

IN RE: PETITION FOR ADMIN. VARIANCE
W side of Bradshaw Road, 200 feet N
of Cedar Lane
11th Election District
3rd Councilmanic District
(7459 Bradshaw Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-261-A

Mark Sellier
Petitioner

* * * * *

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, Mark Sellier. The variance request is for property located at 7459 Bradshaw Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 24 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner states that the existing garage will be removed. The additional height of the new garage is necessary in order to store family heirlooms.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated December 26, 2006, which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

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

1-9-07
[Handwritten signature and notes]

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 December 17, 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.

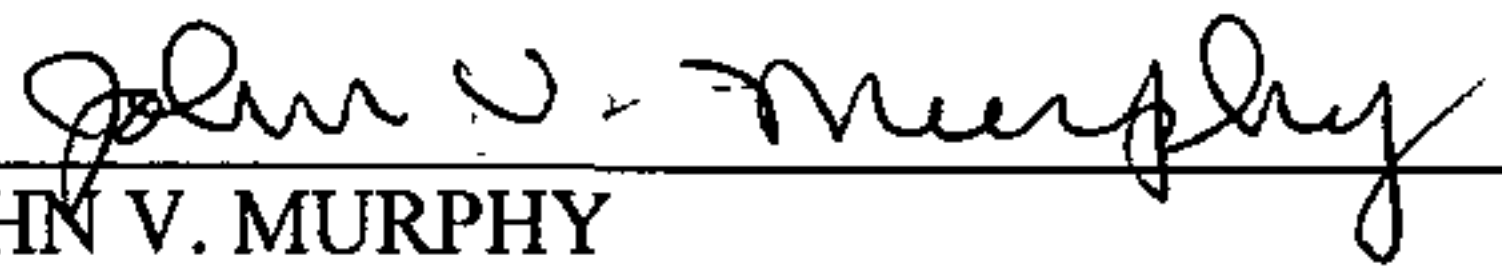
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of January, 2007, that a variance from Section 400.3 of the Baltimore

FILED
1-9-07
123

County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 24 feet in lieu of the permitted 15 feet and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.
2. 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.
3. The accessory structure shall not be used for commercial purposes.

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

RECEIVED FOR FILING
1-9-07
B



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7459 BRADSHAW 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 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF
24-FEET IN LIEU OF THE PERMITTED 15-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 _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

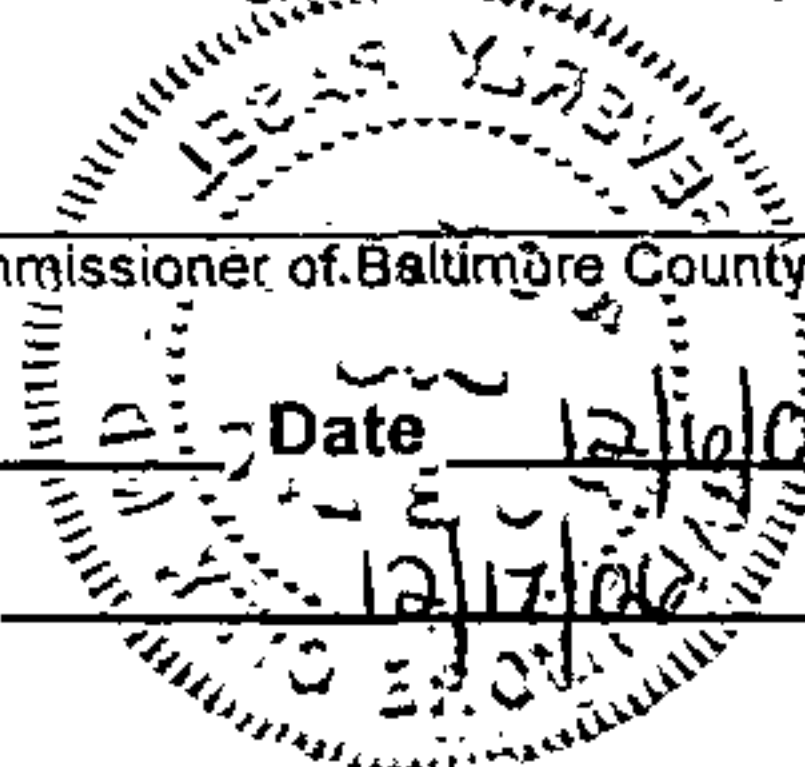
CASE NO. 07-261-A

REV 10/25/01

Reviewed By D.T.

Date 12/10/06

Estimated Posting Date 12/17/06



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 7459 BRANSHAW RD
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):

PLAN TO BUILD A 2 CAR GARAGE WITH STORAGE ROOM
UP TOP. NEED HEIGHT FOR STORAGE DUE TO FAMILY
MEMBERS DEATH AND ACQUIRING ITEMS,

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.

Mark Sellier
Signature
MARK SELLIER
Name - Type or Print

7
Signature

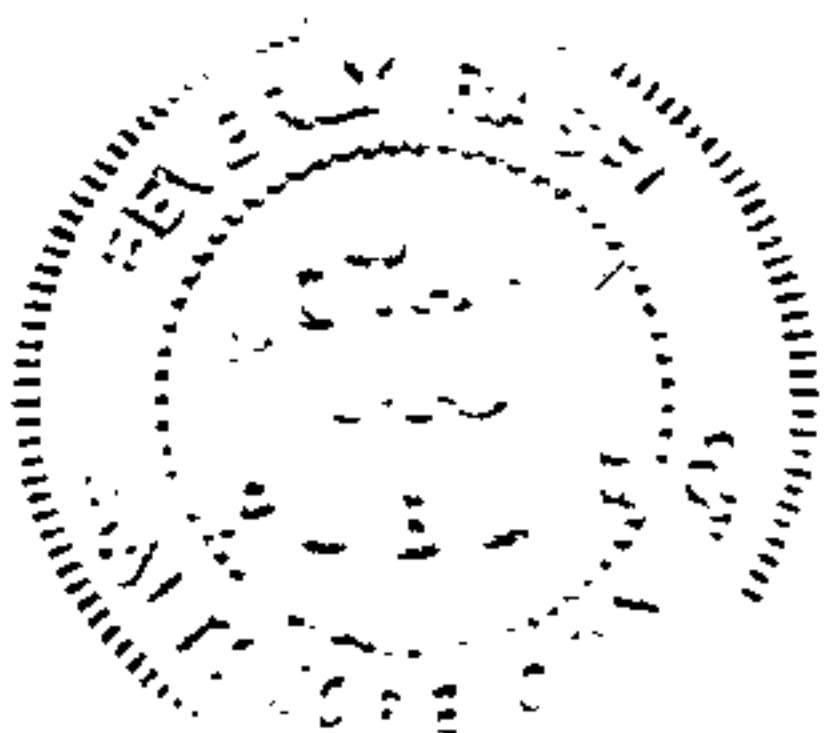
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of December, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Beverly Rase
Notary Public
My Commission Expires 7/1/2007

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

7459 BRANSHAW RD.
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):

PLAN TO BUILD A 2 CAR GARAGE WITH STORAGE ROOM
UP TOP. NEED HEIGHT FOR STORAGE DUE TO SEVERAL
FAMILY MEMBERS DEATH AND ACQUIRING ITEMS.

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.

Mark Sellier
Signature

MARK SELLIER

Name - Type or Print

Signature

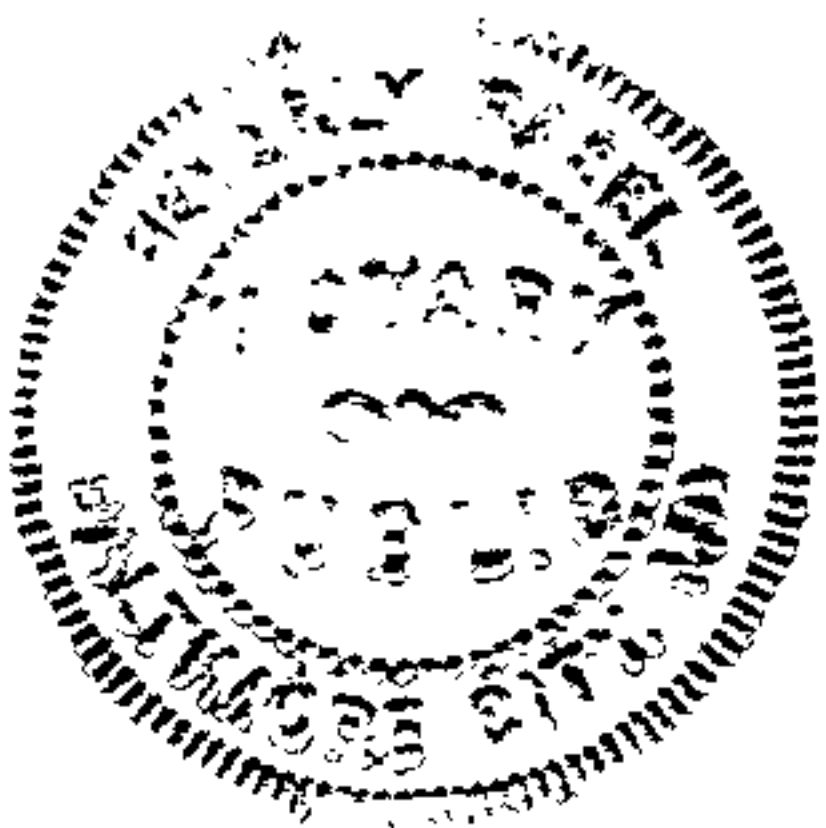
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of December, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Beverly Rasel
Notary Public

My Commission Expires 7/1/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7459 BRADSHAW 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 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF
24- FEET IN LIEU OF THE PERMITTED 15- 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):

MARK SELLER

Name - Type or Print

Signature

Name - Type or Print

Mark Seller

Signature

7459 BRADSHAW RD 410-817-4784

Address

Telephone No.

KINGSVILLE MD

21087

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 12/16/06 day of December, 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.

07-261-8

Reviewed By D.T.

Date 12/16/06

REV 10/25/01

1-A-01

Estimated Posting Date 12/17/06

Zoning Description for 7459 Bradshaw Road

011226.054

EXHIBIT A

BEGINNING for the same in the center of Sunshine Avenue at the beginning of the sixth line of the parcel of land thirdly described in a Deed dated December 11, 1944 and recorded among the Land Records of Baltimore County in Liber RJS No. 1378, folio 350, which was conveyed by E. June Shock, unmarried, to Christian H. Goettner and running thence with and binding on said sixth line and on a part of the seventh line of said parcel of land the two following courses and distances, viz: South 43 degrees 48 minutes West 234.06 feet and North 45 degrees 26 minutes West 108 feet, thence leaving said outline and running for a line of division and parallel with the sixth line of the aforesaid parcel of land, North 43 degrees 48 minutes East 255.83 feet to the center of Sunshine Avenue and thence binding in the center of Sunshine Avenue and on a part of the fifth line of the aforesaid parcel of land South 34 degrees 04 minutes East 100.46 feet to the place of beginning. Containing 0.61 of an acre of land more or less.

BEING the same lot of ground which by deed dated of even date herewith and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto was granted and conveyed by Ruth M. Tippet, f/n/a/, Ruth M. Kelly unto Mark T. Sellier in fee simple, the Grantor herein.

Borrowers acknowledge that the sum so received from Lender under the Note secured by this Deed of Trust is, in whole or in part, the purchase money of the property secured herein.

Also known as 7459 Bradshaw Road and located in the 11th Election District and 3rd Councilmanic District.

07-261-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22998

DATE

12/16/06

ACCOUNT

0010060150

AMOUNT

\$ 165.00

RECEIVED

FROM: MARK SHELLER

FOR:

ITEM # 2161

07-2161-A

7459 BROADHAW RD

D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS

ACTUAL

DATE

12/09/2006 12/09/2006 15220116

2

REB WEDS PAUL ALVA JEN

2006/12/17 12/08/2006

07/11

Dept 5 520 ZEPHYRUS VEHICLE MAINTENANCE

CR NO. 122598

Receipt for

\$62.00

\$100.00

\$37.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-261-A

Petitioner/Developer: _____

SELLIER

Date of ~~Hearing~~/Closing: 1/1/07

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 _____

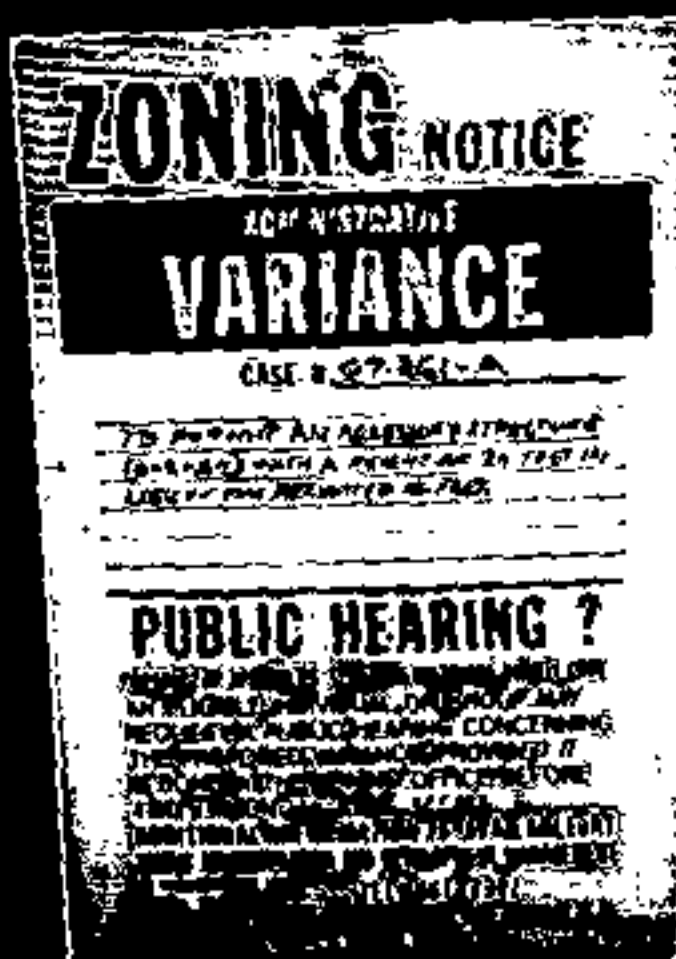
7459 BRADSHAW RD

The sign(s) were posted on _____

12/17/06

(Month, Day, Year)

CASE # 07-261-A



7459 BRADSHAW RD.
POSTED 12/17/06
Richard E. Hoffman 12/17/06

Sincerely,

Richard E. Hoffman 12/17/06
(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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 261 -A

Address 7459 BRADSHAW RD.

Contact Person: DONNA THOMPSON
Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/16/06

Posting Date: 12/17/06

Closing Date: 1/1/07

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- 261 -A

Address 7459 BRADSHAW RD.

Petitioner's Name SELLER

Telephone 410-817-4784

Posting Date: 12/17/06

Closing Date: 1/1/07

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT
OF 24- FEET IN LIEU OF THE PERMITTED 15- FEET.

WCR - Revised 6/25/04

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 07-261-A

Petitioner: MARK SELLER

Address or Location: 7459 BRANSHAW RD. KINGSVILLE MD 21087

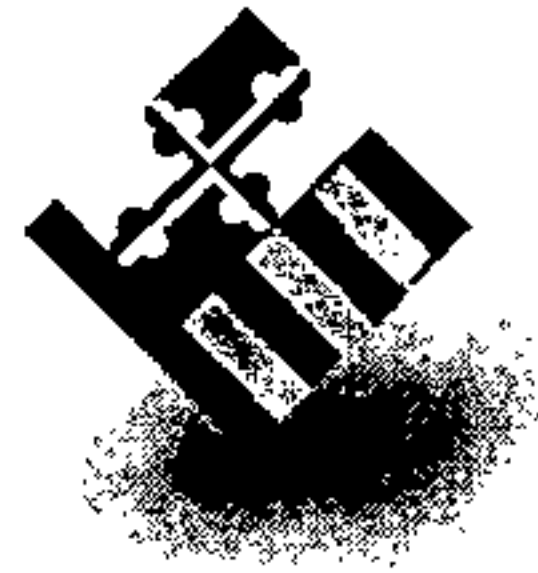
PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK SELLER

Address: 7459 BRANSHAW RD. KINGSVILLE MD 21087

Telephone Number: 410-817-4784

Revised 7/11/05 - 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

January 2, 2007

Mark Sellier
7459 Bradshaw Road
Kingsville, MD 21087

Dear Mr. Sellier:

RE: Case Number: 07-261-A, 7459 Bradshaw Road

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,

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 26, 2006

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

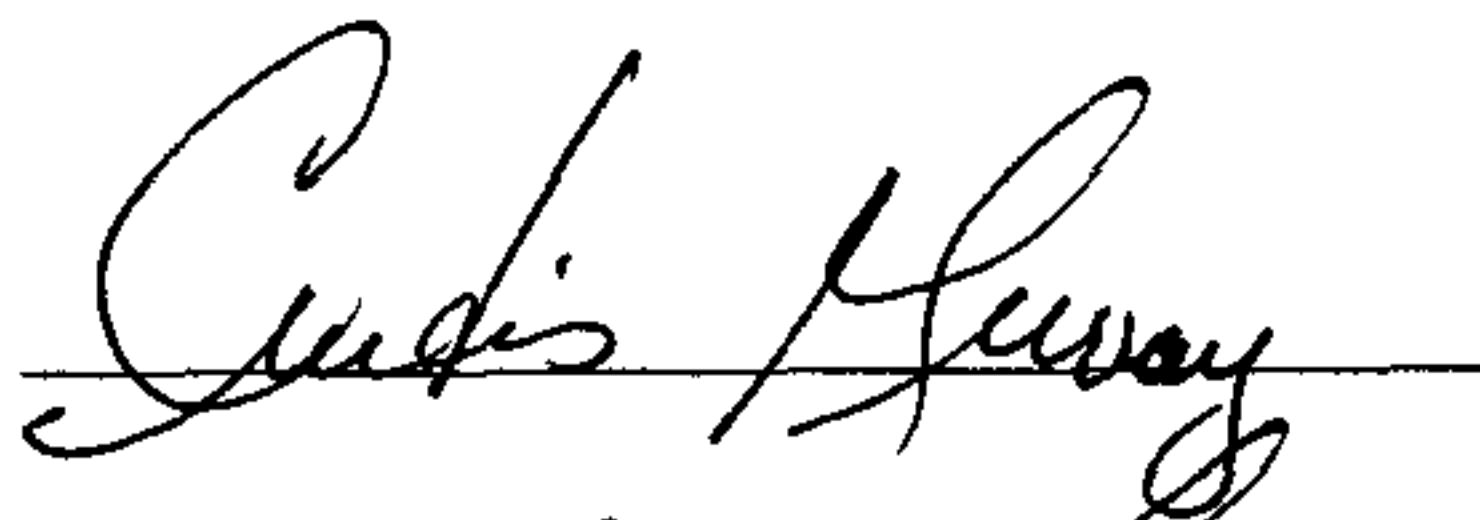
SUBJECT: 7-261 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 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

DEC 2, 2006

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 15, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For December 18, 2006
Item Nos. 07-252, 253, 257, 258, 260,
261, 262, 263, 264, and 265

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-12132006.doc

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

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





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: 12-13-2006

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

RE: Baltimore County
Item No. 7-261-A
7459 BRADSHAW ROAD
MARK SELLIER PROPERTY
VARIANCE - PERMIT AN ACCESSORY
STRUCTURE IN LIEU

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. 7-261-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





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 5, 2007

MARK SELLIER
7459 BRADSHAW ROAD
KINGSVILLE MD 21087

Re: Petition for Administrative Variance
Case No. 07-261-A
Property: 7459 Bradshaw Road

Dear Mr. Sellier:

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

RECEIVED FOR FILED
1-9-07
pz

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐

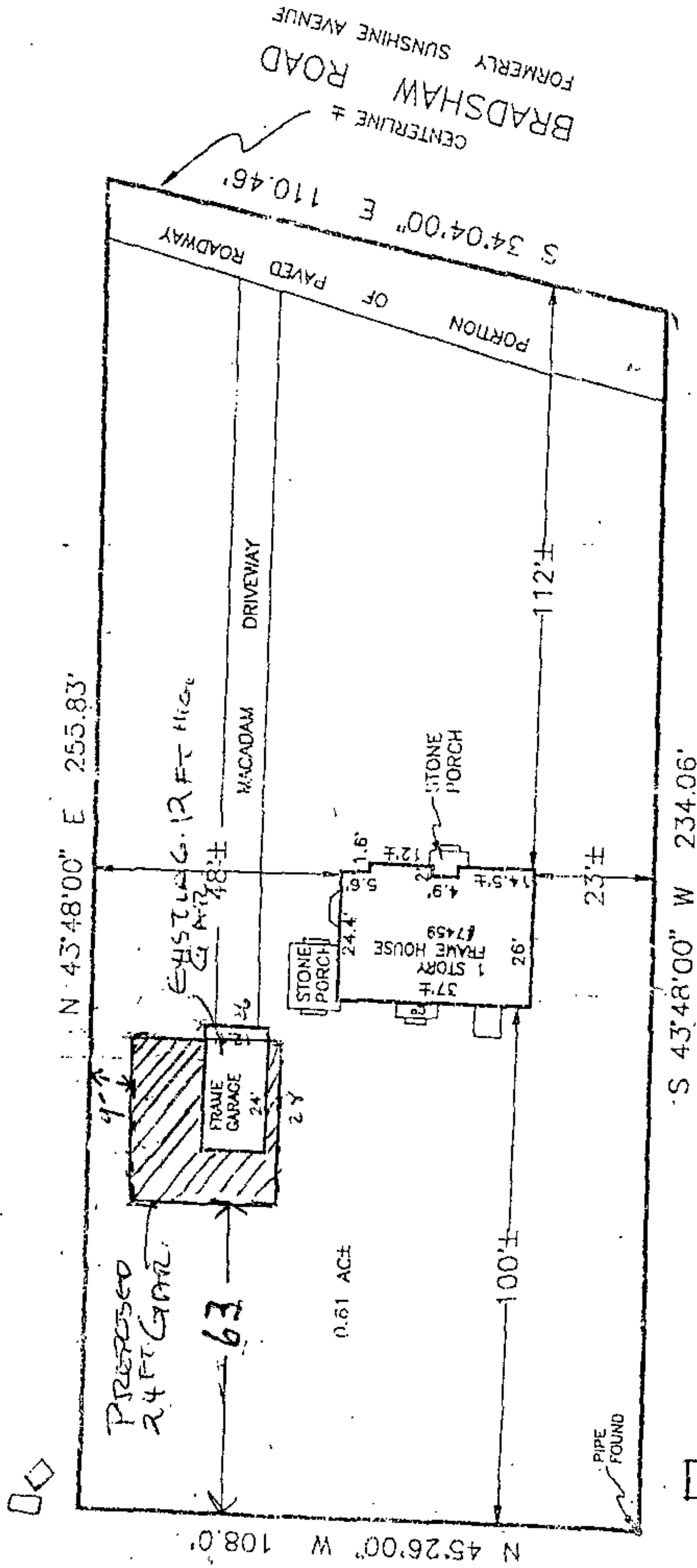
PROPERTY ADDRESS 7459 Bradshaw Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITION

SUBDIVISION NAME

PLAT BOOK # _____ LOT # _____ SECTION # _____

OWNER Mark T. Seller

Hoffstetter



REDMON

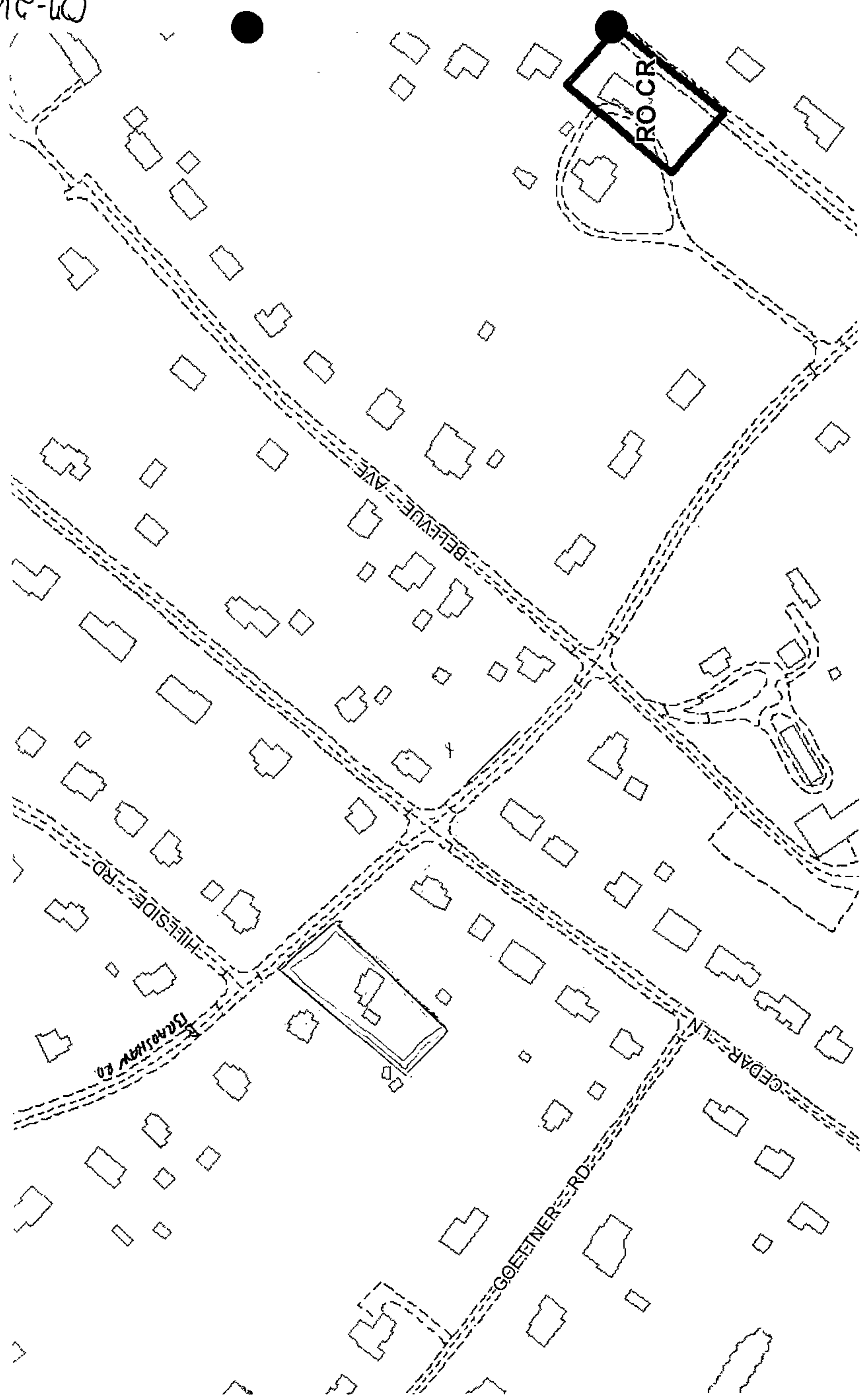


PREPARED BY MARK SKULLER SCALE OF DRAWING: 1" = 40'

I PLAN TO BUILD A GARAGE AS PER ABOVE PLANNING
Paul A. Seller 11-25-06
 7459 BRADSHAW RD.
 William H. Hoffstetter 11/30/06
 7457 Bradshaw Rd.
 Sun Beckman
 11616 Cedar Lane

07-2617

01-261-A



Map # 064 A1

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

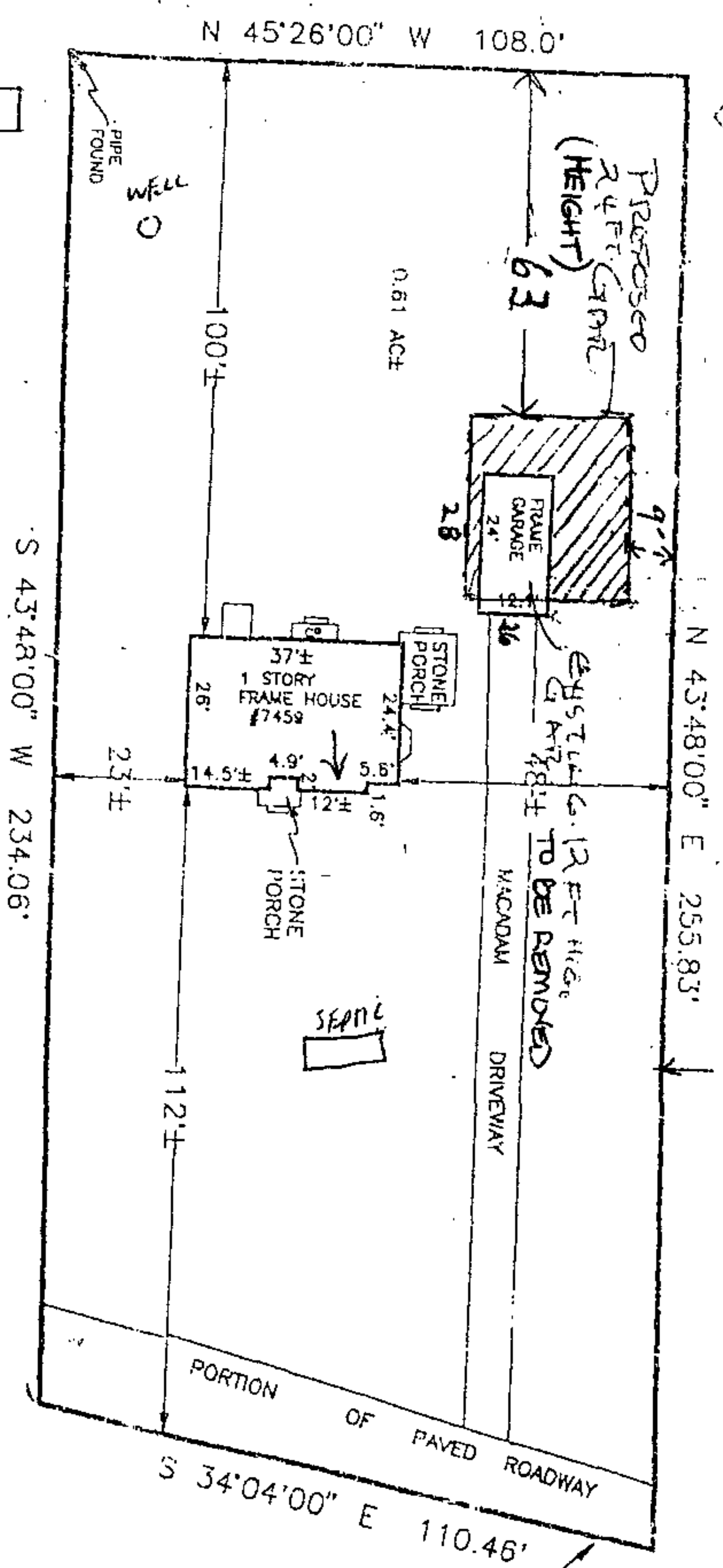
PROPERTY ADDRESS 7459 Bradshaw Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

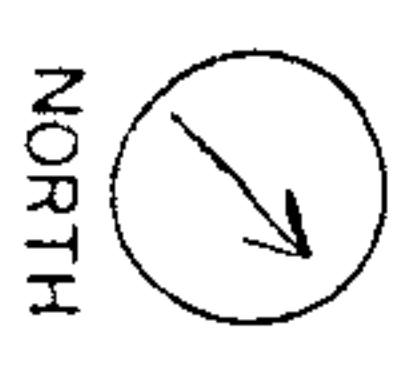
PLAT BOOK # 1 FOLIO # 1 LOT # 1 SECTION # 1

OWNER Mack T. Seller

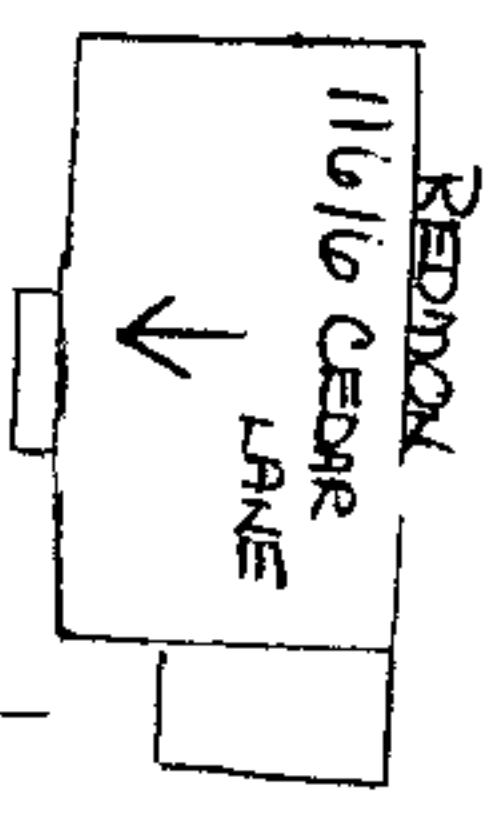
7459 BRADSHAW RD
(HOPSTETER)



CENTERLINE ±
BRADSHAW ROAD
FORMERLY SUNSHINE AVENUE



NORTH

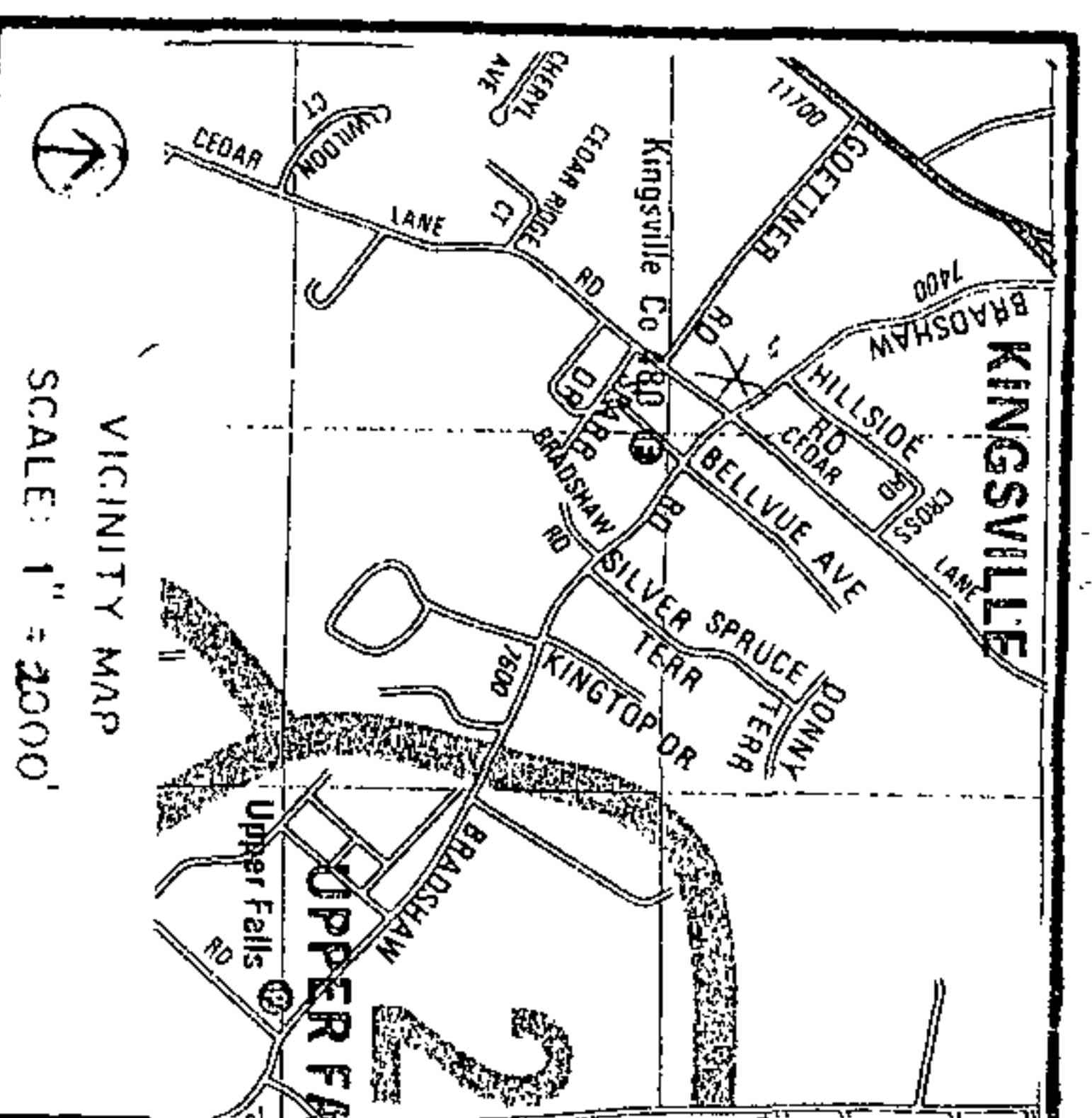


PREPARED BY

Alan Skellern

SCALE OF DRAWING: 1" = 40'

- ADJACENT HOUSES ARE AT LEAST
120' AWAY



LOCATION INFORMATION

ELECTION DISTRICT 114K

COUNCILMANIC DISTRICT 312

1" = 200' SCALE MAP # 064A1

ZONING RC-5

LOT SIZE 0.61 ACRES SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING None

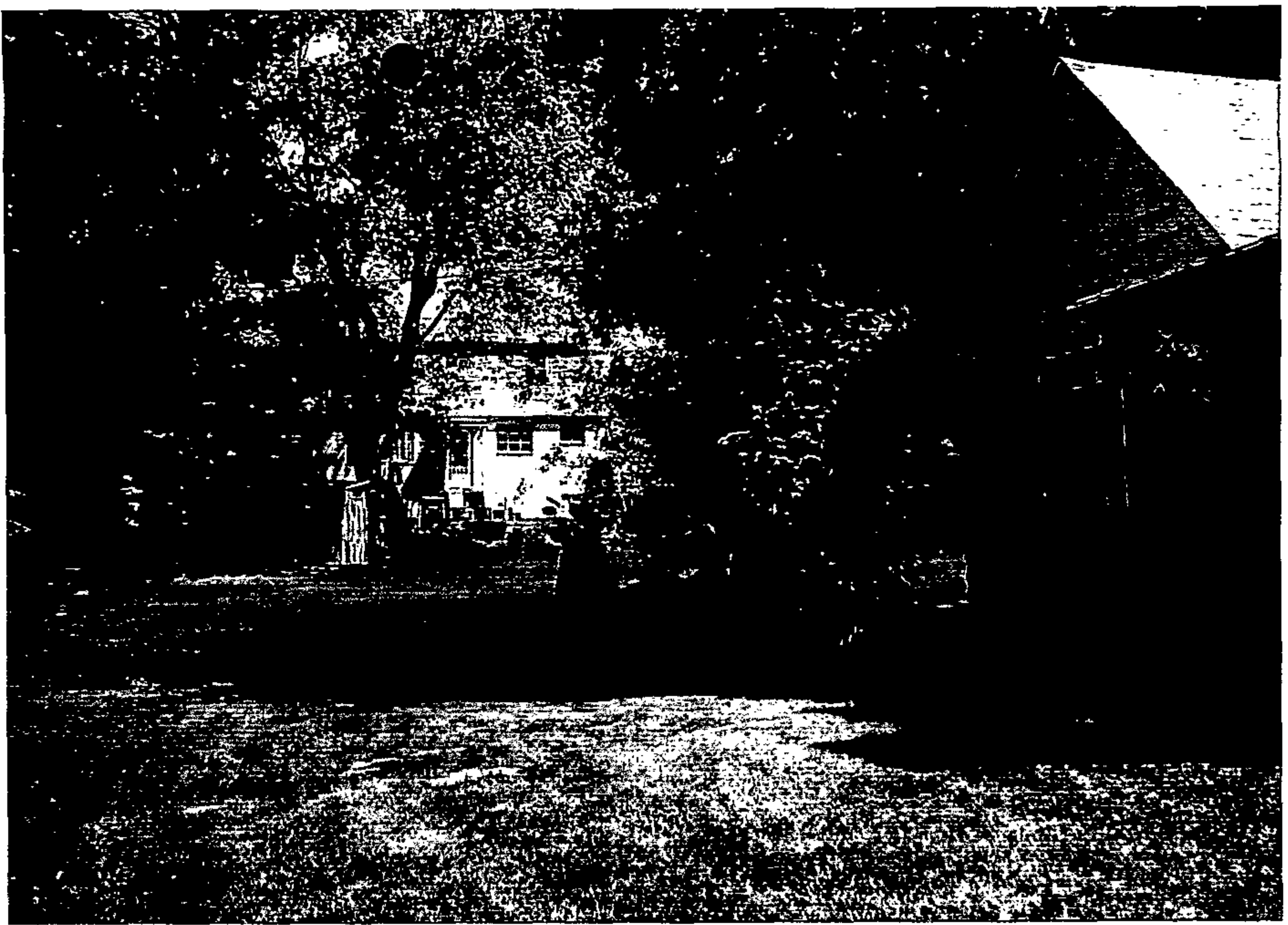
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. 1 261 107-261-A



GARAGE TO BE REMOVED
AND REBUILT AT SITE OF
ORANGE CONES.

07-261-A



07-261-A



7459 BRADSHAW VIEW FROM DRIVEWAY

07-261-A