

IN RE: PETITION FOR ADMIN. VARIANCE

SE side Lakemont, corner

NE side Hartmont Road

1st Election District

1st Councilmanic District

(1048 Lakemont Road)

Kelly Parks

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

BALTIMORE COUNTY

*

CASE NO. 07-208-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 owner of the subject property, Kelly Parks. The variance request is for property located at 1048 Lakemont Road. The variance request is from Sections 1B02.3.B and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition (sunroom)) to have a rear yard setback of 20 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner state that the location of the proposed sunroom lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the house. The sunroom will help insulate and reduce heating bills as well as to reduce road and other ambient noises. The sunroom will provide a place to sit outdoors without concern for bugs or the sun's rays. Petitioner states the proposed sunroom will improve the overall appearance of the house. The lot size does not lend itself to any addition of adequate size without a variance. The sunroom measures 30 feet x 10 feet in size.

Zoning Advisory Committee Comments

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

STATION RECEIVED FOR FILING

1273-06

PM

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 November 9, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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.

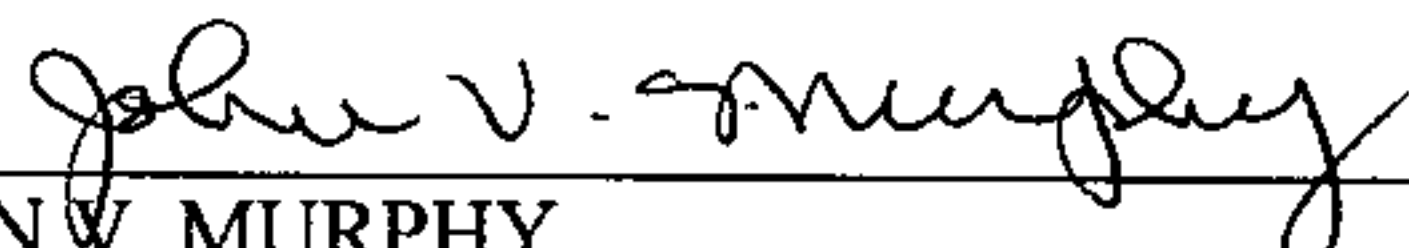
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

FILED FOR FILING
JAN 12 2006
B3

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of December, 2006, that a variance from Sections 1B02.3.B and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition (sunroom)) to have a rear yard setback of 20 feet in lieu of the required 30 feet be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

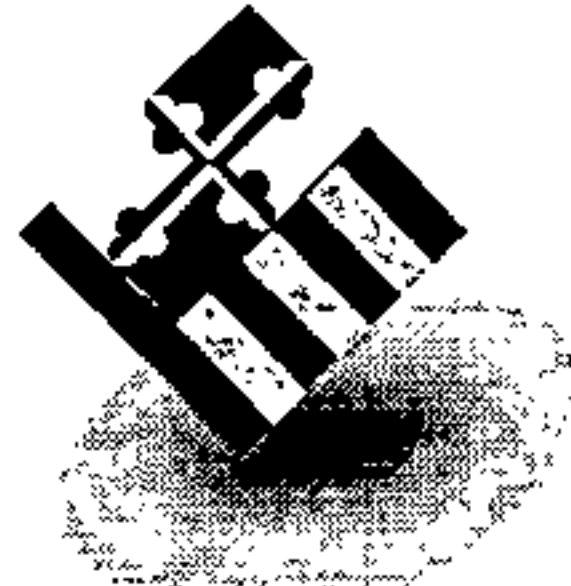
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN W. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR FILING
12-13-06
pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 13, 2006

KELLY PARKS
1048 LAKEMONT ROAD
BALTIMORE MD 21228

Re: Petition for Administrative Variance
Case No. 07-208-A
Property: 1048 Lakemont Road

Dear Ms. Parks:

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

c: Gregory Falter, Patio Enclosures, Inc., 224 8th Avenue NW, Glen Burnie MD 21061

NOT RECORDED FOR FILING

12-13-06



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1048 Lakemont Rd. Baltimore, MD 21228
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B. 1B02.3.C.1 BC2R

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (SUNROOM) TO HAVE A REAR YARD
SETBACK OF 20' IN LIEU OF THE REQUIRED 30'.

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):

Kelly Parks

Name - Type or Print

Signature

Name - Type or Print

Signature

1048 Lakemont Rd.

410-455-9392

Address

Telephone No.

Baltimore, MD 21228

City

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Gregory Falter)

Name

224 8th Ave NW

410-760-1919

Address

Telephone No.

Glen Burnie, MD 21061

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07-208-A day of 12/30/06 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.

07-208-A

REV 10/25/01

RECEIVED FOR FILING

12/30/06

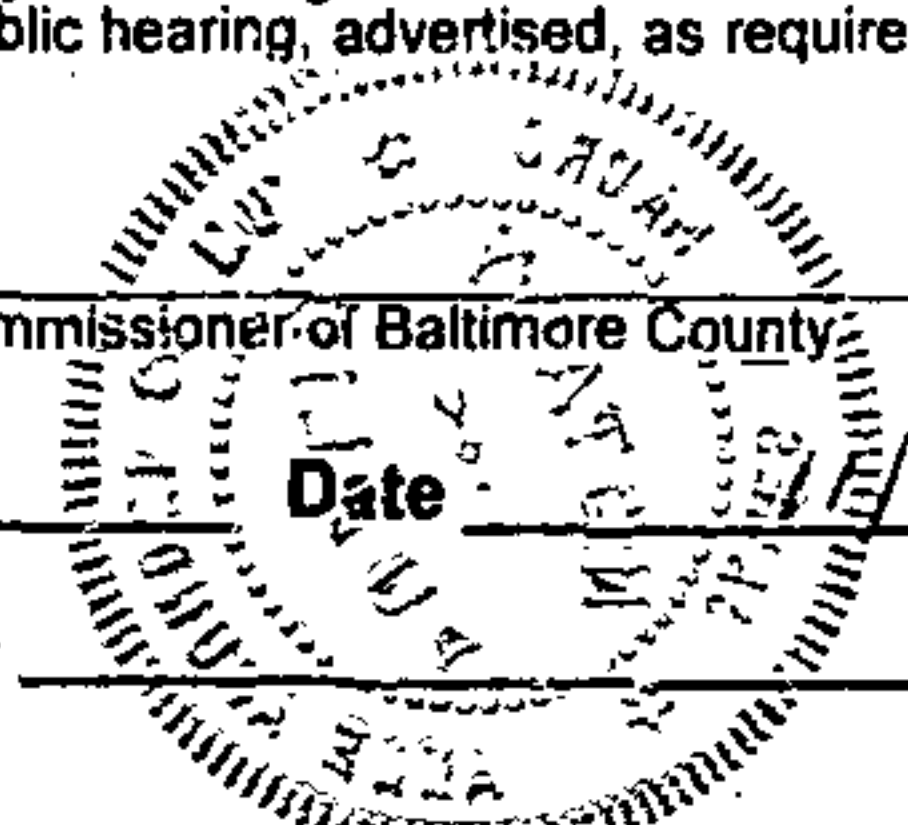
Reviewed By

LTM

Date

12/16/06

Estimated Posting Date



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

Kelly Parks

Address

1048 Lakemont Rd. Baltimore, MD 21228

City

State

Zip Code

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

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

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kelly Parks

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of OCTOBER, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

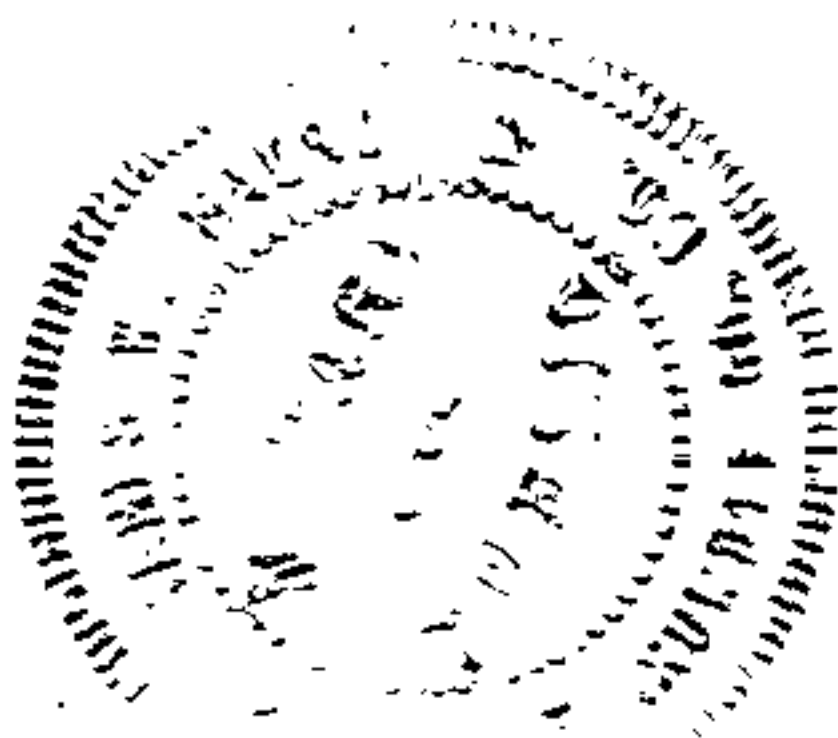
KELLY PARKS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

11/01/2009





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1048 Lakemont Rd. Baltimore, MD 21228
which is presently zoned DR 5.5

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

1 B02.3.B BCZR
1 B02.3.C.1

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION (SUNROOM) TO HAVE A REAR YARD SETBACK OF
20' IN LIEU OF THE REQUIRED 30'

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):

Kelly Parks

Name - Type or Print

Signature

Name - Type or Print

Signature

1048 Lakemont Rd.

410-455-9392

Address

Telephone No.

Baltimore, MD 21228

City

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. (attn: Gregory Falter)

Name

224 8th Ave NW

410-760-1919

Address

Telephone No.

Glen Burnie, MD 21061

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07-20-01 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.

07-208-A

Reviewed By

LT

Date

11/6/06

REV 10/25/01

RECEIVED FOR FILING

Estimated Posting Date

12-13-06

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

Kelly Parks

Address

1048 Lakemont Rd. Baltimore, MD 21228

City

State

Zip Code

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

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

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kelly Parks

Signature

X Kelly Parks

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kelly Parks

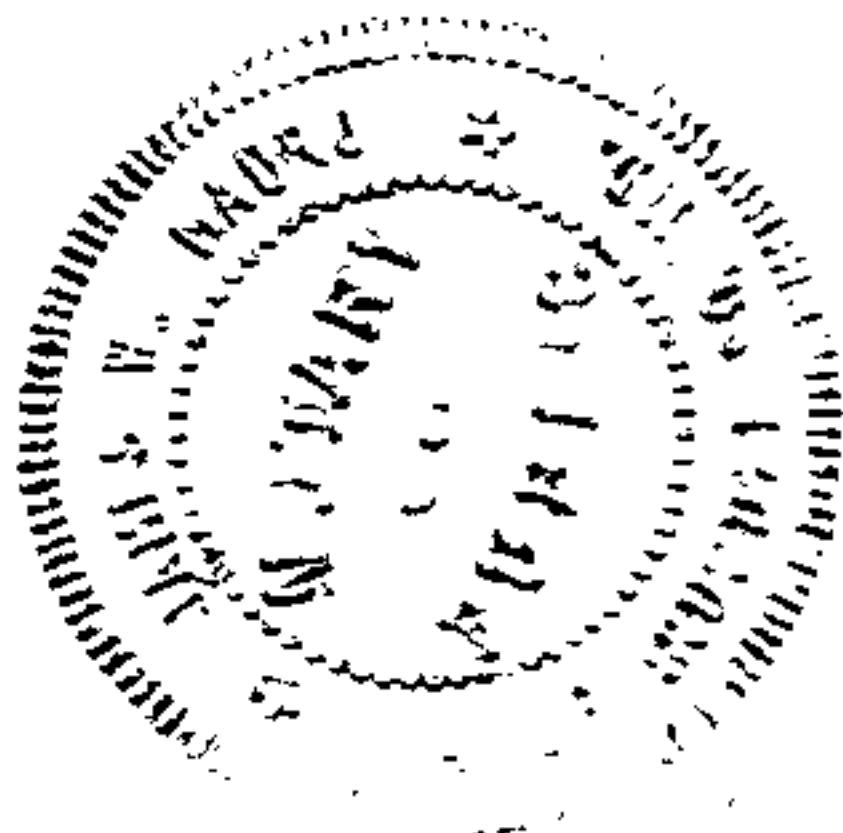
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires

11/01/2009



**ZONING DESCRIPTION FOR:
1048 LAKEMONT RD.
BALTIMORE, MD 21228**

**BEGINNING AT A POINT ON THE EAST SIDE OF LAKEMONT RD.
WHICH IS 50' WIDE AT THE DISTANCE OF 0' NORTH OF THE
NEAREST IMPROVED INTERSECTING STREET HARTMONT RD.
WHICH IS 50' WIDE. BEING LOT # 1 BLOCK E, SECTION 4A, IN THE
SUBDIVISION OF WESTVIEW PARK AS RECORDED IN COUNTY
PLATBOOK # 24, FOLIO # 110, CONTAINING 7,216 SQ'. ALSO
KNOWN AS 1048 LAKEMONT RD. LOCATED IN THE 1ST.
ELECTION DISTRICT, 1ST. COUNCILMANIC DISTRICT.**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21780

DATE 11/6/06 ACCOUNT 2001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: PATRIC ENCL. IHC

FOR: 07-208-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 11/06/2006 TIME 10:45:00

FOR PAID TO HIGH COM

BY PAID TO HIGH COM

RECEIVED FOR PAID TO HIGH COM

AMOUNT 65.00

DATE 11/06/2006

TIME 10:45:00

FOR PAID TO HIGH COM

BY PAID TO HIGH COM

RECEIVED FOR PAID TO HIGH COM

AMOUNT 65.00

DATE 11/06/2006

TIME 10:45:00

FOR PAID TO HIGH COM

BY PAID TO HIGH COM

RECEIVED FOR PAID TO HIGH COM

AMOUNT 65.00

DATE 11/06/2006

TIME 10:45:00

FOR PAID TO HIGH COM

CASHIER'S VALIDATION

ZONING NOTICE

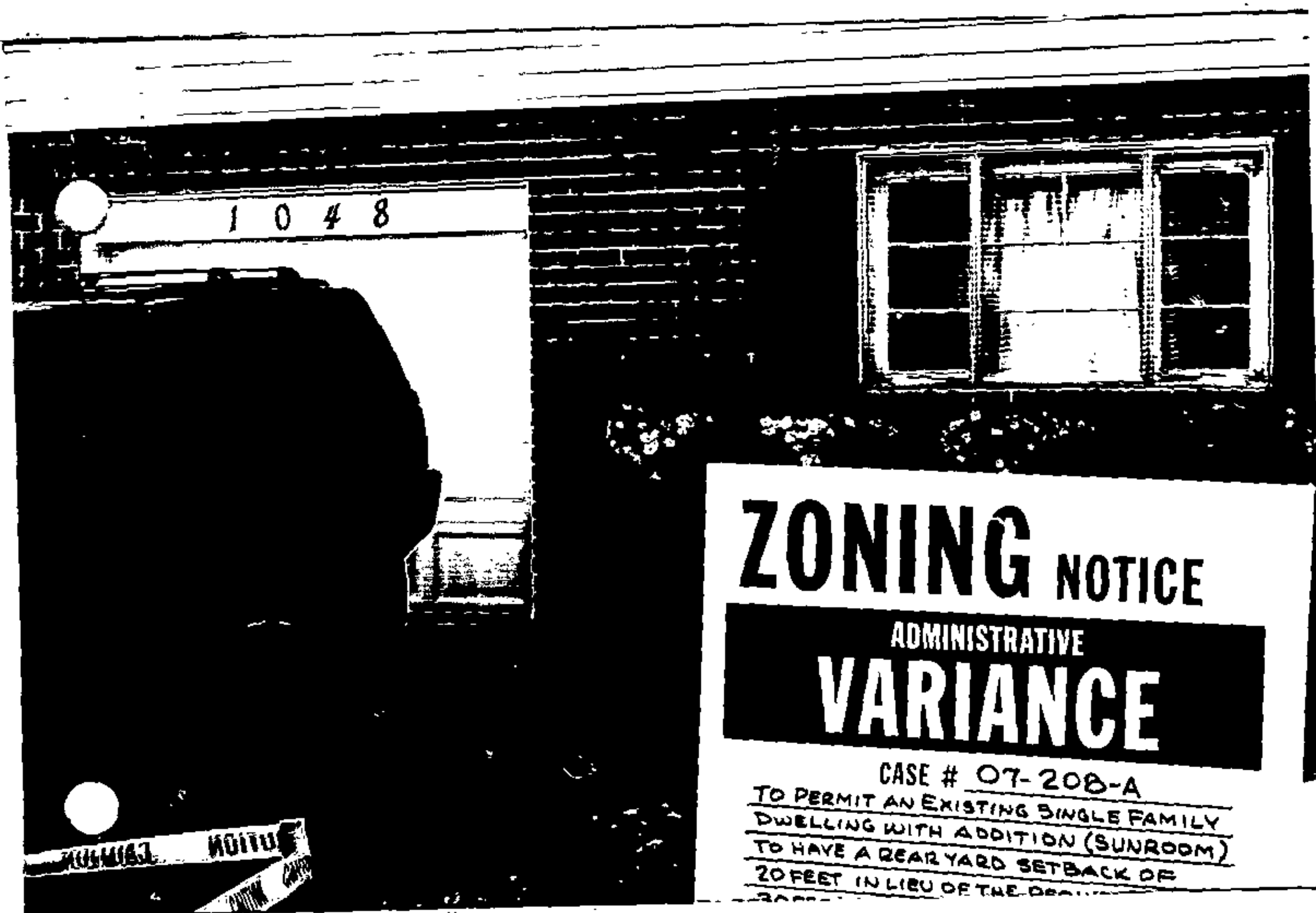
ADMINISTRATIVE VARIANCE

CASE # 07-208-A

TO PERMIT AN EXISTING SINGLE FAMILY
DWELLING WITH ADDITION (SUNROOM)
TO HAVE A REAR YARD SETBACK OF
20 FEET IN LIEU OF THE REQUIRED
30 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(5)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON ~~DECEMBER 4, 2006~~
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204 TEL. 887-3391
MEETING IS HANDICAP ACCESSIBLE



CERTIFICATE OF POSTING

RE: Case No.: 07-208-A

Petitioner/Developer: KELLY PARKS

Date of Hearing/Closing: DEC. 4, 2006

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

Attention: Christen Matthews

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s)

required by law were posted conspicuously on the property located at _____

#1048 LAKEMONT ROAD

The sign(s) were posted on _____

NOV. 9, 2006

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

RECEIVED
NOV 13 2006

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 208 -A Address 1048 LAKE MONT RD
LLOYD MOXLEY
Contact Person: ~~JOHN ALEXANDER~~ Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/6/06 Posting Date: 11/19/06 Closing Date: 12/4/06

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07- 208 -A Address 1048 LAKE MONT RD
Petitioner's Name KELLY PARKS Telephone _____
Posting Date: 11/19/06 Closing Date: 12/4/06
Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (SUNROOM) TO HAVE A REAR YARD
SETBACK OF 20' IN LIEU OF THE REQUIRED 30'

WCR - Revised 6/25/04

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-208-A

Petitioner: Kelly Parks

Address or Location: 1048 Lakemont Rd. Baltimore, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

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

Address: 224 8th ave NW

Glen Burnie, MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

December 5, 2006

Kelly Parks
1048 Lakemont Road
Baltimore, MD 21228

Dear Ms. Parks:

RE: Case Number: 07-208-A, 1048 Lakemont Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 6, 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
Patio Enclosures, Inc. Gregory Falter 224 8th Avenue NW Glen Burnie 21061

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

November 16, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 13, 2006

Item Number(s): ⁽²²⁶⁾203 through 212

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 20, 2006
Item Nos. 07-202, 203, 204, 205, 206, 207,
208, 209, 210, 211, and 212

DATE: November 14, 2006

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-11142006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 16, 2006

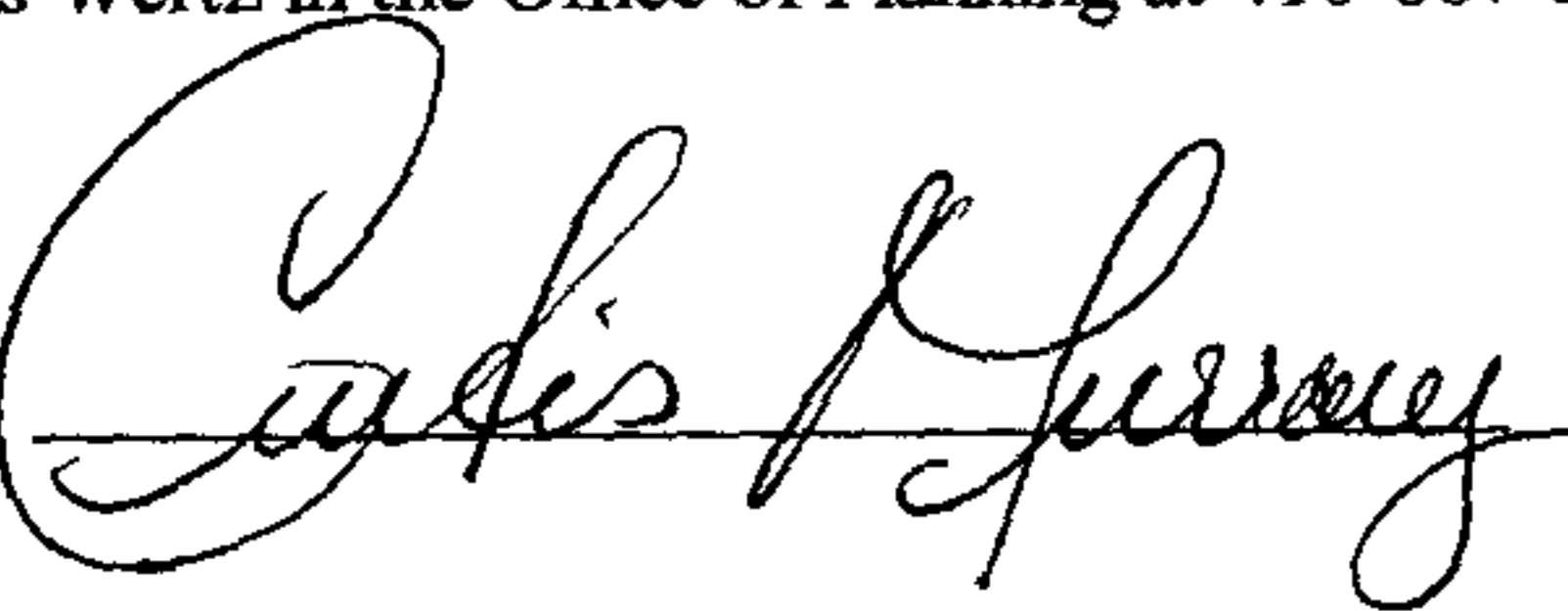
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-208- Administrative Variance

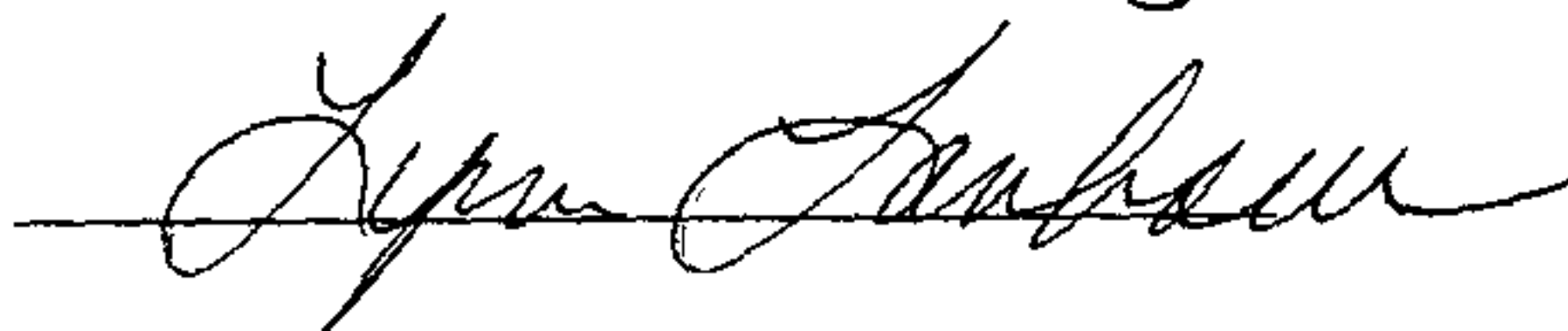
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

NOV 17 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: 11-13-2006

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

RE: Baltimore County
Item No. 7-208A
1048 LAKEMONT ROAD
KELLY PARKS PROPERTY
VARIANCE-FOR SW ROOM
IN LIEU OF REAR YARD SETBACK

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. 7-208A.

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

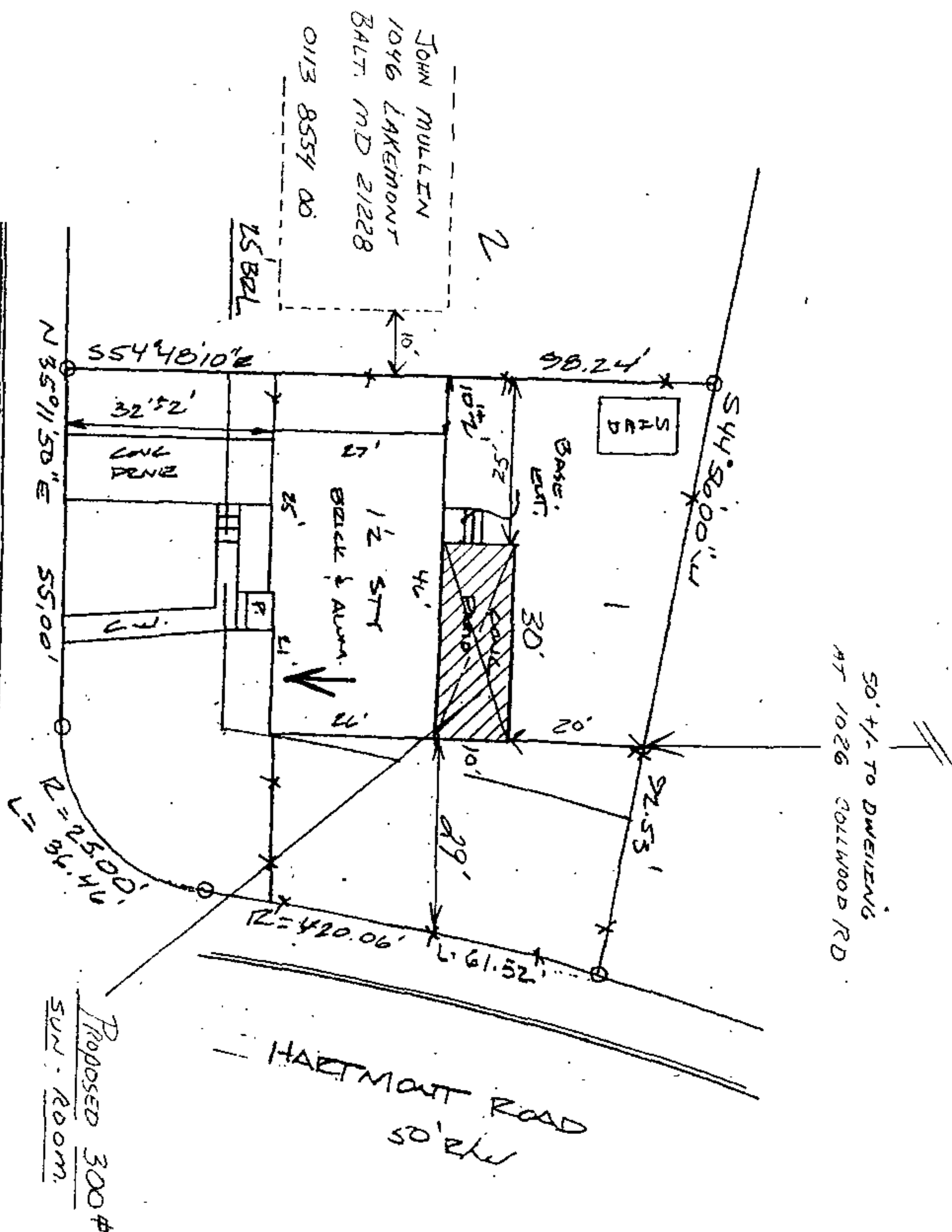
PROPERTY ADDRESS 1048 Lakemont Rd BAL MD 21028

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

SUBDIVISION NAME WESTVIEW PARK

PLAT BOOK # 23 FOLIO # 110 LOT # 1 SECTION # 4A

OWNER Kelly Parks



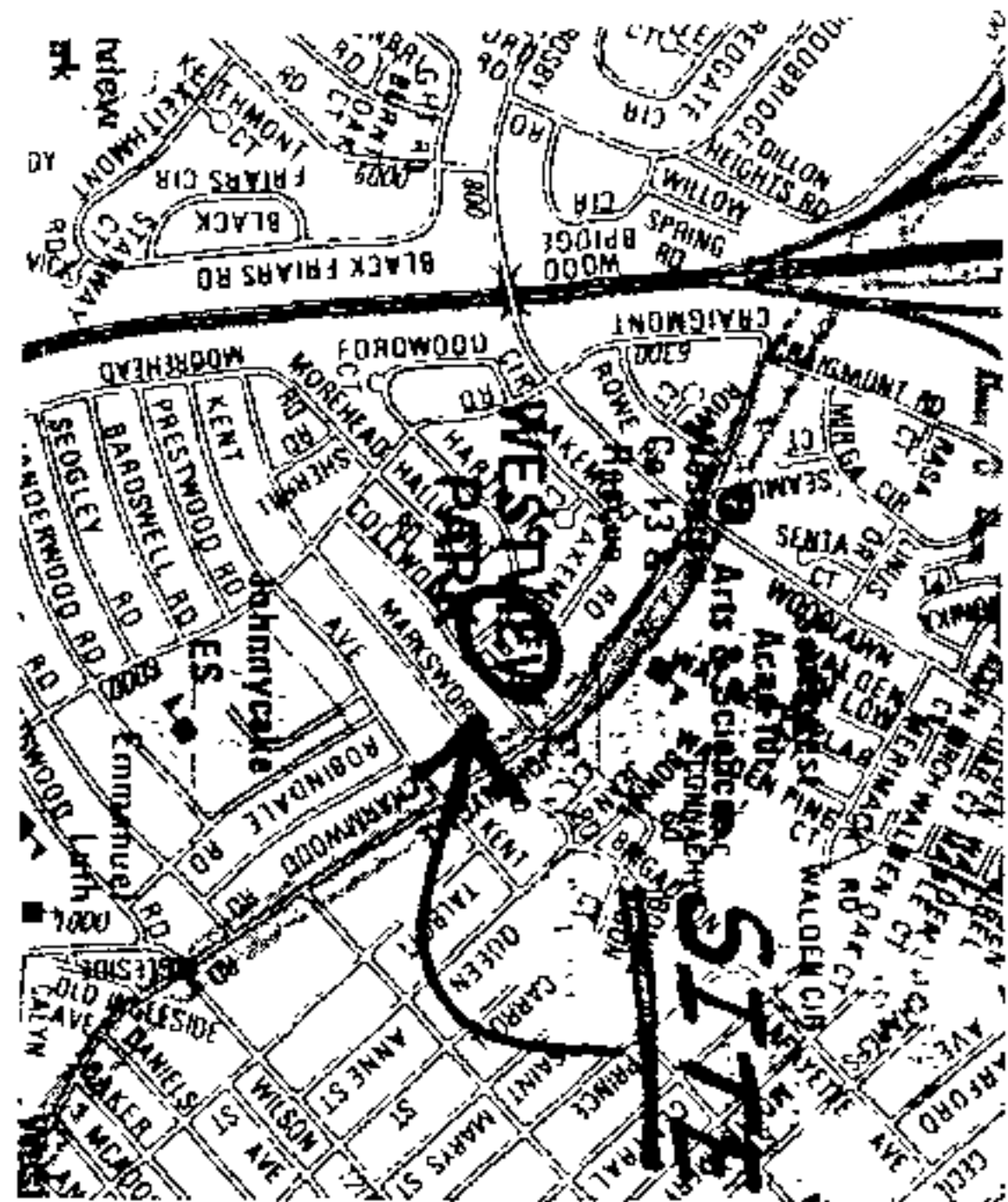
NORTH



PREPARED BY

Guest Fraser

SCALE OF DRAWING: 1" = 30



VICINITY MAP
SCALE: 1" = 2273'

LOCATION INFORMATION

ELECTION DISTRICT 0/

COUNCILMANIC DISTRICT OF

1"=200' SCALE MAP # 09542

ZONING DR 5.5

LOT SIZE

<u>ACREAGE</u>	<u>SQUARE FEET</u>
.16 A	7,216 sq

SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

☒

**CHESAPEAKE BAY
CRITICAL AREA**

☐ YES
☒ NO

100 YEAR FLOOD PLAIN

☐
☒

**HISTORIC PROPERTY/
GUILD CHURCH**

☐ ☒

PRIOR ZONING HEARING

No

ZONING OFFICE USE ONLY
REVIEWED BY **ITEM #** **CASE #**

208 17m



http://bamaps1.co.ba.md.us/arcims_path/bcgims?ServiceName=Zoning&ClientVersion=4&For... 10/27/2006

**1048 LAKEMONT RD
BALTIMORE MD 21228.**

208

VARIANCE PHOTO'S FOR:
KELLY PARKS
1048 LAKEMONT RD.
BALTIMORE, MD 21228



View of ex. porch to be enclosed for unheated sun room.