IN RE: PETITION FOR VARIANCE	*	BEFORE THE
S/S Mt. Wilson Lane, 617' W	44	
Orchard Road	*	ZONING COMMISSIONER
(119 Mt. Wilson Lane)  3 <sup>rd</sup> Election District	· *	OF
2 <sup>nd</sup> Council District		Or
2 Council District	*	BALTIMORE COUNTY
Lillian M. Mitchell		
Petitioner	*	Case No. 07-259-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Lillian M. Mitchell. The Petition, as filed, requests a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed single-family dwelling with open projection (carport) to have a front yard of 25 feet and a rear yard of 20 feet in lieu of the required 30 feet, 30 feet and 22.5 feet, respectively. 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.

Appearing at the requisite public hearing in support of the request were Evelyn and Joseph Blake and Beverly Savage, family relatives, and Howard V. French, a retired firefighter and consultant who is assisting the Petitioner. Appearing as interested persons in support of the request were Raymond D. Burns, President of the Pikesville Farms Homeowners Association, and Jerome H. Kadden, Executive Director, of the Ner Israel Rabbinical College, located nearby at 400 Mount Wilson Lane.

Testimony and evidence offered disclosed that the subject property is located on the on the south side of Mt. Wilson Lane just west of Orchard Road known as Lot 68 in the Pikesville Farms subdivision in the Pikesville area of the County. The property is an irregular

shaped parcel of unimproved land that contains a gross area of 0.379 acres, more or less, currently zoned D.R.3.5. Ms. Mitchell, who currently lives in Dundalk, had purchased the property in 1985 with the intention of building a single-family dwelling and moving next to her sister. She is now 85 years of age and a recent recipient of a pacemaker. She needs care and attention and desires to improve the property and move next to her relatives rather than go to a retirement/nursing home. As shown on the site plan, the Petitioner proposes to erect a new 52' x 25' one-story rancher, Maryland State-approved modular home with a 12' carport.

The proposed dwelling will face on Division Lane next to the owners of adjacent Lot 46, Evelyn and Joseph Blake (Ms. Blake is the Petitioner's youngest sister who wants to take care of her). That north end of Petitioner's home will face Mt. Wilson Lane and will be It should be noted that the bathroom positioned some 160' to the south of Mt. Wilson Road. (tub & shower) are located at this end of the modular home and not capable of providing window treatments. This is pointed out as the Office of Planning, in its Zoning Advisory Committee (ZAC) comment, dated December 16, 2006, suggested, "... The left side (Mt. Wilson Lane side) should be revised to show window treatment on that façade. ...". Mr. Burns, the President of the Pikesville Farms Homeowner's Association, testified in response to this comment that the existing homes built on the north side of Mt. Wilson Lane couldn't even see this proposed house. Mr. Burns and Mr. Kadden confirmed that Petitioner's home would not be visible from any of the residential homes to the north of Mt. Wilson Lane nor will it be readily seen by vehicles traveling along Mt. Wilson Lane. In order to address the Office of Planning's concerns, I will require Petitioner to plant as an alternative approximately five (5) Leyland Cypress trees near the lest side elevation to screen it from public view. A ZAC comment was also received from Development Plans Review which indicated that the minimum right-of-way for all public roads in Baltimore County is 40-feet and wanted the site plan amended to reflect the proper right-of-way for Division Lane to place the public on notice that should future highway widening occur, there may be a setback deficiency. In this regard, both Raymond Burns and Mr. and Mrs. Blake pointed out that the entire site is surrounded by the Woodholme Country Club and that the primary function of Division Lane is to service the maintenance and utility facilities for the golf course. Mr. Burns has received assurances from the country club that no development would take place and that there will never be any widening of Division Lane. From a functional standpoint, therefore, the variance from the paving edge is 25 feet, however, in realty a 12-foot variance from the northwest corner of the proposed home would be needed in the event highway widening would take place.

After due consideration of the testimony and evidence presented, I am persuaded to grant the petition. In my view, the relief requested meets the spirit and intent of the zoning regulations and will not result in any detriment to the health, safety or general welfare of the surrounding locale. Moreover, there were no Protestants present and no adverse comments were submitted by any Baltimore County reviewing agency. It is clear that the shape, size, and configuration of the subject property render it unique to other properties in the area. The property is an irregular, rectangular shaped parcel measuring 83' wide at its southern boundary and 50' wide at its frontage with Mt. Wilson Lane and approximately 250' feet deep (16,500 square feet). The D.R.3.5 minimum lot area is 10,000 square feet, the minimum lot width is 70'. The fact being that this is a long, rectangular road abutting two County roads (corner lot) which brings about this difficulty and to deny it would create a practical difficulty. Thus, it appears that the relief requested should be granted. Furthermore, strict compliance with the B.C.Z.R would result in a practical difficulty upon the Petitioner, Lillian Mitchell.

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 24 day of March 2007 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback, from the ultimate right-of-way, of 12.5 feet for the principle structure in lieu of the required 30 feet, and to have rear yard setbacks of 20 feet for the principle structure and open projection (carport) in lieu of the 30 feet and 22.5 feet respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

Pursuant to the advertisement, posting of the property and public hearing on this

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her 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) Petitioner shall landscape the property by planting approximately five (5) Leyland Cypress trees along the north end of the proposed improvements (Mt. Wilson Lane side) to buffer it from public view.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

WJW:dlw

Zoning Commissioner

for Baltimore County



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

March 9, 2007

Ms. Lillian M. Mitchell 3406 McShane Way Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE

SS Mt. Wilson Lane, 617' W Orchard Road (119 Mt. Wilson Lane)

3<sup>rd</sup> Election District - 2<sup>nd</sup> Election District

Lillian M. Mitchell - Petitioner

Case No. 07-259-A

Dear Ms. Mitchell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 887-3391.

Very truly yours,

WULLAM J. WISEMAN, III
Zoning Commissioner

for Baltimore County

WJW:dlw Enclosure

c: Mr. Howard V. French, 320 Greyhound Road, Baltimore, Md. 21221

Ms. Beverly Savage, 10495 Enfield Road, Felton, Pa. 17322

Mr. and Mrs. Joseph Blake, 118 Nelson Road, Pikesville, Md. 21208

Mr. Raymond D. Burns, President, Pikesville Farms Homeowners Association, 115A Mount Wilson Lane, Pikesville, Md. 21208

Mr. Jerome H. Kadden, Executive Director, Ner Israel Rabbinical College,

400 Mount Wilson Lane, Baltimore, Md. 21208

People's Counsel; Case File



### Petition for Variance

#### to the Zoning Commissioner of Baltimore County

for the property located at 119 HT-WILSON LANG PIKESVILLE HO 21308 which is presently zoned DR 3.5

which is prosently zoned to the dies	
This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal own of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a hereof, hereby petition for a Variance from Section(s)	ner(s) a part
TO PERMIT A PROPOSED SINGLE FAMILY DWELLING WITH OPEH PROJECTION (CARPORT) TO HAVE A FRONTYAND OF 25' AND A REALYAND OF 20' IN LIEU OF THE REQUIRED 30, 30' AND 22.5' RESPECTIVELY	
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate har or practical difficulty) PROPERTY CONTAINS ACCEPTABLE SQUARE FOOTAGE, but due To narrow width does NOT Accept proper front AND REAR SCTBACKS.	rdship
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 a regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.	zoning
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/Les	ssee:		Legal Owner(s):
Name - Type or Print	<u> </u>		Name-Type or Print  Sillian M. Mitchell  Millian M. Mitchell
Signature		<del></del>	Signature
Address		Telephone No.	Name - Type or Print
City	State	Zip Code	Signature
Attorney For Petitioner	•• ÷		3466 McShane Way 410.285.4161 Address Telephone No.
Name - Type or Print			BALTIMORE MD 2122 City State Zip Code
Signature	<del></del>	<del></del>	Representative to be Contacted:
			HOWARD V. FRENCH
Company			Name
Address	<del></del>	Telephone No.	320 GREYHOUND RO. 4/0-686-5752 Address Telephone No.
City	State	Zip Code	City  Ho 2/22]  State  Zip Code
City	Otale	Zip Code	OFFICE USE ONLY
			ESTIMATED LENGTH OF HEARING
Case No. O O	PECEIVED	FOR FILING	
Date_	3-9-07	Reviewed By	UNAVAILABLE FOR HEARING
REV 9/15/98 By	952		
		والكان فسندال موسند الموجعة	

#### ZONING DESCRIPTION FOR 119 MOUNT WILSON LANE PIKESVILLE, MARYLAND 21208

Beginning at a point on the south side of Mount Wilson Lane which is 50' wide at the distance of 617 feet west of Orchard Road which is 40 feet wide. Being Lot# 68 in the subdivision of Pikesville Farms as recorded in Baltimore County Plat Book #WPC No. 7, Folio 7 containing 16,510 square feet or 0.379 acres. Also known as 119 Mount Wilson Lane and located in the 3rd Election District, and 2nd Councilmanic District.

## **NOTICE OF ZONING HEARING**

**\**\_ -

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 07-259-A

119 Mt. Wilson Lane
Southside of Mt. Wilson Lane, 617 feet west of Orchard Road
3rd Election District - 2nd Councilmanic District
Legal Owner(s): Lillian M. Mitchell:
Variance: To permit a proposed single family dwelling with open projection (carport) to have a front yard of 25 feet and 22.5 feet, respectively.

Hearing: Thursday, February 1, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County.

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

\_, 20<u>D /</u>

annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY, that the each of once in O

The Jeffersonian 区

- Arbutus Times
- Catonsville Times
- Towson Times
- NE Booster/Reporter Owings Mills Times
  - North County News

Willian

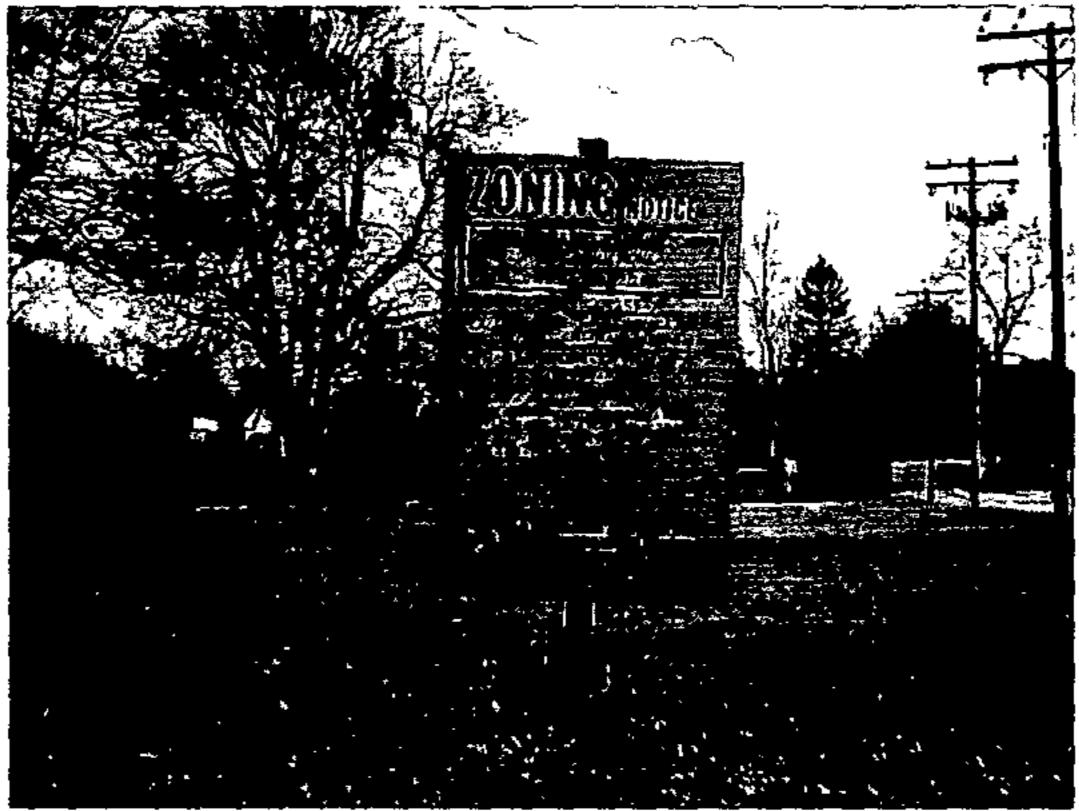
LEGAL ADVERTISING

So いっこう。 So いっこう。 So いっこう。 YELLOW - CUSTOMER ACCOUNT **AMOUNT** BALTIMORE COUNTY, MARYL SAL O OF BUDGET & FINANCE MISCELLANEOUS RECEIPT PINK - AGENCY DISTRIBUTION WHITE - CASHIER RECEIVED FROM: OFFICE DATE FOR

#### CERTIFICATE OF POSTING

	RE: Case No: 07-259-A
	Petitioner/Developer:  EUELYN BLAKE
	Date Of Hearing/Closing: 2/21/01
Baltimore County Department Permits and Development Man County Office Building, Room 111 West Chesapeake Avenue	agement
Attention:	
Ladies and Gentlemen:	
	ne penalties of perjury that the necessary sted conspicuously on the property  119 MT. WILSON LANE
his sign(s) were posted on	Februar 4, 2007
	(Month, Day, Year) Sincerely,  (Signature of sign Poster and Date)
	(Signature of sign Poster and Date)  Martin Ogle
	Sign Poster  16 Salix Court
	10 Sanx Court
	Address

im000987 (576x432x24b jpeg)



mactin Oglo 2/4/07

RE: PETITION FOR VARIANCE
119 Mt. Wilson Lane' S/S Mt. Wilson
Lane, 617' W Orchard Road
3<sup>rd</sup> Election & 2<sup>nd</sup> Councilmanic Districts
Legal Owner(s): Lilliam M. Mitchell
Petitioner(s)

\* BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

\* 07-259-A

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECEIVED

DEC 1 9 2006

Per....

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47

400 Washington Avenue Towson, MD 21204

(410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19<sup>th</sup> day of December, 2006, a copy of the foregoing Entry of Appearance was mailed to, Howard French, 320 Greyhound Road, Baltimore MD 21221, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



JAMES T. SMITH, JR. County Executive

January 31, 2007
TIMOTHY M. KOTROCO, Director

Department of Permits and

RING

Development Management

#### **NEW NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified

CASE NUMBER: 07-259-A

119 Mt. Wilson Lane

herein as follows:

Southside of Mt. Wilson Lane, 617 feet west of Orchard Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Lillian M. Mitchell

<u>Variance</u> to permit a proposed single family dwelling with open projection (carport) to have a front yard of 25 feet and a rear yard of 20 feet in lieu of the required 30 feet, 30 feet and 22.5 feet, respectively.

Hearing: Wednesday, February 21, 2007 at 9:00 a.m. in Room 106, County Office Building,

111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Lillian Mitchell, 3406 McShane Way, Baltimore 21222 Howard French, 320 Greyhound Road, Baltimore 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 6,2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



JAMES T. SMITH, JR. County Executive

TIMECHINDER 29, 2006, Director

Department of Permits and

Development Management

#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-259-A

119 Mt. Wilson Lane

Southside of Mt. Wilson Lane, 617 feet west of Orchard Road

3rd Election District – 2nd Councilmanic District

Legal Owner: Lillian M. Mitchell

<u>Variance</u> to permit a proposed single family dwelling with open projection (carport) to have a front yard of 25 feet and a rear yard of 20 feet in lieu of the required 30 feet, 30 feet and 22.5 feet, respectively.

Hearing: Thursday, February 1, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:kim

C: Lillian Mitchell, 3406 McShane Way, Baltimore 21222 Howard French, 320 Greyhound Road, Baltimore 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 17,2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, January 16, 2007 Issue - Jeffersonian

Please forward billing to:

Evelyn Blake 118 Nelson Road Pikesville, MD 21208 410-486-5779

#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-259-A

119 Mt. Wilson Lane

Southside of Mt. Wilson Lane, 617 feet west of Orchard Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Lillian M. Mitchell

<u>Variance</u> to permit a proposed single family dwelling with open projection (carport) to have a front yard of 25 feet and a rear yard of 20 feet in lieu of the required 30 feet, 30 feet and 22.5 feet, respectively.

Hearing: Thursday, February 1, 2007 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 - 259 - A
Petitioner: LILUIAN MITCHELL
Address or Location: 119 HT WILSON LANE
PLEASE FORWARD ADVERTISING BILL TO:
Name: EVELYN BIAKE
Address: 118 NELSON Ro
Pikesville Mo 2/208
Telephone Number: 410-486-5779



JAMES T. SMITH, JR. County Executive

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

February 15, 2007

Lillian M. Mitchell 3406 McShane Way Baltimore, MD 21222

Dear Mr. Mitchell:

RE: Case Number: 07-259-A, 119 Mt. Wilson Lane

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel Howard V. French 320 Greyhound Road Baltimore 21221

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: December 13, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kerniedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For December 18, 2006

Item No. 07-259

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right-of-way for all public roads in Baltimore county is 40-feet. Show the right-of-way for Division Lane centered on existing 15-foot right-of-way. Setback shall be adjusted accordingly.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 07-259-12132006.doc

13W 19/18

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

DATE: December 19, 2006

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

119 Mount Wilson Lane

INFORMATION:

**Item Number:** 

7-259

Petitioner:

Lillian M. Mitchell

Zoning:

**DR 3.5** 

Requested Action:

Variance

The property in question is a vacant corner lot with 50 feet of frontage on Mt. Wilson Lane and 249 feet of frontage on Division Lane in a subdivision known as Pikesville Farms. Setback variances are quested for a front yard of 25 feet and a rear yard of 20 feet in lieu of the 30 feet and 22.5 feet for an attached carport.

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variances provided the following issues are addressed. Architectural elevation drawings have been submitted for review. The left side (Mt. Wilson Lane side) should be revised to show window treatment on that façade. The revised architectural elevations should be submitted in conjunction with any building permit.

A landscape plan should be submitted to the Office of Planning for review and approval prior to issuance of any building permits. It should show planting near the left side elevation.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Reviewed by:

**Division Chief:** 

AFK/LL: CM

the most

Commento Reca

•

SHIP L

Perting 21 mocha-posters 18512/21

#### Fire Department

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



#### Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

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

December 12, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: December 11, 2006

Item No.: 252, 253, 254, 255, 256, 257, 258, 259, 261, 262, 263, 264 and 265.

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

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

Acting Lieutenant Don W. Muddiman Fire Marshal's Office 410-887-4880 MS-1102F

cc: File





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

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

Maryland Department of Transportation

Date: 12-13-2006

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

**Baltimore County** Item No.7-259-A 119 Mr. WILSON LANE MITCHELL PROPERTY
VARIANCE - PERMIT A PROPOSED
SFD CARPORT INLIEU OF REQUIRED
30'

RE:

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.7-255A.

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 Engineering Access Permits

Division

SDF/MB

To Whom it May Concern:

I was supposed to have a hearing at Jouson on Showsday Feb 1,2007.

Due to illness I was unable to get the Joning sein put on my property in time.

Could you please give me another date for a hearing?

I need to get my hour put up as I have a two stay home and have trouble walking.

I am 95 and need weything on one flow.

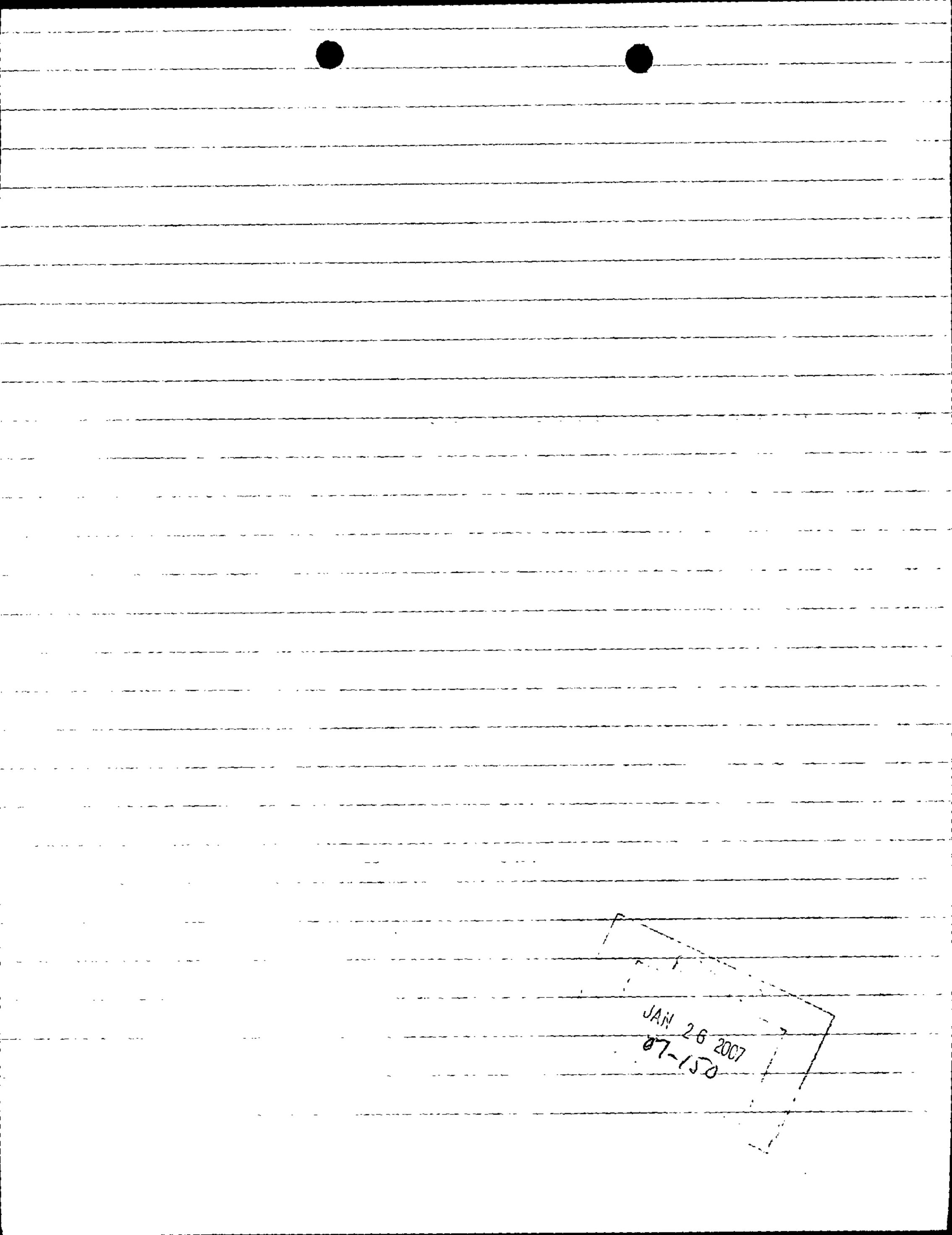
My new hour is to be put up on my lot on 1/9 Mt. Walson Lave. Pikewelle 21208.

In the fecture would you please sent any mail to my sister who as Power of attanney for me and she does all of my buseness. Lend to: Evelyn H. Blake 118 Welson Road

Riberalle, Md 21208

1 Am

Thank You, Tillian M. Mitchell 3406 McLlane Way Dundalk Md 21222



LEARLY

	-K	
CASE NAME	CASE NUMBER	DATE

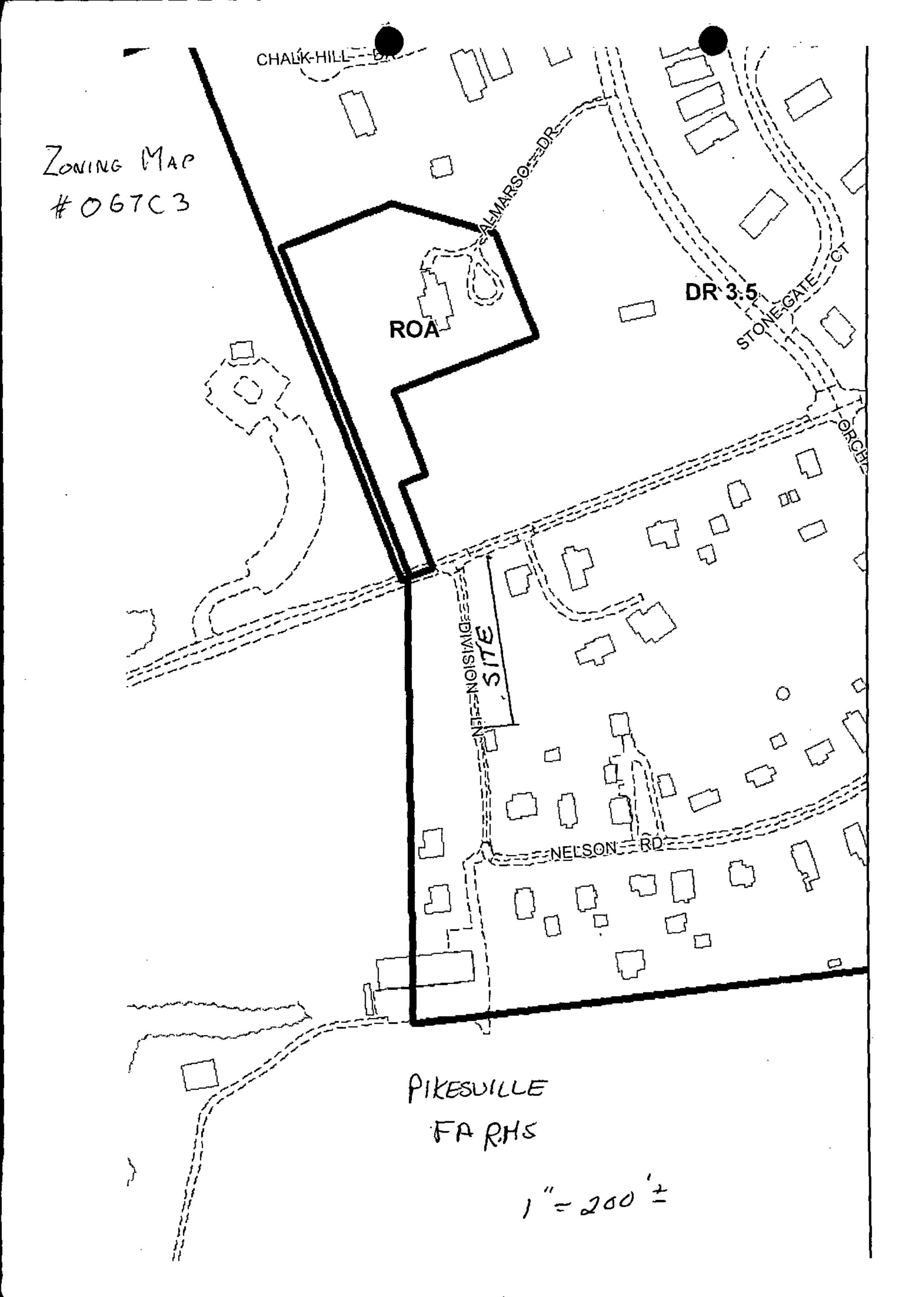
# CITIZEN'S SIGN-IN SHEET

E-MAIL	ALL PURNSOCAST. NOT												
CITY, STATE, ZIP	12 MM 2412			Januma H. Kadden	Executive Dir		residence 410.484.7531 jhk@nirc.edu		And the second s				
ADDRESS	USA MA. WILSON LA.	, j				NET STACI							
NAME	Ayman	7 0 2 0 V 0 V 0 V 0 V 0 V 0 V 0 V 0 V 0 V							•				

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AN	5
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SE	SE
CA	CA

PETITIONER'S SIGN-IN SHEET

E-MAIL	HOWING PREMICHO CONCASTONET										
CITY, STATE, ZIP	Briso MB 2221 FELTON, MA 17322	Pikesuille Md 21208	2///								
ADDRESS	320 GREYHOURUS RO 10495 EDFIELD Rd	7									
NAME	S. KEI	EVELYS BLAKE	S W W KINTON						<b>-</b>		



Case No.:	07-259-A	119 Mt. WILSON	LANE
			- 7

#### **Exhibit Sheet**

#### Petitioner/Developer

#### Protestant

<u></u>	~ <del>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</del>	· <del></del>
No. 1	Site PLAN	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		· · · · · · · · · · · · · · · · · · ·
No. 12		

3/85 Lot 646

PLAT TO ACCOMPANY PETITION FOR ZONING XYARIANCE SECIAL HEARING	Graan
PROPERTY ADDRESS - # 119 MT. WILSON LANE	Pilts Piald & Comment of the Comment
SUBDIYISION NAME - PIKESYILLE FARMS	S JORG SELT LONG
PLAT BOOK # 7 , FOLIO # 7 , LOT # 68 , SECTION	Mt. Wilson (S. 100)
OWNER - LILLIAN MITCHELL Tox Nº. 03-23-051176	517E)
10x NJ- 03-23-031116	Woodholma C.C.
$\cdot m \cdot 1F^{-}$	Wood holm
WILSON ZANZ	Bolly Bolly Sol
MT. (50'R/W) (50'R/W) (50'R/W) (50'R/W)	100 Lours
F.O.B S NO. TO STATE STA	
N84 44 0 1 Noil d	LOCATION MAP
PK. Rood Salin's Salin's	Scola:  "= 2000"
in Room Copped Prin Sat	LOCATION INFORMATION
	Councilmonic District - 2 nd.  Elaction District - 3 Rd.
	1"=200 Scola Map # 067C3
PIKESVILLE FARMS	Zoning - DR-3.5
LOT 68  Exist. PIKES 17/7	Lot Size = 16510 59. Pt. + or 0.379 Ac. +
6926-215   Dwalling	Sawar Sawar Sawar
03-23-05/176	Woter 🗵 🗆
Cornal 1.0' Fance Lina Over Lina Over Lina	Chesopaoka Boy Critical Araa S
Wood Fance	100 Year Flood Plain
	Historic Property   Building
	Prior Zoning Haaring: None
	Zoning Office Use Only  Raviewed by   Itam #   Cose #
John H. & Donno L. Bolta	
20 t 67	
30' 5197/359 03-01-027025	Vorionca Raguastad for Front and
	Bock Satbocks
2	
2   100 3	
PROPOSED	
TOWELLING.	
#119 20'±	
25	
PROPOSED PROPOSED CARPORT	
2.2.5	
aged	
S S S S S S S S S S S S S S S S S S S	
N87°40'57"W 82.80' 8"5awar (Dwg. 2003-2247)	
15' PATH (UNIMPROYED)	
Corpolarion  Evalyn H. & Vosaph S.  Bloka  Hanry C. & Mory P.  Gollion	
Lot 46 6926/213 Cot 47	
03-23-051175	
I Laonord G. Buarhous, the Surveyor whose seel and signoture is fixed on this survey plat either personally prepared the Boundary Survey or was in responsible charge over its production and the surveying work reflected initis in compliance with the requirements set forth in	LOT STAKEOUT
ond the surveying work reflected initis in compliance with the requirements set forth in	#119 MT. WILSON LANE
ragulation 09.13.06 of the Annotated Code of Maryland. This survey is for the exclusive use of Lillian Mary Mitchell. There are no visible Encroachments ocross property lines,	RD Elact. Dist Boltimora County, Md. cola: 1"=20' - Dota: Nov. 8, 2006
Errant Warted 11/16/06	
Laonard G. Buarhous, Ragistarad Proparty Lina Survayor # 349 Data	Owner Lillion Mory Mitchell 03-23-051176
PREPARED BY: LGB SURVEYS LLC SCALE OF DRAWING: 1"=20"	
9432 Ballmoll Dr.	
Nottingham Md. 21236 410-256-3135	

PETITIONER'S

EXHIBIT NO