

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E side Field Road, 550 feet +/-		
N c/l McDonogh Road		
3 rd Election District	*	DEPUTY ZONING COMMISSIONER
2 nd Councilmanic District		
(9109 Field Road)	*	BALTIMORE COUNTY
James T. Dade and Richard C. Porter		
Petitioners	*	CASE NO. 07-467-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, James T. Dade and Richard C. Porter. The variance request is for property located at 9109 Field Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to be located in the front of the principal dwelling in lieu of the required rear. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The proposed garage is designed to enhance the appearance of the property by matching the house in style, design and orientation to the lot. The sloping lot and orientation of the house makes it difficult to locate the garage in another spot. The existing driveway and access to the property makes it cost prohibitive to locate the garage elsewhere. There is no access from the rear of the property. All other homes in the neighborhood have garages and covered parking. The subject property is 1.94 acres in size zoned DR 1.

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 25, 2007 which contains restrictions and a copy of which is incorporated herein and made a part hereof the file.

52907
PB

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 19, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

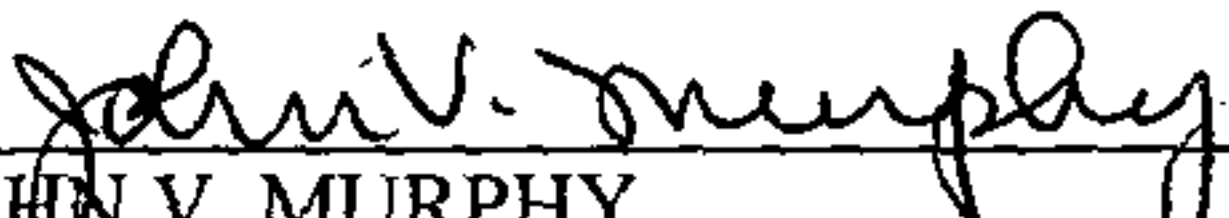
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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.

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 29th day of May, 2007 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to be located in the front of the principal dwelling in lieu of the required rear 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

RECEIVED FOR FILE
5-29-07
B3



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9109 Field Rd., Pikesville, MD 21208

Which is presently zoned DR1

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)

400.1 - to permit a proposed detached accessory structure (garage) to be located in the front of the principal dwelling in lieu of the required rear

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 _____
Signature _____
Address _____ Telephone-NO _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name _____
Signature _____
Address _____ Telephone-NO _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name: James T. Dade
Signature James T. Dade
Name: Richard C. Porter
Signature Richard C. Porter

Address: 9109 Field Rd. Telephone-NO: 443-870-3065
City: Pikesville State: MD Zip Code: 21208

Representative to be Contacted:

Name _____
Signature _____
Address _____ Telephone-NO _____

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. 07-467-A Reviewed By RJD Date 4/13/07
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 9109 Field Rd., Pikesville, MD 21208

Address Crty 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):

This property is unique, unusual and different:

1. Orientation of the house to the street. House sets back at least 100 feet from the street with house not facing the street.
2. Lot is irregularly shaped; house is not squarely oriented on the lot.
3. The design style and orientation of each home in the neighborhood is unique. Houses vary in size, distance from the street; no two houses in the neighborhood are alike.
4. Mature trees and bushes obscure the view of the house and proposed garage from the street and the neighbors.

Strict compliance with the BCZRs is practically difficult and hardship

1. Sloping lot and orientation of the house makes it difficult to locate the garage in another spot.
2. The existing driveway and access to the property makes it cost prohibitive to locate the garage elsewhere.
3. There is no access from the rear of the property.
4. All other homes in the neighborhood have garages and covered parking. The lack of a garage limits the value of the property.
5. The lack of a garage exposes the owners' cars to the elements.

Proposed garage location is in keeping with the spirit and intent of the regulations.

1. The addition a garage will bring the property to the standard that already exists in this community.
2. The garage is designed to enhance the appearance of the property by matching the house in style, design and orientation to the lot.
3. The distance from the street and property line to the garage will in no way have a negative impact on public health, parking, general welfare or views of the neighbors.

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 James T. Dade
Name James T. Dade

Signature Richard C. Porter
Name Richard C. Porter

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of April - 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared James T. Dade/Richard C. Porter the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal
[Signature]
Notary Public

My Commission Expires 08/05/2008

James T. Dade and Richard C. Porter
9109 Field Road
Pikesville, MD 21208

Parcel ID# 03-0307059028

Zoning Description for: 9109 Field Road, Pikesville, MD 21208

Beginning at a point on the East side of Field Road, which is 50 feet wide at a distance of 550 feet north of McDonogh Road which is 50 feet wide.

Being Lot#3 of Lyon Acres as recorded in Baltimore County Plat Book G.L.B. No. 0018, Folio No. 0098, containing 1.94 acres. Also known as 9109 Field Road, Pikesville, MD 21208 in the 3. Election District, 2 Councilmanic District.

Typical metes and bounds: N55 28' 30" E 461.49 ft, S1 12'37"W 2430.53ft, N55 59' 26" E 492.45 ft, N6 19'24"W 225.00ft to the place of beginning.

Item #467

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25023

DATE 4/13/07

ACCOUNT 001, 0006, 0100

AMOUNT \$ 4.00

RECEIVED FROM: _____

FOR: For the City of Baltimore

02-47-11

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ORIGINAL THE

4/18/2007 10:54:20AM OFFICE

REG INFO MAIL JEFF JEE

33/RECEIPT B B1230 4/18/2007 10:54

RECEIPT 5 000 ZWZJHJH MILE JEFF JEE

RE NO. 025023

Receipt for \$4.00

\$4.00

Baltimore County, Maryland

CASHIER'S VALIDATION

07467

CERTIFICATE OF POSTING

RE: Case No.: 07-467-A

Petitioner/Developer:_____

J. DADE R. PORTER / DAVID
DUVALL

Date of Hearing/Closing: 5/7/07

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, MD 21204**

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at

9109 FIELD ROAD PIKESVILLE MD 21208

The sign(s) were posted on

(Month/Day/Year)

Sincerely,

E. Ladd
(Signature of Sign Poster/Date)

BILL LEDDON
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000



RECEIVED

APR 23 2007

07-654

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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 07-467-A

Petitioner JAMES T. DADE

Address or Location 9109 FIELD Rd, Pikesville, MD 21208

PLEASE FORWARD ADVERTISING BILL TO

Name JAMES T. DADE

Address 9109 FIELD Rd.

Pikesville, MD 21208

Telephone Number 443-870-3065

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 467 -A Address 9109 Field Rd

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

Filing Date: 4/13/07 Posting Date: 4/22/07 Closing Date: 5/07/07

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

- 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.
- 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.
- 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.
- 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- 467 -A Address 9109 Field Rd

Petitioner's Name J. Dade R Porter Telephone 443 870 3065

Posting Date: 4/22/07 Closing Date: 5/07/07

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located in the front of the principal
dwellling in lieu of the required rear



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

James T. Dade
Richard C. Porter
9109 Field Road
Pikesville, MD 21208

Dear Mr. Dade and Mr. Porter:

RE: Case Number: 07-467-A, 9109 Field Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 13, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 25, 2007.

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

SUBJECT: 9109 Field Road

INFORMATION:

Item Number: 7-467

Petitioner: James T. Dade and Richard C. Porter

Zoning: DR 1

Requested Action: Variance

RECEIVED
MAY 22 2007
BY: _____

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard 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 here in, please contact Nkechi Hislop at 410-887-3480.

Reviewed by: _____

Division Chief: _____
AFK/LL: CM

From: Curtis Murray
To: Zook, Patricia
Date: 5/22/2007 11:52:58 AM
Subject: Re: Administrative Variances - Planning comments needed

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

>>> Patricia Zook 05/22/07 11:50 AM >>>
Hi Curtis -

The following administrative variance cases need comments from Planning:
07-471-A and
07-467-A

Thanks for your help!

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Administrative Variances - Planning comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 5/22/2007 11:50 AM
Subject: Administrative Variances - Planning comments needed

Hi Curtis -

The following administrative variance cases need comments from Planning:

07-471-A and

07-467-A

Thanks for your help!

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

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

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



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



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

State Highway
Administration

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. 7-467-A
9109 FIELD ROAD
DADE 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. 7-467-A

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
For Engineering Access Permits
Division

SDF/MB

9105 Field Rd
Pikesville, MD 21208-1003

March 27, 2007

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

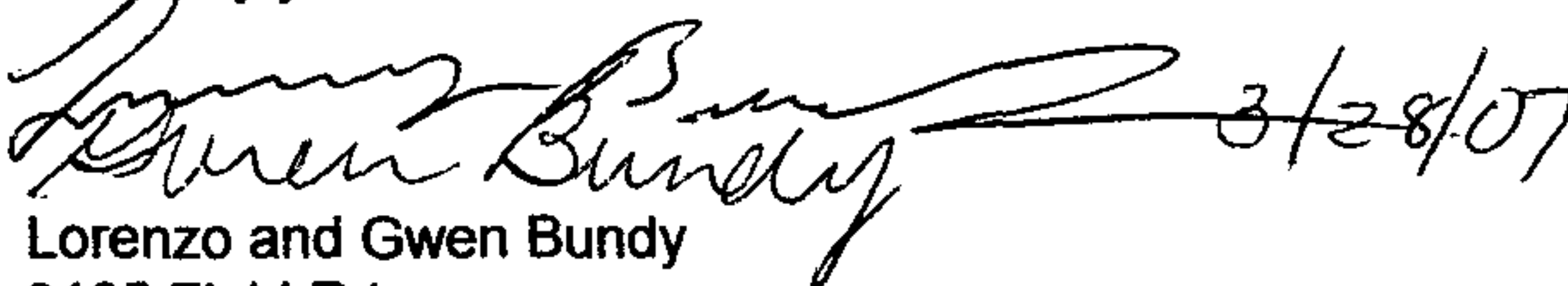
RE: Letter in support of a zoning variance at 9109 Field Rd., Pikesville, MD 21208

To whom it may concern:

This letter is in support of our neighbor's requested zoning variance to construct a garage on their property. We have reviewed their plans and feel that there is no negative impact from this project.

Adding a garage to their property will bring their property in line with other homes in the neighborhood. Moreover, we believe that this improvement to our neighbor's property will enhance the property values in the neighborhood.

Sincerely yours

A handwritten signature in cursive script, appearing to read "Lorenzo and Gwen Bundy", followed by the date "3/28/07".

Lorenzo and Gwen Bundy
9105 Field Rd
Pikesville, MD 21208-1003
(410) 902-1052

Item #467



BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
COUTY COURTS BUILDING
401 BOSLEY ROAD, SUITE 405
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

F A X C O V E R S H E E T

DATE: 5-29-09

NO. OF PAGES INCLUDING COVER SHEET: 5

TO:

James Dade

FROM:

Patti

PHONE: _____

FAX NO.: 410-966-1936

MESSAGE:

07-467-A decision

REMARKS: ☐ URGENT ☐ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT
☐ PLEASE REPLY ☐ PLEASE RECYCLE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: April 25, 2007

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

SUBJECT: 9109 Field Road

INFORMATION:

Item Number: 7-467

Petitioner: James T. Dade and Richard C. Porter

Zoning: DR 1

Requested Action: Variance

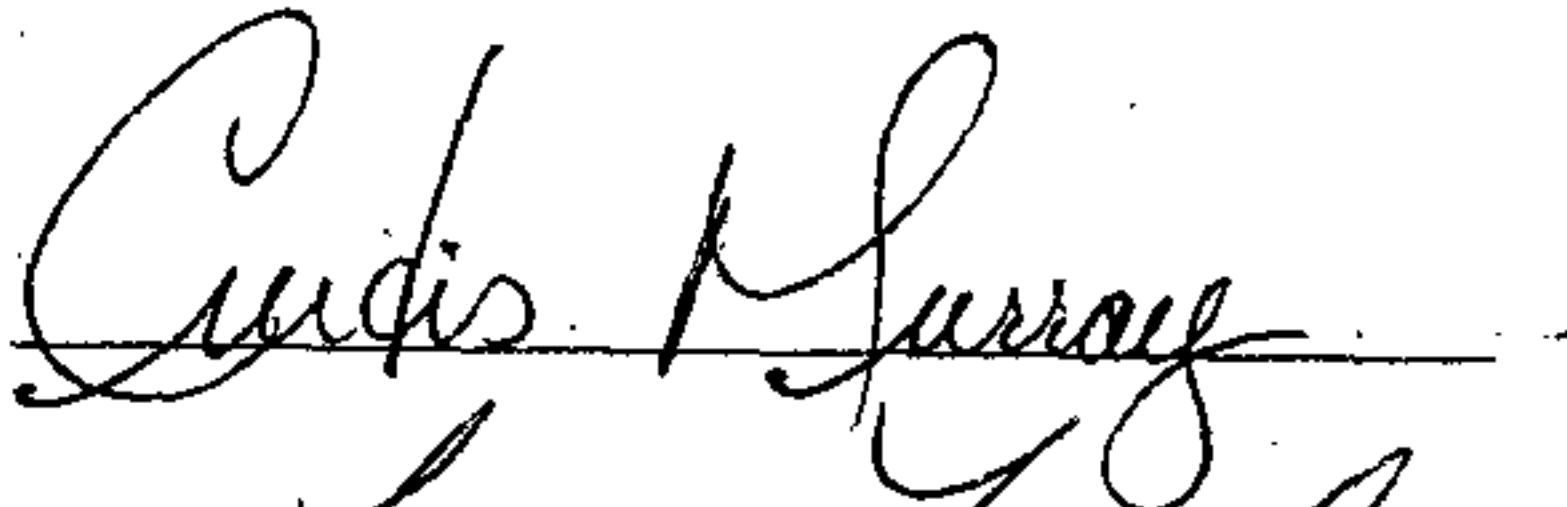
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard 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.

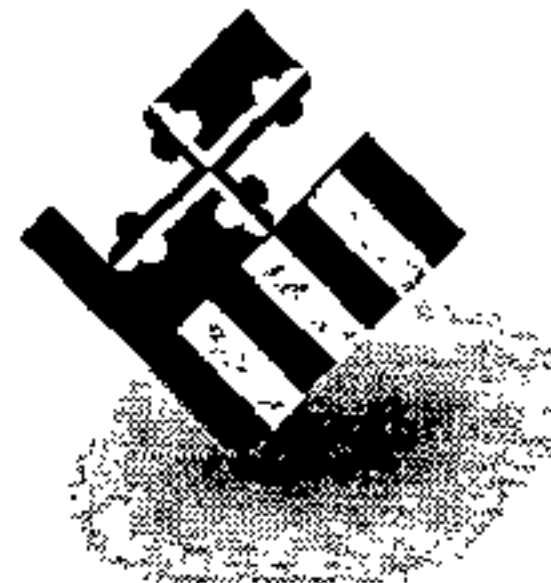
For further information concerning the matters stated here in, please contact Nkechi Hislop at 410-887-3480.

Reviewed by:



Division Chief:
AFK/LL: CM





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 29, 2007

JAMES T. DADE AND RICHARD C. PORTER
9109 FIELD ROAD
PIKESVILLE MD 21208

Re: Petition for Administrative Variance
Case No. 07-467-A
Property: 9109 Field Road

Dear Messrs. Dade and Porter:

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

DATE: 03/05/2007

ASSESSMENT TAXPAYER SERVICE

TIME: 10:03:10

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HIST	DEL	LOAD DATE
03 07 059028	03	2-0	04-00	H	NO		02/02/07

DADE JAMES T

DESC-1.. IMPS

PORTER RICHARD C

DESC-2.. LYON ACRES

9109 FIELD RD

PREMISE. 09109 FIELD

RD

00000-0000

BALTIMORE

MD 21208-1003 FORMER OWNER: GROSSMAN NINA S

-----FCV-----		-----TRANSFER DATA-----		---PROPERTY ID---	
PRIOR	PROPOSED	NUMBER.....		LOT.....	
LAND: 65,640	114,870	DATE.....	12/28/06	BLOCK....	
IMPV: 134,570	163,790	PURCHASE PRICE..	425,000	SECTION..	
TOTL: 200,210	278,660	GROUND RENT.....	0	PLAT.....	
PREF: 0	0	DEED REF LIBR..	24986	BOOK.....	0018
CURT: 200,210	278,660	DEED REF FOLIO..	312	FOLIO....	0098
DATE: 08/01	09/04	YEAR BUILT.....	55	MAP.....	0067
		NEW CONSTR YR...		GRID.....	0017
				PARCEL...	0101

TAXABLE BASIS

278,660	LOT WIDTH..	240.53	SB	.00
252,510	LOT DEPTH..	.00	WB 1989	232.80
0	LAND AREA..	1.940 A	SS	.00
ENTER-INQUIRY1	PA1-PRINT	PF4-MENU	PF5-QUIT	WD 68.72

Item #467

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

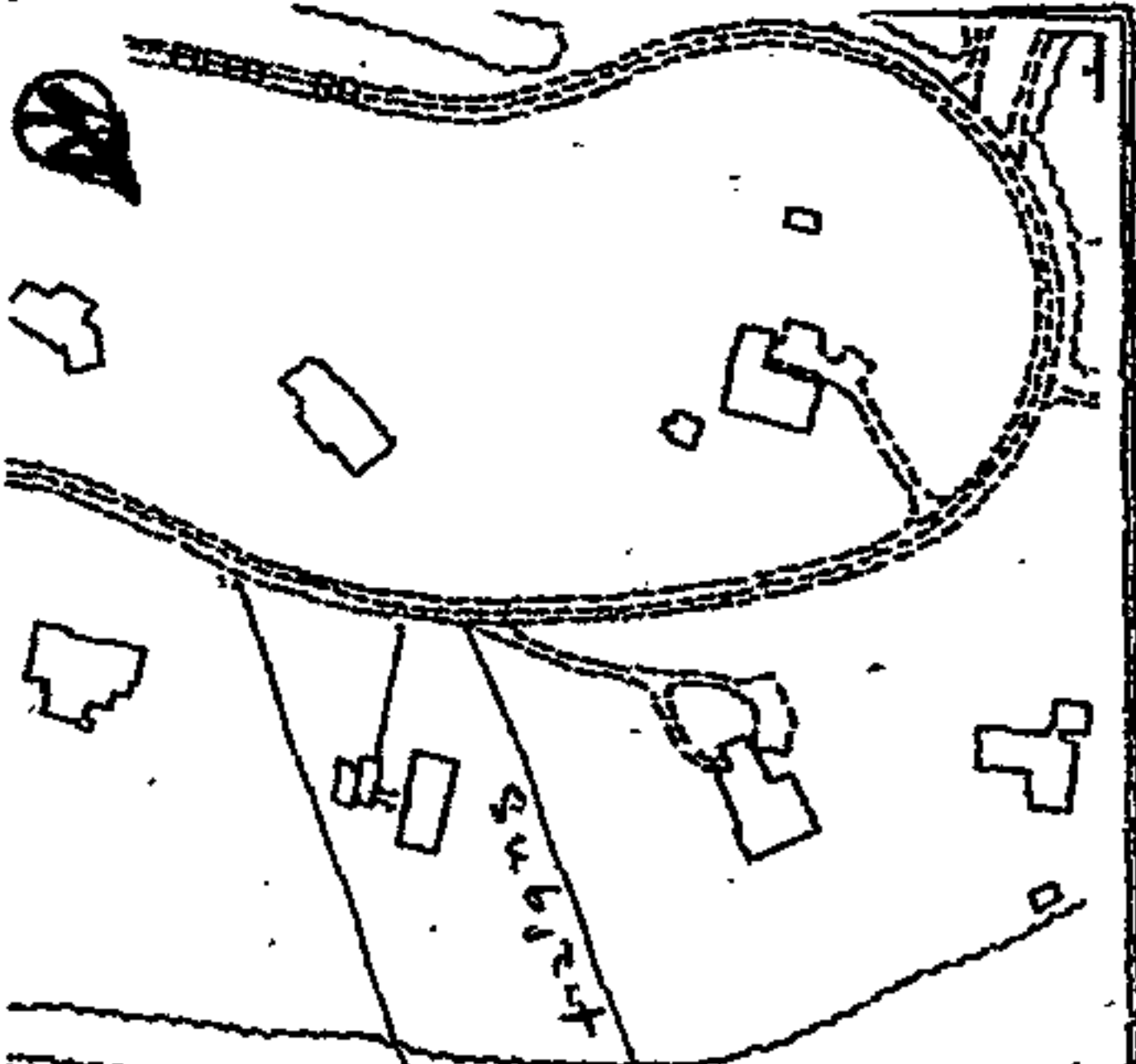
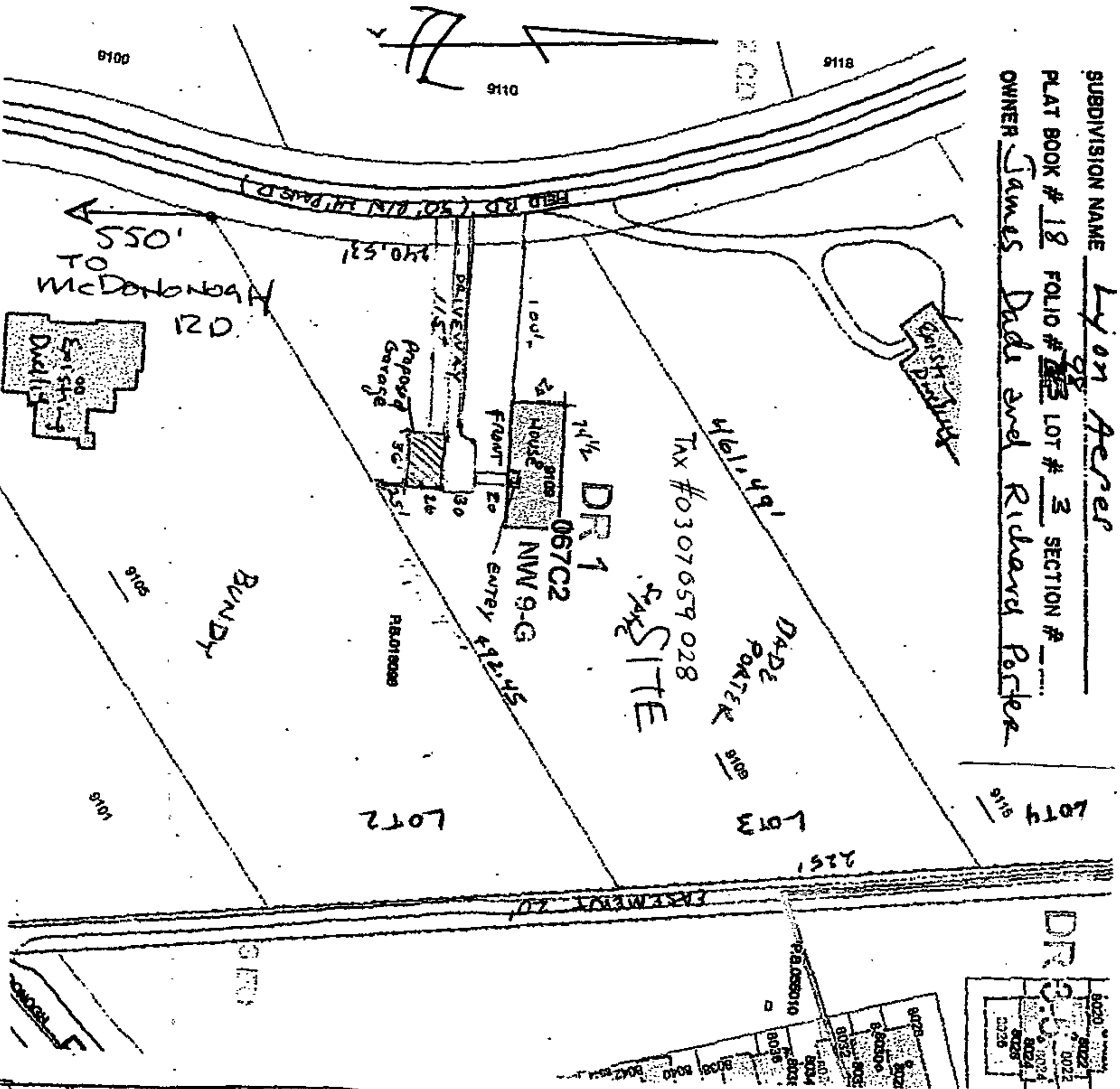
PROPERTY ADDRESS 9109 Field Rd

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

SUBDIVISION NAME Lyon Acres

PLAT BOOK # 18 FOLIO # 23 LOT # 3 SECTION # 1

OWNER James Dade and Richard Porter



LOCATION INFORMATION

ELECTION DISTRICT 3RD

COUNCILMANIC DISTRICT 2ND

1" = 200' SCALE MAP # 067C2

ZONING DR 1

LOT SIZE 1.94

ACREAGE 1.94 SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/ BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY

ITEM #

CASE #

07-467-1A

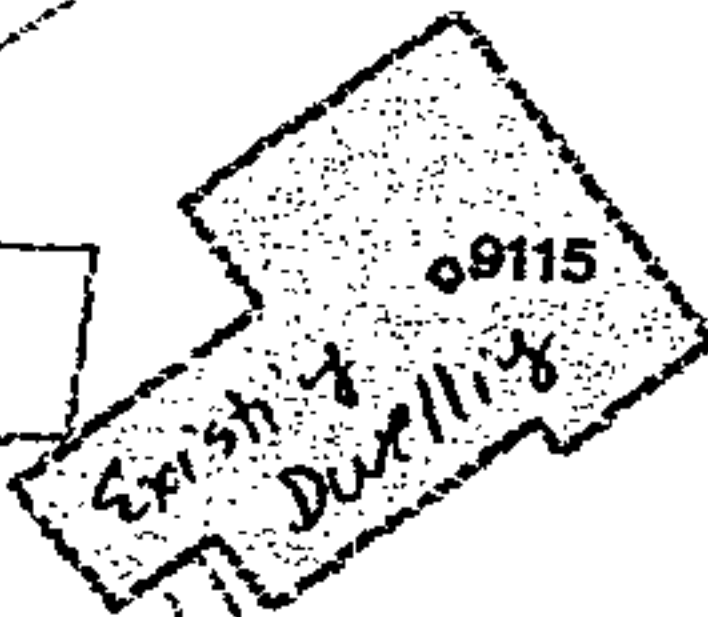
PREPARED BY Richard Porter

SCALE OF DRAWING: 1" = 200'

9119

9118

2 CD

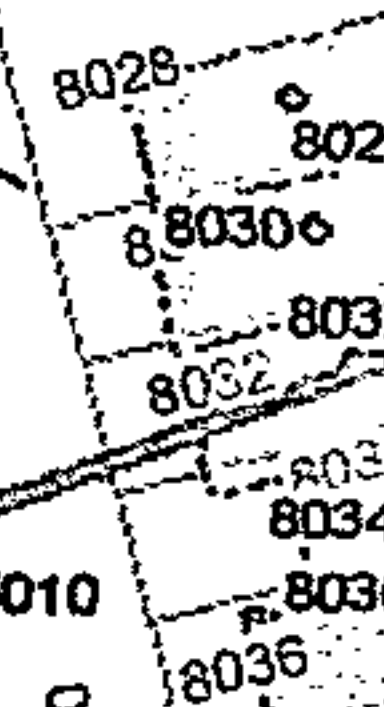
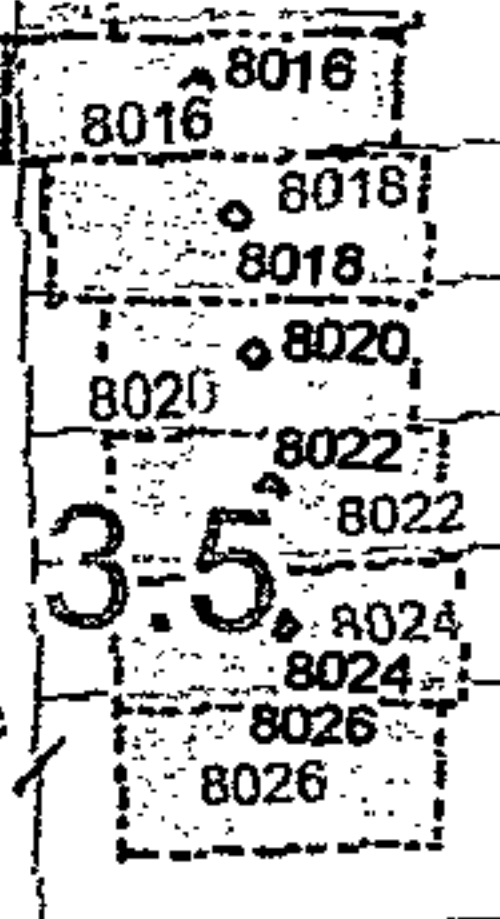


461.49'

9115

DR 3.5

Exist'g Dwelling



P.B.055010

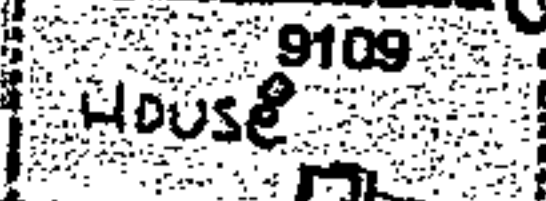
9109

SAF SITE

DR 1

067C2

NW 9-G



FRONT

20

ENTRY

492.45

DRIVEWAY

115'

30

26

Proposed Garage

36'

25'

P.B.018098

FIELD RD (30' W/4' PAUSE)

240.53'

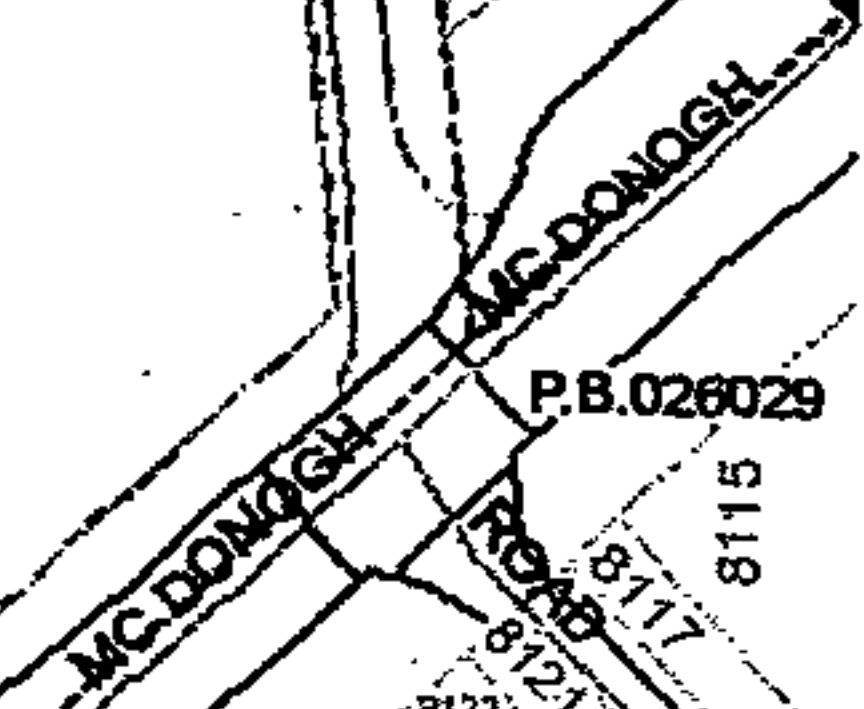
BUNDY

9105

9101



3 ED



Item # 467

Item #467

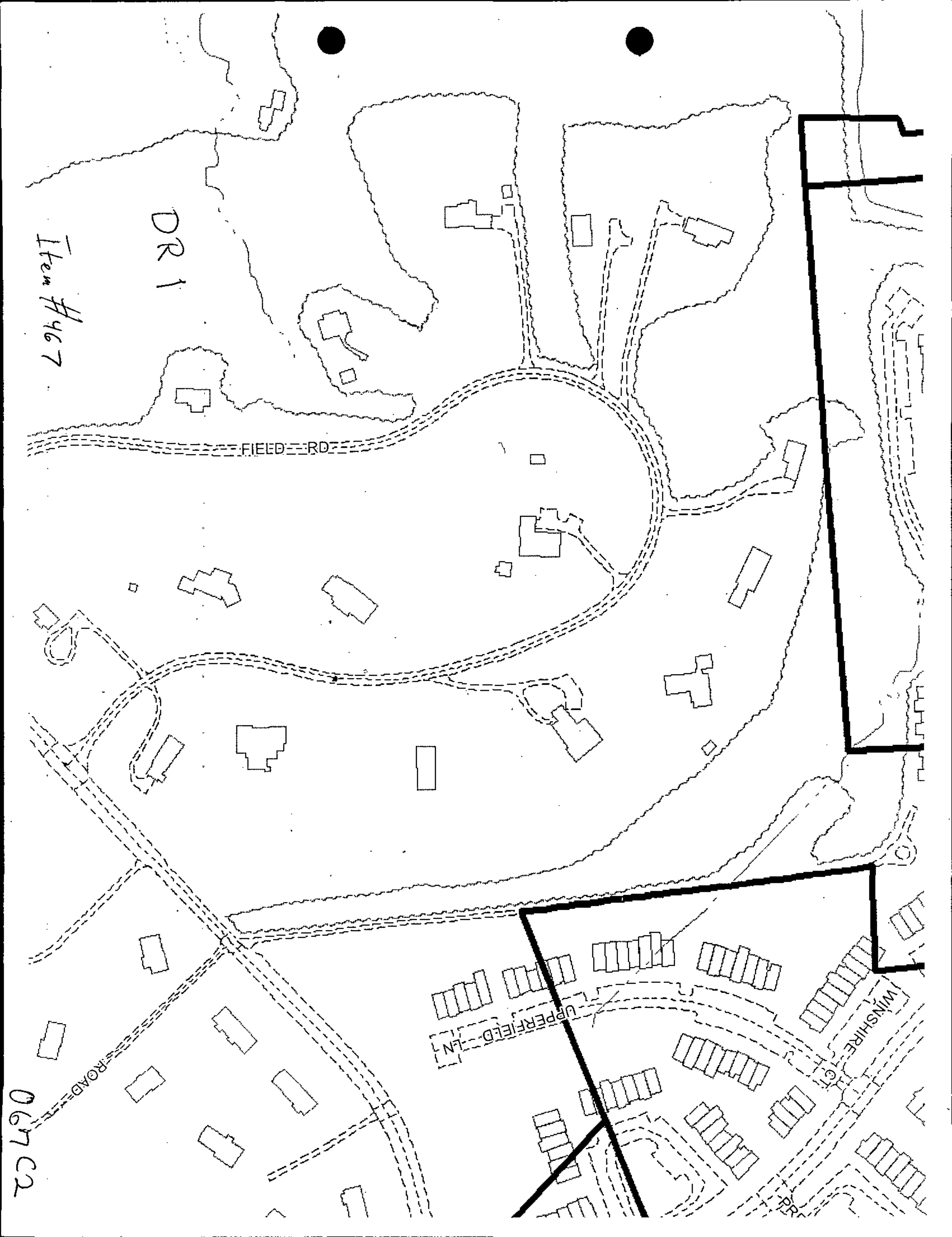
DR 1

FIELD RD

UPPERFIELD LN

WINSHIRE CT

067C2





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Google

Item #467

From Field Rd to garage site approx. 100 ft



Item # 467

From looking NW from 9109 to 9115 Field Rd



Item # 467

Looking from the front of property to Field Rd



Item #467

Looking from the property line of 9105 to 9109 garage site which is approx. 30+ ft



Item # 467

Looking N towards the rear of the property from the garage site neighbors not visible



Item #467