

IN RE: PETITION FOR ADMIN. VARIANCE
NE/side of Lee Ben Road, 1530 feet +/-
North c/l of New Cut Road
(12714 Lee Ben Road)
11th Election District
3rd Council District

Brian and Lisa Ann Bennett
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 07-165-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Brian and Lisa Ann Bennett. The Petitioners request variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) with a height of 21 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

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12

Based upon the evidence contained therein, I am persuaded to grant the requested variance. As shown on the site plan, the Petitioners propose to construct a 30' x 48' detached garage. The additional height is necessary so that the new garage will match the roof pitch of the existing attached garage. All building and setback requirements will be met, but for the height. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale. However, as a condition to the relief granted, the Petitioners are reminded that the garage is limited to uses accessory to the principle use of the property for residential purposes. Thus, no portion of the garage can be converted for use as a second dwelling unit and/or apartments. Moreover, the garage shall contain no kitchen or bathroom facilities.

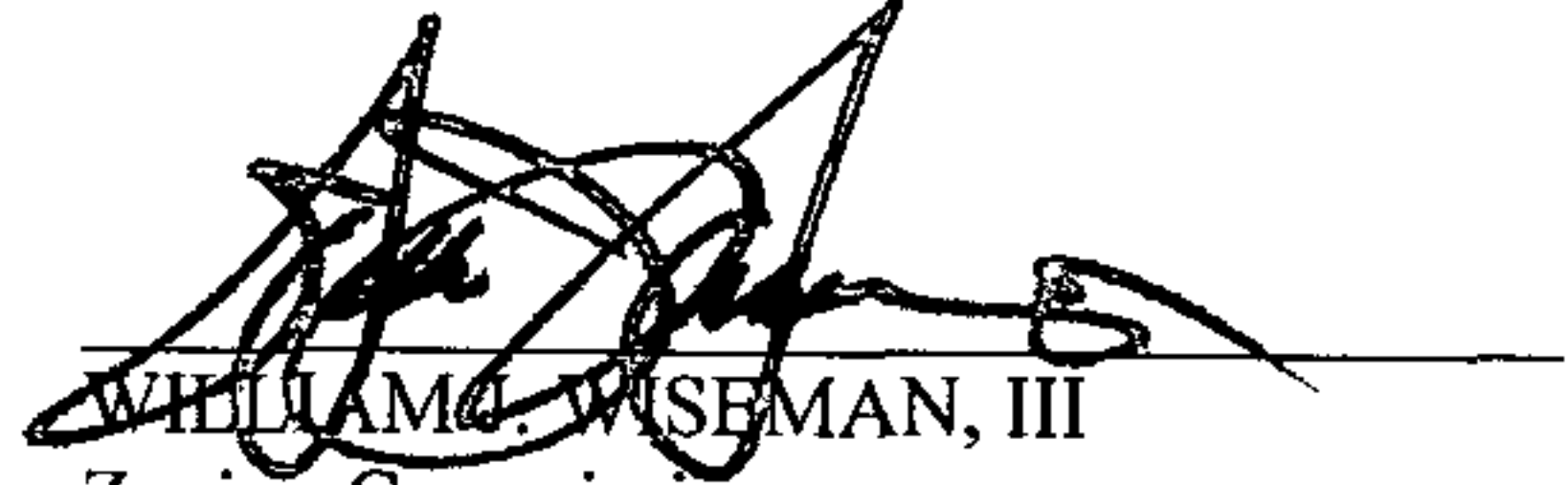
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of November, 2006 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) with a height of 21 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

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11-14-06
Jat
p3

- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM C. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

RECEIVED FOR FILING
JAN 11-14-06
PZ



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12714 Lee Ben Rd.
which is presently zoned RC 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) 400.3 - to permit a detached

accessory structure (garage) to have a height of 21 feet in lieu of the maximum permitted 15.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Brian Bennett
Name - Type or Print

Signature

Lisa Ann Bennett
Name - Type or Print

Signature

12714 Lee Ben Rd (410) 592-8313
Address Telephone No.

Kingsville MD 21087
City State Zip Code

Representative to be Contacted:

Wayne Brown 443-506 4785
Name Telephone No.

4921 Bucks Schoolhouse Rd 410 665-0310
Address Telephone No.

Baltimore MD 21237
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 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. 07-165-A

REV 10/25/01

Reviewed By RDT Date 10/11/06

Estimated Posting Date 10/22/06

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 12714 Lee Ben Road
Address
Kingsville MD 21087
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):

WE CANNOT MATCH EXISTING house w/dormers
AND 12/12 ROOF PITCH + STAY WITHIN height
REQUIREMENT.

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

Arlene Bennett
Name - Type or Print

[Signature]
Signature

Lisa Ann Bennett
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Arlene Bennett and Lisa Ann Bennett
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 6-1-2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12714 Lee Ben Rd
which is presently zoned RC 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) 400.3 - to permit a detached

accessory structure (garage) to have a height of 21 feet in lieu of the maximum permitted 15.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Brian Bennett

Name - Type or Print

Signature

Lisa Ann Bennett

Name - Type or Print

Signature

12714 Lee Bee Rd (410) 592-8313

Address

Telephone No.

Kingsville MD

City

State

21087

Zip Code

Representative to be Contacted:

Wayne Brown 443 506 4785

Name

4921 Bucks Schoolhouse Rd (410) 665-

Address

Telephone No.

Baltimore MD

City

State

21237

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 11 day of November, 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. 07-165-A

Reviewed By KTD

Date 10/11/06

REV 10/25/01

Estimated Posting Date 10/22/06

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 12714 Lee Ben Road
Address
Kingsville MD 21087
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):

WE CAN NOT MATCH EXISTING house w/ DORMERS
AND 12/12 Roof Pitch + STAY WITHIN height
Requirement

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

ADIAN BENNETT
Name - Type or Print

[Signature]
Signature

LISA ANN BENNETT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ADIAN BENNETT AND LISA ANN BENNETT
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 6-1-2010

ZONING DESCRIPTION FOR 12714 Lee Ben Road

Beginning at a point on the North East side of Lee Ben Road
which is 50' wide at the distance of 1531' North of the centerline
of the nearest improved intersecting street New Cut Road which is
60' wide. Being Lot # 8 in the subdivision of Willow Hill Manor
as recorded in Baltimore County Plat Book # 38, Folio # 41
containing 1.31 acres. Also known as 12714 Lee Ben Road and
located in the 11th Election District, 3rd Council manic District.

Item # 165

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21727

DATE 10/11/06

ACCOUNT 2005006 6150

AMOUNT

\$ 65.00

RECEIVED
FROM:

FOR:

Zoning hearing case # 07-165-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ADDRESS: 10/11/2006 10/11/2006 05:00 PM

REG: 0005 BALTIMORE COUNTY

RECEIPT # 416992 10/11/2006

DEPT: 3 520 ZONING VERIFICATION

CR NO: 021727

Receipt Tot \$65.00

\$65.00

10/11/06

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-165-A

Petitioner/Developer: _____

BRIAN BENNETT

Date of Hearing/Closing: 11/06/06

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

Attention:

Ladies and Gentlemen:

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

12714 LEE BEN RD.

The sign(s) were posted on 10/22/06
(Month, Day, Year)

CASE # 07-165-A

ZONING NOTICE

VARIANCE

CASE # 07-165-A

PUBLIC HEARING ?

PRESENT IN SECTION 16-201(b) BALTIMORE COUNTY CODE
ANY ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
A 30 DAY ON
SUBMITTAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVE
TOWSON, MD 21204
TEL 837-3391

Sincerely,

Richard E. Hoffman 10/22/06
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)

12714 LEE BEN RD.

POSTED 10/22/06

Richard E. Hoffman 10/22/06

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 165 -A Address 12714 Lee Ben Road

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

Filing Date: 10/11/06 Posting Date: 10/22/06 Closing Date: 11/06/06

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- 165 -A Address 12714 Lee Ben Road

Petitioner's Name Brian Bennett Telephone 410 592 8313

Posting Date: 10/22/06 Closing Date: 11/06/06

Wording for Sign: To Permit a detached accessory structure (garage) to
have a height of 21 feet in lieu of the maximum permitted
15

**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.

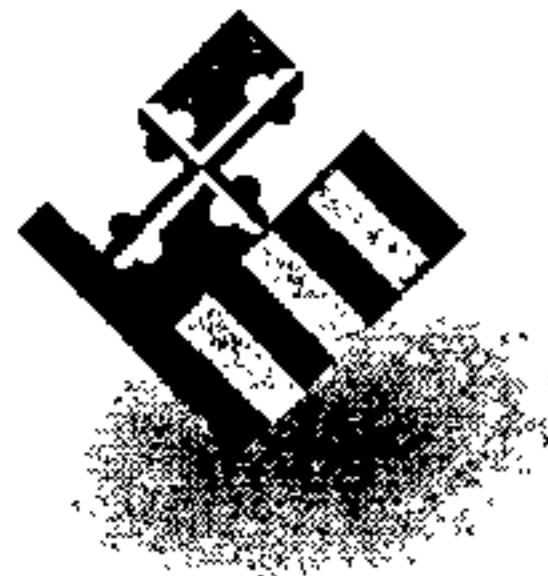
For Newspaper Advertising:

Item Number or Case Number: 07-165-A
Petitioner: Brian + Lisa Bennett
Address or Location: 12714 LEE BEN ROAD Kingsville 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: JENWAY CONTRACTING / WAYNE BROWN
Address: 4921 BUCKS SCHOOLHOUSE ROAD
BAITIMORE MARYLAND 21237

Telephone Number: 410-665-0310 OR 443-506-4785



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 6, 2006

Brian Bennett
Lisa Ann Bennett
12714 Lee Ben Road
Kingsville, MD 21087

Dear Mr. and Mrs. Bennett:

RE: Case Number: 07-165-A, 12714 Lee Ben Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 11, 2006.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Wayne Brown 4921 Bucks Schoolhouse Road Baltimore 21237



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 20, 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. 7-165A
12744 LEE BEN ROAD
WILLOW HILL MANOR
VARIANCE - TO PERMIT A
DETACHED ACCESSORY
STRUCTURE

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. 7-165A.

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



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

October 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 23, 2006

Item Number(s): 157 through 169

165

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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 14, 2006

Brian and Lisa Ann Bennett
12714 Lee Ben Road
Kingsville MD 21087

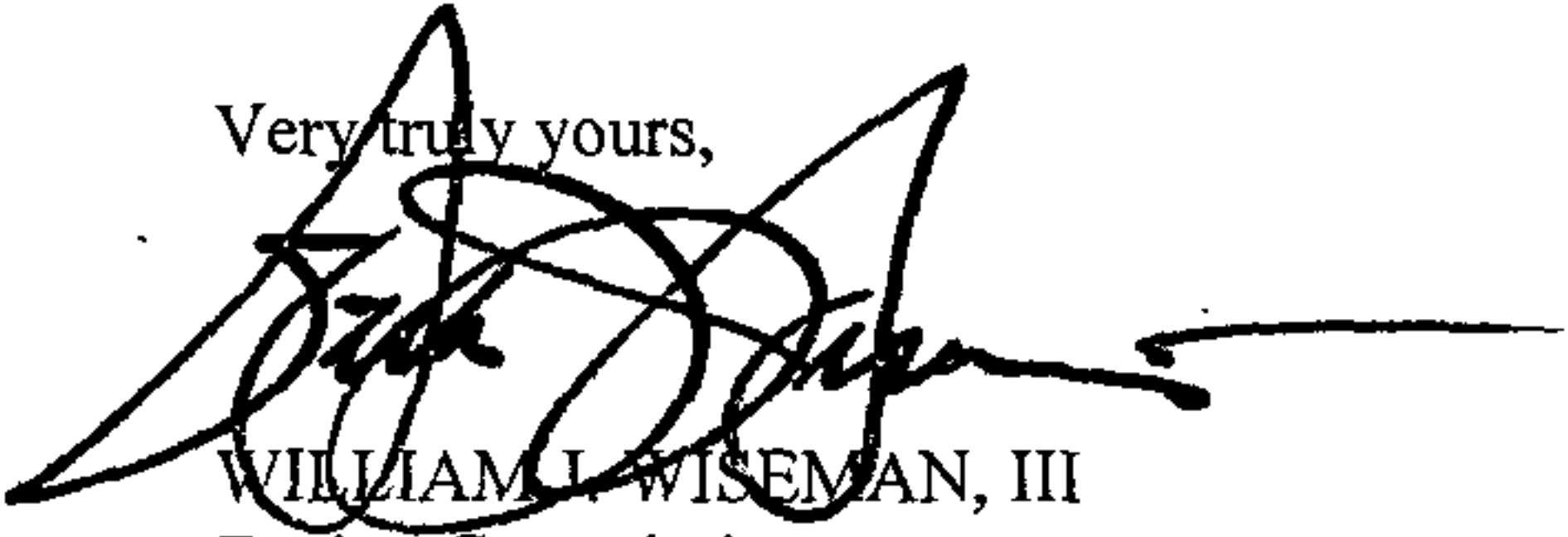
RE: Petition For Administrative Variance
(12714 Lee Ben Road)
Case No. 07-165-A

Brian
Dear Mr. and Mrs. Bennett:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 410-887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

c: Wayne Brown, 4921 Bucks Schoolhouse Road, Baltimore MD 21237

RECEIVED FOR FILING
11-14-06
PZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

RECEIVED
DATE: October 18, 2006

OCT 19 2006

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

ZONING COMMISSION

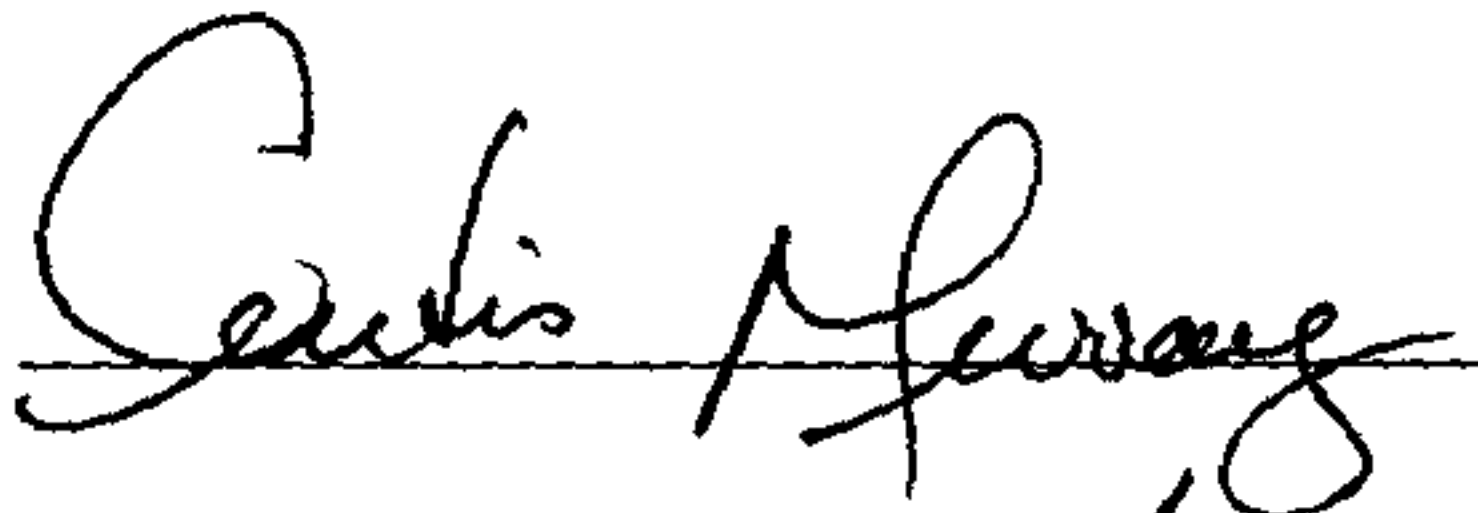
SUBJECT: 7-165 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 21 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

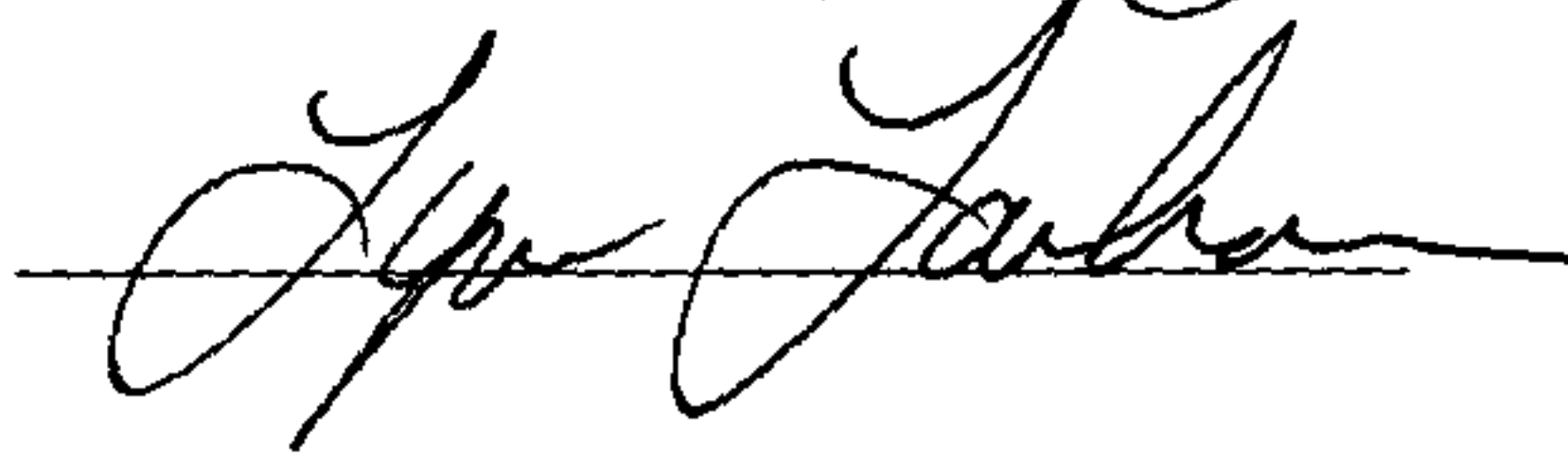
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

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

DATE: November 3, 2006

SUBJECT: Zoning Item # 07-165-A
Address 12714 Lee Ben Road
(Bennett Property)

Zoning Advisory Committee Meeting of October 16, 2006

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

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

1. The proposed garage is located in the septic reserve area (SRA). The SRA must be revised prior to permit approval. Contact the Department of Environmental Protection and Resource Management's Ground Water Management section.

Reviewer: S. Farinetti

Date: November 2, 2006

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 18, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For October 23, 2006
Item Nos. 07-102, 157, 159, 160, 161, 162,
163, 164, 165, 166, 167, 168, and 169

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-10182006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

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

DATE: November 3, 2006

SUBJECT: Zoning Item # 07-165-A
Address 12714 Lee Ben Road
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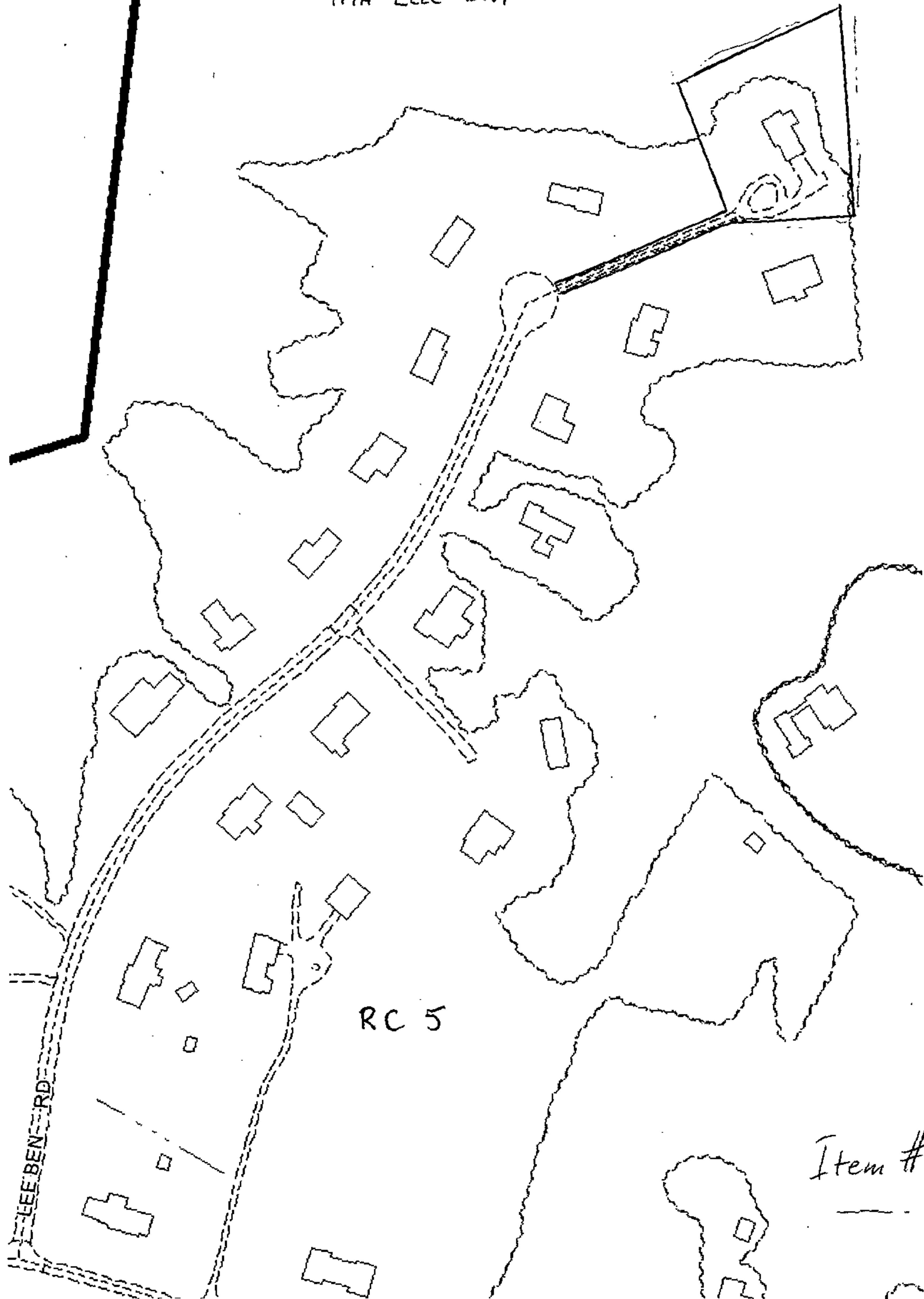
Reviewer: S. Farinetti

Date: November 2, 2006

12714 LEE BEN ROAD

D55 A1

11TH ELEC DIST



RC 5

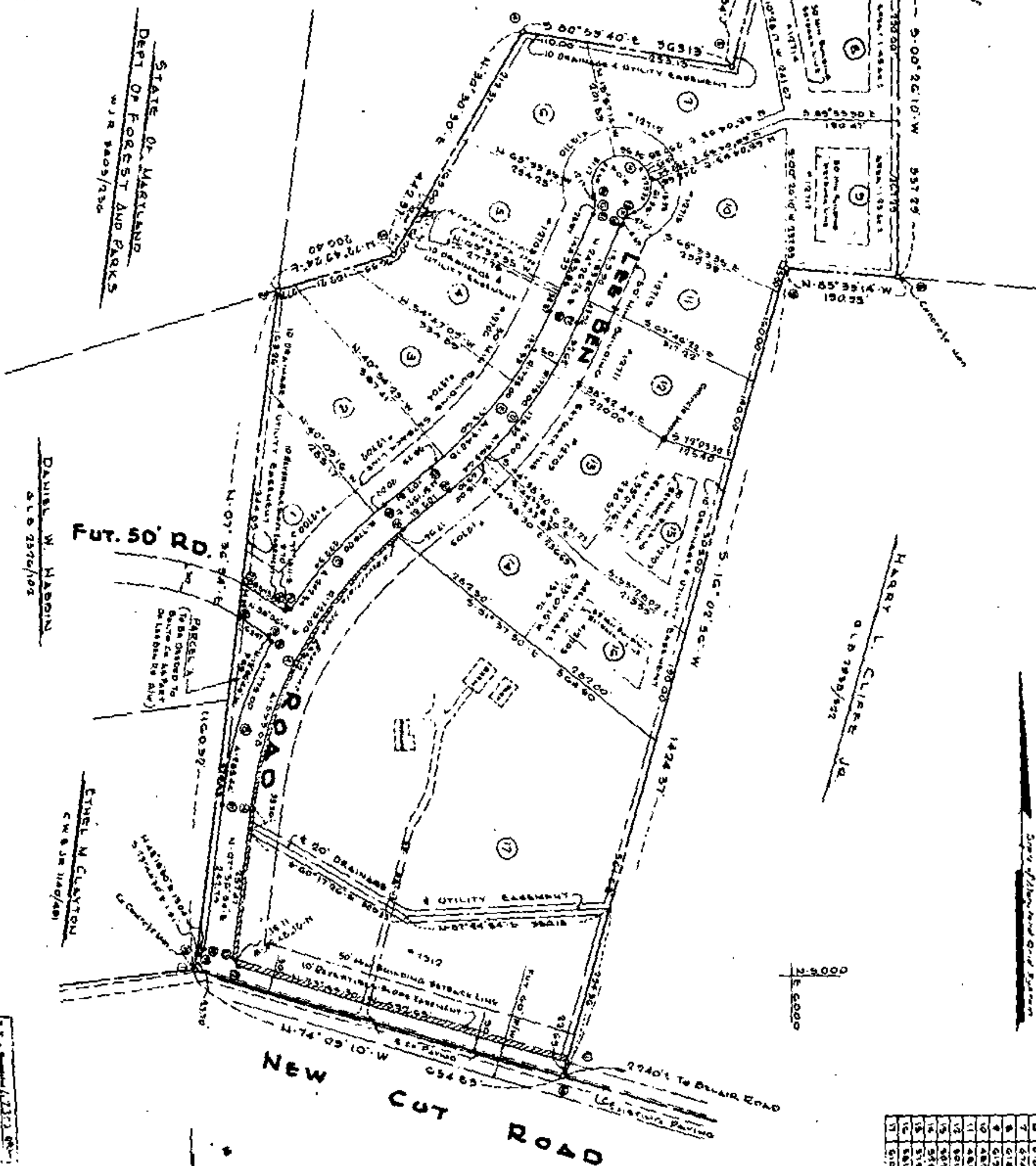
Item #165

END

RECALLS THAT HE HAS BEEN ADVISED THAT THE
 CHARACTER OF THE ACCUSED IS NOT THE PROPERTY OF THE
 LINE ONLY, AND NOT OF THE PARADOXICAL LINE.

Supra-natural and Divine Beings

STATE OF MARYLAND
DEPT. OF FOREST AND PARKS
O.T. 4757/604



STATE OF MARYLAND
DEPT OF FOREST AND PARKS
MAR 2003/2300

DAVID L. W. HARRIS
DLW 2576/102

~~CONFIDENTIAL~~

NEW CUT ROAD

WILLOW HILL MANOR

EXERCISE DIRECT

BALTIMORE COUNTY, MARYLAND

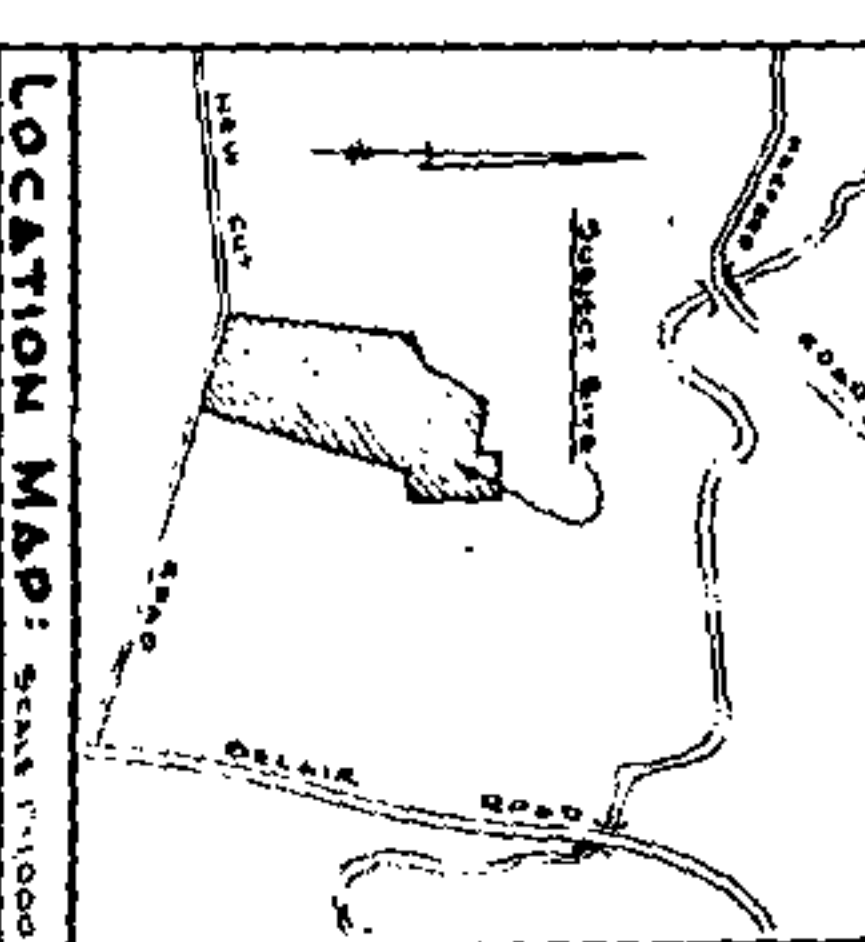
EPH. 12 30 FOLIO

CURVE DATA				
	CHORD	TANGENT	ARC	RADIUS
A	539.16	720.76	535.06	725.00
B	539.16	144.55	949.34	175.00
C	261.35	128.17	949.34	175.00
D	539.16	173.70	949.34	175.00
E	539.16	173.70	949.34	175.00
F	539.16	173.70	949.34	175.00
G	539.16	173.70	949.34	175.00
H	539.16	173.70	949.34	175.00
I	539.16	173.70	949.34	175.00

NOTES:

[illegible]

NO.	NAME	AGE	HEIGHT	WEIGHT	DATE
1	JOHN W.	48	5' 10"	170	12/20/04
2	JOHN W.	48	5' 10"	170	12/20/04
3	JOHN W.	48	5' 10"	170	12/20/04
4	JOHN W.	48	5' 10"	170	12/20/04
5	JOHN W.	48	5' 10"	170	12/20/04
6	JOHN W.	48	5' 10"	170	12/20/04
7	JOHN W.	48	5' 10"	170	12/20/04
8	JOHN W.	48	5' 10"	170	12/20/04
9	JOHN W.	48	5' 10"	170	12/20/04
10	JOHN W.	48	5' 10"	170	12/20/04
11	JOHN W.	48	5' 10"	170	12/20/04
12	JOHN W.	48	5' 10"	170	12/20/04
13	JOHN W.	48	5' 10"	170	12/20/04
14	JOHN W.	48	5' 10"	170	12/20/04
15	JOHN W.	48	5' 10"	170	12/20/04
16	JOHN W.	48	5' 10"	170	12/20/04
17	JOHN W.	48	5' 10"	170	12/20/04



LOCATION MAP: Scale 1:1000

APPROVED: BALTIMORE COUNTY PLANNING BOARD
BY: *William A. Davis* DIRECTOR
DATE: *12/21/74*
APPROVED: BALTIMORE COUNTY HARBOR DISTRICT
BY: *John C. Thompson* HARBOR DISTRICT
DATE: *12/23/74*
APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT

THE STREETS AND/OR HOLES AS SHOWN HEREIN AND THE MENTION THEREIN IN DETAILS, ARE FOR THE PURPOSE OF ORIENTATION ONLY, AND THE SAME ARE NOT INTENDED TO BE CONSIDERED TO AVOID USE THE PRE STATE TITLE TO THE AFORE MENTIONED IS GENERALLY REFLECTED IN THE PARAGRAPHS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS

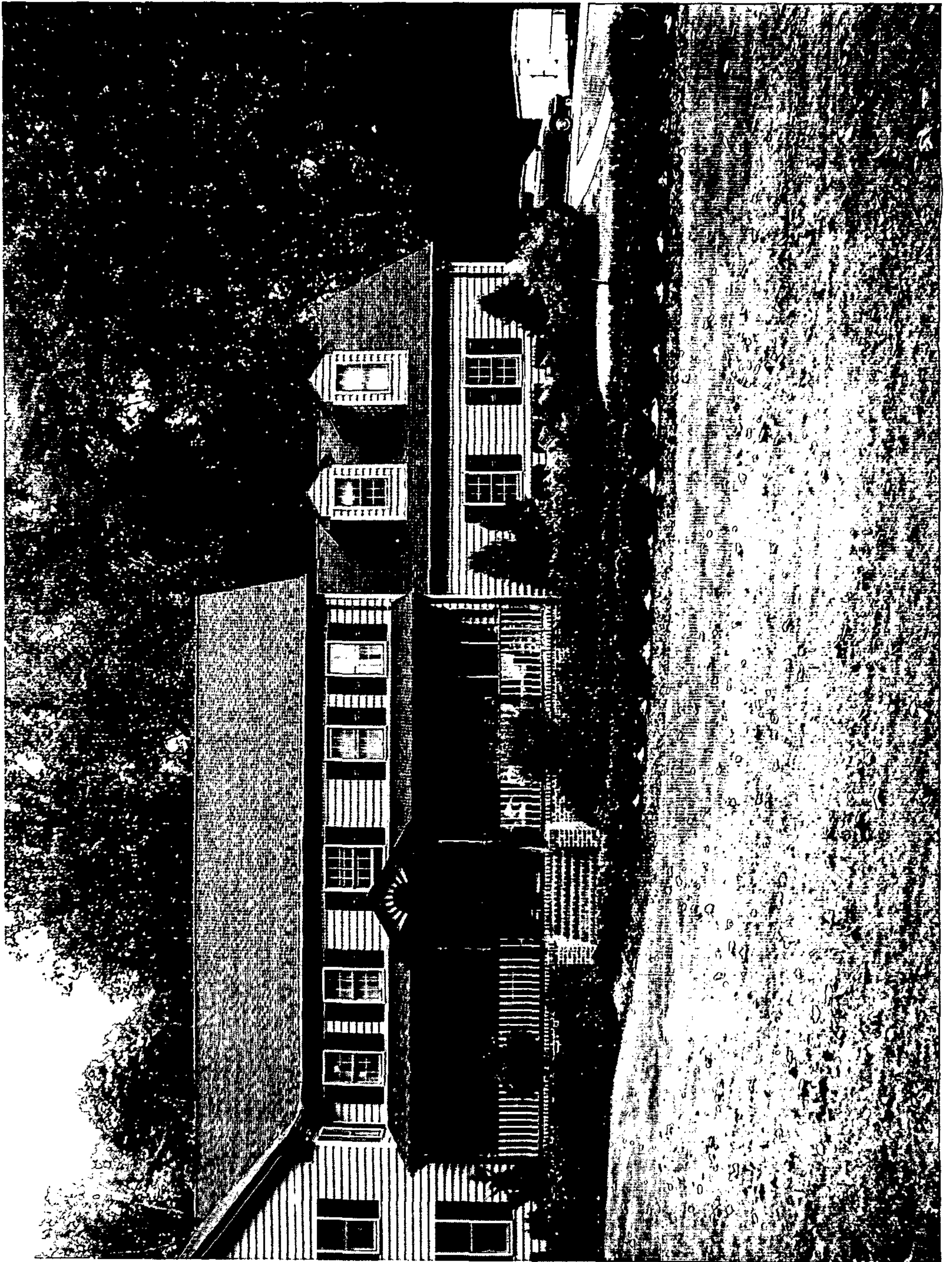
THE COORDINATES SHOWN WERE NOT APPEARED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE AIRBORNE COASTAL SURVEILLANCE DISTRICT AND ARE RETAINED TO THE FOLLOWING INVERTED SYSTEM.

THE COORDINATES SHOWN

[illegible][illegible]

SURVEYORS & ENGINEERS
6075 BELLEVUE ROAD - BALTIMORE, MD 21236
1205 844-8201

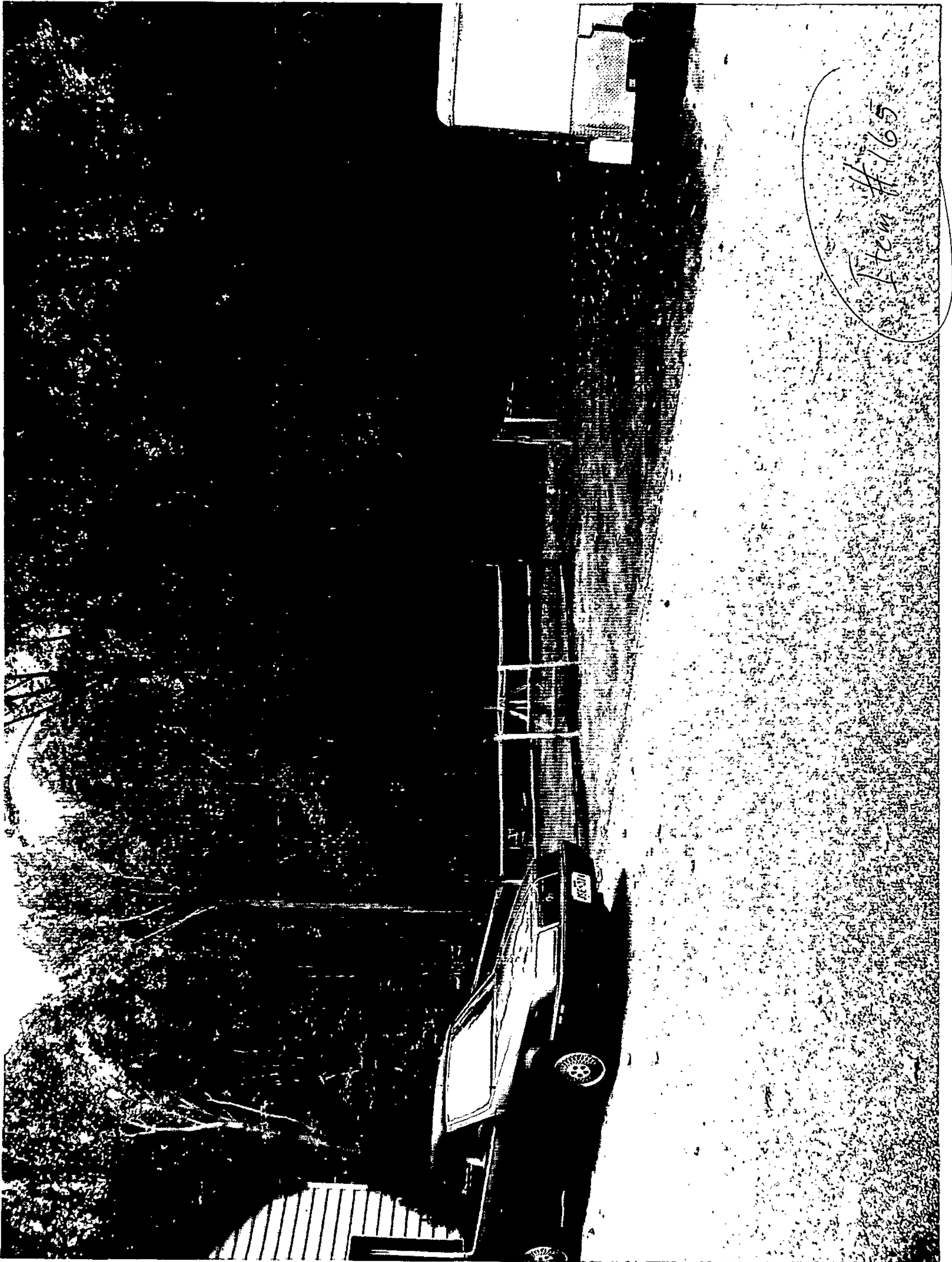
Item # 169



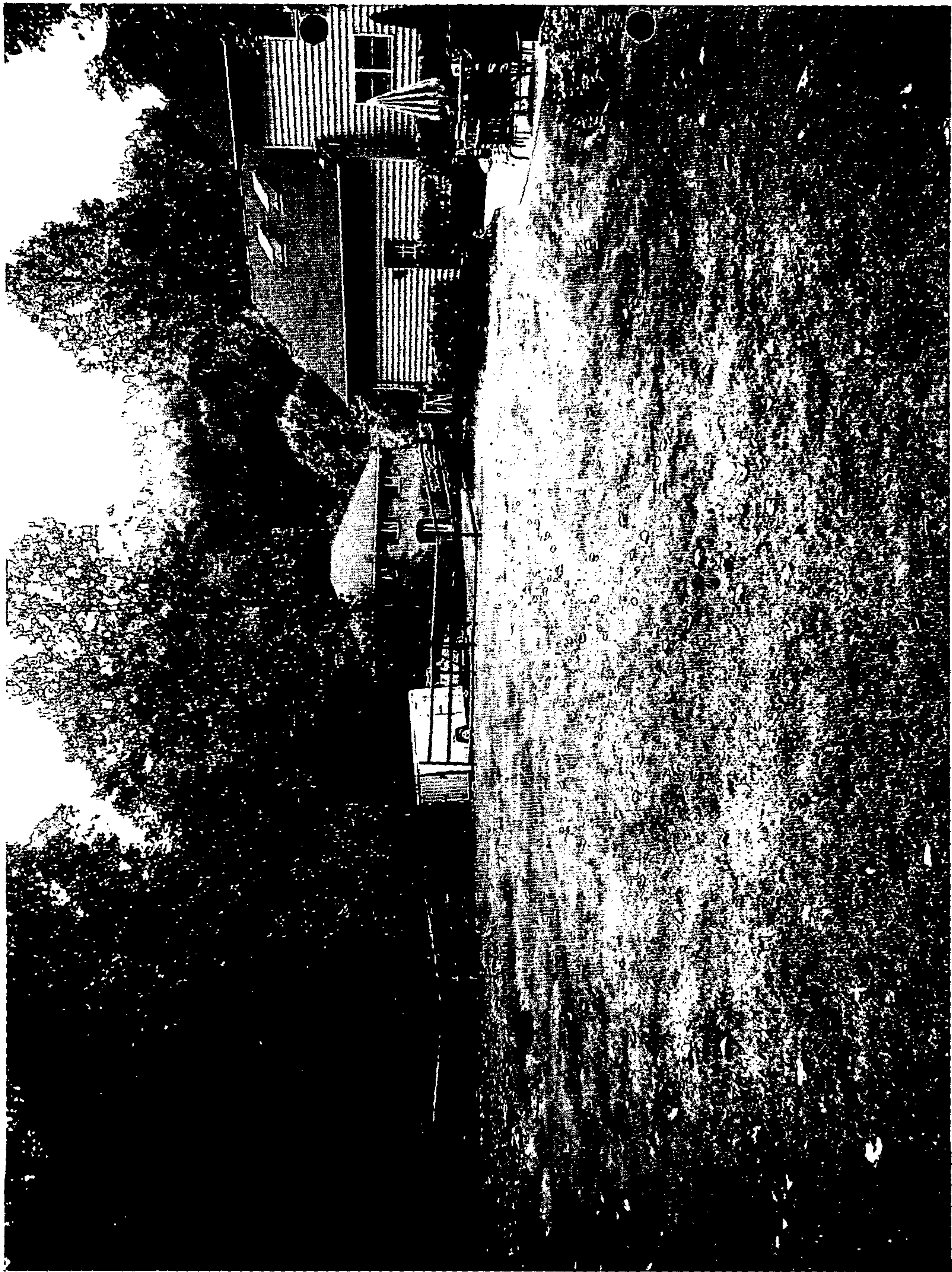
We Are Trying To match new garage to
existing garage w/ Dormers + 10/12 Roof Pitch.

Shows existing garage

Item #165



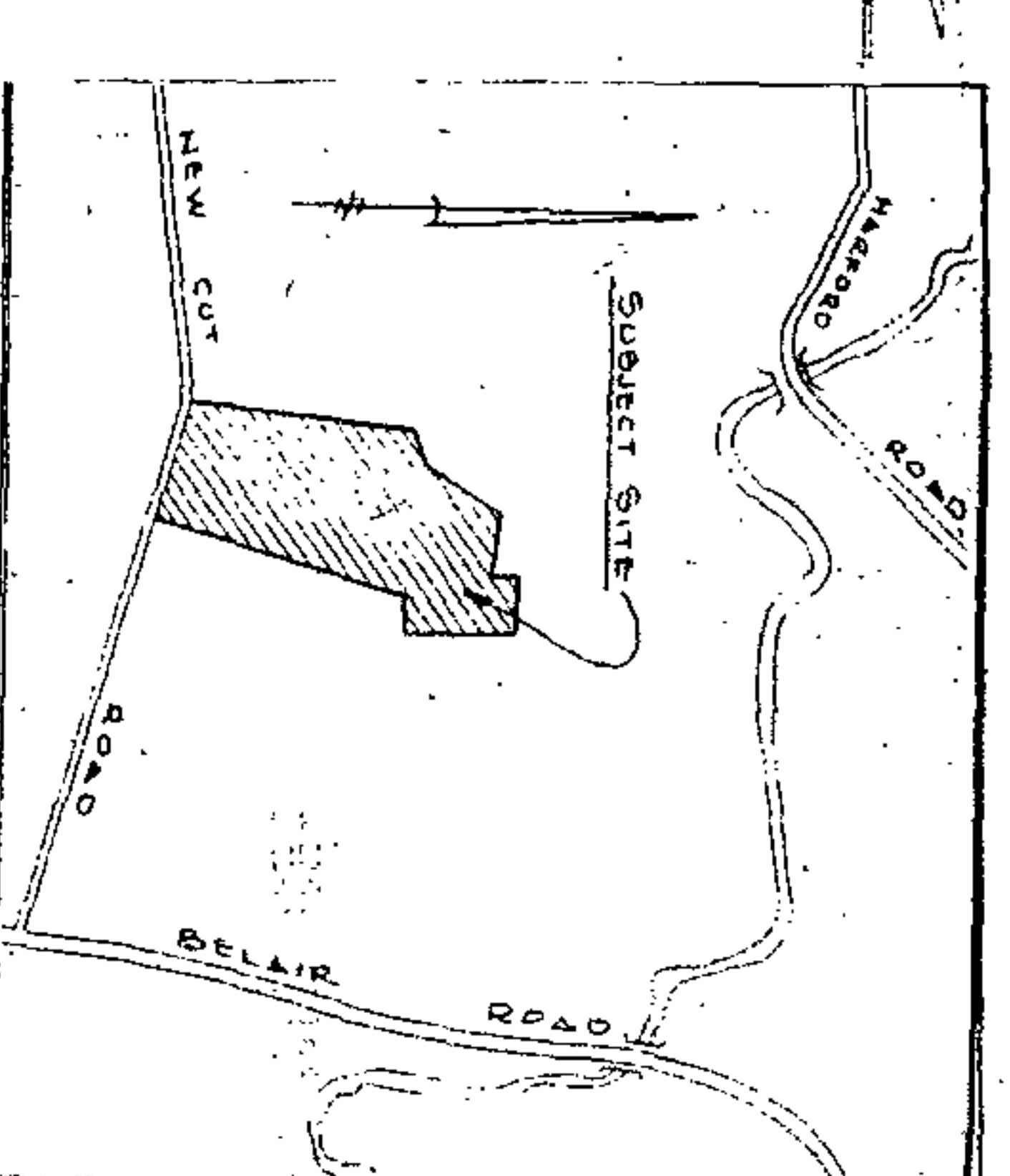
location show is area where new garage is drawn
on plan. Fence line is shown on plan for reference point.



Plan To Accompany Petition For Zoning Variance

Property Address 12714 Lee Bee Road
Subdivision name Willow Hill Manor
Plat Book 38 Folio 41 Lot # 8 Section n/a
Owner Brian + Lisa Benvenist

GunPower State Park



LOCATION MAP: SCALE 1"=1000'

LOCATION INFORMATION

Election District 11
Councilman's District 3
1"=800 Scale Map #05541
Zoning RC 5
Lot size 1.31 57,063
Acreage Square Feet

Sewer Private
Water Private
Chesapeake Bay Critical Area NO
100 year Flood Plain NO
Historic Property NO
Prior Zoning Hearing None

Zoning Office Use Only
Reviewed by Item # Case #

07-165-A

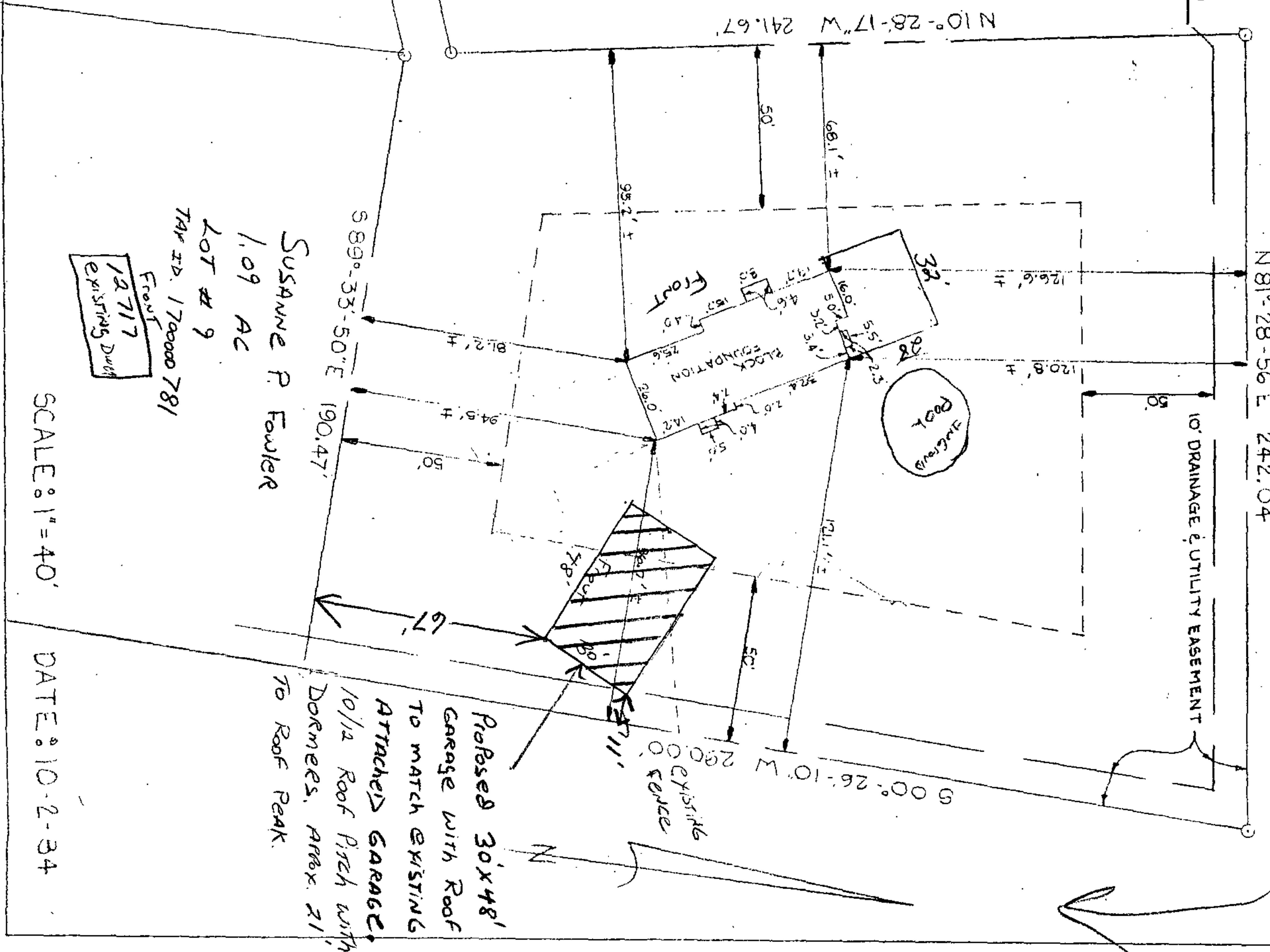
EE BEN

12712
EXISTING
Dwelling

Ralph + Mary Bridges
1.41 AC
Lot # 7
TAX ID 170000779

N 68° 04' 53" E 257.86'
N 68° 04' 53" E 252.54'
ALAN + Regina Diem
1.14 AC
Lot # 10
TAX ID 170000782

12715
EXISTING
Dwelling



SUSANNE P. Fowler
1.09 AC
Lot # 9
TAX ID 170000781

12717
EXISTING
Dwelling

SCALE: 1"=40'

DATE: 10-2-34