

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Bernoudy Road, 1250 feet W c/l
Big Falls Road
7th Election District
3rd Councilmanic District
(1307 Bernoudy Road)

*
*
*
*

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Thomas J. Howard, Jr., and Sharon D. Howard
Petitioners

*

CASE NO. 07-046-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, Thomas J. Howard, Jr., and Sharon D. Howard. The variance request is for property located at 1307 Bernoudy Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard with a height of 22 feet in lieu of the required rear yard and 15 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that it is not practical to extend or enlarge the existing attached garage because it would block access to and shadow the deck, gazebo, sunroom and air conditioning equipment. To add the detached garage to the rear of the house would be extremely difficult to grade and build due to the steep topography of that part of the lot. The most suitable and practical location for the proposed detached garage would be in the front left side of the lot. This area is the least steep on the lot, is away from the reserve septic area, and would be screened from Bernoudy Road by mature trees. The garage would be used for storing a boat, truck, woodworking equipment and miscellaneous other storage.

RECEIVED FOR FILING

9-7-06

PJ

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office of Planning dated August 16, 2006 which contains restrictions. Copy of which is attached hereto and made a part hereof.

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 August 12, 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

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9-7-06
[Signature]

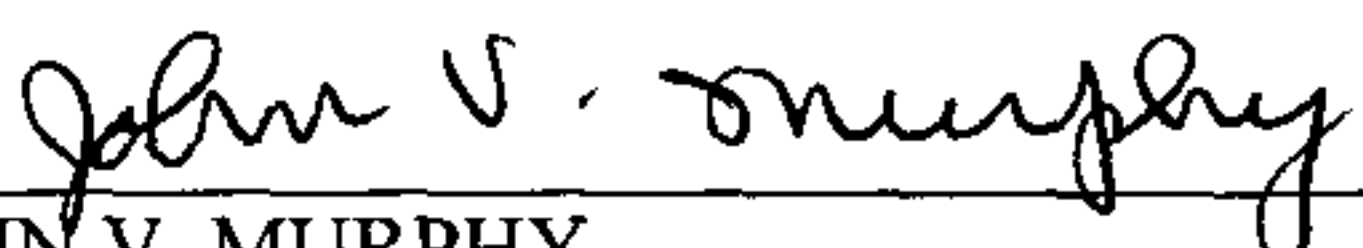
sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 7th day of September, 2006, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard with a height of 22 feet in lieu of the required rear yard and 15 feet, respectively 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.
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

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9-7-06
PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 7, 2006

THOMAS J. HOWARD, JR., AND SHARON D. HOWARD
1307 BERNOUDY ROAD
WHITE HALL, MD 21161

Re: Petition for Administrative Variance
Case No. 07-046-A
Property: 1307 Bernoudy Road

Dear Mr. and Mrs. Howard:

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

RECEIVED FOR FILING
9-7-06
pz



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1307 BERNOUY RD., WHITE HALL, MD 21161
which is presently zoned RC4

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)

see attached

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):

THOMAS J. HOWARD JR.

Name - Type or Print

Signature

SHARON D. HOWARD

Name - Type or Print

SHARON D. HOWARD

Signature

1307 BERNOUY RD.

Address

Telephone No.

WHITE HALL MD

21161

City

State

Zip Code

Representative to be Contacted:

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 09-04-06 day of SEPTEMBER 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. 09-04-06

Reviewed By SK

Date 8/2/06

Estimated Posting Date 8/13/06

REV 10/25/01

9-7-06

PH

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 - 1307 BERNOUY RD.
Address
WHITE HALL MD 21161
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): BUILD GARAGE IN FRONT PART OF LOT.

1. IT IS NOT PRACTICE TO EXTEND/OR ENLARGE EXISTING ATTACHED GARAGE DUE TO BLOCKING ACCESS TO AND SHADOWING IMPROVEMENTS TO REAR OF HOUSE (I.E. DECK, GAZEBO, SUN ROOM, AND A/C EQUIPMENT).
2. TO ADD A DETACHED GARAGE TO REAR OF HOUSE WOULD BE EXTREMELY DIFFICULT TO BUILD, GRADE, AND ACCESS DUE TO THE EXTREME STEEP TOPOGRAPHY OF THAT PART OF THE LOT.
3. THE MOST SUITABLE AND PRACTICE LOCATION FOR A DETACHED GARAGE WOULD BE IN THE FRONT LEFT SIDE OF THE LOT. THIS AREA IS THE LEAST STEEP ON THE LOT, IS AWAY FROM THE RESERVE SEPTIC AREA, AND WOULD BE SCREENED FROM BERNOUY ROAD BY MATURE TREES (PLANTED 20 YEARS AGO FOR THIS PURPOSE). THE PROPOSED GARAGE (FOR BOAT, STORAGE, TRUCK, AND WOODWORKING) WOULD FIT IN WITH THE RURAL CHARACTER OF THE AREA.

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

THOMAS J. HOWARD JR.

Name - Type or Print

Signature

SHARON D. HOWARD

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of JUNE, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

THOMAS J. HOWARD JR. & SHARON D. HOWARD

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 5/1/10

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

1307 BERNOUY ROAD
Address
WHITE HALL M.D. 21161
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): BUILD GARAGE IN FRONT PART OF LOT.

1. IT IS NOT PRACTICABLE TO EXTEND/OR ENLARGE EXISTING ATTACHED GARAGE DUE TO BLOCKING ACCESS TO AND SHADOWING IMPROVEMENTS TO REAR OF HOUSE (I.E. DECK, GAZEBO, SUN ROOM, AND A/C EQUIPMENT).
2. TO ADD A DETACHED GARAGE TO REAR OF HOUSE WOULD BE EXTREMELY DIFFICULT TO BUILD, GRADE, AND ACCESS DUE TO THE EXTREME STEEP TOPOGRAPHY OF THAT PART OF THE LOT.
3. THE MOST SUITABLE AND PRACTICAL LOCATION FOR A DETACHED GARAGE WOULD BE IN THE FRONT LEFT SIDE OF THE LOT. THIS AREA IS THE LEAST STEEP IN THE LOT, IS AWAY FROM THE RESERVE SEPTIC AREA, AND WOULD BE SCREENED FROM BERNOUY ROAD BY MATURE TREES (PLANTED 20 YEARS AGO FOR THIS PURPOSE). THE PROPOSED GARAGE (FOR BOAT, STORAGE, TRUCK, AND WOODWORKING) WOULD FIT IN WITH THE RURAL CHARACTER OF THE AREA.

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.

Thomas J. Howard Jr.
Signature

THOMAS J. HOWARD JR.
Name - Type or Print

Sharon D. Howard
Signature

SHARON D. HOWARD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of July, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

WENDY S. McIVER
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires Aug. 01, 2007

Wendy S. McIver
Notary Public

My Commission Expires 8/1/07



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1307 BERNOLDY RD., WHITE HALL, MD 21161
which is presently zoned RC4

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)

see attached

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

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. 07-046-A

Reviewed By BR Date 8/2/06

REV 10/25/01

Estimated Posting Date 8/13/06

9-7-06

pb

400.1 and 400.3 to permit an accessory structure (garage) be located in the front yard with a height of 22 ft. in lieu of the required rear yard and 15 ft., respectively.

ZONING DESCRIPTION FOR : 1307 Bernoudy Road, White Hall, MD 21161

Beginning at a point on the south side of Bernoudy Road which is 60 feet wide

At the distance of 1250, feet^{west} from the centerline of the nearest improved inter-

Secting street, Big Falls Road, which is 60 feet wide. Being Lot # 3, in the sub-

Division of ' Doyle Tract' as recorded in Baltimore County Plat Book # 40, Folio

#57, containing 4.660 acres. Also known as 1307 Bernoudy Road, White Hall,

MD 21161 located in the 7th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 7707

DATE 8/2/06 ACCOUNT RD01-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Thomas McKim

FOR: Refund on the Value

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Item # 046

PAID RECEIPT
RECEIVED
8/02/2006 6:02/2006 14:07:07
18 4703 WALKIN 10000000
RECEIPT # 322121 8/02/2006
101 15 528 10000000 VERIFICATION
2 NO. 009761
Receipt Tot 965.00
965.00 101 4.00-01
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-046-A

Petitioner/Developer: THOMAS C
SHARON HOWARD

Date Of Hearing/Closing: 8/28/06

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1307 BERNOWDY RD

This sign(s) were posted on August 12, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 8/12/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

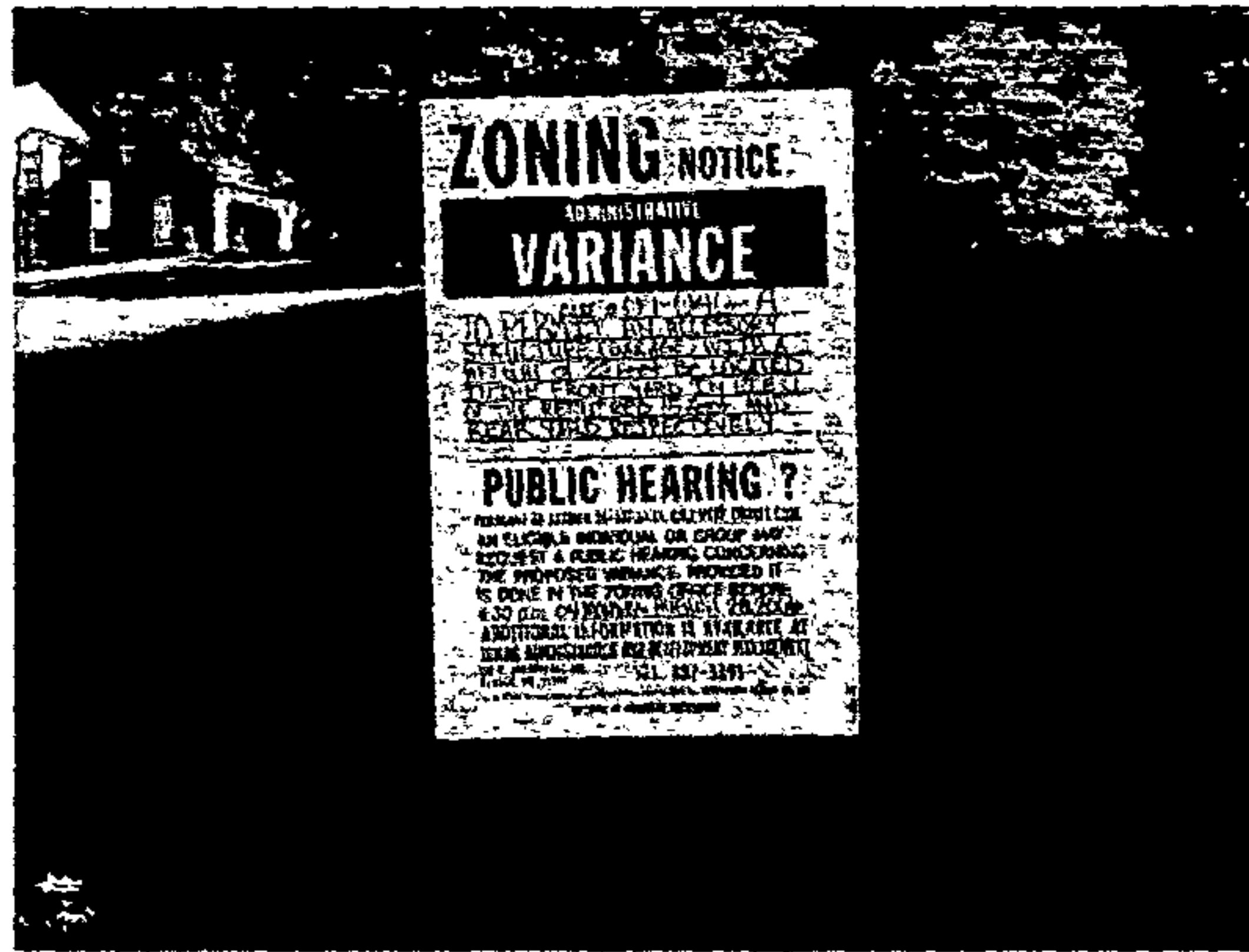
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000775 (576x432x24b jpeg)



W. J. Smith 8/12/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 046 -A Address 1307 Bernandy Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/2/06 Posting Date: 8/13/06 Closing Date: 8/28/06

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 07- 046 -A Address 1307 Bernandy Rd.

Petitioner's Name Thomas & Sharon Howard Telephone 410-343-1107

Posting Date: 8/13/06 Closing Date: 8/28/06

Wording for Sign: To Permit an accessory structure (garage) with a height of 22 ft. be located in the front yard in lieu of the required 15 ft. and rear yard respectively.

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/neighborhood 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: 07-046-A

Petitioner: THOMAS J. HOWARD

Address or Location: 1307 BERNARDY RD., WHITE HALL, MD 21161

PLEASE FORWARD ADVERTISING BILL TO:

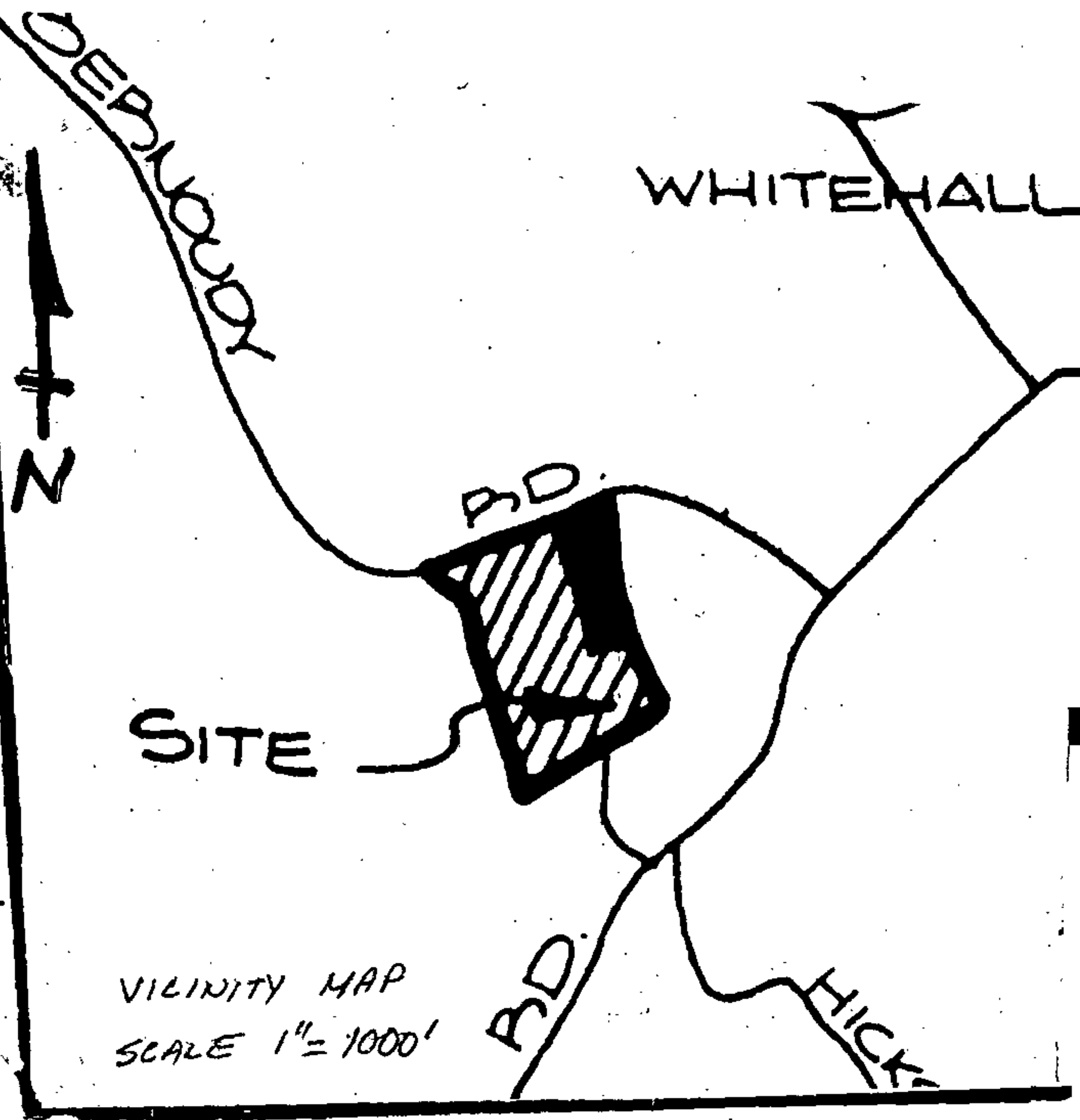
Name: THOMAS HOWARD

Address: 1307 BERNARDY RD., WHITE HALL, MD 21161

Telephone Number: (410) 343-1107

LOCATION INFORMATION

ELECTION DIST. 7TH
COUNCILMANIC DIST 3RD
1"=200' SCALE MAP F NW 30A
ZONING RB4
LOT SIZE 4.660 ACRES
SEWER - PRIVATE
WATER - PRIVATE
CHESAPEAKE BAY CRITICAL AREA NO
100 YEAR FLOOD PLAIN NO
HISTORIC BUILDING/PROPERTY NO
PRIOR ZONING HEARING - NONE

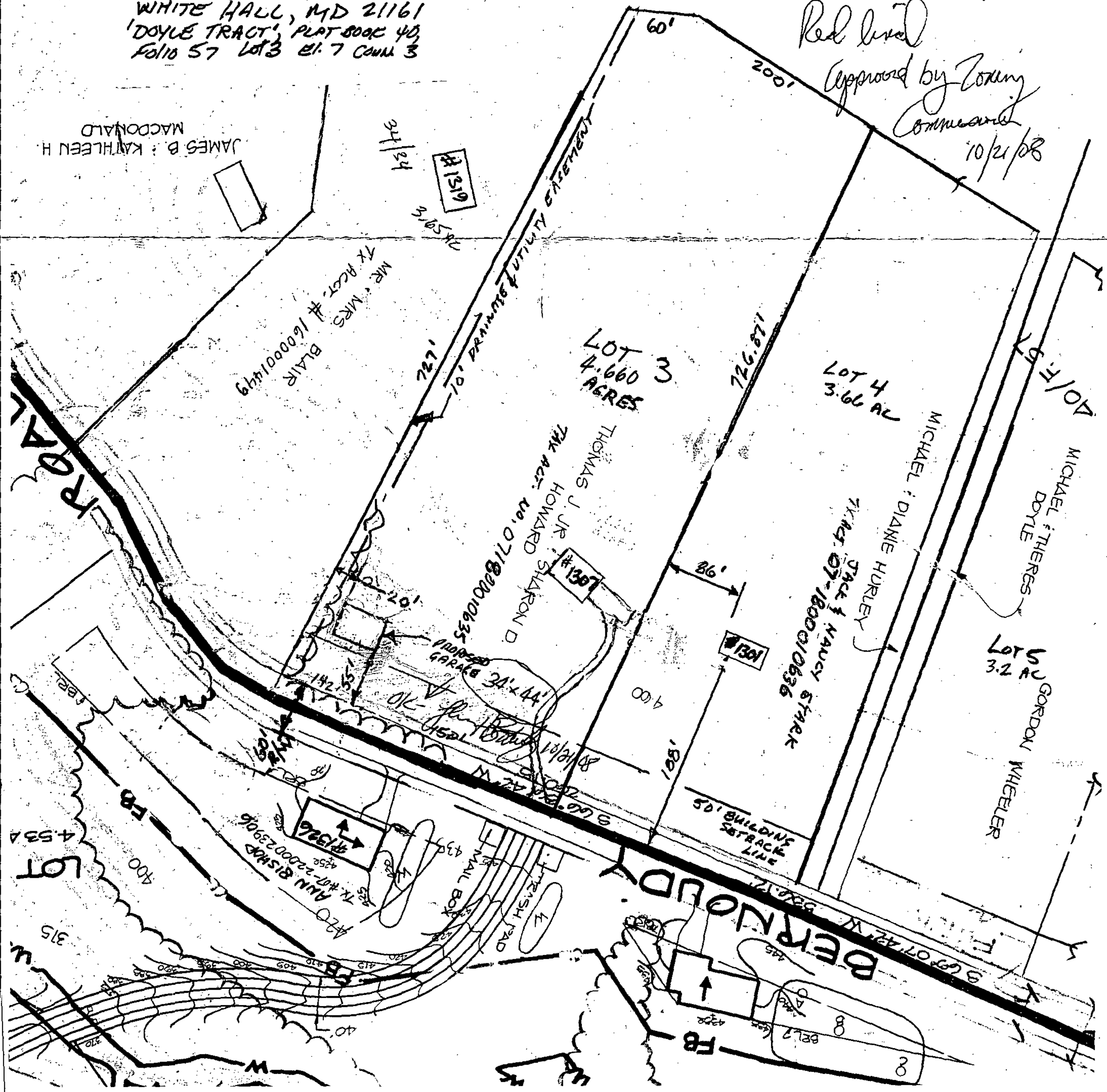


PLAT FOR ZONING
VARIANCE
1"=100'

1307 BERNOUDY RD
WHITE HALL, MD 21161
'DOYLE TRACT', PLAT BOOK 40,
Folio 57 Lot 3 El. 7 Conn 3

2007-046-A

Red line
Approved by Zoning
Commissioner
10/21/08





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

August 29, 2006

Thomas J. Howard, Jr.
Sharon D. Howard
1307 Bernoudy Road
White Hall, MD 21161

Dear Mr. and Mrs. Howard:

RE: Case Number: 07-046-A, 1307 Bernoudy Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 2, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

August 17, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 14, 2006

Item No.: 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055 and 056.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

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





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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 8.15.06

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

RE: Baltimore County
Item No. 046 BPR

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 16, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 21, 2006
Item Nos. 045, 046, 047, 048, 050, 051, 052,
053, 054, 055, and 056

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-08162006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 16, 2006
RECEIVED

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

AUG 22 2006

SUBJECT: 7-046 – Administrative Variance

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard with a height of 22 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:



Section Chief:



AFK/LL: CM

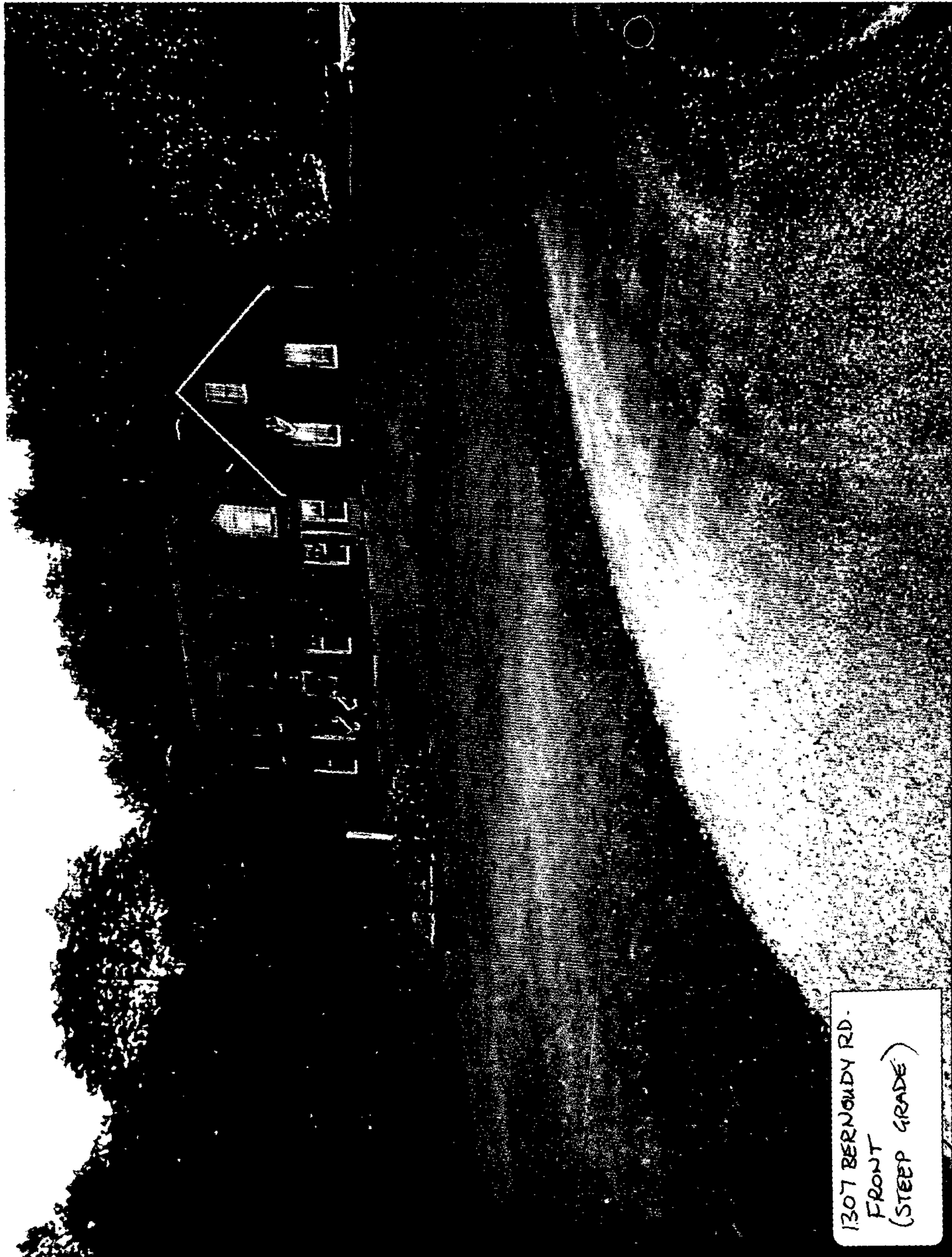
RECEIVED FOR FILES
9-7-06
PZ

9/20/04

1307 BERNOLDY ROAD, WHITE HALL, MD 21161

Baltimore County - My Neighborhood





1307 BERNOLDY RD.
FRONT
(STEEP GRADE)

#046

1307 BERNOUDY RD
FRONT FROM STREET

JUL 5 2006

4046

PROPOSED
GARAGE
LOCATION
← BEHIND TREES



PROPOSED
GARAGE
LOCATION
(FLAT)
A & A

1307
BERNOUDY RD.

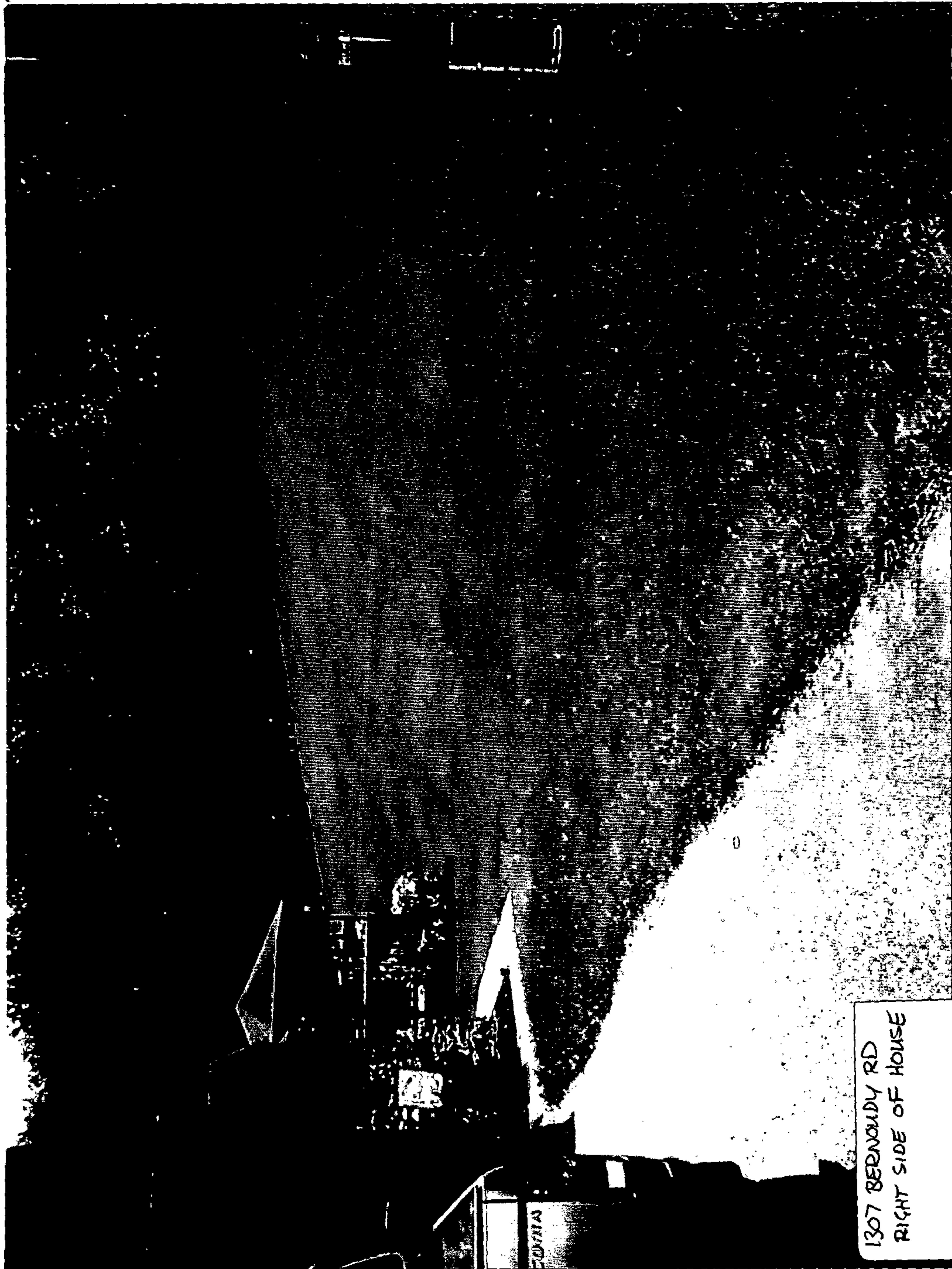
LEFT / FRONT OF
LOT
(VIEWED FROM
LOWER DRIVEWAY)

PROPOSED
GARAGE
LOCATION
BEHIND
TREES

1307 BERNOUDY RD
LEFT - FRONT
VIEWED FROM ROAD



1307 BERNOUDDY RD.
REAR OF HOUSE, TOP OF BANK
VIEWED FROM TOP OF BANK



1307 BERNOUDY RD
RIGHT SIDE OF HOUSE

1404

LOCATION INFORMATION

ELECTION DIST. _____

COUNCILMANIC DIST _____

1st 200' SCALE MAP F NW 30A

ZONING REC 4

LOT SIZE 4.660 ACRES

SEWER - PRIVATE

WATER - PRIVATE

CHESAPEAKE BAY CRITICAL AREA NO

100 YEAR FLOOD PLAIN NO

HISTORIC BUILDING/PROPERTY NO

PRIOR ZONING HEARING - NONE

COUNCILMANIC DIST

LOT SIZE 4.660 ACRES

SEWER - PRIVATE

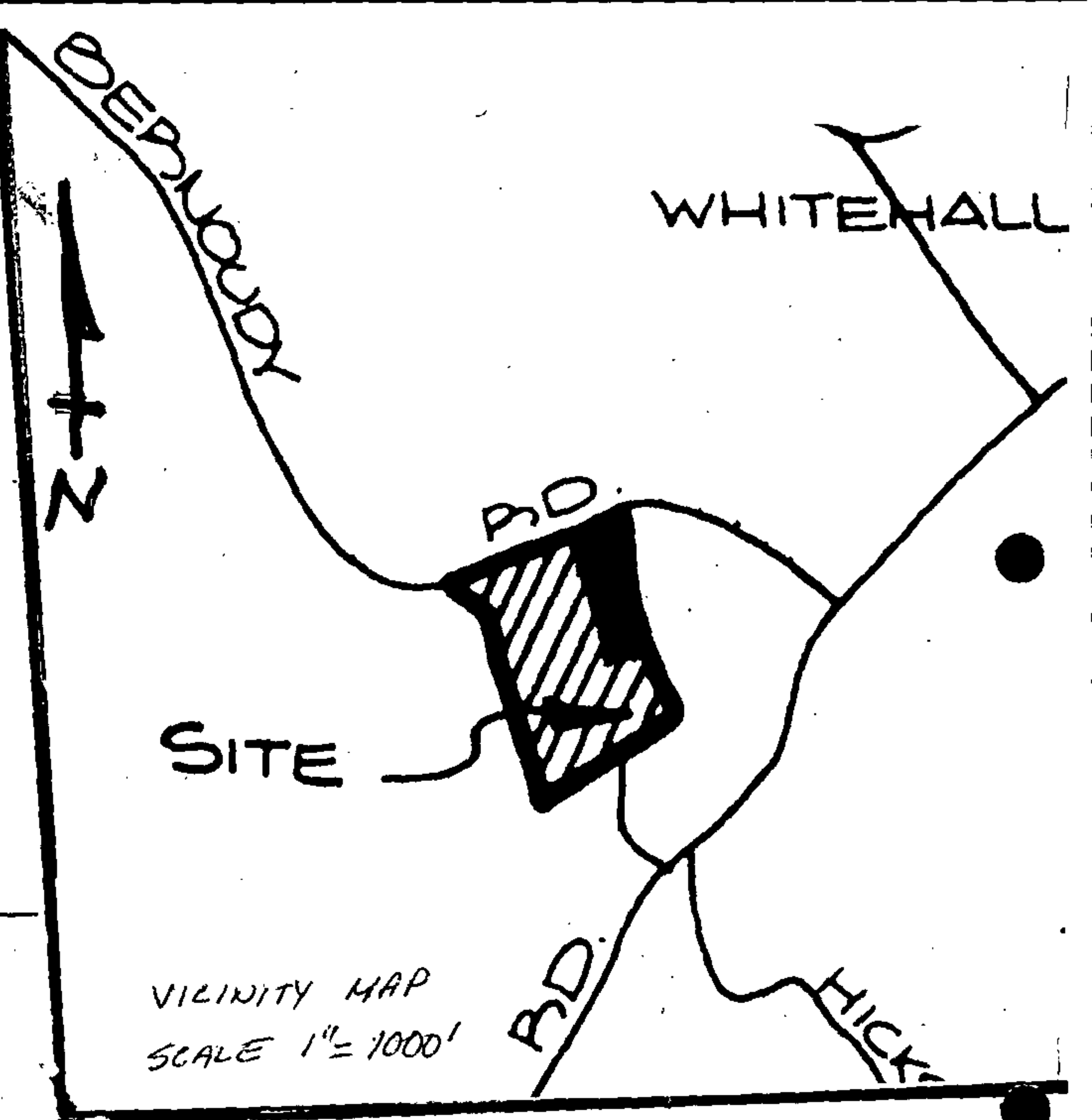
WATER - PRIVATE

CHESAPEAKE BAY CRITICAL AREA NO

100 YEAR FLOOD PLAIN NO

HISTORIC BUILDING/PROPERTY NO.

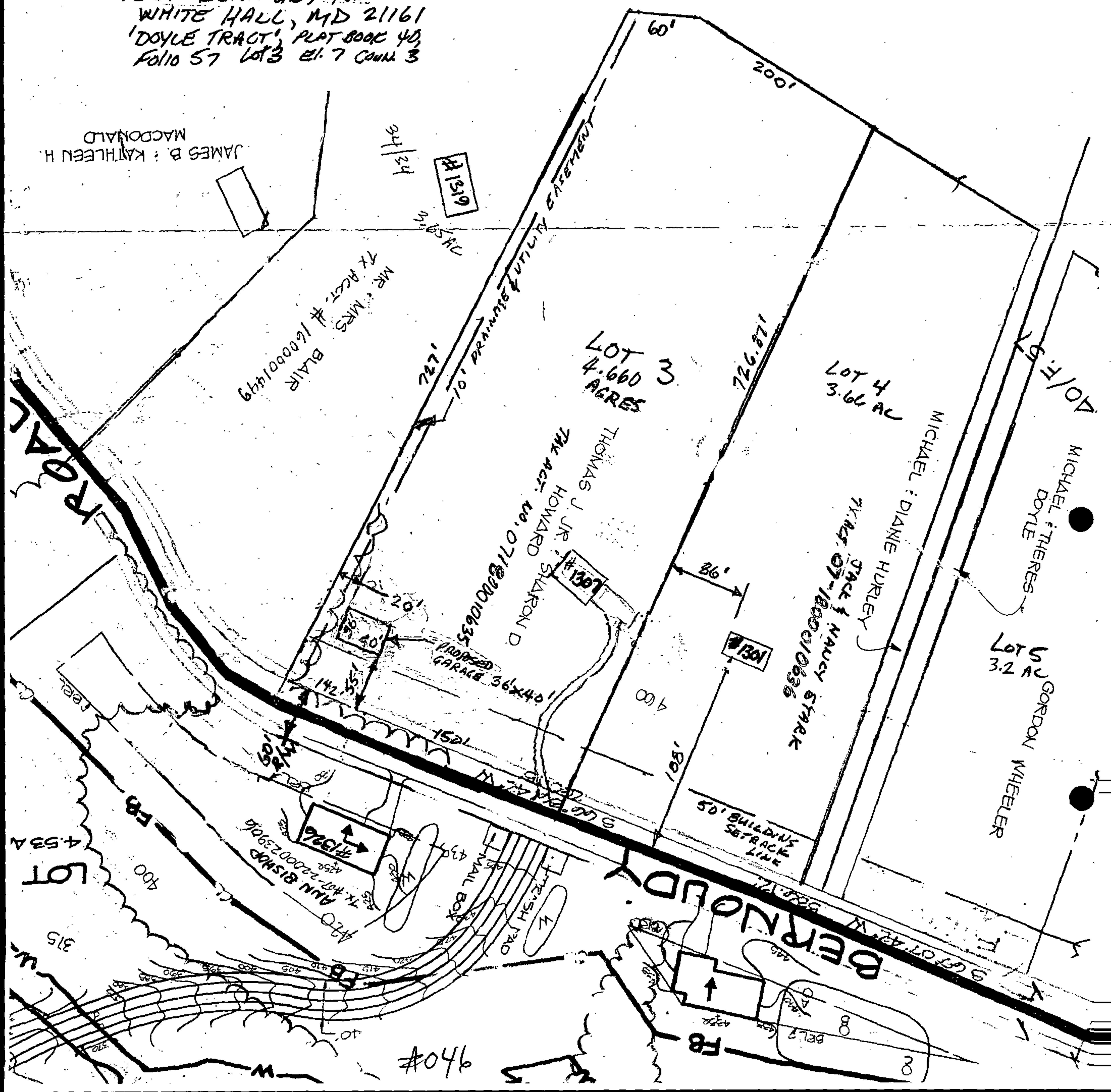
PRIOR ZONING HEARINGS - NONE.



VICINITY MAP
SCALE 1" = 1000'

PLAT FOR ZONING
VARIANCE
1"=100'

1307 BERNOUY RD
WHITE HALL, MD 21161
'DOYLE TRACT', PLAT BOOK 40,
Folio 57 Lot 3 E.L. 7 Cont. 3





1307 BERNOLDY RD.
LEFT SIDE OF HOUSE
(SHOWING STEEP GRADE)
TO REAR



1307 BERNOLDY RD.
RIGHT SIDE OF HOUSE
(SHOWING STEEP GRADE)
TO REAR