IN RE: PETITION FOR ADMIN. VARIANCE
S side Rockdale Road, 940 feet E c/l
Donney Brook Farms Road
6th Election District
3rd Councilmanic District
(3601 Rockdale Road)

Richard A. and Carolyn S. Anderson *Petitioners*

BEFORE THE

DEPUTY ZONING COMMISSIONER

* BALTIMORE COUNTY

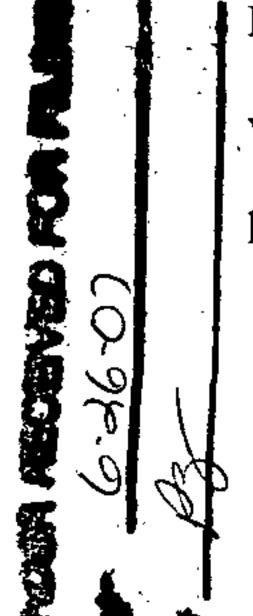
* CASE NO. 07-529-A

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, Richard A. and Carolyn S. Anderson. The variance request is for property located at 3601 Rockdale 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) be located in the side/front yards in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a garage measuring 1,118 square feet footprint. The rear yard of the Petitioners' property contains steep slopes. The property contains 12.03 acres zoned RC 2.

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 June 6, 2007. That Office does not oppose the Petitioners' request as existing vegetation adjacent to the right-of-way shall remain. A copy of this comment is incorporated herein and made a part hereof the file.



Applicable Law

SAL TON TON TON THE

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 June 2, 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 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 _______ day of June, 2007 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) be located in the side/front yards in lieu of the required rear yard 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.

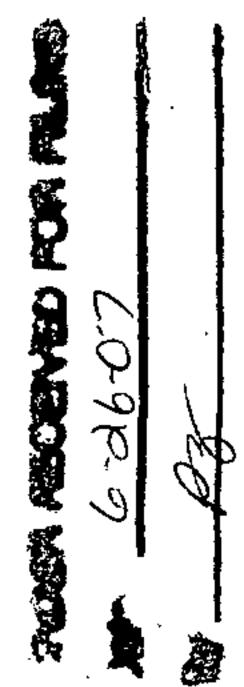
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz





JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

June 26, 2007

RICHARD A. AND CAROLYN S. ANDERSON 3601 ROCKDALE ROAD MILLERS MD 21102

Re: Petition for Administrative Variance Case No. 07-529-A

Property: 3601 Rockdale Road

Dear Mr. and Mrs. Anderson:

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,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:pz

Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

WRYLAND	for the property	located at 3601 Rockdale Poad which is presently zoned RC-2
owner(s) of the property situate made a part hereof, hereby pe	te in Baltimore County and which etition for a Variance from Section	400,1 to permit on
accessory struct	ture (garage) by	e located in the side/front yards
*	he required to	
of the zoning regulations of Ba of this petition form.	altimore County, to the zoning la	aw of Baltimore County, for the reasons indicated on the back
I or we lagree to pay expenses to	dvertised as prescribed by the a of above Variance, advertising, po- litimore County adopted pursuant t	zoning regulations. sting, etc. and further agree to and are to be bounded by the zoning 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/Less	<u>ee:</u>	Legal Owner(s):
		Richard A. Anderson
Name - Type or Print		Name Type or Print
Signature	·	Signature
	·	Carolyn S. Anderson Name Type of Print
Address	Telephone No.	Name Type of Print (analyse)
City	State Zip Code	Signature
Attorney For Petitioner:	•	3601 Rockdale Road 410-374-554 Address Telephone No.
		Millers Maryland 21102 - City
Name - Type or Print	in the second se	Representative to be Contacted:
Signature		
Company	<u> </u>	David M. Suarez-Murias
Company		708 West Padonia Rd. 410-252-9237 Address Telephone No.
Address	Telephone No.	٠ . ٠
City	State Zip Code	Baltimore Maryland 21030 City State Zip Code
A Public Hearing having been for this day of regulations of Baltimore County and	that the subject matter of a	required, it is ordered by the Zoning Commissioner of Baltimore County this petition be set for a public hearing, advertised, as required by the zoning
		Service County Services and Politimore County
		Zoning Commissione of Baltimore County
CASE NO. 67-6	Rev	viewed By 13/1 Date
REV 10/25/01	Est	imated Posting Date

Affida Vit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at	3601	Rockdale Road	
	Address		
	Millers	Maryland	41102
	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):

1.) Steep Slopes in rear or side yard, creating excessive Building cost, Causing hardship and practical difficulty.

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 and anderson
Richard A. Anderson Name - Type or Print	Corolyn S. Anderson Name - Type or Print
	· ·
I HEREBY CERTIFY, this day of Maryland, in and for the County aforesaid, personally appears	,2007, before me, a Notary Public of the State
Richard A. Anderson and Curthe Affiant(s) herein, personally known or satisfactorily identified	rolyn S. Anderson
the Affiant(s) herein, personally known or satisfactorily identified	to mé as such Affiant(s).

AS WITNESS my hand and Notarial Seal

REV-10/25/01

My Commission Expires 08/01/2009

ANNETTE M. HOGG
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires OS/01/2009





Petition for Administrative Variance

for the property located at 3601 Rockdale Road

to the Zoning Commissioner of Baltimore County

	which is presently zoned RC-2
owner(s) of the property situate in Baltimore County and v	rmits and Development Management. The undersigned, legal which is described in the description and plat attached hereto and ection(s)
	400.1 to permit ah
accessory structure (garege) be	located in the side / front-yards
in lieu of the required r	ear yard.
of the zoning regulations of Baltimore County, to the zoning of this petition form.	ig law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by to a square to pay expenses of above Variance, advertising, regulations and restrictions of Baltimore County adopted pursuance.	posting, etc. and further agree to and are to be bounded by the zoning
	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:	Legal Owner(s):
Name - Type or Print	Pichard A. Anderson Name-Type or Print
Signature	Signature
Address Telephone No.	Name - Type or Print: X (11001m 2 anduxon)
City State Zip Code	Signature
Attorney For Petitioner:	3601 Pockdale Road 410-374-55 Address Telephone No.
Alama, Tuna Se Deinter comment of the second	Millers Maryland Z1102 City State Zip Code
Name - Type or Print=	Representative to be Contacted:
Signature	David M. Svarez-Murias
Company	Name 708 West Padomia 18410-252-923
Address Telephone No.	Address Address MD 2030
City State Zip Code	City State Zip Code
this day of that the subject matter	o be required, it is ordered by the Zoning Commissioner of Baltimore County, r of this petition be set for a public hearing advertised, as required by the zoning
regulations of Baitimore County and that the property be reposted.	
•	Zoning Commissioner of Baltimore County
CASE NO.	Reviewed By 3/2 Date Date
REV 10/25/01 しつんしつつ	Estimated Posting Date 6/3/87
	•

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	3601 R	ockdale Raad	
	Address		
	Millers	Maryland	21102
	City	State	Zin 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):

> 1.) Steep Slopes in rear or side yard, Creating excessive Building cost; causing hardship and practical difficulty.

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 STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 9th day of May 200 / , before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s). AS WITNESS my handrand Notarial Seal

My Commission Expires

ANNETTE M. HOGG NOTARY PUBLIC STATE OF MARYLAND My Commission Expires

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 competent to testify thereto in the event that a p	ublic hearing is so	heduled in the future v	vith regard thereto	
That the Affiant(s) does/do presently reside at		Rock dale	Road	· · · · · · · · · · · · · · · · · · ·
	Address		RYLAND	2(102
- -	City	State		Zip Code
That based upon personal knowledge, the follo Variance at the above address (indicate hardshi	wing are the facts ip or practical diffic	upon which I/we bas culty):	e the request for a	an Administrative
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causing 1	navdehip	and practi	cal diffi	cutty
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		· · · · · · · · · · · · · · · · · · ·		\ _ • ·

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.

Name - Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: of Maryland, in and for the County aforesaid, personally appeared 2007 , before me, a Notary Public of the State ichard A. Anderson and Carolyn S. Anderson the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

REVIEW REVIEW

My Commission Expires

ANNETTE M. HOGG NOTARY PUBLIC STATE OF MARYLAND My Commission Expires 08/01/2009



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

MARYLAND	•	for the property	y located at 360		
			which is pres	ently zoned {2 \cdot C}	<u></u>
	hall be filed with the Deproperty situate in Baltimereof, hereby petition for a				
	structure (gava				
in lieu	of the requir.	el rear yas	rd.		
of the zoning re of this petition for	gulations of Baltimore Co orm.	unty, to the zōning l	aw of Baltimore County	, for the reasons indic	ated on the back
I or we lagree to	e posted and advertised a pay expenses of above Var estrictions of Baltimore Cour	iance, advertising, po	sting, etc. and further agr	ee to and are to be bou more County.	nded by the zoning
	•		I/We do solemnly de perjury, that I/we are is the subject of this	eclare and affirm, under the legal owner(s) of the Petition.	the penalties of ie property which
Contract Pure	chaser/Lessee:		Legal Owner(s)		•
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Signature		· · · · · · · · · · · · · · · · · · ·	Signature	S. Anders	No
Address		Telephone No.	x Caroly	n d ander	LOU
City	State	Zip Code	Signature 0	Rockdale Roa	d 410-374-55
Attorney For	remoner.		Address	Maryland	Telephone No.
Name - Type or Pri	N		- City	State	— — Zip Code
Signature		. <u></u>		to be Contacted:	4
Company		·	David M. Name	Sugrez-Mur	195
Address		Telephone No.	708 Wes	st Padouia Rd.	410-25)-913 Telephone No.
City	State	Zip Code	Baltimor-c City	MD State	<u> </u>
•	having been formally demand	ded and/or found to be	required, it is ordered by	the Zoning Commissione	r of Baltimore County
this day of	more County and that the prope	at the subject matter of	this petition be set for a publ	ic hearing, advertised as	required by the zoning
	AD 1-10 1		Q4	missione of Baltimore Co.	
-	20.75 A	A CONT	viewed By	Date:	
REV 10/25/07	(0-9/2)	Es	timated Posting Date	6/5/0/	<u> </u>

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07-	529	-A	Address	3601	Rockdale	Rd.
Contact Person:	Bruno	Rudaitis Please Print Your Na	<u>.</u>		hone Number:	
Filing Date:5	121/07	Postin	g Date: _6			e: 6/18/0
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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: 07-529-A Petitioner: Richard & Carolyn Anderson
Address or Location: 3601 Rockdale Rockdale
PLEASE FORWARD ADVERTISING BILL TO: Name: Nichard Olan Condensor
Address: 3601 Rockdale Road
Millers, Maryland 21102
Telephone Number: 410-868-3225

CERTIFICATE OF POSTING

	RE: Case No: 07-529-A
	Petitioner/Developer: RICHALD & CARNYN ANDERSON
	CARN SAI ANTOERSON
	/
-	Date Of Hearing/Closing: 4/18/0
Baltimore County Departmeter Permits and Development Mand	
County Office Building, Roc	
111 West Chesapeake Avenu	ae
Attention:	
sign(s) required by law were	er the penalties of perjury that the necessar posted conspicuously on the property
This letter is to certify under sign(s) required by law were	<u>-</u>
This letter is to certify under sign(s) required by law were at	e posted conspicuously on the property 3601 ROCKDIKE 20
This letter is to certify under sign(s) required by law were	e posted conspicuously on the property 3601 ROCKDIKE 20
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This letter is to certify under sign(s) required by law were at	Signature of sign Poster and Date) Martin Ogle Sign Poster 16 Salix Court Address
This letter is to certify under sign(s) required by law were at	(Signature of sign Poster and Date) Martin Ogle Sign Poster 16 Salix Court

May 21, 2007

ZONING DESCRIPTION
3601 ROCKDALE ROAD
6th ELECTION DISTRICT
BALTIMORE MARYLAND

BEGINNING on the south side of Rockdale Road at the distance of 940' more or less from the centerline of Donney Brook Farms Road then running with Rockdale Road N 82°15' 25" E 187.13' then leaving Rockdale Road S 70°47' 55" E 301.36' then running S 53°46'04" E136.98' then running S 28°19' 41" W 1409.43' then running S 04°44' 06" 139.78' R=378.64 L=36.33' then running S 17°02' 29" E 88.37' R=330.07 L=125.39' then running S 04°42'31" E 779.16' then running N 82°15'25" E 208.75' then running N 07°44'35" W 208.75' back to the point of beginning. Containing 12.03 AC.

Also known as 3601 Rockdale Road Millers, Maryland 21102 and located in the 6th Election District, 3rd Councilmanic District.

RE COUNTY, MARYLAND BUDGET & FINANCE ANEOUS RECEIPT ACCOUNT CO -006 6/5 0 AMOUNT 8 65 - 00 ANOUNT 8 65 - 00 ANOU	NTY, MARYLAND & FINANCE S RECEIPT AMOUNT \$ 65.0 AMOUNT \$ 65.0 AMOUNT \$ 65.0	NTY, MARYLAND & FINANCE S RECEIPT AMOUNT \$ 65.0 AMOUNT \$ 65.0 AMOUNT \$ 65.0	NTY, MARYLAND & FINANCE S RECEIPT AMOUNT \$ 65.0 AMOUNT \$ 65.0 AMOUNT \$ 65.0	DISTRIBUTION WHITE - CASHIER	FOR:	RECEIVED		DATE STATE	FBURE	Att Care Continue Land Continue Continu
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JAMES T. SMITH, JR. County Executive

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

June 18, 2007

Richard A. Anderson Carolyn S. Anderson 3601 Rockdale Road Millers, MD 21102

Dear Mr. and Mrs. Anderson:

RE: Case Number: 07-529-A, 3601 Rockdale Road

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 3, 2007. This letter is not an approval, but only a NOTIFICATION.

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

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

Very truly yours,

u. Callibal) W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf

Enclosures

People's Counsel C:

David M. Suarez-Murias 708 West Padonia Road Baltimore 21030

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 6, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-529- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. Existing vegetation adjacent to the right of way shall remain.

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

Prepared By:

Division Chief:

CM/LL

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 June 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 04, 2007

529

Item Number: 526 Through 541

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: June 7, 2007

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 11, 2007

Item Nos. 07-526, 527, 528 529, 530, 532, 533, 535, 536, 537, 538, and 540

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-06072007.doc



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

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

Maryland Department of Transportation

Date: JUNE 6, 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. 529 A

3601 ROCKDALE ROAD ANDERSON 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. 7-529 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).

Steven D. Foster, Chief Engineering Access Permits

Division

SDF/MB

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 24,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 21, 2007

5
Item Number: 512 through 529 and 522 and 523

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





Patricia Zook - Re: case # 07-529-A (administrative variance)

From:

Patricia Zook

To:

Rudaitis, Bruno

Date:

6/26/2007 1:33 PM

Subject:

Re: case # 07-529-A (administrative variance)

CC:

Wiseman, Bill

Hello Bruno -

The above-referenced administrative variance case closed June 18 and we received the file on June 19. On June 20, I e-mailed Andrea and informed her that the case file did not contain site plans or a zoning map. Andrea said the site plans would be brought over later in the week with the hearing files. However, we did not receive the site plans for 07-529-A until Tuesday, June 25 when Kristen brought them over with the hearing cases for June 25.

Jack has issued the Order to approve the request today, June 26. You can come over and pick up a copy of the order or it can be e-mailed to you. Mr. Anderson's copy is going out in this afternoon's mail.

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

>>> Bruno Rudaitis 6/26/2007 11:50 AM >>>

Mr. Bill, could you please place the subject case on top of your pile and issue an order so the applicant can be relieved from the anxiety of the unknown outcome. The man is getting more stressed each day and his stress is spilling onto me. Thank you kindly.



From:

Andrea Freeburger

To:

Zook, Patricia

Date:

6/20/2007 9:54 AM

Subject: Re: 07-529-A administrative variance that closed 6-18-07

I have Plats to accompany the petition. I will send them over this week with the files, OK?

>>> Patricia Zook 06/20/07 9:44 AM >>> Good morning Andrea -

The file for this case doesn't have any site plans or zoning map.....

Thanks for checking!

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



From:

Patricia Zook

To:

Freeburger, Andrea

Date:

6/20/2007 9:44 AM

Subject: 07-529-A administrative variance that closed 6-18-07

Good morning Andrea -

The file for this case doesn't have any site plans or zoning map.....

Thanks for checking!

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 6, 2007

Department of Permits and Development Management

Development Managem

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-529- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. Existing vegetation adjacent to the right of way shall remain.

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

Prepared By:

Division Chief:

CM/LL





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




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





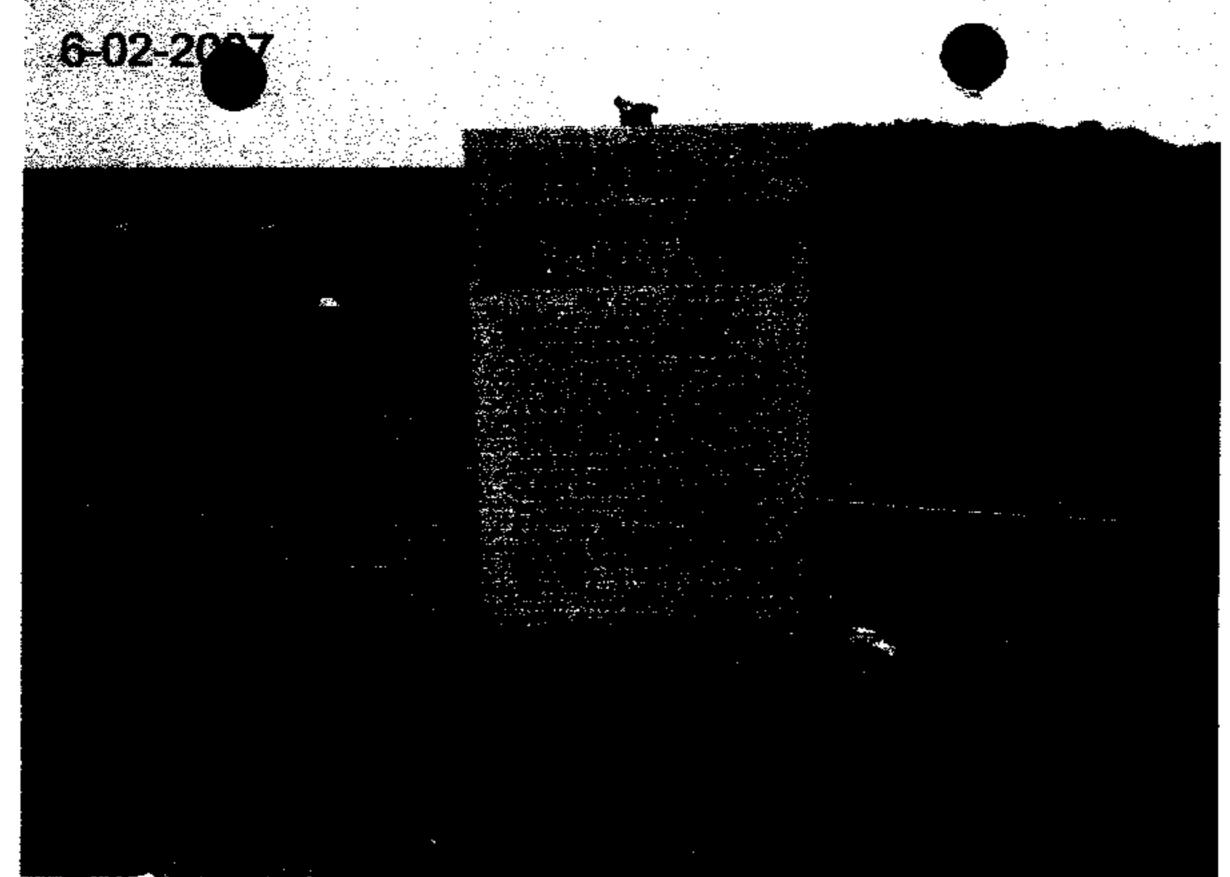


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