

IN RE: PETITION FOR VARIANCE  
W side Harding Avenue, 280 feet  
N of c/l Windlass Drive  
15<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District  
(310 Harding Avenue)

Kenneth and Angela Jones  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\*  
\* CASE NO. 07-333-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Kenneth and Angela Jones. The Petitioners are requesting variance relief for property located at 310 Harding Avenue. 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 19 feet in lieu of the permitted 15 feet.

The property was originally scheduled to be heard on March 21, 2007 but was not posted. Consequently the case was rescheduled and posted with Notice of Hearing on April 13, 2007 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on April 17, 2007 to notify any interested persons of the scheduled hearing date and relief requested.

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

5-307  
[Handwritten signature and initials]

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."

#### **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.

#### **Interested Persons**

Appearing at the hearing on behalf of the variance request was Kenneth Jones, Petitioner. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### **Testimony and Evidence**

The subject property contains 19,500 square feet zoned DR 16 and is improved with the Petitioners' existing single family home. Mr. Jones explained that he wanted to add onto his home and erect a garage in the rear yard. He obtained a building permit for both, completed the garage and called the County for final inspection. However the inspector discovered that the garage roof peak exceeded the 15 foot height limitation of Section 400.3 of the BCZR.

Mr. Jones indicated that it was important that the garage match the house architecturally, the house roof has a 6:12 pitch and therefore he constructed a 6:12 pitch roof on the garage. This

5-3-07  
PB

became a problem because the garage is a three car garage which is 35 feet wide. A 6:12 pitch roof to cover this width necessarily produces a height of 19 feet.

He indicated that it would be a hardship and practical difficulty for him to chop off the center portion of the roof to meet the 15 foot limit as this would be a strange roof configuration which would no longer match the house. He opined that the garage would not be incompatible with the community.

**Findings of Fact and Conclusions of Law**

This Commission has often found that problems of architecturally matching roofs is one of those kinds of peculiar circumstances which make properties unique from a zoning standpoint. Section 307 specifically lists conditions peculiar to structures as well as land which can make a property unique from a zoning standpoint.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioner could construct a roof with a small flat portion in the center so as to meet the regulations but this would be architecturally incompatible.

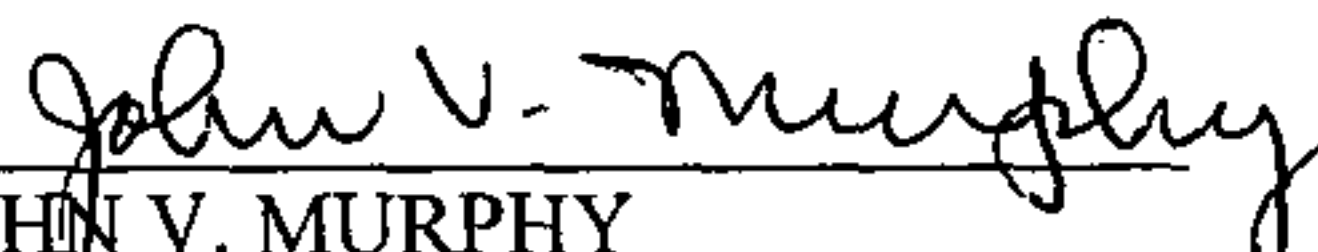
Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. I have no reason to believe that a three car garage 19 feet high would in any way change the character of the neighborhood or adversely affect the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 3<sup>rd</sup> day of May, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 19 feet in lieu of the permitted 15 is hereby GRANTED subject to the following conditions:

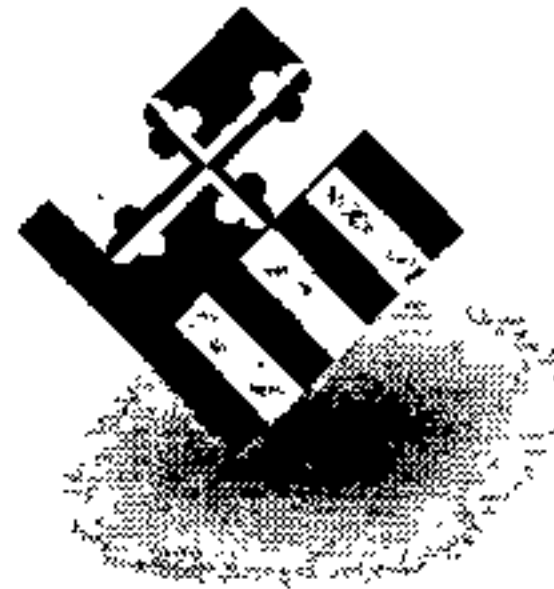
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order 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

5-307  
PZ



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

April 2, 2007

KENNETH AND ANGELA JONES  
310 HARDING AVENUE  
EDGEWOOD MD 21040

Re: Petition for Variance  
Case No. 07-333-A  
Property: 310 Harding Avenue

Dear Mr. and Mrs. Jones:

Enclosed please find the decision rendered in the above-captioned case.

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



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 310 Harding Ave

which is presently zoned DR16

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  
19-FEET IN LIEU OF THE PERMITTED 15-FEET.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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

## OFFICE USE ONLY

Case No. 07-333-A

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

REV 9/15/98

5307

(87)

## Zoning Description for **310 Harding Avenue**

Beginning at a point on the west side of Harding Avenue

Which is 10-foot wide at a distance of 280-feet north of the centerline of Windlass Drive. Being Parcel 476 and Lot 5 of the subdivision known as "Woodrow Heights" containing 19,500 square feet. Also known as 310 Harding Avenue and located in the 15th Election District and 7<sup>th</sup> Councilman 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: # 07-333-A**  
310 Harding Avenue  
W/ide of Harding Avenue,  
280 feet north of centerline  
of Windlass Drive  
15th Election District  
6th Councilmanic District  
Legal Owner(s): Kenneth &  
Angela Jones

**Variance:** to permit an accessory structure (garage) with a height of 19 feet in lieu of the permitted 15 feet.

**Hearing: Tuesday, May 1, 2007 at 2:00 p.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.

JT 4/700 Apr. 17 131850

**CERTIFICATE OF PUBLICATION**

4/19/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/17/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

**NOTICE OF ZONING  
HEARING**

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**Case: #07-333-A**

310 Harding Avenue  
W/side of Harding Avenue,  
280 feet north of centerline  
of Windlass Drive  
15th Election District  
6th Councilmanic District  
Legal Owner(s): Kenneth &  
Angela Jones

Variance: to permit an accessory structure (garage) with a height of 19 feet in lieu of the permitted 15 feet.

**Hearing: Wednesday,  
March 21, 2007 at 11:00  
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  
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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.  
JT/3/607 Mar. 6 126904

**CERTIFICATE OF PUBLICATION**

\_\_\_\_\_  
3/8, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published  
in the following weekly newspaper published in Baltimore County, Md.,  
once in each of 1 successive weeks, the first publication appearing  
on 3/6, 2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*P. Wilkinson*  
LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. 23022

DATE 1/24/07

ACCOUNT 0010066150

AMOUNT \$ 65.00

RECEIVED FROM: KEN JONES

FOR: Item # 333 07-333-A

310 HARDING AVE D. THOMPSON

DISTRIBUTION  
 WHITE - CASHIER  
 PINK - AGENCY  
 YELLOW - CUSTOMER

**PAID RECEIPT**

BUSINESS ADDRESS: THE  
 1/23/2007 1/24/2007 11:34:13  
 REP: 0001 WALTON JDC JNR  
 >> RECEIPT # 317561 1/24/2007  
 Dept: 5 SEC ZONING VERIFICATION  
 CR NO. 002022  
 Receipt Tot: \$65.00  
 \$65.00 OK 1.00 CA  
 Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 07-333-A

Petitioner/Developer: KENNETH

+ ANGELA JONES

Date of Hearing/Closing: MAY 1, 2007

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

ATTN: Kristen Matthews ((410) 887-3394)

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: \_\_\_\_\_

310 HARDING AVE

The sign(s) were posted on 4-13-07  
(Month, Day, Year)

Sincerely,

Robert Black 4-17-07  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

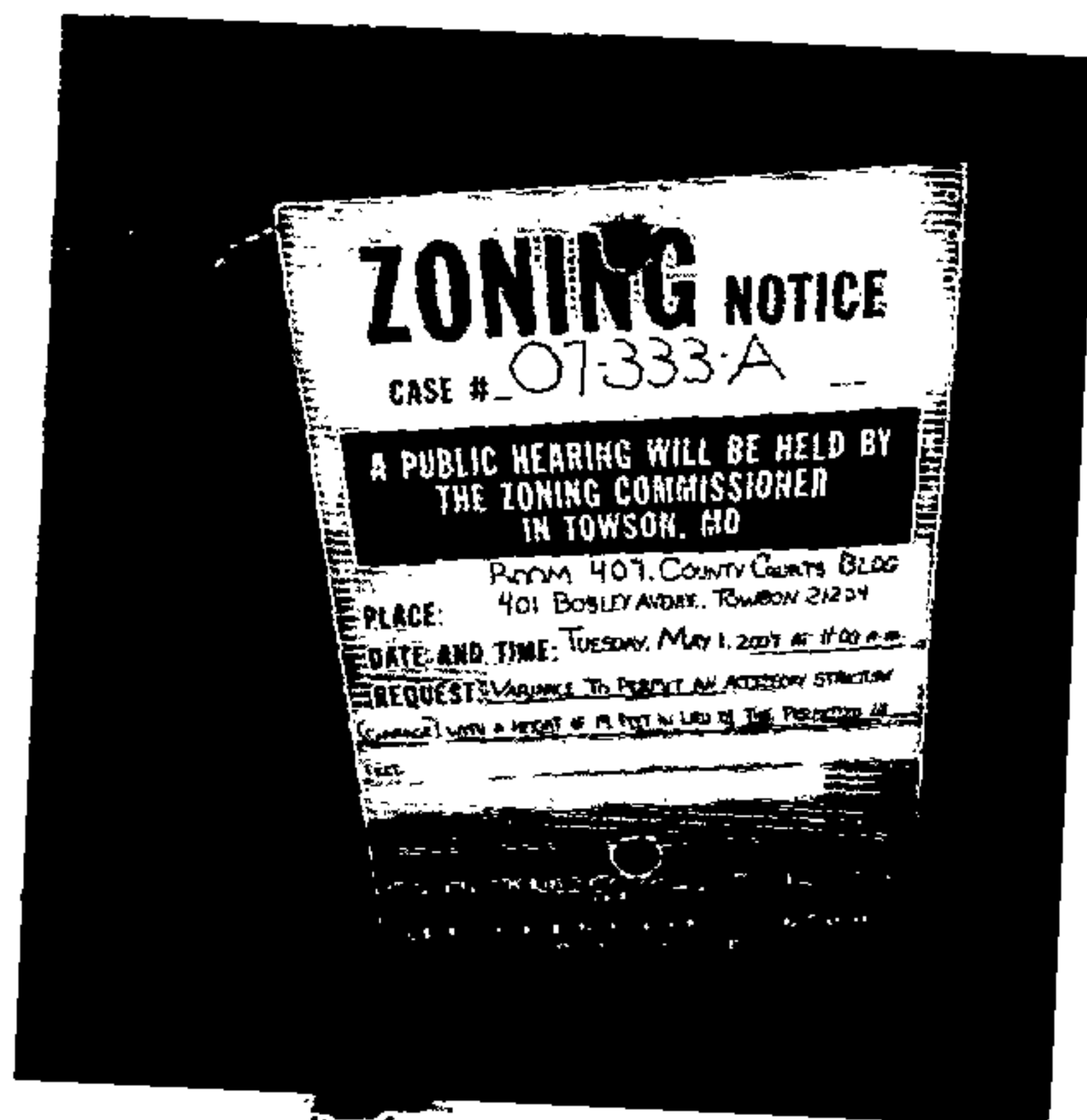
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



APR 18 2007

07-624

DEPT. OF PERMITS AND  
DEVELOPMENT MANAGEMENT



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
County Executive

March 23, 2007  
TIMOTHY M. KOTROCO, *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: 07-333-A**

310 Harding Avenue

W/side of Harding Avenue, 280 feet north of centerline of Windlass Drive

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Kenneth & Angela Jones

Variance to permit an accessory structure (garage) with a height of 19 feet in lieu of the permitted 15 feet.

Hearing: Tuesday, May 1, 2007 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Kenneth & Jones, 665 Otter Creek Road, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 16, 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, April 17, 2007 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Kenneth Jones  
665 Otter Creek Road  
Edgewood, MD 21040

410-676-8303

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## 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: 07-333-A**

310 Harding Avenue

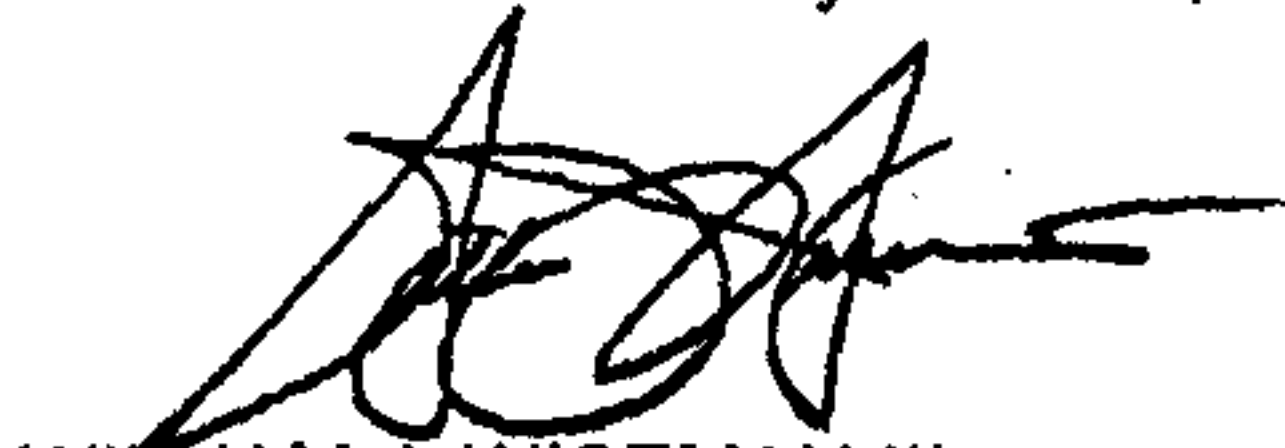
W/side of Harding Avenue, 280 feet north of centerline of Windlass Drive

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Kenneth & Angela Jones

Variance to permit an accessory structure (garage) with a height of 19 feet in lieu of the permitted 15 feet.

Hearing: Tuesday, May 1, 2007 at 2:00 p.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.

RE: PETITION FOR VARIANCE \* BEFORE THE  
310 Harding Avenue; W/S Harding Avenue, \* ZONING COMMISSIONER  
280' N c/line Windlass Drive \*  
15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): Kenneth & Angela Jones \* FOR  
Petitioner(s) \*  
\* BALTIMORE COUNTY  
\*  
\* 07-333-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*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

*Carole S. Demilio*

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 2nd day of February, 2007, a copy of the foregoing Entry of Appearance was mailed to Kenneth Jones, 665 Otter Creek Road, Edgewood, MD 21040, Petitioner(s).

**RECEIVED**

**FEB 02 2007**

**Per.....**

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

February 21, 2007  
TIMOTHY M. KOTROCO, *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: 07-333-A**

310 Harding Avenue

W/side of Harding Avenue, 280 feet north of centerline of Windlass Drive

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Kenneth & Angela Jones

Variance to permit an accessory structure (garage) with a height of 19 feet in lieu of the permitted 15 feet.

Hearing: Wednesday, March 21, 2007 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Kenneth & Jones, 665 Otter Creek Road, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 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.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, March 6, 2007 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Kenneth Jones  
665 Otter Creek Road  
Edgewood, MD 21040

410-676-8303

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## 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: 07-333-A**

310 Harding Avenue

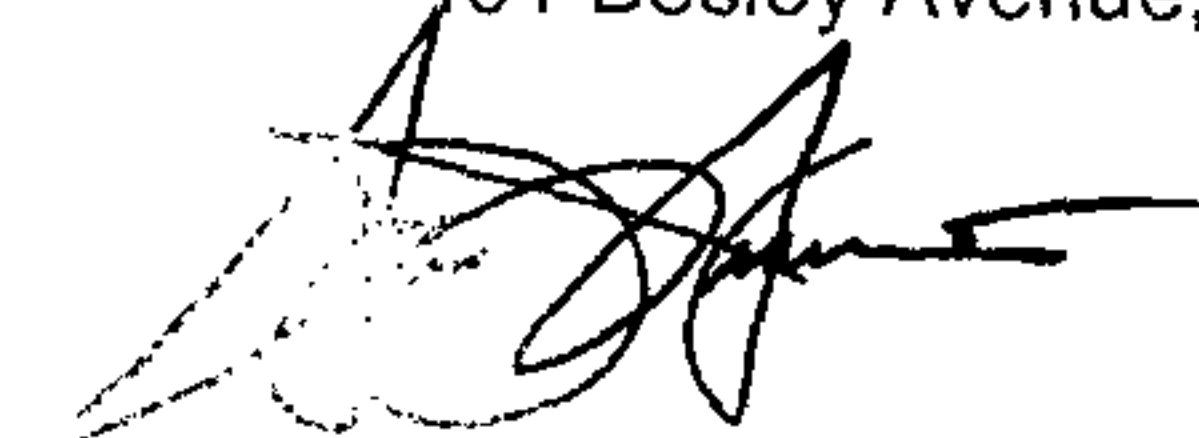
W/side of Harding Avenue, 280 feet north of centerline of Windlass Drive

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Kenneth & Angela Jones

Variance to permit an accessory structure (garage) with a height of 19 feet in lieu of the permitted 15 feet.

Hearing: Wednesday, March 21, 2007 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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.**

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For Newspaper Advertising:

Item Number or Case Number: 07-333-A

Petitioner: JONES

Address or Location: 310 HARDING AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR + MRS KENNETH JONES

Address: 665 OTTER CREEK RD.

EDGEWOOD, MD 21040

Telephone Number: 410-676-8303

Revised 7/11/05 - SCJ



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

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

March 15, 2007

Kenneth Jones  
Angela Jones  
665 Otter Creek Road  
Edgewood, MD 21040

Dear Mr. and Mrs. Jones:

RE: Case Number: 07-333-A, 310 Harding Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 24, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

## BALTIMORE COUNTY, MARYLAND

### Inter-Office Memorandum

DATE: March 21, 2007

TO: Kristen Matthews  
Dept. of Permits & Development Mgmt.

FROM: Patricia Zook, Secretary to  
John V. Murphy, Deputy Zoning Commissioner

RE: Petition for Variance  
Case No. 07-333-A

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The Petitioner did not post the site. Therefore, the hearing scheduled for Wednesday, March 21, 2007 was not held. The Petitioner will need to post the site and the new hearing date advertised.

The file is being returned to Permits & Development Management for safekeeping.

Thank you for your attention and cooperation in this matter.

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** February 1, 2007

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

**SUBJECT:** 07-333 – Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 19 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 Laurie Hay at 410-887-3480.

Prepared by: CTM

Section Chief: [Signature]

AFK/LL: CM

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** February 5, 2007

**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



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

State Highway  
Administration

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. 7-333-A  
310 HARDING AVENUE  
JONES PROPERTY  
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. 7-333-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](http://www.marylandroads.com)

## 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

February 5, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 29, 2007

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

CASE NAME \_\_\_\_\_  
CASE NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

**PETITIONER'S SIGN-IN SHEET**

[illegible]



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

\_\_\_\_\_

LOW  
LOW  
ONE  
ONE  
ONE



VICINITY MAP  
SCALE: 1" = 1000'

## ELECTION DISTRICT 15

1"=200' SCALE MAP # 09062

LOT SIZE 19,500  
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ]

WATER ☒ 1

CHESAPEAKE BAY  
CRITICAL AREA

100 YEAR FLOOD PLAIN [ ] [ ]

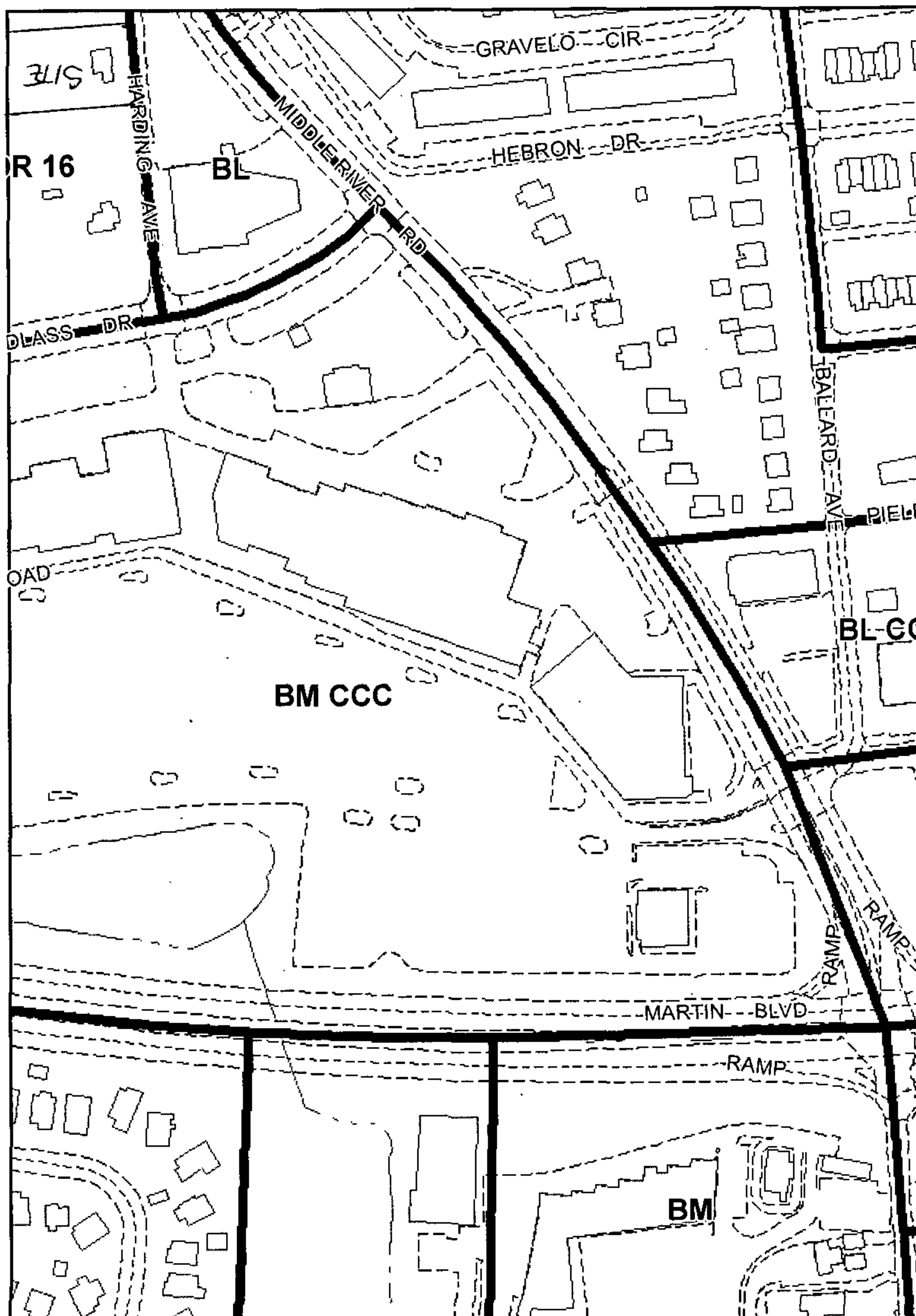
HISTORIC PROPERTY/  
BUILDING ☐ ☒

PRIOR ZONING HEARING

NONE

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

D.T. 1353 107 333



09002

## Baltimore County - My Neighborhood

