

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Manor Road at Manorview Road

11th Election District
3rd Councilmanic District
(12300 Manor Road)

John H. Hagan IV and Melanie Hagan
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-060-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, John H. Hagan IV and Melanie Hagan. The variance request is for property located at 12300 Manor Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) with a height of 17.5 above natural grade in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner states that his mother has moved into the small home with them. The extra 2.5 feet of garage height will allow them to have much needed additional storage space. This additional height will also allow the garage to more accurately reflect the design of the existing house. The garage measures 24 feet x 28 feet in size.

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 29, 2006 which contains restrictions. ZAC comment letter was received from the Department of Environmental Protection and Resource Management dated

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September 5, 2006 which contains a restriction. Copies 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 27, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

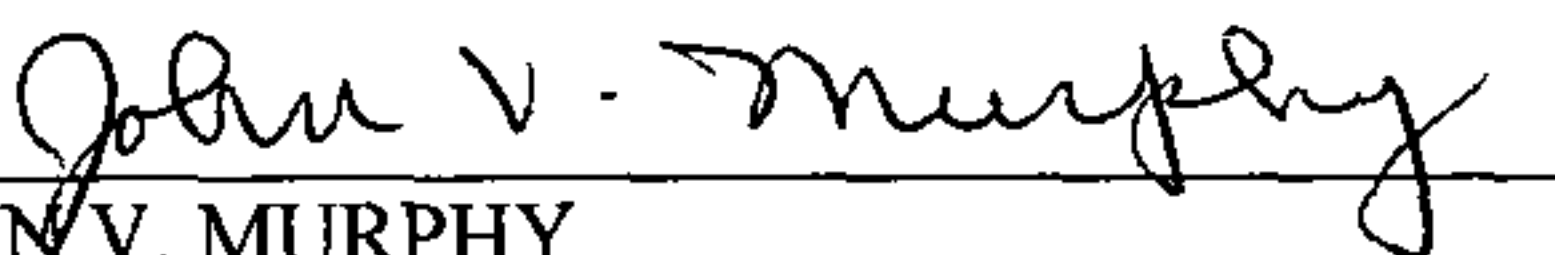
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Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of September, 2006, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) with a height of 17.5 above natural grade in lieu of the maximum permitted 15 feet be and is hereby GRANTED, subject to the following:

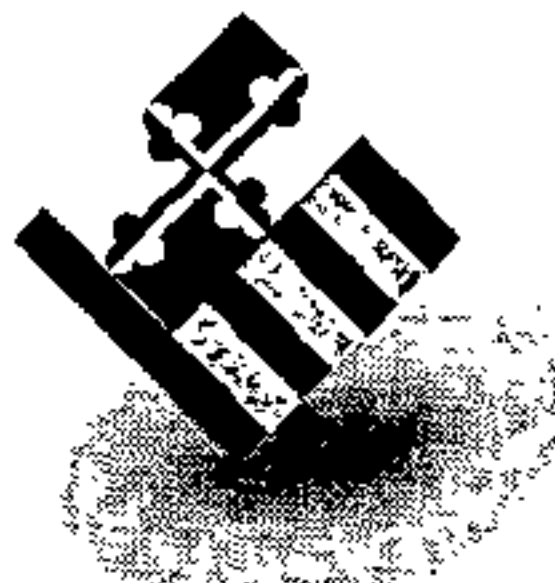
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
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.
4. A well variance request must be submitted to the Department of Environmental Protection and Resource Management's Ground Water Management (GWM) section to allow the garage to be closer than 30 feet to the well.

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

9-13-06
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 13, 2006

JOHN H. HAGAN IV AND MELANIE HAGAN
12300 MANOR ROAD
GLEN ARM MD 21057

Re: Petition for Administrative Variance
Case No. 07-060-A
Property: 12300 Manor Road

Dear Mr. and Mrs. Hagan:

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

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9-13-06
P3



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12300 MANOR RD. 21057
which is presently zoned RC6

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 to permit a detached

accessory structure (garage) with a height of 17 1/2 feet above natural elevation in lieu of the maximum permitted 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):

JOHN H HAGAN IV
Name - Type or Print

Signature

MELANIE HAGAN
Name - Type or Print

Signature

12300 MANOR RD 410-817-4834
Address Telephone No.

GLEN ARM MD 21057
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 14 day of August, 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. 07-060-A

REV 10/25/01

Reviewed By [Signature] Date 8/14/06

Estimated Posting Date 8/27/06

POWER RECEIVED FOR FILING

9-13-06

[Signature]

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

12300 MAUER RD
Address
GLEN ARM MD 21057
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):

PRESENTLY MY MOTHER HAS MOVED INTO OUR HOME (1500 SQFT) AND WE ARE EXPECTING A BABY IN THIS VERY SMALL HOME WITH EXTREMELY LIMITED STORAGE (SPACE). GIVEN THE ODD SHAPE OF THE PROPERTY AND LOCATION OF THE HOME, THERE IS ONLY ONE PLACE ON THE PROPERTY WHERE A GARAGE MAY BE CONSTRUCTED. WE RESPECTFULLY REQUEST A VARIANCE FROM THE HEIGHT RESTRICTION IN ORDER TO ADD ADDITIONAL STORAGE SPACE SINCE IT IS VERY LIMITED CURRENTLY. ADDITIONALLY THIS WILL MAKE THE NEW STRUCTURE MORE CONSISTENT ~~SEMI~~ STYLE WITH THE HOUSE WHICH IS ALSO A 1 1/2 STORY (FULL SHED DORMER - CAPE COD). LASTLY, WE ARE CURRENTLY PAYING FOR (2) STORAGE UNITS SINCE MY MOTHER MOVED IN AND THIS WOULD RELIEVE THAT UNIQUE HARDSHIP.

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.

John H Hagan IV
Signature

JOHN H HAGAN IV
Name - Type or Print

Melanie Hagan
Signature

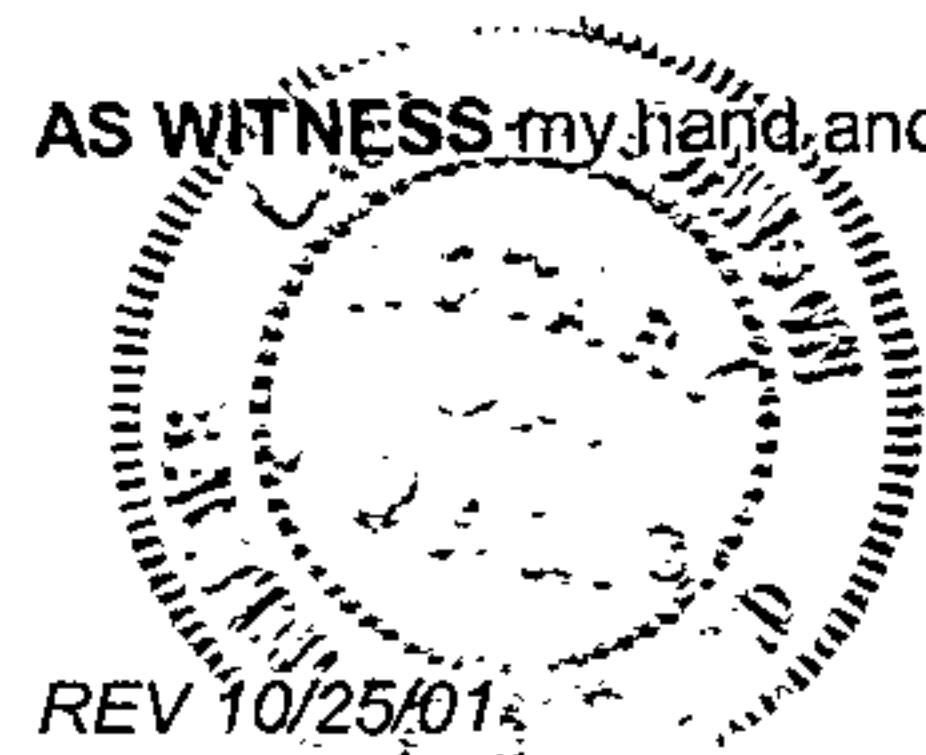
MELANIE HAGAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John H. Hagan IV & Melanie Hagan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



For John
Notary Public
My Commission Expires 6/1/09

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 12300 MANOR RD
Address
GLEN ARM MD 21057
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):

PRESIDENTLY MY MOTHER HAS MOVED INTO OUR HOME (1500 SQ FT) AND WE ARE EXPECTING A BABY IN THE VERY SMALL HOME. WITH EXTREMELY LIMITED SPACE. GIVEN THE ODD SHAPE OF THE PROPERTY AND LOCATION OF THE HOME, THERE IS ONLY ONE PLACE ON THE PROPERTY WHERE A GARAGE MAY BE CONSTRUCTED. WE RESPECTFULLY REQUEST A VARIANCE FROM THE HEIGHT RESTRICTION IN ORDER TO ADD ADDITIONAL STORAGE SPACE SINCE IT IS VERY LIMITED CURRENTLY. ADDITIONALLY THIS WILL MAKE THE NEW STRUCTURE MORE CONSISTENT STYLE WITH THE HOUSE WHICH IS ALSO A 1 1/2 STORY (FULL SHED DORMER - CAPE COD). LASTLY, WE ARE CURRENTLY PAYING FOR (2) STORAGE UNITS SINCE MY MOTHER MOVED IN AND THIS WOULD RELIEVE THAT UNIQUE HARDSHIP.

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.

John H Hagan IV
Signature

JOHN H HAGAN IV
Name - Type or Print

Melanie Hagan
Signature

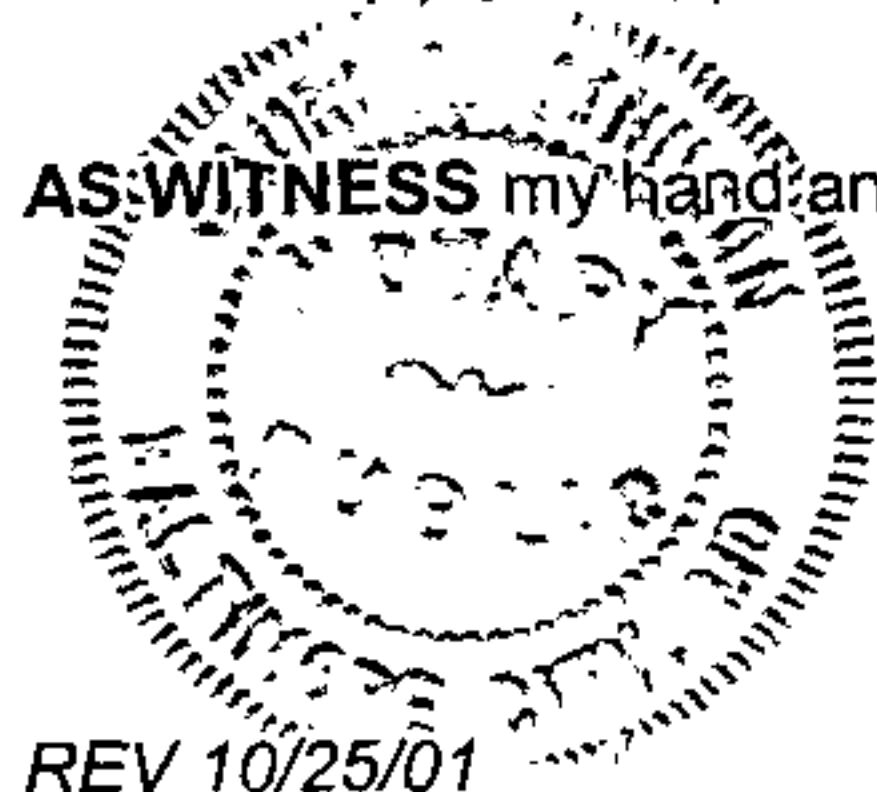
MELANIE HAGAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of August, 2006 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John H. Hagan, IV & Melanie Hagan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public
My Commission Expires 6/1/09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12300 Manor Rd 21057
which is presently zoned RC6

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 - to permit a detached

accessory structure (garage) with a height of 17 1/2 feet above natural grade in lieu of the maximum permitted 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):

JOHN H. HAGAN IV
Name - Type or Print

Signature

MELANIE HAGAN
Name - Type or Print

Signature

12300 Manor Rd 410-817-4834
Address Telephone No.

GLEN ARM MD 21057
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 13 day of September, 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. 07-060-A

REV 10/25/01 9-13-06

Reviewed By RJD Date 8/14/06

Estimated Posting Date 8/27/06

ZONING DESCRIPTION FOR 12300 MANOR ROAD, GLEN ARM, MD 21057

Beginning at a point on the west side of Manor Road which is 25 feet wide at a distance of 38 feet north of the centerline of the nearest improved intersecting street of Manorview Road which is 25 feet wide. Being Lot #6, Block a, in the subdivision of "Manor View" as recorded in Baltimore County Plat Book #GLB 18, Folio #75, containing 12,300 square feet. Also known as 12300 Manor Road and located in the 11th Election District, 3rd Councilmanic District.

ITEM #060

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 3196

DATE 8/14/03

ACCOUNT

2001-2003 6110

AMOUNT \$

103.24

RECEIVED FROM: M. L. L. L.

FOR: 2001-2003 6110

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED 8/15/2003

8/15/2003 10:09:41

RECEIVED 8/15/2003

RECEIVED 8/15/2003

RECEIVED 8/15/2003

RECEIVED 8/15/2003

RECEIVED 8/15/2003

RECEIVED 8/15/2003

RECEIVED 8/15/2003

RECEIVED 8/15/2003

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-060-A

Petitioner/Developer: _____

JOHN & MELANIE HAGAN

Date of Hearing/Closing: 9/11/06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

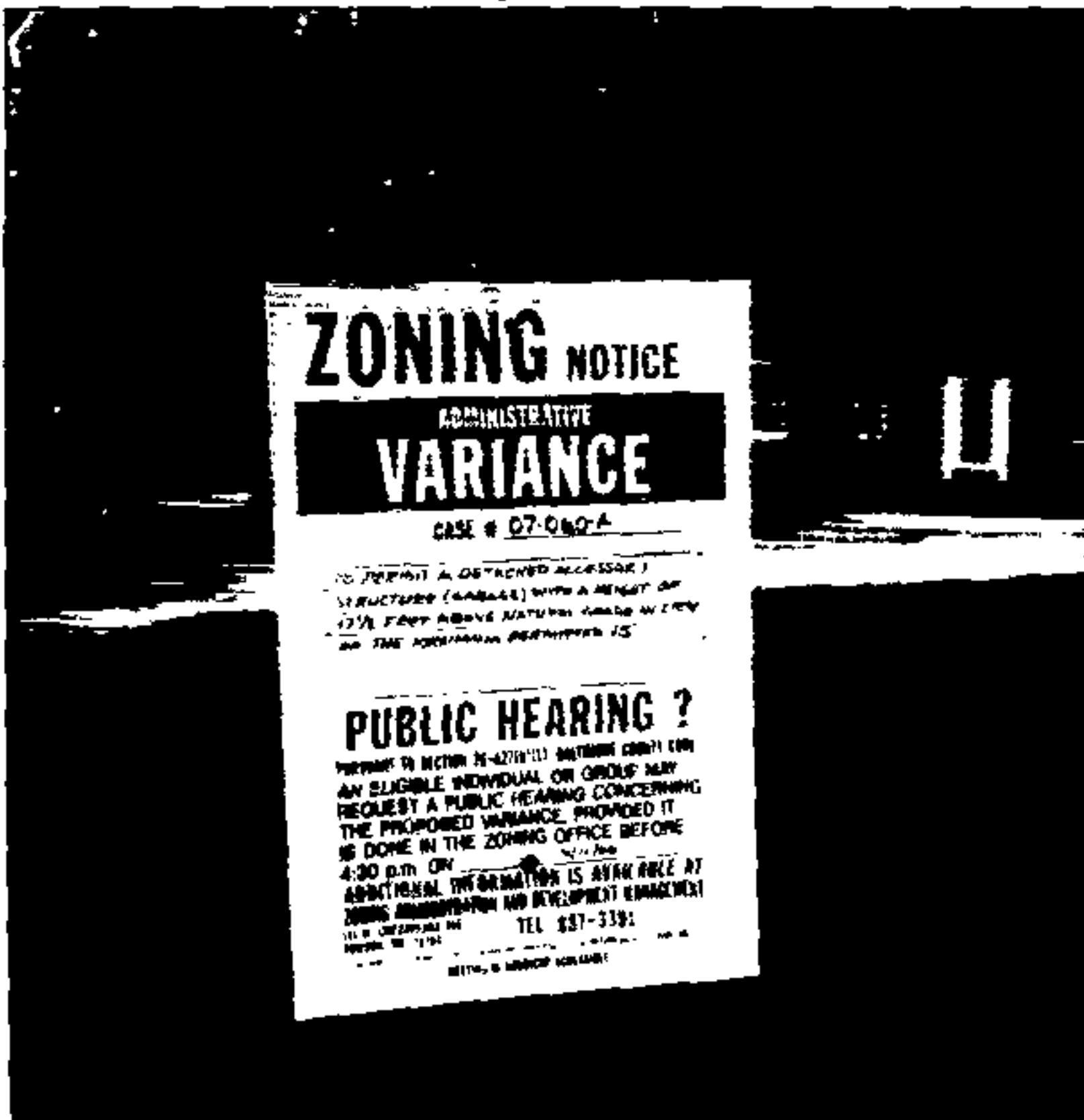
Attention:

Ladies and Gentlemen:

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 _____

12300 MANOR RD.

CASE # 07-060-A



12300 MANOR RD.

POSTED 8/27/06

Richard E. Hoffman 8/27/06

POSTED 8/27/06

Richard E. Hoffman 8/27/06

8/27/06

(Month, Day, Year)

Sincerely,

Richard E. Hoffman 8/27/06
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 060 -A Address 12300 Manor Road

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/14/06 Posting Date: 8/27 Closing Date: 9/11

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 060 -A Address 12300 Manor Road

Petitioner's Name John & Melanie Hagan Telephone 410 817 4834

Posting Date: 8/27/06 Closing Date: 9/11/06

Wording for Sign: To Permit a detached accessory structure (garage) with
a height of 17 1/2 feet above natural grade in lieu of the
maximum permitted 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: 07-060-A

Petitioner: JOHN H HAGAN IV & MELANIE HAGAN

Address or Location: 12300 MANOR ROAD, GLEN ARM, MD 21057

PLEASE FORWARD ADVERTISING BILL TO:

Name: MELANIE HAGAN

Address: 12300 MANOR RD

GLEN ARM MD 21057

Telephone Number: 410-817-4834



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

September 12, 2006

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

John H. Hagan, IV
Melanie Hagan
12300 Manor Road
Glen Arm, MD 21057

Dear Mr. and Mrs. Hagan:

RE: Case Number: 07-060-A, 12300 Manor Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 14, 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 23, 2006

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 28, 2006
Item Nos. 07-036, 057, 058, 059, (060), 061, 062,
063, 064, 065, and 066

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-08232006.doc



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

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

Maryland Department of Transportation

Date: 8.20.06

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

RE: Baltimore County
Item No. 060 DD

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

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 22, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 21, 2006

Item No.: 057, 058, 059, 060, 061, 062, 063, 064, 065 and 066.

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.

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

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 29, 2006

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

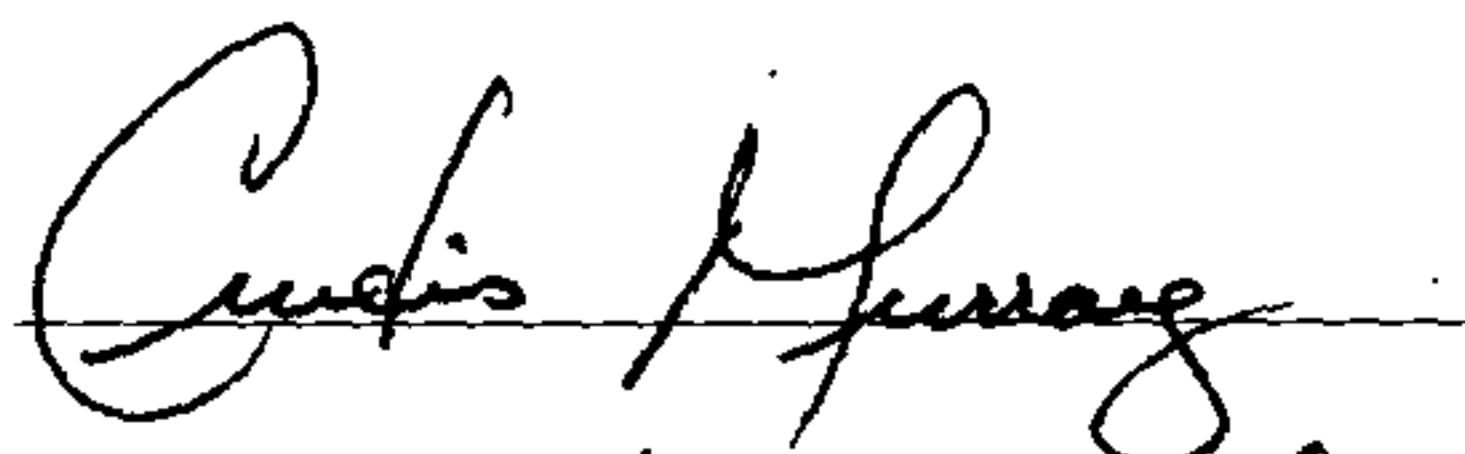
SUBJECT: 7-060 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 17.5 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

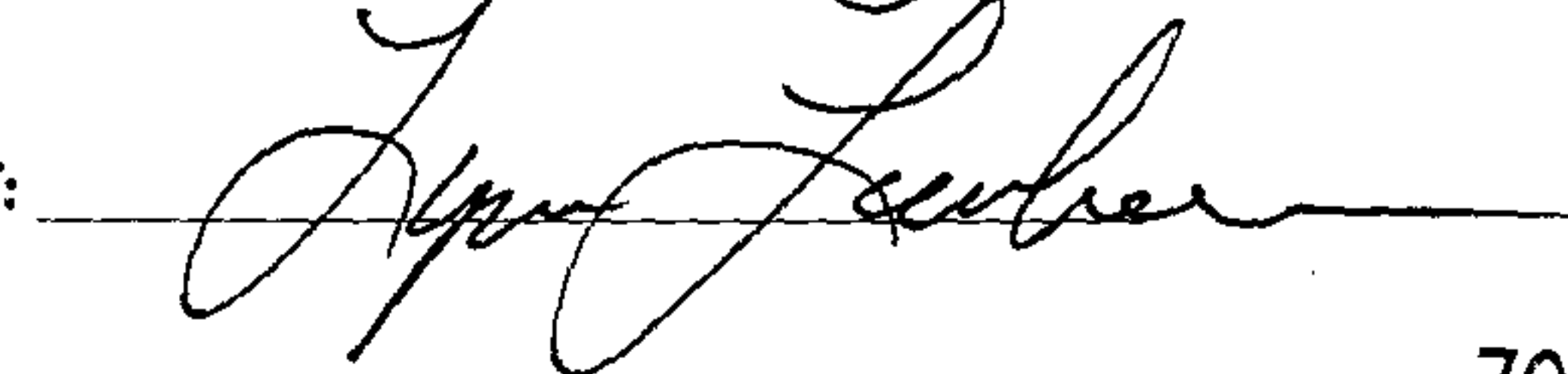
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM

RECEIVED

AUG 31 2006

ZONING COMMISSIONER

1 WHEN RECEIVED FOR FILING
9-13-06
Pat

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: September 5, 2006

SUBJECT: Zoning Item # 07-60-A
Address 12300 Manor Road
(Hagan Property)

Zoning Advisory Committee Meeting of August 21, 2006

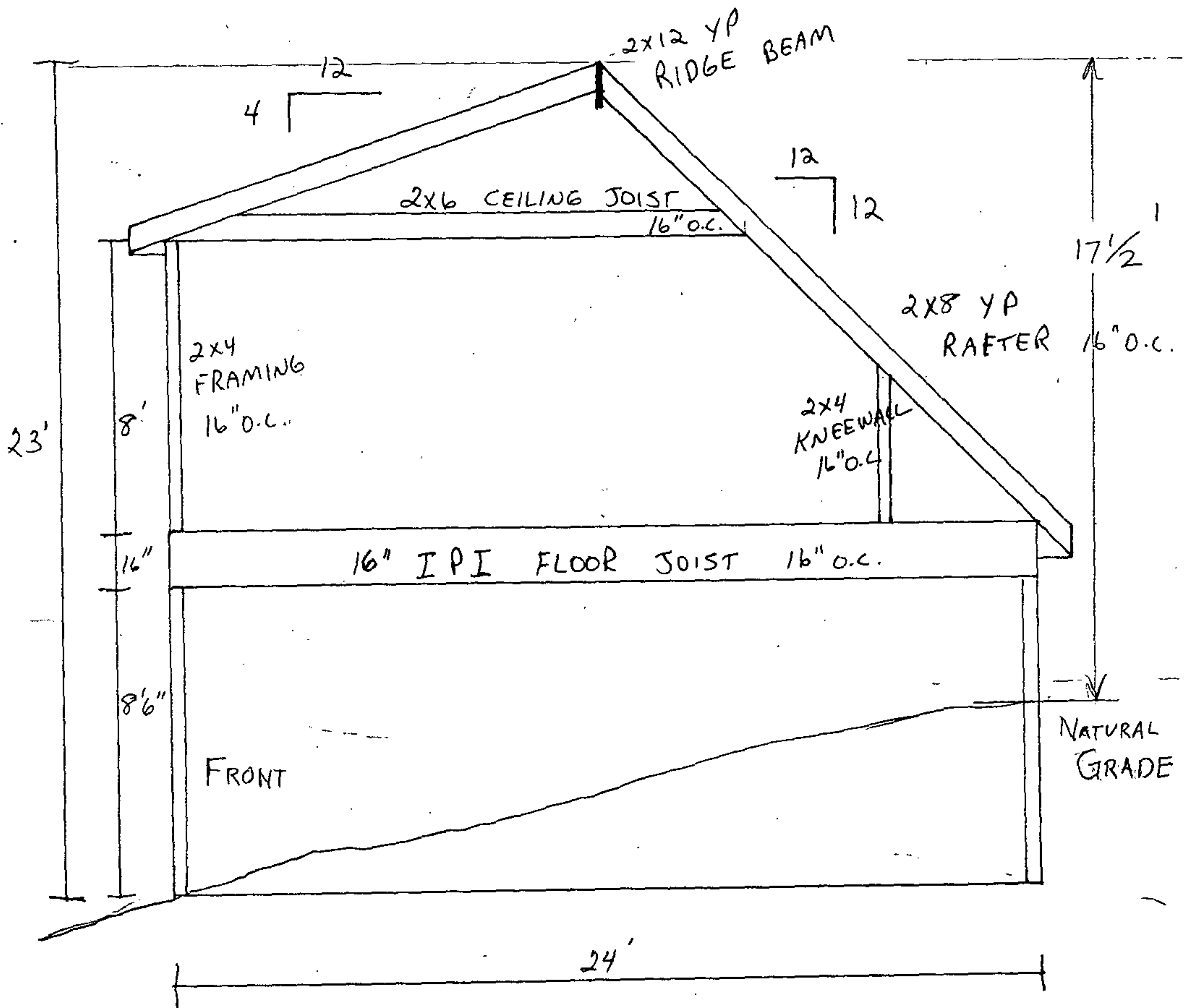
- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

A well variance request must be submitted to DEPRM's Ground Water Management (GWM) section to allow the garage to be closer than 30 feet to the well.

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9-13-06
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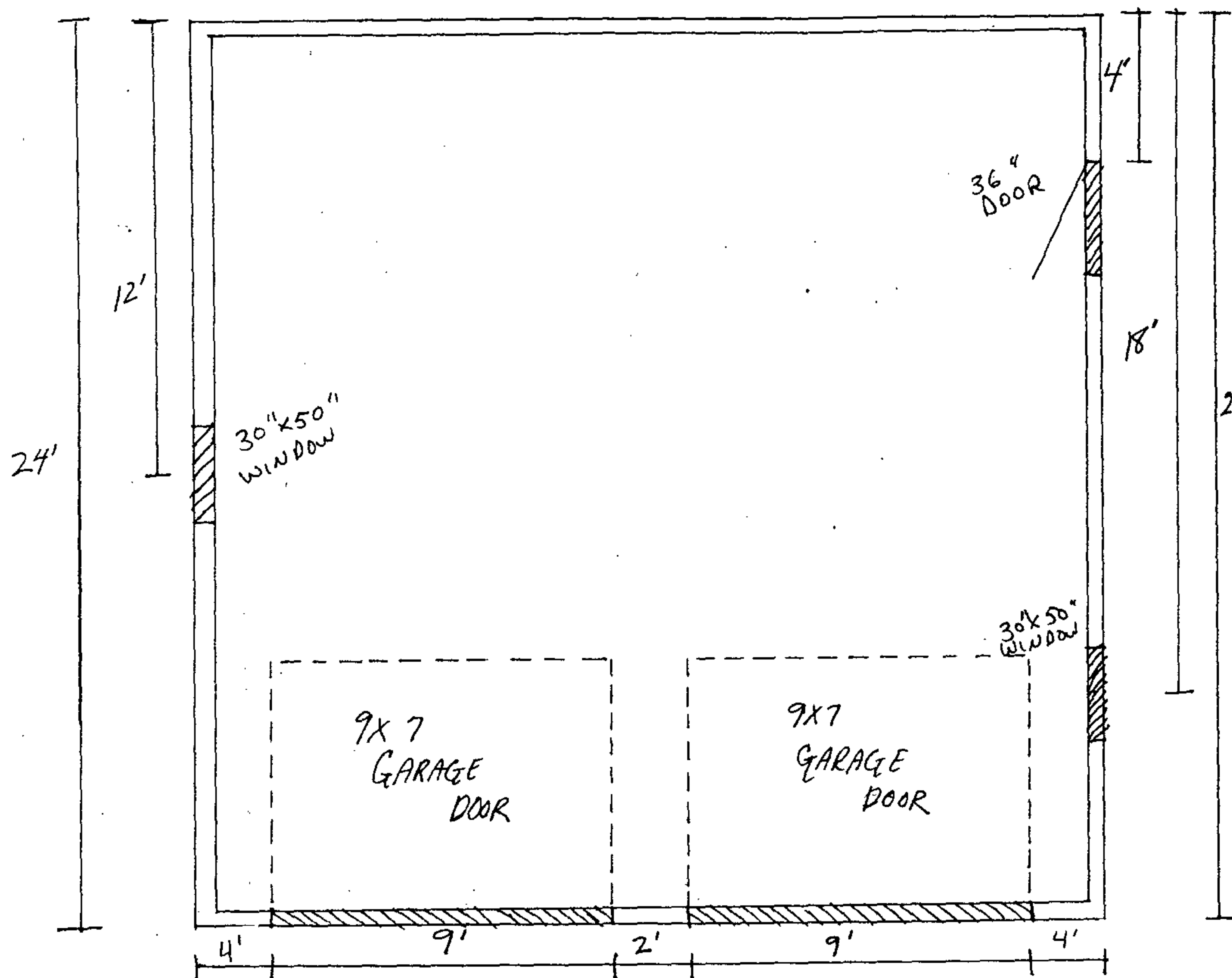
Reviewer: S. Farinetti

Date: August 31, 2006



1" = 40'

ITEM # 060



24 X 28 GARAGE FLOOR PLAN

Item #060

Baltimore County - My Neighborhood

> 12300 MANOR RD 21057

ZONING MAP



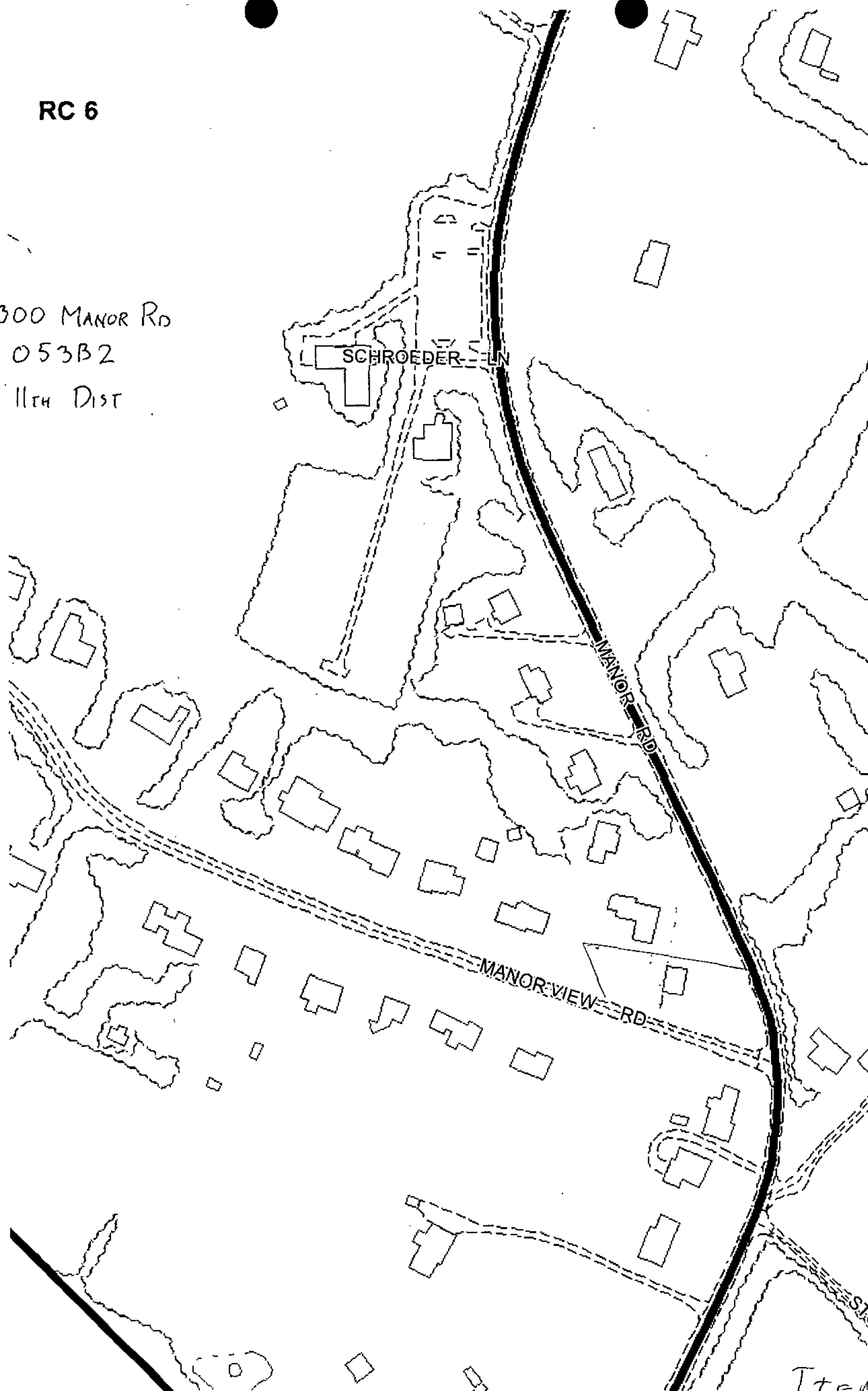
Item # 060

RC 6

12300 MANOR RD

053B2

11th DIST



Item #060

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

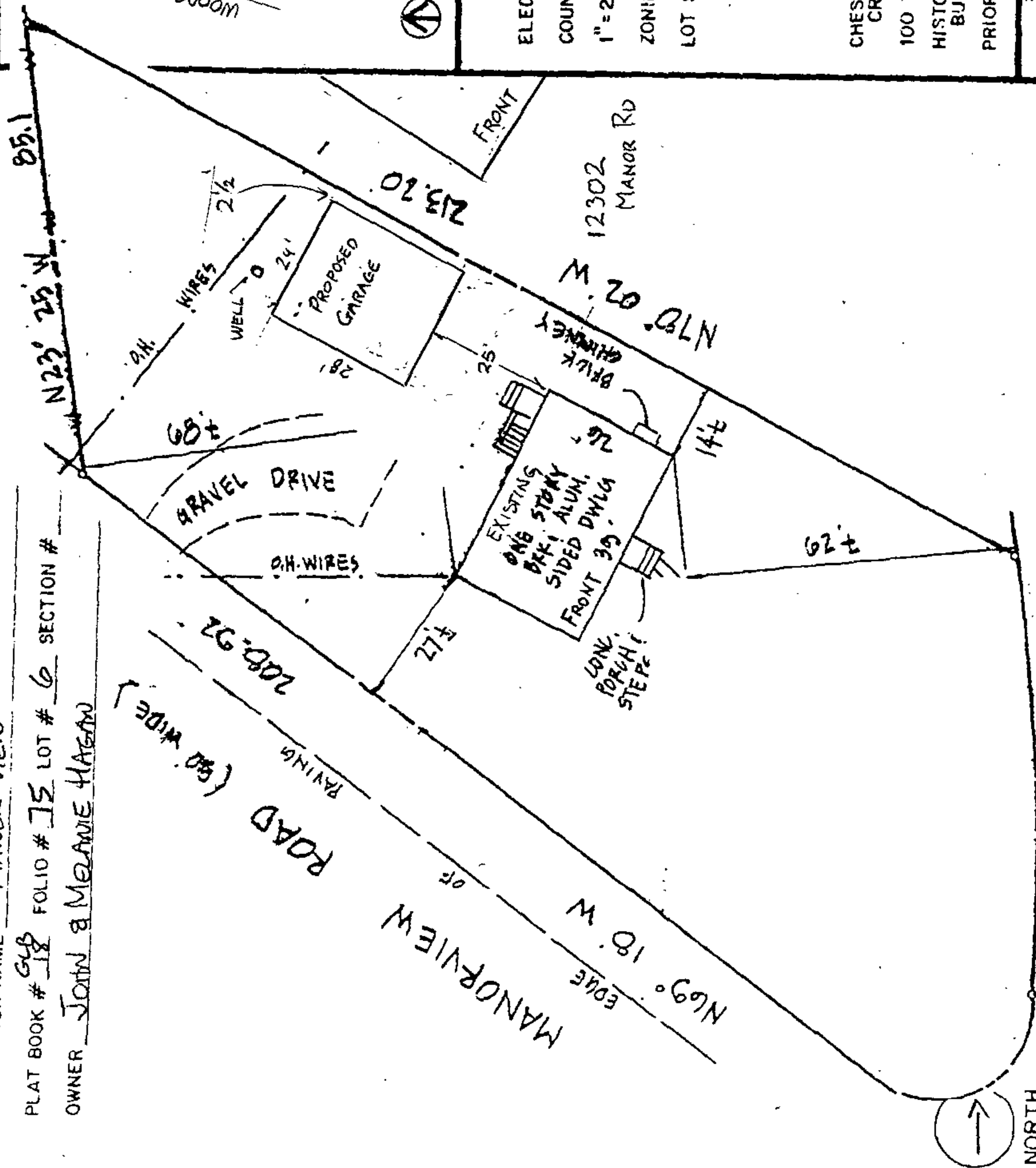
PROPERTY ADDRESS 12300 MANOR RD

SUBDIVISION NAME MANOR VIEW

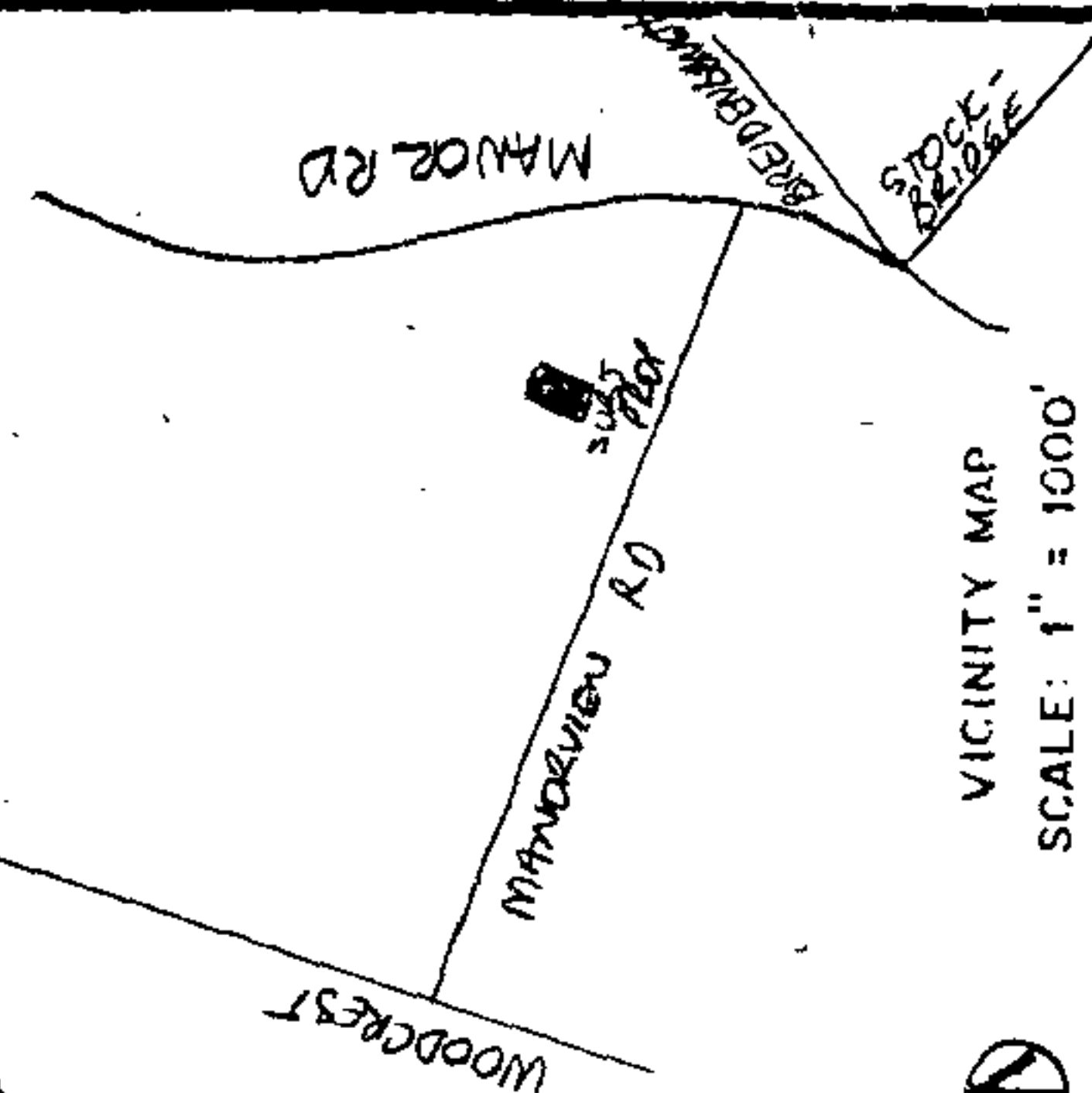
PLAT BOOK # 64B FOLIO # 15 LOT # 6 SECTION # 85.1

OWNER JOHN & MELANIE HAGAN

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 11TH

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # 05332

ZONING RCL

LOT SIZE .56 ACRES 12,300 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY MELANIE HAGAN

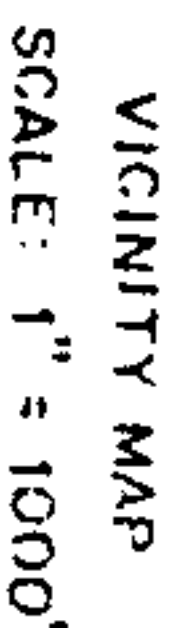
SCALE OF DRAWING: 1" = 30'

060 07-060-A

PROPERTY ADDRESS 12300 MAJOR RD

PLAT BOOK # 68 FOLIO # 75 LOT # 6 SECTION #

SEE PAGES 5 & 6 OF THE CHECK LIST FOR ADDITIONAL REQUIRED INFORMATION



ELECTION DISTRICT 11TH

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # 053B2

ZONING RC6

LOT SIZE .56

	<u>ACREAGE</u>	<u>SQUARE FEET</u>
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
11	100	100
12	100	100
13	100	100
14	100	100
15	100	100
16	100	100
17	100	100
18	100	100
19	100	100
20	100	100
21	100	100
22	100	100
23	100	100
24	100	100
25	100	100
26	100	100
27	100	100
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30	100	100
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32	100	100
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37	100	100
38	100	100
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41	100	100
42	100	100
43	100	100
44	100	100
45	100	100
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47	100	100
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85	100	100
86	100	100
87	100	100
88	100	100
89	100	100
90	100	100
91	100	100
92	100	100
93	100	100
94	100	100
95	100	100
96	100	100
97	100	100
98	100	100
99	100	100
100	100	100

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY
CRITICAL AREA

YES ☐

NO ☒

100 YEAR FLOOD PLAIN

☐	☐
☒	☒

**HISTORIC PROPERTY/
BUILDING**

☐	☐
☒	☒

PRIOR ZONING HEARING NONE

☐ E

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY MELANIE HARGAN

SCALE OF DRAWING: 1" = 30'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

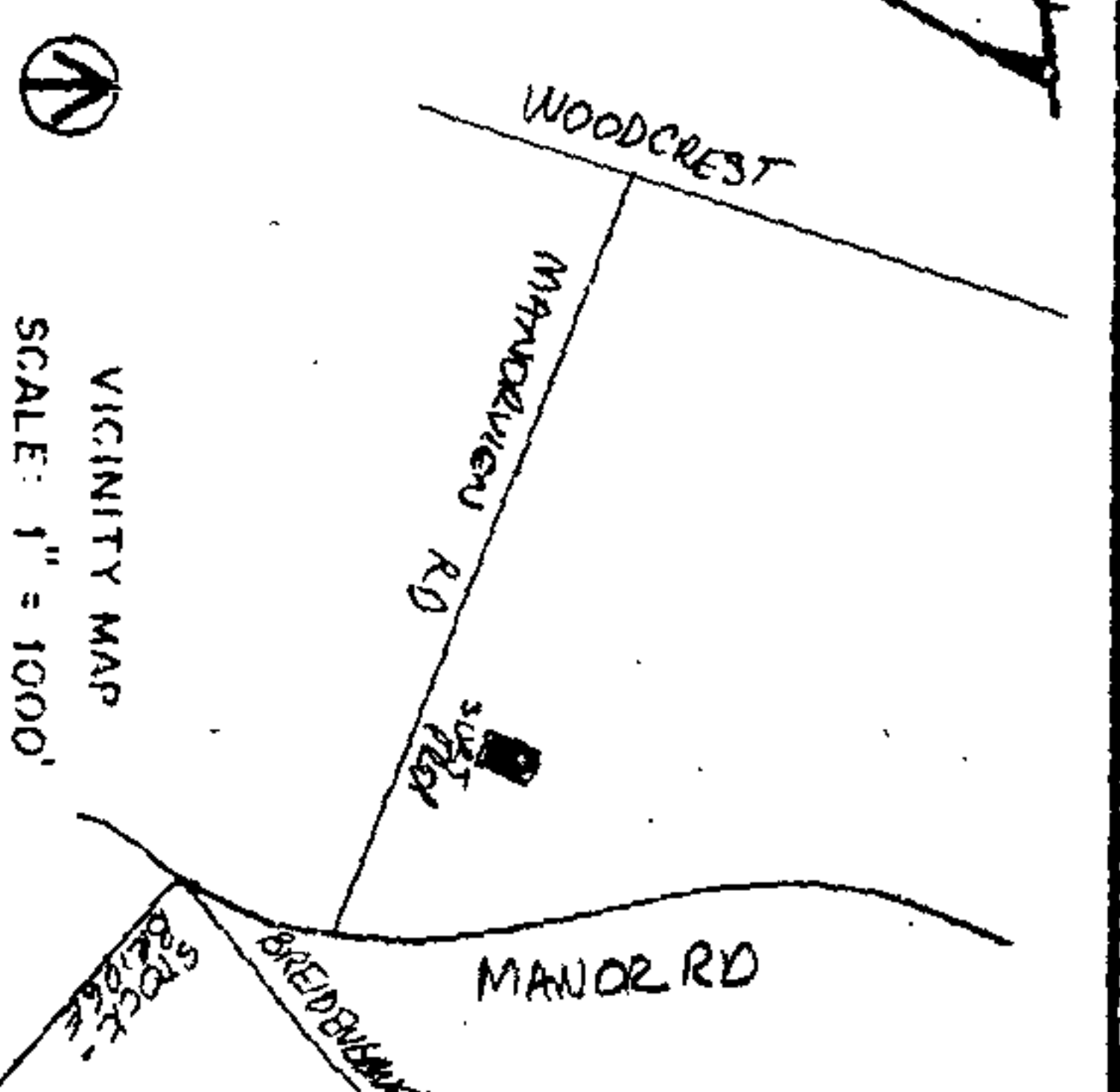
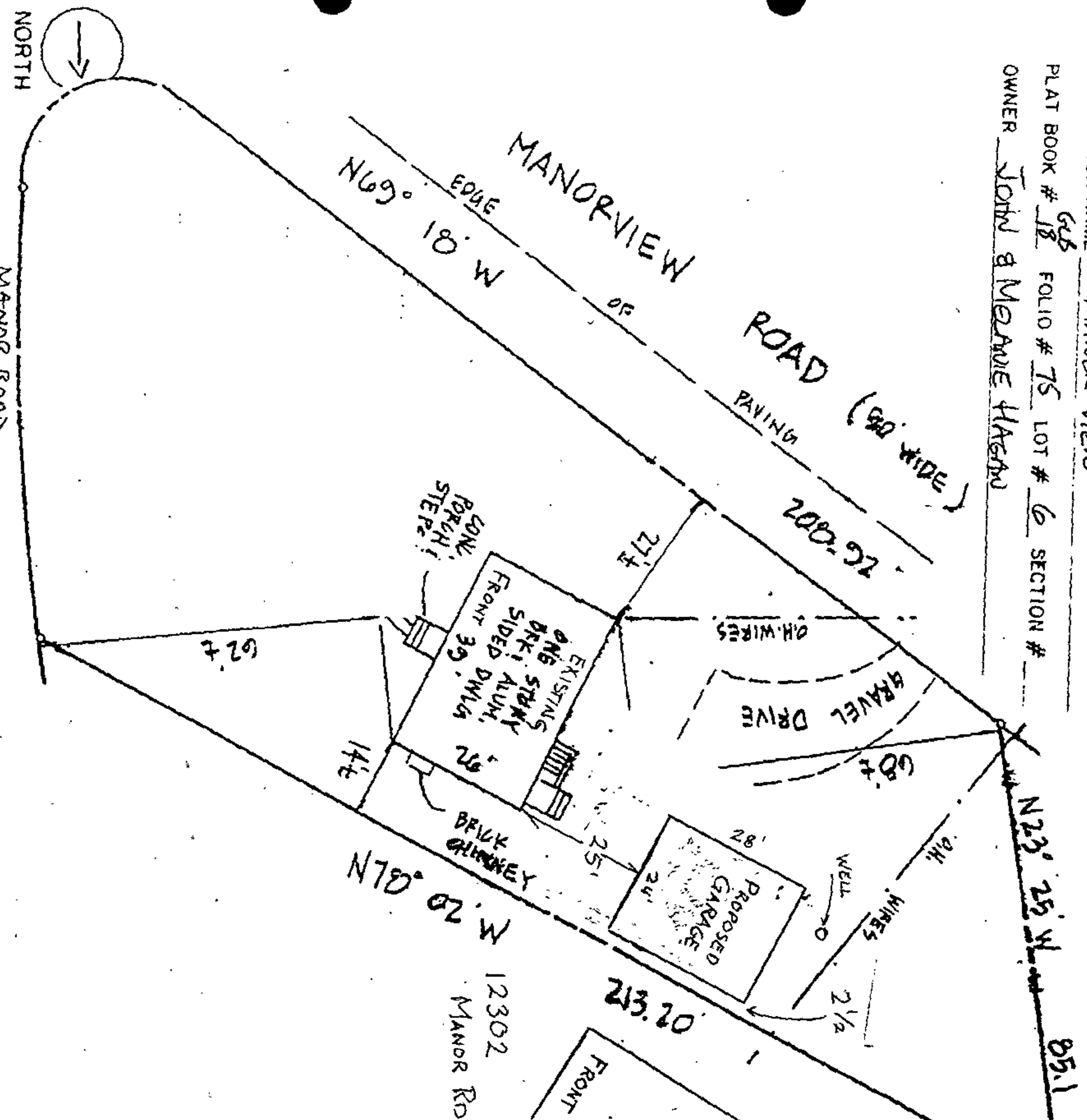
PROPERTY ADDRESS 12300 MANOR RD

SUBDIVISION NAME MANORVIEW

PLAT BOOK # 645 FOLIO # 75 LOT # 6 SECTION # 18

OWNER John & Melanie Hagman

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT 11TH

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 053B2

ZONING RC6

LOT SIZE .56 ACRES 12,300 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY MELANIE HAGMAN

SCALE OF DRAWINGS: 1" = 30'



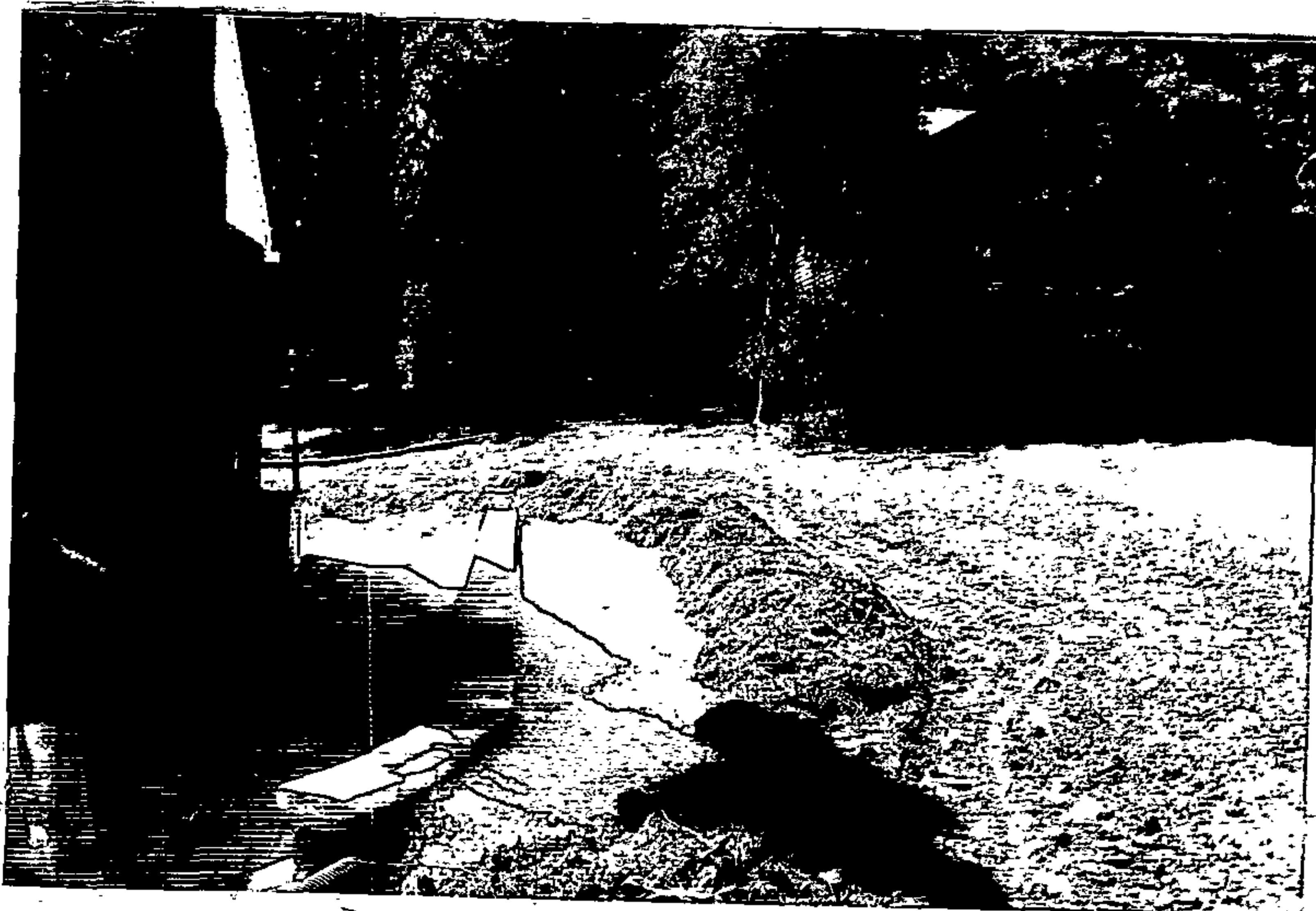
FRONT VIEW OF SUBJECT PROPERTY 12300 MANOR RD. 21057



PROPOSED BUILDING SITE IN REAR OF 12300 MANOR RD.
(WEST OF MANOR RD)

ITEM #060

12300
MANOR
RD
→



12302
MANOR
RD
←

VIEW OF AREA FACING WEST OF MANOR RD. (PROPERTY LINE).



VIEW OF 4223 MANORVIEW RD FROM PROPOSED BUILDING SITE.

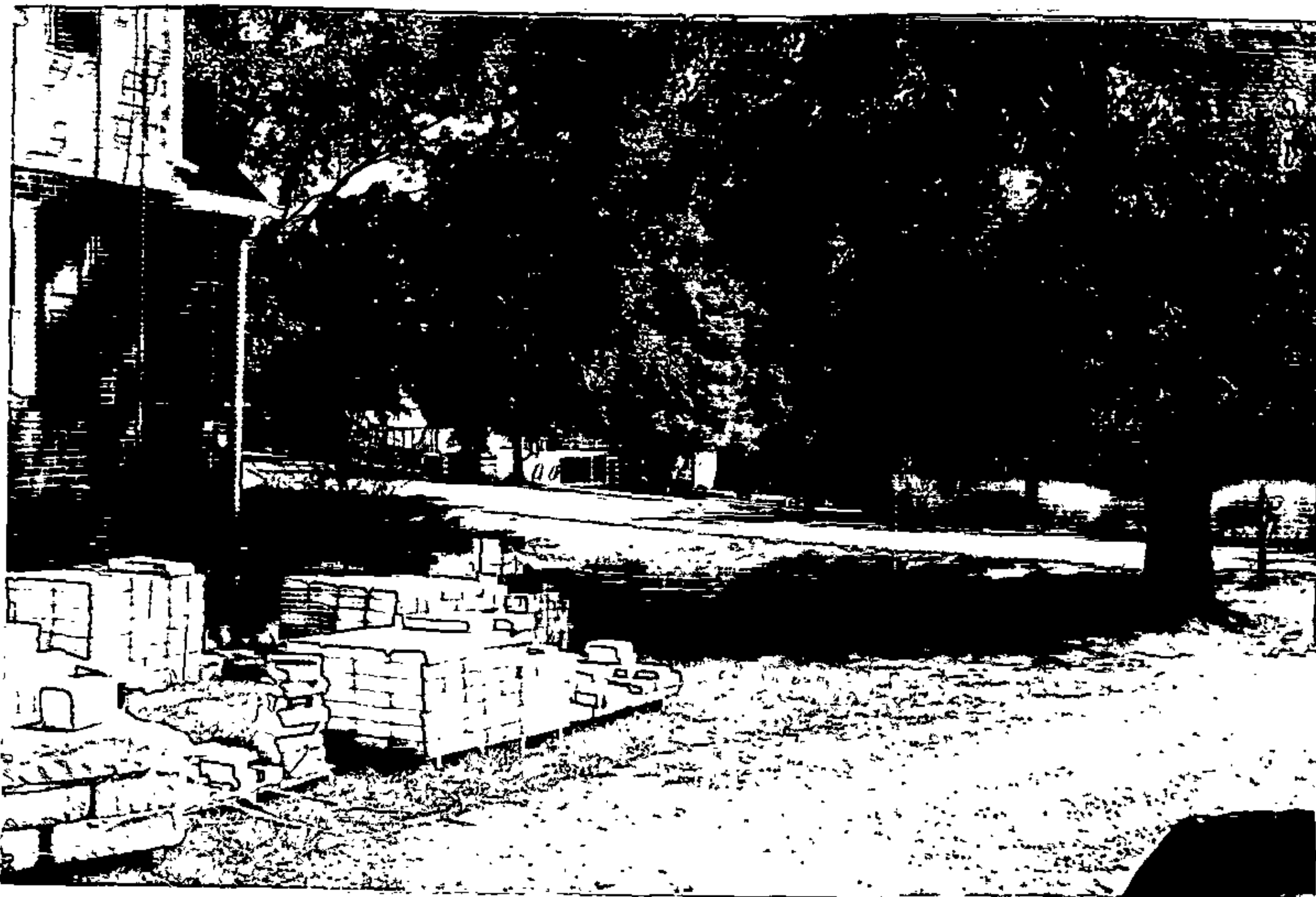
ITEM #060

4220
MANOR
VIEW
RD →



VIEW OF 4220 MANOR VIEW RD FROM REAR OF 12300 MANOR RD.
4220 MANOR VIEW IS BEHIND TREE IN TOP CENTER OF PHOTO.

12300
MANOR
RD →



VIEW OF 12248 MANOR RD FROM LOCATION OF PROPOSED BUILDING SITE.
(REAR)

ITEM #060