

IN RE: PETITION FOR ADMIN. VARIANCE
W side Gunpowder Road, 856.92 feet W
of c/l Gunpowder Road
6th Election District
3rd Councilmanic District
(19412 Gunpowder Road)

Dean Mariaca and Donna Stallard
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-492-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, Dean Mariaca and Donna Stallard. The variance request is for property located at 19412 Gunpowder Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard with a height of 19 feet in lieu of the required rear yard with a height of 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 24 foot x 32 foot garage. Their lot is densely wooded and slopes from the front to the rear of the home and beyond to the rear of the property. There is no flat area of the lot in the rear where a garage can be constructed. The required excavation of the rear yard would be extensive and disruptive to the existing green space. The most reasonable location for the garage is the front/side yard. This location would also make use of the existing driveway. The detached garage will match the architectural features of the existing home. The Petitioners informed the neighbors of the variance request and none opposed the project. The subject property is 5.30 acres in size and zoned RC 8.

5-29-07
PB

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 May 11, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

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 May 6, 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 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

RECEIVED FOR FILE
5-29-07
P3

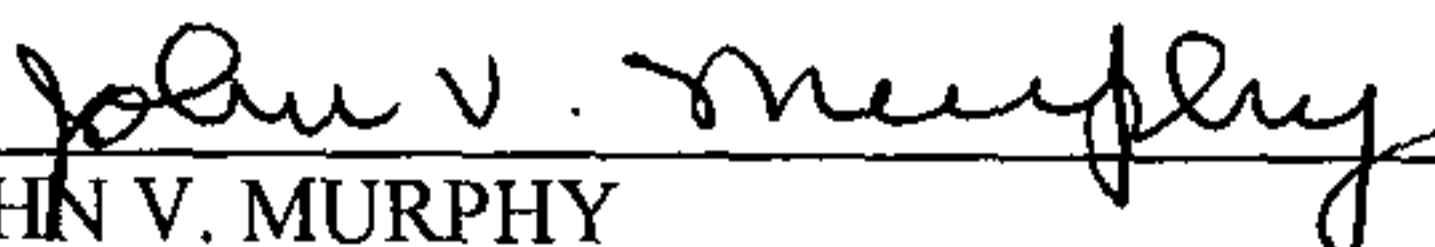
that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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.

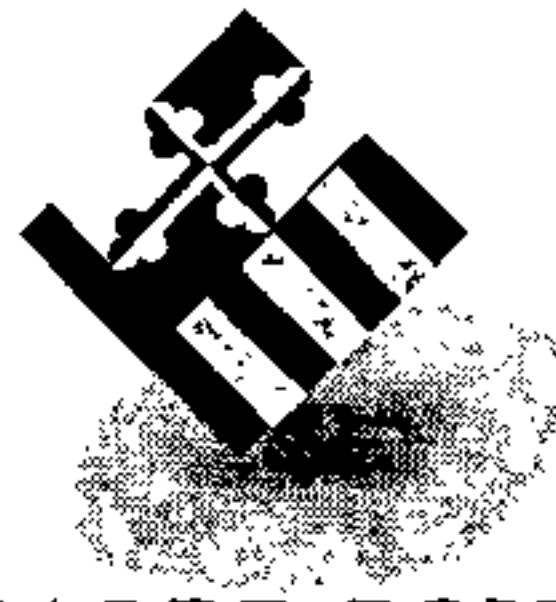
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 29th day of May, 2007 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard with a height of 19 feet in lieu of the required rear yard with a height of 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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 30, 2007

DEAN MARIACA AND DONNA STALLARD
19412 GUNPOWDER ROAD
MILLERS MD 21102

Re: Petition for Administrative Variance
Case No. 07-492-A
Property: 19412 Gunpowder Road

Dear Mr. Mariaca and Ms. Stallard:

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 19412 Gunpowder Road

which is presently zoned RESIDENTIAL
RC.8

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 (BCZR)

To permit an accessory structure (garage) in the front yard with a height of 19-feet in lieu of the required rear yard with a height of 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):

DEAN N. MURPHY (W) 410-796-6277
Name - Type or Print

Signature

DONNA STANISLAW (W) 410-998-5015
Name - Type or Print

Signature

19412 Gunpowder Rd 443-507-0757
Address Telephone No.

MILLERS
City

Md
State

21102
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.

07-492-A

REV 10/25/01

RECEIVED FOR FILE

5-29-07

PM

Reviewed By D.T.

Date 4/27/07

Estimated Posting Date

5/6/07

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

19412 GUNPOWDER RD

Address

MILLERS

MD

21102

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 ATTACHED

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]
Signature

Dean Maniaca
Name - Type or Print

[Signature]
Signature

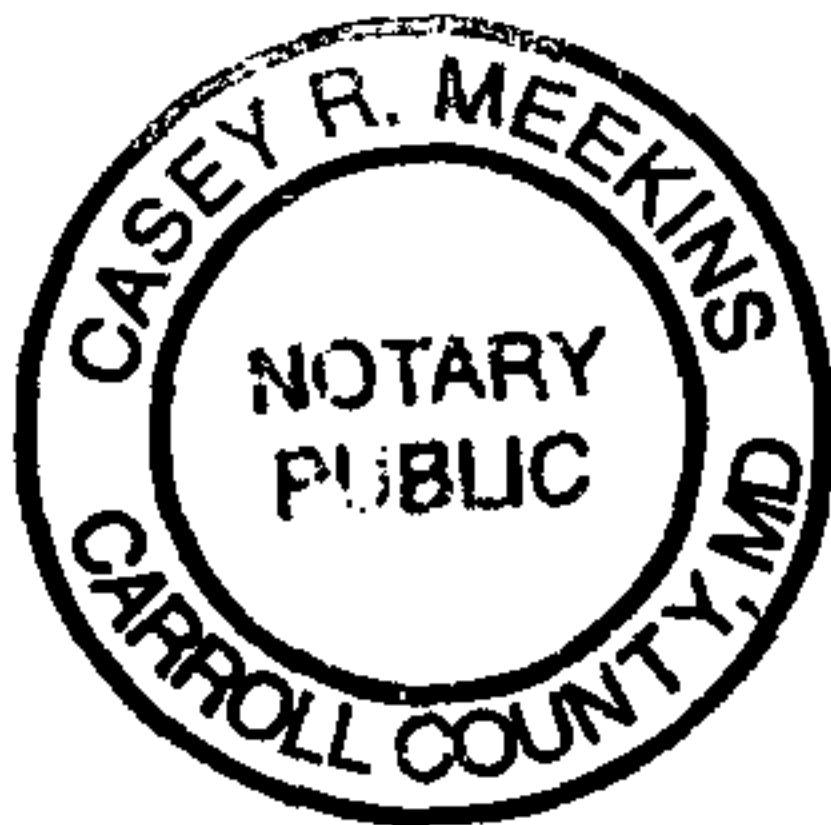
DONNA M. STALLARD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF CARROLL, to wit:

I HEREBY CERTIFY, this 12 day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dean Maniaca, and Donna M. Stallard
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Casey R. Meekins
Notary Public
My Commission Expires 6/23/08



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 19412 GUNPOWDER ROAD
which is presently zoned RESIDENTIAL R.C.8

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 BCZR

To permit an accessory structure (garage) in the front yard with a height of 19-feet in lieu of the required rear yard with a height of 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):

DEAN MARIACA (W) 410-796-6277
Name - Type or Print _____
Signature [Signature] _____
DONNA STALLARD (W) 410-998-5015
Name - Type or Print _____
Signature [Signature] _____
19412 GUNPOWDER ROAD 443-507-0757
Address _____ Telephone No. _____
MILLERS MD 21102
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. 07-492-A Reviewed By D.T. Date 4/27/07
REV 10/25/01 5-29-07 Estimated Posting Date 5/6/07

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 19412 Gunpowder Road
City MILLERS State MD Zip Code 21102

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):

— PLEASE SEE ATTACHED PETITION FOR VARIANCE —

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 [Signature]

Name - Type or Print DEAN MARIEGA

Signature [Signature]

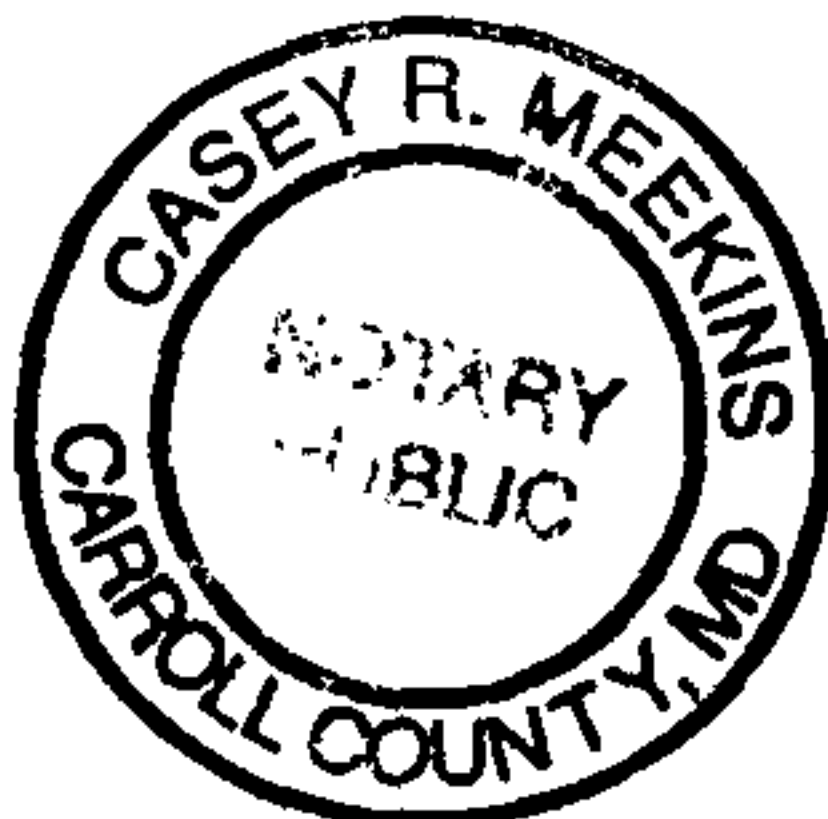
Name - Type or Print DONNA M. STALLARD

STATE OF MARYLAND, COUNTY OF CARROLL DEM BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dean Mariega and Donna M. Stallard
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Signature Casey R. Meekins
Notary Public

My Commission Expires 6/23/08

April 12, 2007

RE: Petition for Variance
19412 Gunpowder Road
Millers, MD 21102

Petitioners: Dean Mariaca and Donna Stallard

We are requesting variance relief for property located at 19412 Gunpowder Road in the Prettyboy Trails area of Baltimore County. The variance request is to permit a detached garage to be located in the front/side yard in lieu of the required rear yard.

We purchased an existing home on a densely wooded lot (Photos A and B). The existing home is located at the top of the sloped lot with the ground steeply and consistently sloping from the front to the rear of the home and beyond to the rear of the property (Photos C and D). Consequently, there is no flat area of the lot in the rear of the home on which we can build the detached garage. The required excavation of the rear yard would be extensive and disruptive to the existing green space (Photos E and F). The most reasonable location for the detached garage is in the front/side yard (Photos G,H,K,L). The Front/side location would also make use of the existing driveway (Photo I and J).

The home and proposed garage are not visible from Gunpowder Road. The nature of the wooded lot eliminates visibility from surrounding neighbors. We have informed all of the neighbors of the variance request and none are opposed. The detached building will match the architectural features of the existing home.

Strict compliance with the Zoning Regulations for Baltimore County would result in practical and unreasonable hardship. There is no flat or accessible area in the rear of

07-492-A

the home for the detached garage. The only reasonable area to erect the new garage is in the front/side yard.

07-492-A

ZONING DESCRIPTION FOR 19412 Gunpowder Road Millers, MD 21102

Beginning at a point on the West side of Gunpowder Road which is 25 feet wide at the distance of 856.92 feet west of the centerline of the nearest improved intersecting street Gunpowder Road which is 60 feet wide. Being Lot 4C in the subdivision of Prettyboy Trails as recorded in Baltimore County Plat Book # 32, Folio # 1, and containing 5.3 acres. Also known as 19412 Gunpowder Road in Millers, MD 21102 and located in the 6th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26781

DATE 4/27/07 ACCOUNT 0010066150
AMOUNT \$ 65.00

RECEIVED FROM: DEAN MARIACA

FOR: ITEM # 4923 07-492-A

19412 GUNPOWDER RD. D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME DOW
9/30/2007 9/27/2007 15:27:19 2
REF MSG2 MAIL 3544 JEE
>> RECEIPT # 515253 9/27/2007 DOW
PAGE 5 528 200703 VERIFICATION
CR NO: 026781

Receipt Tot \$65.00
\$65.00 EX \$.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 5/6/07

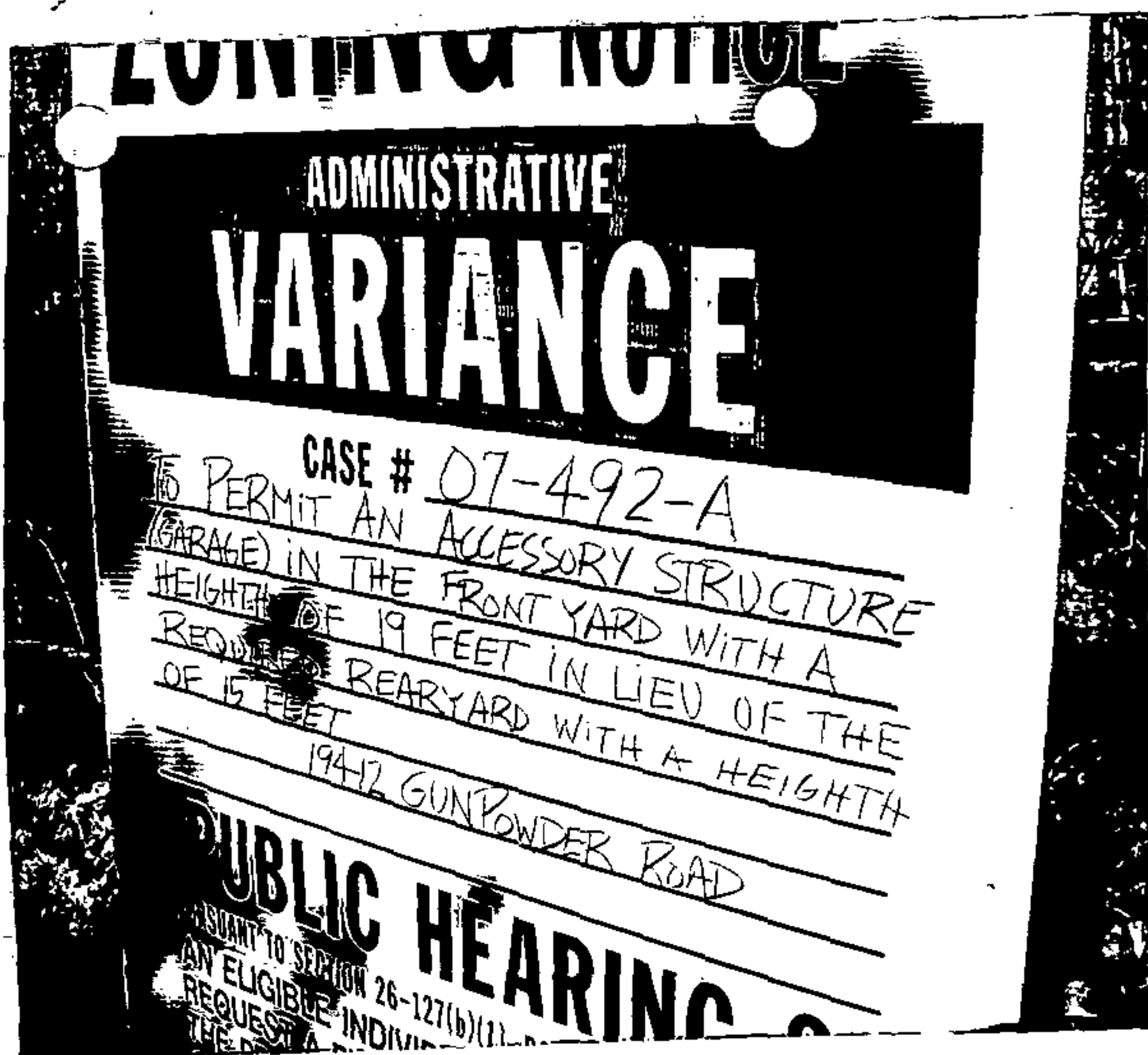
RE: Case Number: 07-492-A

Petitioner/Developer: Dean Mariaca

Date of Hearing/Closing: 5/21/07

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 9412 Gunpowder Rd

The sign(s) were posted on 5/6/07
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 OLD Barn Rd
(Street Address of Sign Poster)

Parkton, Md 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 492 -A

Address 19412 GUNPOWDER RD.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/27/07

Posting Date: 5/6/07

Closing Date: 5/21/07

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- 492 -A

Address 19412 GUNPOWDER RD.

Petitioner's Name MARIACA STALLARD

Telephone 443-507-0757

Posting Date: 5/6/07

Closing Date: 5/21/07

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) IN THE FRONT
YARD WITH A HEIGHT OF 19-FEET IN LIEU OF THE REQUIRED
REAR YARD WITH A HEIGHT OF 15-FEET.

WCR - Revised 6/25/04

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 07-492-A

Petitioner MARIACA / STANARD

Address or Location 19412 GUNPOWDER RD.

PLEASE FORWARD ADVERTISING BILL TO

Name MR. DEAN MARIACA

Address 19412 GUNPOWDER RD.

MILLERS, MD 21102

Telephone Number 443-507-0757



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

May 23, 2007

Dean Mariaca
Donna Stallard
19412 Gunpowder Road
Millers, MD 21102

Dear Mr. Mariaca and Ms. Stallard:

RE: Case Number: 07-492-A, 19412 Gunpowder Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 27, 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.".

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. Hohman, Chief

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

May 10, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 7, 2007

498

Item Number: 476,488 through 499

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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: May 8, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 14, 2007
Item Nos. 07-476, 488, 489, 490, 491, 492,
493, 494, 496, 497, and 499

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- 05072007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 11, 2007

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

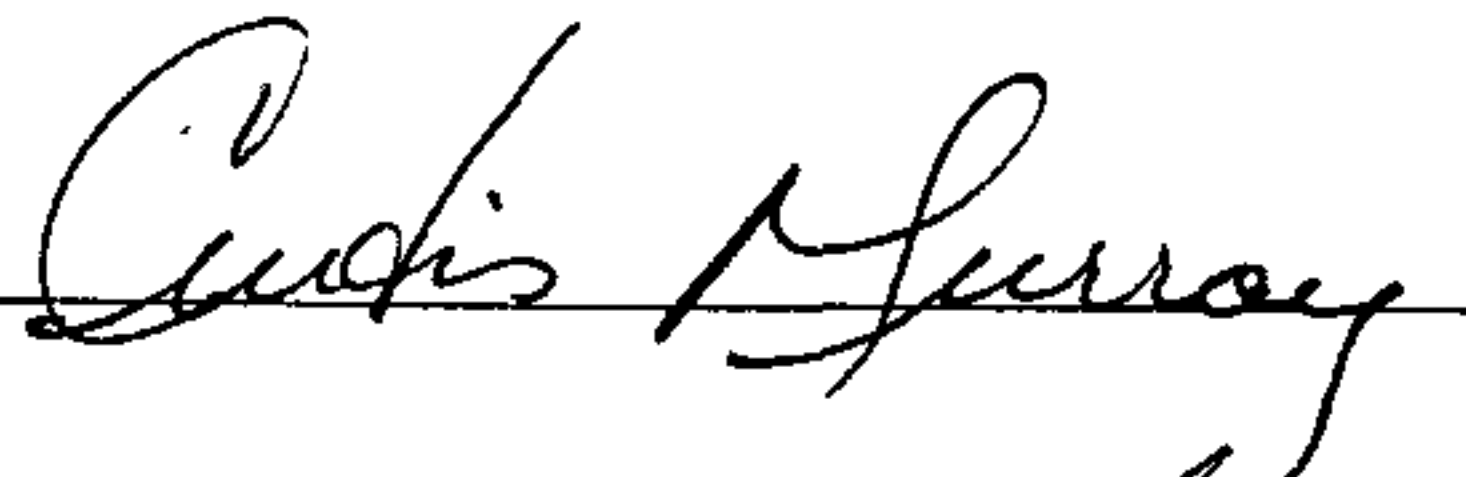
SUBJECT: 7-492 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 19 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

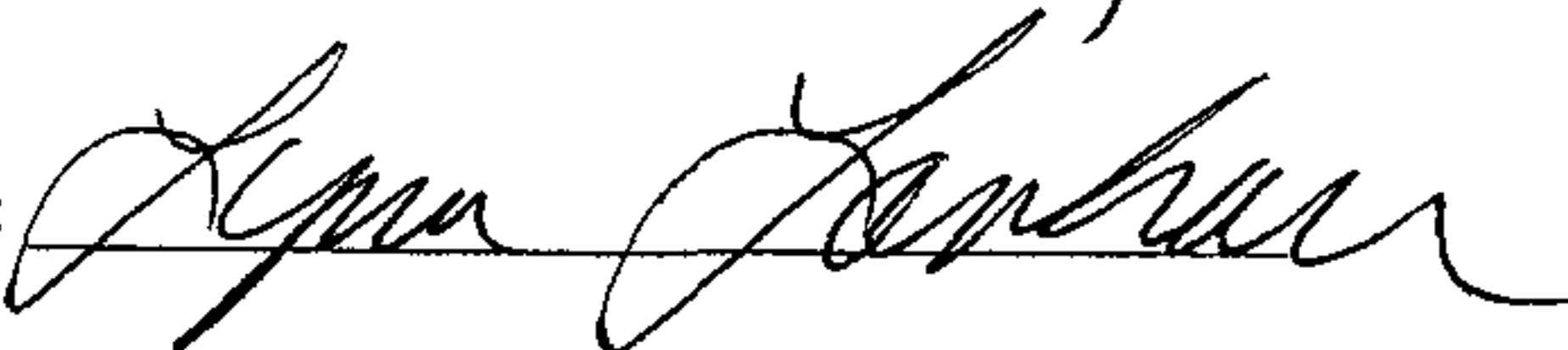
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM



State Highway
Administration

Maryland Department of Transportation

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

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

Date: MAY 7, 2007

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

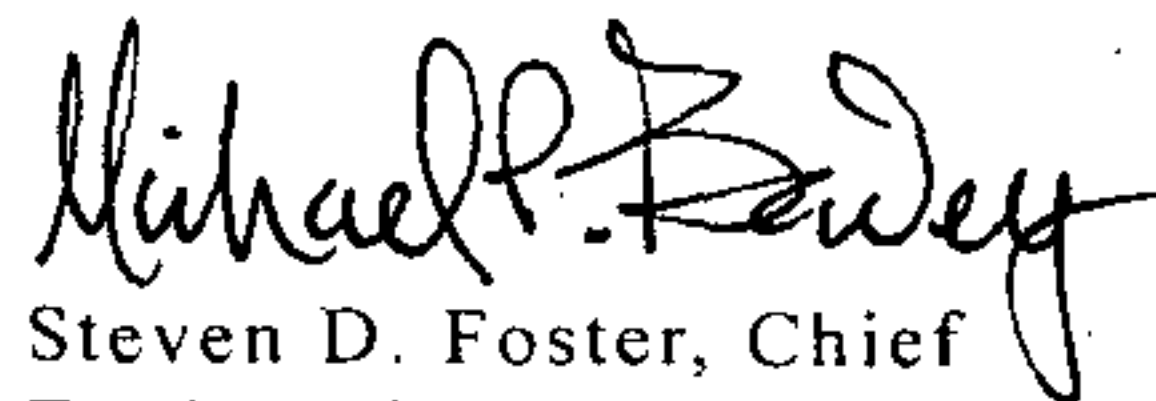
RE: Baltimore County
Item No. 7-492-A
STALLARD PROPERTY
19412 GUNPOWDER RD
ADMINISTRATIVE VARIANCE

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. 7-492-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).

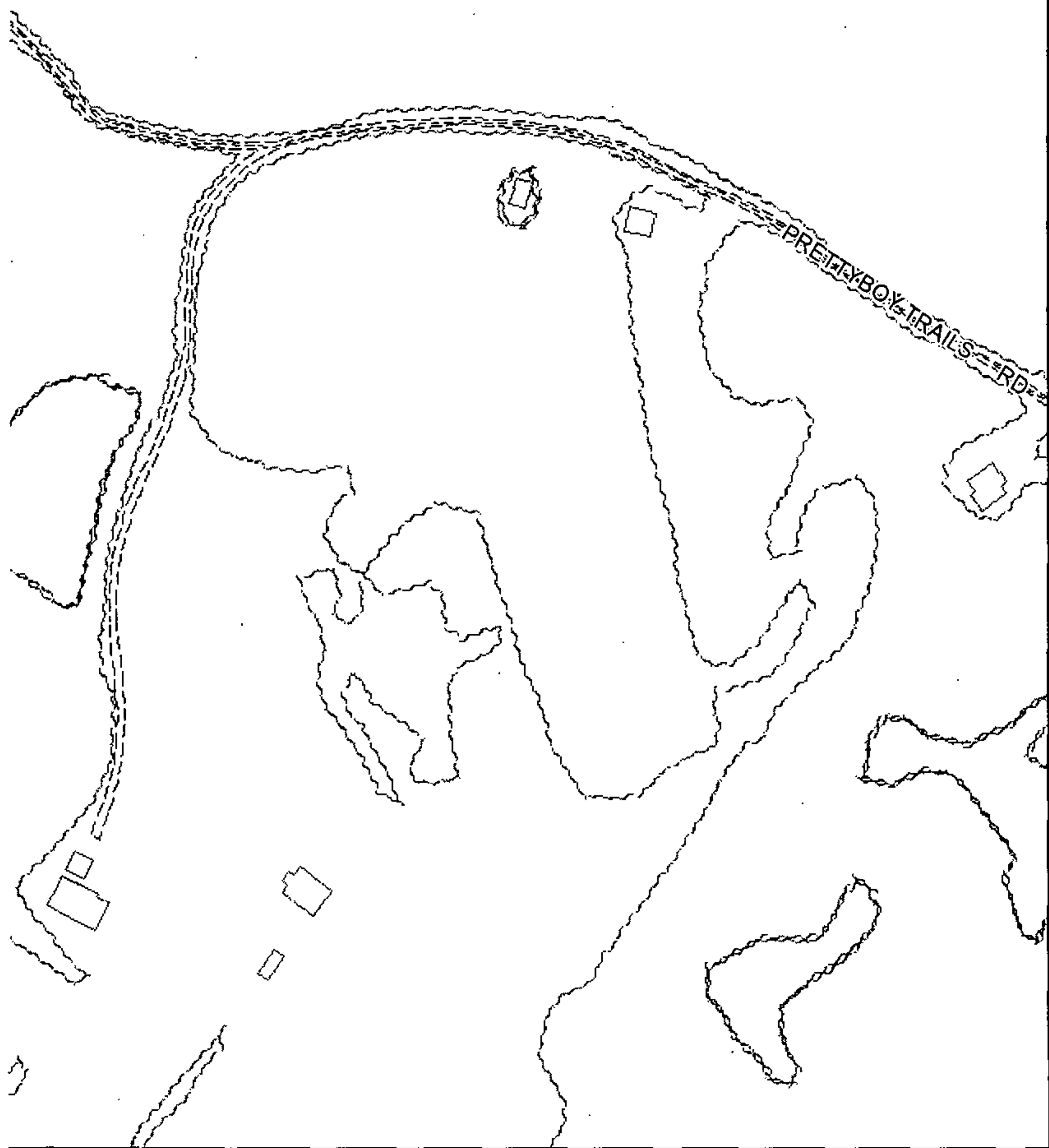
Very truly yours,

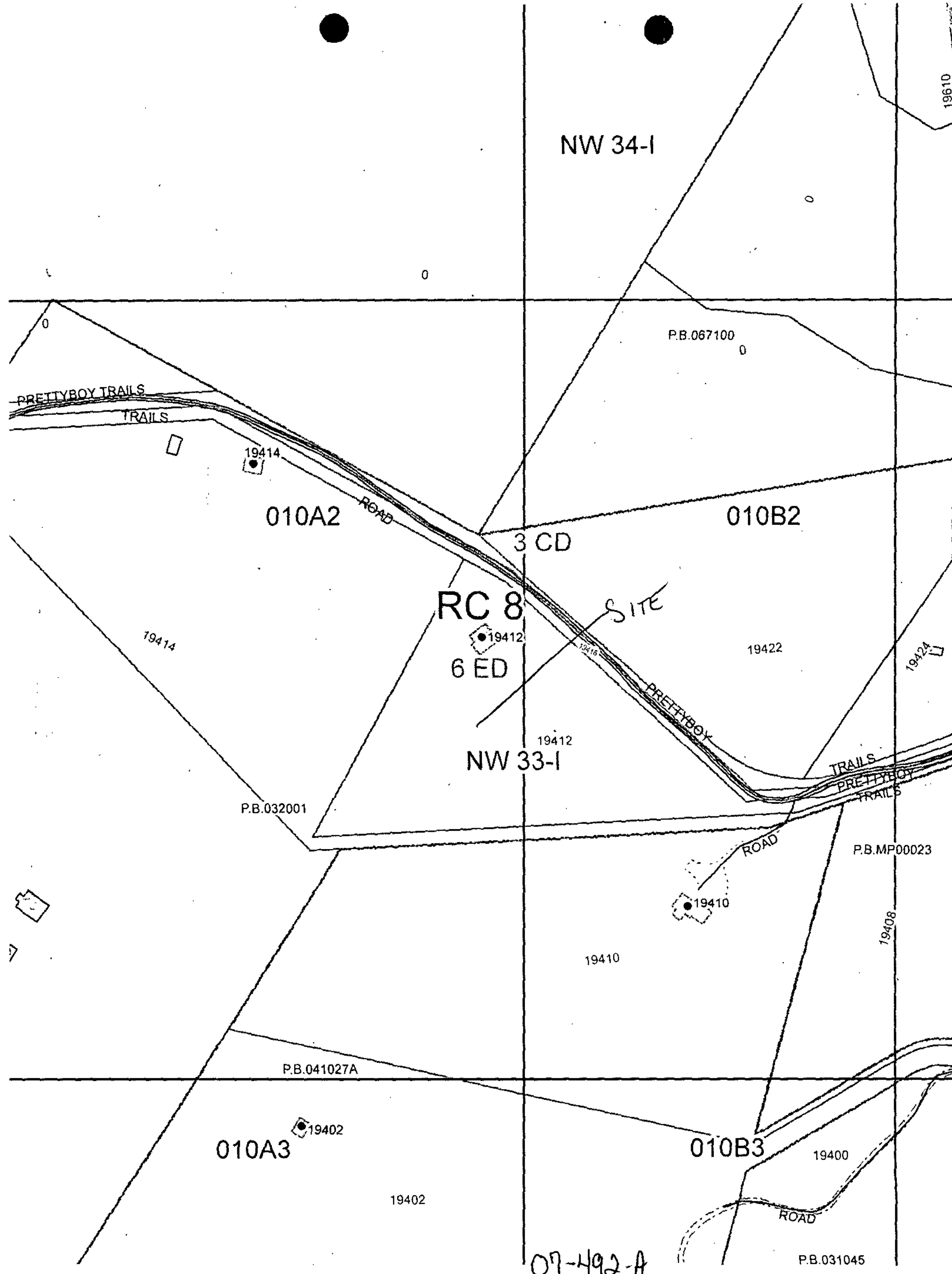


FOA¹
Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

RC 8





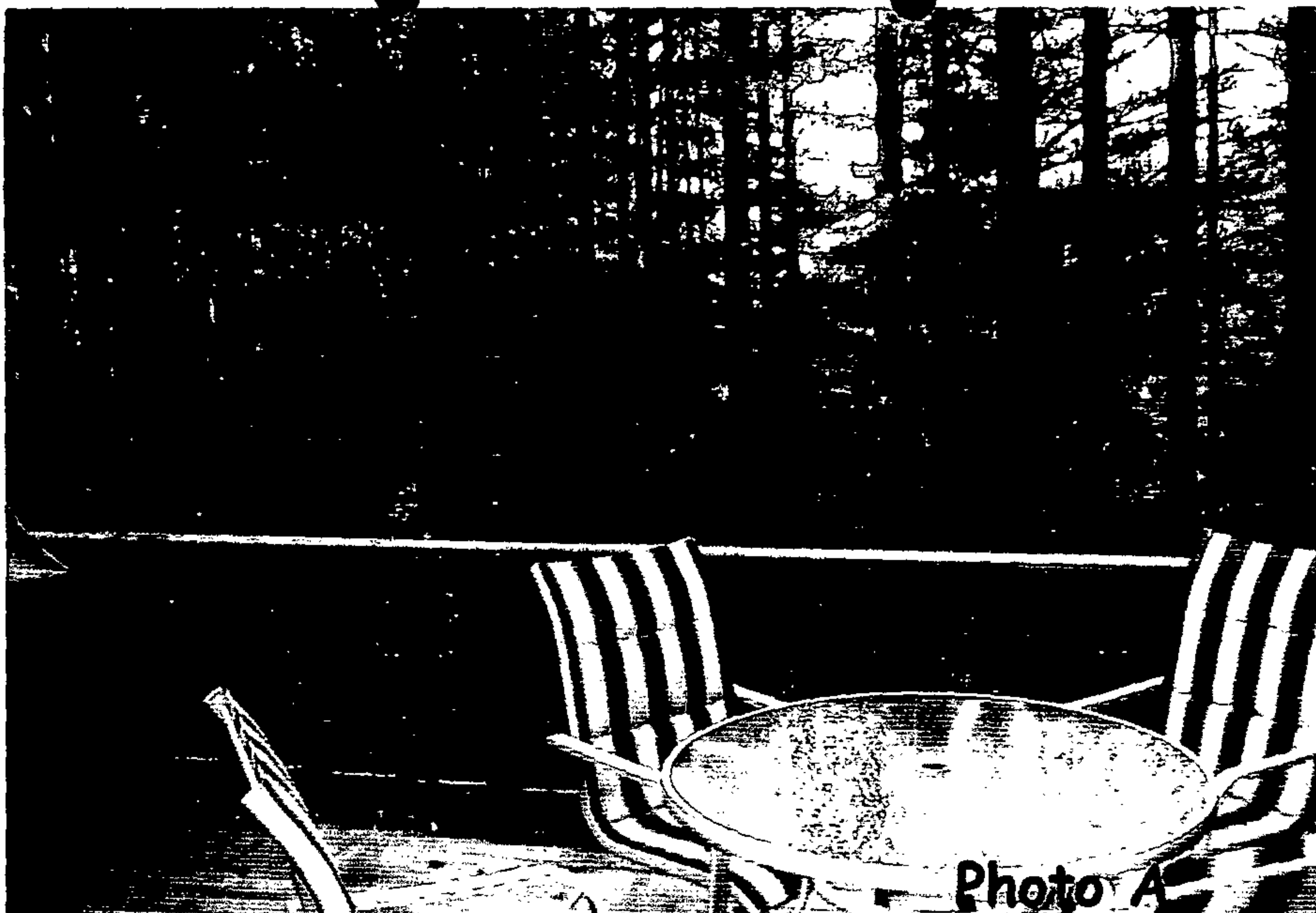


Photo A



Photo B

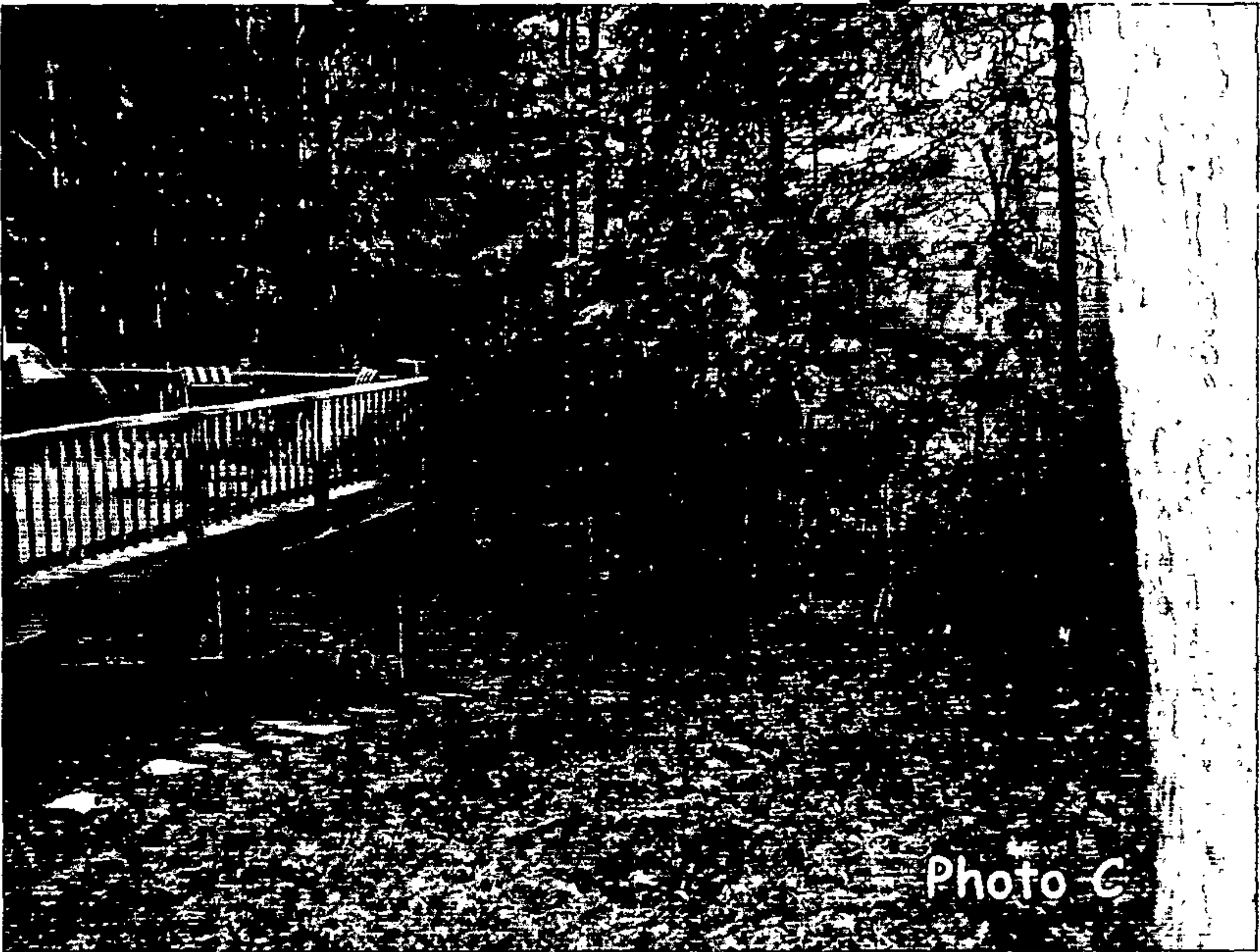
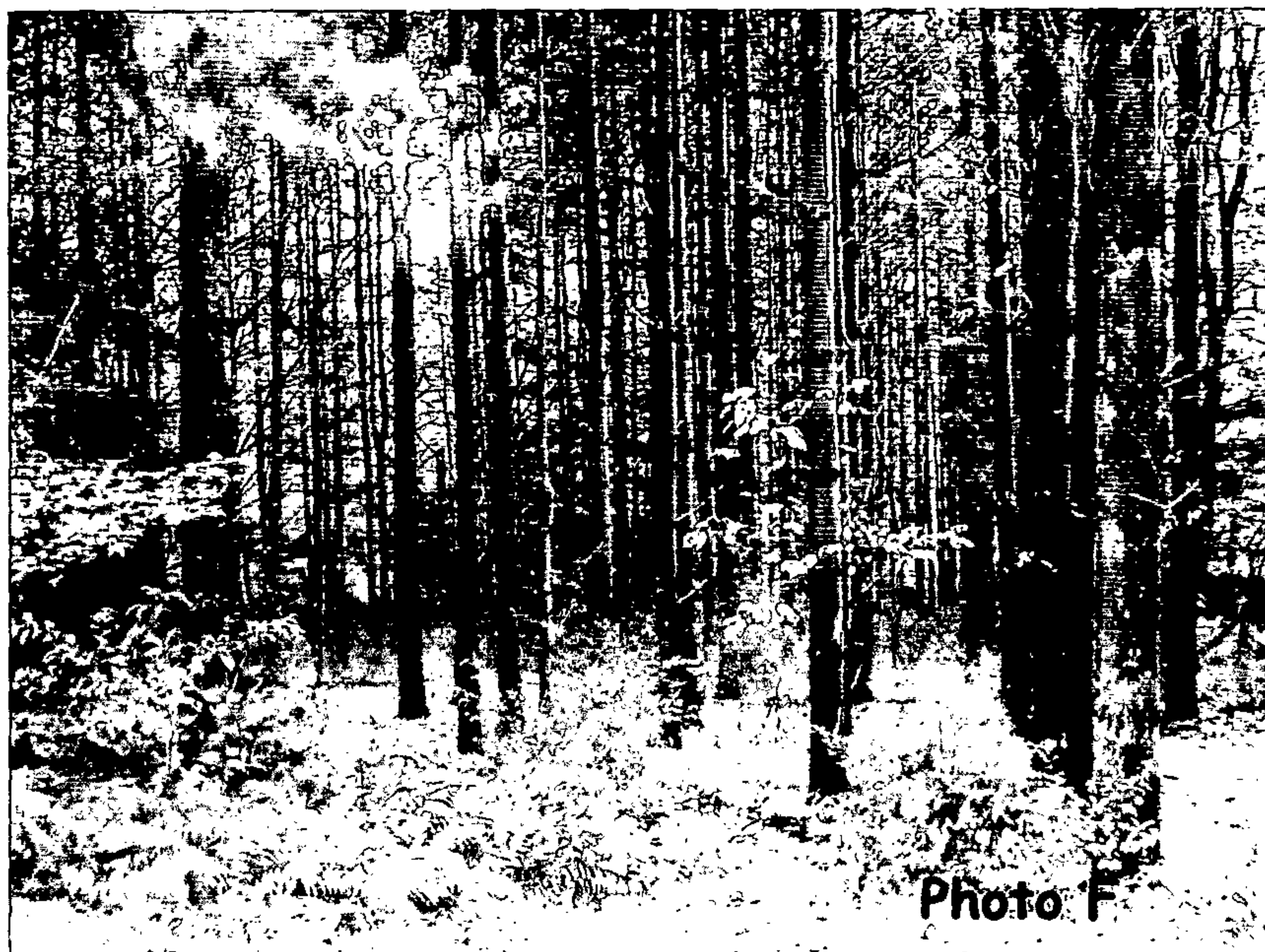


Photo C



Photo D







07-492-A



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 19412 Gunpowder Road

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

SUBDIVISION NAME Prettyboy Trails

PLAT BOOK # 3a FOLIO # 1 LOT # 4C SECTION # 1

OWNER DEAN MARIACA & DONNA STALLARD

Philip Liecke
Eileen Baxter
#19414
LOT 4B

CHARLES BLAKER
#19412a
LOT 1B

DEAN MARIACA
DONNA STALLARD
#19412
LOT 4C

EXISTING
DRIVEWAY

FRONT

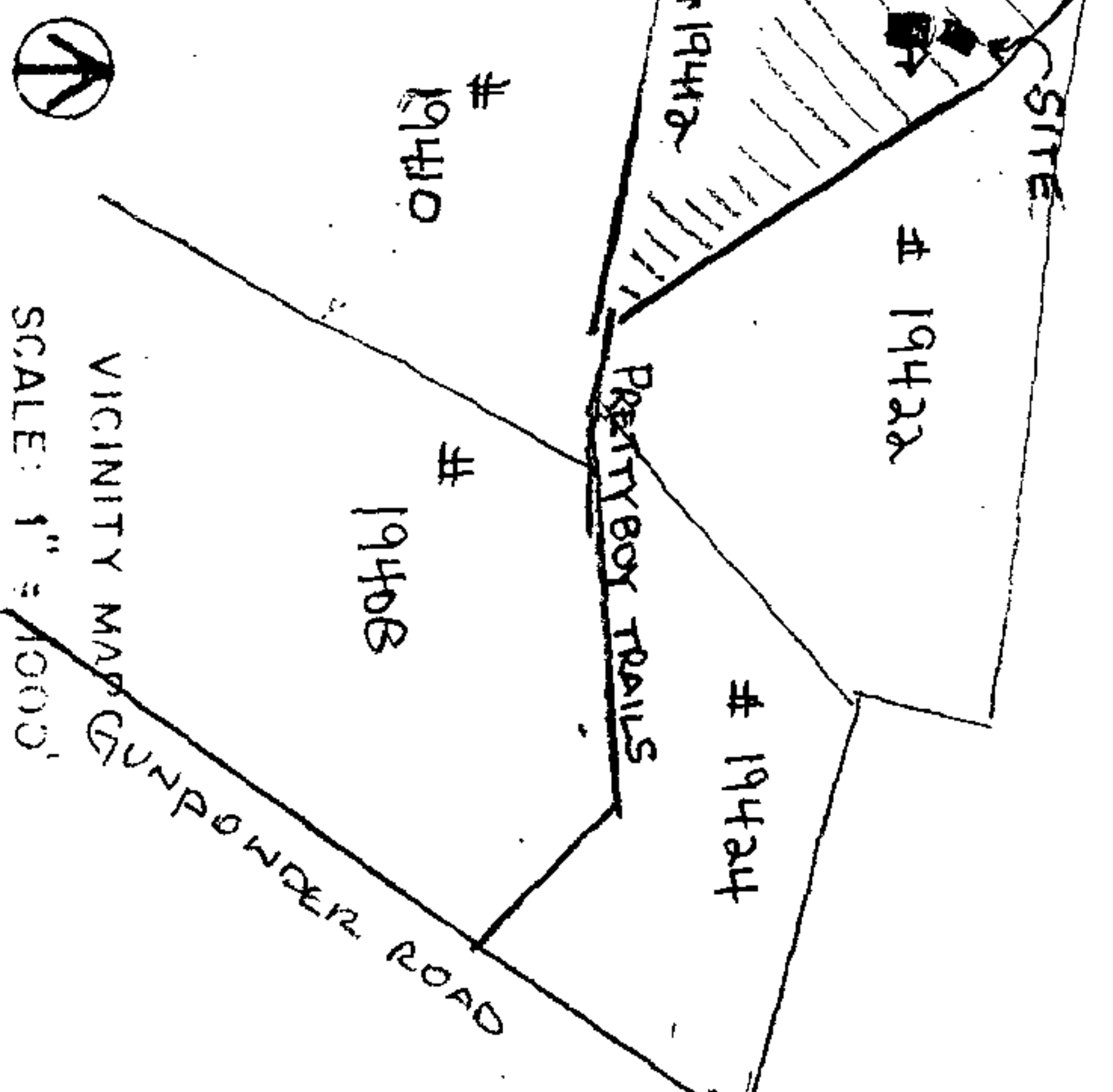
EXISTING
DRIVEWAY

EXISTING
DRIVEWAY

GUNPOWDER ROAD



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 6

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NM 33 I
O10A2 + 010B2

ZONING RC8

LOT SIZE 5.30 ACRES 230,846 SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY

DTM

SCALE OF DRAWING: 1" = 30'

D.T.

492

07-492-4



NORTH