

JAMES T. SMITH, JR. County Executive

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

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-510-A

300 Gailridge Road

N/side of Gailridge Road, 45 feet west of centerline of Pine Valley

8th Election District – 3rd Councilmanic District

Legal Owners: Matthew A. & Leah McGinnity

buth Rotroco

<u>Variance</u> to permit an existing single family dwelling with an addition to have a corner side street setback of 18 feet and a rear yard setback of 12 feet in lieu of the required 30 feet and 30 feet respectively.

Hearing: Tuesday, July 10, 2007 at 2:00 p.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Matthew & Leah McGinnity, 300 Gailridge Road, Timonium 21093 George Kokinos, Pine Valley, P.O. Box 434, Timonium 21094

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 25, 2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



CASE NO.

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County 300 Gairidge Road

for the property located at Timonium, MD 21093
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802, 3, 8 BC28

(208,3,208,4 "55" BCZR)

TO PERMIT AN EXISTING SINGLE FRAMILY DWBLLING WITH ADDITION TO HAVE A CORNER SIDE STREET SETBACK OF 18 AND A REAR YARD SUTBACK OF 12 IN LIBU OF THE RECOVERED 30 AND 30 RESPECTIVELY.

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. Legal Owner(s): Contract Purchaser/Lessee: McGinnity Type or Print Name - Type or Print Signature Signature McGinniti Telephone No. Name - Type or Prin Address Zip Code State City Attorney For Petitioner: Telephone No. Address 21093 Timonium Zip Code State City Name - Type or Print Representative to be Contacted: Signature Same as Name Company Telephone No. Address Telephone No. Address Zip Code Zip Code City State City A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning this day of regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore C

Reviewed By ___

Estimated Posting Date

LTN

Date

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	300 Gailridg	e Koad	······································
	Address	MD	21093 Zip Code
That based upon personal knowledge, the follo Variance at the above address (indicate hardshi		•	
Our family is expanding of	und we need and	addition to	our home
to accomodate everyone. Bec	cause of how or	or existing	home is situated
on our lot, the addition tha	it we need will p	cartially ex	Hend Deyond the
required side street and rea		•	
administrative variance			
of 18 feet in lieu of the			4
setback of 12 feet in 1			
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	rmal demand is filed, Aff additional information.	iant(s) will be req	uired to pay a reposting and
Waiting of Muly	Signature	led Me	Genity
Signature Matthew A. McGinnity Name - Type or Print	Leal	n McGinn	ity
Name - Type or Print	Name - Typ	e or Print	
STATE OF MARYLAND, COUNTY OF BALTIM			<u></u>
I HEREBY CERTIFY, this 中人 day of 上側 of Maryland, in and for the County aforesaid, per	rsorfally appeared	2008 , before m	e, a Notary Public of the Stat
Matthew A. and L	eah McGinn	ti_	
the Affiant(s) herein, personally known or satisfa	actorily identified to me as s	such yamlant(s).	
AS WITNESS my hand and Notarial Seal			_
	Notary Public	mda H.	Persinj
		Expire Y COMMIS	SION FYDIE
REV 10/25/01		MARCH	1 1, 2011

Affidavit in Support of Administrative Variance

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on our lot, the addition	that we nee	d will parti	ally exte	ind beyond th
required side street and	rear set be	acks. We a	re requ	esting an
administrative variance -	for an addit	ion with a	Side str	eet Setback
of 18 feet in lieu of the				
setback of 12 feet in Tie				_
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Signature		Leah McG	, :	
Nathew A. Mc CINNITY	Name - Type		19191119	
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STATE OF MARYLAND, COUNTY OF BALT	MORE: to wit:		• • •	
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HEREBY CERTIFY, this day of State of Maryland, in and for the County afores		ared	_	•
Matthew A.	and Lea	M MCGIA	(s) and made	oath in due form o
the Affiant(s) herein, personally known or satisfiant the matters and facts hereinabove set	forth are true and co	rrect to the best of	his/her/their kn	owledge and belief.
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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

300 Gailridge Road
for the property located at Timonium, MD 21093
which is presently zoned DR3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802,3.8 BC2R

(208,3, 208,4 "55" BCZR)

TO PERMIT AN EXISTING SINGLE FRANKY DIFELLING WITH AN ADDITION TO HAVE A CORNER SIDE STREET SETBACK OF 18' AND A REAR MARK SETBACK OF 12' IN LIBU OF THE REQUIRED 30' AND 30' RESPECTIVELY. 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.

Signature Signature Leah McGinnity	
Name - Type or Print Name - Type or Print Signature Signature Leah McGinnity	
Name - Type or Print Name - Type or Print Signature Signature Leah McGinnity	
Signature Leah McGinnity	
Address Telephone No. Name-Type or Print Andrew Manualla	
City State Zip Code Signature	
Anomev For Pennoner.	3-877 none No.
Name - Type or Print City State Zip Code	
Representative to be Contacted:	
Signature	
Same as allowe	
Company	
Address Telephone No. Address Telephone No.	one No.
City State Zip Code City State Z	ip Code
A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore Coday of	ounty, this egulations
Zoning Commissioner of Baltimore County	<u></u>

Zoning Description for 300 Gailridge Road, Timonium, MD 21093

Beginning at a point on the north side of Gailridge Road which is 50 feet wide, at west the distance of 45 feet of the centerline of the nearest improved intersecting street, Pine Valley Drive, which is 60' wide. Being Lot # 11, Block "G", Section #2 in the sub-division of Valley Wood as recorded in the Baltimore County Plat Book #27 Folio #149, containing 0.25 acres. Also known as 300 Gailridge Road and located in the 8th Election District, and 3rd Councilmanic District.

OFFICE OF BUDGET CUSTOMER 0 GREEN SAF A D STATE & LATTRA STILL STILL PUBLIESS Recept int Balt bear west. 148177 CASHIER'S VALIDATION 134 **神田(中川 和) 新山科 明** May 1, 16.15 MARLA. 11 公共 和特性的 Har Land がなる · I Bet The spirit of the same of

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 - 510 - A	
Petitioner: MATTHEW A. MCGINNITY	
Address or Location: 300 GAILRINGE ROAD	
TIMONIUM, MD 21093	
PLEASE FORWARD ADVERTISING BILL TO:	
Name: MATTHEW A. MCGINNITY	
Address: 300 GAILRIDGE ROAD	
TIMONIUM MD 21093	
	\
Telephone Number: (410) 308-8777	

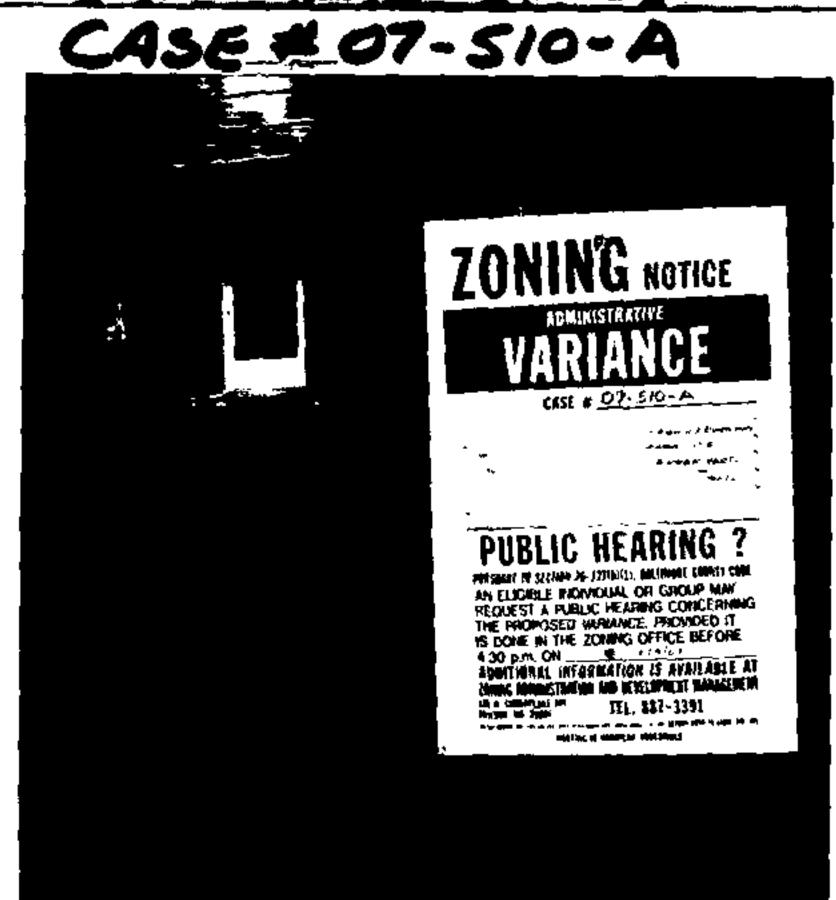
BALTIMORE COUNTY DEERTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT **ZONING REVIEW**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 510 -A Address 300 GAILRIOGE RD
Contact Person: LIOYOT. MOXLEY Phone Number: 410-887-3391
Filing Date: 5/9/07 Posting Date: 5/20/07 Closing Date: 6/4 107
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.
2. <u>DEADLINE:</u> 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- 510 -A Address 300 GAIL CIDGE RD
Petitioner's Name M-MCGIHHITY Telephone 410 308 8777
Posting Date: 5 2007 Closing Date: 6467
Nording for Sign: To Permit ANEXISTILL SINGLE FAMILY PWELLING
WITH ADDITION TO HAVE A RORNER SIDE STREET SETBACKON
18 AMO A REARYARD SETBACK OF 12 IN LIEU OF THE
REQUIRED 30' AND 30' RESPECTIVELY
WCR - Revised 6/25/04

CERTIFICATE OF POSTING

	RE: Case No.:
	Petitioner/Developer:
	M. Mc GINNITY
	Date of Hearing/Closing: 6/4/07
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention:	
Ladies and Gentlemen:	•
This letter is to certify under the penalties of perwere posted conspicuously on the property locations of the penalties of penalties o	
 	
The sign(s) were posted on(5/18/07 Month, Day, Year)
the same of the sa	



300 GAILRIDGE RA
POSTED 5/18/07
BRILLIAM 5/18/07

Sincerely,

(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN (Printed Name)

904 DELLWOOD DR. (Address)

/- Δ225 70×1, MO 21047
(City, State, Zip Code)

(410) 879-31ZZ

(Telephone Number)

OF ZONING HEARING A CANAL

The Zoning Geninissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #17-510-A
300 Geninity Road
Nick of Gallridge Road, 45 feet west of centerline of Pine Walley
Bit Election District - 3rd Councilmanic District
Legal Owner(s): Matthew A. & Lean McGinnity
Variance: to permit an existing single family dwelling
with an addition to have a corner side street setback of 18
feet and a rear yard setback of 12 feet in lieu of the required 30 feet and 30 feet respectively.

Hearing: Thesday, July 10, 2007 at 2:00 p.m. in Room
407, County Courts Building, 401 Bosiey Avenue,
Towsen 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3391.

JT 6/752 June 26.

OF PUBLICATION

<u>, 2067</u>

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

X The Jeffersonian

Arbutus Times

Catonsville Times

Towson Times

Owings Mills Times

NE Booster/Reporter

☐ North County News

Mulusy

LEGAL ADVERTISING

PATUXENT PUBLISHING COMPANY TO:

Tuesday, June 26, 2007 Issue - Jeffersonian

Please forward billing to:

Matthew McGinnity 300 Gailridge Road Timonium, MD 21093 410-308-8777

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-510-A

300 Gailridge Road

N/side of Gailridge Road, 45 feet west of centerline of Pine Valley

8th Election District – 3rd Councilmanic District

Legal Owners: Matthew A. & Leah McGinnity

Variance to permit an existing single family dwelling with an addition to have a corner side street setback of 18 feet and a rear yard setback of 12 feet in lieu of the required 30 feet and 30 feet respectively.

Hearing: Tuesday, July 10, 2007 at 2:00 p.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL

ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S

OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT

THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: May 14, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-510- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

CM/LL



Martin O'Malley, Governor Anthony G. Brown, Lt. Governor John D. Porcari, Secretary Neil L Pedersen, Administrator

Maryland Department of Transportation

Date: MAY 15, 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. 7-510-A

300 GLILRIDGE ROAD Mc GINNITY 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. 7-510-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 U Engineering Access Permits

Division

SDF/MB

about withdrawa (
7/9/07

My telephone number/toll-free number is

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com

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 18,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 7, 2007

50

Item Number: 500 through 511

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

DATE: May 21, 2007

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

Department of Permits & Development

SUBJECT:

Zoning Advisory Committee Meeting

For May 21, 2007

Item Nos. 07-224, 500, 501, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, and 511

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- 05212007.doc

300 Gailridge Road Timonium, MD 21093

June 5, 2007

Mr. Timothy Kotroco, Director
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Case #07-510A

Dear Mr. Kotroco,

We have decided to withdraw our request for administrative variance for our property of 300 Gailridge Road, Timonium, MD 21093.

Please cancel the hearing scheduled for July 10th at 2 pm for Case #07-510A.

Sincerely

Matthew A. McGinnity

Leah McGinnity

> 21093 Road Timonium, m

SOUR HECKEN LOG OB ALM



Department of Permits and Development Managemen 1111 West Chesapeate Avenue Mr. Timothy Kotrow, Director Room III my 21204 Towson, my 21204 1204+4602

Pine Valley- Valleywood Community Association, Inc

PO Box 434 Timonium, MD 21094

May 22, 2007 Certified Registered Mail

Case # 07-510A

Timothy M. Kotrōco, Director
Department of Permits and Development Management
County Office Building, Room 105
111 West Chesapeake Avenue
Towson, Maryland 21204

Mr. Kotroco,

We the Board members of the Pine Valley-Valleywood Community Association, Inc. request a full hearing, rather than an Administrative Hearing, (O7-510A) for the property located at 300 Gailridge Road, Timonium, Maryland 21093.

There are covenants on the property and the requested variance is in violation of the covenants.

Enclosed please find a check for \$50.00 as required.

Thank you,

George Kokinos Zoning Chair

Copy to: Mr. and Mrs. Matthew McGinnity

4W. 252-7935

Š. 7 ₩| ACCOUNT, BALTIMORE COUNTY, MARYLAND AMOUNT OFFICE OF BUDGET & FINANCE RECEIPT MISCELLANEOUS \frown . RECEIVED FROM: DATE. FOR:

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PINK - AGENCY

DISTRIBUTION I

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 07.510-1

<u>le Completed/Init</u>	
5.9.07	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing: post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
-	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
· · · · · · · · · · · · · · · · · · ·	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
<u> </u>	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
·	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
-	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

To: Baltimore County Zoning Commissioner

From: Jenifer Stick

Re: Case 07-510A, Request for a Public Hearing for variances to permit an existing single family dwelling with additions to have a corner side street setback of 18' and a rear yard set back of 12' in lieu of the required 30' and 30'. 300 Gailridge Road, Timonium, MD 21093

Dear Sir,

I am a resident on the same block as the above referenced proposed construction in the Valleywood subdivision in Timonium. I am also a certified general real estate appraiser. I have lived at 313 Gailridge Road for 11 years and I have been an appraiser in the Baltimore area for 30 years.

My first objection is that the plans have not been reviewed by the Pine Valley – Valleywood Neighborhood Association.

My second objection is that the variances required for the proposed construction are extreme. By adjusting the set backs as proposed, the 12 foot rear yard of the subject property that would remain after construction is not in keeping with the neighborhood and this abuts the side yard of the neighboring house on Pine Valley Drive diminishing the privacy of both homes.

The proposed reduction of the subject side yard which fronts on Pine Valley Drive to 18 feet would be visually inconsistent with the format of the subdivision. The subject site is a corner lot and the side yard is actually in the sight line of the adjacent front yards of the homes fronting on Pine Valley Drive. If constructed as planned, the sight line of the adjoining neighbor's front porch would be the newly constructed rear of the subject house and not an open sight line down the street which is how the neighborhood was planned.

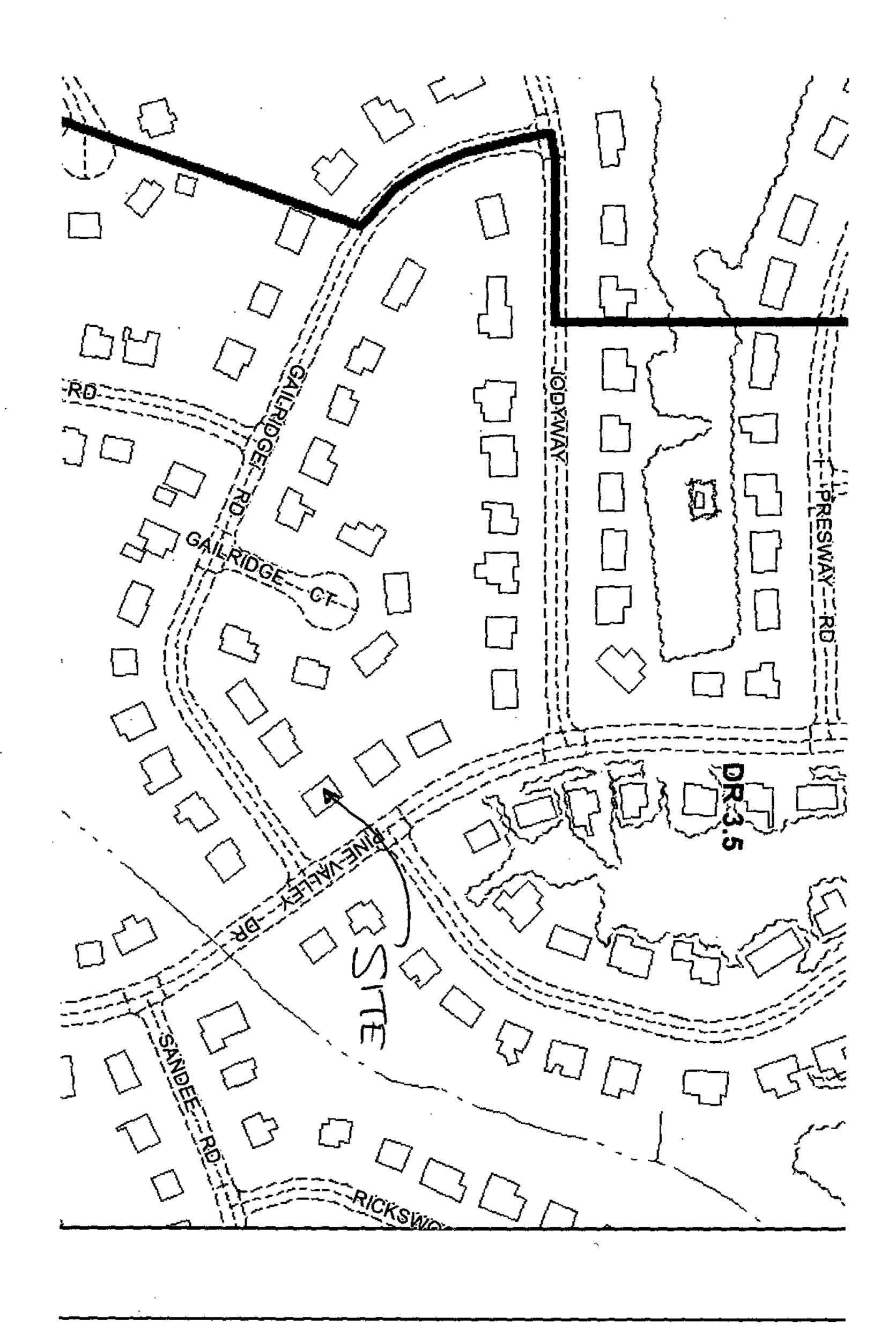
Based upon the above objections and other reasons that may exist but have not been stated above, I would like to request that a Public Hearing be held before any variances are granted. I intend to ask that the proposed variances be denied.

Jenifer Stick

313 Gailridge Road Timonium, MD 21093

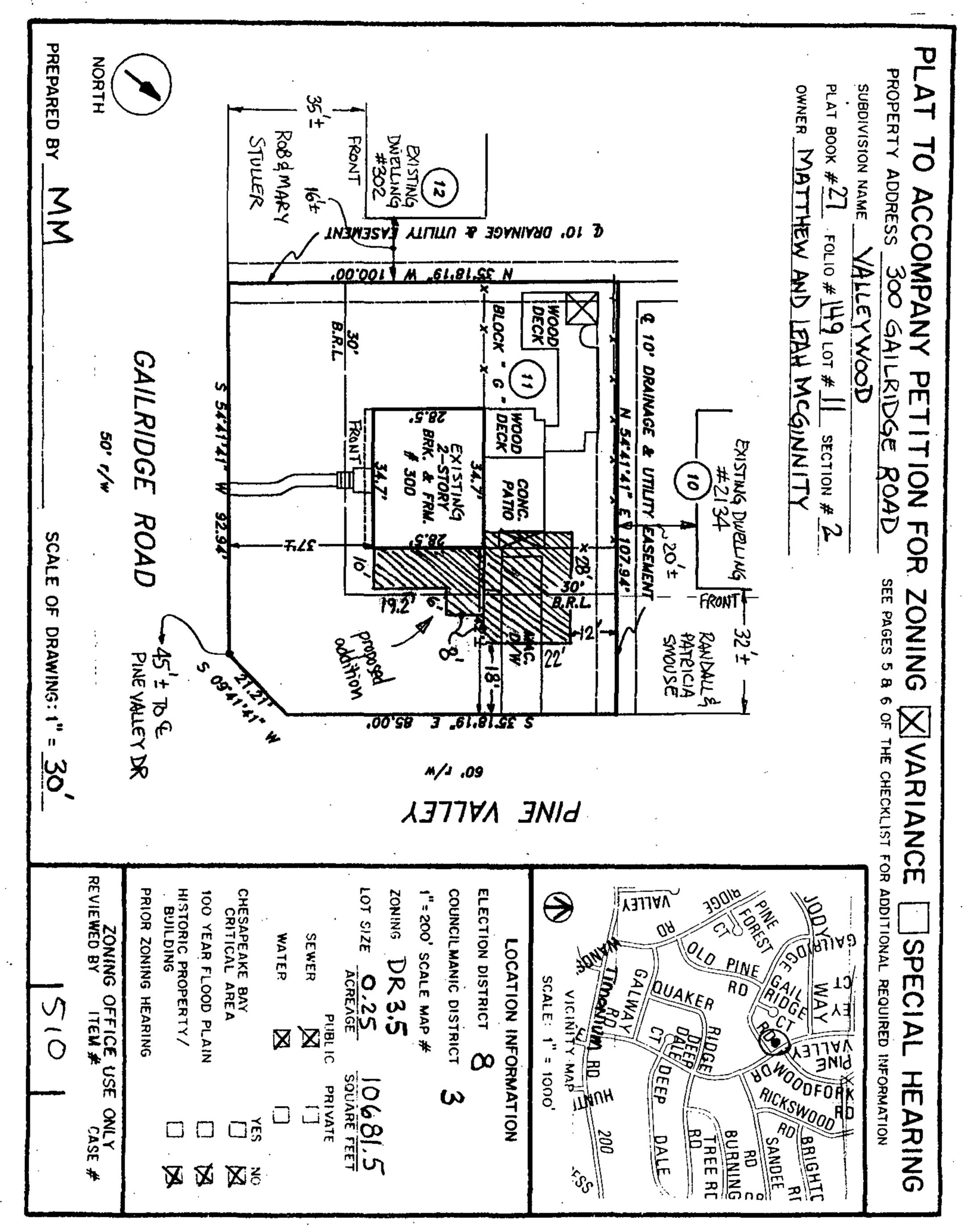
410-561-9801

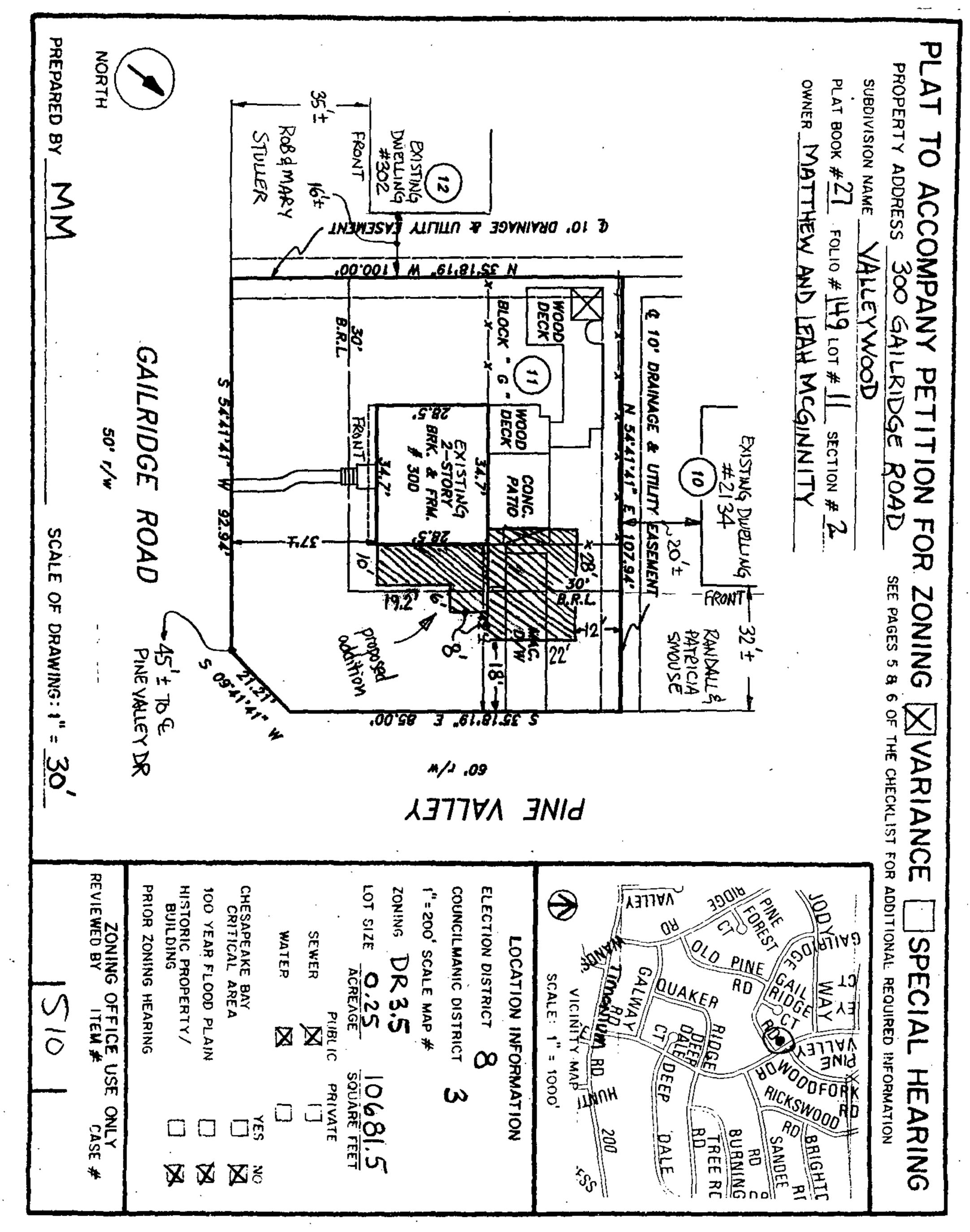
06/01/2007

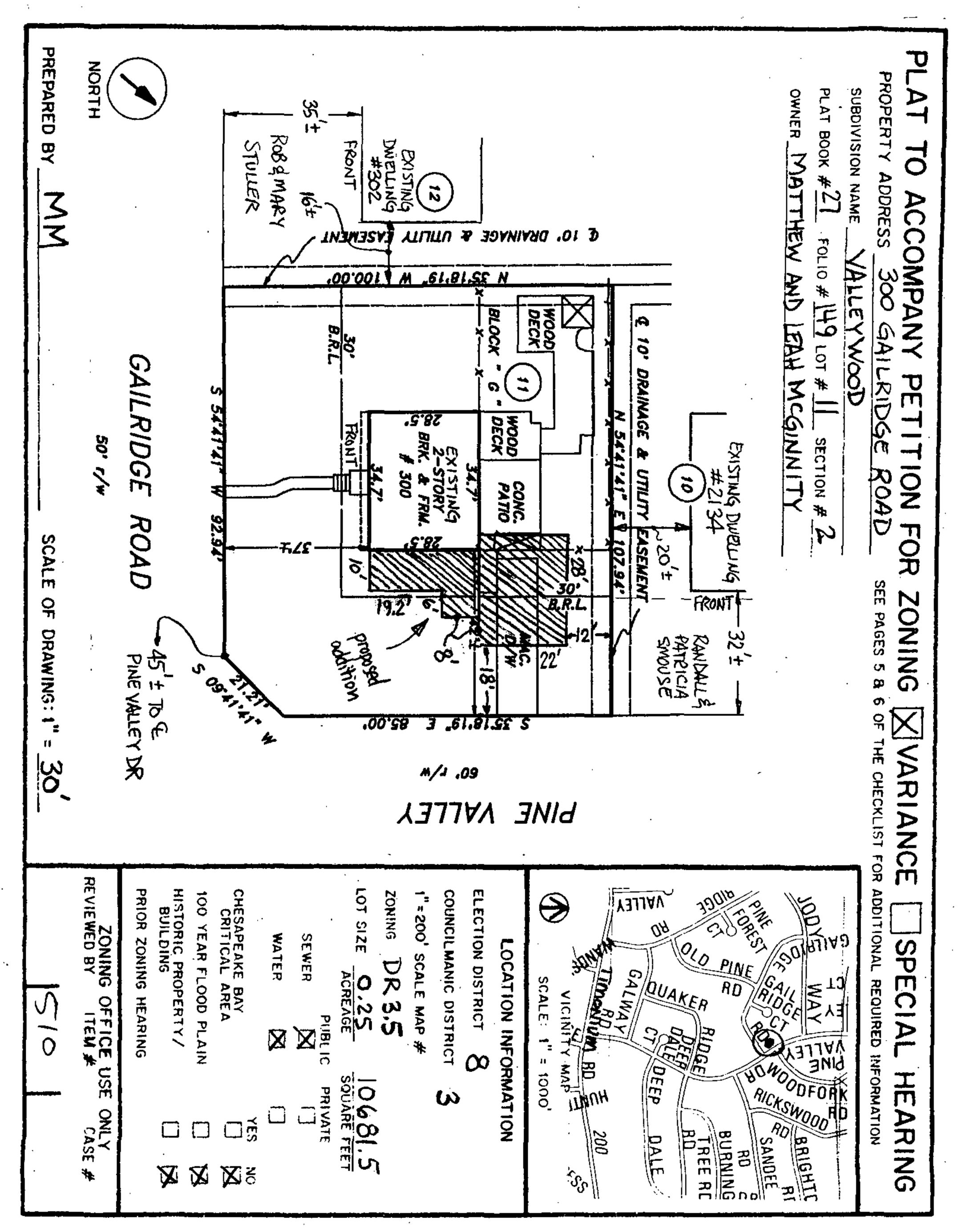


0608

S/0











SITE OF BUSTING DWEZUNG AND ADDITION AND ADJACENT PROPERTIES



FRONT OF BXISTING DWELLING (ADDITION GOES TO THE RIGHT)



SIBB OF BXISTING DWBLLING AND AROTA OF ADDITION