IN RE: PETITION FOR ADMIN. VARIANCE
NE of Bluemount Road, 6336 feet E of
Monkton Road
7th Election District
3rd Councilmanic District
(1470 Bluemount Road)

Michael D. Hamilton

Petitioner

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* BALTIMORE COUNTY

* CASE NO. 07-323-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, Michael D. Hamilton. The variance request is for property located at 1470 Bluemount Road. The variance request is from Sections 1A08.6.C.2.f and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory building and proposed second story addition with a height of 28 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner states that he wants to add a second floor to the existing garage for storage space.

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 February 1, 2007 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 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 January 28, 2007 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.

building and proposed second story addition with a height of 28 feet in lieu of the maximum permitted 15 feet be 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.

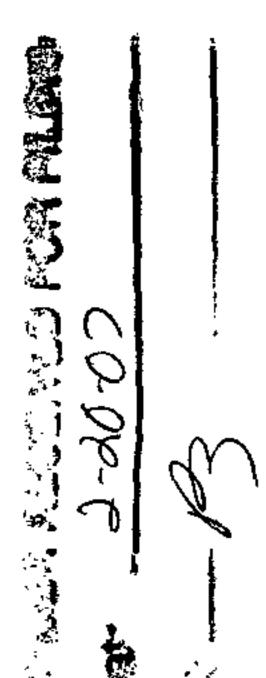
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz





JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

February 20, 2007

MICHAEL D. HAMILTON 1470 BLUEMOUNT ROAD MONKTON MD 21111

Re: Petition for Administrative Variance Case No. 07-323-A

Property: 1470 Bluemount Road

Dear Mr. Hamilton:

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,

John V. Murphy

Deputy Zoning Commissioner

JVM:pz

Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	14.70	BLUE	MOUNT	ROAD
which	ı is prese	ntly zon	ed RC	.77

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) 1A 08.6. E, 2.f & 400,3, BCZR, to permit an existing accessory building at those proposed second story addition with a height of 28 feet in lieu of the maximum 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 ded perjury, that I/we are is the subject of this F	clare and affirm, under the legal owner(s) of the Petition.	the penalties of he property which
Contract Purchaser/Le	ssee:		Legal Owner(s):	_	_
Name - Type or Print			Name Type or Fint	D. HAM	MOEDII
Signature			Signature	y control	·
Address		Telephone No.	Name - Type or Print		· · ·
City	State	Zip Code	Signature	111 alxus	On 200
Attorney For Petitioner	<u>r:</u>	-	Address	WE MOUNT	Telephone No.
Name - Type or Print	_ 		City MONKITO	MIND,	Zip Code
Signature			Representative t		•
Company	<u> </u>	<u> </u>	Name 1470 BUE	D. HAMILION MOUNT RO	J 410 2112-0430
Address		Telephone No.	Address	MD	Telephone No.
City	State	Zip Code	City	State	Zip Code
A Public Hearing having been this day of regulations of Baltimore County a	formally demand tha and that the proper	ed and/or found to be at the subject matter of ty be reposted.	Silver Si		
CASE NO.	- 323-		viewed By	Date	8/07
REV 10/25/01	- 90 · Q/	Es	timated Posting Date	1/28/67	



Affida Vit in Support of Administrative Variance

That the Affiant(s) does/do presently reside at

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. 1470 BLUE MOUNT RD.

	MONKTON	State	
That based upon personal knowledge, the foll Variance at the above address (indicate hards)	hip or practical difficulty):	vhich I/we base the re	equest for an Administrative
1) NEED TO ADC GARAGE/SHOP			
Z) CANT BUILD T	DUARD RIVE	ER BECAU	ISK OF HOOK
3) CANT BULLO SQUARE FOOTA	ANDTHER BY	WILDING I	BECAUSE OF C SIZE OF C
That the Affiant(s) acknowledge(s) that if a advertising fee and may be required to provide Signature Signature MAS(D) HMM/ Name - Type or Print PHONE # 410 - 343 - 0	additional information. Signature		red to pay a reposting and
STATE OF MARYLAND, COUNTY OF BALTI I HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, p	,	2007, before me,	a Notary Public of the State
MICHAEL D. HAMILTON the Affiant(s) herein, personally known or satis	factorily identified to me as	such Affiant(s).	
AS WITNESS my hand and Notarial Seal	Notary Public	Evoiros	
REV 10/25/01	My Commission	NOTARY PUBL	IC STATE OF MARY(AND)

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	10 BLUF MOUNT KD,
Address City	WKTON 21// State Zip Code
Variance at the above address (indicate hardship or practic	
1) NEED TO ADD SEC CARAC-E/SHOP CONS	TONO FLOOR TO EXISTALL STRUCTION & FOR CONTROL STORE
PUARE.	O RIVER BECAUSE OF FU
3) CANT BUILD ANDTH SQUARE FOOTAGE	BUILDING BECAUSE OF LO
That the Affiant(s) acknowledge(s) that if a formal demandration and may be required to provide additional in	and is filed, Affiant(s) will be required to pay a reposting and nformation.
Signature Michael D. HAMITON Name - Type of Print	Signature Name - Type or Print
Name - Type of Print PHOWE HE 410-343-0430	, ,
STATE OF MARYLAND, COUNTY OF BALTIMORE, to we have the county of ANNALY of Maryland, in and for the County aforesaid, personally approximately	
MICHAEL D. HAMILTON the Affiant(s) herein, personally known or satisfactorily idea	ntified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	Votary Public
REV 10/25/01	My Commission Expires DENNIS L EATON MARYLAND DENNIS L EATON MARYLAND DENNIS L EATON MARYLAND DENNIS L EATON MARYLAND BY Commission Expires July 1. Zero8



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

for the property located at	1470	BLUE	MOUNT	
which is presently zoned			RC	7

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) 1A08, 6, C, 2, f & 400, 3, BCZR, to permit an existing accessory building and proposed second story addition with a height of 28 feet in lieu of the maximum 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.

	perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
Name - Type or Print	Name - Type or Print DA HAMILTON
Signature	Signature Signature
Address Telephone No.	Name - Type or Print
City State Zip Code	
Attorney For Petitioner:	1470 BLUE MOUNT RD, 343-04, Address Telephone No.
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	MONISTON MD. 2///
Name - Type or Print	City State Zip Code
Signature	Representative to be Contacted:
	MICHAEL D. HAMILTON
Company	1470 BLUE MOUNT RD 343-0430
Address Telephone No.	Address MONKTON MO. ZIII
City State Zip Code	
	to be required, it is ordered by the Zoning Commissioner of Baltimore County, er of this petition be set for a public hearing, advertised, as required by the zoning
CASE NO. 07-323-A	Reviewed By Date Date
REV 10/25/01 70-10-10-10-10-10-10-10-10-10-10-10-10-10	Estimated Posting Date

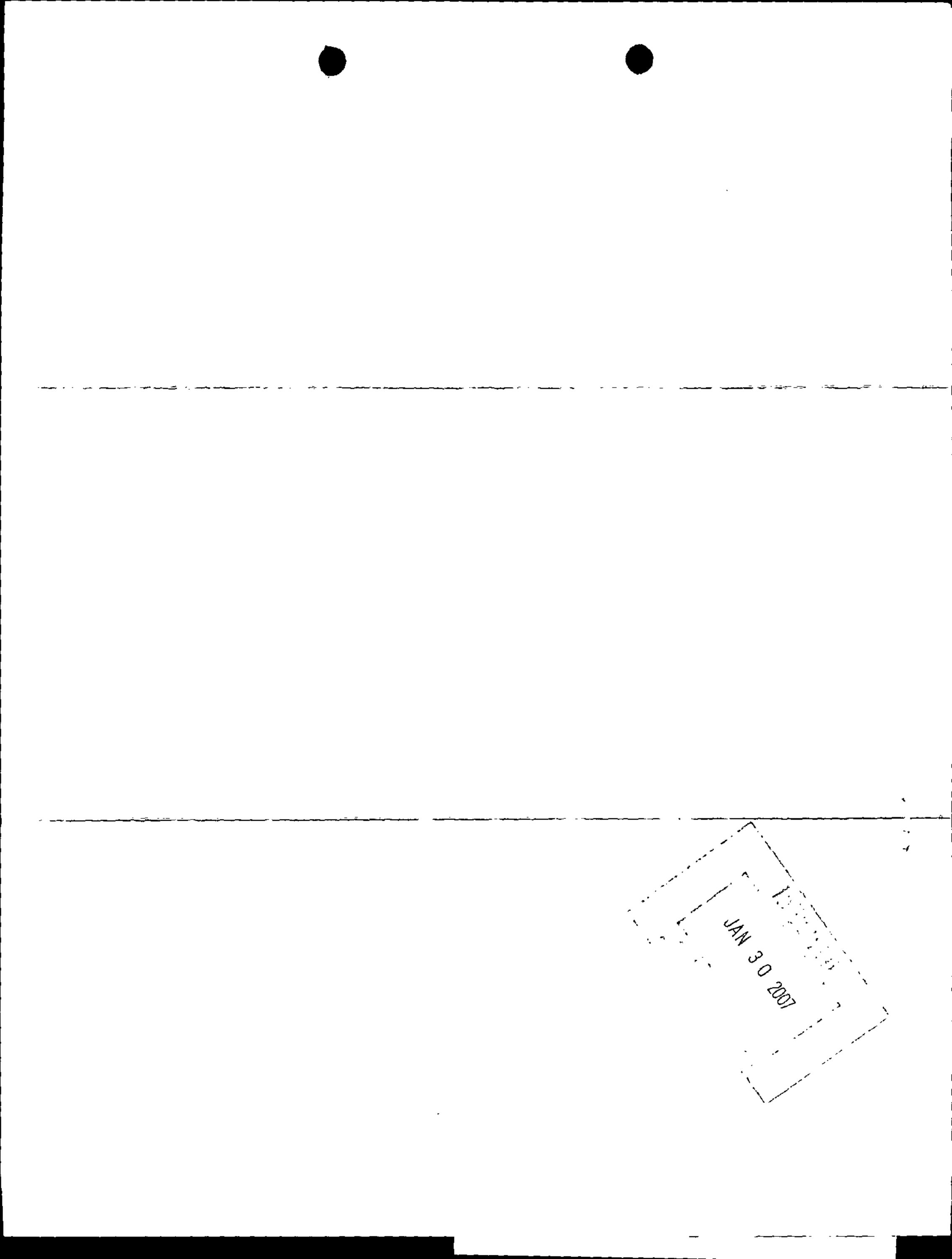
ZONING DISCRIPTION FOR 1470 BLUE MOUNT RD, MONKTON, MARYLAND 21111.

AS RECORDED IN DEED, LIBER # 5729 POLIO#0169

BEGING AT A POINT ON THE SEED OF SEGING AT A POINT ON THE SEED OF STATE OF BLUE MOUNT RD APPROX. G., 336 47 EAST OF THE CENTER LINE OF MONKTON RD. S 4°07' E 150.31' S 87°47' W 340.02' S 57°57' W 72.30' N 6°18' W 138.65' N 57°57' E 81.60' N 74° 45' E 100.00' S 88°44' E 100.00' S 86°57' E 140.31' to the point of beginning. CONTAINING 37, 461.60 E OR 86 ACERS ALSO KNOWN AS 1470 BLUE MOUNT RD. MONKTON, MARYLAND ZILLI AND LOCATED IN THE ELECTION DISTRICT O7 PRECINCT OI.

## **CERTIFICATE OF POSTING**

	Date: 1-28-07
RE: Case Number: 07-323-A  Petitioner/Developer: Muchael Han  -Date of Hearing/Closing: 2-12-07	•
This is to certify under the penalties of perby law were posted conspicuously on the proper	rjury that the necessary sign(s) required ty located at 1470 Bleek Hount
The sign(s) were posted on	(Month, Day, Year)  Accurrence Pilson (Signature of Sign Poster)
TO HAT STANDS A SECOND STANDS	J. LAWRENCE Pilson (Printed Name of Sign Poster)  1015 Old Barn Pd (Street Address of Sign Poster)
SS THAT AND THE SE	(City, State, Zip Code of Sign Poster)  Ato-34-7-[A4-3]  (Telephone Number of Sign Poster)  Revised 3/1/01 - SCJ



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# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES'

Case Number 07- 323 -A Address 1470 Blue Mount Road
C and $C$
Contact Person: <u>Oktober Person</u> Phone Number: 410-887-3391
Filing Date: 1/18/07 Posting Date: 1/28/07 Closing Date: 2/12/07
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- 323 -A Address 1470 Blue Mount Road
Petitioner's Name Michael D. Hamilton Telephone 410-343-0430
Posting Date: 1/28/07 Closing Date: 2/12/07
Nording for Sign: To Permit an existing accessory building and proposed seconds fory addition
with a height of 28 feet in lieu of the maximum permitted 15 feet.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

February 13, 2007

Michael D. Hamilton 1470 Blue Mount Road Monkton, MD 21111

Dear Mr. Hamilton:

RE: Case Number: 07-323-A, 1470 Blue Mount Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 18, 2007.

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.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov

#### 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

Febuary 5, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 29, 2007

323

Item Number: 314 and 322 through 333

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

DATE: February 5, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 5, 2007

Item Nos. 07-316,/323, 325, 328, 330,

331, 332, and 333

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-02052006.doc

# BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 1, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-323 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 28 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:

**Division Chief:** 

CM/LL

Martin O'Malley, Governor Anthony Brown, Lt. Governor



John D. Porcari, Secretary Designate Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: FEBRUARY 1,2007

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

RE:

**Baltimore County** Item No. 7-323-A 1470 BLUEMOUNT KOAD

HAMILTON PREPERTY ADMINISTRATIVE VARIANCE

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. 7-323-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,

Steven D. Foster, Chief Engineering Access Permits

Division

SDF/MB

#### Patricia Zook - Fwd: Variance concern: 1470 Blue Mount Rd, Monkton, MD.

From:

Bill Wiseman

To:

Zook, Patricia

Date:

2/13/2007 3:07 PM

Subject:

Fwd: Variance concern: 1470 Blue Mount Rd, Monkton, MD.

Case 07-323-A kton, MD. AV Clased

2-12-07

February 12, 2007

Dear Commissioner Wiseman:

I'm writing in reference to a variance action before you for a auxiliary structure at 1470 Blue Mount Rd., Monkton, MD 21111. A helpful gentleman in the Permits and Development Management office suggested that I write my concerns in a letter to you.

I have written my letter, and it is attached to this email as a pdf document. I have also sent a copy to Ms. Kristen Matthews in the Department of Permits and Development Management.

Please let me know if my concerns are unclear, of if I have not acted on them in an appropriate manner.

Thank you very much,

Sincerely,

Charles L. Hall

1800 Blue Mount Rd.

Monkton, MD 21111

<<1470 blue mount.pdf>>

#### Charles L. Hall 1800 Blue Mount Rd. Monkton, MD 21111

February 12, 2007

William J. Wiseman, III
Zoning Commissioner
c/o Kristen Matthews
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204

Reference: Zoning Variance for 1470 Blue Mount Rd., Monkton, MD 21111

Dear Commissioner Wiseman,

I'm writing in reference to a request before you for a variance to existing zoning requirements for an auxiliary structure under construction at 1470 Blue Mount Rd, Monkton, MD 21111. As I understand it, the request before you is to allow an auxiliary structure to exceed height restrictions under zoning rules.

This property is near mine, and I drive by the site every day. The lot is less than one acre, is zoned RC 7, and is immediately adjacent to the Gunpowder Falls River. The 'auxiliary structure' under review has been under construction for months. It appears to be approximately 30 feet by 30 feet in dimension. Considerable grading was undertaken prior to the onset of construction activities. The lowest level of the 'auxiliary structure' has a bay door, as for a one car garage. A smaller bay door, as for garden implements, is also present. The second level of the structure, already framed and enclosed in plywood and housewrap, has numerous openings for windows on all four sides. Joists for the third level of this 'auxiliary structure' have already been laid. At approximately 900 square feet of living space per level, this 'auxiliary structure' is approaching 2700 square feet (with perhaps only 1800 square feet heated).

The residence that currently exists on this small lot is one level and probably less than 1500 square feet.

It appears to me that the petitioner is actually building a second residence on his small lot.

Should you be inclined to grant the variance, I'd respectfully request that you consider applying explicit restrictions to the 'auxiliary structure' designed to ensure that it does not become a second dwelling (no kitchen, no bathrooms, etc.). Alternatively, if the petitioner is actually seeking to replace the small dwelling currently on the property with a larger newer one, please consider conditioning the variance on the demolition of the existing older structure, once the newer residence is completed.

Thank you very much for considering my requests.

Sincerely,

Charles L. Hall

#### Patricia Zook - Re: Case No. 07-323-A (administrative variance)

From:

Patricia Zook

To:

Kennedy, Dennis

Date:

2/20/2007 11:53 AM

Subject: Re: Case No. 07-323-A (administrative variance)

Thank you for the information. Placing a copy of this email in the file should be enough.

Patti Zook Legal Secretary Baltimore County Office of the Zoning Commissioner 410-887-3868 pzook@baltimorecountymd.gov

#### >>> Dennis Kennedy 2/20/2007 11:40 AM >>>

Good Morning to you, too,

For item 07-323, our comment was no comment. The petitioner proposes to build a second story on an accessory building. There is a flood plain on the site, but the building is not in it and the footprint will not change. I can fax you the "no comment" memo, if you still need it. Dennis Kennedy

>>> Patricia Zook 02/20/07 11:09 AM >>>

Good morning Dennis -

The file for the below described case has come to use from PDM. However, the file does not contain comments from the Bureau of Development Plans Review. The file is marked as being in the flood zone.

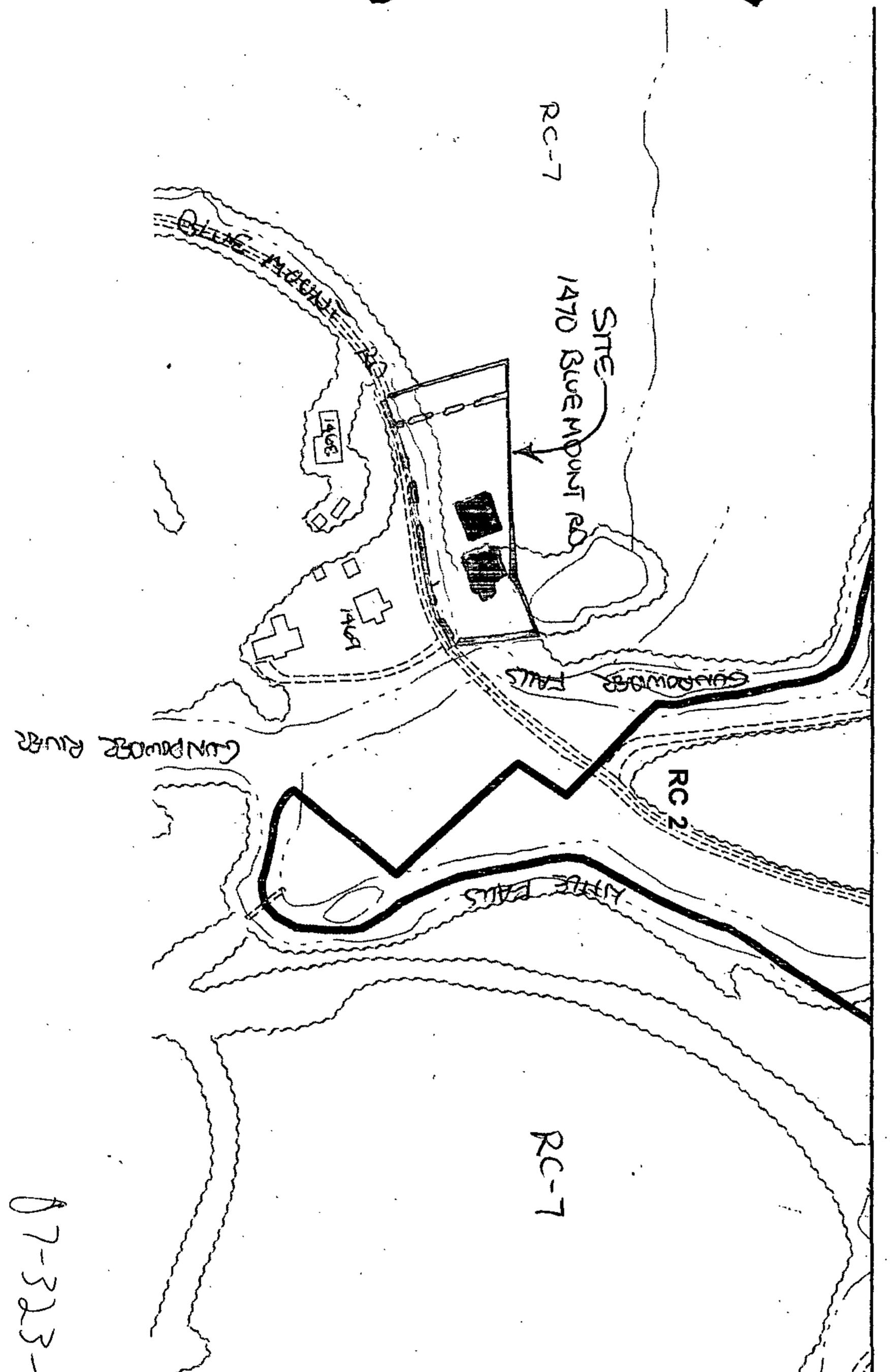
Please fax your comments to me at 410 887 3468 so that we can prepare an Order.

Thanks for your help, Dennis.

CASE NUMBER: 323 1470 Bluemount Road Location: NE of Bluemount Road, 6336 feet E of Monkton Road. 7th Election District, 3rd Councilmanic District Legal Owner: Michael D. Hamilton 2/12/2007

ADMINISTRATIVE VARIANCE To permit an existing accessory building and proposed second story addition with a height of 28 feet in lieu of the maximum permitted 15 feet.

Patti Zook Legal Secretary **Baltimore County** Office of the Zoning Commissioner 410-887-3868 pzook@baltimorecountymd.gov

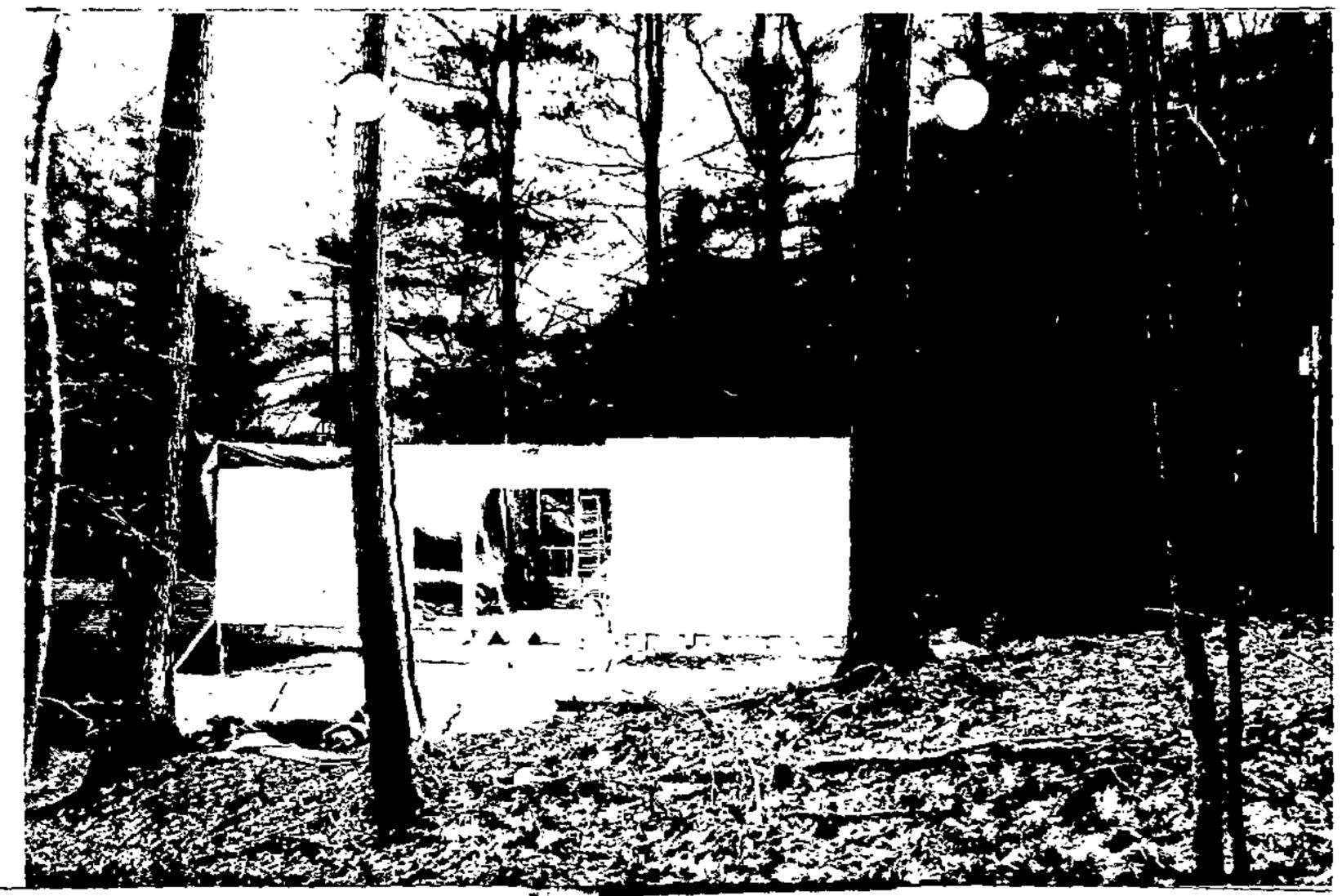


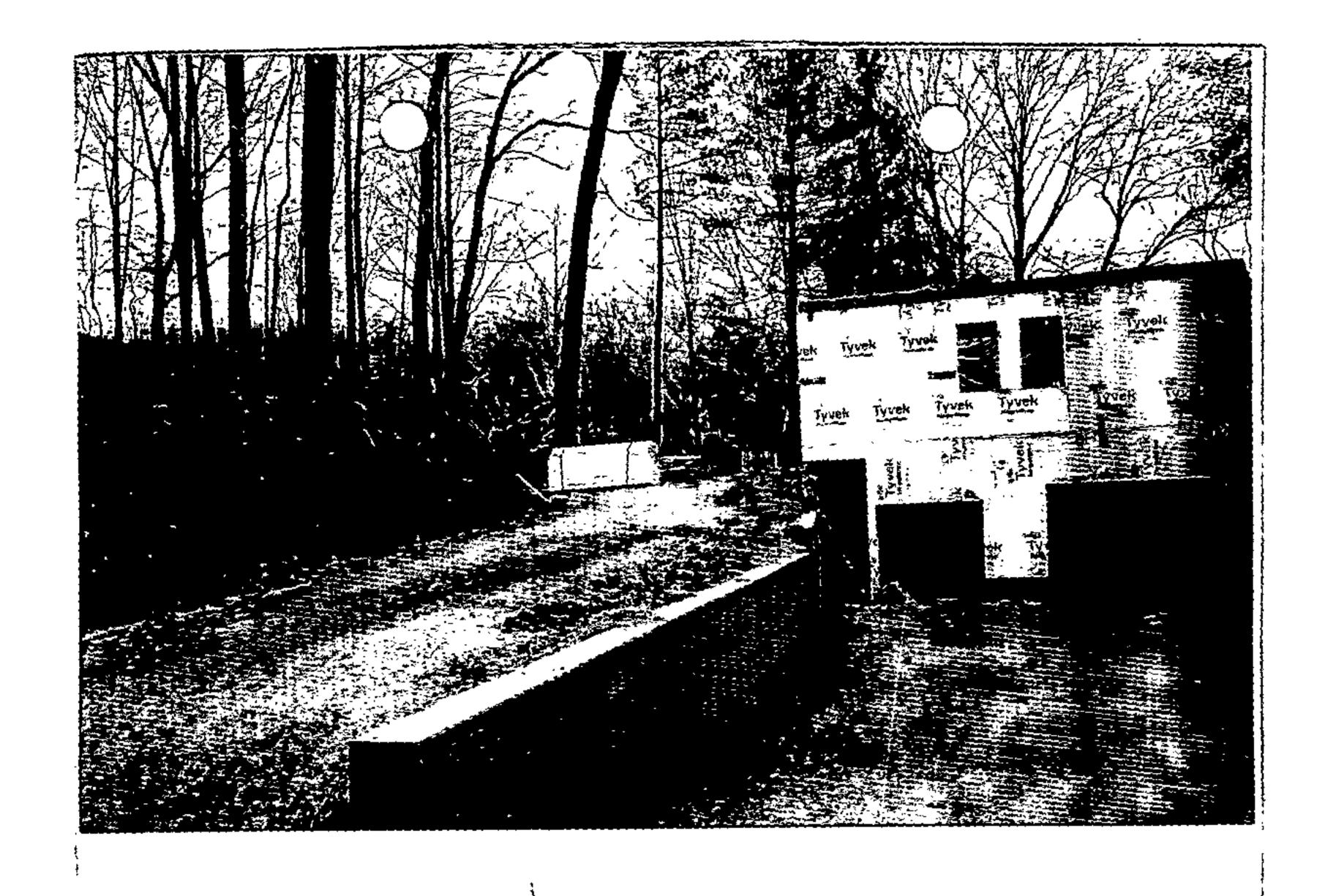
144 ACT # 1600011963	PROPERTY ADDRESS: MANKON NO.  SUBDIVISION: 2095 FT SW HICKS RD  PLATE O FOLID # 0169 LINE OF  LICER # 5729  CHUNER MICHAEL O. HAMILTON  APPROX 6,336 FT-TO CENTER LINE OF  MONGON PROAD TO WEST PROPERTY CORNER.  MONGON PROAD TO WEST PROPERTY CORNER.  1099  TAKEN OF  LIMITON PROAD TO WEST PROPERTY CORNER.  1099  TAKEN OF  100.00  SECON FT. 100.00  SECON FT. 100.00  TERRONNER KESSING MONGOLD OF LIMITON  TERRONNER KESSING MONGOLD OF LAMILTON  TERRONNER KESSING MONGOLD OF LAMILTON	PLAT TO ACCOMPANY PETITION
	SECTION # CAMP SECTION # CAMP SECTION # CAMP SECTION # CAMP SALVATION ARCHIVE ST. SALVATIONE HAV ACCURIT # 180007346 DEED REF. # 157.64/475 PAN ACCURIT # 180007346 DE	FOR ZONING BYARIANG
	SUBJECT TO VICINITY HAD SUBJECT TO STATE TO STAT	SPECIAL HEARING 1-17-07

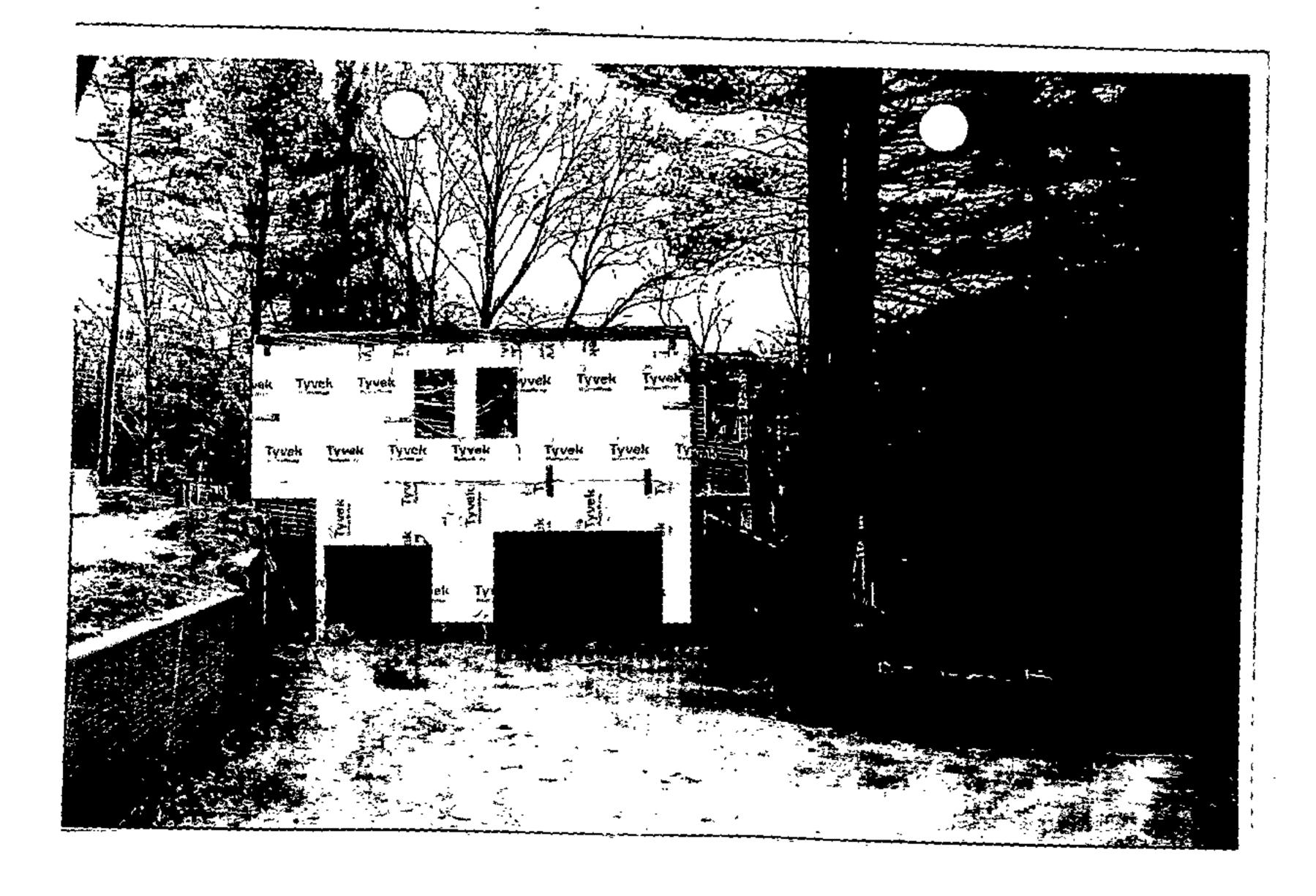


















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