

IN RE: PETITION FOR ADMIN. VARIANCE
E side of Sunshine Avenue, 300 feet SE
of Merrywood Avenue
11th Election District
3rd Councilmanic District
(7001 Sunshine Avenue)

Stephen P. Miller
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-425-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, Stephen P. Miller. The variance request is for property located at 7001 Sunshine Avenue. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a side setback of 32 feet and a front setback of 68 feet from the centerline of a street in lieu of 50 feet and 75 feet, respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to build a garage to store his vehicles and enlarge the living room area for the growing family. The only location feasible to build additional living space and garage is where the existing garage and breezeway are located. The rear of the lot narrows to a point, is sloped, and for the addition in another area would interfere with septic system.

Zoning Advisory Committee Comments

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

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

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577-07
PZ

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 April 1, 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 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.

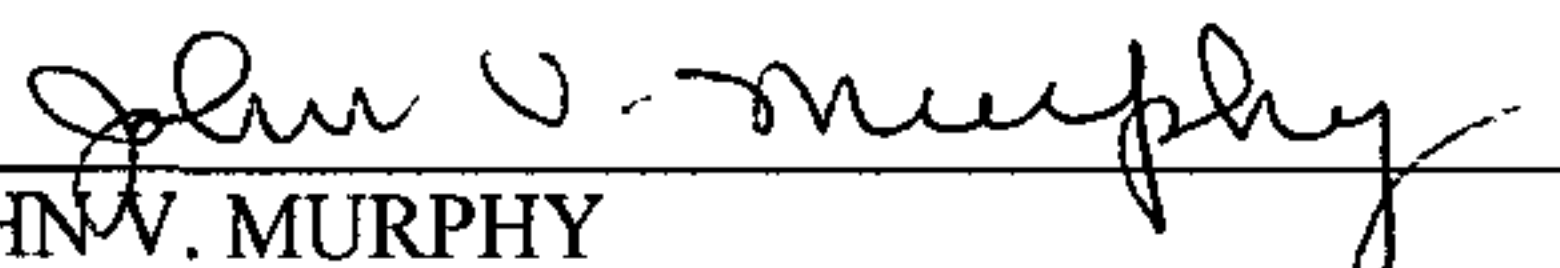
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17 day of May, 2007, that a variance from Section 1A04.3.B.2.b of the

RECEIVED FOR FILE
5-17-07
CJ

Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a side setback of 32 feet and a front setback of 68 feet from the centerline of a street in lieu of 50 feet and 75 feet, respectively 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.

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7001 Sunshine Avenue Kingsville MD
which is presently zoned RC S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A 04.3-B.2b

TO PERMIT A PROPOSED ADDITION TO HAVE A SIDE SETBACK OF 32 FEET AND A FRONT YARD SETBACK OF 68 FEET FROM CENTER LINE OF A STREET IN LIEU OF THE REQUIRED 50 FT AND 75 FT RESPECTIVELY

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

7001 Sunshine Avenue

Address

Kingsville

City

Maryland

State

410-913-6669

Telephone No.

21087

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07 day of April 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. 07-425-A

REV 10/25/01

Reviewed By AT

Date 3/21/07

Estimated Posting Date 4/11/07 - 4/16/07

517-07

m

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

7001 Sunshine Avenue
Address
Kingsville Maryland 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):

- In order to build a suitable size garage to store currently owned vehicles, (Ford F150 pickup, boat, motorcycle), the distance from the property line would go from 50 ft. to 32 ft.
- Also adding to living room area to accomodate growing family
- The only location feasible to build additional living space and garage is where existing garage and breezeway are because of the rear of lot narrows to a point, is sloped, and would interfere with septic.

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.

Stephen P. Miller
Signature

Stephen P. Miller
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Rita M. Layler
Notary Public

My Commission Expires 10-1-09

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

Address 7001 Sunshine Avenue
City Kingsville State Maryland Zip Code 21087

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):

- In order to build a suitable size garage to store currently owned vehicles, (Ford F-150 pick up, boat, motorcycle), the distance from the property line would go from 50 ft. to 32 ft.
- Also adding to living room area to accomodate growing family
- The only location feasible to build additional living space and garage is where existing garage and breezeway are because of the rear of lot narrows to a point, is sloped, and would interfere with septic

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.

Stephen P. Miller
Signature
Stephen P. Miller
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Lita M. Layler
Notary Public
My Commission Expires 10-1-09





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7001 Sunshine Avenue Kingsville, MD
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A04.3.B.2b

TO PERMIT A PROPOSED ADDITION TO HAVE A SIDE SETBACK OF 32 FEET AND A FRONT SETBACK OF 68 FEET FROM CENTERLINE OF A STREET IN LIEU OF 50 FT. AND 75 FT. RESPECTIVELY

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

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07 day of July, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-425-A

REV 10/25/01

Reviewed By A.T.

Date 3/24/07

Estimated Posting Date 4/1/07

4/16/07

ZONING DESCRIPTION

Zoning Description For 7001 Sunshine Avenue

TO FURTHER INCLUDE AND COMBINE, Beginning for Parcel "A" at a point on the south side of Sunshine Avenue, 50 feet wide at the end of the fourth line of the land which by deed dated October 25, 1955 and recorded among the land records of Baltimore Count in Liber GLB 2806 folio 441 was conveyed by Jacob L. Keiser and wife to Archie C. Irwin and wife, and running thence, binding on the south side of Sunshine Avenue and with the fifth and part of the sixth lines of said aforementioned land, south 71 degrees 17 minutes east 40.24 feet and south 68 degrees 31 minutes east 15 feet to an iron pipe, thence, leaving said Sunshine Avenue for line division, south 38 degrees 44 minutes east 23.60 feet to intersect the aforementioned fourth line, thence northerly with said fourth line and by a line curving to the left with a 60 foot radius, 54.25 feet to the place of beginning.

BEGINNING for Parcel "C" at an iron pipe set at the end of the first or north 3 degrees 35 minutes west 797.71 foot line of the land which by deed dated October 25, 1955 and recorded among the land records of Baltimore County in Liber GLB 2806 folio 411 was conveyed by Jacob L. Keiser and wife to Archie C. Irwin and wife, and running thence with a part of the seconds line of said aforementioned land north 86 degrees 25 minutes east 130.43 feet, thence south 38 degrees 44 minutes west 47.96 feet to an iron pipe, thence north 73 degrees 43 minutes west 104.36 feet to the place of beginning.

The improvements thereon on being known as Sunshine Avenue, 2000 feet east of Wagon Road, 6751 total Square Footage.

BEING all that ground described in deed dated May 2, 1956 Liber 2935, Folio 313, Archie C. Irwin and Grace Irwin unto Edward J. Miller and Marion L. Miller.

TO FURTHER INCLUDE AND COMBINE, Beginning for the same at an iron pipe set at the end of the first or north 3 degrees 35 minutes west 797.71 foot line of the land which by Deed dated October 25, 1955 and recorded among the Land Records of Baltimore County in Liber GLB 2806, Folio 441 was conveyed by Jacob L. Keiser and wife to Archie C. Irwin and wife, said point of beginning being also at the end of the last or north 73 degrees 43 minutes west 104.35 foot line of the land which by Deed dated May 2, 1956 and recorded among the Land Records of Baltimore County in Liber GLB 2935, Folio 313 was conveyed by Archie C. Irwin and wife to Edward J. Miller and wife and running thence binding reversely on said last mentioned line south 73 degrees 43 minutes east 104.35 feet to an iron pipe, thence south 38 degrees 44 minutes west 145.77 feet to an iron pipe set in the first line of the aforementioned land conveyed by Keiser to Irwin, and thence binding on said line north 3 degrees 35 minutes west 143.25 feet to the place of beginning.

The improvements thereon being known as PARCEL "D", to correct and reflect.

BEING all that ground described in a deed dated July 28, 1956 Liber 3412, Folio 404 Archie C. Irwin and Grace H. Irwin unto Edward J. Miller and Marion L. Miller.

TO FURTHER CORRECT, SAVING AND EXCEPTING Parcel B on Plat by Wm. O. Luetke, Jr. surveyor dated January 30, 1956.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25100

DATE 03/21/07 ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM:

Stephen Miller

FOR:

7001 Denstone Ave 21087
Adman, Varence Off-07-425-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS: ACTUAL TIME: 10:38:19
3/22/2007 3/21/2007 10:38:19
REF: 16504 BAL XTH: 10354 10354
> 16504 10354 10354
Dept: 5 521 ZONING VERIFICATION (01)
100 RD, (035101)
Receipt for: \$65.00
\$65.00 OK \$65.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-425-A

Petitioner/Developer: _____

STEPHEN MILLER

Date of Hearing/Closing: 4/16/07

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 _____

7001 SUNSHINE AVE.

The sign(s) were posted on _____

4/1/07

(Month, Day, Year)

Sincerely,

Richard E. Hoffman 4/1/07

(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN

(Printed Name)

904 DELLWOOD DR.

(Address)

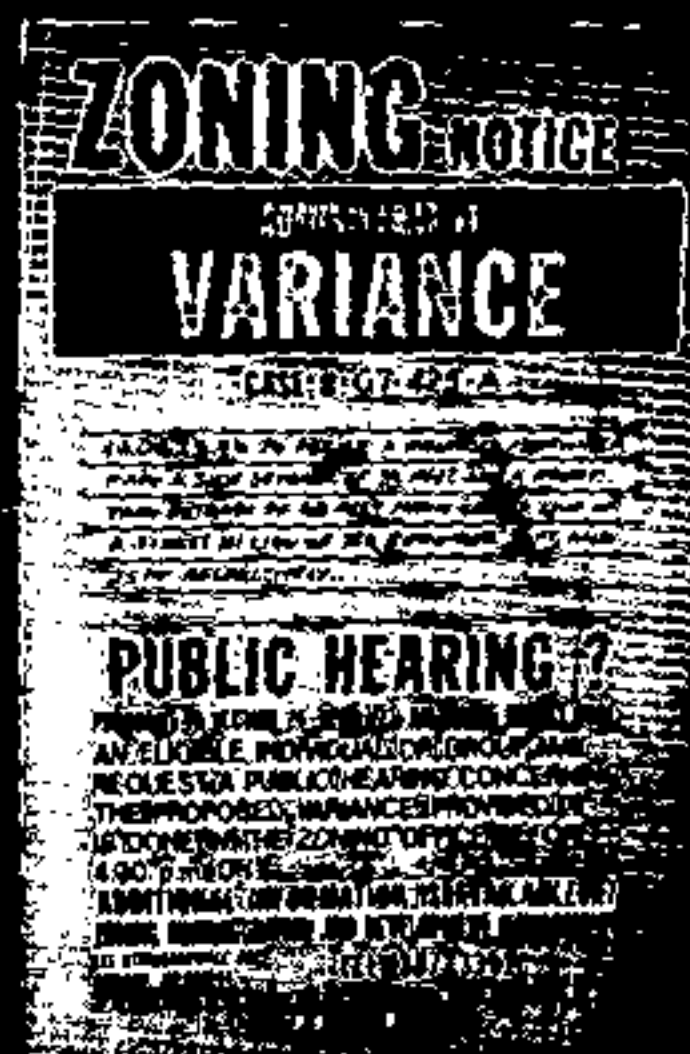
FALLSTON, MD 21047

(City, State, Zip Code)

(410) 879-3122

(Telephone Number)

CS. # 07-425-A



7001 SUNSHINE AVE

POSTED 4/1/07

Richard E. Hoffman 4/1/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07-

[]

-A

Address

Contact Person:

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date:

Posting Date:

Closing Date:

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

1. **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.
2. **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.
3. **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.
4. **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-

425

-A

Address

7001 SUNSHINE AVE

Petitioner's Name

STEPHEN MILLER

Telephone

410-913-6669

Posting Date:

04-01-2007

Closing Date:

04-16-2007

Wording for Sign:

1A04.3.B.2B

To Permit A PROPOSED ADDITION TO HAVE A SLDE SETBACK OF 32 FEET AND A FRONT YARD SETBACK OF 68 FEET FROM CENTER LINE OF A STREET IN LIEU OF THE REQUIRED 50 FT AND 75 FT. RESPECTIVELY

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 07-425-A

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stephen Miller

Address: 7001 Sunshine Avenue
Kingsville, MD 21087

Telephone Number: 410-913-6669

David Duvall

410 887-3391



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 17, 2007

Stephen P. Miller
7001 Sunshine Avenue
Kingsville, MD 21087

Dear Mr. Miller:

RE: Case Number: 07-425-A, 7001 Sunshine Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 21, 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, 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: January 31, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-425**

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

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

Prepared By: _____

Division Chief: _____

CM/LL

From: Curtis Murray
To: Zook, Patricia
Date: 5/14/2007 11:20:24 AM
Subject: 7-425

Patti,

Attached is a copy of our comments on the referenced case.

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
410-887-3480
Fax: 410-887-5862
cjmurray@co.ba.md.us

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 29, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 2, 2007
Item Nos. 07-230, 410, 411, 413, 414, 415, 416,
417, 418, 419, 420, 423, 424, 425, and 426

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-03282007.doc

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



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

Date: APRIL 2, 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. 7-425-A
7001 SUNSHINE AVENUE
MILLER PROPERTY
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. 7-425-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

Fire Department

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



Baltimore County

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

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

March 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 26, 2007

Item Number: 410 through 426

425

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

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 16, 2007

STEPHEN P. MILLER
7001 SUNSHINE AVENUE
KINGSVILLE MD 21087

Re: Petition for Administrative Variance
Case No. 07-425-A
Property: 7001 Sunshine Avenue

Dear Mr. Miller:

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,

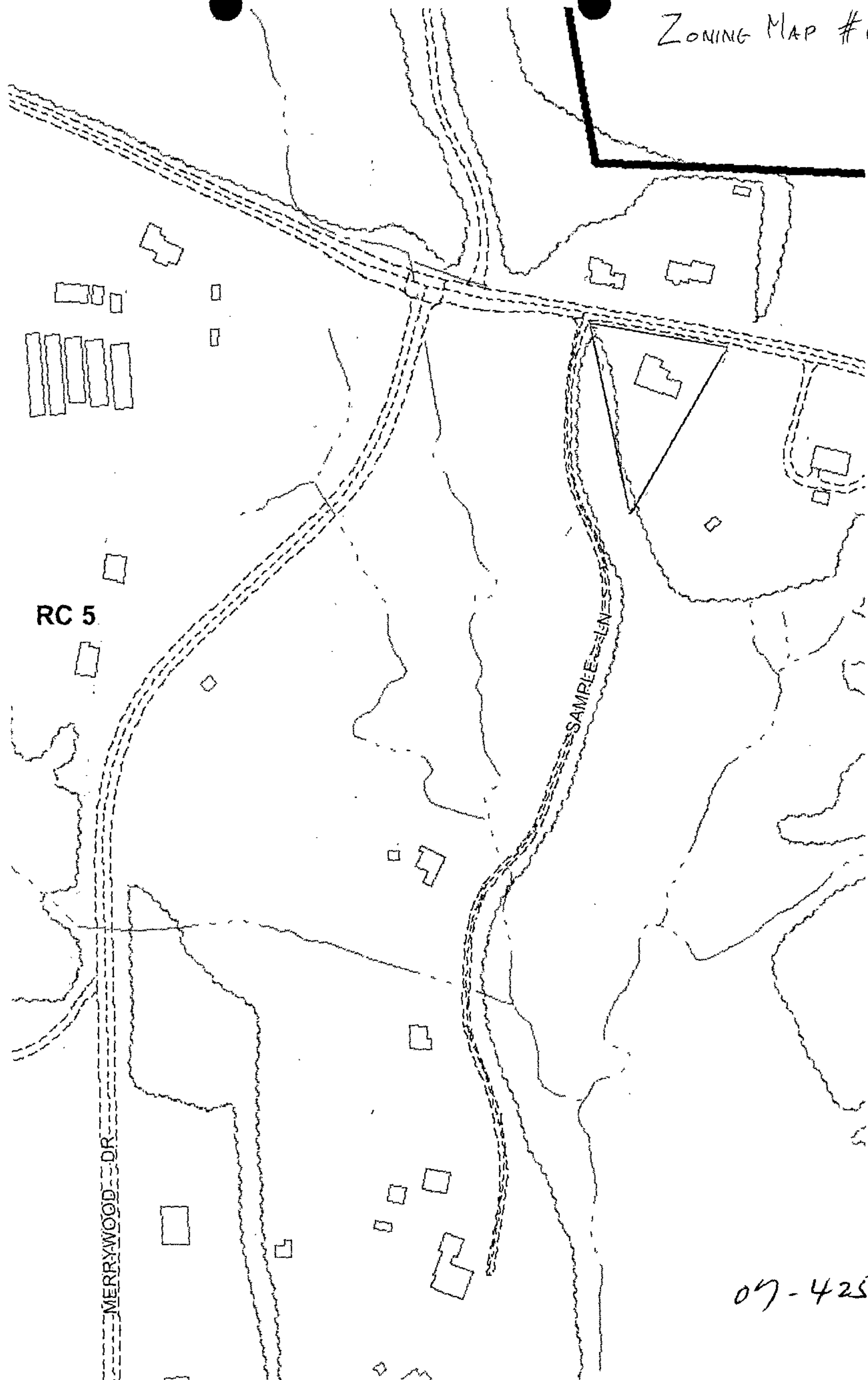
A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

ZONING MAP #054C2



RC 5

MERRYWOOD DR

SAMPLE LN

07-425-A

SPECIAL HEARING

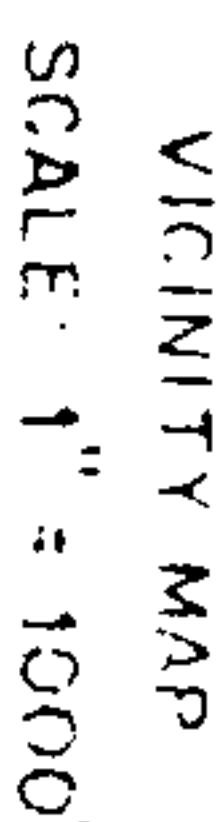
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

OWNER Stephen Miller



PREPARED BY Stephen Miller

SCALE OF DRAWING: 1" = 40'



LOT SIZE 0.9 39 204

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒

WATER ☐ ☒

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

A. Tami 109-425-A