

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Cockeys Mill Road, 500 feet east of
C/I of Franklin Valley Circle
4th Election District
4th Councilmanic District
(523 Cockeys Mill Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

Franklin W. Lee Jr. and Danielle M.
Bradshaw-Lee
Petitioners

* CASE NO. 07-081-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, Franklin W. Lee Jr. and Danielle M. Bradshaw-Lee. The variance request is for property located at 523 Cockeys Mill Road. The variance request is from Section 1A00.3.B.3 (1975 Regs-RDP) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (in-law suite) with a 10 foot side yard setback in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that in order to accommodate an aging parent they are attempting to build an attached garage with an in-law suite above it on the west side of their current dwelling. The current BCZR regulations require a 50 foot setback which would make this effort impossible. The current property is 1.54 acres in size; however, the current well water system occupies the space directly in front of the dwelling making that area inaccessible for building as well as a 20 foot revertible setback from the roadway for the supporting slopes. Immediately in the rear of the dwelling set approximately 15 feet from the structure is the main septic tank with two drain fields running directly back off the main tank in a northeast and northwest direction making this area inaccessible for building. Petitioners state that any area utilized beyond the drain fields would constitute a totally separate dwelling and

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9-28-06
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would not allow for the immediate proximity necessary for elder care. They are requesting that the current 50 foot setback be waived to 10 feet on the west side of their dwelling.

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 September 3, 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,

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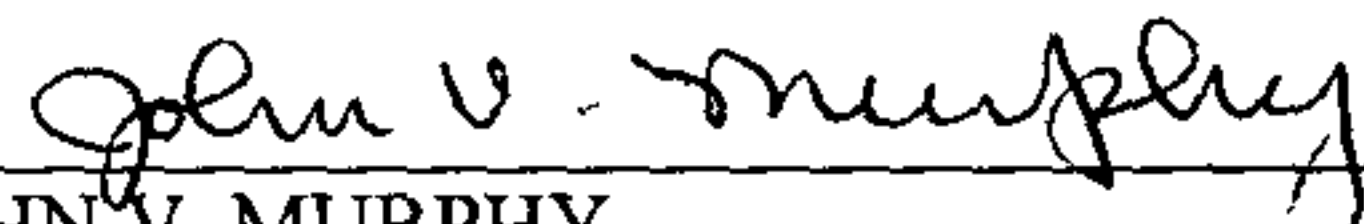
strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner. The relief granted herein is limited to family members related to the Petitioners and cannot be used for rental income purposes.

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 28th day of September, 2006, that a variance from Section 1A00.3.B.3 (1975 Regs-RDP) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (in-law suite) with a 10 foot side yard setback in lieu of the required 50 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. File a Declaration of Understanding for In-Law Quarters with the Zoning Review Office.
3. The in-law quarters must be used only by family members related to the Petitioner and not for rental/income purposes.
4. The Petitioners shall record a copy of this Order in the Land Records of Baltimore County.

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

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9-28-06
P3



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 28, 2006

FRANKLIN W. LEE JR. AND DANIELLE M. BRADSHAW-LEE
523 COCKEYS MILL ROAD
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 07-081-A
Property: 523 Cockeys Mill Road

Dear Mr. and Mrs. Lee:

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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9-28-06
pz



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 523 Cockeys Mill Rd
which is presently zoned RDP/CURRENTLY A.C.4

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) 1A003B.3. (1975 REGS - RDP)

TO PERMIT AN ADDITION (IN-LAW SUITE) WITH A 10-FOOT SIDE YARD
SETBACK IN LIEU OF THE REQUIRED 50-FEET.

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):

Franklin W. Lee Jr

Name - Type or Print

Signature

Danielle M. Bradshaw-Lee

Name - Type or Print

Signature

523 Cockeys Mill Rd 410-526-2774
Address Telephone No.

Reisterstown, MD 21136
City State Zip Code

Representative to be Contacted:

Danielle Bradshaw-Lee

Name

523 Cockeys Mill Rd 443-334-6663
Address Telephone No.

Reisterstown, MD 21136
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. 07-081-A

REV 10/25/01

Reviewed By D.T. Date 8/21/06

Estimated Posting Date 9/3/06

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 523 Cockeys Mill Rd Reisterstown, MD
Address
Reisterstown, MD 21136
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):

In an effort to accommodate an aging parent we are attempting to build an attached garage with an in-law suite above it on the West side of our current dwelling. The current Baltimore County Zoning Regulations requiring a 50' set back would make this effort impossible. The current property is situated on 1.54 acres of land, however the current well water system occupies the space directly in the front of the dwelling making that area inaccessible for building, as well as a 20' revertable setback from the roadway for supporting slopes. Immediately in the rear of the dwelling set approximately 15' from the structure is the main septic tank with two (2) drain fields running directly back off the main tank in a N/E and N/W direction making this area inaccessible for building. Any area utilized beyond the drain fields would constitute a totally separate dwelling and would not allow for the immediate proximity necessary for care that we are requesting. We are currently requesting the current 50' set back be waived to 10' on the West side of our dwelling.

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.

Franklin W. Lee Jr.
Signature

Franklin W. Lee Jr.
Name - Type or Print

Danielle M. Bradshaw-Lee
Signature

Danielle M. Bradshaw-Lee
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of JULY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

FRANKLIN W. LEE, JR. + DANIELLE M. BRADSHAW-LEE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Benedette M. Vickery
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 523 Cockeys Mill Rd Reisterstown, MD
Address
Reisterstown, MD 21136
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):

In an effort to accommodate an aging parent we are attempting to build an attached garage with an in-law suite above it on the West side of our current dwelling. The current Baltimore County Zoning Regulations requiring a 50' set back would make this effort impossible. The current property is situated on 1.54 acres of land, however the current well water system occupies the space directly in the front of the dwelling making that area inaccessible for building, as well as a 20' revertable setback from the roadway for supporting slopes. Immediately in the rear of the dwelling set approximately 15' from the structure is the main septic tank with two (2) drain fields running directly back off the main tank in a N/E and N/W direction making this area inaccessible for building. Any area utilized beyond the drain fields would constitute a totally separate dwelling and would not allow for the immediate proximity necessary for care that we are requesting. We are currently requesting the current 50' set back be waived to 10' on the West side of our dwelling.

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.

Franklin W. Lee Jr.
Signature
Franklin W. Lee Jr.
Name - Type or Print

Danielle M. Bradshaw-Lee
Signature
Danielle M. Bradshaw-Lee
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31ST day of JULY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

FRANKLIN W. LEE, JR. + DANIELLE M. BRADSHAW - LEE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Bernadette M. Vickery
Notary Public
My Commission Expires 6/1/09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 523 Cockey's Mill Rd
which is presently zoned RDP CURRENTLY R.C.4

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) 1A00.3B.3. (1975 REGS - R.D.P.)

TO PERMIT AN ADDITION - (IN-LAW SUITE) WITH A 10-FOOT SIDE YARD
SETBACK IN LIEU OF THE REQUIRED 50-FEET.

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):

Franklin W. Lee Jr
Name - Type or Print

[Signature]
Signature

Danielle M. Bradshaw-Lee
Name - Type or Print

[Signature]
Signature

523 Cockey's Mill Rd 410-526-2774
Address Telephone No.

Reisterstown, MD 21136
City State Zip Code

Representative to be Contacted:

Danielle Bradshaw-Lee
Name

523 Cockey's Mill Rd 443-334-6663
Address Telephone No.

Reisterstown, MD 21136
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 10/25/01 day of October 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. 07-081-A

REV 10/25/01

Reviewed By D.T. Date 8/21/06

Estimated Posting Date 9/3/06

Zoning Description

ZONING DESCRIPTION FOR: 523 Cockeys Mill Rd Reisterstown, Maryland

Beginning at a point on the South side of Cockeys Mill Rd which is 17.5' wide at the distance of 550' ^{EAST} West of the centerline of the nearest improved intersecting street, Franklin Valley Circle which is 24.5' wide.

Being Lot # 3 Block A, Section #1 in the subdivision of Franklin Valley as recorded in Baltimore County Plat Book # 39, Folio # 9 containing 1.5406 Acres. Also known as 523 Cockeys Mill Rd and located in the 4th Election District, 4th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 7834

DATE 8/21/06

ACCOUNT

0010016150

AMOUNT \$

125.00

RECEIVED FROM: DANIELLE LEE

FOR: ITEM# 081 07-081-A

523 COCKENS MILL RD. D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID TO: THE
COUNTY OF BALTIMORE
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT
NO. 7834
DATE 8/21/06
AMOUNT \$ 125.00
RECEIVED BY: DANIELLE LEE
FOR: 523 COCKENS MILL RD.
D. THOMPSON
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-081-A

Petitioner/Developer: LEE

Date Of Hearing/Closing: 9/18/06

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 523 COCKEYS MILL RD

This sign(s) were posted on September 3, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 9/3/06
(Signature of sign Poster and Date)

Martin Ogle

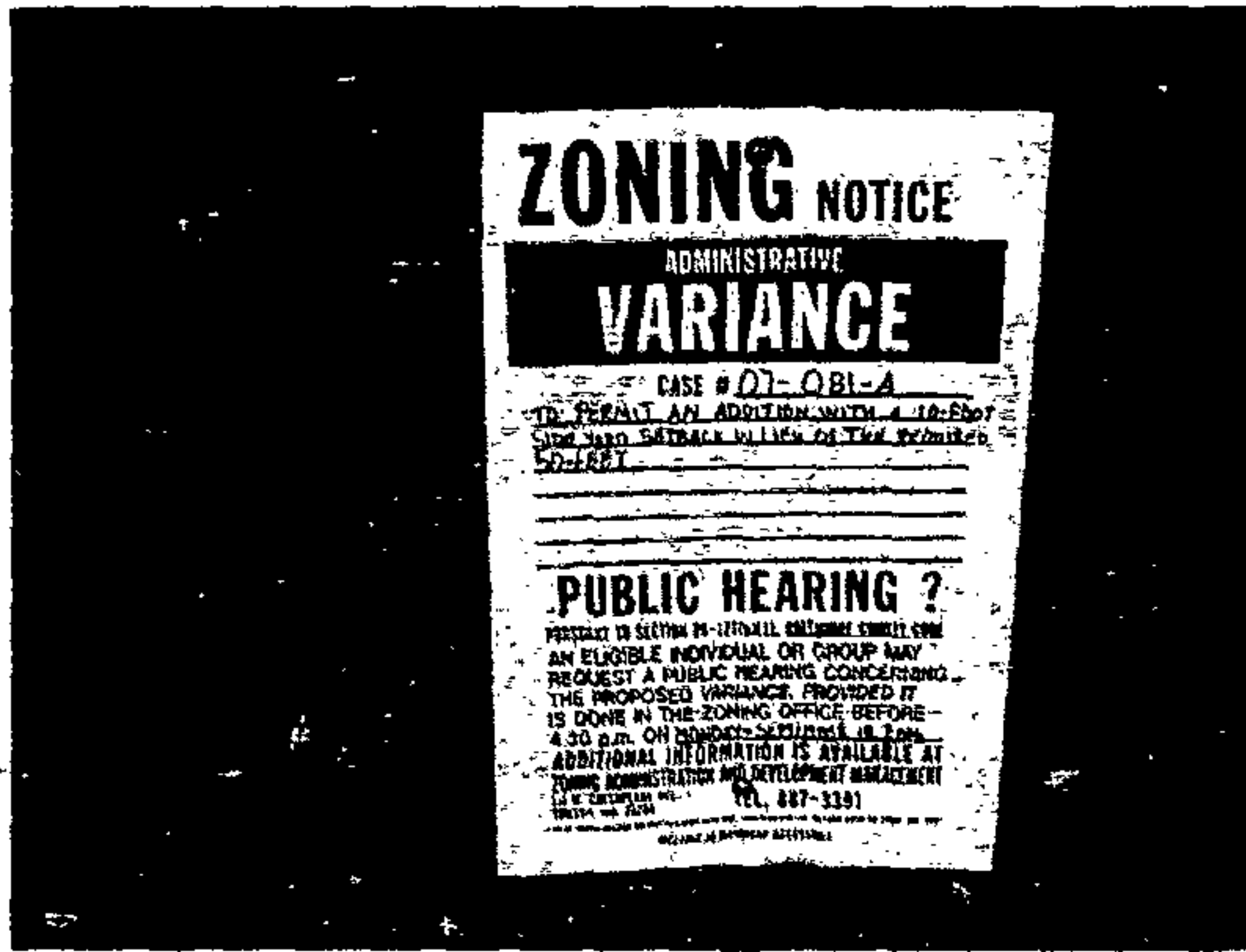
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



Matthew 9/3/04

RECEIVED

SEP 6 2006

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 081 -A

Address 523 COCKEYS MILL RD.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8/21/06

Posting Date: 9/3/06

Closing Date: 9/18/06

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- 081 -A

Address 523 COCKEYS MILL RD.

Petitioner's Name LEE

Telephone 410-526-2774

Posting Date: 9/3/06

Closing Date: 9/18/06

Wording for Sign: To Permit AN ADDITION WITH A 10-FOOT SIDE YARD

SETBACK IN LIEU OF THE REQUIRED 50-FEET.

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: 07-081-A

Petitioner: LEE

Address or Location: 523 COCKEYS MILL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR & MRS. FRANKLIN W. LEE JR.

Address: 523 COCKEYS MILL RD.

REISTERSTOWN, MD 21136

Telephone Number: 443-334-6663 (c)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 18, 2006

Franklin W. Lee, Jr.
Danielle M. Bradshaw-Lee
523 Cockeys Mill Road
Reisterstown, MD 21136

Dear Mr. and Mrs. Lee:

RE: Case Number: 07-081-A, 523 Cockeys Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 21, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



Baltimore County
Fire Department

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

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

August 31, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 28, 2006

Item Number(s): 067,068,069,079,080,081,083,084

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 1, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2006
Item Nos. 07-067, 068, 069, 079, 080,
(081), 082, 083 and 084

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-09042006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 26, 2006

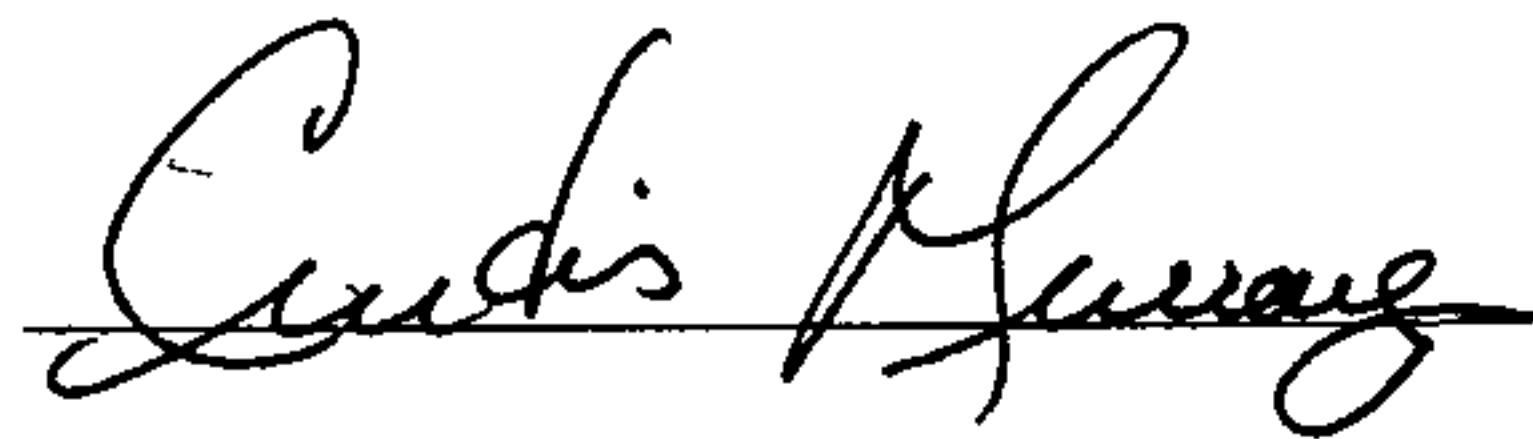
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-081- Administrative Variance**

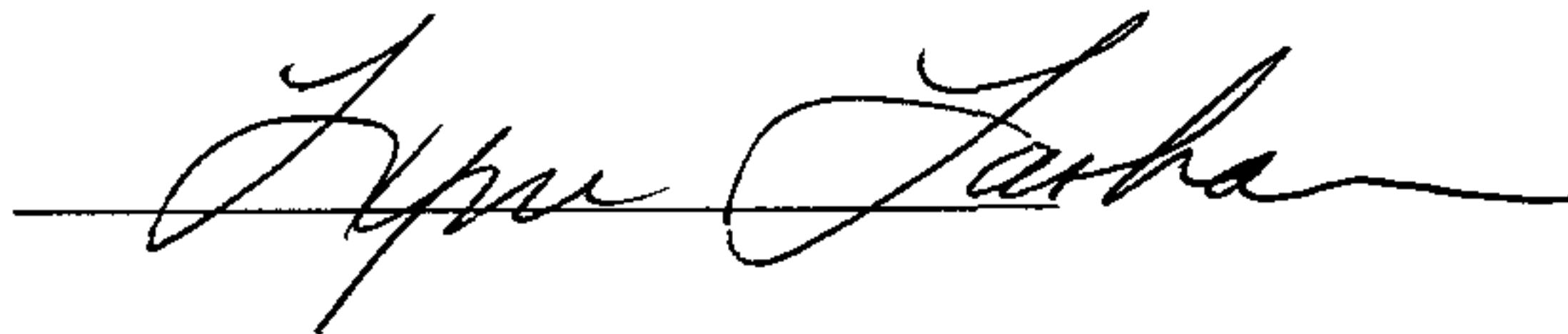
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

SEP 27 2006

ZONING COMMISSIONER



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

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

Maryland Department of Transportation

Date: 8.25.06

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

RE: Baltimore County
Item No. 081 DT

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 523 Cockeys Mill Rd

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

SUBDIVISION NAME Franklin Valley

PLAT BOOK # 39 FOLIO # 9 LOT # 4 SECTION # 1

OWNER Franklin W Lee Jr & Danielle Bradshaw Lee

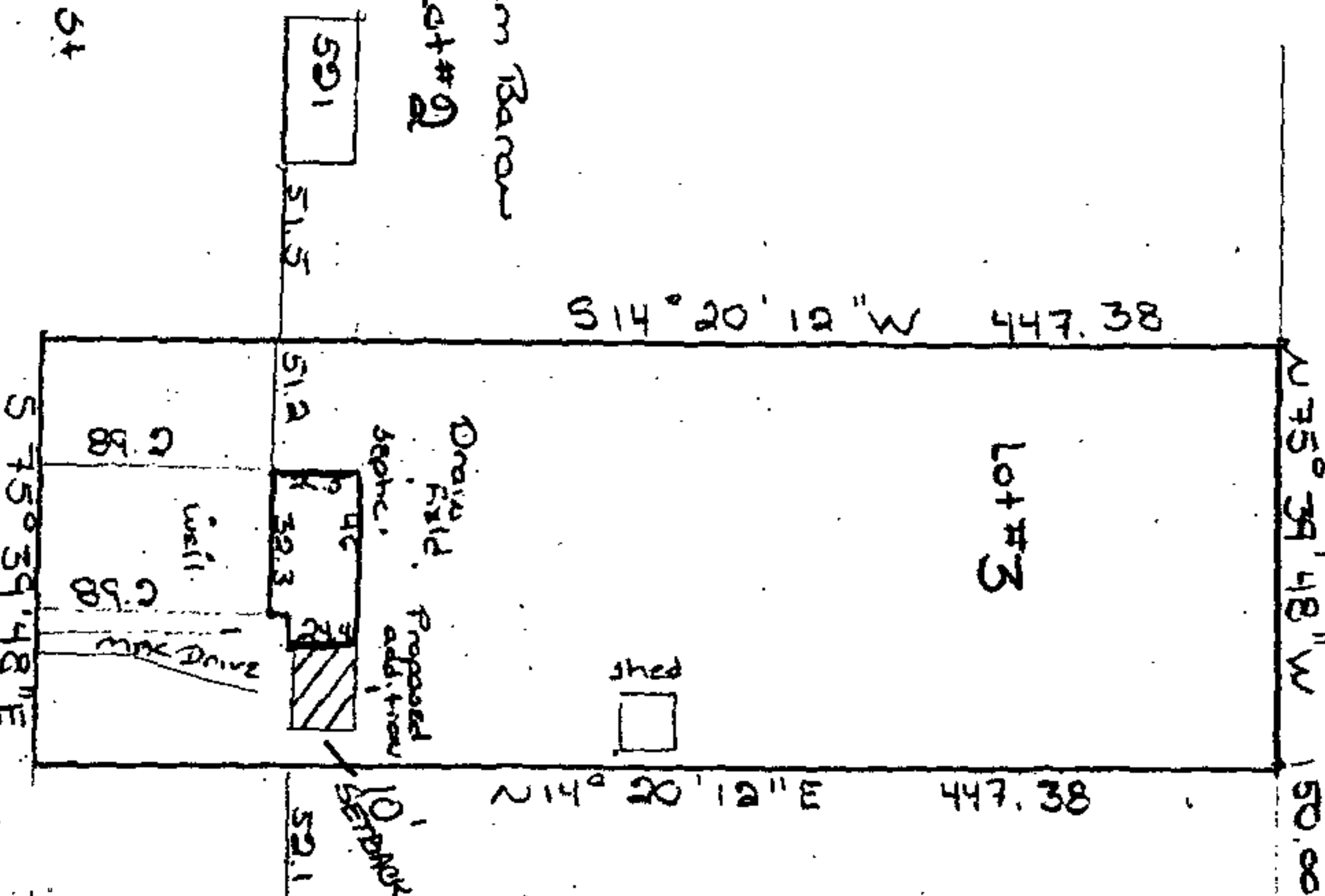


NORTH

Rt 140 Main St

Cockeys Mill Rd

Franklin Valley Cir



William Baran

Lot #2

521

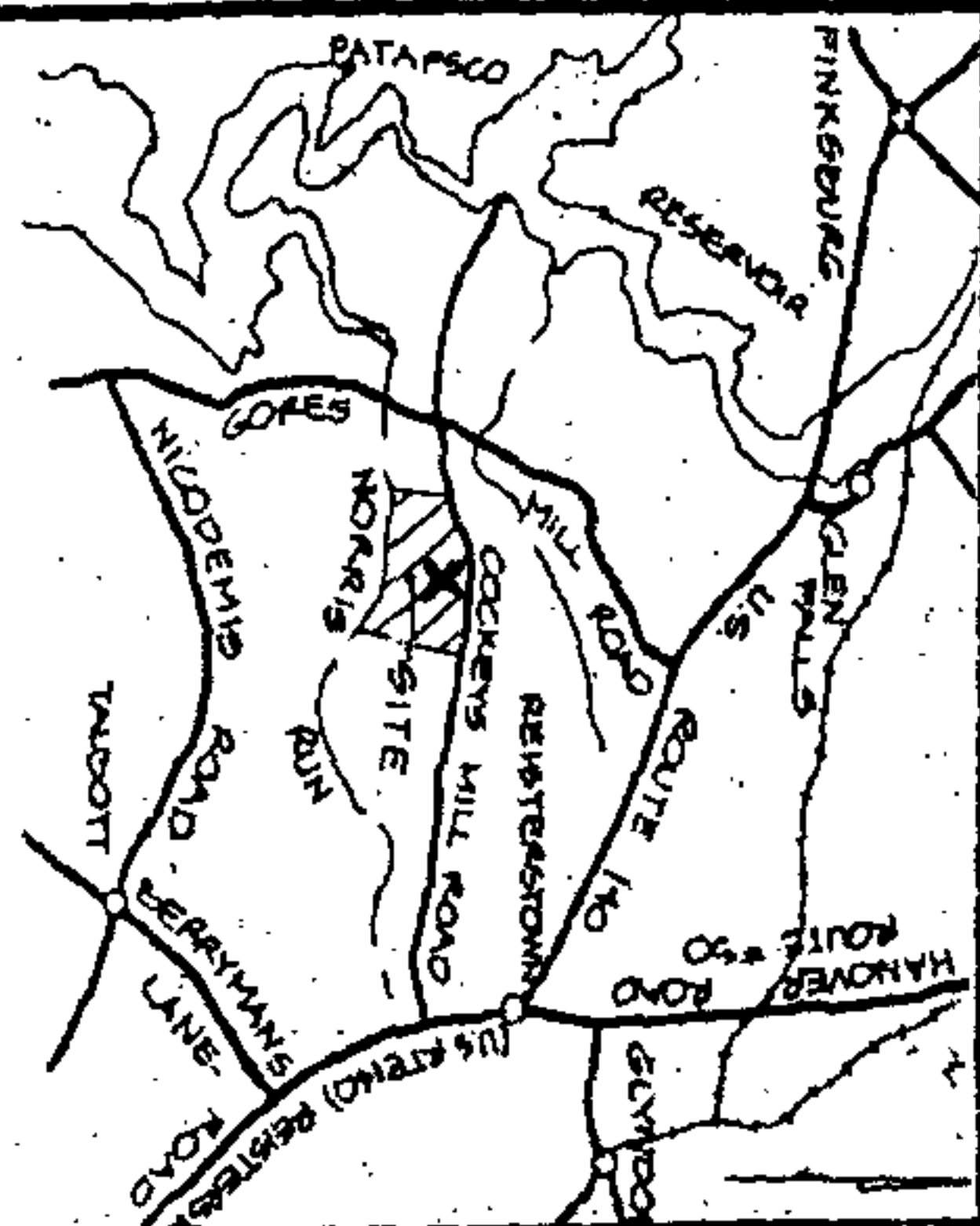
Lot #4

525

Robert & Michele Clive

PREPARED BY DMB-L

SCALE OF DRAWING: 1" = 100'



VICINITY MAP
SCALE: 1" = 100 feet

LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # 48A &

ZONING RDP CURRENTLY R.C.4

LOT SIZE 1.5406 2560
ACREAGE SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

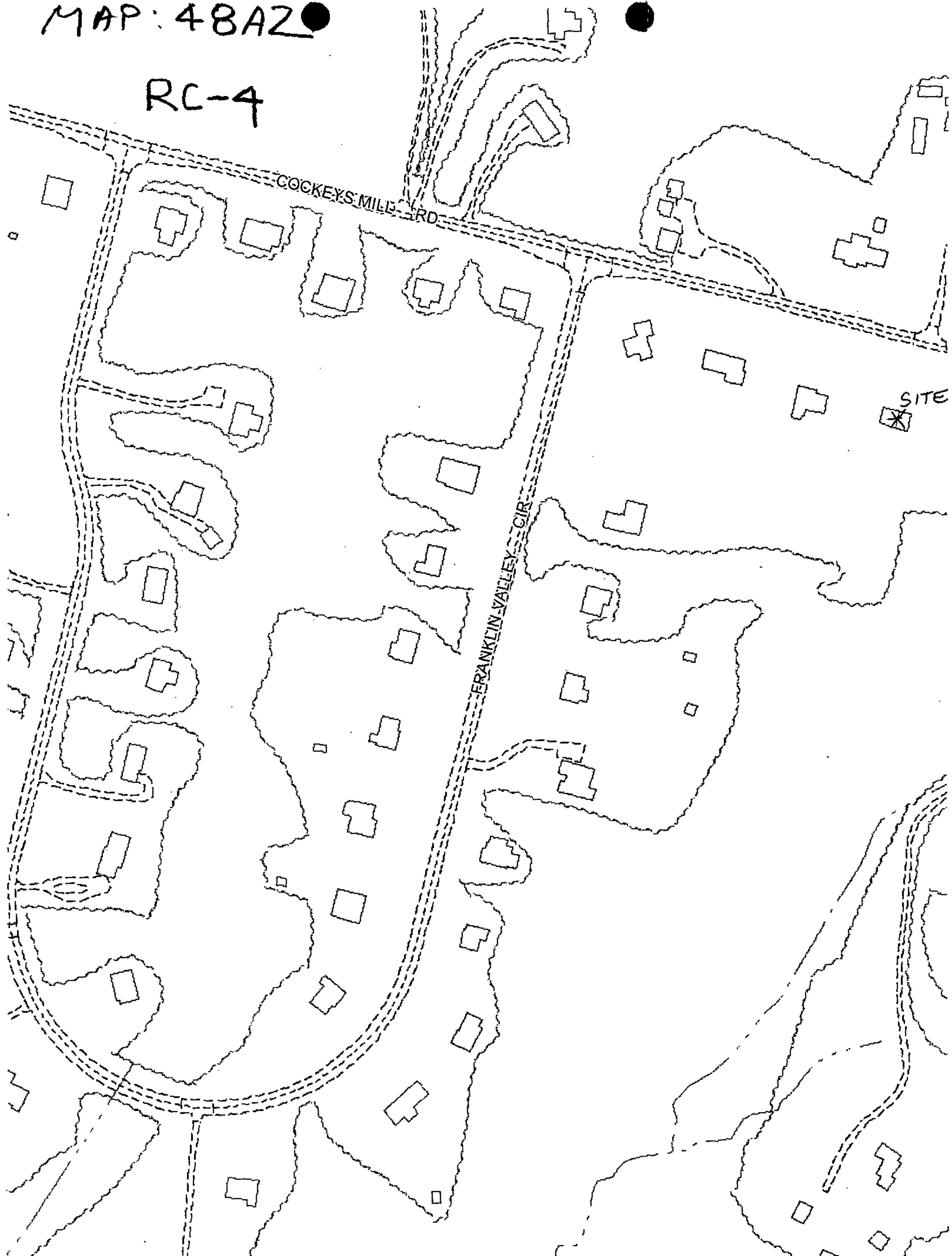
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. | 081 | 01-081-A

MAP: 48AZ

RC-4





07-081-A



01-081-A

07-081-4

