

IN RE: PETITION FOR ADMIN. VARIANCE

S side Carrollton Avenue at W side

Clinton Street

9th Election District

2nd Councilmanic District

(1501 Carrollton Avenue)

Robert J. and Hollis R. Spiller

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

BALTIMORE COUNTY

*

CASE NO. 07-434-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 owners of the subject property, Robert J. and Hollis R. Spiller. The variance request is for property located at 1501 Carrollton Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (mudroom) to have a side yard setback of 16 feet 11 inches in lieu of the required 30. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct an enclosed entry and porch onto the left side of the their home. The home has two entrances, one on Carrollton Avenue and the other on Clinton Street. They want to orient the house toward Clinton Street which has become the primary entrance because it is at grade level and provides better access and parking. The Carrollton Avenue entrance is approximately 3 feet 6 inches above street level and accessible only by a steep set of stairs. This has caused difficulty for some visitors and inconvenience for all. The enclosed entry in the new space on the Clinton Street side will provide a safe and convenient entrance-way for the three children and easy access from the at level parking. This location will preserve the recreation function of the back yard. The covered front porch will provide sheltered access to the Clinton Street entrance and will be in proportion to the existing

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4-30-07

Bj

porch on the Carrollton Avenue side. The porch will also provide a degree of privacy while improving the overall appearance of the residence.

The Petitioners provided letters of support from three adjacent property owners.

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 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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 7, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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

4-30-07
B3

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 30th day of April, 2007 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (mudroom) to have a side yard setback of 16 feet 11 inches in lieu of the required 30 be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners 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

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4-30-07
P3

Zoning Description for 1501 Carrollton Ave.

BEGINNING FOR THE SAME at the southwest corner of Carrollton Avenue and Clinton Avenue, and running thence westerly binding on the south side of Carrollton Avenue seventy-five feet, thence southerly parallel with Clinton Avenue one hundred fifty feet to Lot No. 101, as shown on the Plat of Ruxton Heights, which Plat is recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 1, folio 64, thence easterly binding on Lots Nos. 101 and 102 as delineated upon said Plat, seventy-five feet to the west side of Clinton Avenue and thence northerly binding on the west side of Clinton Avenue one hundred fifty feet to the place of beginning. The improvements thereon being known as No. 1501 Carrollton Avenue.

BEING the same property which, by Deed dated January 10, 2003, and recorded among the Land Records of the County of Baltimore, State of Maryland, in Liber No. 17445, folio 647, was granted and conveyed by Elizabeth A. Priest formerly known as Elizabeth A. Tilghman unto Elizabeth A. Priest.

9th Election District 2nd Councilmanic District
~~7000 SQ FT~~ 0.25 Ac 11,250 sq Ft

Item #434



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1501 Carrollton Ave
which is presently zoned DR 3.5

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) 1B02.3.C.1 (BCZR) and

1B02.3.C.1.a (ZCPM) - to permit a proposed addition (mud room)
to have a side yard setback of 16 feet 11 inches in lieu of
the required 30 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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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:

Legal Owner(s)

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Attorney For Petitioner:

1501 Carrollton Avenue 410-296-9650

Address

Telephone No.

Name - Type or Print

Towson

MD

21204

City

State

Zip Code

Signature

Representative to be Contacted:

Company

Name

Address

Telephone No.

Address

Telephone No.

City

State

Zip Code

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. 2007-04345

Reviewed By RDD

Date 3/26/07

REV 10/25/01

Estimated Posting Date 4/08/07

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

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):

We are requesting an administrative variance for an enclosed entry and porch at the above address. For the enclosed entry, we are requesting a 13 foot 2 inch variance from the 30 foot setback. For the porch, we are requesting a 5 foot 7 inch variance from the 22.6 foot setback. We submit this request for reasons of functionality, practicality and safety as well as aesthetic appeal. The setbacks we are requesting are in keeping and in scale with the orientation of other homes in the neighborhood. Currently, the house has two entrances: one on Carrollton Avenue and a second on Clinton Street. We would like to orient the house toward Clinton Street which, over the years, has become the primary entrance because it is at grade level and provides better access and parking. The Carrollton Avenue entrance, by contrast, is approximately 3 feet six inches above street level – accessible only by a steep set of stairs – thereby causing difficulty for some visitors and inconvenience for all. The enclosed entry in the new space on the Clinton Street side will provide a safe and convenient entranceway for our three young children, easily accessible from at-level parking. That location also would preserve the natural beauty and recreational functions of the backyard. The covered front porch will provide sheltered access to the Clinton Street entrance and will be in proportion to the existing porch on the Carrollton Avenue side (8 feet). The porch will also provide a degree of privacy, while improving the overall appearance of the residence. Based on current zoning setbacks, the existing residence is encroaching on the Clinton Street side by approximately 3 feet.

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.

Signature

Name - Type or Print

Signature

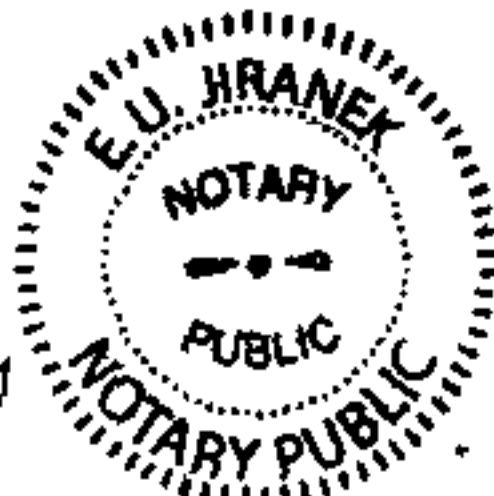
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert J. Spiller & Hollis R. Spiller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



E. U. JIRANEK
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Sept. 1, 2010

REV 10/25/01

Notary Public

My Commission Expires

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

City

State

Zip Code

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Signature

Name - Type or Print

Signature

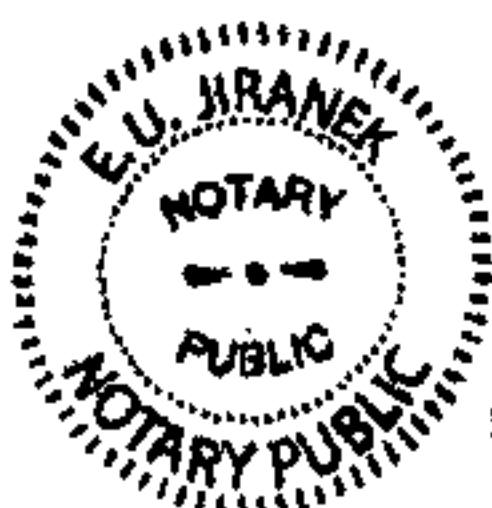
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of March 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Hollis R. Spiller & Robert J. Spiller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



E. U. JIRANEK
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Sept. 1, 2010

Notary Public

My Commission Expires

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25085

DATE 3/20/07

ACCOUNT

7001 000 0000

AMOUNT \$

435.00

RECEIVED
FROM:

FOR:

County Agency - Case # 07-434-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: ATM TIRE OK

DATE: 3/20/2007 14:57:47

BY: PAULIN WITH KRM

RECEIPT # 55875A 3/26/2007 OFH

DEPT: 5 520 ZONE: VERIFICATION

OK (00) 000000

DEPT TOT

\$65.00

\$45.00

0.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-434-A

Petitioner/Developer: ROBERT
HOLLIS SPILLER

Date Of Hearing/Closing: 4/23/07

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

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
at 1501 CARROLLTON AVE.

This sign(s) were posted on April 7, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 4/7/07
(Signature of sign Poster and Date)

Martin Ogle

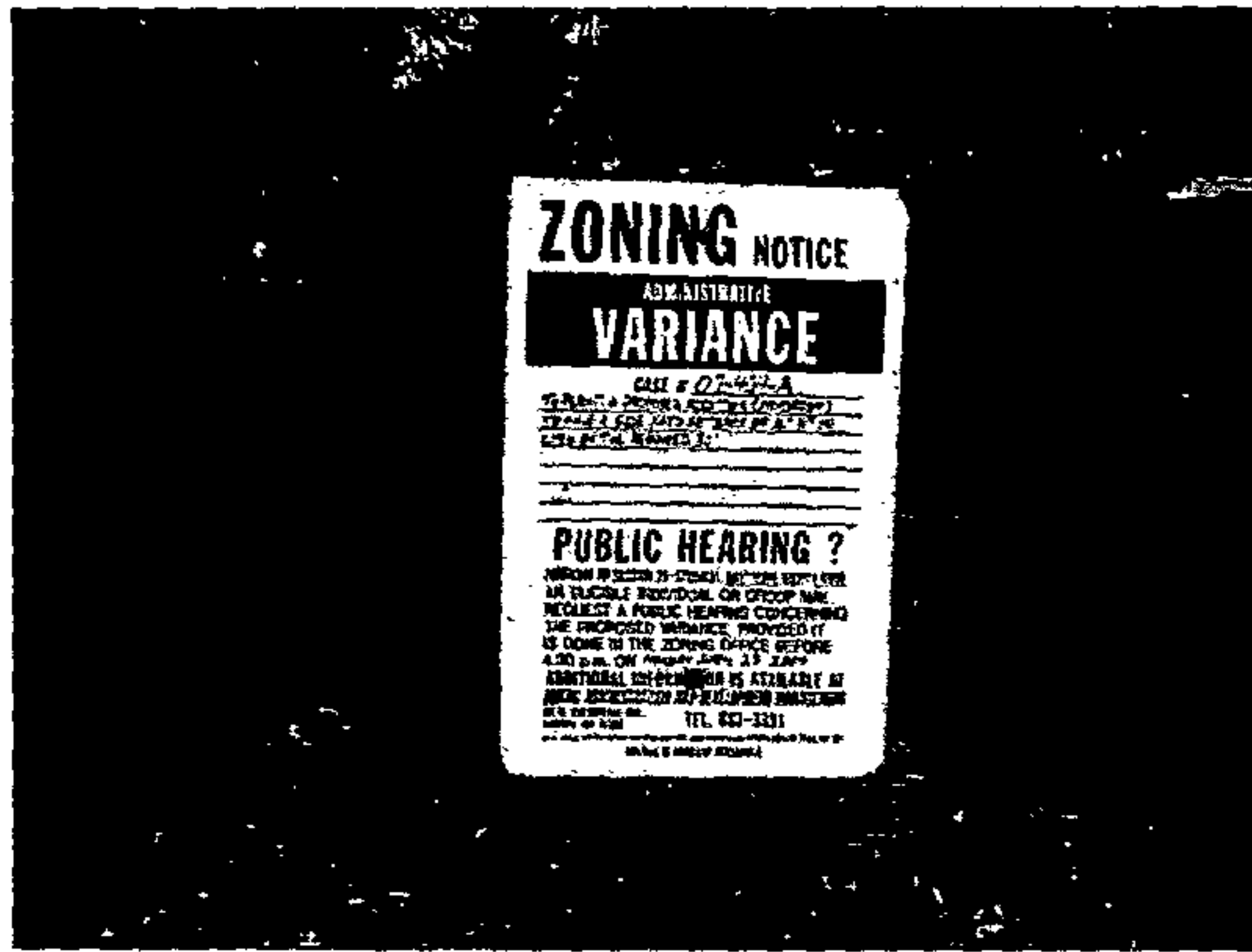
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



material 4/7/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 434 -A Address 1501 Carrollton Ave

Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/26/07 Posting Date: 4/8/07 Closing Date: 4/23/07

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

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- 434 -A Address 1501 Carrollton Ave

Petitioner's Name Robt + Hollis Spiller Telephone 410 296 9650

Posting Date: 4/8/07 Closing Date: 4/23/07

Wording for Sign: To Permit a proposed addition (mudroom) to have a
side yard setback of 16' 11" in lieu of the required 30'

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 07-434-A
Petitioner Robert and Hollis Spiller
Address or Location 1501 Carrollton Ave.
Ruxton, M.D. 21204

PLEASE FORWARD ADVERTISING BILL TO

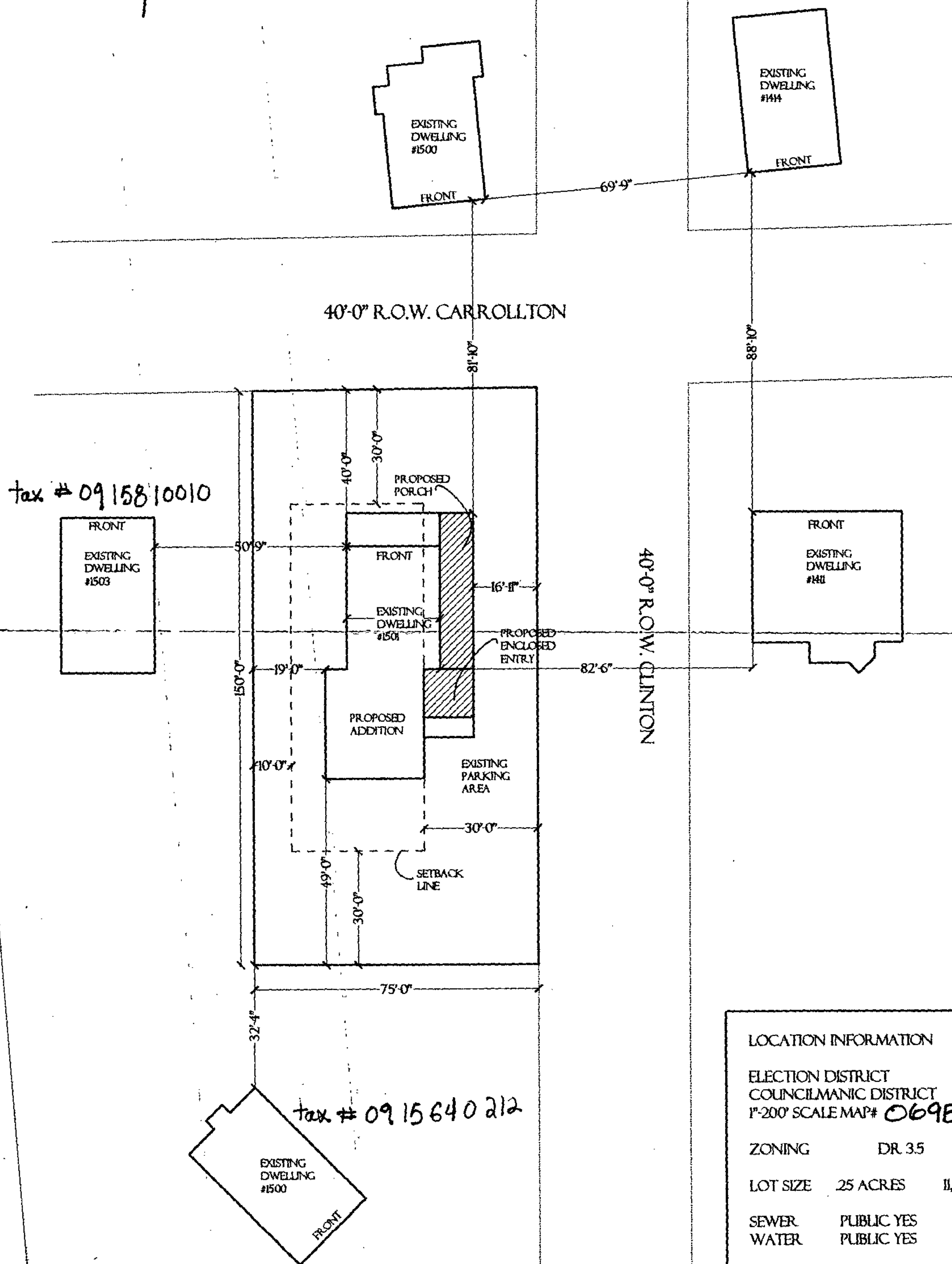
Name above

Address _____

Telephone Number 410-296-9650

Plat to accompany Petition for zoning Variance

4



LOCATION INFORMATION	
ELECTION DISTRICT	9
COUNCILMANIC DISTRICT	2
1"=200' SCALE MAP#	069B2
ZONING	DR 3.5
LOT SIZE	25 ACRES 11,250 SQUARE FEET
SEWER	PUBLIC YES
WATER	PUBLIC YES
CHESAPEAKE BAY CRITICAL AREA	NO
100 YEAR FLOOD PLAIN	NO
HISTORIC PROPERTY	NO
PRIOR ZONING HEARING	NO

tax # 0908005290
 SPILLER RESIDENCE
 1501 CARROLLTON AVE,
 RUXTON, MD 21204

LOT # ~~101~~ & ~~102~~ 101 & 102
 BOOK J.W.S. NO. 1 FOLIO 64
 LIBER NO. 17445, FOLIO 647

[Signature] #07-434-A

SPILLER RESIDENCE
 1501 CARROLLTON AVE, RUXTON, MD 21204
 SCALE: 1" = 30'-0" REVISED:
 DATE: MARCH 23, 2007
 ANN HAGERTY, ARCHITECT & ASSOCIATES
 P.O. BOX 65, BUTLER, MD 21023 office (410) 472-9069 cell (443) 463-3687

SITE PLAN

ZONING



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

April 24, 2007

Robert J. Spiller
Hollis R. Spiller
1501 Carrollton Avenue
Towson, MD 21204

Dear Mr. and Mrs. Spiller:

RE: Case Number: 07-434-A, 1501 Carrollton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 26, 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

March 25, 2007

Zoning Commissioner

Department of Permits and Development Management

111 West Chesapeake Avenue

Room 111

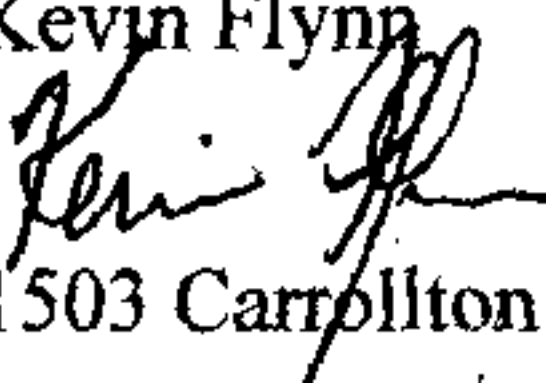
Towson, MD 21204

Re: Administrative Variance for 1501 Carrollton Ave, Towson MD 21204

To Whom It May Concern:

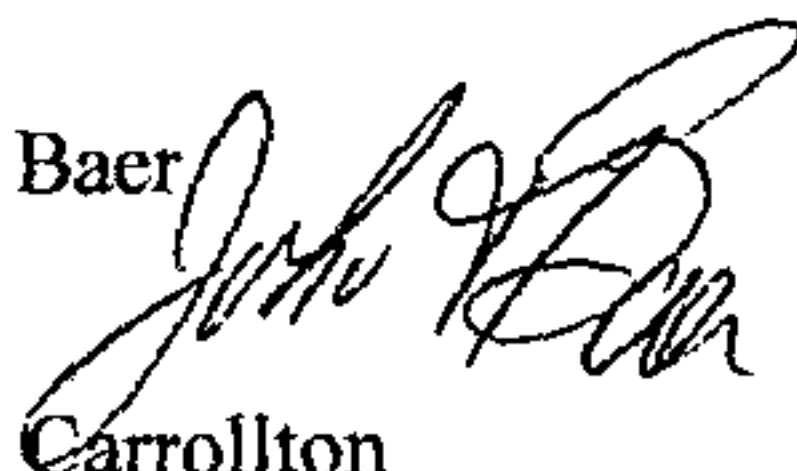
We have reviewed the drawings and plans as they relate to the variance for an enclosed entryway and covered porch at the above address. For the enclosed entry we understand the Spillers are requesting a 13 foot 2 inch variance from the 30 foot setback; for the porch a 5 foot 7 inch variance from the 22.6 foot setback. As adjacent neighbors we are not opposed to these changes and feel they are in keeping with other homes in the neighborhood.

Sincerely,

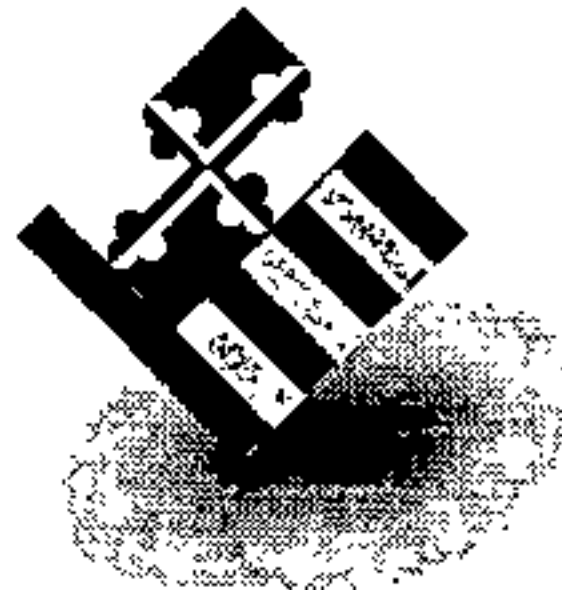
Kevin Flynn

1503 Carrollton Ave
Towson, MD 21204

Danielle Donner

1410 Boyce Ave
Towson, MD 21204

John Baer

1411 Carrollton
Towson, MD 21204

Item #434



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 30, 2007

ROBERT J. AND HOLLIS R. SPILLER
1501 CARROLLTON AVENUE
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 07-434-A
Property: 1501 Carrollton Avenue

Dear Mr. and Mrs. Spiller:

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 4, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 9, 2007
Item Nos. 07-427, 429, 430, 431, 433,
434, 435, 436, and 437

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-03042007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 6, 2007

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

-----BY:

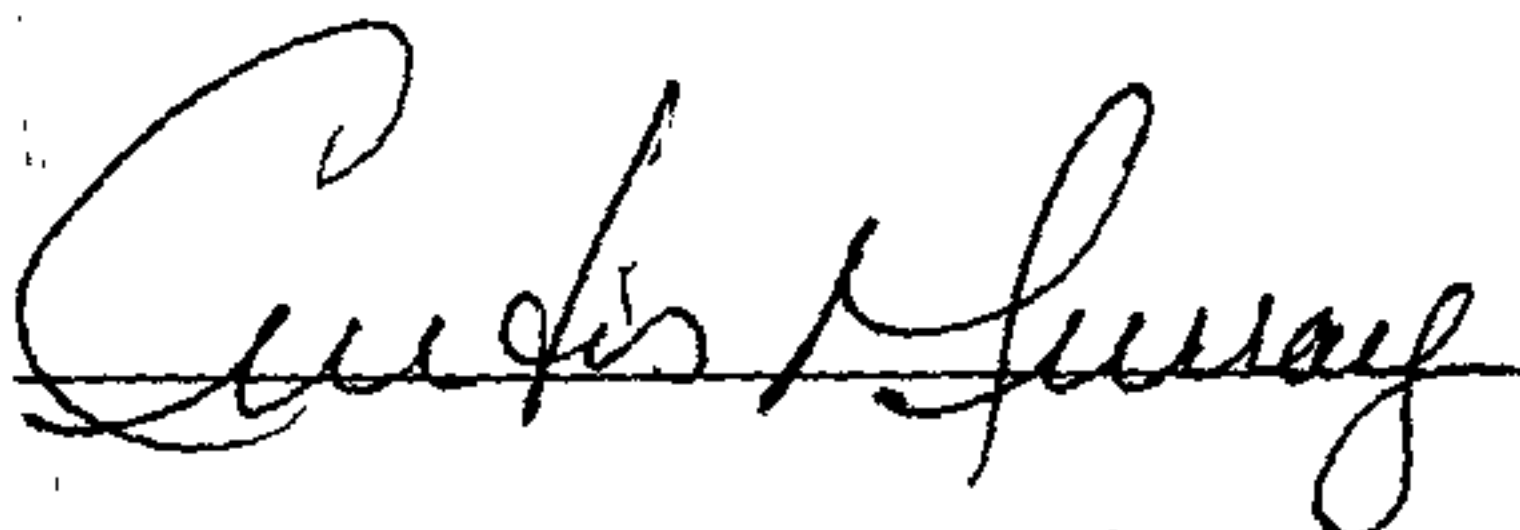
RECEIVED
APR 10 2007

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-434- Administrative Variance

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 Nkechi Hislop in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

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

April 5, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 2, 2007

Item Number: 427 434 through 438

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

INTER-OFFICE CORRESPONDENCE

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

DATE: April 6, 2007

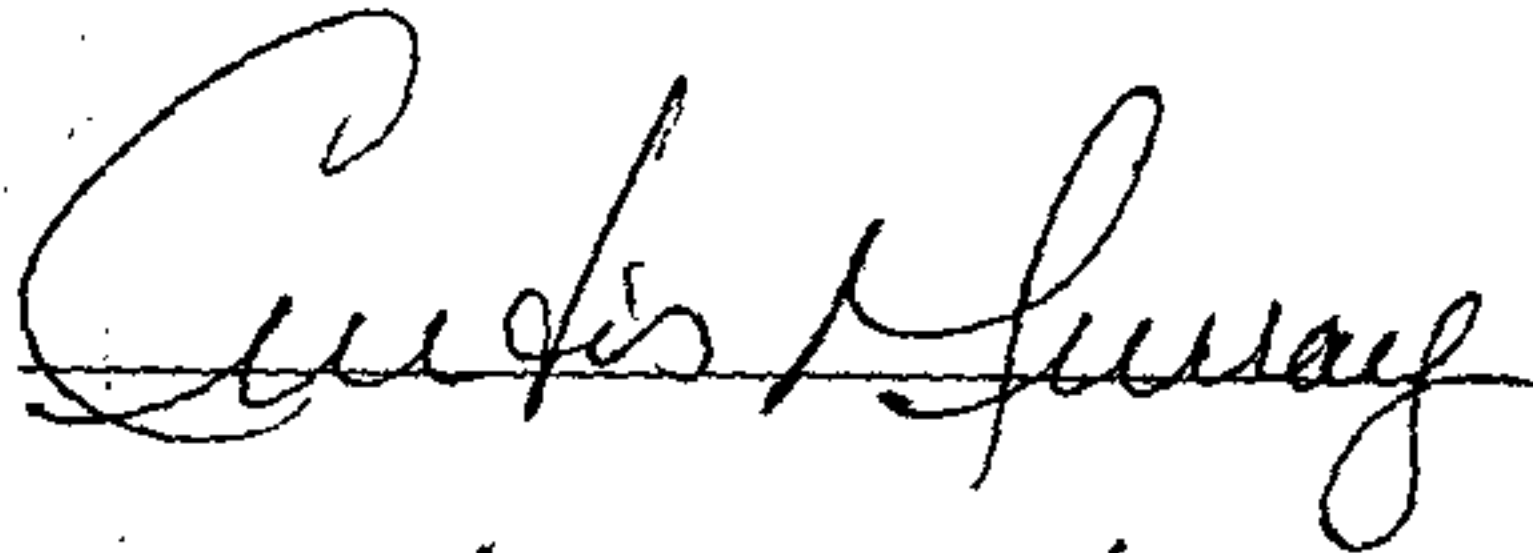
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-434- Administrative Variance

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 Nkechi Hislop in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL



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: APRIL 3, 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. 7-434-A
1501 CARROLLTON AVENUE
SPILLER 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. 7-434-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



1414 Carrollton



1411 Carrollton



1500 Carrollton



1501 Carrollton

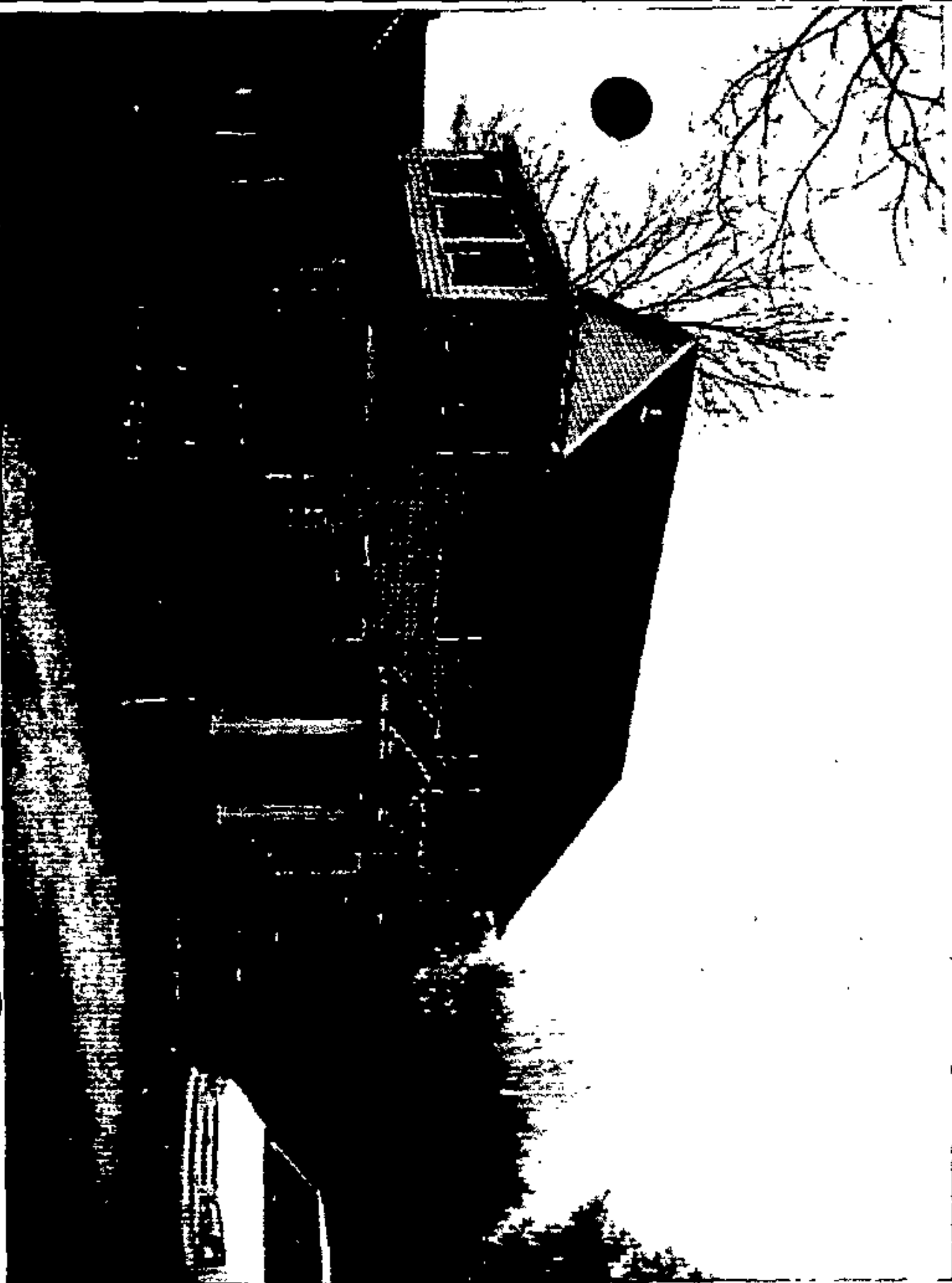
Item #434



1503 CARP.



HOUSE - SOUTH-OK 1501
1500 BOYCE AVE.



1501 CARROLLTON

Item #434



DR 2

MAYWOOD AVENUE

CARROLLTON

9 ED AVENUE

NW 10069B2

2 CD

DR 3.5

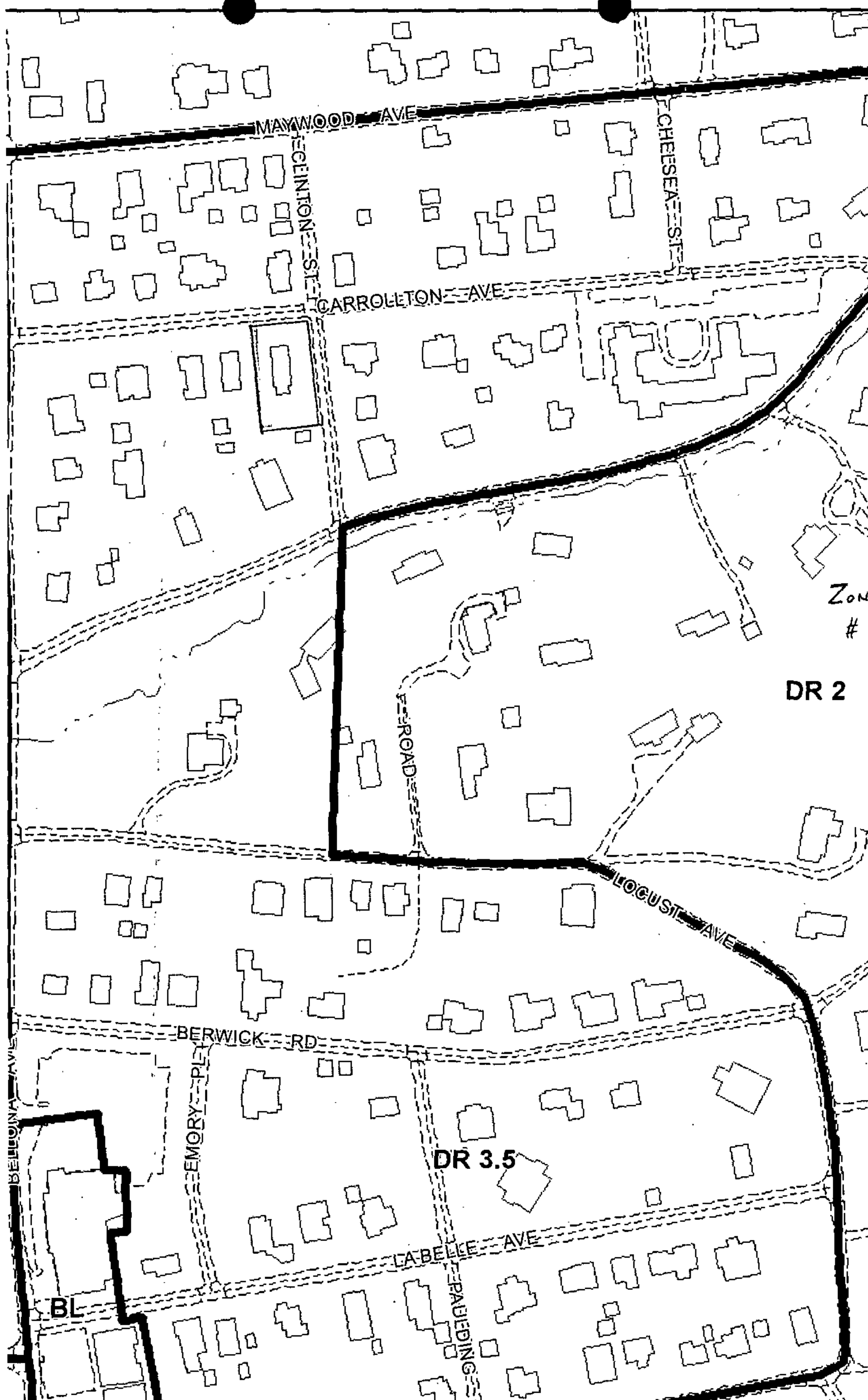
Ruxton/Riderwood/Lake
Roland Design
Review Area

BOYCE

CLINTON STREET

Item #434





ZONING MAP
069B2

DR 2

DR 3.5

Item #
434