

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Crossett Road, south of c/l of
Bluegrass Road
14th Election District
1st Councilmanic District
(2204 Crossett Road)

Robert and Mya Morton
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-063-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, Robert and Mya Morton. The variance request is for property located at 2204 Crossett Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (sunroom) to have a rear yard setback of 18 feet in lieu of the required 25 feet, and to amend the Final Development Plan for Lot 3 of Bluegrass Heights. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the location of the proposed sunroom lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the house. The sunroom will help insulate and reduce heating bills as well as to reduce road and other ambient noises. The sunroom will provide a place to sit outdoors without concern for bugs or the sun's rays. Petitioner states the proposed sunroom will improve the overall appearance of the house. The lot size does not lend itself to any addition of adequate size without a variance. The sunroom measures 18 feet x 12 feet in size.

ADJUDICATED FOR PLANNING

9-13-06

P3

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 25, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

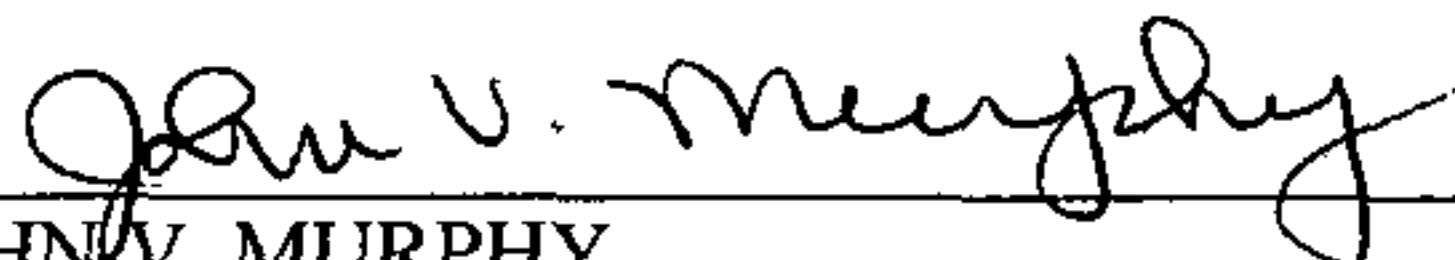
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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.

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 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (sunroom) to have a rear yard setback of 18 feet in lieu of the required 25 feet, and to amend the Final Development Plan for Lot 3 of Bluegrass Heights be and is hereby GRANTED, subject to the following:

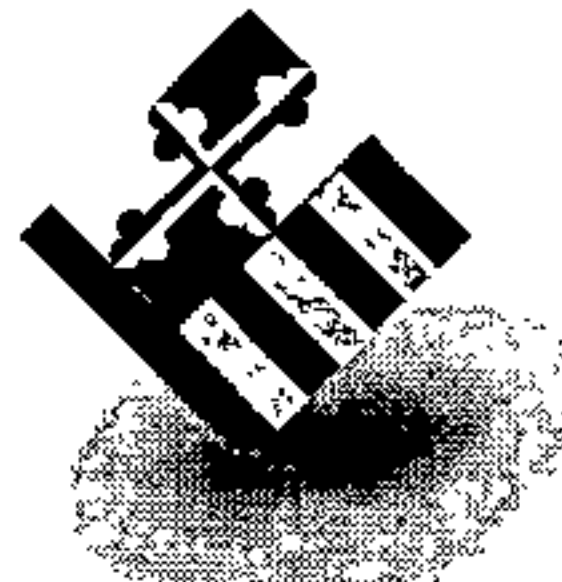
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR FILED
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

ROBERT AND MYA MORTON
2204 CROSSETT ROAD
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 07-063-A
Property: 2204 Crossett Road

Dear Mr. and Mrs. Morton:

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
9-13-06
Jat



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2204 Crossett Rd. Baltimore, MD 21237

which is presently zoned DR 5.5

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

1B02.3.C.1 - to permit an addition (sunroom) to have a rear yard setback of 18 feet in lieu of the required 25; and to amend the final development plan for lot 3 of Bluegrass Heights

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:

Legal Owner(s):

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

Robert Morton
Name - Type or Print

Signature

Mya Morton

Name - Type or Print

Signature

2204 Crossett Rd.

Address

443-570-4864

Telephone No.

Baltimore, MD 21237

City

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Gregory Falter)

Name

224 8th Ave NW

Address

410-760-1919

Telephone No.

Glen Burnie, MD 21061

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 August 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.

CASE NO. 07-063-A

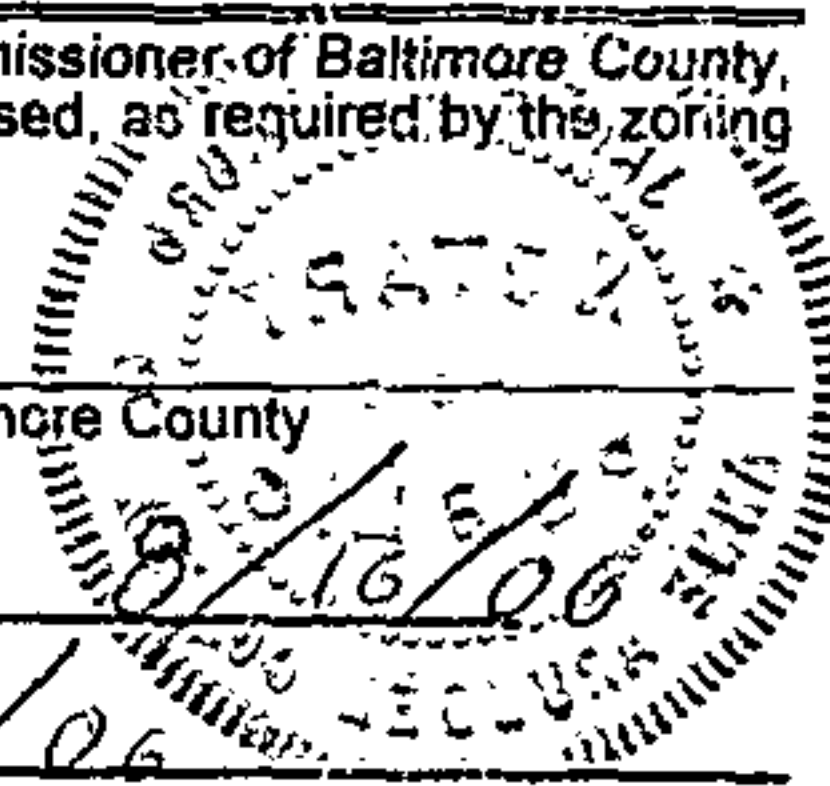
REV 10/25/01

Reviewed By [Signature]

Date

Estimated Posting Date

8/27/06



Affidavit in Support of Administrative Variance

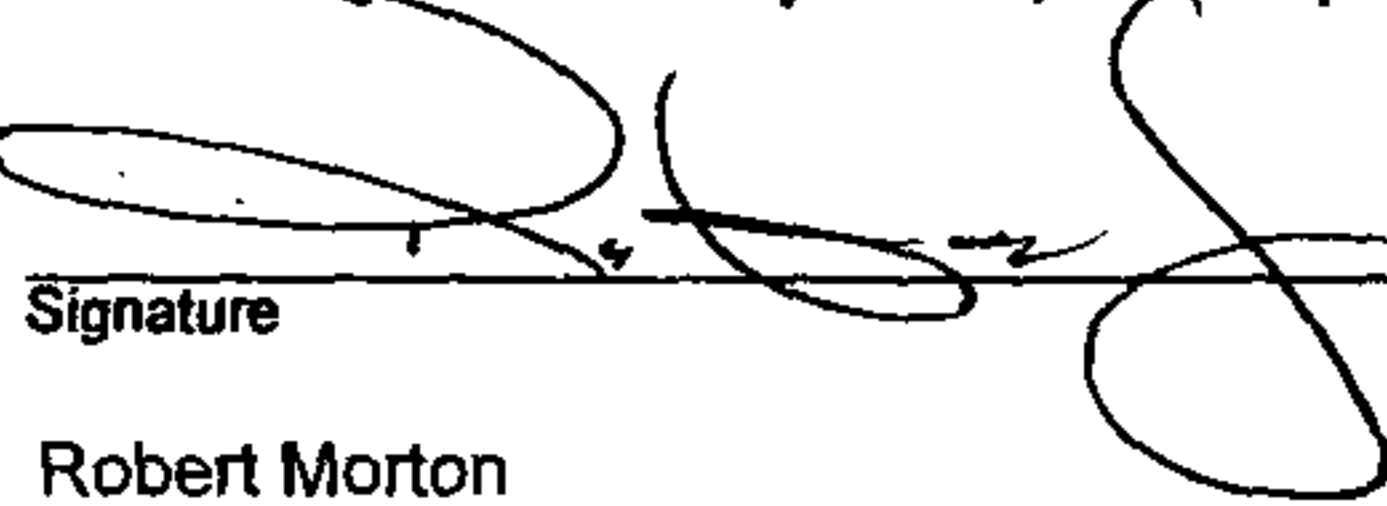
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

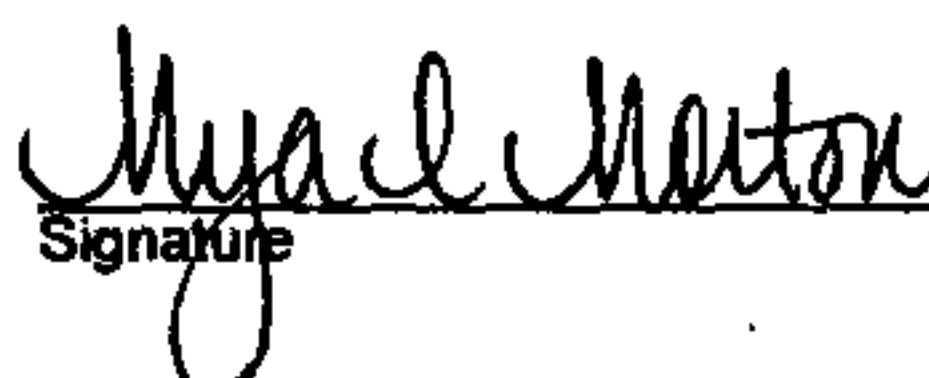
That the Affiant(s) does/do presently reside at 2204 Crossett Rd.
Address
Baltimore, MD 21237
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. This area lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the dwelling.
2. Insulate and reduce heating bills.
3. Reduce road and other ambient noises.
4. A place to sit outdoors without concern for bugs, flies, mosquitos, the suns harmful rays etc...
5. Improve the overall appearance of the house.
6. The restrictive of the lot does not lend itself to any addition of adequate size without a variance.

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
Robert Morton
Name - Type or Print

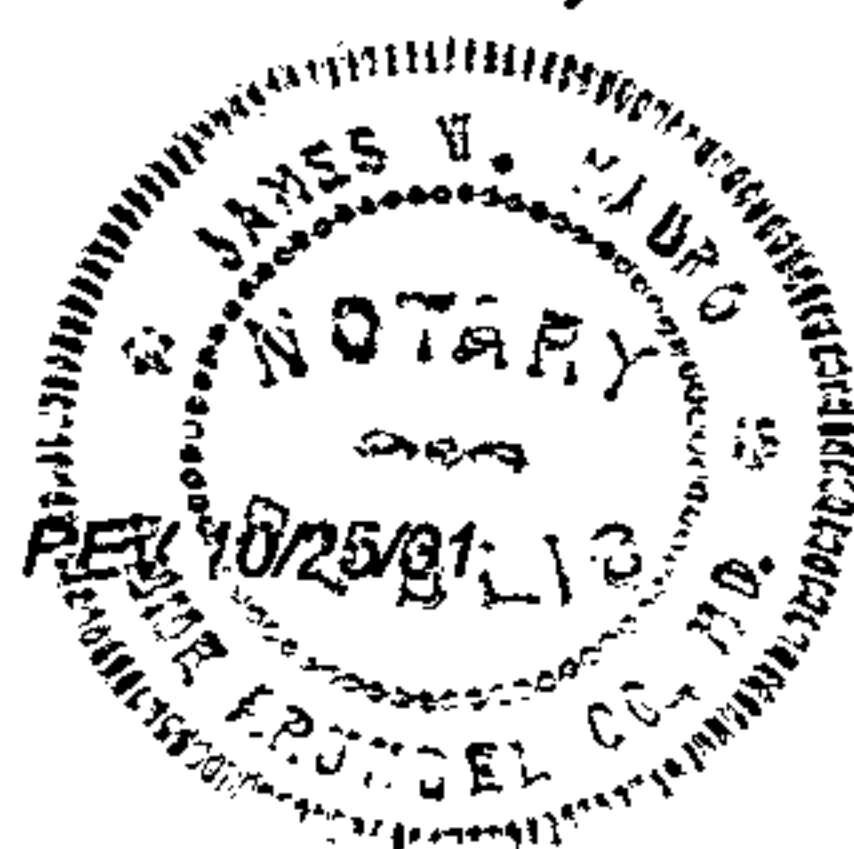

Signature
Mya Morton
Name - Type or Print

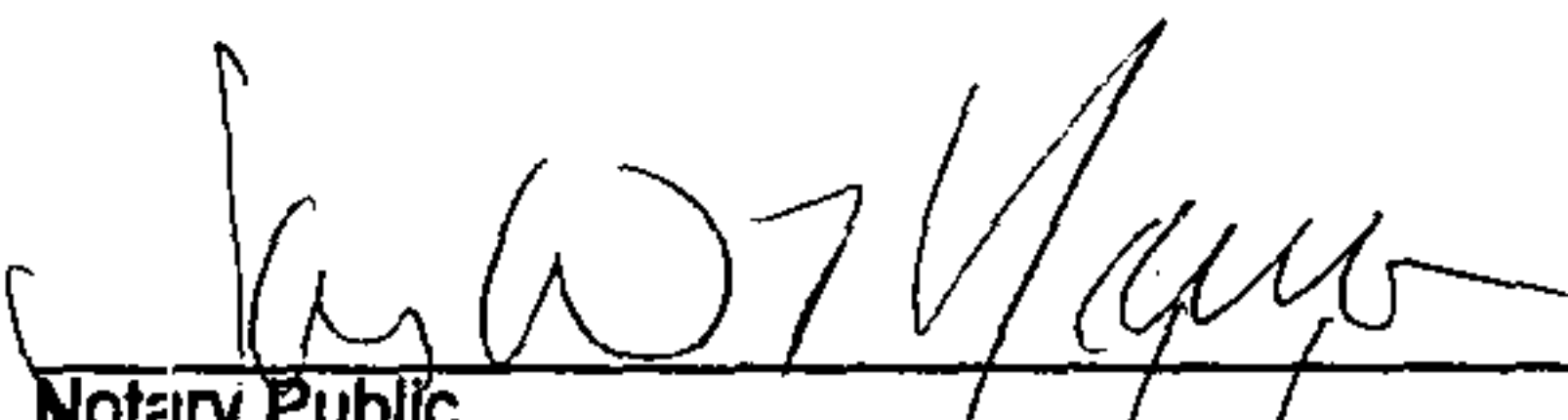
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15TH day of AUGUST, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT MORTON & MYA MORTON
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 10/25/2007

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.

2204 Crossett Rd.

Address

Baltimore, MD 21237

CIV

State

Zip Code

1. This area lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the dwelling.
2. Insulate and reduce heating bills.
3. Reduce road and other ambient noises.
4. A place to sit outdoors without concern for bugs, flies, mosquitos, the sun's harmful rays etc...
5. Improve the overall appearance of the house.
6. The restrictive of the lot does not lend itself to any addition of adequate size without a variance.

Signature

Robert Morton
Name - Type or Print

Signature

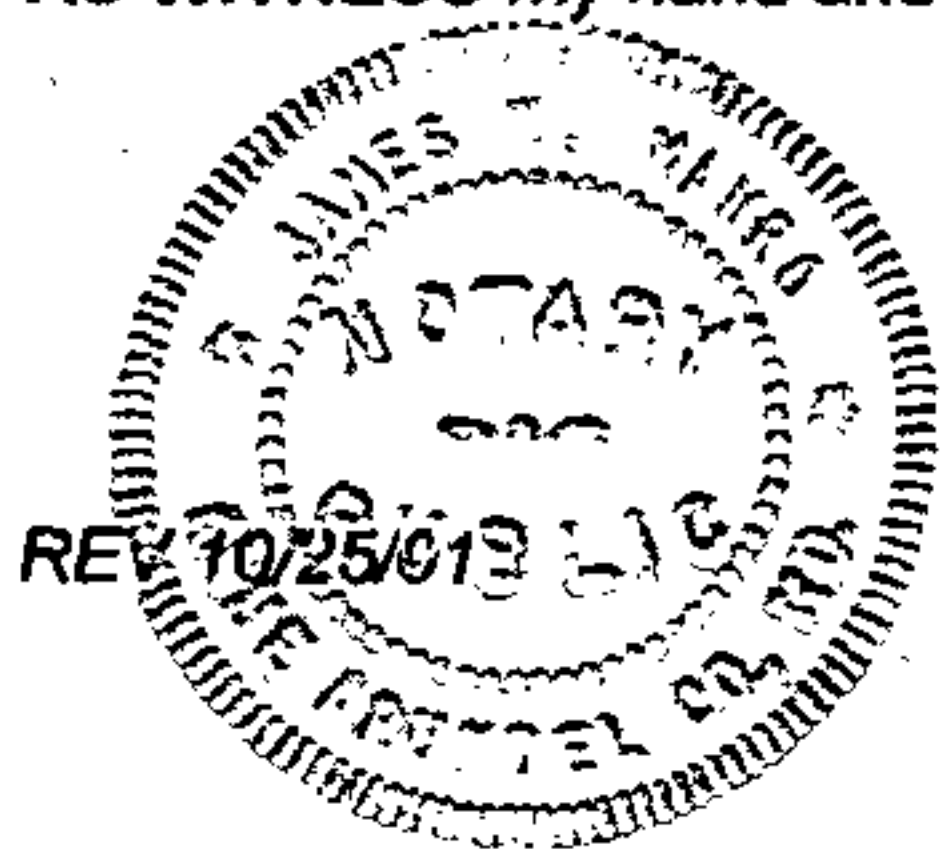
Mya Morton
Name - Type or Print

I HEREBY CERTIFY, this 15TH day of AUGUST, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared _____

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

Notary Public

My Commission Expires





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2204 Crossett Rd. Baltimore, MD 21237

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 - to permit an

addition (sunroom) to have a rear yard setback of 18 feet in lieu of the required 25; and to amend the final development plan for lot 3 of Bluegrass Heights

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):

Robert Morton
Name - Type or Print

Signature

Mya Morton
Name - Type or Print

Signature

2204 Crossett Rd.

443-570-4864

Address

Telephone No.

Baltimore, MD 21237

City

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Gregory Falter)
Name

224 8th Ave NW

410-760-1919

Address

Telephone No.

Glen Burnie, MD 21061

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 07 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.

CASE NO. 07-063-A

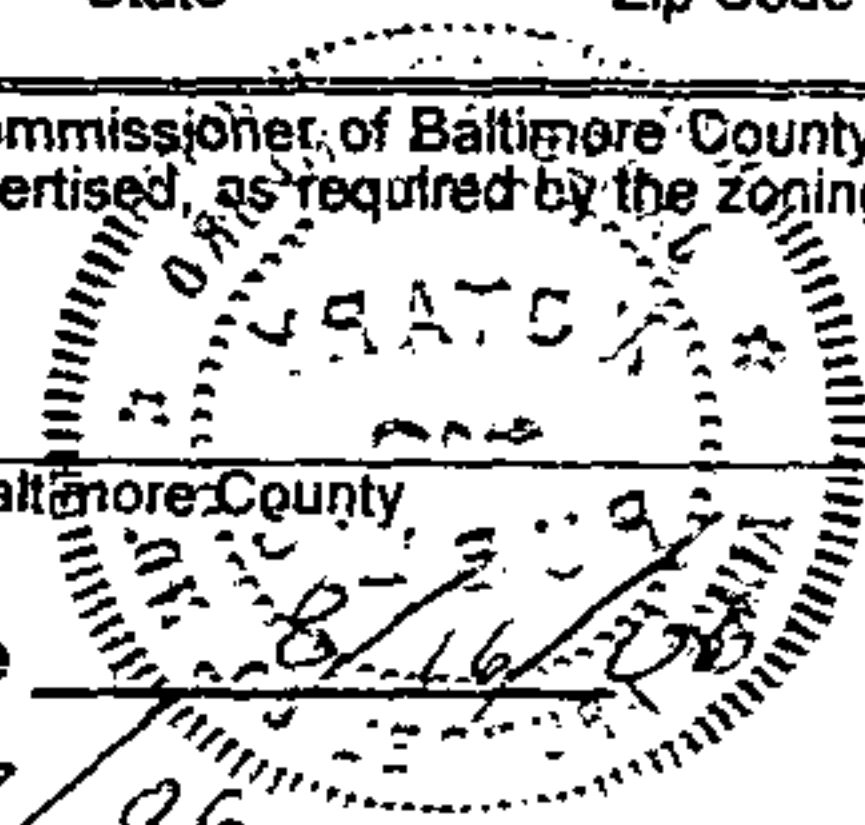
REV 10/25/01

Reviewed By KDD

Date

Estimated Posting Date

8/27/06



ZONING DESCRIPTION FOR 2204 CROSSETT RD.

**BEGINNING AT A POINT ON THE WEST SIDE OF CROSSETT
WHICH IS 30' WIDE AT THE DISTANCE OF 175' SOUTH OF THE
NEAREST IMPROVED INTERSECTING STREET BLUEGRASS RD.
WHICH IS 30' WIDE. BEING LOT # 3 BLOCK __, SECTION 1 IN THE
SUBDIVISION OF BLUEGRASS HEIGHTS AS RECORDED IN COUNTY
PLAT BOOK # 57, FOLIO # 21, CONTAINING 6,142 SQ'. ALSO KNOWN
AS 2204 CROSSETT RD. LOCATED IN THE 14th ELECTION DISTRICT,
7th COUNCILMANIC DISTRICT.**

ITEM #063

No. 88

10

ACCOUNT

100

9

AMOUNT \$

1990

RECEIVED
FROM: _____

2

FOR:

Admission

CASE # 07-063-A

DISTRIBUTION
WHITE - CASH

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

(continued)

[illegible]

CERTIFICATE OF POSTING

RE: Case No.: 07-063-A

Petitioner/Developer: ROBERT MORTON

Date of Hearing/Closing: SEPT. 11, 2006

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

Attention: Christen Matthews

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 _____

#2204 CROSSETT AVE.

The sign(s) were posted on AUG. 25, 2006
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 07-063-A

TO PERMIT AN ADDITION (SUNROOM)
TO HAVE A REAR YARD SETBACK OF
18 FEET IN LIEU OF THE REQUIRED
25 FEET AND TO AMEND THE FINAL
DEVELOPMENT PLAN FOR LOT 3 OF
BLUEGRASS HEIGHTS

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON SEPTEMBER 11, 2006

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 07-063-A

TO PERMIT AN ADDITION (SUNROOM)
TO HAVE A REAR YARD SETBACK OF
18 FEET IN LIEU OF THE REQUIRED
25 FEET AND TO AMEND THE FINAL
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111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

RECEIVED

AUG 28 2006

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 063 -A

Address 2204 Crossett Rd

Contact Person:

David Duvall

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date:

8/16/06

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.

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- 063 -A

Address 2204 Crossett Rd

Petitioner's Name

Robert Morton

Telephone 443 570 4864

Posting Date:

8/27/06

Closing Date:

9/11/06

Wording for Sign:

To Permit an addition (sunroom) to have a rear yard setback of 18 feet in lieu of the required 25; and to amend the final development plan for lot 3 of Bluegrass Heights

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/neighbors 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: 07-063-A

Petitioner: Robert & Mya Morton

Address or Location: 2204 Crossett Rd. Baltimore, MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc. (attn: Permit Dept)

Address: 224 8th ave NW

Glen Burnie, MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ



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

Robert Morton
Mya Morton
2204 Crossett Road
Baltimore, MD 21237

Dear Mr. and Mrs. Morton:

RE: Case Number: 07-063-A, 2204 Crossett Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Patio Enclosures Inc. Gregory Falter 224 8th Avenue, NW Glen Burnie 21061

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2006

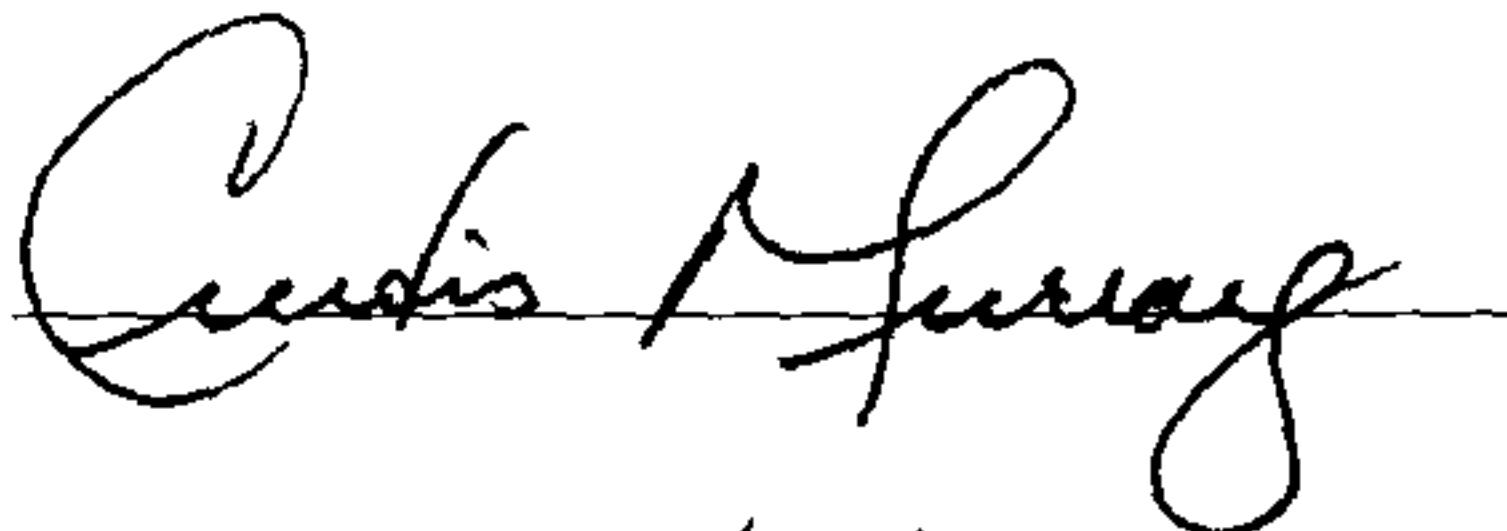
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-063- Administrative Variance

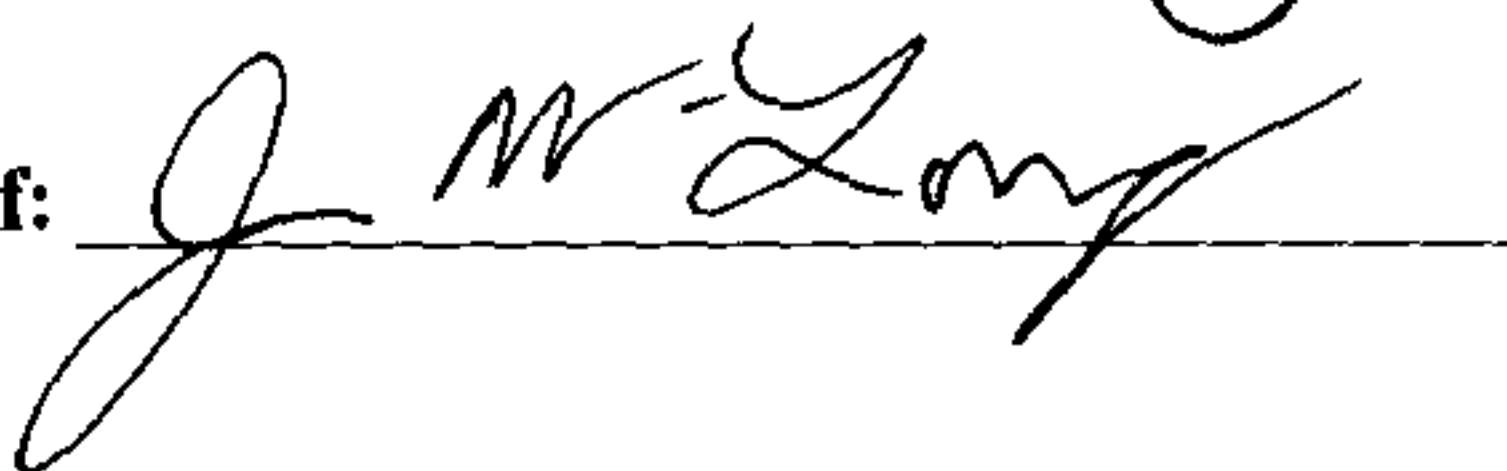
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

AUG 25 2006

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2006

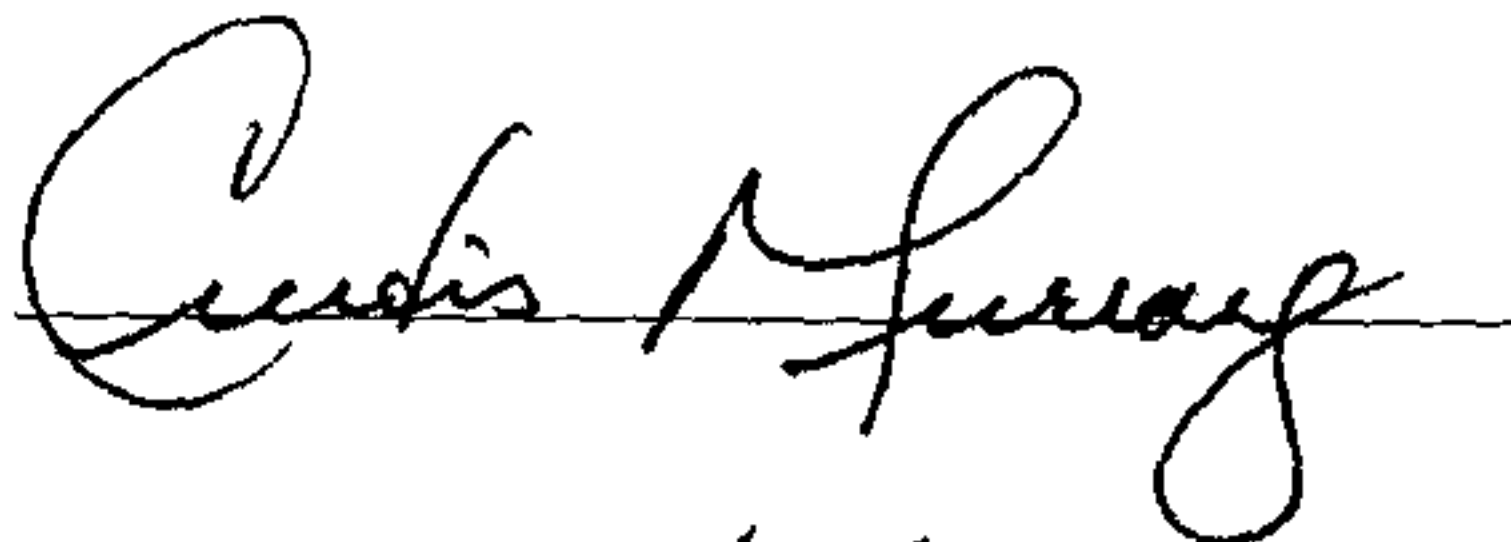
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-063- Administrative Variance**

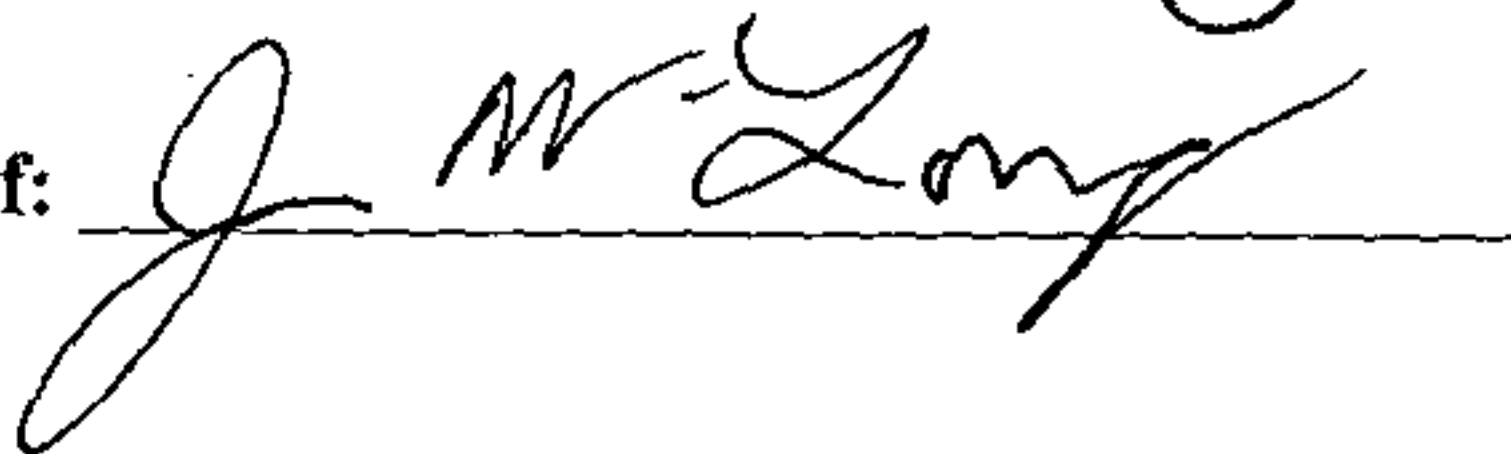
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL



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

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

Maryland Department of Transportation

Date: 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. 063 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

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

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.

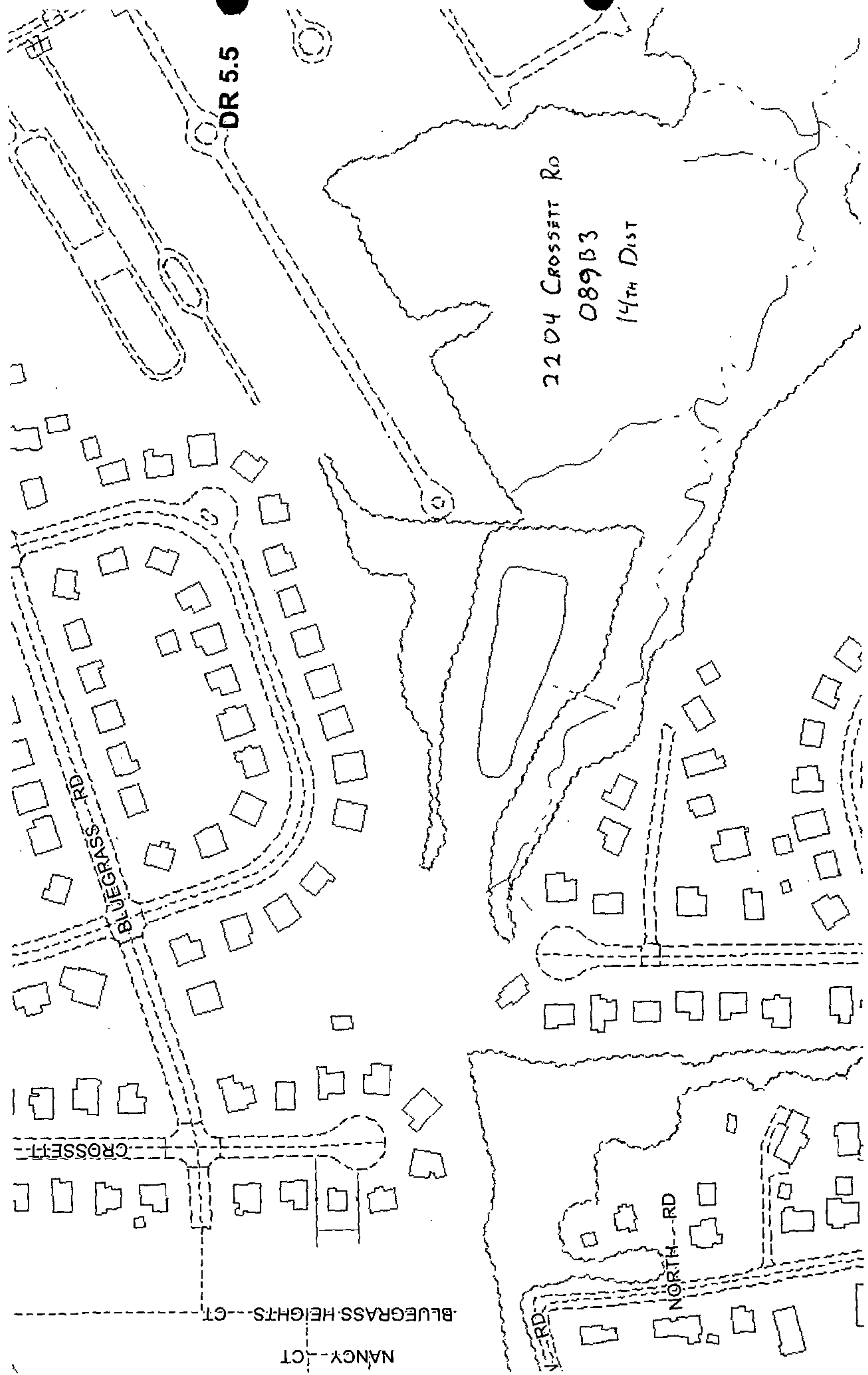
The Fire Marshal's Office has no comments at this time.

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





ITEM #063

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

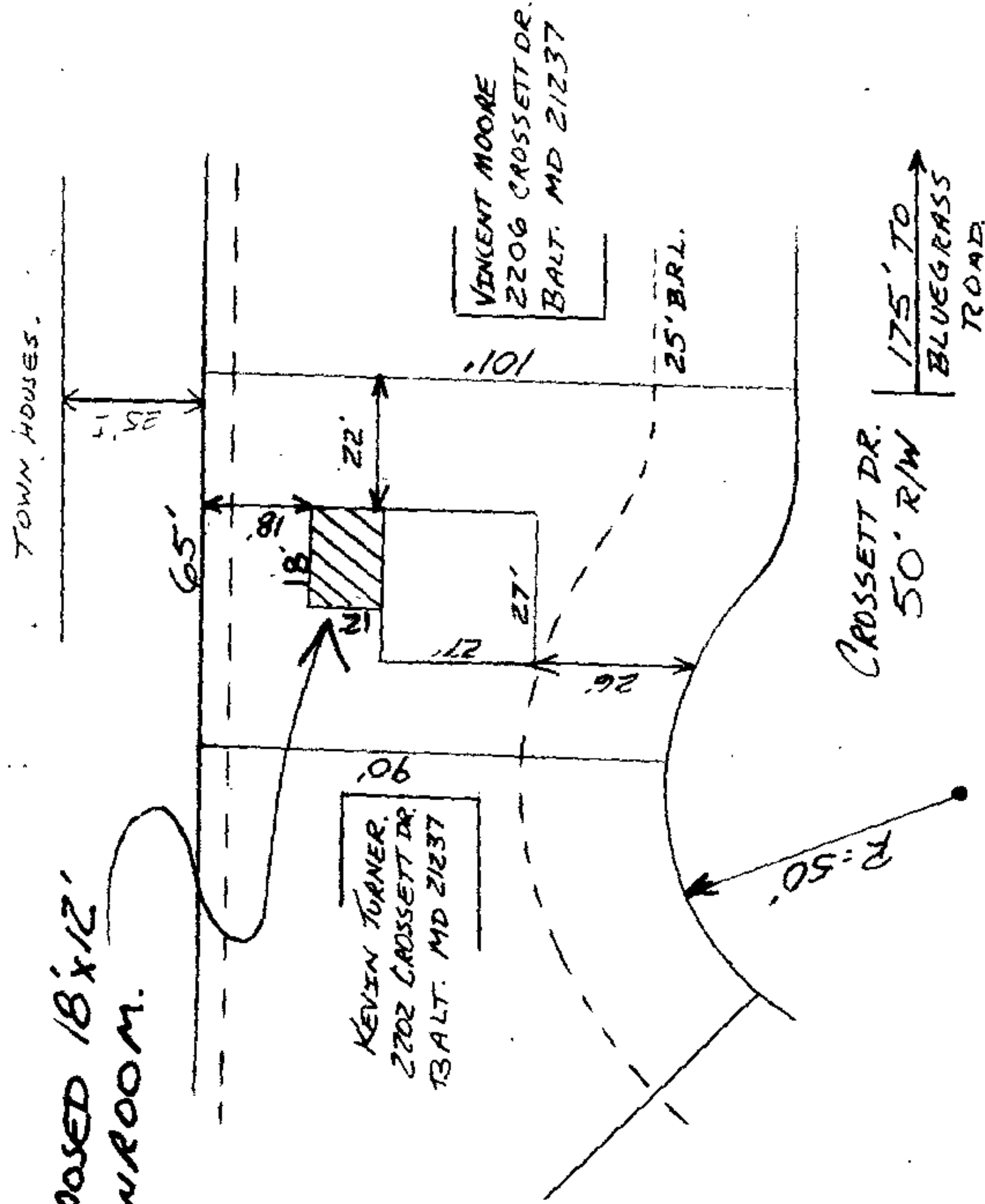
PROPERTY ADDRESS: 2204 CROSSETT DR. BALT. MD 21237.

Subdivision name: BLUEGRASS HEIGHTS.

plat book # 57, folio # 21, lot # 3, section # 01

OWNER: ROBERT & MYA MORTON.

*Proposed 18x12'
SUNROOM.*



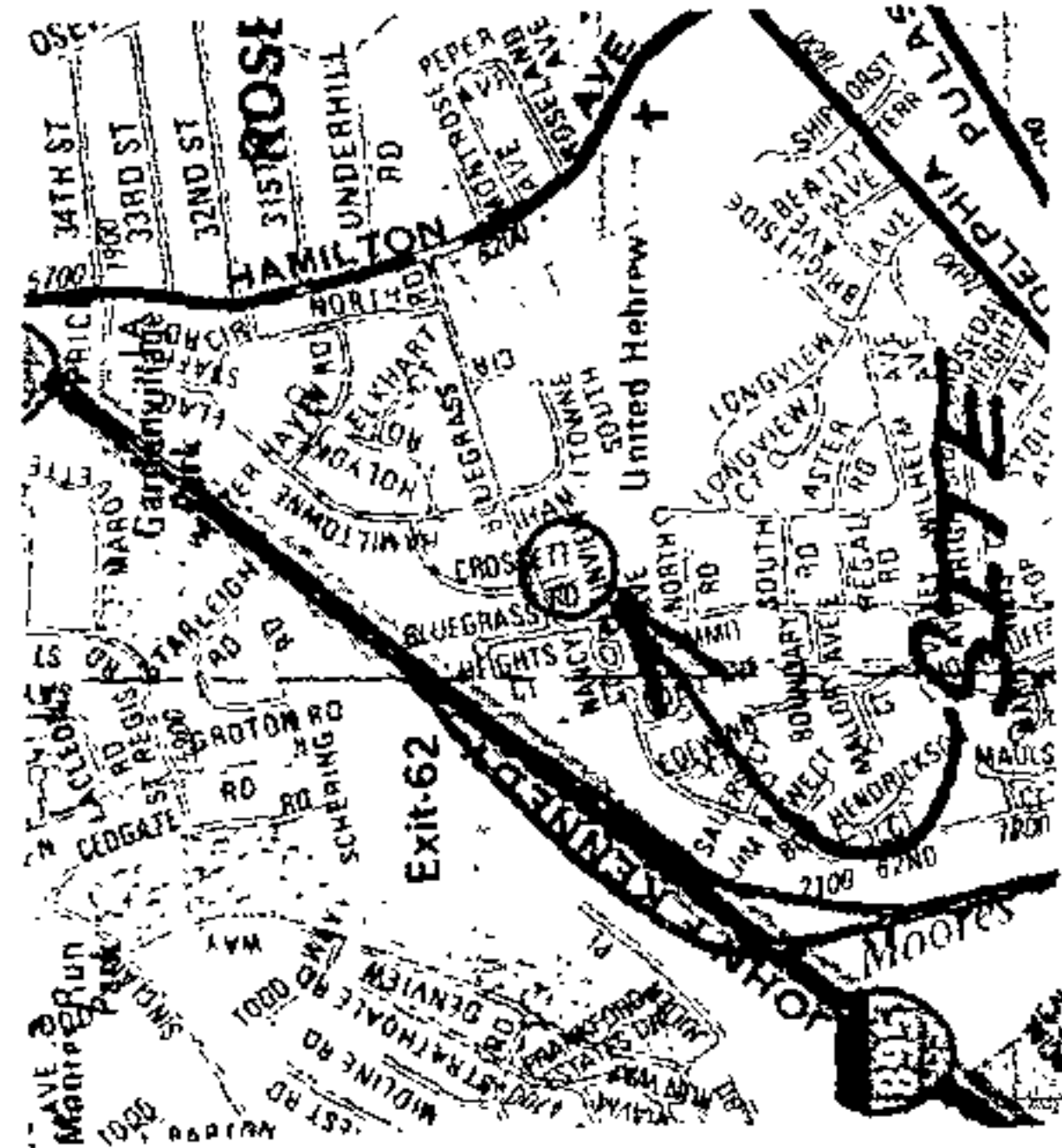
North

date: 7/26/06.

prepared by: Greg FALTER.

Scale of Drawing: 1" = 40'

see pages 5 & 6 of the CHECKLIST for additional required information



Vicinity Map
scale: 1" = 2273'

LOCATION INFORMATION

Election District: 14
Councilmanic District: 7

1" = 200' scale map #: 089B3

Zoning: DR 5.5

Lot size: 0.14 acreage 6,142 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ No ☒ Yes

Prior Zoning Hearings: NO

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 063 CASE #: 07-063-A

Baltimore County - My Neighborhood



2204 CROSSETT RD BALT. 21237 ITEM #063

Variance Photo's for:
2204 Crossett Rd.
Baltimore, MD 21237



*View of sunroom deck to be enclosed with sunroom as
seen from left side yard.*

ITEM #063