

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Carroll Court, 875 feet NW
Of Carroll Ridge Court
11th Election District
3rd Councilmanic District
(4909 Carroll Court)

Gregory Scott and Christy Lynn Sachs
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-141-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, Gregory Scott and Christy Lynn Sachs. The variance request is for property located at 4909 Carroll Court. The variance request is from Section 103.3 (Section 1A00.3.B.3, 1970 Zoning Regulations Bill 100) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (attached garage and breezeway) with a side yard setback of 18 feet in lieu of the minimum required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that it would be difficult to place the two car garage anywhere else on the property and to move the garage any closer to the house would limit backyard access. A breezeway will connect the proposed garage to the house. The placement of the garage utilizes the existing driveway. The property contains 1.21 acres zoned RC 2.

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

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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 October 7, 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.

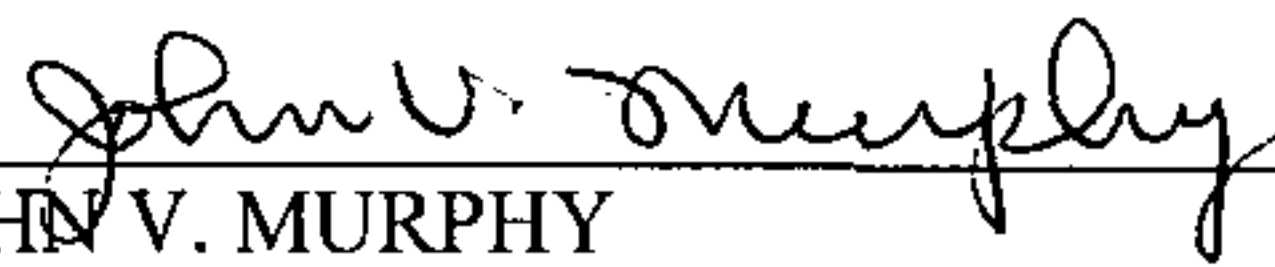
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 26th day of October, 2006, that a variance from Section 103.3 (Section 1A00.3.B.3, 1970 Zoning Regulations Bill 100) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a

proposed addition (attached garage and breezeway) with a side yard setback of 18 feet in lieu of the minimum 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.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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JAN 10 2006
PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 26, 2006

GREGORY SCOTT AND CHRISTY LYNN SACHS
4909 CARROLL COURT
BALDWIN MD 21013

Re: Petition for Administrative Variance
Case No. 07-141-A
Property: 4909 Carroll Court

Dear Mr. Scott and Ms. Sachs:

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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102606

83



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4909 Carroll Court
which is presently zoned BC 2 (Formerly RDP)

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) 103.3, BC2R (Section 1A00.3, B. 3, 1970 Zoning Regulations Bill 100, 1970) to permit a proposed addition (attached garage & breezeway) with a side yard setback of 18 feet in lieu of the minimum 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07/14/06 day of July 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.

07-141-A

Reviewed By

JNP

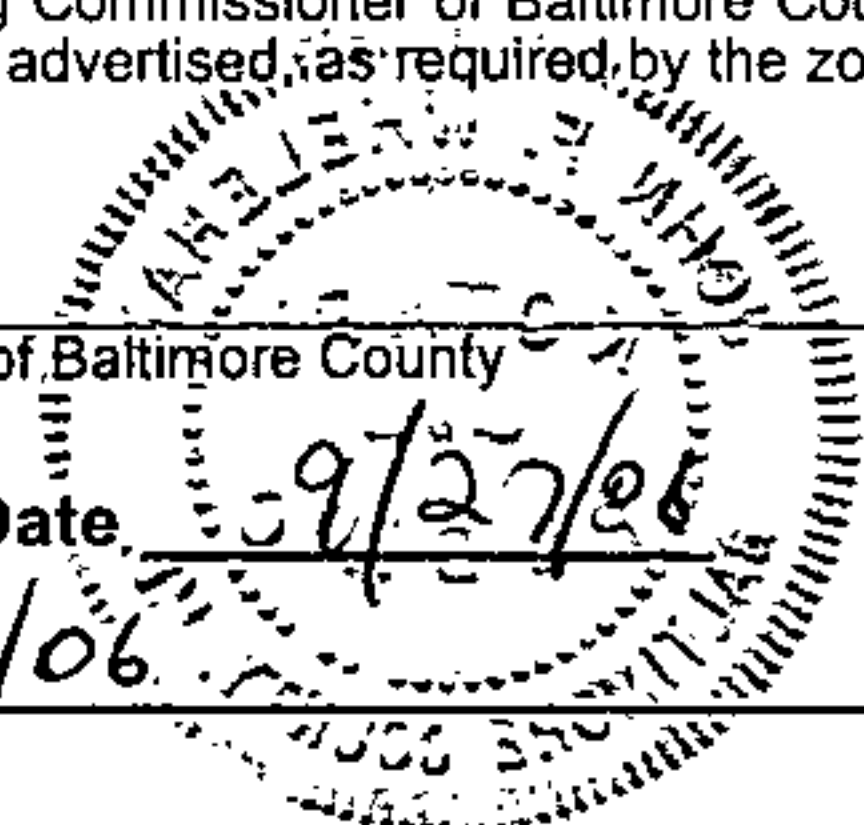
Date

9/27/06

REV 10/25/01

Estimated Posting Date

10/8/06



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

4909 Carroll Court
Address
Baldwin, MD 21013
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):

Reasons for variance

1. It would be difficult to place the garage anywhere else on the property which places it 18' off the property line. (Driveway)
2. To move the garage any closer to the house would limit backyard access.
3. My family needs to store 2 cars with access into the house via a breezeway for function and to improve property.

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]
Signature
Gregory Scott Sachs
Name - Type or Print

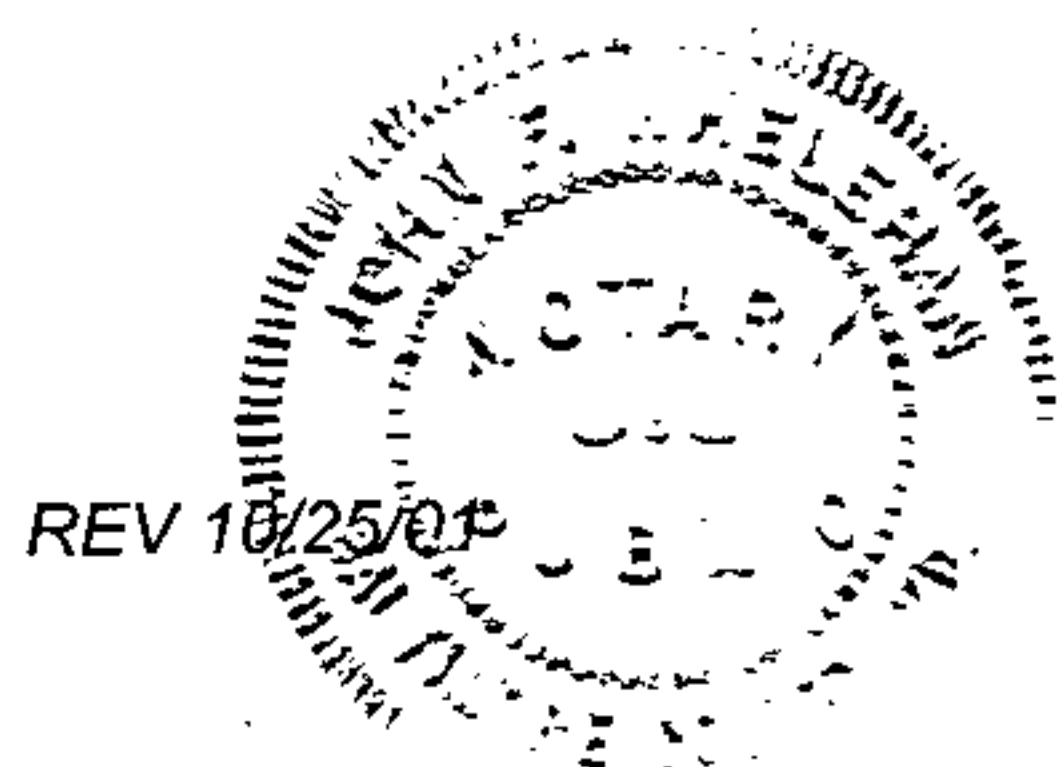
Christy Lynn Sachs
Signature
Christy Lynn Sachs
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of September, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



John F. Whelan
Notary Public
My Commission Expires 5/1/07

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

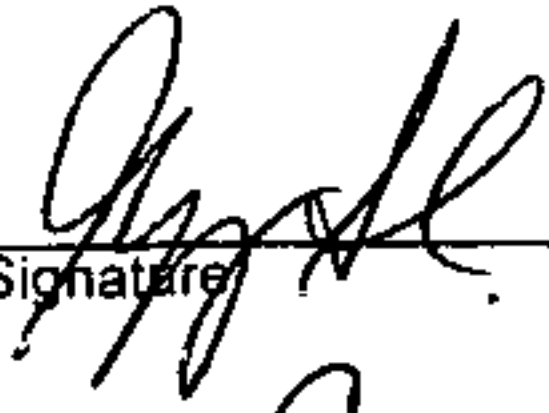
4909 Carroll Ct
Address
Baldwin MD 21013
City State Zip Code

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):

Reasons for variance

1. It would be difficult to locate the garage anywhere else on the property which makes it 18' off property line.
2. To move the garage any closer to the house would make the backyard access limited. (10' away)
3. My family needs to store 2 cars with access into the house via the breezeway for function and to improve property.

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
Gregory S. Sachs
Name - Type or Print


Signature
Christy Lynn Sachs
Name - Type or Print

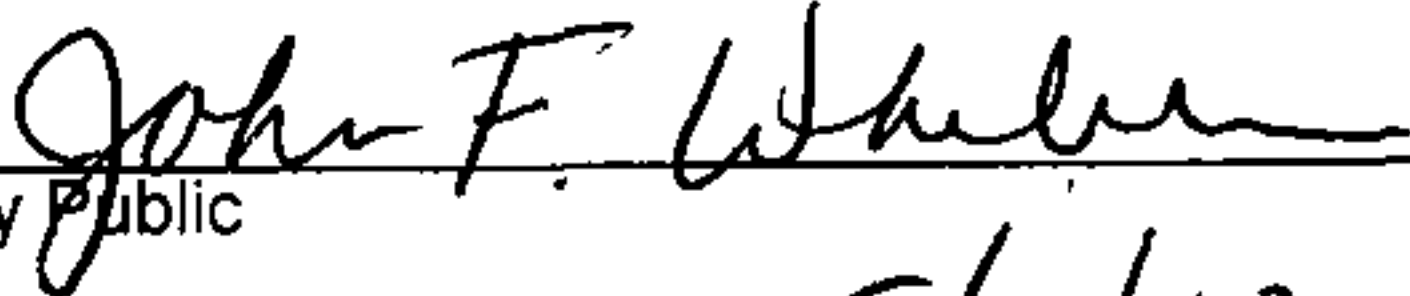
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of September, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gregory & Christy Sachs
the Affiant(s) herein personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires 5/1/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4909 Carroll Ct
which is presently zoned RC 2 (Formerly RDP)

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) 103.3, BCZR (Section 1A00.3.B.3, 1970 Zoning Regulations- Bill 100, 1970) to permit a proposed addition (attached garage & breezeway) with a side yard setback of 18 feet in lieu of the minimum 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):

Gregory S. Sachs
Name - Type or Print _____
Christy L. Sachs
Signature _____
4909 Carroll Court 410592-3519
Address _____ Telephone No. _____
Baldwin, MD 21013
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 07-141-A

REV 10/25/01

Reviewed By JNP

Estimated Posting Date 10/8/06

Date 9/27/06

Zoning Commissioner of Baltimore County

Zoning description for 4909 Carroll Court Baldwin, MD 21013. Beginning at a point on the southwest side of Carroll Court which is 50' wide at a distance of 875' northwest of the centerline of the nearest improved intersecting street Carroll Ridge Court which is 50' wide. Being lot #39 in the subdivision of Carroll Manor Ridge as recorded in Baltimore County Plat Book #40, Folio 10 containing 1.21 acres. Also known as 4909 Carroll Court and located in the 11th election District and the 3rd Councilmanic District.

07-141-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21706

DATE

9/27/06

ACCOUNT

R-001-006-6150

AMOUNT \$

65.00

RECEIVED
FROM:

Gregory & Christy Sachs

FOR:

Adm. Use - 4909 Carroll Court

09-141-A (Sachs)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADDRESS: 9/27/2006 9/27/2006 08:15:59
RECEIVED BY: WALKER, JIMMY KIM
RECEIPT # 500115 5/27/2006
DEPT 5 52820000000000000000
CITY MD 021704

Receipt for \$65.00
\$65.00 12
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 10-8-06

RE: Case Number: 07-141-A

Petitioner/Developer: Gregory and Christy Sachs

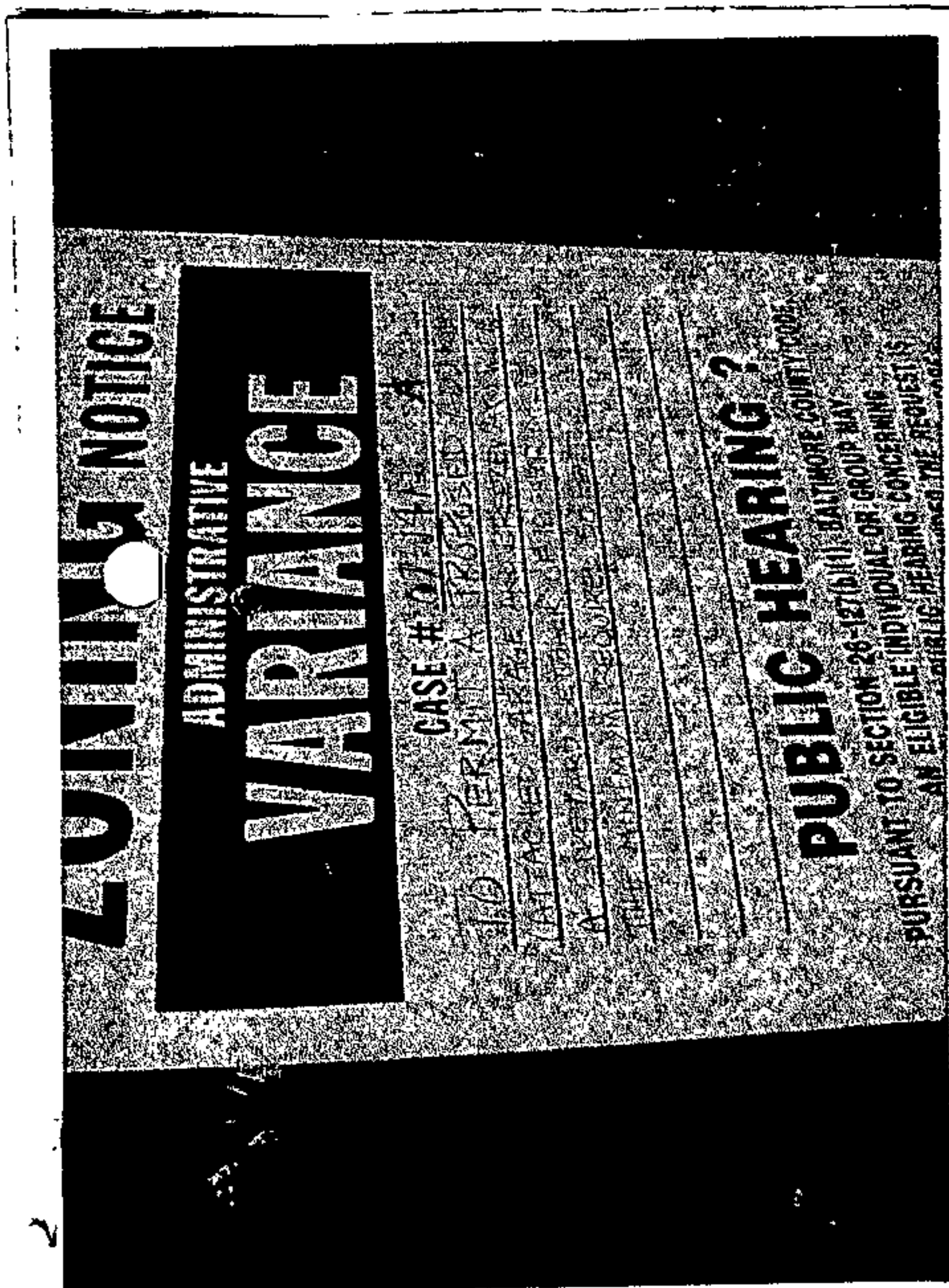
Date of Hearing/Closing: Oct 23, 2006

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at (10/7/06) 4909

Carroll Court

The sign(s) were posted on

10/7/06
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

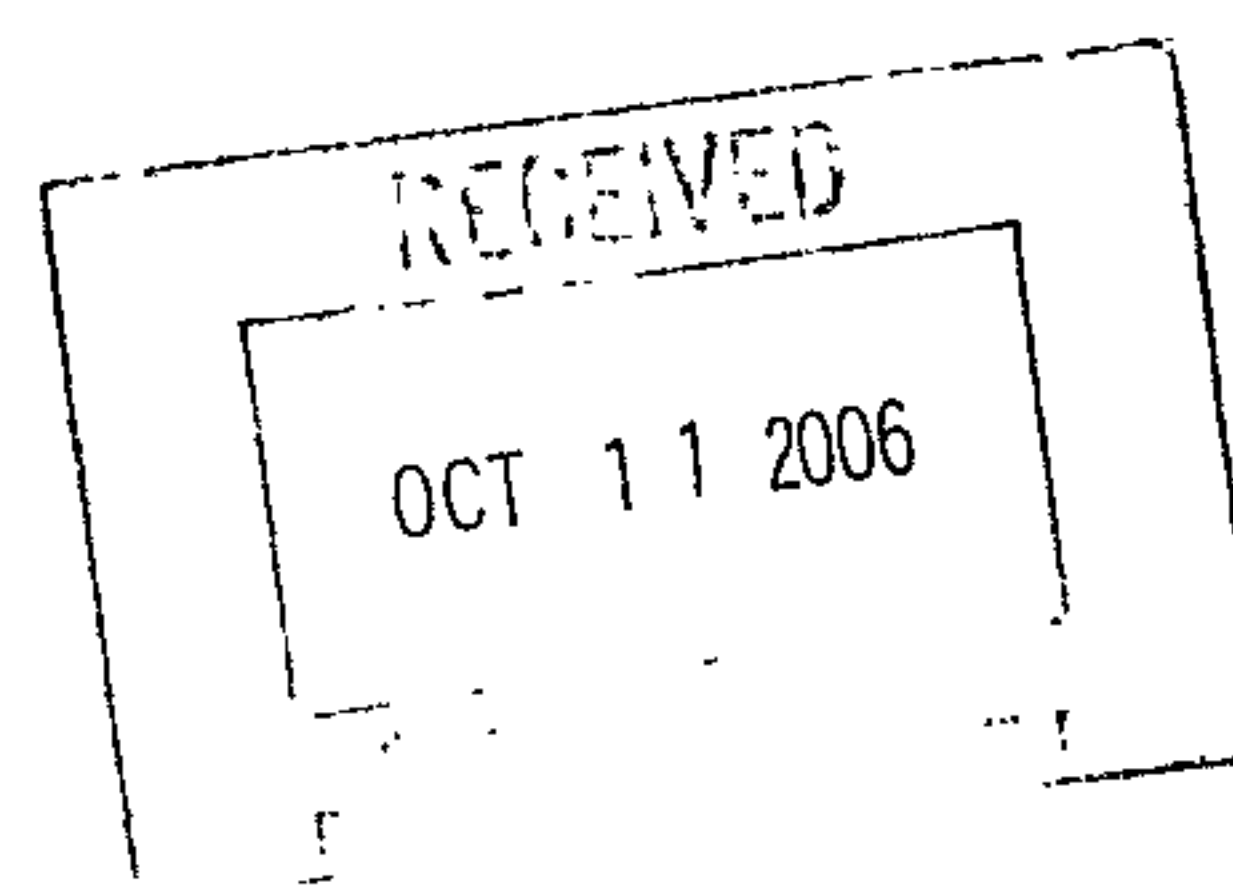
J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, Md 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES*

Case Number 07- 141 -A

Address 4909 Carroll Court

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/27/06

Posting Date: 10/8/06

Closing Date: 10/23/06

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- 141 -A

Address 4909 Carroll Court

Petitioner's Name Gregory & Christy Sachs

Telephone 410-592-3519

Posting Date: 10/8/06

Closing Date: 10/23/06

Wording for Sign: To Permit a proposed addition (attached garage & breezeway) with a side yard setback of 18 feet in lieu of the minimum required 50 feet.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

October 23, 2006

Gregory Scott Sachs
Christy Lynn Sachs
4909 Carroll Court
Baldwin, MD 21013

Dear Mr. and Mrs. Sachs:

RE: Case Number: 07-141-A, 4909 Carroll Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 27, 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

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

County Office Building, Room 111
4, 20064, 2006, 2006
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 9, 2006

Item Number(s): 131 and 135 through 144

Pursuant to your request, ¹⁴¹the 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



RECEIVED

BALTIMORE COUNTY, MARYLAND

AUG 14 2006

INTER-OFFICE CORRESPONDENCE

To: Peter Max Zimmerman, Peoples Counsel

From: David L. Thomas, assistant to the Director, DPW

DLT ZONING COMMISSIONER

Date: August 14, 2006

Subject: Sheltered Harbor at Bear Creek PUD

Case No. XII-141

Review of Mr. Scherr's letter of August 7, 2006 as requested

This is in response to your e-mail of August 7, 2006. Thank you for the opportunity to review the subject letter.

The exception noted about the restaurant eating area should not be a problem as long as the lowest floor elevation is at or above the flood protection elevation as required by building code. I have verified with John Joyce, NFIP coordinator with Maryland DNR, that a restaurant would not be considered a functionally dependent use and therefore must observe the minimum floor elevation requirement; however, the building may be located in the tidal floodplain area.

I don't see any other issues with the letter.

If there are questions, please feel free to contact me at 410.887.3984.

DLT/s

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 10, 2006

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

RE: Baltimore County
Item No. 07-141-A
4909 CARROLL COURT
SACHS PROPERTY
VARIANCE - PROPOSED ADDITION
(ATTACHED GARAGE & BREEZEWAY)

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 07-141-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

09/25/2006

OWNER INFORMATION

DISTRICT: 11 ACCT NO: 1700009818

USE: RESIDENTIAL

OWNER NAME: MOHR HARRY W, JR
MOHR SHARON L
MAILING ADDRESS: 4907 CARROLL CT
BALDWIN

PRINCIPAL
RESIDENCE
YES

MD 21013-9205

TRANSFERRED
FROM: PARTNERS FOUR IN C

DATE: 03/15/1982 PRICE: \$26,900

DEED REFERENCE: 1) / 6378/ 421
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

09/25/2006

LOCATION INFORMATION

DISTRICT: 11 ACCT NO: 1700009818
NAME: MOHR HARRY W, JR

USE: RESIDENTIAL

PREMISES ADDRESS
4907 CARROLL CT

LEGAL DESCRIPTION

1024 W CARROLL RIDGE CT
CARROLL MANOR RIDGEMAP GRID PARCEL SUBDIV SECT BLOCK LOT ASSESSMENT AREA
44 5 216 38 3PLAT NO : 1
PLAT REF: 40/ 10

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1984 2,214 SFPROPERTY LAND AREA
1.51 ACCOUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

09/25/2006

VALUE INFORMATION

DISTRICT: 11 ACCT NO: 1700009818
NAME: MOHR HARRY W, JR

USE: RESIDENTIAL

	BASE VALUE	VALUE AS OF 01/01/2006	PHASE-IN ASSESSMENTS AS OF 07/01/2006	AS OF 07/01/2007
LAND :	73,570	136,630		
IMPTS :	148,030	177,990		
TOTAL :	221,600	314,620	252,606	283,612
PREF LAND:	0	0	0	0

PARTIAL EXEMPT ASSESSMENTS

	CLASS	07/01/2006	07/01/2007
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 3, 2006

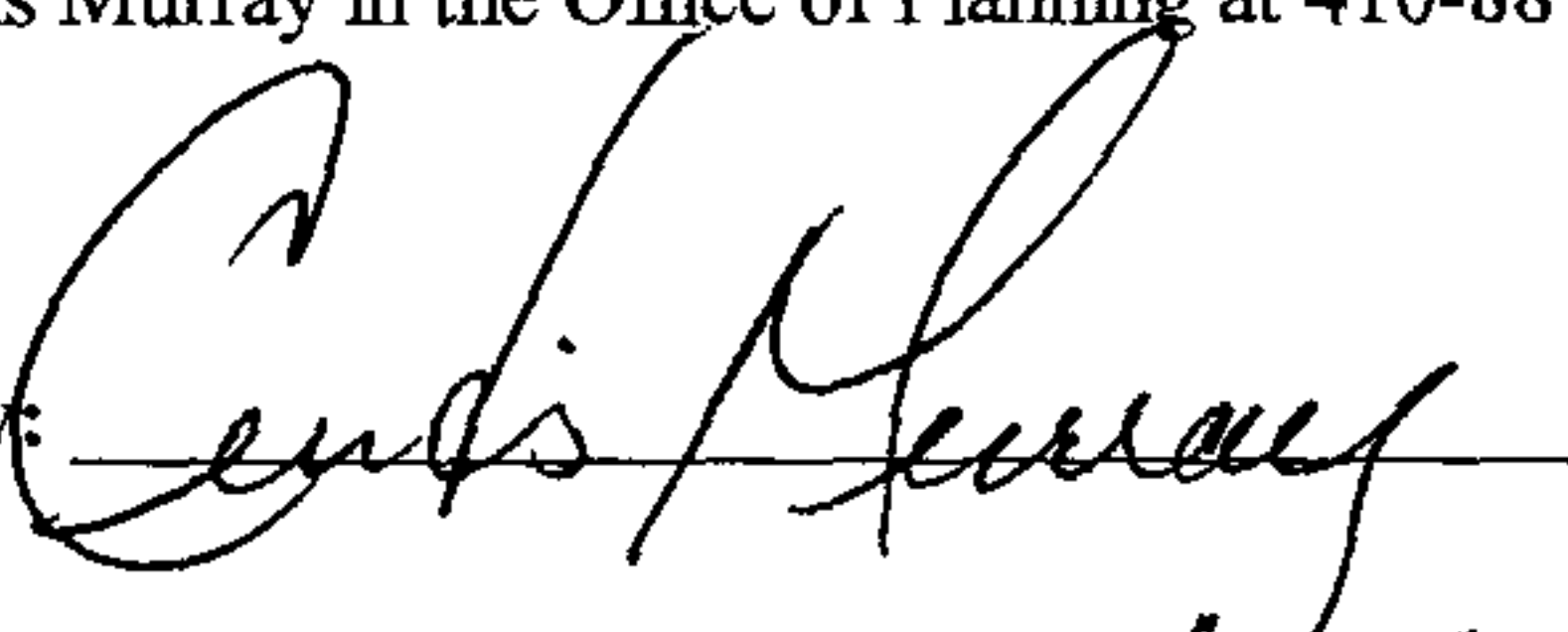
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-141- 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 Curtis Murray in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

09/25/2006

OWNER INFORMATION

DISTRICT: 11 ACCT NO: 1700009820

USE: RESIDENTIAL

OWNER NAME: FOX THOMAS C, JR
FOX DONNA T
MAILING ADDRESS: 4911 CARROLL CT
BALDWIN

PRINCIPAL
RESIDENCE
YES

MD 21013-9205

TRANSFERRED
FROM: HERSHNER JAMES F

DATE: 06/04/2003 PRICE: \$315,000

DEED REFERENCE: 1) /18125/ 690
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM

09/25/2006

LOCATION INFORMATION

BALTIMORE COUNTY

DISTRICT: 11 ACCT NO: 1700009820

NAME: FOX THOMAS C, JR

USE: RESIDENTIAL

PREMISES ADDRESS

4911 CARROLL CT

LEGAL DESCRIPTION

4911 CARROLL CT
CARROLL MANOR RIDGE

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	ASSESSMENT	AREA
44	5	216				40	3	

PLAT NO : 1
PLAT REF: 40/ 10

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA	PROPERTY LAND AREA	COUNTY
YEAR BUILT	ENCLOSED AREA	USE
1978	1,400 SF	04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F3> TRANSFER/STRUCTURE INFO

<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

09/25/2006

VALUE INFORMATION

DISTRICT: 11 ACCT NO: 1700009820

NAME: FOX THOMAS C, JR

USE: RESIDENTIAL

	BASE VALUE	VALUE AS OF 01/01/2006	PHASE-IN ASSESSMENTS AS OF 07/01/2006	AS OF 07/01/2007
LAND :	72,170	134,030		
IMPTS :	127,140	223,400		
TOTAL :	199,310	357,430	252,016	304,722
PREF LAND:	0	0	0	0

PARTIAL EXEMPT ASSESSMENTS

	CLASS	07/01/2006	07/01/2007
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

09/25/2006

OWNER INFORMATION

DISTRICT: 11 ACCT NO: 1700009819

USE: RESIDENTIAL

OWNER NAME: SACHS GREGORY S
SACHS CHRISTY L
MAILING ADDRESS: 4909 CARROLL CT
BALDWIN

PRINCIPAL
RESIDENCE
YES

MD 21013-9205

TRANSFERRED
FROM: CLOGG DAVID R

DATE: 04/12/2006 PRICE: \$500,000

DEED REFERENCE: 1) /23669/ 432
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

09/25/2006

LOCATION INFORMATION

DISTRICT: 11 ACCT NO: 1700009819
NAME: SACHS GREGORY S

USE: RESIDENTIAL

PREMISES ADDRESS
4909 CARROLL CTLEGAL DESCRIPTION
4909 CARROLL CT
CARROLL MANOR RIDGEMAP GRID PARCEL SUBDIV SECT BLOCK LOT ASSESSMENT AREA
44 5 216 39 3PLAT NO : 1
PLAT REF: 40/ 10

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1978 2,122 SFPROPERTY LAND AREA
1.21 ACCOUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

09/25/2006

VALUE INFORMATION

DISTRICT: 11 ACCT NO: 1700009819

NAME: SACHS GREGORY S

USE: RESIDENTIAL

	BASE VALUE	VALUE AS OF 01/01/2006	PHASE-IN ASSESSMENTS AS OF 07/01/2006	AS OF 07/01/2007
LAND :	71,470	132,730		
IMPTS :	161,010	277,640		
TOTAL :	232,480	410,370	291,776	351,072
PREF LAND:	0	0	0	0

PARTIAL EXEMPT ASSESSMENTS

	CLASS	07/01/2006	07/01/2007
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4909 Carroll Court

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

SUBDIVISION NAME Carroll Manor Ridge

PLAT BOOK # 40 FOLIO # 10 LOT # 39 SECTION # 1

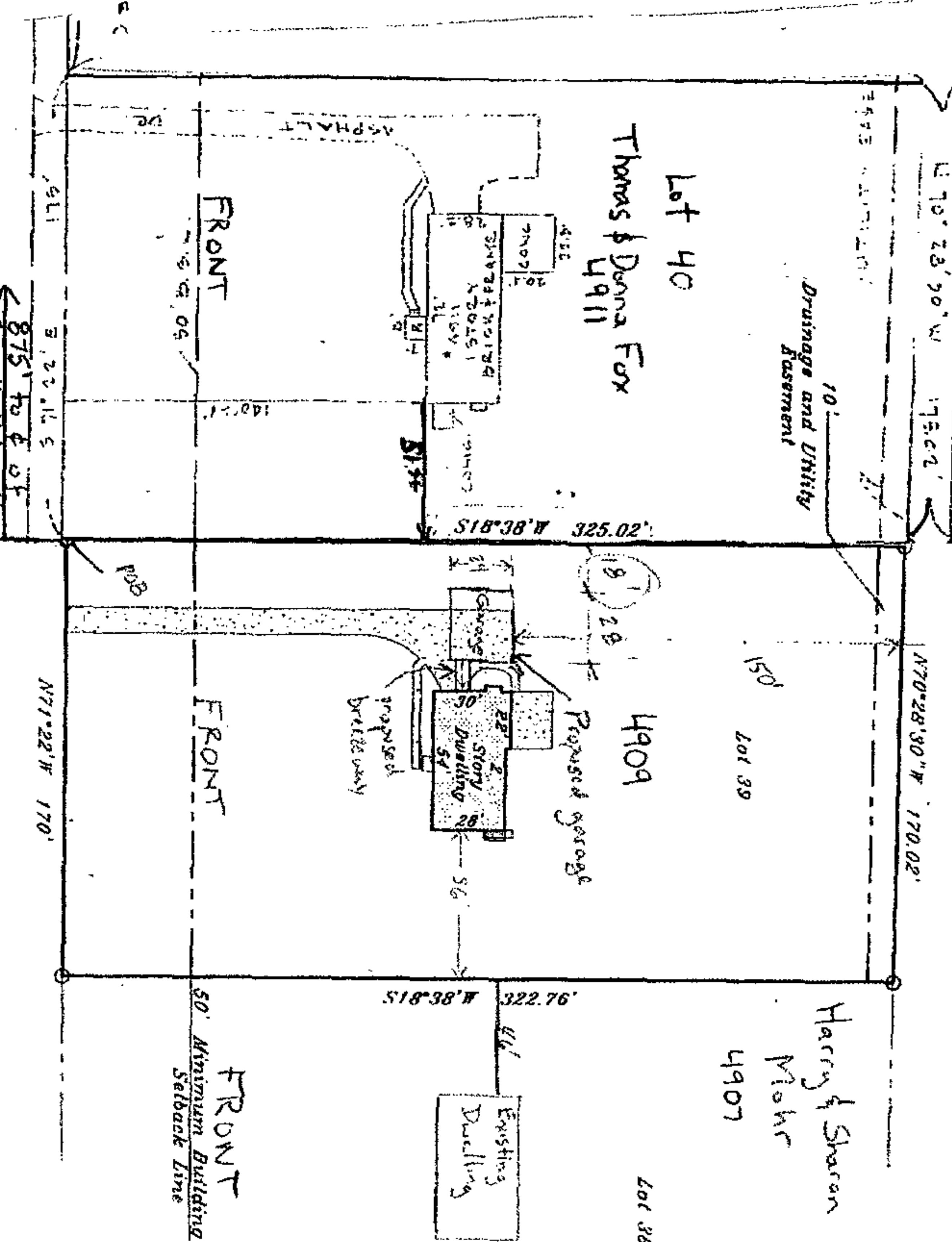
OWNER Greg and Christy Sachs

NORTH

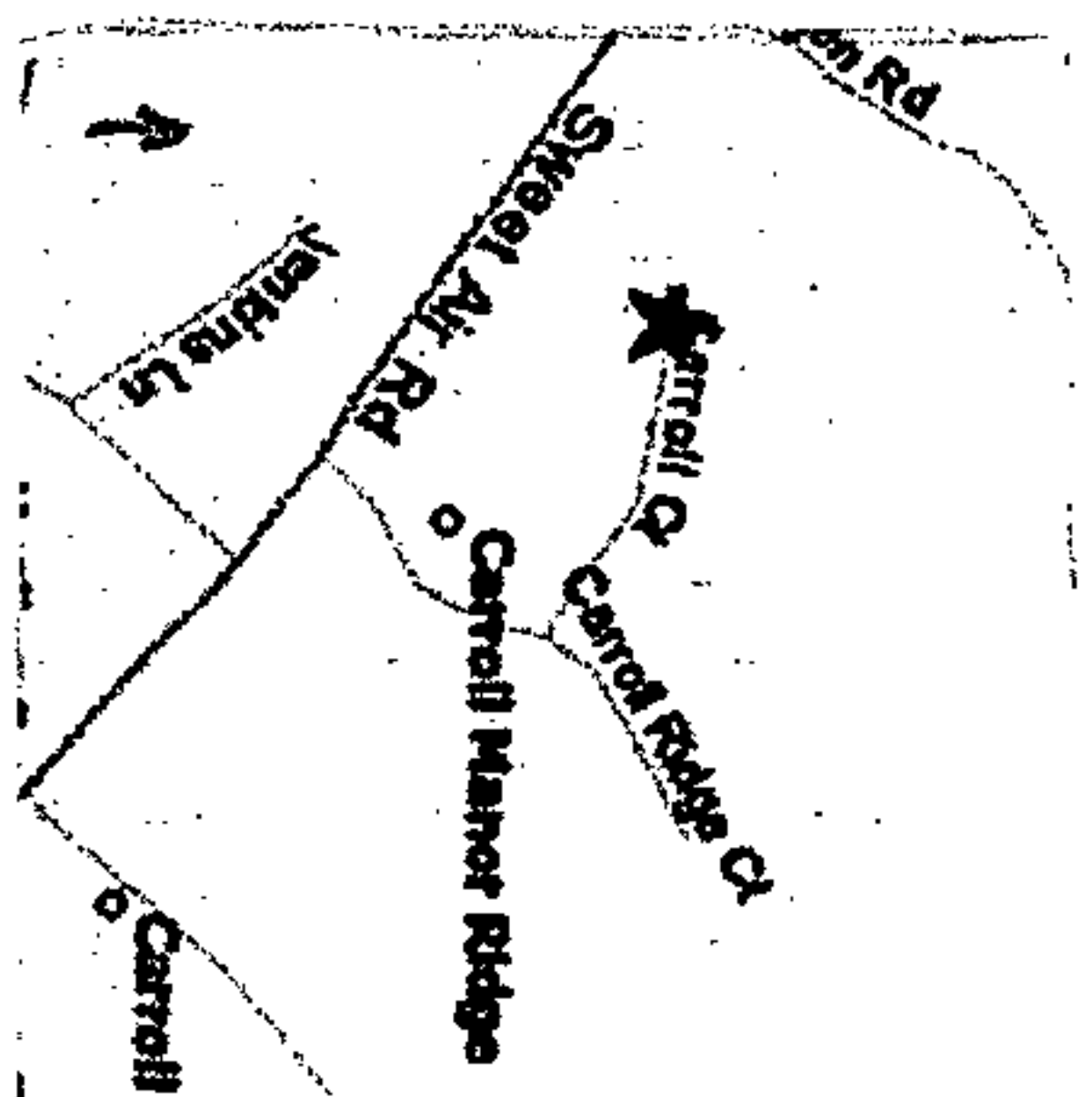


PREPARED BY Greg Sachs

SCALE OF DRAWING: 1" = 80'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 044C-1

ZONING RC 2 (Formerly RDP)

LOT SIZE 1.21 54,750 SQUARE FEET

ACREAGE 0.027

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

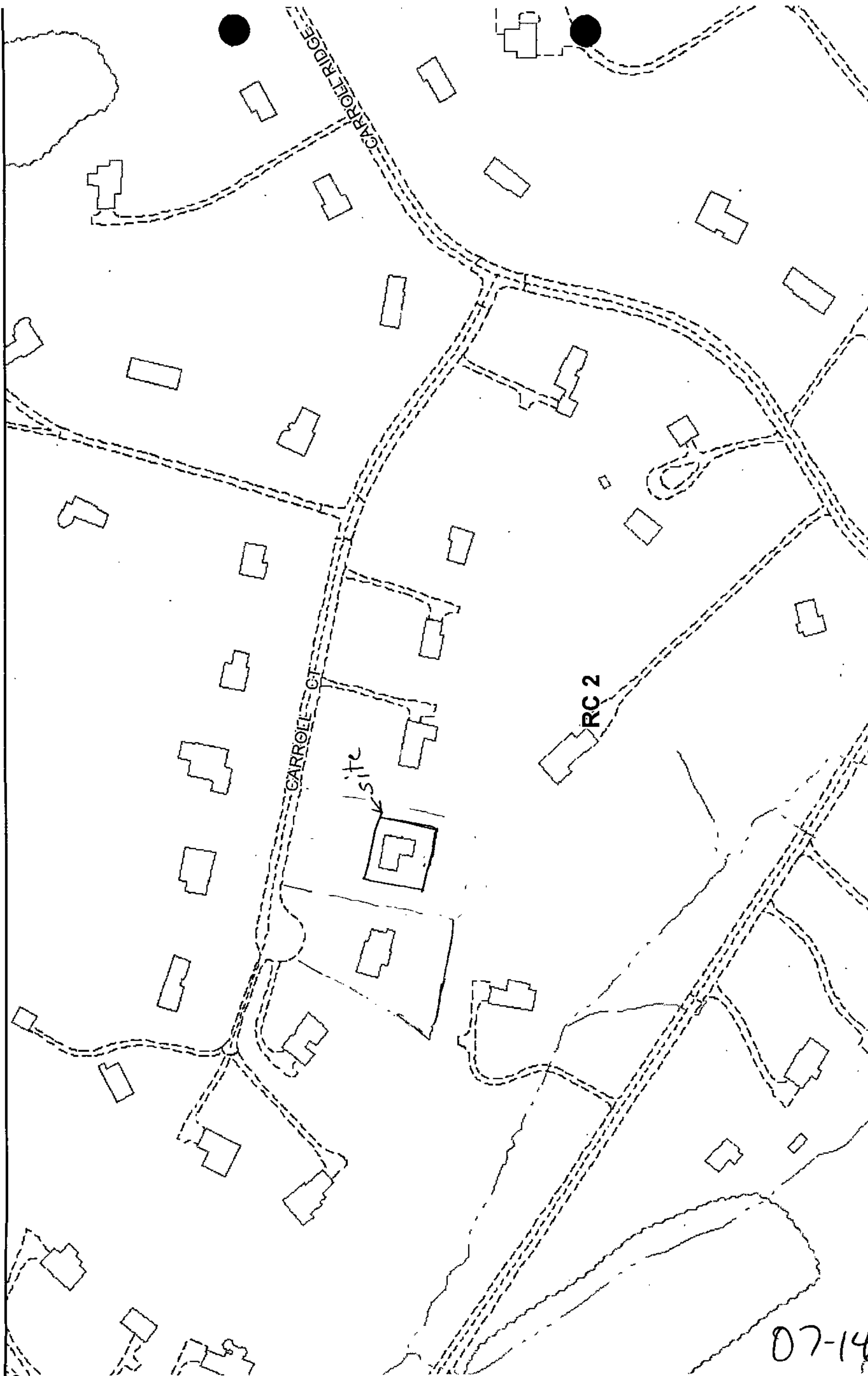
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

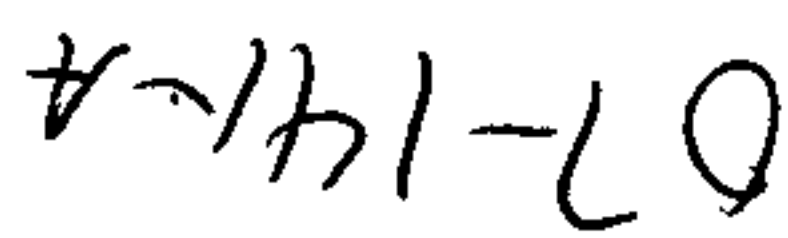
PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY JNF ITEM # 141 CASE # 07-141-A

044-C-1
1" = 200 FT.
Zone RC 2



07-141-A

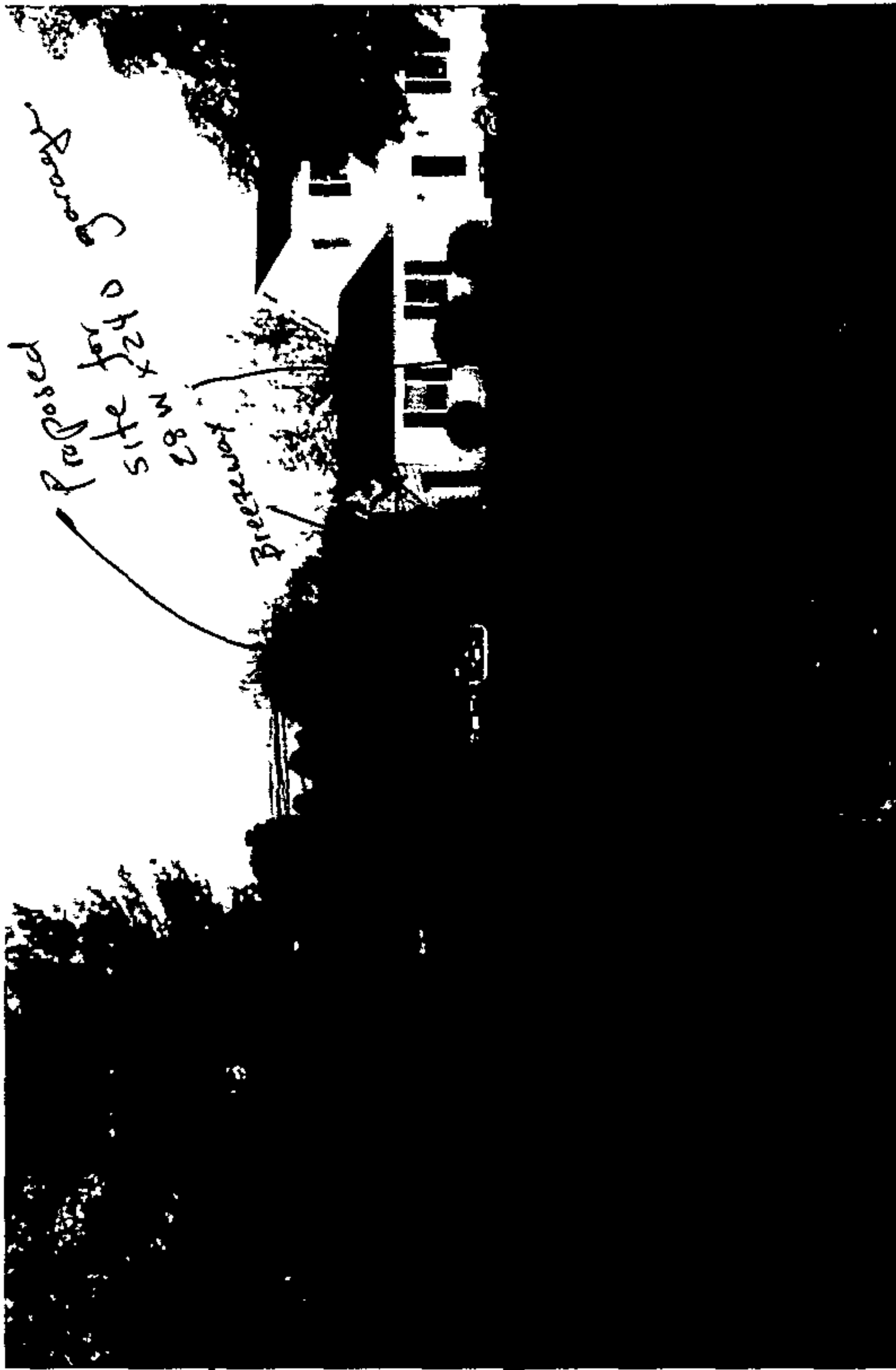


07-141-A

Description

Front of lot 39 showing driveway, approximate property line and proposed site for the 28 w x 24 d garage.

lot 40
 Proposed line
 approximate



lot 40
 Proposed line
 approximate
 lot 39
 lot 40
 lot 39



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 4, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For October 9, 2006
Item Nos. 07-131, 135, 136, 137, 138,
139, 140, 141, 142, 143, and 144

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-10042006.doc