

IN RE: PETITION FOR ADMIN. VARIANCE
S side Fairwood View Court, 100 feet W
of c/l Cooper Road
10th Election District
3rd Councilmanic District
(3 Fairwood View Court)

Philip T. and Ann M. Miller
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-457-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, Philip T. and Ann M. Miller. The variance request is for property located at 3 Fairwood View Court. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners need the additional garage height to provide much needed storage space for the family of six. The additional garage height will match the same 8-12 pitch of the existing home and garage. The Petitioners provided letters of support from several adjacent property owners. The property contains 1.471 acres zoned RC 6.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated April 20, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

570-07
P3

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 21, 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 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.

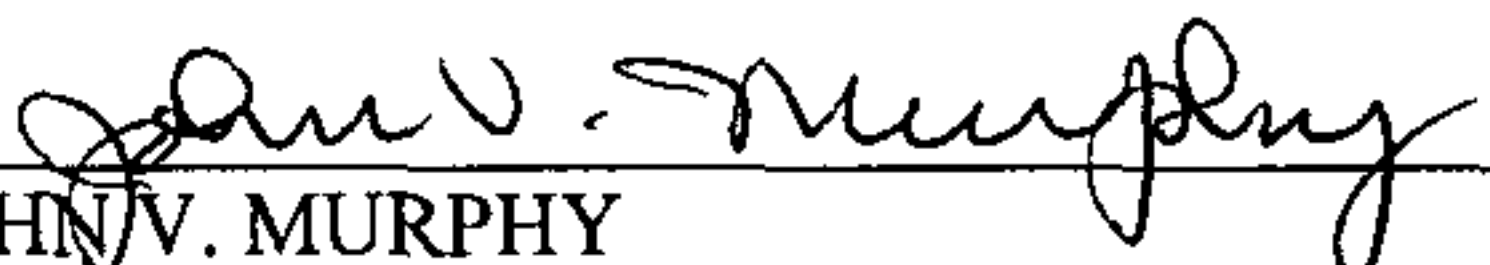
5-10-07
P3

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 10th day of May, 2007 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet 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.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3 Fairwood View Ct, Phoenix, MD
which is presently zoned RC 6

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 17-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly 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):

PHILIP T MILLER

Name - Type or Print

Signature

ANN M. MILLER

Name - Type or Print

Signature

3 Fairwood View Ct 410-771-1480

Address

Telephone No.

Phoenix

MD

21131

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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.

07-457-A

REV 10/25/01

FORM RECEIVED FOR FILING

5-10-07

PM

Reviewed By

D.J.

Date

4/9/07

Estimated Posting Date

4/22/07

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

3 Fairwood View Ct.
Address
Phoenix MD 21131
City State Zip Code

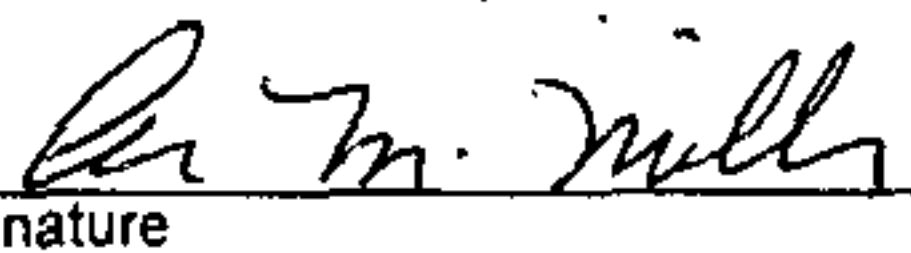
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHMENT

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

PHILIP T. MILLER
Name - Type or Print


Signature

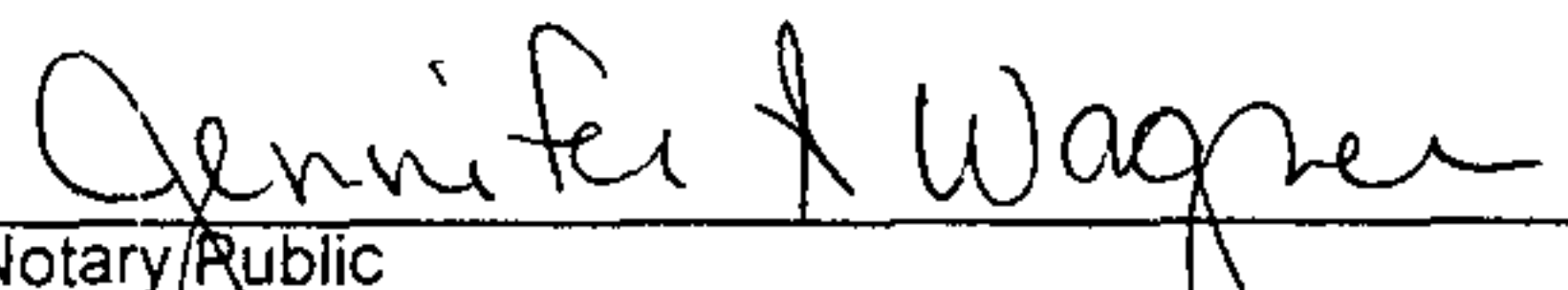
ANN M. MILLER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal


Notary Public

JENNIFER A. WAGNER
My Commission Expires NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 19, 2010



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

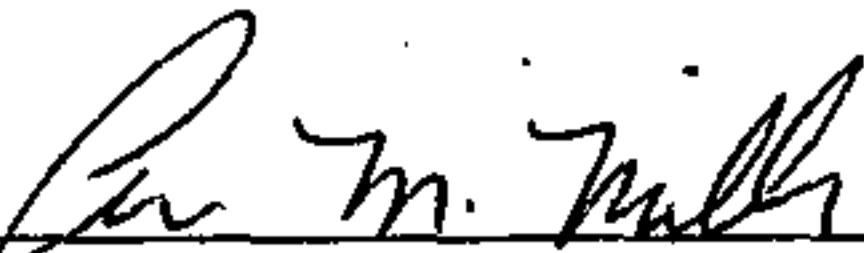
Address 3 Fairwood View Ct.
City Phoenix State MD Zip Code 21131

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):

SEE ATTACHMENT

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 PHILIP T. MILLER

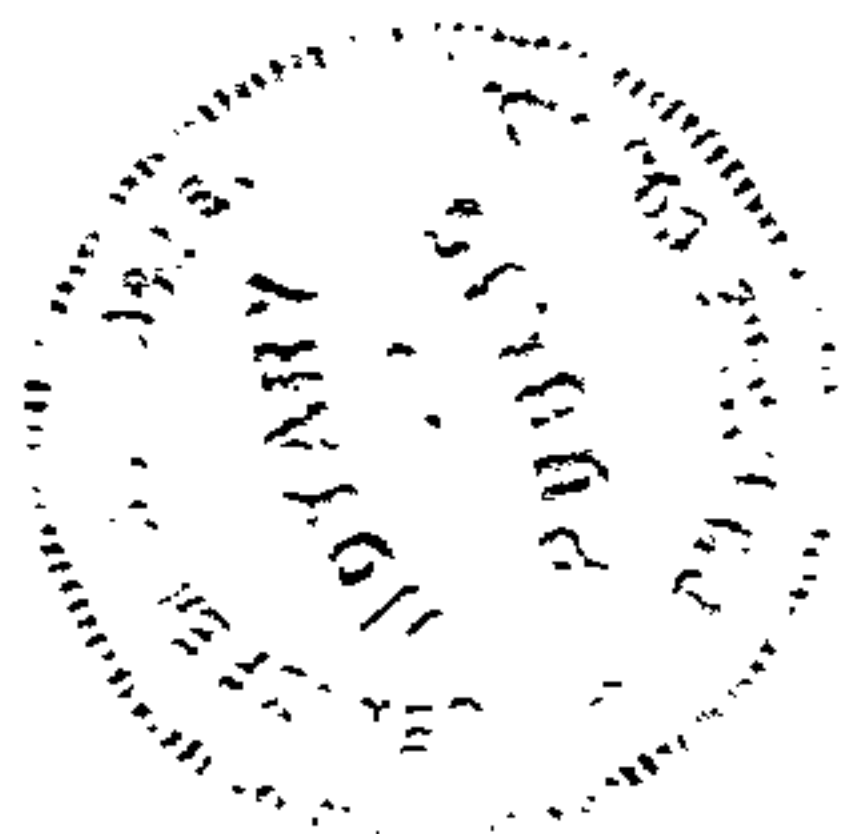
Signature 
Name - Type or Print ANN M. MILLER

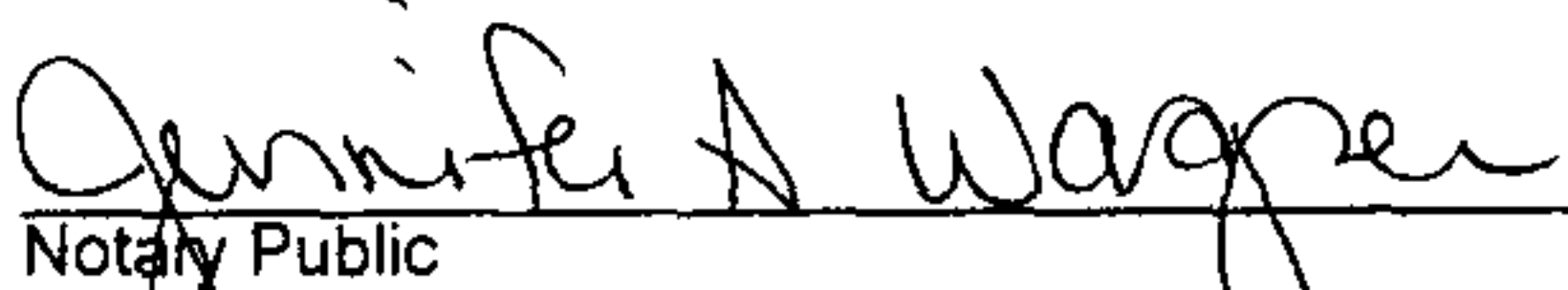
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires JENNIFER A. WAGNER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 19, 2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 Fairwood View Ct. Phoenix, MD
which is presently zoned RC 6

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (DCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT
OF 17-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly 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):

PHILIP T. MILLER
Name - Type or Print

Signature

ANN M. MILLER
Name - Type or Print

Signature

3 Fairwood View Ct. 410-771-1480
Address Telephone No.

Phoenix MD 21131
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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 4 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. 02-457-A

REV 10/25/01

Reviewed By D.T.

Date 4/9/07

Estimated Posting Date 4/22/07

Support of Administrative Variance

Based upon personal knowledge, the following are the facts upon which we base the request for an Administrative Variance at 3 Fairwood View Court.

Storage need:

Without addition storage created with the higher building the family will suffer a hardship.

- Belongings currently stored in existing garage, existing shed, garage attic, house attic & basement (see pictures). Family of six, storage requirement is growing. Kids toys, sleds, bikes, sports equipment, potting, sewing, wood working equipment, etc.....

- Camper storage required by covenants to be inside building. Currently stored in Bel Air. If the height of the garage is reduced any, the garage door opening will not be tall enough to accommodate the camper. If the depth of the garage is not deep enough, then we will not have enough room.

- Need large storage area in garage attic, free of dust and fumes (woodworking, auto mechanics).

Neighborhood aesthetics:

- Need to match the same 8-12 pitch as the existing house & garage to maintain property aesthetics and protect property value.

- Covenants require approval from Architectural Committee of developer, which supports our request for the height variance.

- Neighbors support our request for the height variance and maintenance of neighborhood aesthetics (see letters).

Neighborhood precedent:

- House in court has 15'+ garage.

- The neighborhood has a high level of aesthetics.

ZONING DESCRIPTION

Zoning description for 3 Fairwood View Court, Phoenix MD 21131

Beginning at a point on the south side of Fairwood View Court, which is 50 feet wide at the distance of 100 feet west of the centerline of the nearest improved intersecting street, Cooper Road, which is 50 feet wide. Being Lot 24 in the subdivision of Plat 2 Fairwood of Hunt Valley as recorded in Baltimore County Plat Book 40, Folio 017, containing 1.471 acres. Also known as 3 Fairwood View Court and located in the 10th election district, 3rd councilmanic district.

07-457-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 28600

DATE 4/9/07

ACCOUNT 0010066150

AMOUNT \$ 105.00

RECEIVED FROM: Philip Miller

FOR: ITEM #457 07-457-A

WOOD
3 Faint View CT
D Thompson

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID PRECISE

DATE 04/09/07 TIME 09:27:06

AMOUNT 105.00

RECEIVED BY Philip Miller

DATE 04/09/07 TIME 09:27:06

AMOUNT 105.00

RECEIVED BY Philip Miller

DATE 04/09/07 TIME 09:27:06

AMOUNT 105.00

RECEIVED BY Philip Miller

DATE 04/09/07 TIME 09:27:06

AMOUNT 105.00

RECEIVED BY Philip Miller

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-457-A

Petitioner/Developer: MILLER

Date Of Hearing/Closing: 5/7/07

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 3 FAIRWOOD VIEW CT.

This sign(s) were posted on April 21, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 4/21/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



myetwz 4/21/07

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 457 -A

Address 3 FAIRWOOD VIEW CT.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/9/07

Posting Date: 4/22/07

Closing Date: 5/7/07

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- 457 -A

Address 3 FAIRWOOD VIEW CT.

Petitioner's Name MILLER

Telephone 410-771-1480

Posting Date: 4/22/07

Closing Date: 5/7/07

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT
OF 17-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

**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: 07-457-A
Petitioner: MILLER
Address or Location: 3 FAIRWOOD VIEW CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. PHILIP MILLER
Address: 3 FAIRWOOD VIEW CT.

Telephone Number: _____

Revised 2/20/98 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 10, 2007

PHILIP T. AND ANN M. MILLER
3 FAIRWOOD VIEW COURT
PHOENIX MD 21131

Re: Petition for Administrative Variance
Case No. 07-457-A
Property: 3 Fairwood View Court

Dear Mr. and Mrs. 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 20, 2007

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

RECEIVED
APR 25 2007

BY:.....

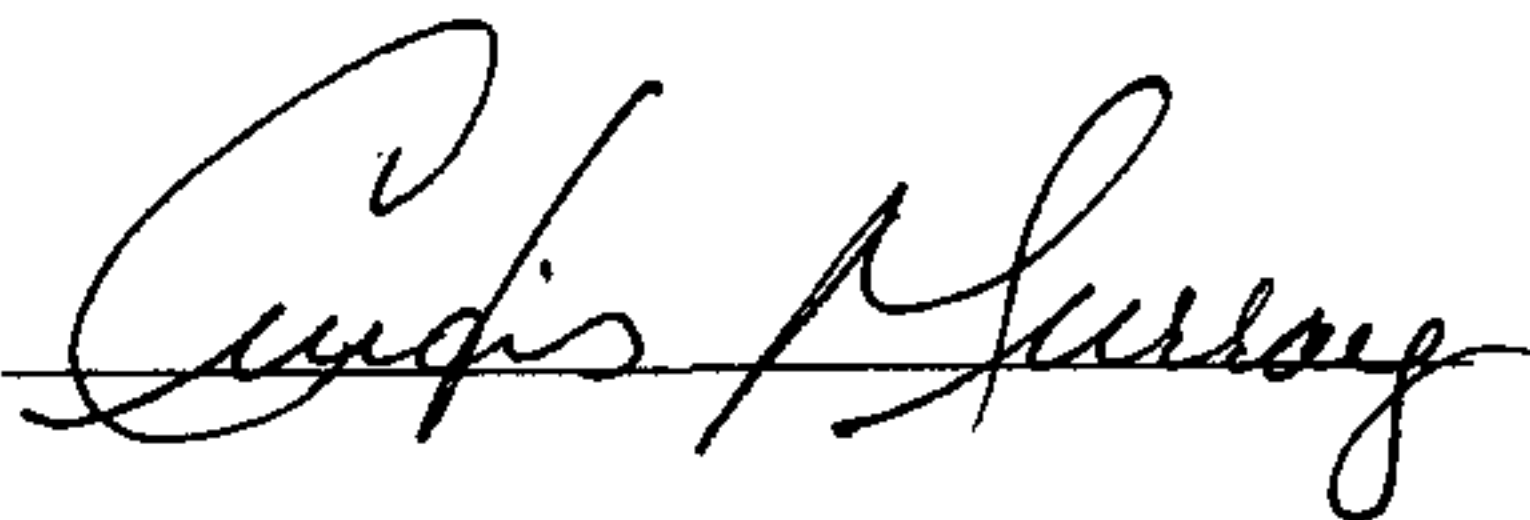
SUBJECT: 7-457 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Bill Hughey at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM



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

May 8, 2007

Philip T. Miller
Ann M. Miller
3 Fairwood View Court
Phoenix, MD 21131

Dear Mr. and Mrs. Miller:

RE: Case Number: 07-457-A, 3 Fairwood View Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 9, 2007.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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

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
(O) 410-887-4880
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 20, 2007

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

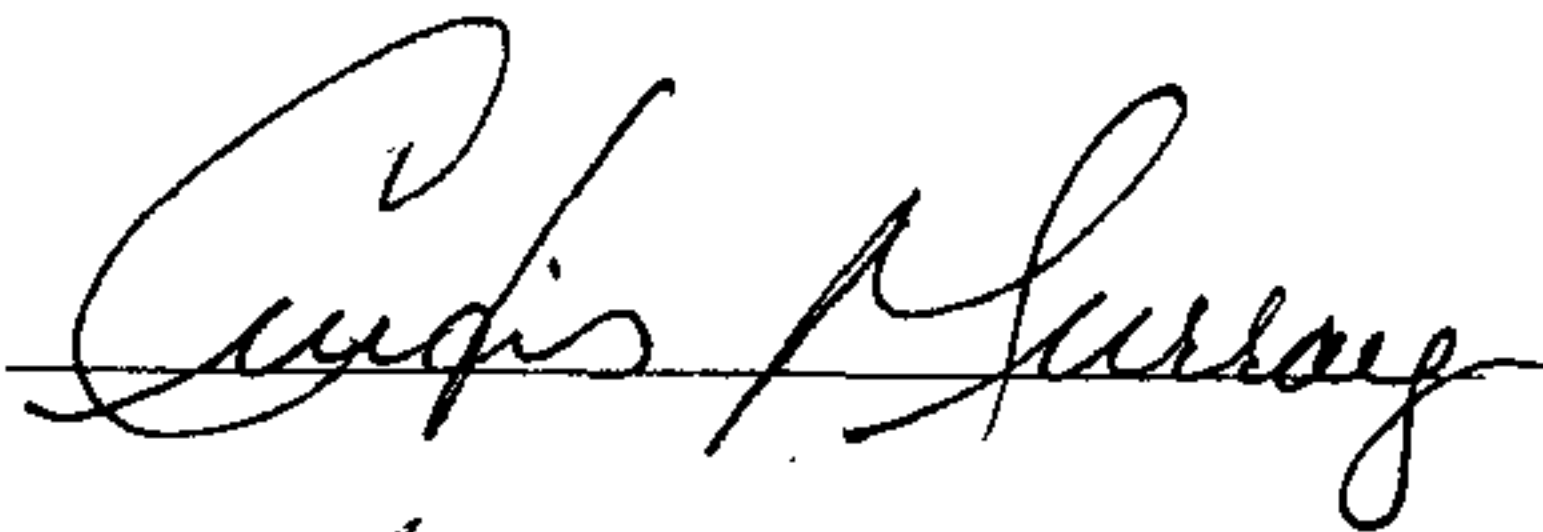
SUBJECT: 7-457 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

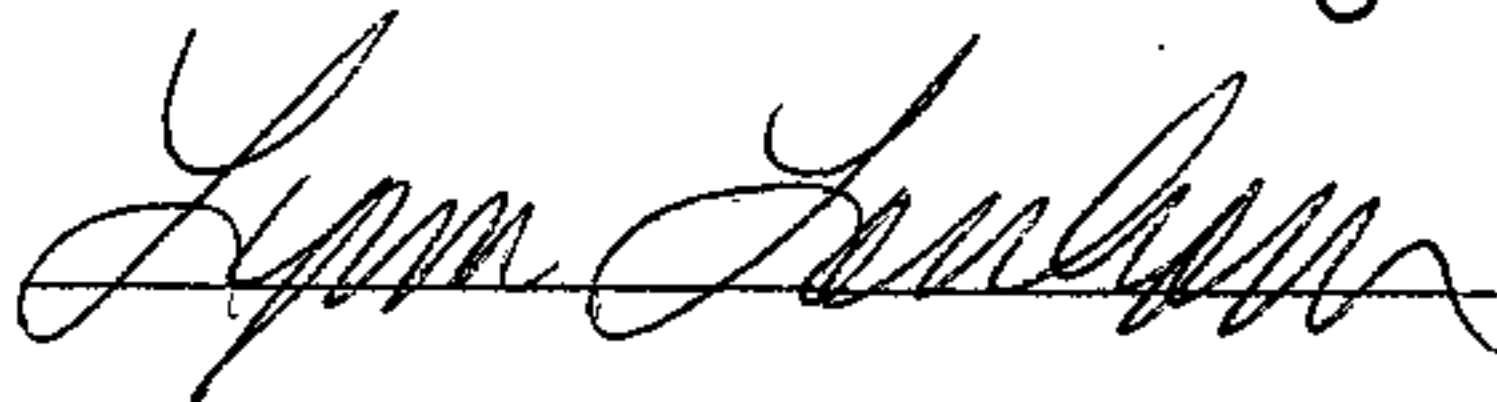
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Bill Hughey at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 24, 2007

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

March 30, 2007

Dan & Ellen Rozics
5 Fairwood View Court
Phoenix, MD 21131

Phil & Ann Miller
3 Fairwood View Court
Phoenix, MD 21131

RE: proposed garage

Dear Phil & Ann:

After reviewing your plans for the garage, we offer our support of the plan including your request for the height variance. The height variance is necessary to maintain the aesthetics consistent with our neighborhood.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan & Ellen Rozics", written over a horizontal line.

Dan & Ellen Rozics

07-457-A

March 30, 2007

Sally Crowder
17 Fairwood View Court
Phoenix, MD 21131

Phil & Ann Miller
3 Fairwood View Court
Phoenix, MD 21131

RE: proposed garage

Dear Phil & Ann:

After reviewing your plans for the garage, we offer our support of the plan including your request for the height variance. The height variance is necessary to maintain the aesthetics consistent with our neighborhood.

Sincerely,



Sally Crowder

07-457-A

March 30, 2007

Nick & Cara Citino
5B Fairwood View Court
Phoenix, MD 21131

Phil & Ann Miller
3 Fairwood View Court
Phoenix, MD 21131

RE: proposed garage

Dear Phil & Ann:

After reviewing your plans for the garage, we offer our support of the plan including your request for the height variance. The height variance is necessary to maintain the aesthetics consistent with our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to be 'Nick & Cara Citino', with a long horizontal flourish extending to the right.

Nick & Cara Citino

07-457-A

March 30, 2007

Charlie & Donna Dowling
7 Fairwood View Court
Phoenix, MD 21131

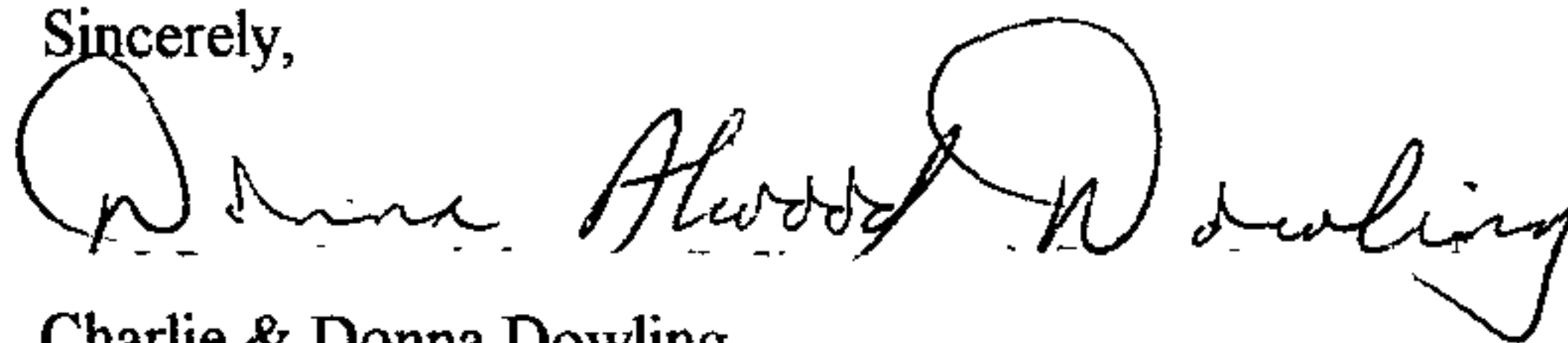
Phil & Ann Miller
3 Fairwood View Court
Phoenix, MD 21131

RE: proposed garage

Dear Phil & Ann:

After reviewing your plans for the garage, we offer our support of the plan including your request for the height variance. The height variance is necessary to maintain the aesthetics consistent with our neighborhood.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donna Alwood Dowling". The signature is written in dark ink and is positioned above the printed name.

Charlie & Donna Dowling

07-457-A

CHARLIE & DONNA ATWOOD-DOWLING, #7

Ann & Phil

March 30, 2007

Randy & Anita House
1 Fairwood View Court
Phoenix, MD 21131

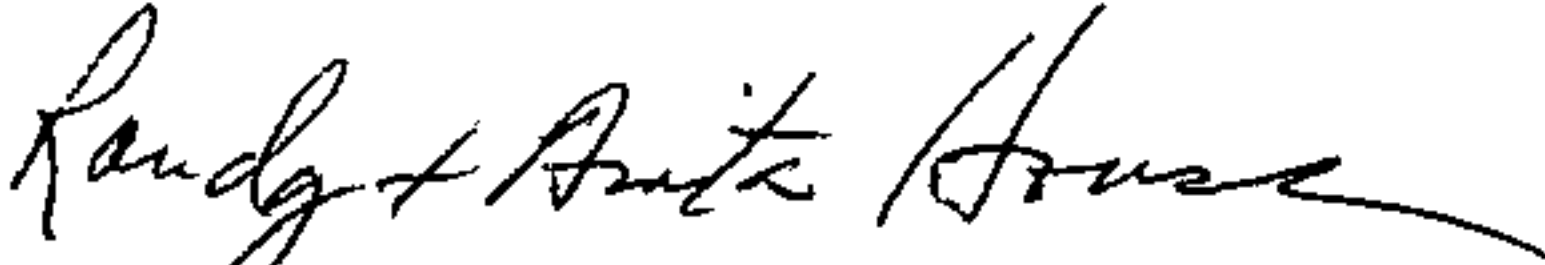
Phil & Ann Miller
3 Fairwood View Court
Phoenix, MD 21131

RE: proposed garage

Dear Phil & Ann:

After reviewing your plans for the garage, we offer our support of the plan including your request for the height variance. The height variance is necessary to maintain the aesthetics consistent with our neighborhood.

Sincerely,


Randy & Anita House

09-457-A

March 30, 2007

Tom & Gail Daley
33 Fairwood View Court
Phoenix, MD 21131

Phil & Ann Miller
3 Fairwood View Court
Phoenix, MD 21131

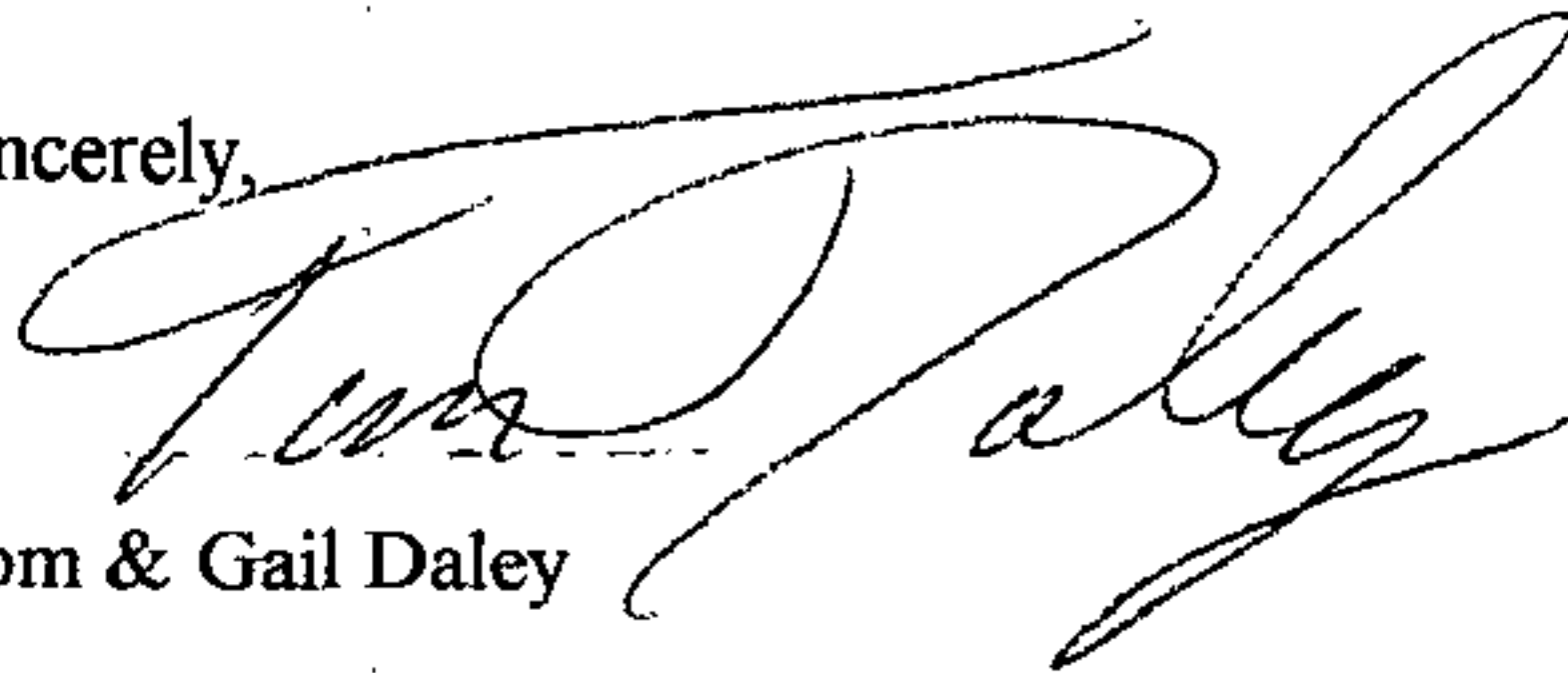
RE: proposed garage

Dear Phil & Ann:

After reviewing your plans for the garage, we offer our support of the plan including your request for the height variance. The height variance is necessary to maintain the aesthetics consistent with our neighborhood.

Sincerely,

Tom & Gail Daley

A large, stylized handwritten signature in black ink, appearing to read 'Tom Daley', is written over a horizontal line.

07-457-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

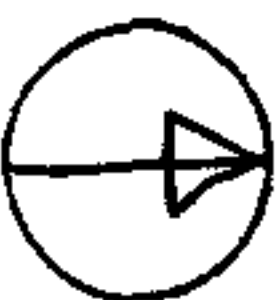
PROPERTY ADDRESS 3 FAIRWOOD VIEW CT

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

SUBDIVISION NAME FAIRWOOD AT HUNT VALLEY

PLAT BOOK # 40 FOLIO # 017 LOT # 24 SECTION #

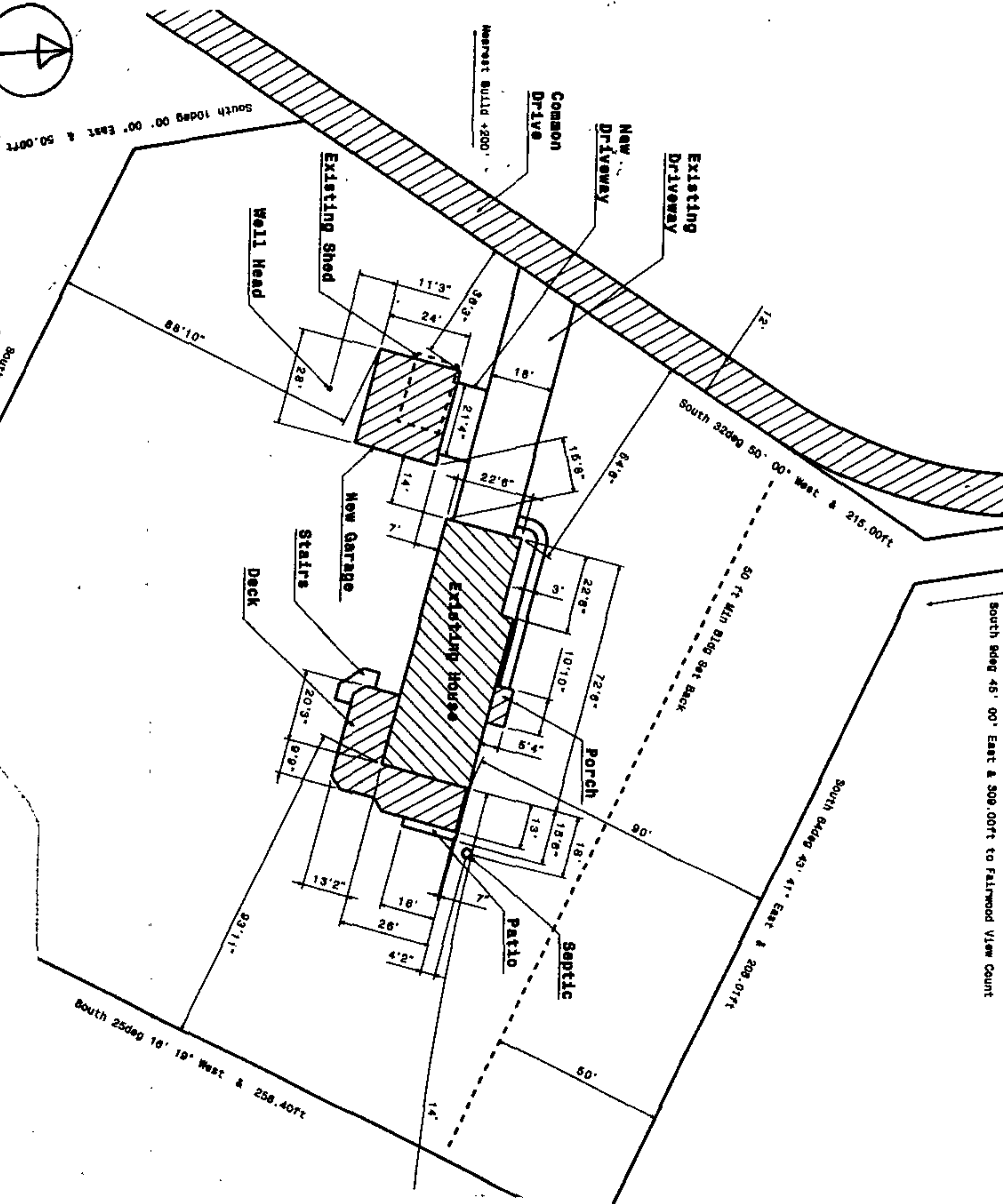
OWNER PHILIP & ANN MILLER



PREPARED BY

PHILIP MILLER

SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

FAIRWOOD VIEW CT
COOPER RD
PAPER MILL RD

SUBJECT
PROPERTY

LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 04341

ZONING RC6

LOT SIZE 1.471

64076

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY
CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

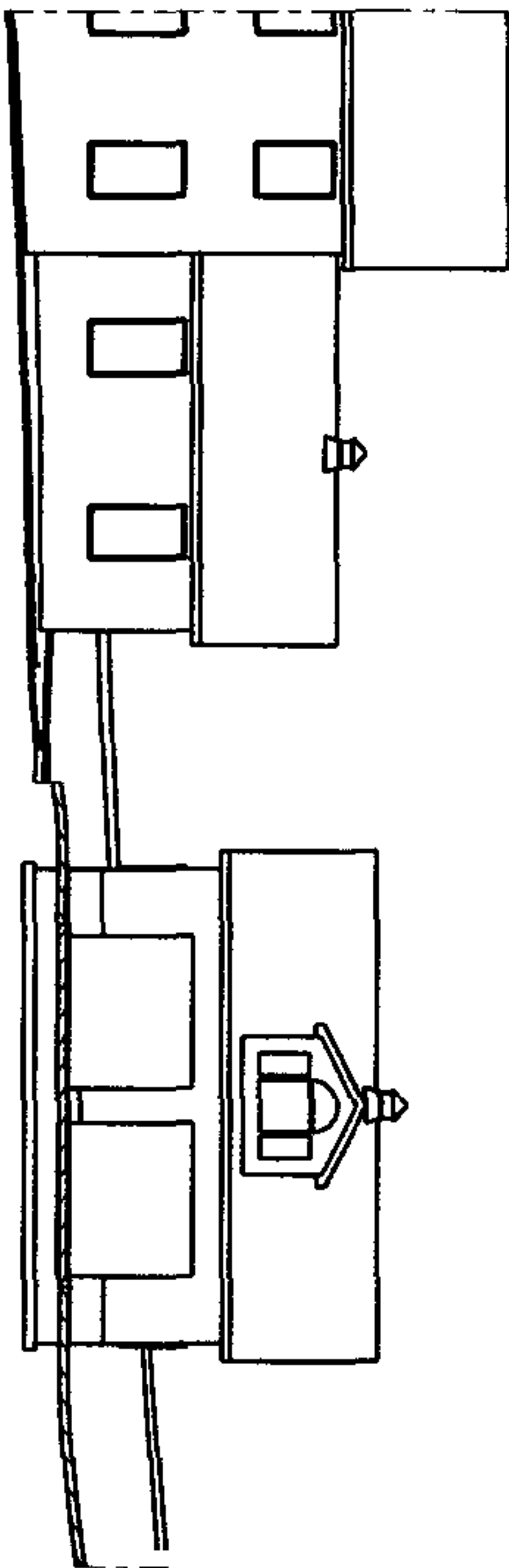
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

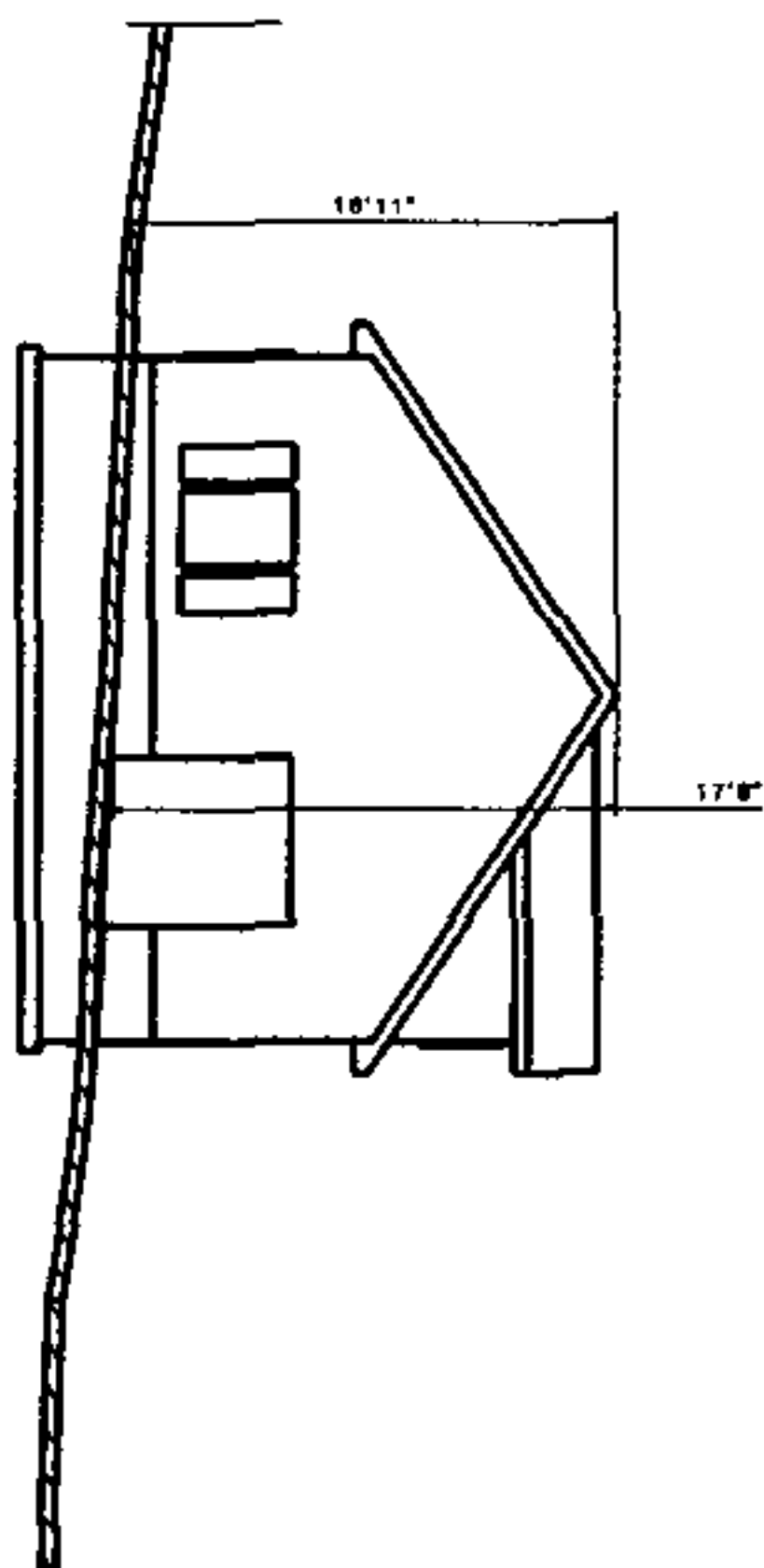
DT

457

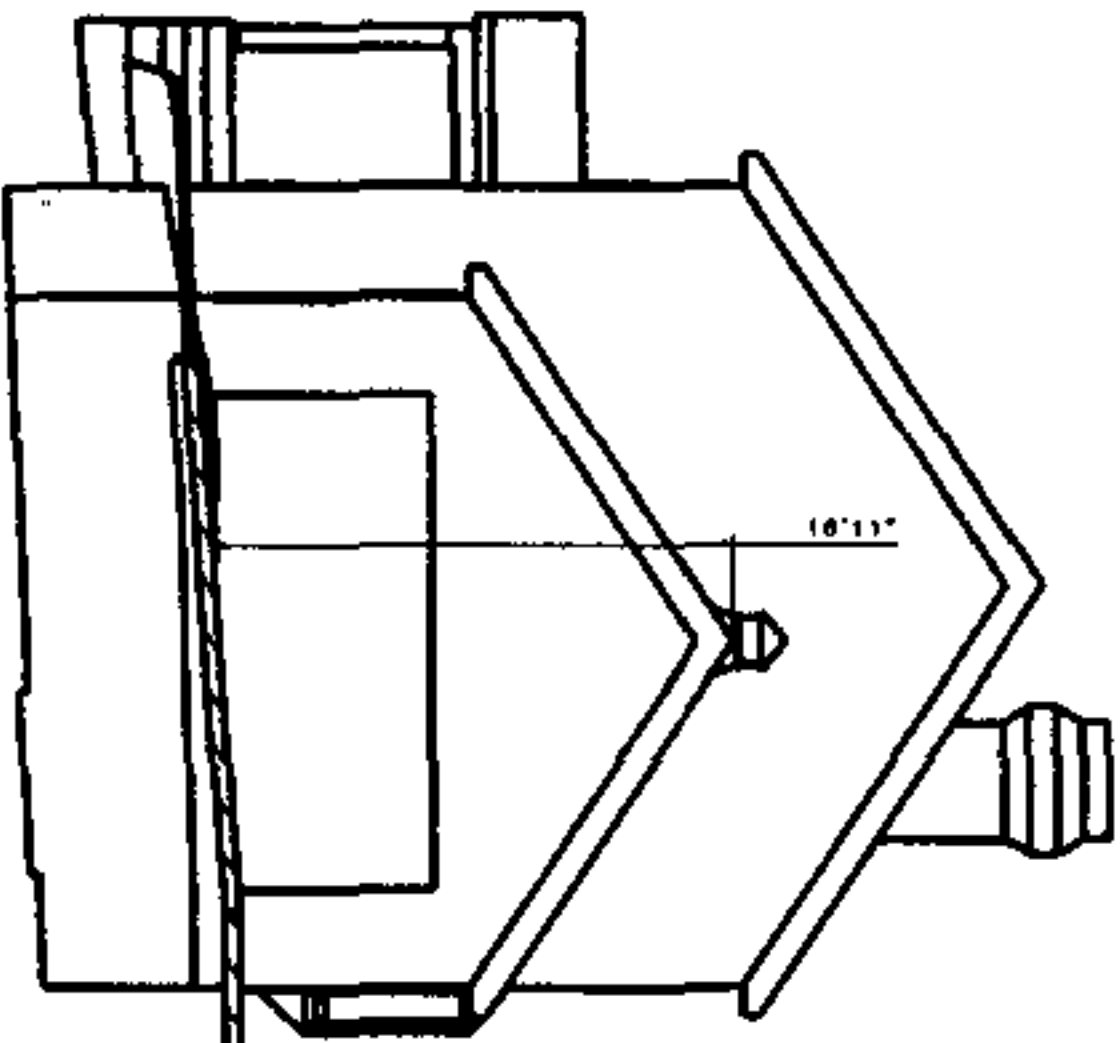
07-457-A



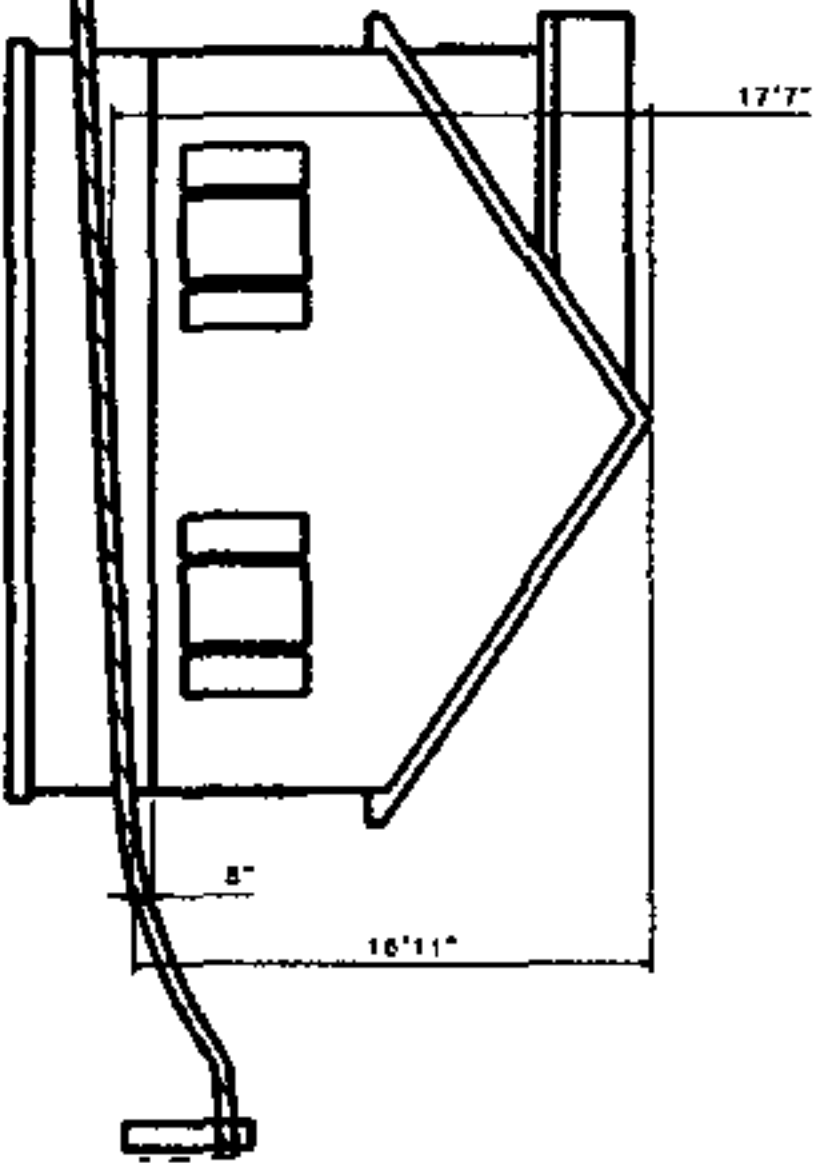
Front View
Scale: 1/4" = 1'



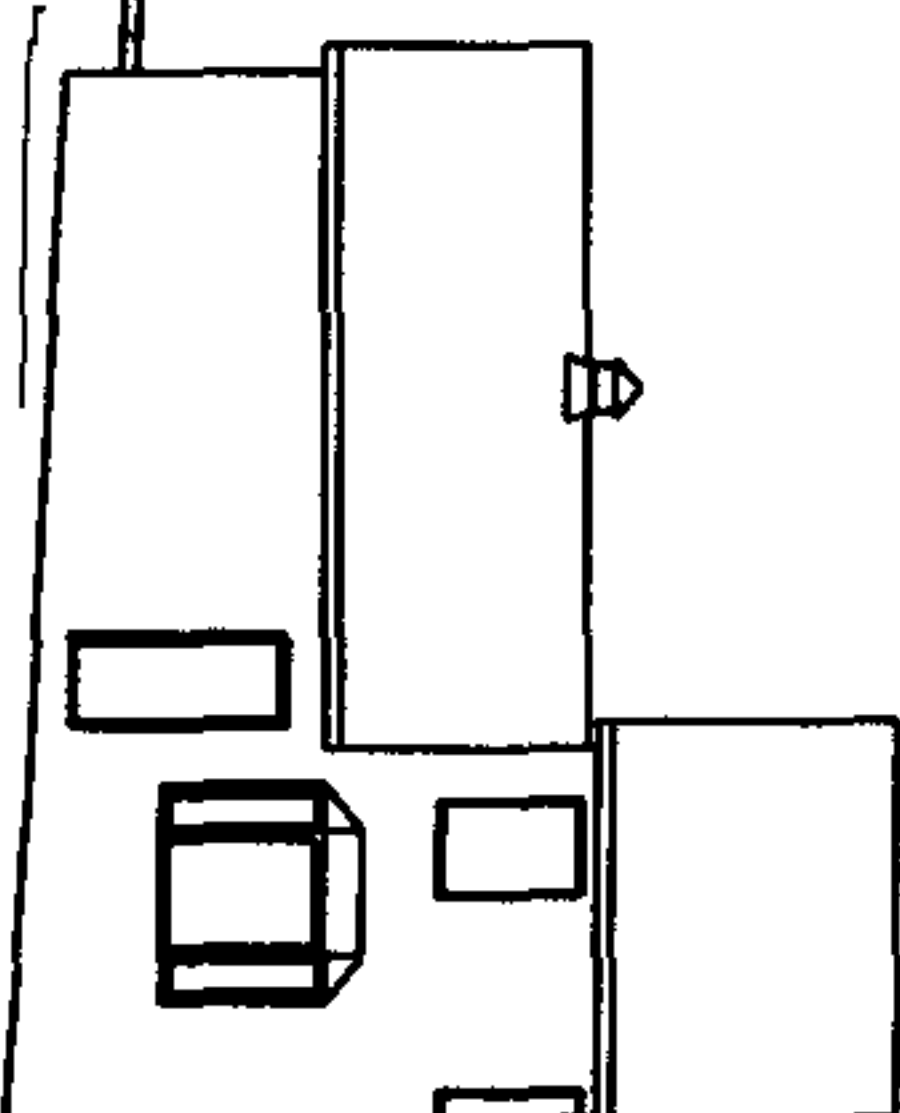
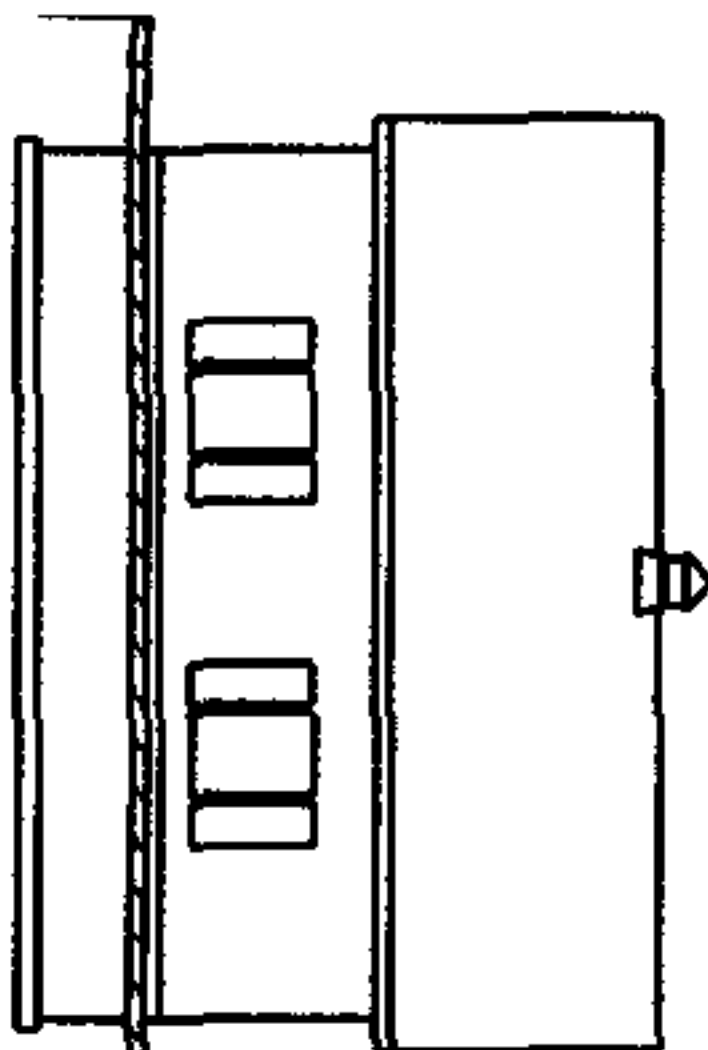
Left Side View
Scale: 1/4" = 1'



Right Side View
Scale: 1/4" = 1'



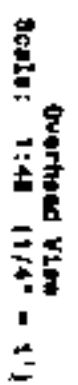
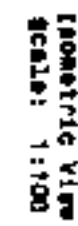
Rear View
Scale: 1/4" = 1'



Printed Scale: 1 in = 17.5 ft

PTM 1.000	Workshop Design at
3 Fairwood View Court	
Phoenix, AZ 85018	
PTM INC	
Overhead & Elevation Views	2/2

07-457-A



Project #	11481	Workshop Design at 3 Fallwood View Court Phoenix, MD 21131	1
Client	PTM INC		2
Architect	Overhead & Elevation Views		3
Scale	1/2"		4
Notes			5

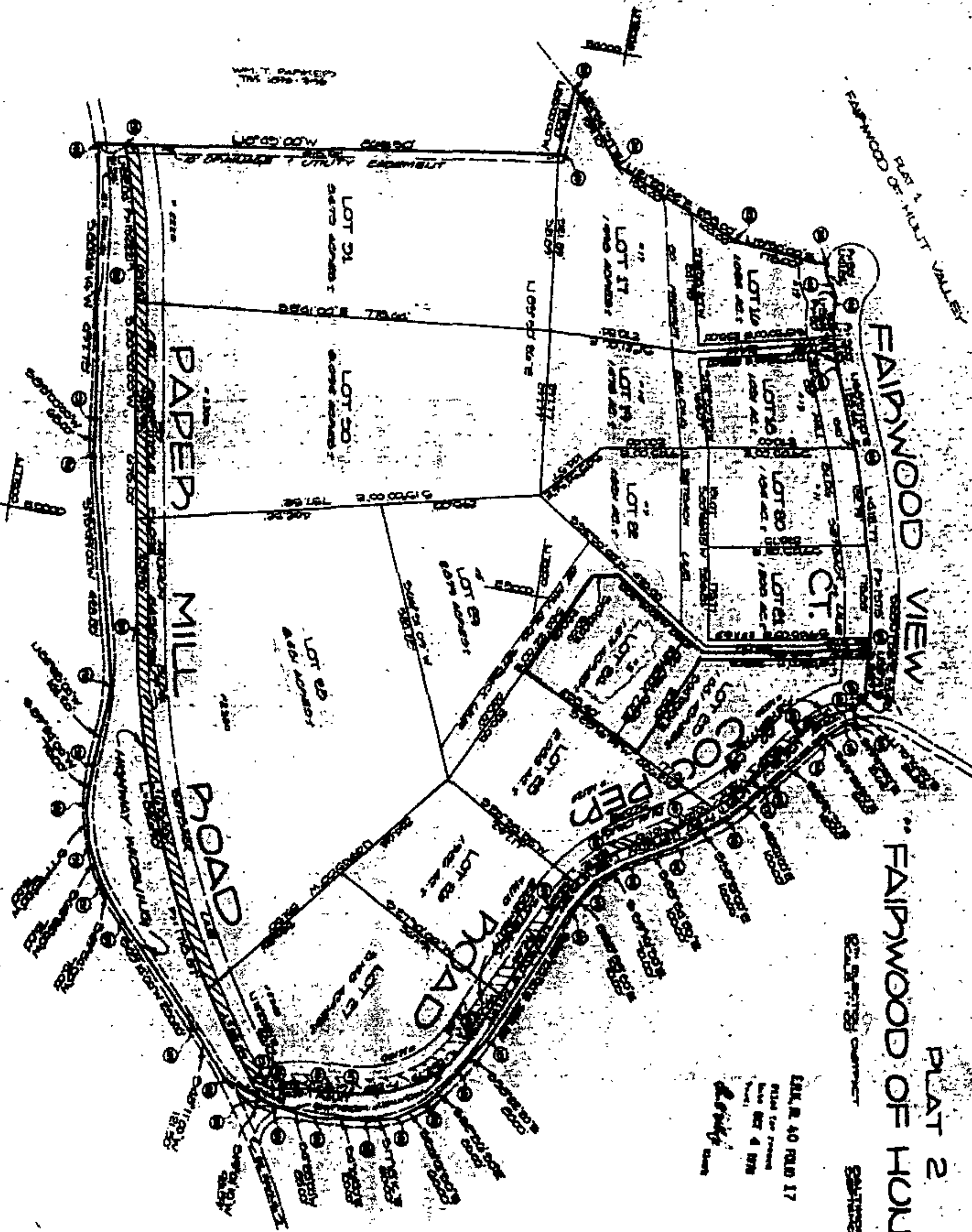
Printed Scale: 1 in = 17.5 ft

07-457-4



The image shows a document page, likely a ledger or table, with a grid-like structure. The page is heavily degraded with significant noise and artifacts, making the content largely illegible. The layout appears to consist of multiple columns and rows of data, with some text visible at the top and bottom edges. The right side of the page features a vertical column of text, possibly a date or index, which is partially legible as "1900".

CONDUCT, CIRCUMSTANCES:



FAIRMWOOD VIEW

PLAT 2
FAIRWOOD OF HOUT VALLEY

CONFIDENTIAL

SAITAN, SATAN, SATYR

EXH. 17 FOUND 17

THE

三

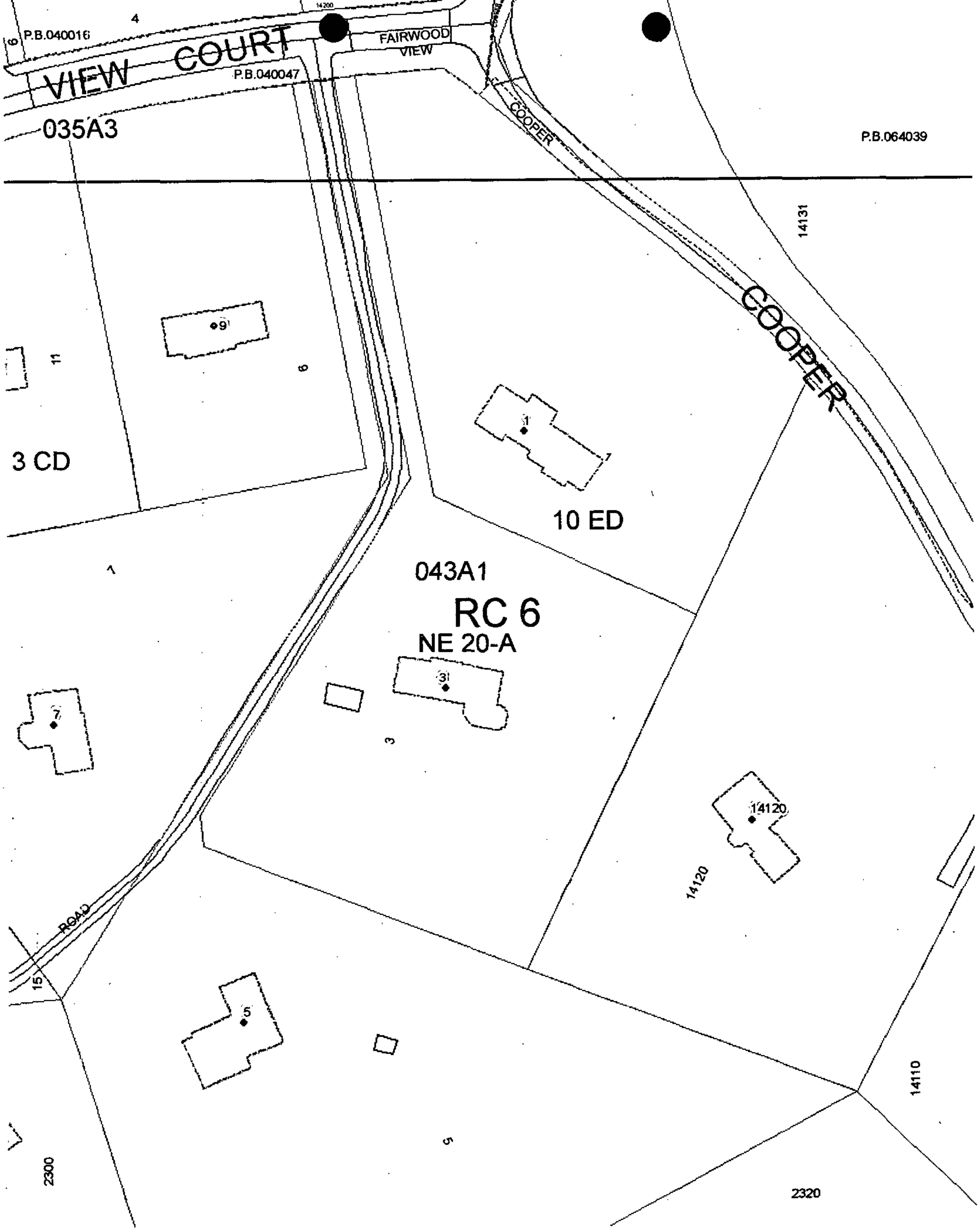
[illegible]

LIBRARY

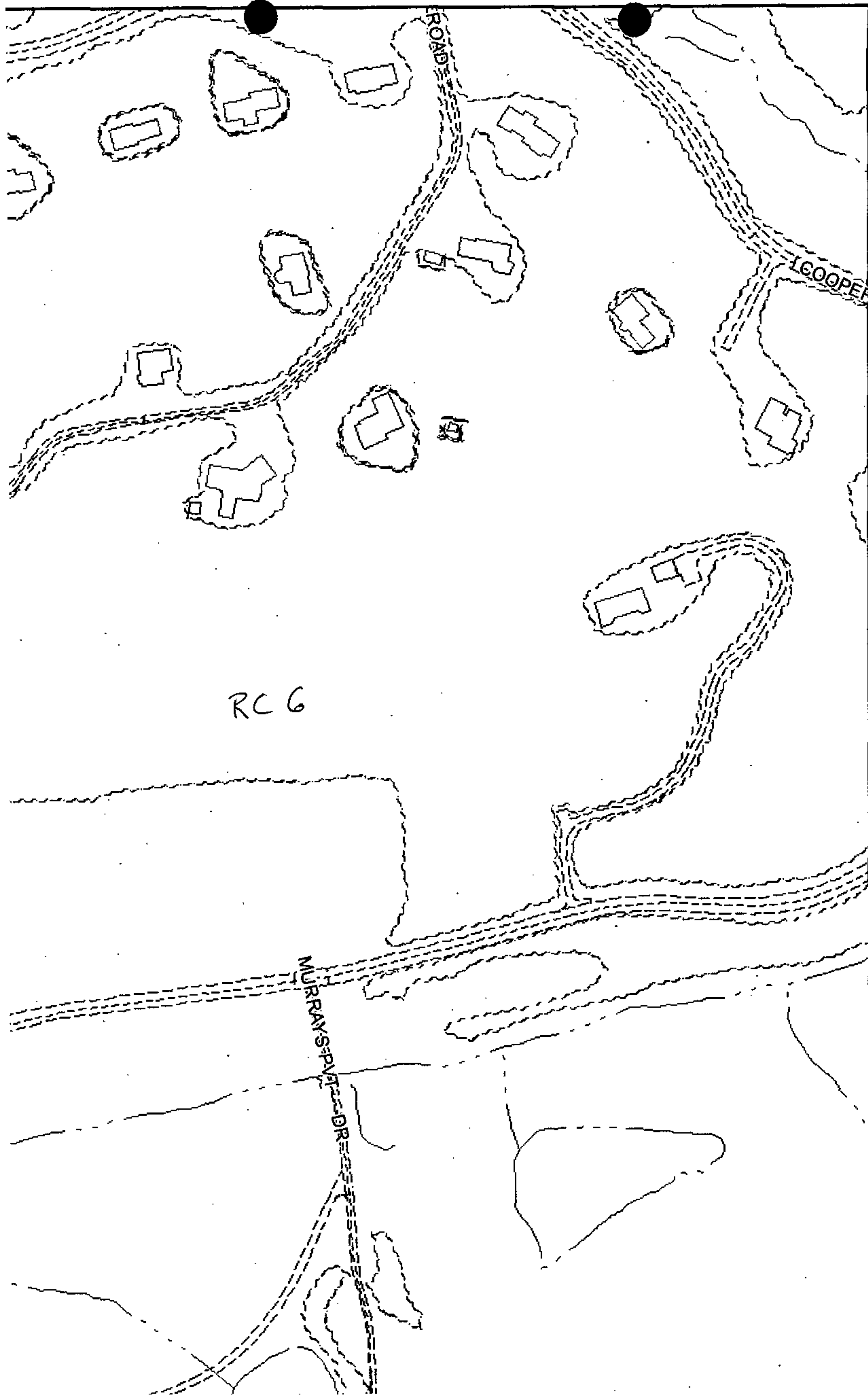
[illegible][illegible]

E. A. PARSONS, ASSOCIATES
 ARCHITECTS AND ENGINEERS
 1000 SPRING STREET
 NEWTON, MASSACHUSETTS

W-5615-SC-1953-1004



07-457-A



Map #
043 A1

RC 6

07-457-A



07-457-A



07-457-A

