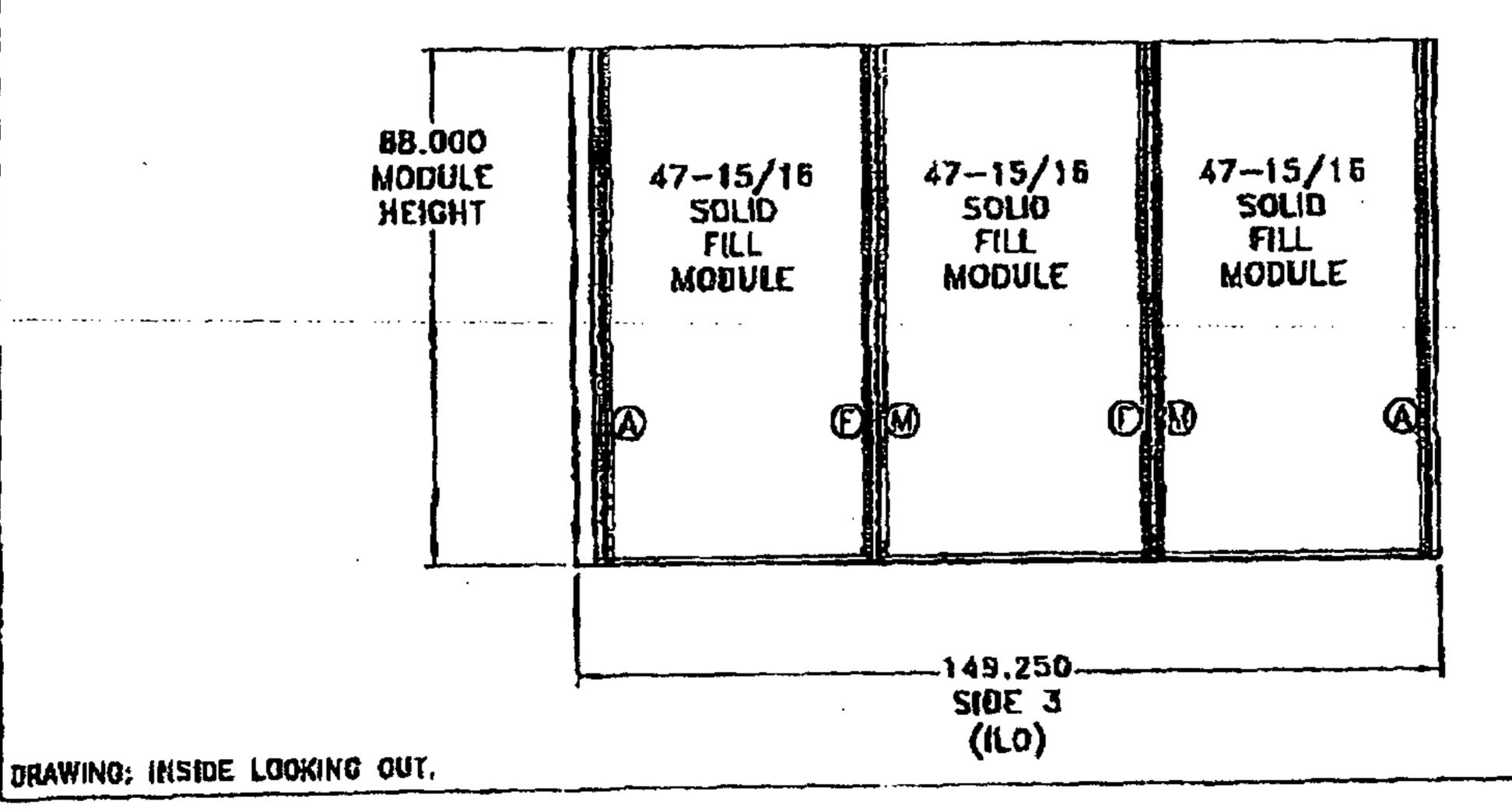
PETITIONER'S EXHIBIT 62

P.003/005

flesse indicate your appared of this design by eigning below THERMAL IND. INC. CONTRACT 04(0 CLE PHA

HEW 3200 PROFILES WIND LOAD: 90 SNOW LOAD: 30 AMERICAN DESIGN & BUILD / KRIEGER DREAMSPACE 3200 / CATHEDRAL 3 INCH 4-PLY ROOF

N#2851



06/06/2006 HCB

N#2851

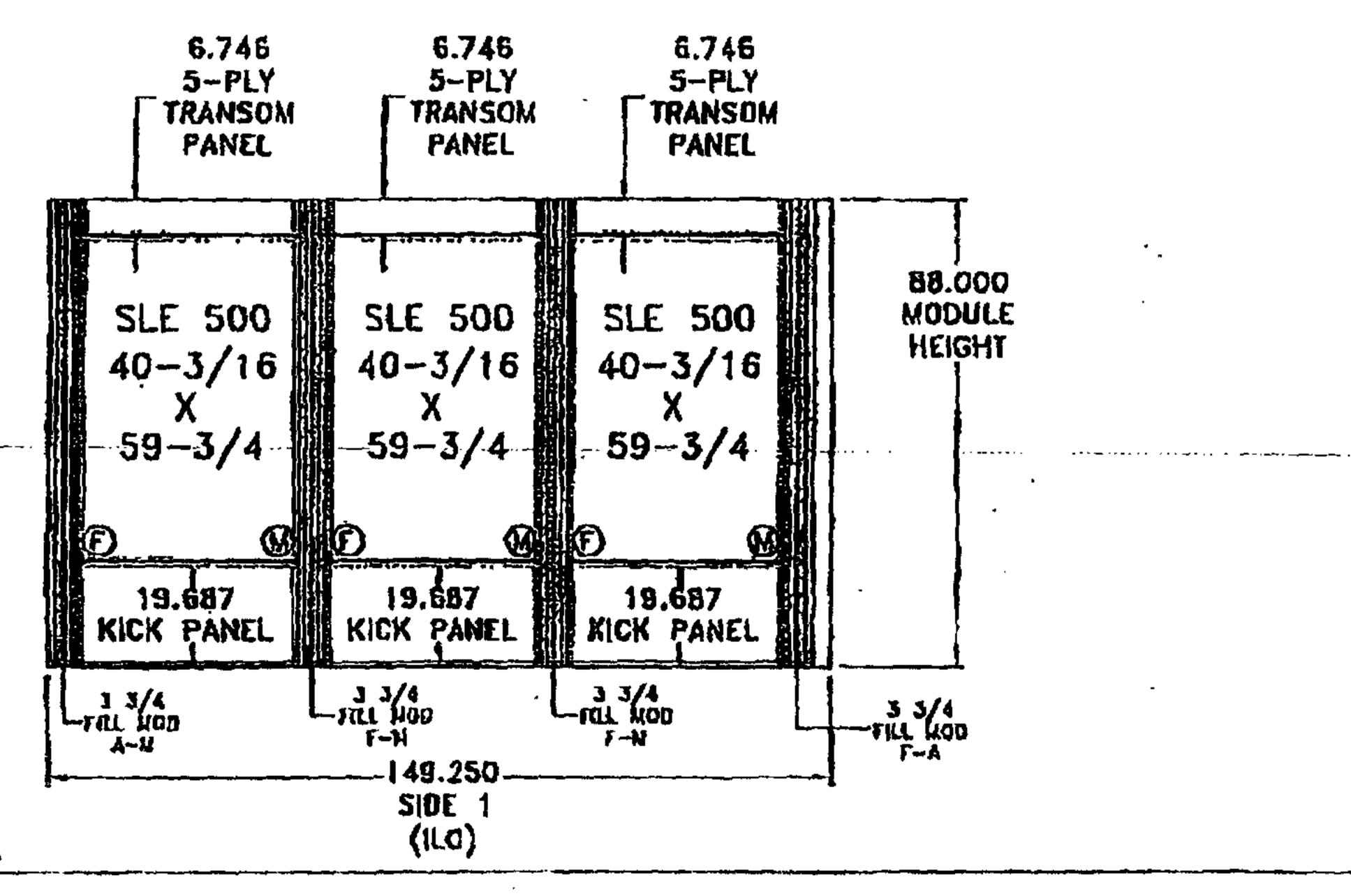
\* PRUM-

T-408 P.004/005 F-24

PRINT APPROVAL
Please indicate your approval
and this design by eligated value
and returning in:
THERMAL IND. INC.

AMERICAN DESIGN & BUILD / KRIEGER
DREAMSPACE 3200 / CATHEDRAL

3 INCH 4-PLY ROOF



PRAYING: INSIDE LOOKING OUT.

0 C

11-399

IN RE:

PETITION FOR RESIDENTIAL

ZONING VARIANCE

N/S Greengable Garth, 154 ft.

W of Greenhouse Circle 12 Greengable Garth 11th Election District 5th Councilmanic District

RECEIVED Moore, et al

MAY 4 1992

PLANNING & ZONING

FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 92-349-A

366

The Petitioners herein request a variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing deck with a 13 ft. street right-of-way setback, in lieu of the permitted 18.75 ft., and to amend the First Amended Final Development Plan for Arbour Green (Lot #6), as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, 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 as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, 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 Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

N-399

IN RE:

PETITION FOR ZONING VARIANCE

N/S Greengable Garth, 133 ft.

W of Greenhouse Circle 10 Greengable Garth 11th Election District

5th Councilmanic

♥ille M. Jones Petitioner

MAY 4 1492

PETITION FOR ZONING VARIANCE OFFICE OFN/S Greengable Garth, 25 ft.

PLANNING & ZONING Greenhouse Circle 11th Election District 5th Councilmanic

> Orville M. Jones Petitioner

IN RE:

PETITION FOR ZONING VARIANCE

N/S Greengable Garth, 112 ft.

W of Greenhouse Circle

8 Greengable Garth

11th Election District 5th Councilmanic

Orville M. Jones Petitioner

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 92-358-A

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 92-359-A

BEFORE THE.

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 92-360-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above matters come before the Zonang Commissioner as consolidated cases for three neighboring properties in the subdivision known as Arbour Green located in the Perry Hall section of Baltimore County.

The Petitioner/developer, Orville M. Jones, owns all three of the They are identified as lot No.1 (case No. 92-359-A), lot No. properties. 4 (case No. 92-360-A), and lot No. 5 (case No. 92-358-A).

PETITIONER'S EXHIBIT

IN RE:

PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - S/S Joppa Road, SW of its intersection w/Greenhouse Circle (Arbour Green Subdivision) 11th Election District

5th Councilmanic District

Orville Jones
Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE\_COUNTY

Case No. 92-427-SPHA

JULIVE

JUL 2 1992

PLANNING & ZONING

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing in which the Petitioner requests an amendment to the First Amended Final Development Plan of Arbour Green, and a Petition for Zoning Variance requesting relief from Section 1801.2.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and from Section V.B.3.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit between building separations of 25 feet for Lots 7, 21 and 39; 27 feet for Lots 17 and 31; 20 feet for Lots 10 and 17; and 35 feet for Lots 18 and 31, all in lieu of the required 40 feet for each; from Section 504 of the B.C.Z.R. and Section V.B.6 of the C.M.D.P. to permit facing window separations of 25 feet between buildings on Lots 21 and 39 in lieu of the required 40 feet; and from Sections 301.1 and 504 of the B.C.Z.R. to permit a deck to street right-of-way setback of 13 feet for Lots 2 and 3 in lieu of the required 18.75 feet, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Orville Jones who was represented by John B. Gontrum, Esquire. Appearing as Protestants in the matter were Michael and Debra Zink, adjoining property owners, who were represented by Anthony P. Palaigos, Esquire.

PETITIONER'S EXHIBIT 9

IN RE: PETITION FOR ADMIN. VARIANCE S/S of Glasshouse Garth, 128' W of the centerline of Green House Circle 11<sup>th</sup> Election District 5<sup>th</sup> Councilmanic District (13 Glasshouse Garth)

Wayne & Sandra Krieger Petitioners

- BEFORE THE
- DEPUTY ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- ( CASE NO. 99-528-A

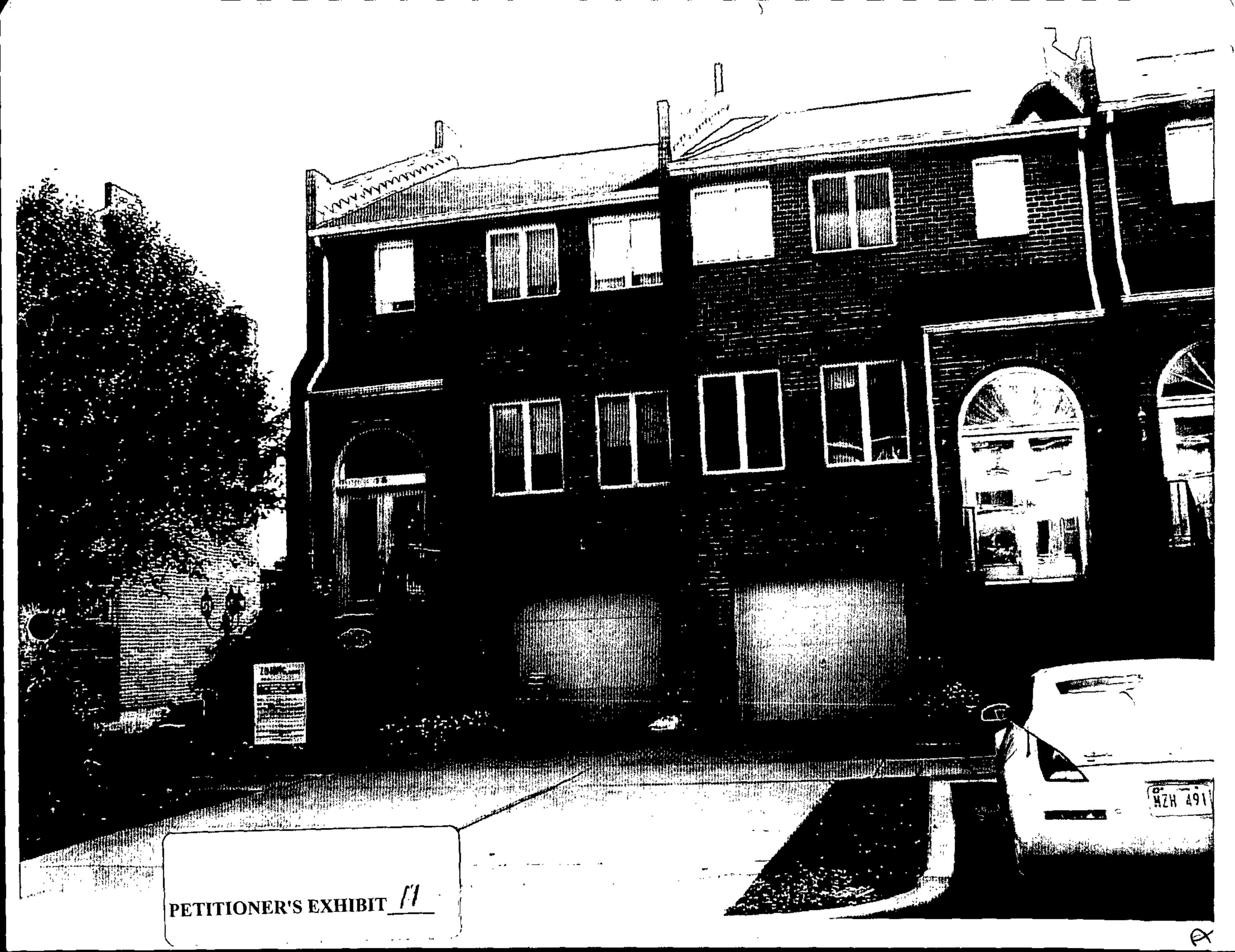
#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Wayne & Sandra Krieger, property owners, for that property known as 13 Glasshouse Garth in the Perry Hall area of Baltimore County. The Petitioners herein seek a variance from Sections 504 (V.B.6.b.) and 301.1 of the Baltimore County Zoning Regulations (BCZR), to permit a 3 ft. rear yard setback in lieu of the required 11.25 ft. for an open deck and to amend the last approved FDP of Arbour Green. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, 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 as required by Section 26-127 (b)(1) 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 Petitioners.

PETITIONER'S EXHIBIT /O





13. Elasshouse Garth Rear of home and proposed ared for the Sunroom.

Item #007



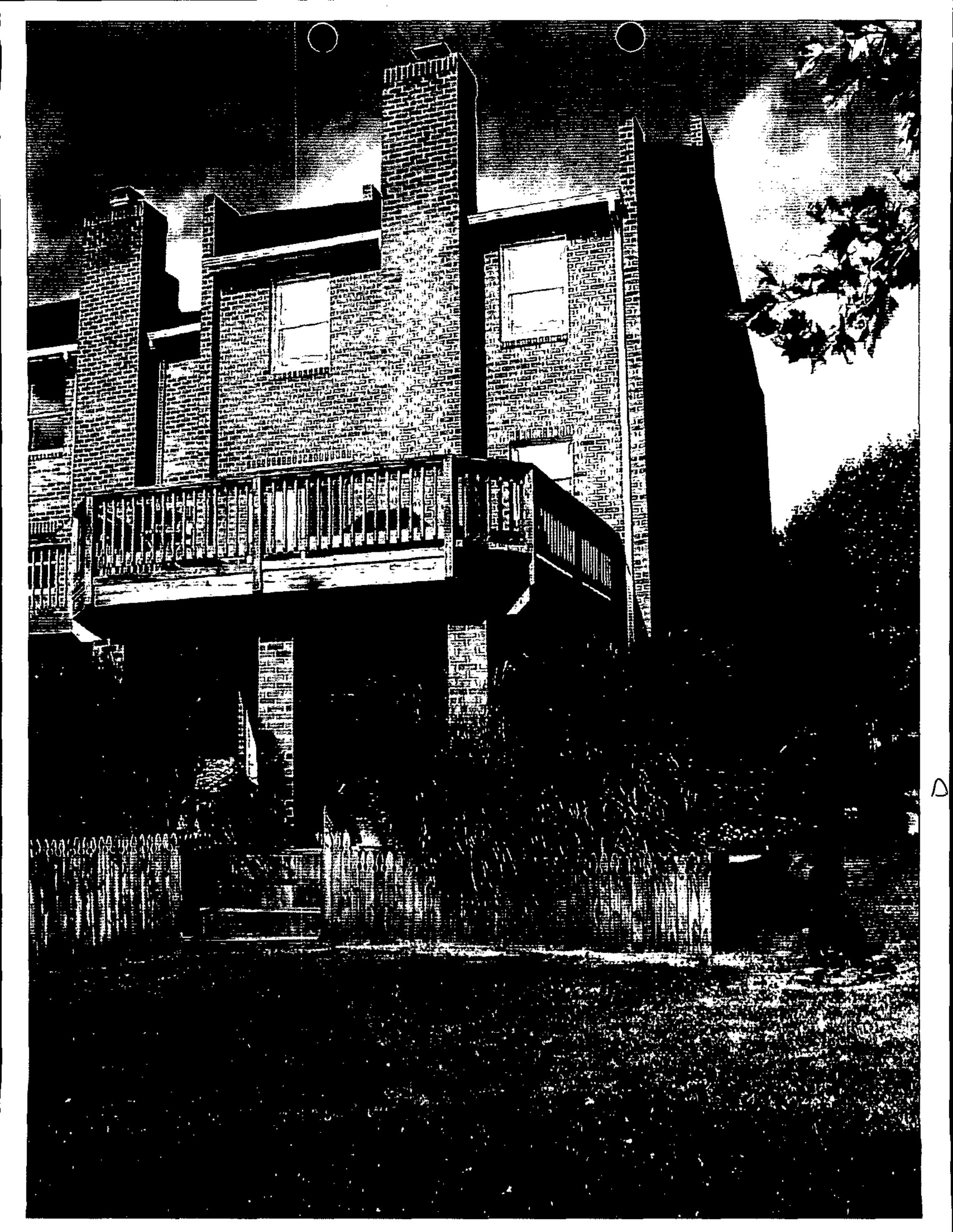
13 Glasshouse Garth Front of the ex home.

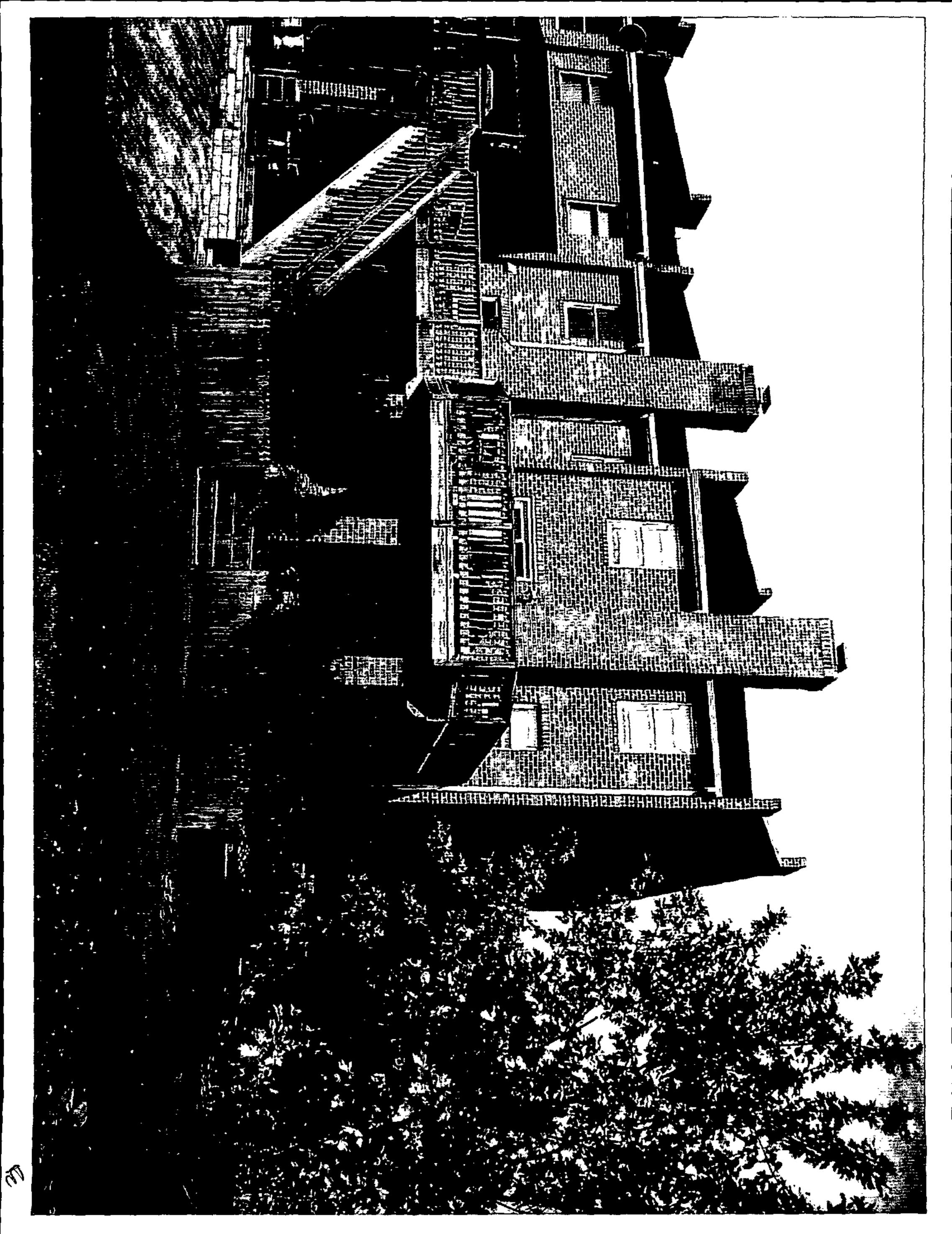
Item #007

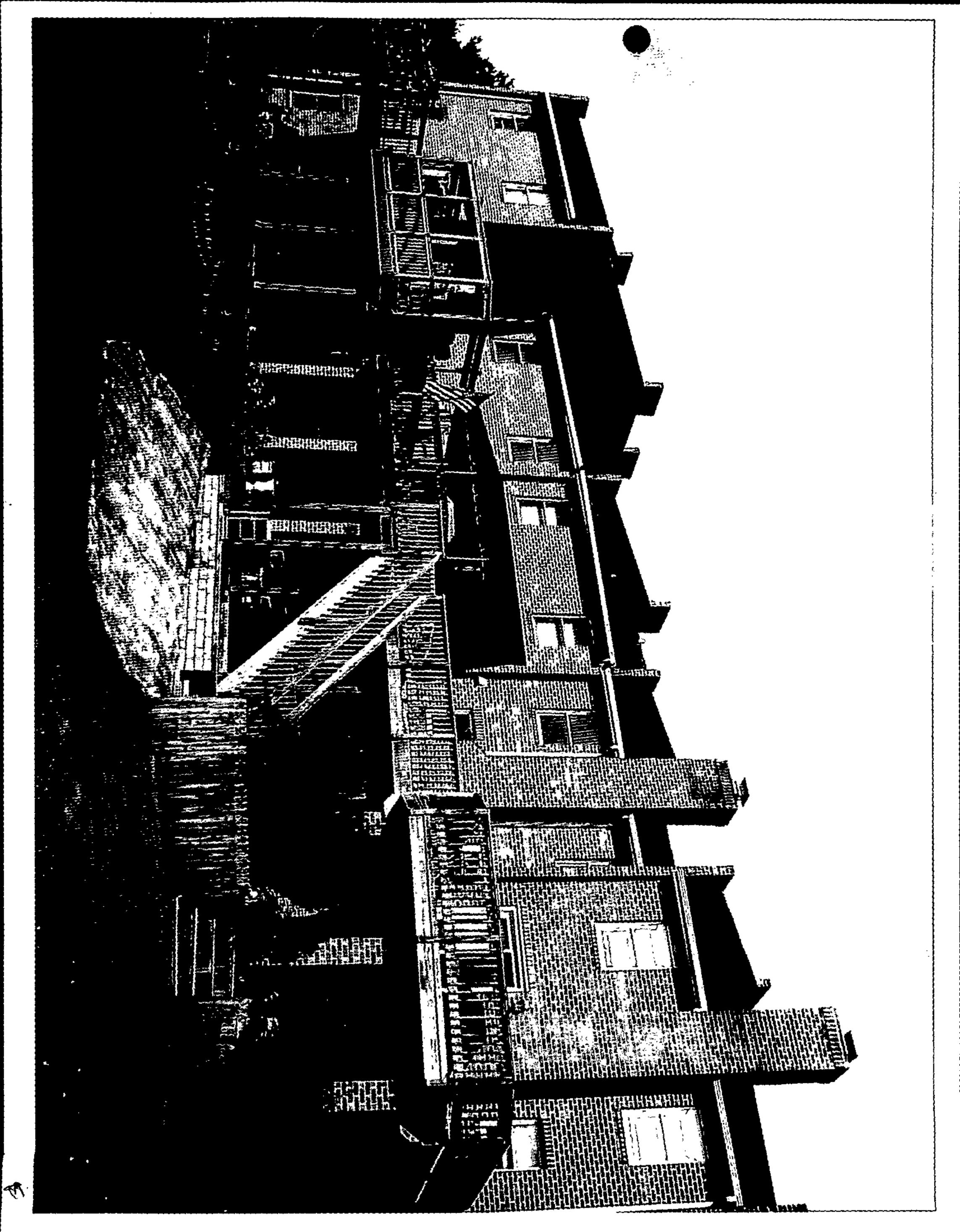
6/29/2006

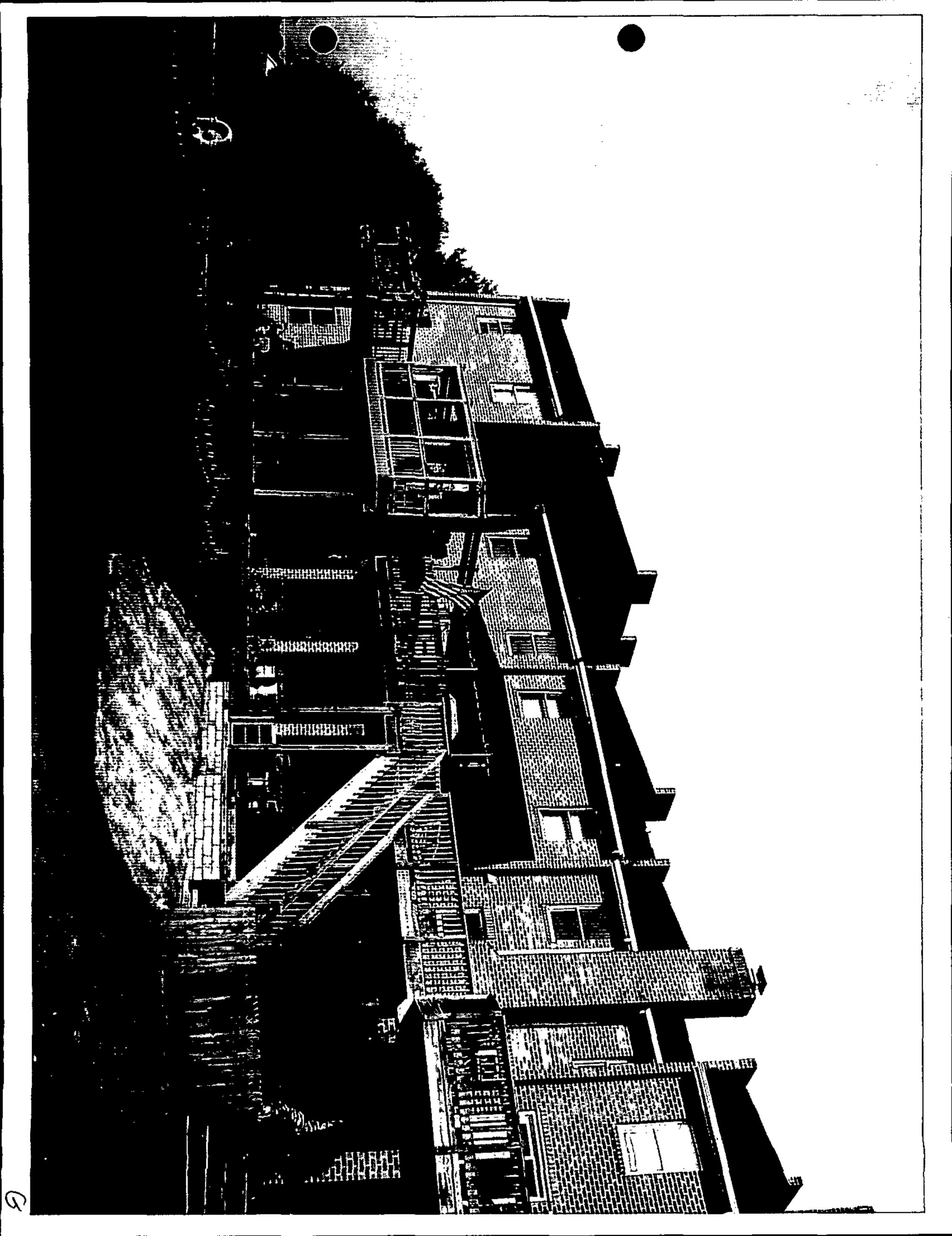




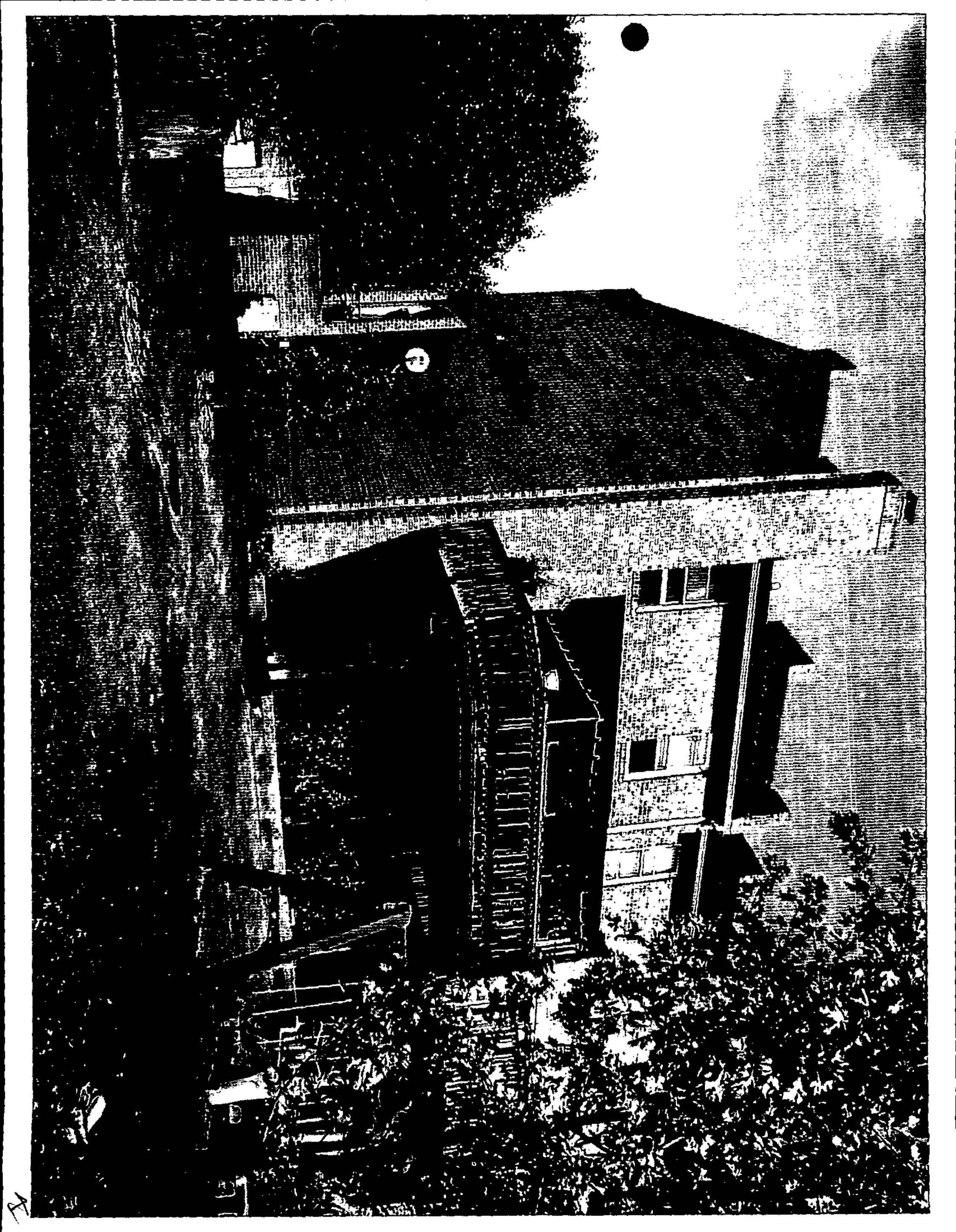


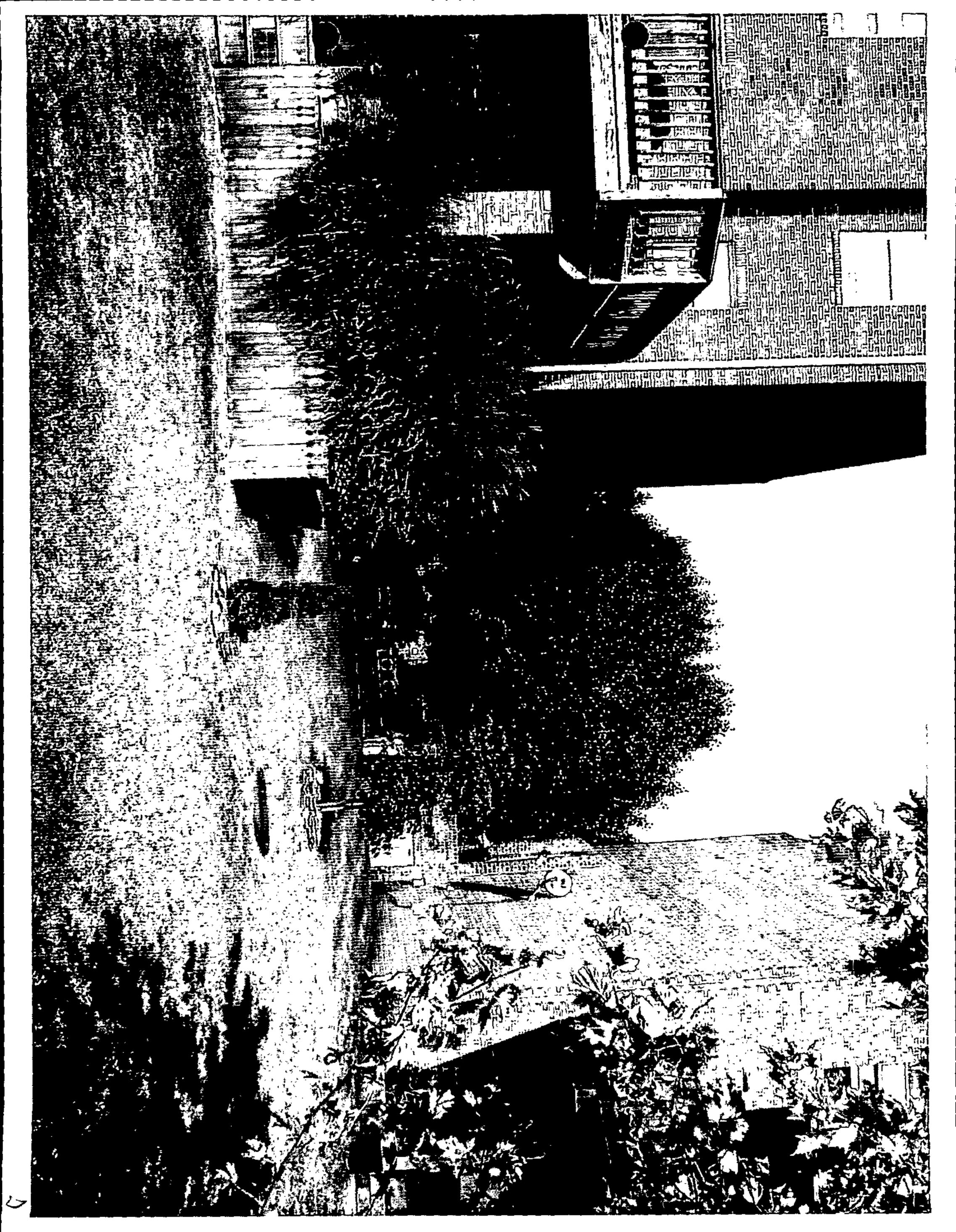




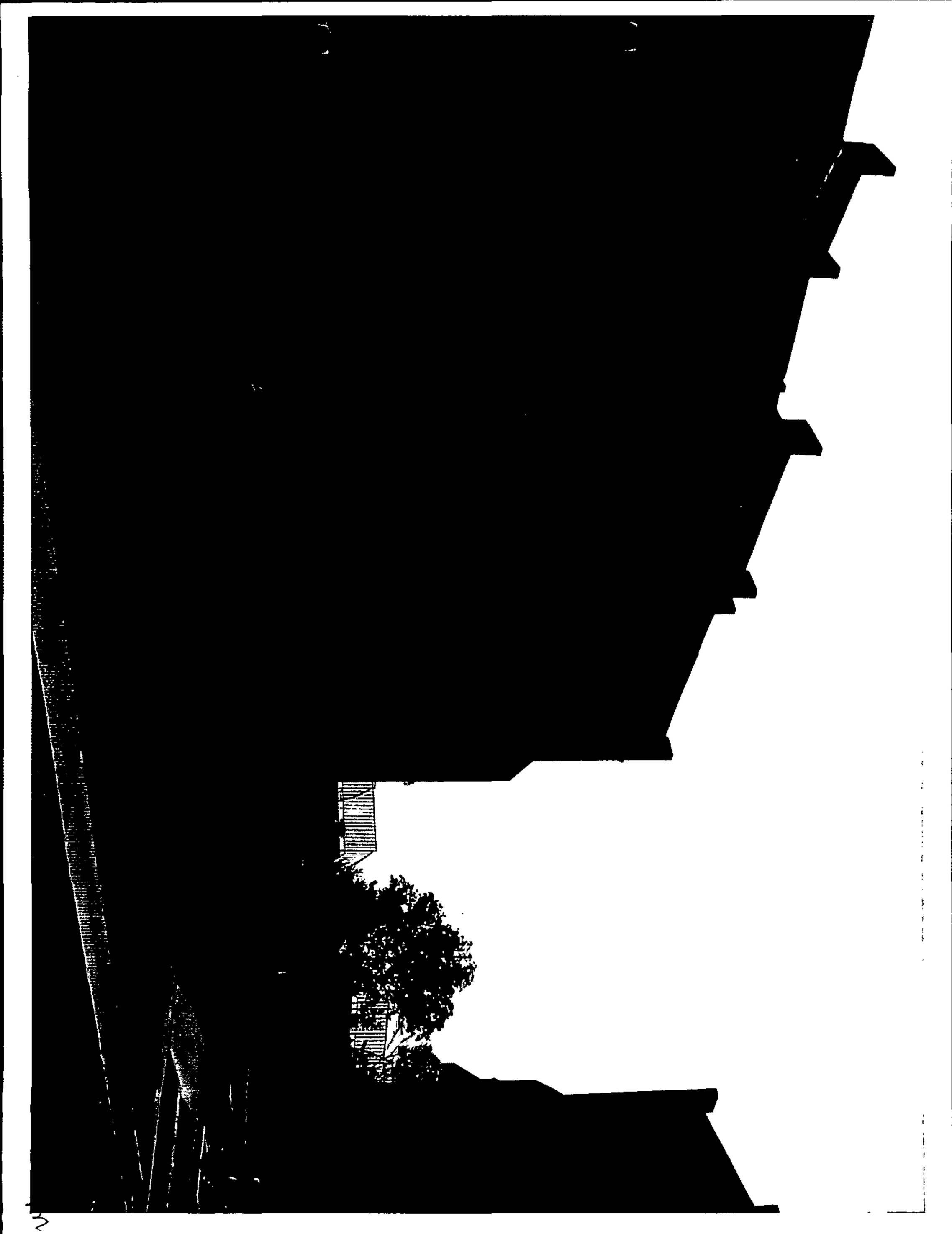


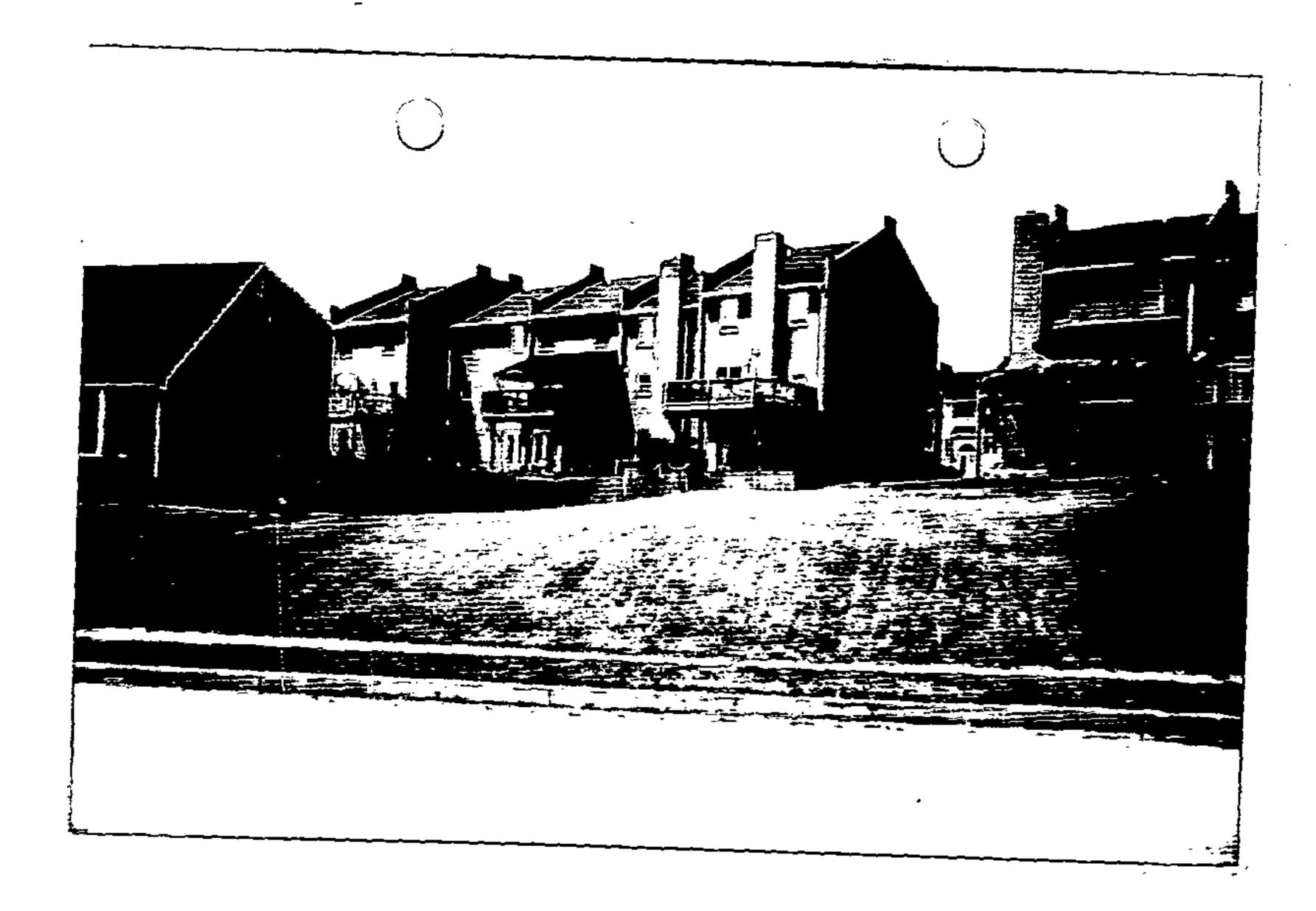




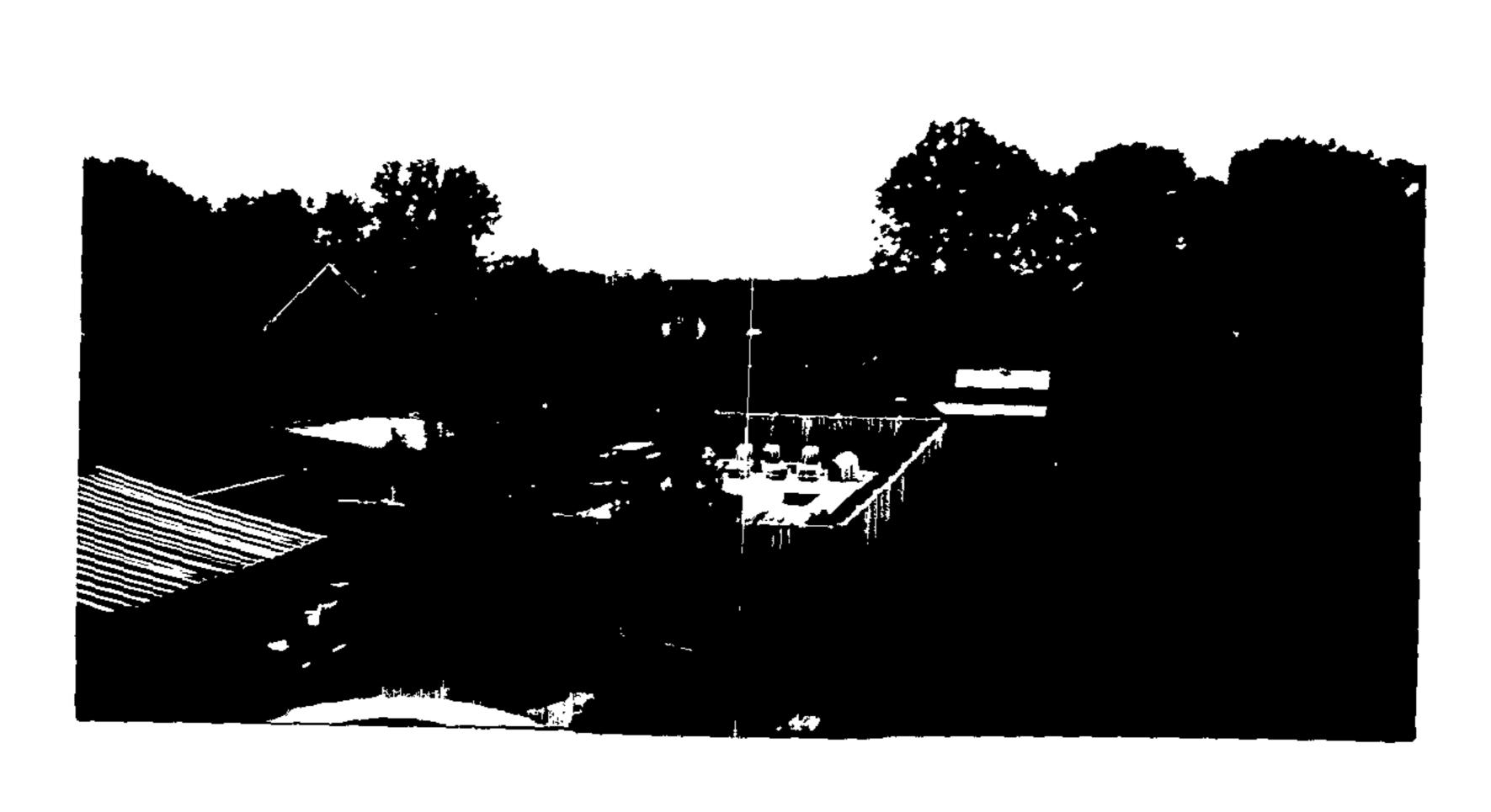







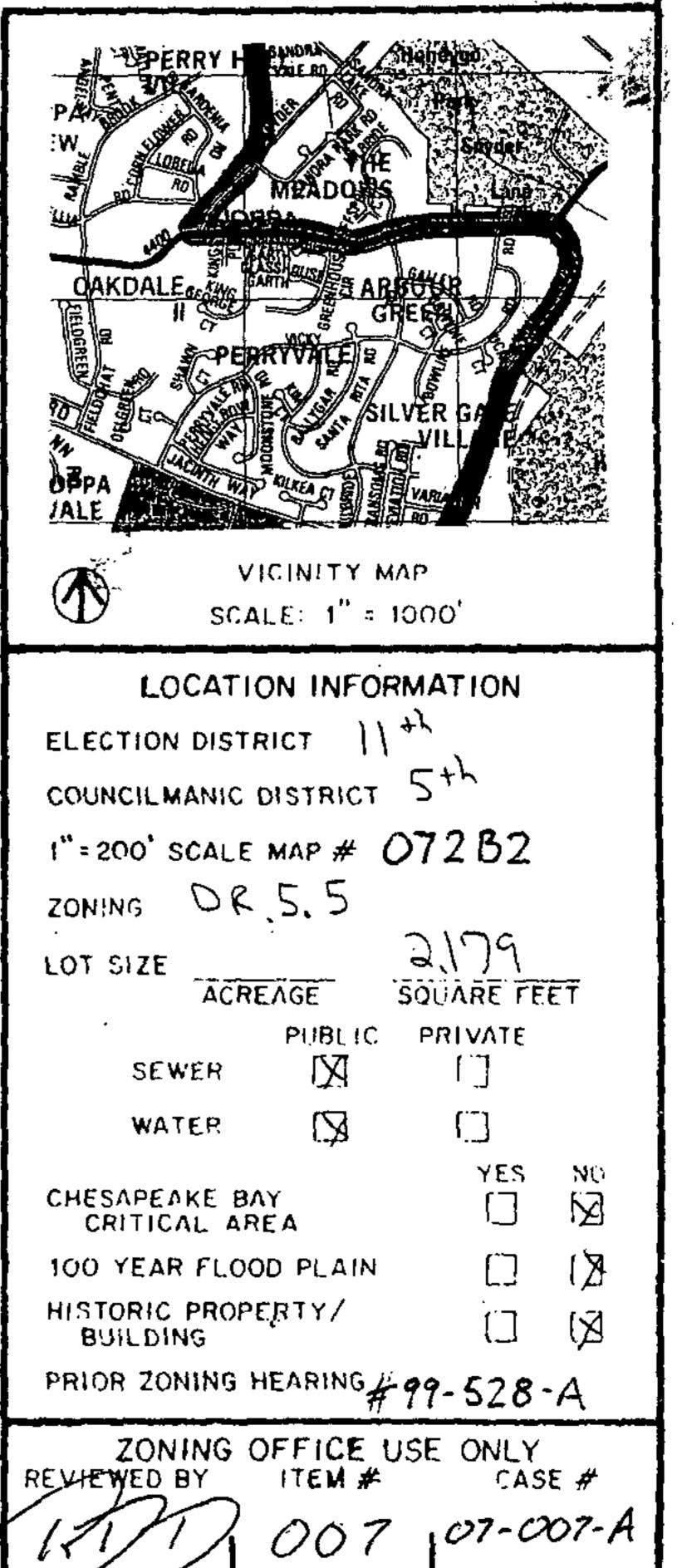








	PANY PETITION FO Flashouse Garth				
	121 LOT # 39 SECTION #_ Sandra Krieger 5.77:16:10:E	<u> </u>		PA WEADONS	Sandar Sandar
# 11200003134	Ba PROPOSE D.  2172  2172  2 410001	1 P.USSELL 1 00000772C		PERRYVALE 2  PERRYVALE 2  PERRYVALE 2  VICINITY MA  SCALE: 1" = 10	
# 11	BRICK BLAG. BLAG. BRICK	# 15		I"= 200' SCALE MAP # O ZONING DR 5.5	2+r +r
180' 1/- CT NORTH GREENHOUSE CAR	H.O. A. 7  Classhouse Garth	40' R/W		CHESAPEAKE BAY CRITICAL AREA  100 YEAR FLOOD PLAIN HISTORIC PROPERTY/ BUILDING PRIOR ZONING HEARING ZONING OFFICE US REVIEWED BY ITEM #	
PREPARED BY SEFFER	, 4 L	CALE OF DRAWING:	1/		07-007-1



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PLAT TO ACCOMPANY PETITION FOR ZONING X VARIANCE PROPERTY ADDRESS 13 Glasshavie Garth SEE PAGES 5 & 6 OF THE CHECKLIST IS	SPECIAL HEARING OF ADDITIONAL REQUIRED INFORMATION
SUBDIVISION NAME Arbour Green  PLAT BOOK #54 FOLIO #121 LOT #39 SECTION #  OWNER Wayne and Sundra Krieger	PA SAPIGE OF SANGAL HODEN
5.77° 16.10° E	CAKDALE AFTIL B ARITHUR GREEN
me.+mes.  Garithy  # 112000007134  12 2700073	VICINITY MAP  SCALE: 1" = 1000'
# 11 25 Frent 24 15	LOCATION INFORMATION  ELECTION DISTRICT 11 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1
BLOG SETBACK  BRICK  BRICK  CATTORN  CA	LOT SIZE  ACREAGE SQUARE FEET  PUBLIC PRIVATE  SEWER [X]
H.O. A. T	WATER  WATER  YES NO CHESAPEAKE BAY CRITICAL AREA  100 YEAR FLOOD PLAIN  HISTORIC PROPERTY/ BUILDING
NORTH Green house Cir. Glasshouse Garth 410 PlW	PRIOR ZONING HEARING \$499-528-14  ZONING OFFICE USE ONLY REVIEWED BY ITEM # CASE #
PREPARED BY SCALE OF DRAWING: 1" = 20	1007 07-007-A

