IN RE: PETITION FOR ADMIN. VARIANCE

W/Side Meylston Drive, 600' N of c/line
Broadway Road

(11812 Meylston Drive)

8th Election District

* OF

2nd Council District

* BALTIMORE COUNTY

Rolf P. Sorg, et ux

Petitioners

* Case No. 07-455-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Rolf P. Sorg and his wife, Dorothy L. Sorg. The Petitioners request variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory storage structure (garage) with a height of 21 feet in lieu of the maximum permitted 15. The subject property and requested relief are more particularly described on the amended red lined site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 4.

This case was originally filed as an administrative variance, pursuant to Section 32-3-303 of the Baltimore County Code. That section allows an individual to seek variance relief for an owner-occupied residential property without a formal hearing, provided certain conditions are met. First, the property is duly posted and advertised giving public notice of the requested relief. Under the Code, any property owner residing within 1,000 feet of the property in question can request a public hearing within 15 days of the sign posting, if that person objects to the relief requested. If no hearing is requested, the matter can be considered and an Order issued by the Zoning Commissioner/Deputy Zoning Commissioner, based on the documentation contained in the file.

In the instant case, the property was duly posted and within the requisite time period, nearby property owners, Lisa and Jonathan Soudry & Ellen and Daniel Jarrett, filed requests for a public hearing. The matter was therefore scheduled for a public hearing, which was held on

Date Date CEIVED FOR FILIN

July 5, 2007.

Appearing at the hearing in support of the request were Rolf Sorg, property owner, and Howard L. Alderman, Jr., Esquire, with the law firm of Levin and Gann, attorneys for the Petitioners. Appearing as a Protestant was the Petitioners' adjacent neighbor located to the rear of the subject property, Ellen Jarrett. There were no other interested persons present although Ms. Jarrett indicated she thought Jonathon Soudry planned to attend as he was aware of the hearing.

Testimony and evidence offered revealed that the subject property is an irregular, rectangular shaped parcel located on the west side of Meylston Drive just north of Broadway Road (Broadway Road turns into Padonia Road after crossing Falls Road) in Lutherville. The property is known as Parcel 292 on the Maryland Department of Assessment and Taxation Real Property Data Sheet, and contains a gross area of 1.2867 acres, more or less, zoned R.C.5. Presently, the site is improved with a one-story frame home of approximately 2,073 square feet and features an in-ground swimming pool 20' x 40' in the rear yard. Photographs and aerial GIS maps (Petitioners' Exhibits 2 and 5) were submitted noting the mature stand of trees and vegetative buffer that helped conceal the improvements from adjacent properties. Mr. and Mrs. Sorg have owned the property and resided thereon for 48 years. Mr. Sorg, now retired, desires to construct a detached garage (36' x 48' in dimension) in the rear yard to pursue his hobbies and store his collection of antique cars which he described as an old Mercedes and pick-up truck and his lawn equipment. The additional height is necessary to provide sufficient storage space on the second level. Also, Hanover Building Systems, Inc., the designer of the building, suggested a 6-12 roof pitch to maintain a preferable architectural roof pitch. Mr. Sorg points to photographs and other garages in the community that are as large, if not larger, than his proposal both in space

Date TICEIVED FOR FILLING

and height (including Randolph Brinton's building next door) asserting that his garage is appropriate and would not be out of character in this instance and within the spirit and intent of the zoning regulations. In this regard, there were no adverse comments submitted by any County reviewing agency, however, the Office of Planning did want a condition that the structure not be converted into a dwelling unit or apartment and the structure is not to be used for commercial purposes. Architectural elevations were submitted as Petitioners' Exhibit 3.

As indicated above, Ms. Jarrett was opposed to the height request as originally filed (as were the Soudry's) since their properties are located behind the Petitioners and this accessory structure would obstruct their views. After ongoing discussions, the location of the garage was shifted away from the rear property line, and a revised site plan submitted. Additionally, Mr. Sorg agreed to provide additional landscaping behind and between the properties as an effective visual buffer. When asked why the garage couldn't be located between the Petitioners home and the existing pool area, further away from the Soudry's property, Mr. Sorg explained that the septic area and well prevented placement of any structures in this space.

After due consideration of the testimony and evidence presented, and the continued efforts undertaken by the parties to reach a compromised solution, I am persuaded to grant the requested relief. Based on my review of the amended site plan as well as the testimony, I find that the subject property is constrained which creates a unique condition bringing about a practical difficulty if B.C.Z.R. Section 400.3 was strictly adhered to. I find that in this instance the additional 6 feet of roof pitch will not be out of character with the other accessory buildings in the area. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or surrounding locale.

Date Sy Sylven RECEIVED FOR FILING

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____ day of July, 2007 that the Petition for Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory storage structure (garage) with a height of 21 feet in lieu of the maximum permitted 15, in accordance with Petitioners' Exhibit 4, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed detached garage shall be constructed substantially in accordance with the building elevation drawings reviewed and placed in the file as Petitioners' Exhibit 3. In addition, landscaping shall be provided along the western portion of the Petitioners' property between the proposed storage building and the real property line. The landscaping will consist of approximately ten (10) Leyland cypress trees planted in a staggered arrangement as opposed to a straight line.
- 3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:dlw

Zoning Commissioner

for Baltimore County



JAMES T. SMITH, JR. County Executive

July 17, 2007

WILLIAM J. WISEMAN III

Zoning Commissioner

Howard Alderman, Esquire Levin & Gann, P.A. Nottingham Centre, 8th Floor 502 Washington Avenue Towson, MD 21204

RE: PETITION FOR ADMIN. VARIANCE

W/Side Meylston Drive, 600' N of c/line Broadway Road (11812 Meylston Drive)

8th Election District - 2nd Council District
Rolf P. Sorg, et ux - Petitioners

Case No. 07-455-A

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very traly yours,

WULLIAMS. WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:dlw Enclosure

c: Rolf P. and Dorothy L. Sorg, 11812 Meylston Drive, Lutherville, Md. 21093
 Ellen Jarrett, 1325 Chippendale Road, Lutherville, Md. 21093
 Douglas W. DuVal, L.S., DuVal & Associates, P.A., 1729 York Road, Suite 205, Lutherville, Md. 21093
 Lisa and Jonathan Soudry, 1324 Chippendale Road, Lutherville, Md. 21093
 People's Counsel; Office of Planning; File



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 118/2	MEYLSTON	DRIVE	LUTHERVILLE	MO
which is p	resently zon	ed	RC-5	_

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.2 to permit a proposed detached accessory structure (storage building) to have a height of 21 feet in lieu of the maximum permitted 15.

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 perjury, that I/we are the legal is the subject of this Petition.	d affirm, under the penalties of all owner(s) of the property which
Contract Purch	haser/Lessee:	•	Legal Owner(s):	X heeft plus
			KOLF OORG	400
Name - Type or Print	,		Name - Type or Print	Namo
Signature			Signature Sozó	~\
Address		Telephone No.	Name - Type or Print	Loro
City	State	Zip Code	Signature	
Attorney For F	Petitioner:		11812 MEYLSTON D	LIVE (410) 252-1386
Attorney i or i	CEICIOITOI.	•	Address	Telephone No.
			LUTHERVILLE MD	21093
Name - Type or Print	· · · · · · · · · · · · · · · · · · ·		City	State Zip Code
	•		Representative to be t	Contacted:
Signature			DOUGLAS W. DUVAL L DUVAL & ASSOCIATUS	.5.
Company			Mana	•
			1729 YOURK RD.,	SUITE 205 (40)666-5467
Address	,	Telephone No.		l elephone No.
			Address City	MD 21093
City	State	Zip Code	City	State Zip Code
A Public Hearing h this day of regulations of Baltim	aving been formally demand the county and that the prope	ded and/or found to be at the subject matter of	required, it is ordered by the Zoning this petition be set for a public hearing DPOP FILING	ng Commissioner of Baltimore County, g, advertised, as required by the zoning
	Da	te	-07	
	By.	100	Zoning Commissioner	r of Baltimore County
CASE NO.	07-455-1	Re	viewed By K	Date

Estimated Posting Date _____

Affida Vit 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	11812 HEYLSTON	DRIVE	
	Address LUTHERVILLE City	MD State	21093 Zip Code
That based upon personal knowledge, the folio Variance at the above address (indicate hardshi	wing are the facts upon	which I/we base the re	•
this pre-orginoered st will span the outire	foroge building	calls for roof	trusses that
will span the autive	36 Wide Da	oling. The de	14 (11) Atta
the roof is 6/12 or storage area, the	total height	of the builder	ig is 21'.
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a		Affiant(s) will be require	ed to pay a reposting and
Moll May	Signatu	nichn L. Sa	g
Rolf Sold .	Dore	re ウガダ SORG Type or Print	
Name - Type of Print	name.		·
STATE OF MARYLAND, COUNTY OF BALTIN	-	2007 hotoro mo	Notary Public of the State
I HEREBY CERTIFY, this 5th day of 6 of Maryland, in and for the County aforesaid, per	rsonally appeared		i Notally Public of the State
かりなり the Affiant(s) herein, personally known or satisfa	actority identified to me a	s such Affiant(s).	
AS WITNESS my hand and Notarial Seal		M	Λ

Notary Public

My Commission Expires

REV 10/25/01

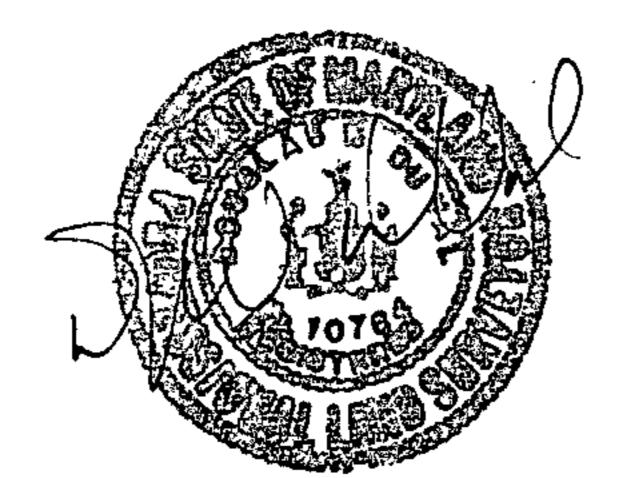
SURVEYING . ENGINEERING

Douglas W. DuVal, L.S. Raymond B. Sutton, Jr.

ZONING DESCRIPTION FOR 11812 MEYLSTON DRIVE

Beginning at a point on the Southwest side of Meylston Drive forty feet wide, at the distance of 600' from the north side of Broadway, thence running the following seven courses and distances: (1) north 19 degrees 52 minutes west 120.00 feet, (2) north 19 degrees 52 minutes west 21.00 feet, (3) south 76 degrees 25 minutes 10 seconds west 202.08 feet, (4) south 76 degrees 25 minutes 10 seconds west 207.09 feet, (5) south 48 degrees 54 minutes 132.00 feet, (6) south 47 degrees 09 minutes 30.70 feet and (7) north 82 degrees 15 minutes east 527.11 feet to place of beginning. Containing 1.2867 acres of land, more or less.

8th Election District 2nd Councilmanic District



Item # 455

<u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

Case	Number 07-	455	- A	Address _	11812	Meylston	De
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2.	a formal re-	quest for a p	ublic hearing	g. Please ι	understand i	or owner within 1,0 that even if there closing date.	000 feet to file is no formal
3.	commissione order that t (typically wit	er. He may: he matter be hin 7 to 10 da	(a) grant the set in for a sys of the clo	e requested a public hea sing date) a	relief; (b) d aring. You is to whethe	y the zoning or deleny the requested will receive writted the petition has be you by First Class	d relief; or (c) on notification been granted.
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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.

For Newspaper Advertising:
Item Number or Case Number 07-455-A
Petitioner Rolf and Dorothy Song
Address or Location. 11812 Muy/ston Dr., Luthoville, MD 21093
PLEASE FORWARD ADVERTISING BILL TO
Name Mr. Rolf Gova
Address 11812 Mulston Drive
Luther ville, MD 21093
Telephone Number: 410-252-1386

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: #07-455-4

11812 Meylston Drive
W/side of Meylston Drive, 600 feet +/- north of center-line Broadway

8th Election District
2nd Councilmanic District
2nd Councilmanic District
Legal Owner(s): Rolf & Dorothy Sorg
Varlance: to permit a proposed detached accessory structure (storage building) to have a height of 21 feet in lieu of the maximum permitted 15.

Hearing: Tuesday, May 29, 2007 at 11:00 a.m. in Room 407, Counts Building, 401 Bosley Avenue, Towson 21204.

Baltimore County

NOTES: (1) Hearings are
Handlcapped 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 5/705 May 15 135327 WILLIAM J. WISEMAN, III Zoning Commissioner for

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

The Jeffersonian

Catonsville Times

Times

Arbutus

- Times
- Owings Mills Times Towson
- NE Booster/Reporter
 - North County News

Nullus

LEGAL ADVERTISING

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: #07-455-A 11812 Meyiston Drive W/side of Meyiston D 600 feet +/- north

600 feet +/- now centerline Broadway
8th Election District
2nd Councilmanic District
2md Councilmanic District of Drive.

Dorothy Sorg

Verlance: to permit a proposed detached accessory structure (storage building) to have a height of 21 feet in lieu of the maximum permitted 15. QΦ

Hearing: Thursday, July 5, 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
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 6/709 June 19 139313

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

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

William

LEGAL ADVERTISING **G**)

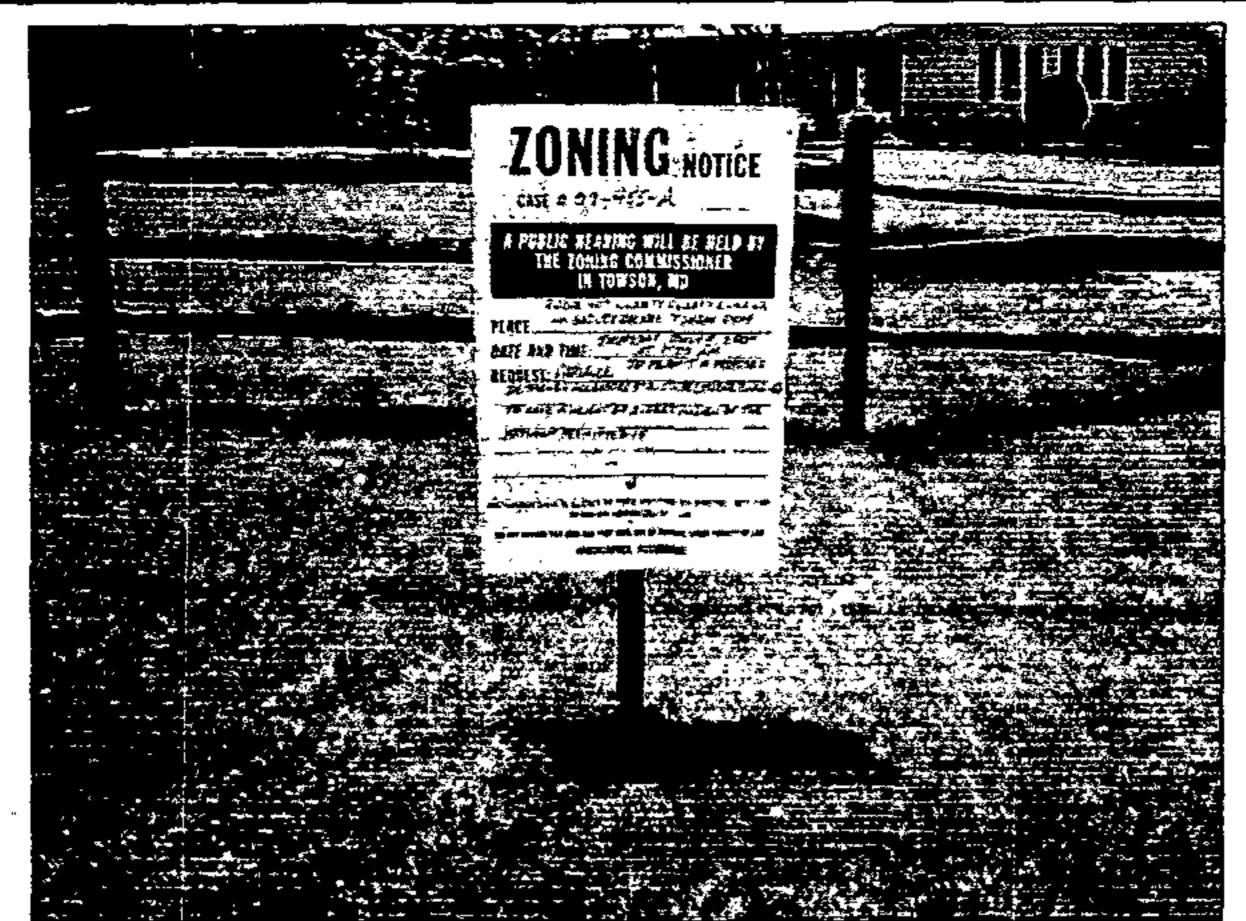
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CERTIFICATE OF POSTING

	RE: Case No: <u>01-455-A</u>
	Petitioner/Developer: ROLF & DOROTHY SORG
	Date Of Hearing/Closing: 7/5/07
Baltimore County Department of Permits and Development Manager County Office Building, Room 1 11 West Chesapeake Avenue	gement
Attention:	
Ladies and Gentlemen:	
sign(s) required by law were pos	penalties of perjury that the necessary sted conspicuously on the property 12 MEYLSTON DRIVE
This sign(s) were posted on	(Month, Day, Year) Sincerely, Mathiagle 4/20/07 (Signature of sign Poster and Date)



natu Ode 4/20/07

CERTIFICATE OF POSTING

RE: Case No: 07-455-1

	Petitioner/Developer: ROLF SORG
	Date Of Hearing/Closing: 4/30/07
Baltimore County Department of Permits and Development Manag County Office Building, Room 1 111 West Chesapeake Avenue	gement
Attention:	
Ladies and Gentlemen:	
sign(s) required by law were post	penalties of perjury that the necessary ed conspicuously on the property 12 MEYLSTON DL
This sign(s) Were posted on	April 14, 2001
lng HA	(Month, Day, Year) Sincerely,
	PU-A-HAN IN TIMIN
,	Signature of sign Poster and Date) Martin Ogle
HA PR	Sign Poster 16 Salix Court
PR	Sign Poster

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mater ale 4/14/00



JAMES T. SMITH, JR. County Executive

June 1, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
RING
Development Management

NEW 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: 07-455-A

11812 Meylston Drive

W/side of Meylston Drive, 600 feet +/- north of centerline Broadway

8th Election District – 2nd Councilmanic District

Legal Owners: Rolf & Dorothy Sorg

Variance to permit a proposed detached accessory structure (storage building) to have a height of 21 feet in lieu of the maximum permitted 15.

Hearing: Thursday, July 5, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Rolf & Dorothy Sorg, 11812 Meylston Drive, Lutherville 21093 Douglas Duval, 1729 York Road, Ste. 205, Lutherville 21093 Lisa Soudry, 1324 Chippendale Road, Lutherville 21093 Daniel Jarrett, 1325 Chippendale Road, Lutherville 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 20, 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, June 19, 2007 Issue - Jeffersonian

Please forward billing to:

Rolf & Dorothy Sorg 11812 Meylston Drive Lutherville, MD 21093 410-252-1386

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: 07-455-A

11812 MeyIston Drive

W/side of Meylston Drive, 600 feet +/- north of centerline Broadway

8th Election District – 2nd Councilmanic District

Legal Owners: Rolf & Dorothy Sorg

<u>Variance</u> to permit a proposed detached accessory structure (storage building) to have a height of 21 feet in lieu of the maximum permitted 15.

Hearing: Thursday, July 5, 2007 at 11:00 a.m. in Room 407, County Courts Building,

#01 Bosle 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.



JAMES T. SMITH, JR. County Executive

TMBYHY 2080TROCO, 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: 07-455-A

11812 Meylston Drive

W/side of Meylston Drive, 600 feet +/- north of centerline Broadway

8th Election District – 2nd Councilmanic District

Legal Owners: Rolf & Dorothy Sorg

<u>Variance</u> to permit a proposed detached accessory structure (storage building) to have a height of 21 feet in lieu of the maximum permitted 15.

Hearing: Tuesday, May 29, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Rolf & Dorothy Sorg, 11812 Meylston Drive, Lutherville 21093 Douglas Duval, 1729 York Road, Ste. 205, Lutherville 21093 Lisa Soudry, 1324 Chippendale Road, Lutherville 21093 Daniel Jarrett, 1325 Chippendale Road, Lutherville 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 14, 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, May 15, 2007 Issue - Jeffersonian

Please forward billing to:

Rolf & Dorothy Sorg 11812 Meylston Drive Lutherville, MD 21093 410-252-1386

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: 07-455-A

11812 Meylston Drive

W/side of MeyIston Drive, 600 feet +/- north of centerline Broadway

8th Election District – 2nd Councilmanic District

Legal Owners: Rolf & Dorothy Sorg

Variance to permit a proposed detached accessory structure (storage building) to have a height of 21 feet in lieu of the maximum permitted 15.

Hearing: Tuesday, May 29, 2007 at 11:00 a.m. in Room 407, County Courts Building,

42/1 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.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

June 27, 2007

Rolf Sorg Dorothy Sorg 11812-Meylston Drive Lutherville, MD 21093

Dear Mr. and Mrs. Sorg:

RE: Case Number: 07-455-A, 11812 Meylston Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 6, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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,

u. Callibal)

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf Enclosures

c: People's Counsel

Douglas W. DuVal L.S. DuVal & Associates, P.A. 1729 York Road, Suite 205 Lutherville 21093

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

7-455 – Administrative Variance

DECEIVE

DATE: April 30, 2007

BY:____

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 21 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 Diana Itter at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL: CM



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

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

Maryland Department of Transportation

Date: 4/24/2007

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

RE:

Baltimore County

Item No. 67-455-A

SORG 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.07-455-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,

Engineering Access Permits

Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: April 24, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 30, 2007

Item Nos. 07-454, 455, 456, 457, 458, 459, 461, 464, 465, 467, 468, 471, 472, and 473

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 04242007.doc

Fire Department



Baltimore County

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

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

April 24, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 23,2007

Item No.: 454, 455, 456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467, 468, 469, 470, 471, and 472.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman Fire Marshal's Office (0)410-887-4880 MS-1102F

cc: File



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



FORMAL DEMAND FOR HEARING

CASE NUMBER: 07-455-A
Address: 1812 Mentston Drive
Petitioner(s): Rolf + Dorolly Sorg
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: We LISA Expression Soudry Name - Type or Print
() Legal Owner OR () Resident of 1324 Chippenale Rd
Lutherule MD 21083
City 419 336-478 (R) 4105613608
C 410 336 4707 which is located approximately
property, which is the subject of the above petition, do hereby formally demand that a public hearing be set in this matter. ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.
4/3/07
Signature
Signature
Revised 9/18/98 - wcr/scj

April 30 2007 To whom it many concern, am reguesting a hours This building (proposed) would arrestically affort my ind my house & nowo Mant-your alvaro

HOWARD L. ALDERMAN, JR. halderman@LevinGann.com

DIRECT DIAL 410-321-4640 LAW OFFICES

LEVIN & GANN

A PROFESSIONAL ASSOCIATION

NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
FACSIMILE 410-296-2801

May 11, 2007

ELLIS LEVIN (1893-1960)

Kristor to postpore

VIA TELEFAX & REGULAR MAIL

Timothy M. Kotroco, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

William J. Wiseman, III, Esquire Baltimore County Zoning Commissioner 410 Bosley Avenue, Suite 405 Towson, Maryland 21204

RE:

11812 Meylston Drive

Case No. 07-455-A

Request for Postponement and Immediate Rescheduling

Dear Messrs. Wiseman and Kotroco:

This morning I was retained by Mr. and Mrs. Rolf Sorg to represent them in connection with the above-referenced case which is a demand for public hearing of a previously filed request for administrative variance. This case is set for June 4, 2007 at 11:00 a.m. and I have a schedule conflict. Therefore, on behalf of my clients, I respectfully request that the hearing on the above-referenced case be postponed and that it be rescheduled as soon as possible. If Christen will contact me before rescheduling the hearing I will ensure that the date is clear with all concerned.

Thank you and please contact me if there is any problem with this request.

Very truly yours,

Howard L. Alderman, Jr

HLA/gk

Mr. and Mrs. Rolf Sorg Douglas DuVal, PLS Ms. Kristen Matthews

RECEIVED

MAY 1 4 2007 07-75/

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

. HOWARD L. ALDERMAN, JR.

halderman@LevinGann.com

DIRECT DIAL

410-321-4640

LAW OFFICES

Levin & Gann

A PROFESSIONAL ASSOCIATION

NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960) CALMAN A. LEVIN (1930-2003)

May 11, 2007

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	TELEFAX NO.
Timothy M. Kotroco, Director	410-887-5708
William J. Wiseman, III, Zoning Commissioner	410-887-3468
c: Ms. Kristen Matthews	410-887-5708

FROM:

HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]:

2

CLIENT/MATTER: Case No. 07-455-A/11812 MeyIston Drive

COMMENTS:

A request for postponement of the above-referenced case follows.

[x] ORIGINAL WILL NOT BE MAILED

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.

My return FAX Number is (410) 296-2801.

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named shove. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for expenses. Thank You.

HOWARD L. ALDERMAN, JR.

halderman@LevinGann.com

DIRECT DIAL

410-321-4640

LAW OFFICES

Levin & Gann

NOTTINGHAM CENTRE 502 WASHINGTON AVENUE 8th Floor TOWSON, MARYLAND 21204 410-321-0600

May 11, 2007

FACSIMILE 410-296-2801

ELLIS LEVIN (1893-1960)

<u>VIA TELEFAX & REGULAR MAIL</u>

410-295-2801

Timothy M. Kotroco, Director Baltimore County Department of Permits and Development Management 111 West Chesapeake Avenue, Suite 109 Towson, Maryland 21204

William J. Wiseman, III, Esquire Baltimore County Zoning Commissioner 410 Bosley Avenue, Suite 405 Towson, Maryland 21204

RE:

11812 Meylston Drive

Case No. 07-455-A

Request for Postponement and Immediate Rescheduling

Dear Messrs. Wiseman and Kotroco:

This morning I was retained by Mr. and Mrs. Rolf Sorg to represent them in connection with the above-referenced case which is a demand for public hearing of a previously filed request for administrative variance. This case is set for June 4, 2007 at 11:00 a.m. and I have a schedule conflict. Therefore, on behalf of my clients, I respectfully request that the hearing on the abovereferenced case be postponed and that it be rescheduled as soon as possible. If Christen will contact me before rescheduling the hearing I will ensure that the date is clear with all concerned.

Thank you and please contact me if there is any problem with this request.

Very truly yours,

HLA/gk

Mr. and Mrs. Rolf Sorg Douglas DuVal, PLS

Ms. Kristen Matthews

DUVAL & ASSOCIATES, P.A.

SURVEYING . ENGINEERING

Douglas W. DuVal, L.S. Raymond B. Sutton, Jr.

Krister to charge.

May 8, 2007

Department of Permits and Development Management County Office Building, Rm 105 111 W. Chesapeake Ave. Towson, MD 21204

Attn: Timothy M. Kotroco

Re: Case No. 07-455-A 11812 Meylston Drive 8C2 Sorg Residence Request for later date for Hearing

DVA No. 06108

Dear Mr. Kotroco:

On behalf of Rolf and Dorothy Sorg, we are requesting a change of the date for the upcoming Zoning Hearing from May 29, 2007 to June 4, 2007 at 11 A.M., as the Sorgs will be out of town until May 31, 2007. We spoke to the Zoning Commissioner's office, who provided us with the date. Please contact us should you have any questions.

Very truly yours,

Douglas W. DuVal, L.S., Pres. DuVal & Associates, P.A.

Daniel S. Jarrett 1325 Chippendale Road Lutherville, Maryland 21093 (H) 410.453.9189

To:_KRIST	EN
From:	Daniel S. Jarrett
Date:	4/30/2007
Subject:_	Case # 07-455-A
# of pages	including cover: 2
Fax #:	(410) 8 87-3048
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Ellen and Daniel Jarrett 1325 Chippendale Road Lutherville, Md 21093 410-453-9189

April 30, 2007

Baltimore County Zoning Office 111 W. Chesapeake Ave. Towson, Md 21204 Attention: Kristen

Fax 410-887-3048

Re: case #07-455-A

To Whom It May Concern:

We would like to request a hearing for case # 07-455-A, 11812 Meylston Drive. We do not think it is appropriate to approve a 21' high accessory structure in an RC-2 zone. This structure would be directly adjacent to our property. Please notify us of the hearing date.

Sincerely,

Ellen and Daniel Jarrett



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director Department of Permits and Development Management May 3, 2007

Rolf Sorg Dorothy Sorg 11812 Meylston Drive Lutherville, MD 21093

Dear Mr. & Mrs. Sorg:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 07-455-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand concerning the above proposed administrative procedure.

The hearing has been scheduled, and the notice reflecting this date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact David Duvall at 410-887-3391.

Very truly yours,

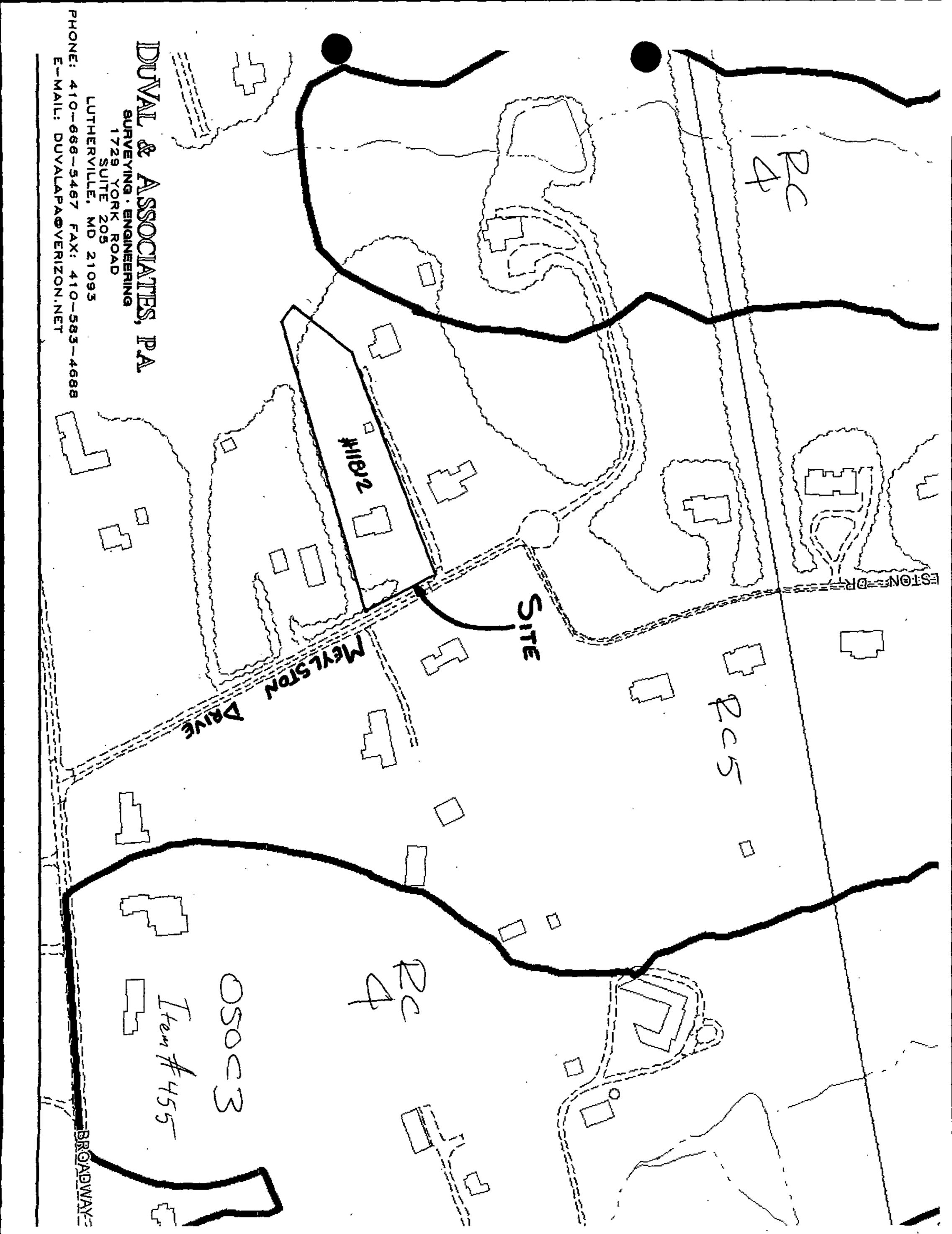
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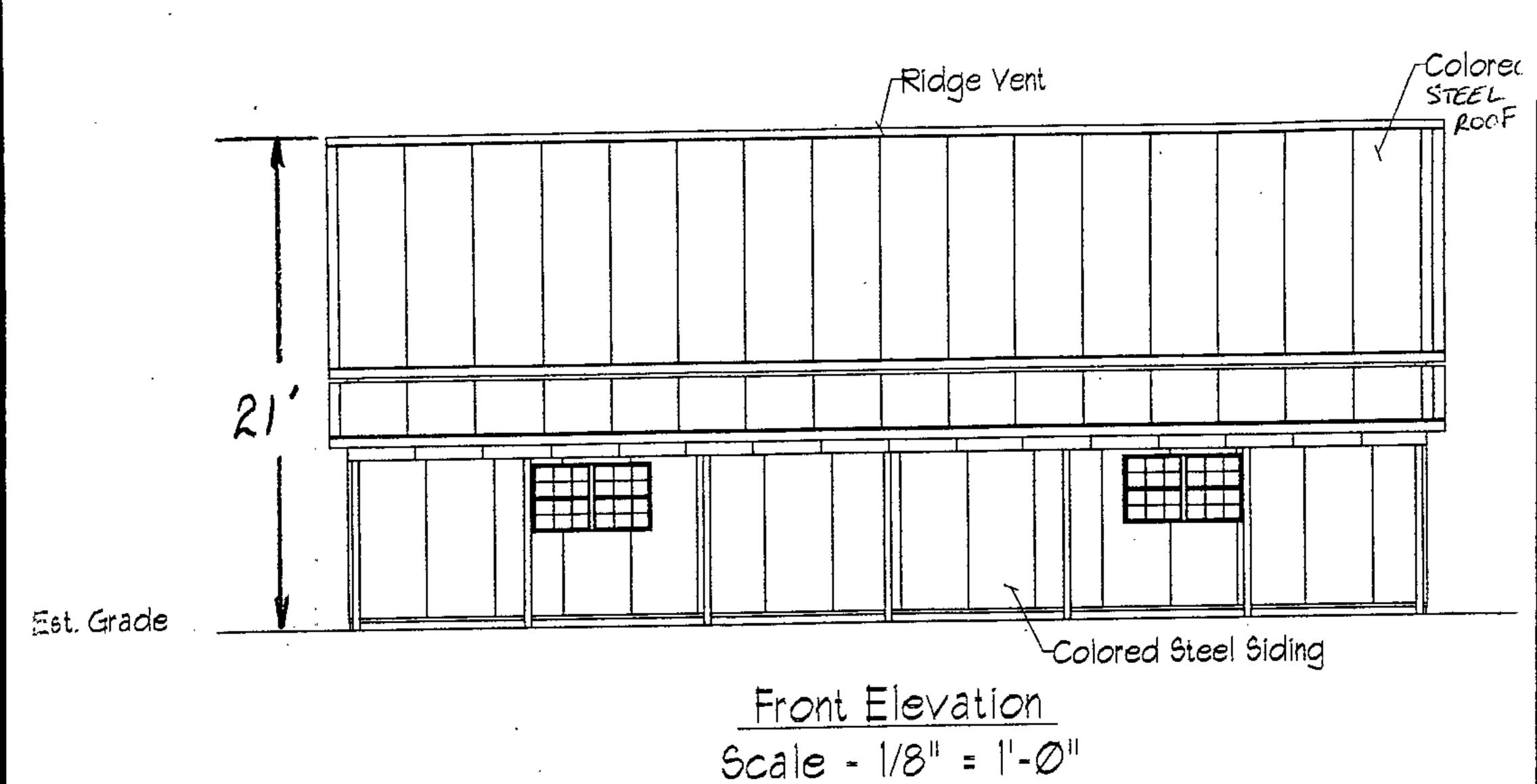
W. Carl Richards, Jr. Supervisor

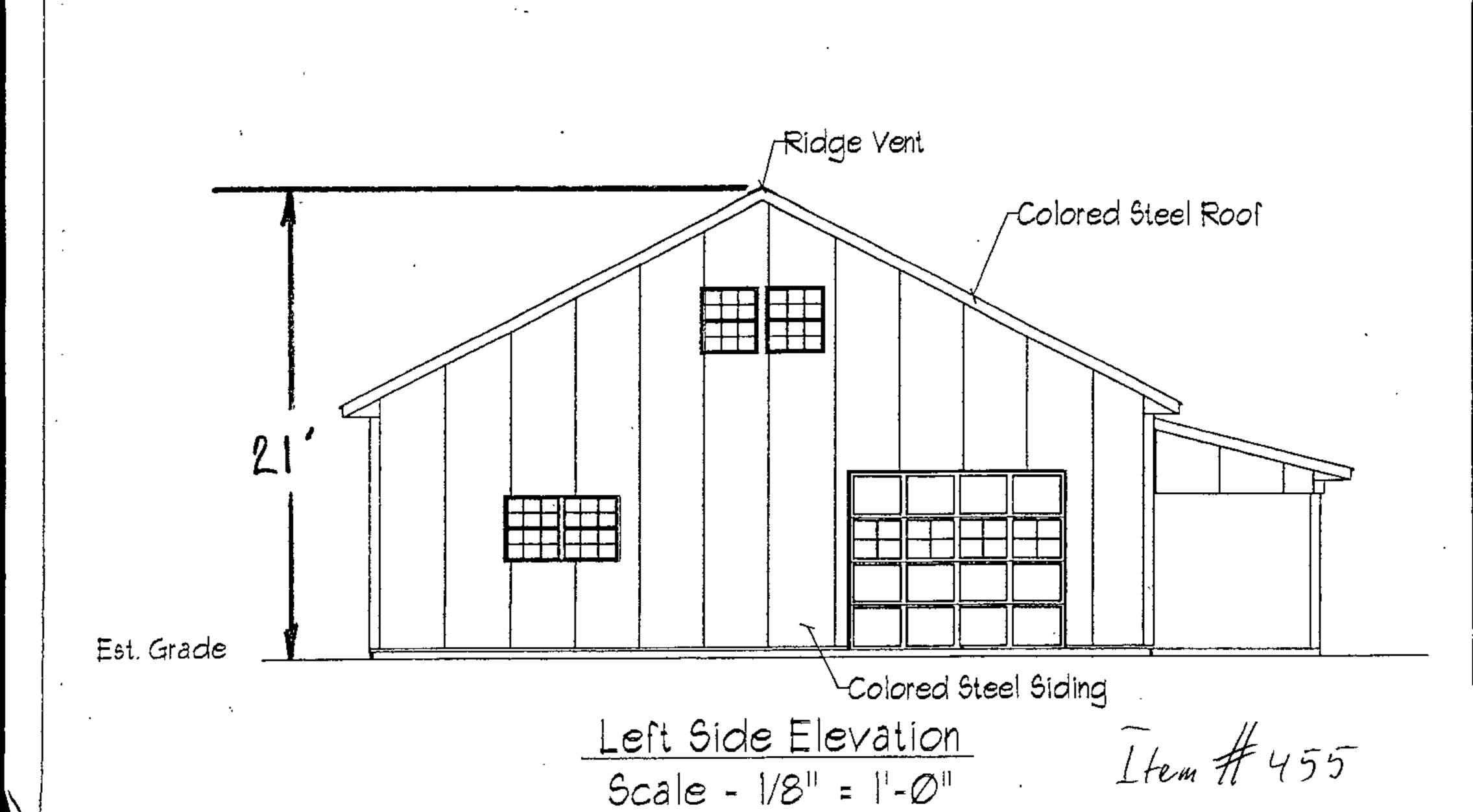
Zoning Review

WCR:klm

C: Douglas Duvall, Duval & Assoc., 1729 York Road, Ste. 205, Lutherville 21093 Lisa Soudry, 1324 Chippendale Road, Lutherville 21093 Daniel Jarrett, 1325 Chippendale Road, Lutherville 21093







PLEASE PRINT CLEARLY

CASE NAME SORG HOURETY
CASE NUMBER 07-455-4
DATE 05 JULY 67

PETITIONER'S SIGN-IN SHEET

E- MAIL 93 STATE, ZIP Surestu MEXISTON ASHWETONA ADDRESS 202 (11) How man NAME

PLEASE PRINT CLEARLY

IAME	MBER	
CASE NAN	N	ITE
CAS	CASE	DAT

CITIZEN'S SIGN-IN SHEET

E- MAIL	e) avvettulchai bultinus,											
ITE, ZIP	ille Md. 21093							-				
<u>`</u> ,	Lutharille					-						
ADDRESS	1325 Chippendale Pd.											
NAME	Fler Jawet											

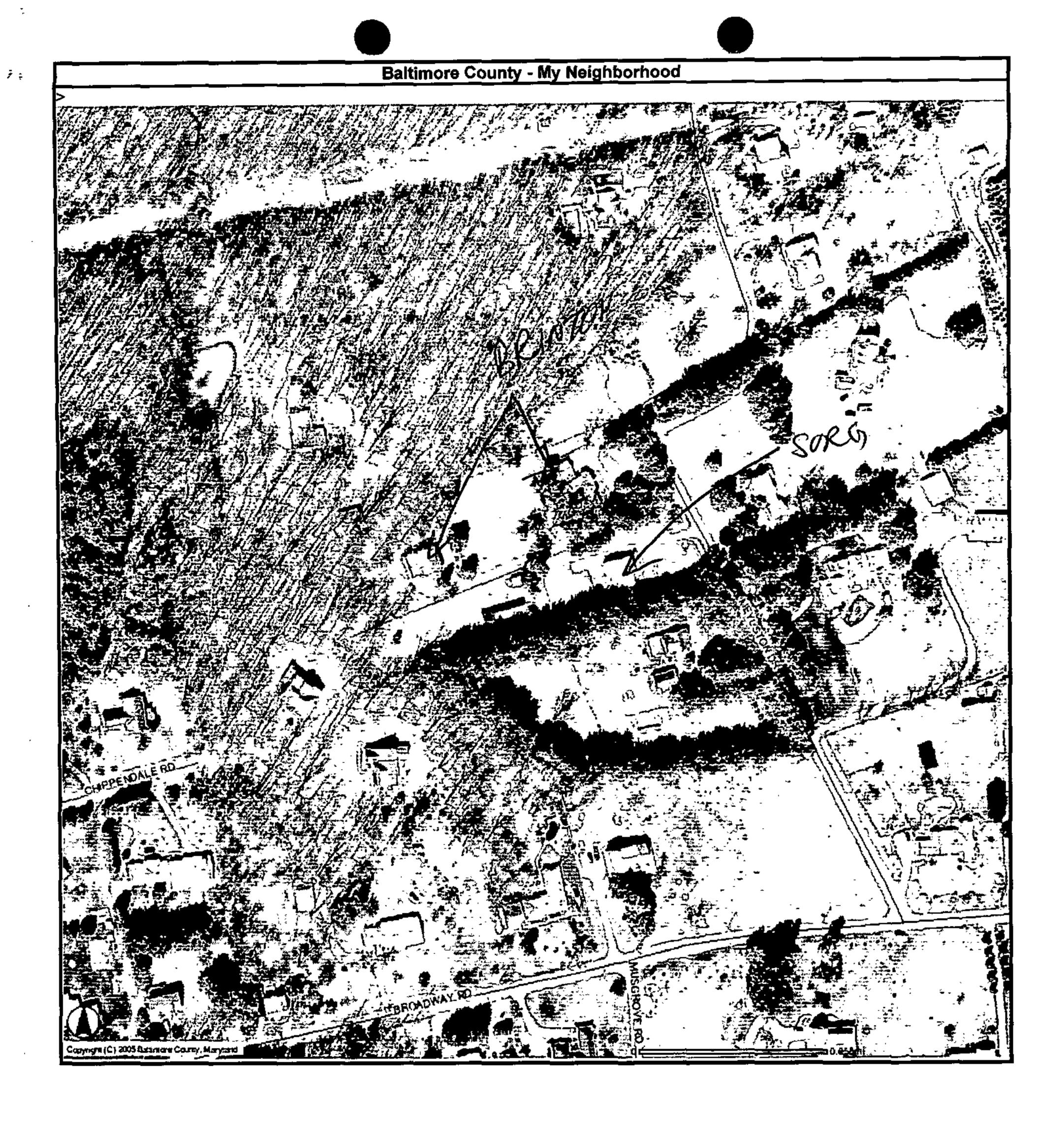
Case No.: 07-455-A 11812 MEYLStoN DRIVE

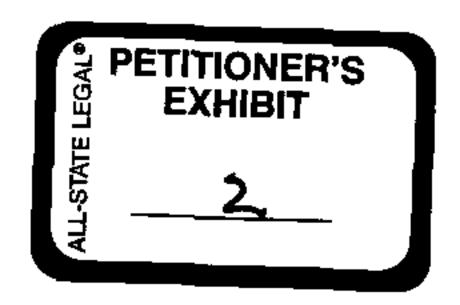
Exhibit Sheet

Petitioner/Developer

Protestant

	······································	
No. 1		
	Site RAN	
No. 2	aurial Photo depicting Mughbourg Home	
No. 3	Carage Elvation	
No. 4	Amended Red Line Plan reposition Gas	
No. 5	PHOTOGRAPHS-EXISTANG Conditions	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

il 30, 2007

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

7-455 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 21 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 Diana Itter at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL: CM



Meylston Dr.
(Back)

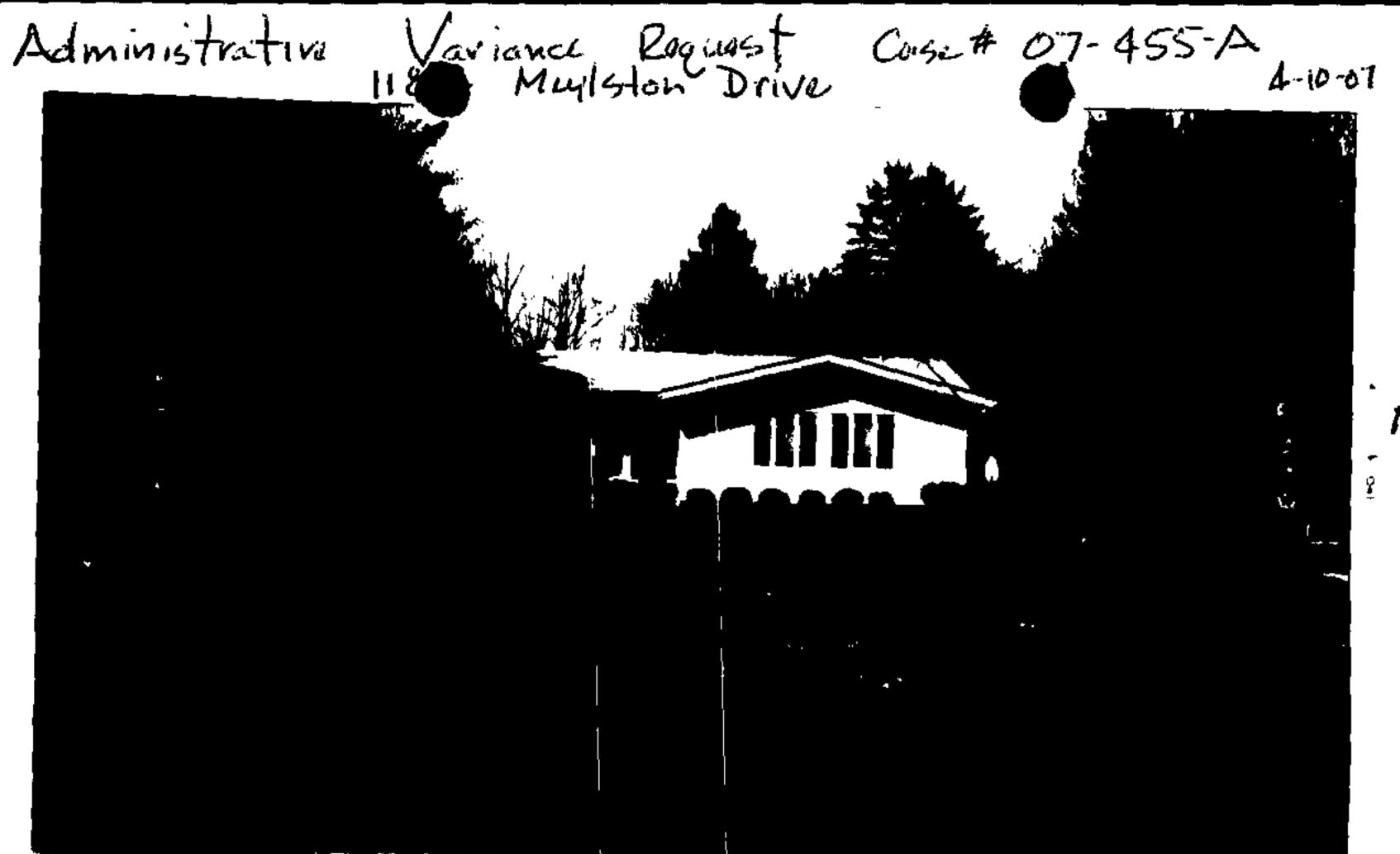




11810

PETITIONER'S

EXHIBIT NO.



My Kston Dr. (Front)



Meylston Dr. (Front)



Meylston Dr. (Front)



Ex. Barn

in Bi4 Meylston

Dr.



Southy Rasidance (back)



Jarvett Rosidence (back)

