

IN RE: PETITION FOR ADMIN. VARIANCE
SE corner of Mt. Carmel Road and
Yeoho Road
5th Election District
3rd Councilmanic District
(2737 Mt. Carmel Road)

Brian H. and Mary F. Palmer
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-538-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, Brian H. and Mary F. Palmer. The variance request is for property located at 2737 Mt. Carmel Road. The variance request is from Section 1B01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 55 foot setback to the centerline of the street in lieu of the required 75 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a 22 foot x 34 foot addition for an elderly relative. She is wheelchair bound and the addition must be wheelchair accessible.

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 the comment 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

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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 10, 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 29th day of June, 2007 that a variance from Section 1B01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 55 foot setback to the

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[Signature]

centerline of the street in lieu of the required 75 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.

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

6-28-07
CO-PP-9
JVM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 28, 2007

BRIAN H. AND MARY F. PALMER
2737 MT. CARMEL ROAD
PARKTON MD 21120

Re: Petition for Administrative Variance
Case No. 07-538-A
Property: 2737 Mt. Carmel Road

Dear Mr. and Mrs. Palmer:

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 2737 Mt. Carmel Rd.
which is presently zoned RC 2

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) 1A01.3B.3.(BCZR)

TO PERMIT AN ADDITION WITH A 55-FOOT SETBACK TO THE CENTERLINE OF THE STREET IN LIEU OF THE REQUIRED 75-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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

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 10 day of May, 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.

01-538-A

Reviewed By

D.T.

Date

5/29/07

REV 10/25/01

Estimated Posting Date

6/10/07

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 2737 Mt. Carmel Rd.
City Parkton State MD Zip Code 21120-9623

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):

We are asking for a variance in order to build an addition to our home, for an elderly relative. She is wheelchair bound, so it all needs to be handicap accessible.

The proposed addition will be $\pm 35'$ to the Yeoho Rd. property line, inside of the minimum building setback line of 50'. This is the only aesthetically correct area to put the addition.

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.

Brian H. Palmer
Signature
Brian H. Palmer
Name - Type or Print

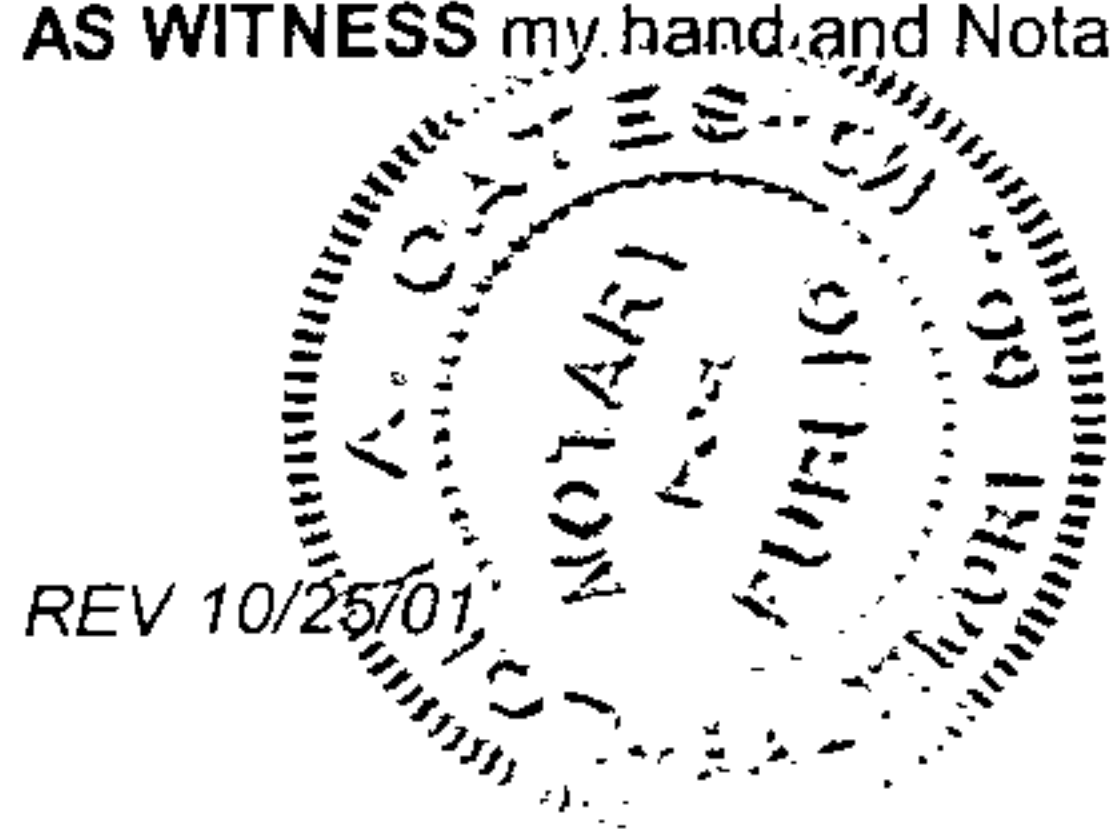
Mary F. Palmer
Signature
Mary F. Palmer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this _____ day of _____, _____, 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 hand and Notarial Seal



Lori A. Oates
Notary Public

My Commission Expires LORI A. OATES
NOTARY PUBLIC STATE OF MARYLAND
My commission expires October 1, 2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2737 Mt. Carmel Rd.
which is presently zoned RC2

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) 1A01.3B.3. (BCZR)

TO PERMIT AN ADDITION WITH A 55-FOOT SETBACK TO THE CENTERLINE OF THE STREET IN LIEU OF THE REQUIRED 75-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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 07 day of July 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.

07-538-A

Reviewed By

D.T.

Date

5/29/07

REV 10/25/01

Estimated Posting Date

6/10/07

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

2737 Mt. Carmel Rd
Address
Parkton MD. 21120-9623
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):

We are asking for a variance in order to build an addition to our home, for an elderly relative. She is wheelchair bound, so it all needs to be handicap accessible. The proposed addition will be $\pm$ 35' to the Yeoho Rd. property line, inside of the minimum building setback line of 50'. This is the only aesthetically correct area to put the addition.

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.

Brian H. Palmer
Signature
Brian H. Palmer
Name - Type or Print

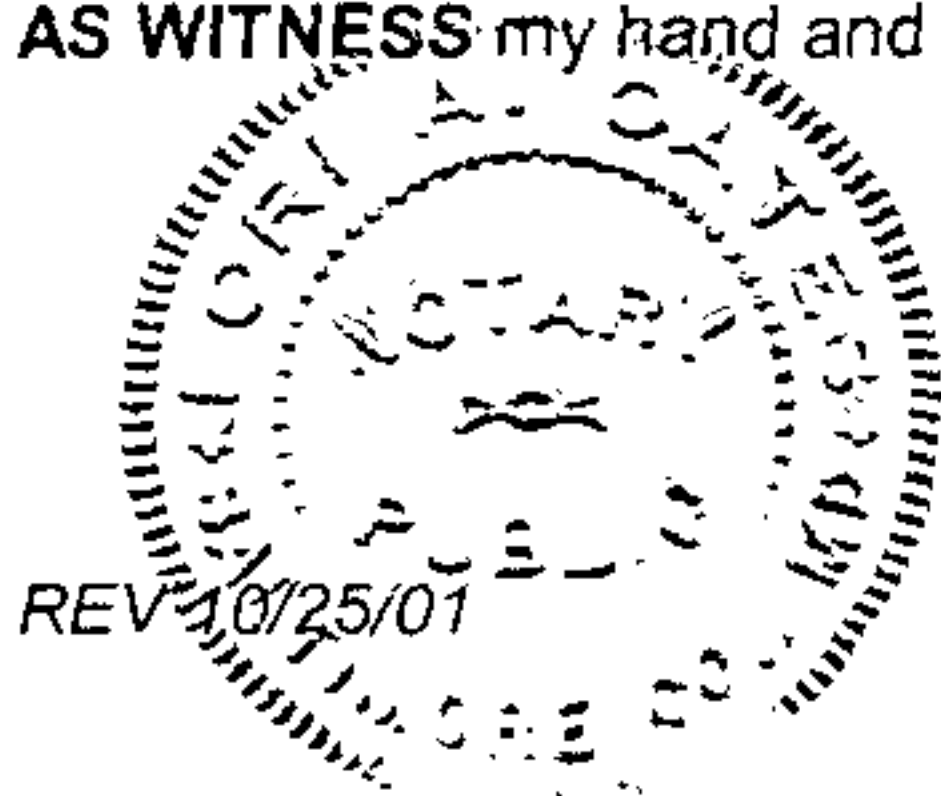
Mary F. Palmer
Signature
Mary F. Palmer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this _____ day of _____, 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 hand and Notarial Seal



Lori A. Oates
Notary Public

My Commission Expires
LORI A. OATES
NOTARY PUBLIC STATE OF MARYLAND
My commission expires October 1, 2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2737 Mt. Carmel Rd.
which is presently zoned RC 2

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) 1A01.3B.3. (BCZR)

TO PERMIT AN ADDITION WITH A 55-FOOT SETBACK TO THE CENTERLINE OF THE STREET IN LIEU OF THE REQUIRED 75-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):

Mr. Brian H. Palmer
Name - Type or Print _____
Signature Brian H. Palmer _____
Mrs. Mary F. Palmer
Name - Type or Print _____
Signature Mary F. Palmer _____
2737 Mt. Carmel Rd. 410 329 6647
Address _____ Telephone No. _____
Parkton MD. 21120-9623
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.

CASE NO: 20-01-538-A

REV 10/25/01

Reviewed By D.T. Date 5/29/07

Estimated Posting Date 6/10/07

Zoning Commissioner of Baltimore County

6-28-07
PB

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

2737 Mt. Carmel Rd.
Address
Parkton MD 21120-9623
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):

We are asking for a variance in order to build an addition to our home, for an elderly relative. She is wheelchair bound, so it all needs to be handicap accessible. The proposed addition will be $\pm 35'$ from the Yeoh Rd. property line, inside of the minimum building setback line of 50'. This is the only aesthetically correct area to put the addition.

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.

Brian H. Palmer
Signature
Brian H. Palmer
Name - Type or Print

Mary F. Palmer
Signature
Mary F. Palmer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this _____ day of _____, _____, 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 hand and Notarial Seal



Lori A. Oates
Notary Public

My Commission Expires _____

REV 10/25/01

LORI A. OATES
NOTARY PUBLIC STATE OF MARYLAND
My commission expires October 1, 2010

Zoning Description for 2737 Mt. Carmel Rd.

Beginning for the same at a point on the easterly Right-of-Way Line of Yeoho Road, as laid and existing 30 feet wide, and shown on a plat of Minor Subdivision No. 98065M, Simon Property, dated September 30, 1998 and approved December 3, 1998; said point being at the beginning of the Fourth or N 26 degrees 20' 30" W 76.64' Deed Line of that certain piece, parcel or tract of land which, by a Deed dated July 28, 1983 and recorded among the Land Records of Baltimore County, Maryland in Liber 6567, Folio 774, was granted and conveyed by Joseph C. Thompson to Nicholas J. Simon, Jr. and Mary G. Simon; thence running with said easterly Right-of-Way Line of Yeoho Road and with all of the Fourth Deed Line of the said Thompson to Simon conveyance, referring all bearings of this description to the True Meridian as established for the Baltimore County Metropolitan District,

1) North 34° 45' 49" West 76.63 feet to a point on and 200.9 feet from the beginning of the Sixth or North 26 degrees 20 minutes 30 seconds West 510.9 feet Deed Line of Parcel One of that certain piece, parcel or tract of land which, by a Deed dated July 22, 1983 and recorded among the aforesaid Land Records in Liber E. H. K., Jr. No. 6564, Folio 585, was granted and conveyed by Ross E. Fitch and Lillian M. Fitch, his wife, to Nicholas Joseph Simon, Jr. and Mary G. Simon, his wife; thence running on said easterly Right-of-Way Line of Yeoho Road and with the remainder of the Sixth Deed Line of the aforesaid Fitch to Simon conveyance

2) North 34° 45' 49" West 310.00 feet to a point at the end of the First or North 89 degrees 45 minutes East 25.52 feet Deed Line of Parcel Two of the aforesaid Fitch to Simon conveyance; thence running reversely with all of the First and Eighth Deed Lines of Parcel Two of the Fitch to Simon conveyance and in or near the centerline of Yeoho road the following two courses and distances, viz: 3) South 81° 17' 41" West 22.97 feet to a point and 4) North 27° 42' 19" West 86.00 feet to a point in or near the centerline of Mt. Carmel Road (Md Rte. 137); thence running in or near the centerline of Mt. Carmel Road and reversely with all of the Seventh, Sixth and part of the Fifth Deed Lines of Parcel Two of the aforesaid Fitch to Simon conveyance the following three courses and distances, viz: 5) South 86° 33' 49" East 226.09 feet to a point; 6) North 29° 29' 31" West 17.00 feet to a point and 7) North 84° 45' 56" East 78.86 feet to a point; thence

leaving Mt. Carmel Road and the Simon outline and running across Parcel Two of the aforesaid Fitch to Simon conveyance for a new line of division 8) South $01^{\circ} 58' 04''$ East 45.20 feet to a point on and 144.25 feet from the end of the Second Deed Line of Parcel One of the aforesaid Fitch to Simon conveyance; thence running across Parcel One of the aforesaid Fitch to Simon conveyance for new lines of division the following three courses and distances, viz: 9) South $01^{\circ} 58' 04''$ East 102.41 feet to a point ; 10) South $23^{\circ} 09' 20''$ East 83.34 feet to a point and 11) South $11^{\circ} 31' 05''$ West 79.74 feet to a point on and 85.18 feet from the beginning of the First Deed Line of the aforesaid Thompson to Simon conveyance; thence running across the lands as described in the aforesaid Thompson to Simon conveyance for new lines of division the following two courses and distances, viz: 12) South $11^{\circ} 31' 05''$ West 35.29 feet to a point and 13) South $28^{\circ} 01' 34''$ East 41.66 feet to a point on and 53.41 feet from the end of the Third Deed Line of the aforesaid Thompson to Simon conveyance; thence running with the remainder of the Third Deed Line of the aforesaid Thompson to Simon conveyance 14) South $61^{\circ} 58' 26''$ West 53.41 feet to the place of beginning. Containing 64, 270 square feet and 1.4755 acres of land, more or less.

Being part of (1) that certain piece, parcel or tract of land which, by a Deed dated July 28, 1983 and recorded among the Land Records of Baltimore County, Maryland in Liber 6567, Folio 774 was granted and conveyed by Joseph C. Thompson to Nicholas J. Simon, Jr. and Mary G. Simon, his wife and (2) that certain piece, parcel or tract of land which, by a Deed dated July 22, 1983 and recorded among the Land Records of Baltimore County, Maryland in Liber 6564, Folio 585, was granted and conveyed by Ross E. Fitch and Lillian M. Fitch, his wife to Nicholas J. Simon, Jr. and Mary G. Simon, his wife.

Subject to the possible future widening of Yeoho Road and Mt. Carmel Road across the lands herein described.

No. 27951

DATE 5/29/07

ACCOUNT 0010066150

AMOUNT \$ 65.00

RECEIVED
FROM: _____

BRIAN PALMER

ITEM # 538 07-538-A

2737 MT CARMEL RD D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW · CUSTOMER

THE

BUSINESS
ALL THE
TIME

1002763/5

RECEIVED MAIL

CONFIDENTIAL

THE MAGAZINE

CP NO. 156270

Rept. of
1930

465.00 465.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/13/07

Case Number: 07-538-A

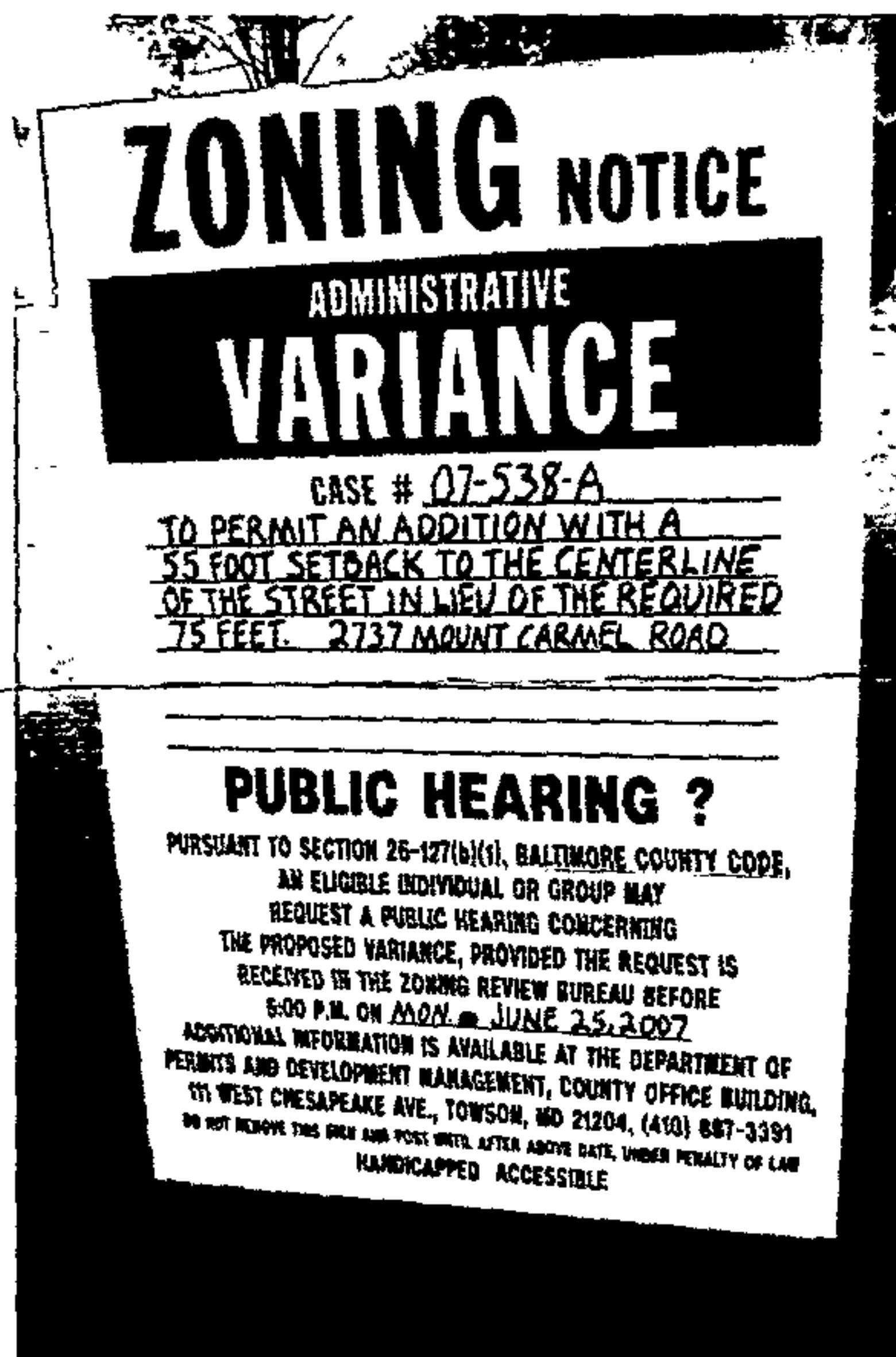
Petitioner / Developer: BRIAN PALMER

Date of Hearing (Closing): June 25, 2007

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:

2737 MOUNT CARMEL ROAD

The sign(s) were posted on: 06/10/07



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 538 -A

Address 2737 MT. CARMEL RD.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/29/07

Posting Date: 6/10/07

Closing Date: 6/25/07

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- 538 -A

Address 2737 MT. CARMEL RD.

Petitioner's Name PALMER

Telephone 410-329-6647

Posting Date: 6/10/07

Closing Date: 6/25/07

Wording for Sign: To Permit AN ADDITION WITH A 55-FOOT SETBACK TO THE

CENTERLINE OF THE STREET IN LIEU OF THE REQUIRED 75-FEET.

WCR - Revised 6/25/04



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

June 25, 2007

Brian H. Palmer
Mary F. Palmer
2737 Mt. Carmel Road
Parkton, MD 21120-9623

Dear Mr. and Mrs. Palmer:

RE: Case Number: 07-538-A, 2737 Mt. Carmel Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 29, 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,

A handwritten signature in black ink, reading "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: June 6, 2007

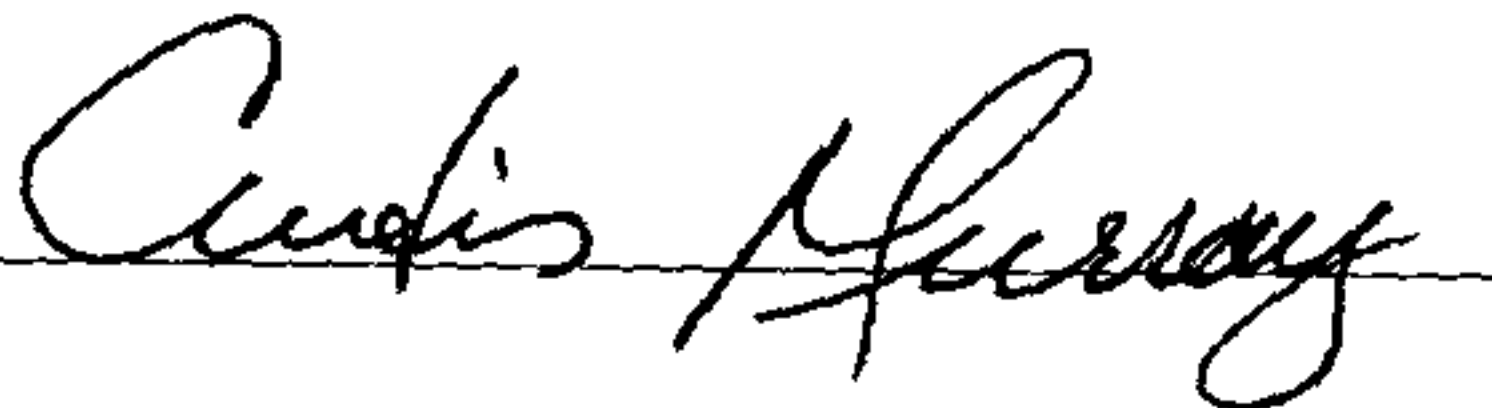
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-538- 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

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



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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 7, 2007

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



Maryland Department of Transportation

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

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. 7-538A
PALMER PROPERTY
2737 MT CARMEL 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. 7-538-A.

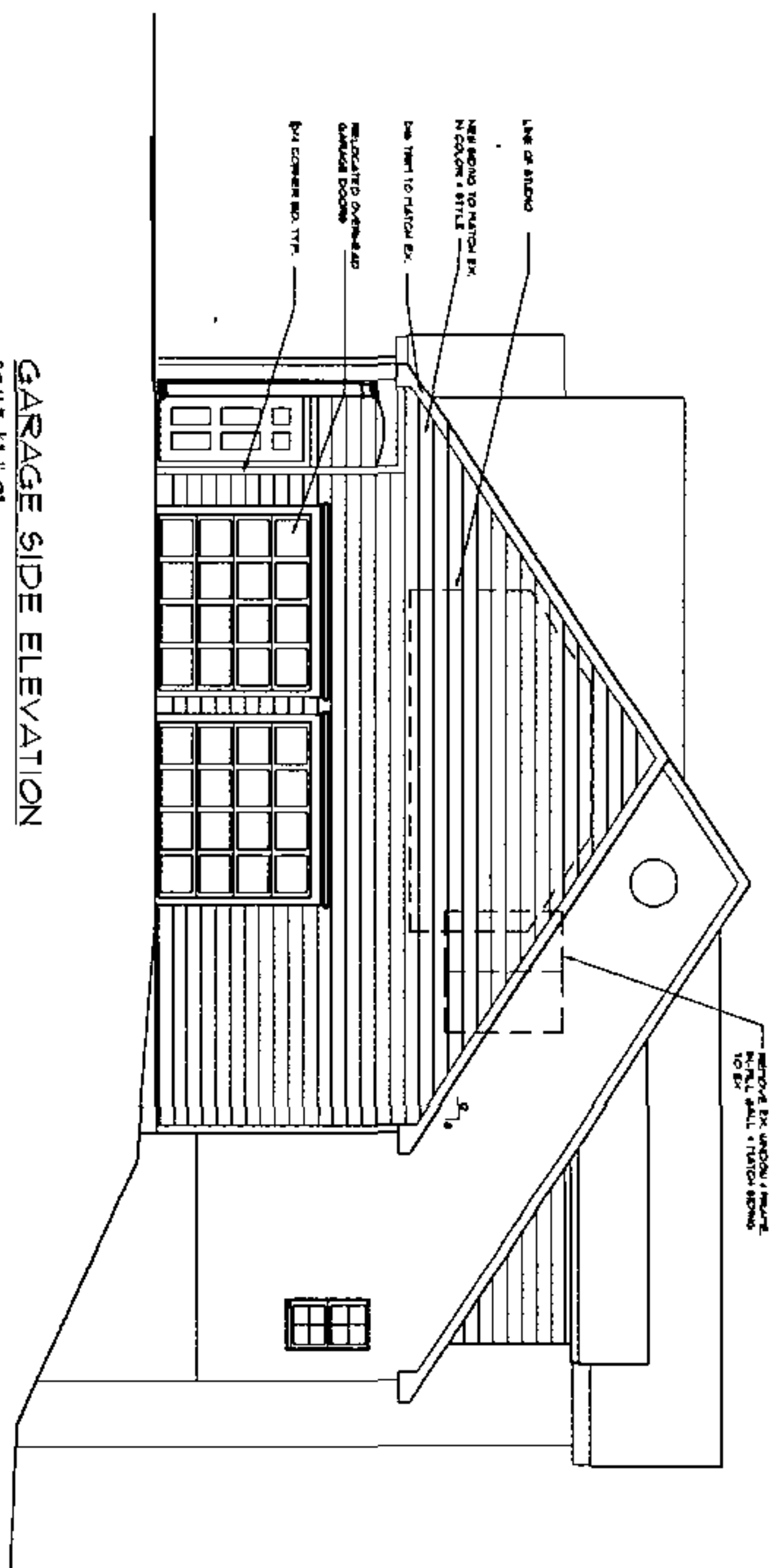
Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael P. Bailey", is written over the typed name of Steven D. Foster.

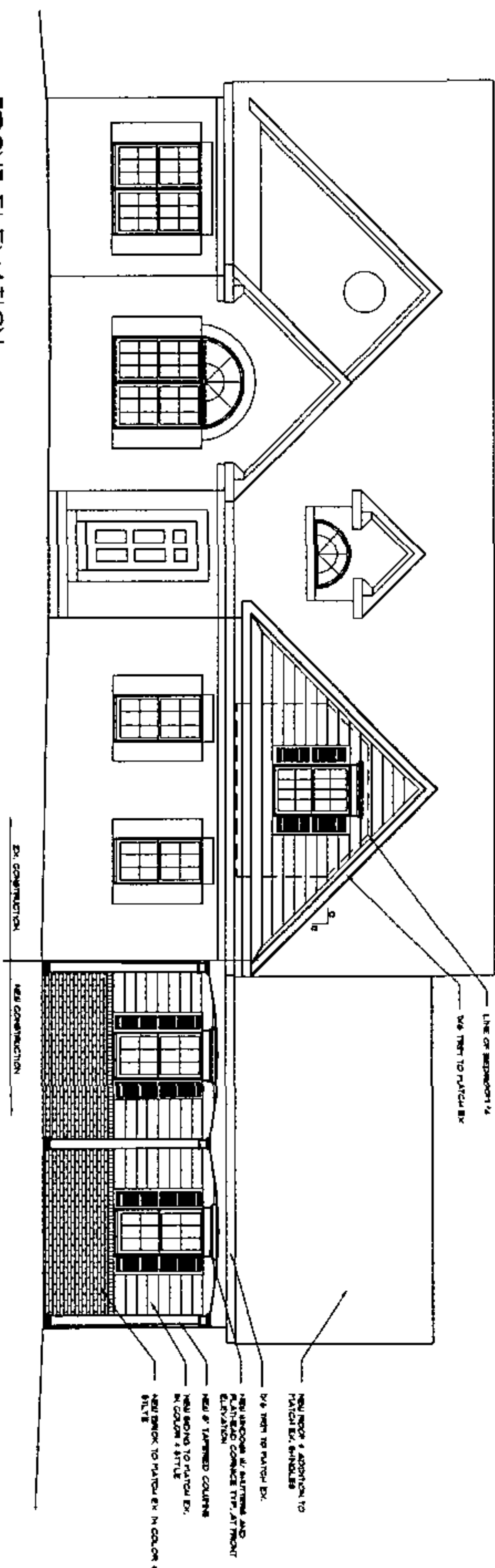
FOR ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



GARAGE SIDE ELEVATION
SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/2"=1'-0"

SCALE: 1/4"=1'-0"

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PROJECT
Palmer Residence
Addition and Renovation

SHEET TITLE & SCALE

Elevations

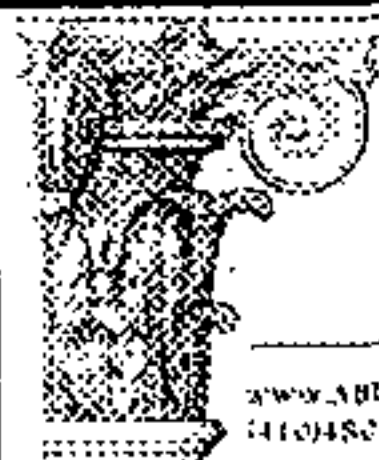
Scale: 1/4" = 1'-0"

ISSUED FOR: 05-03-02

These drawings are schematic design documents only. They are intended to carry design intent and further development is necessary for construction documents. These documents should not be used for permitting purposes.

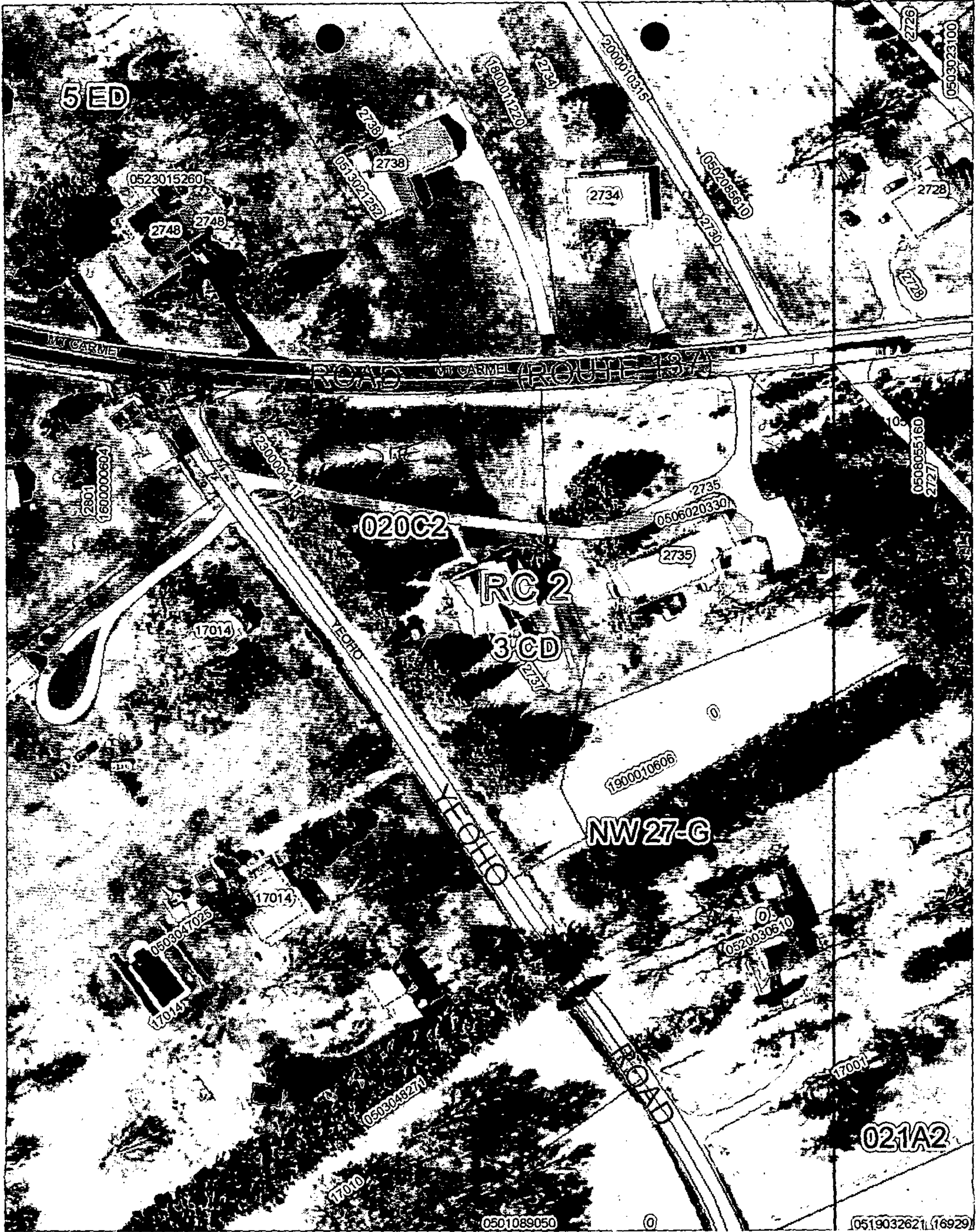
SHEET

A5



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 (410)482-2210 p (410)482-2480 f Ellicott City, Maryland 21042

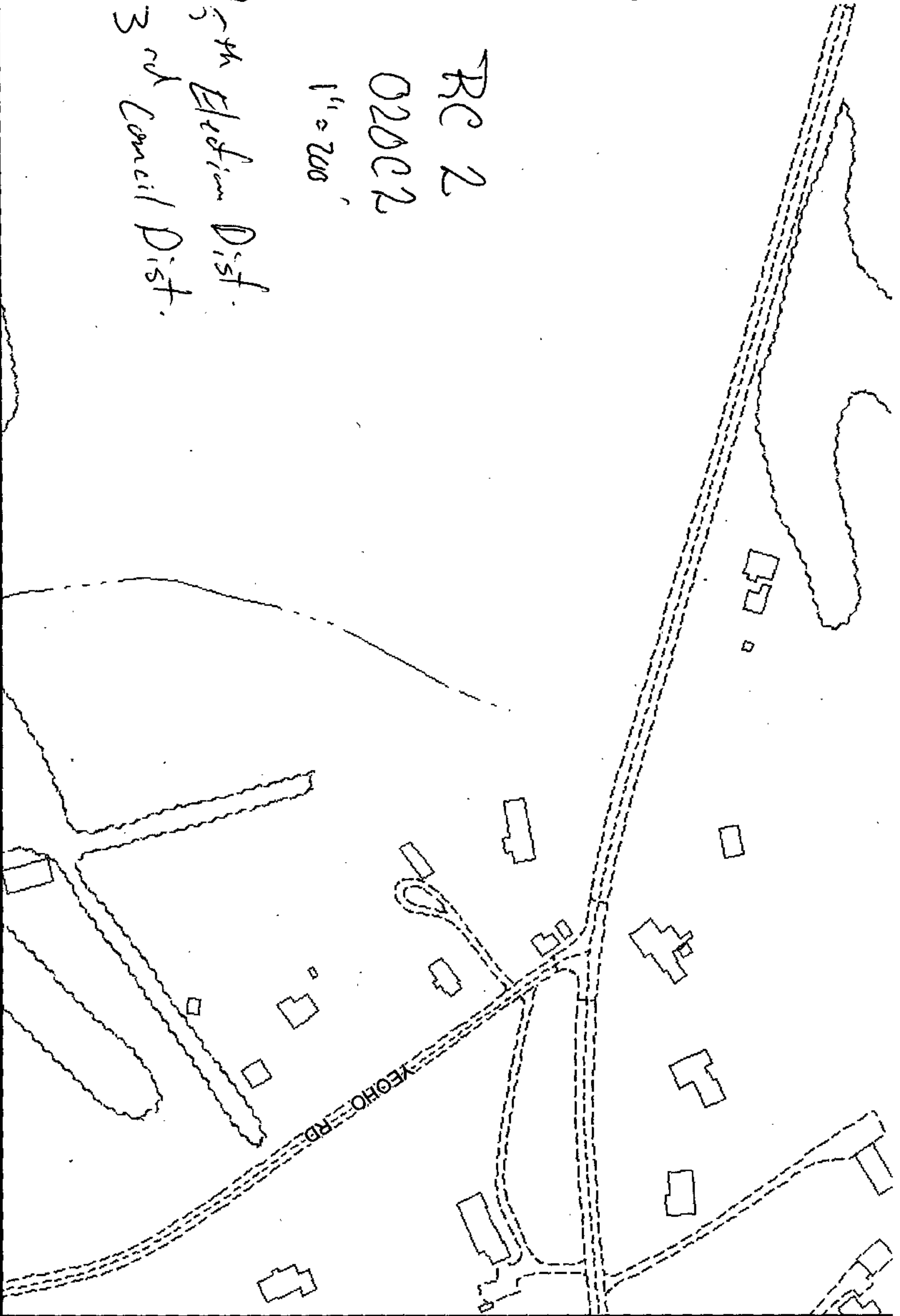


07-538-A

020C2

5th Election Dist.
3rd Council Dist.

RC 2
02002
1110200



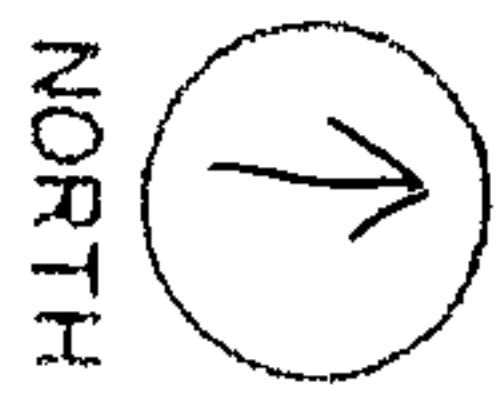
PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2737 Mt. Carmel Rd. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Simon Property - 98065W

PLAT BOOK # FOLIO # LOT # 2 SECTION #

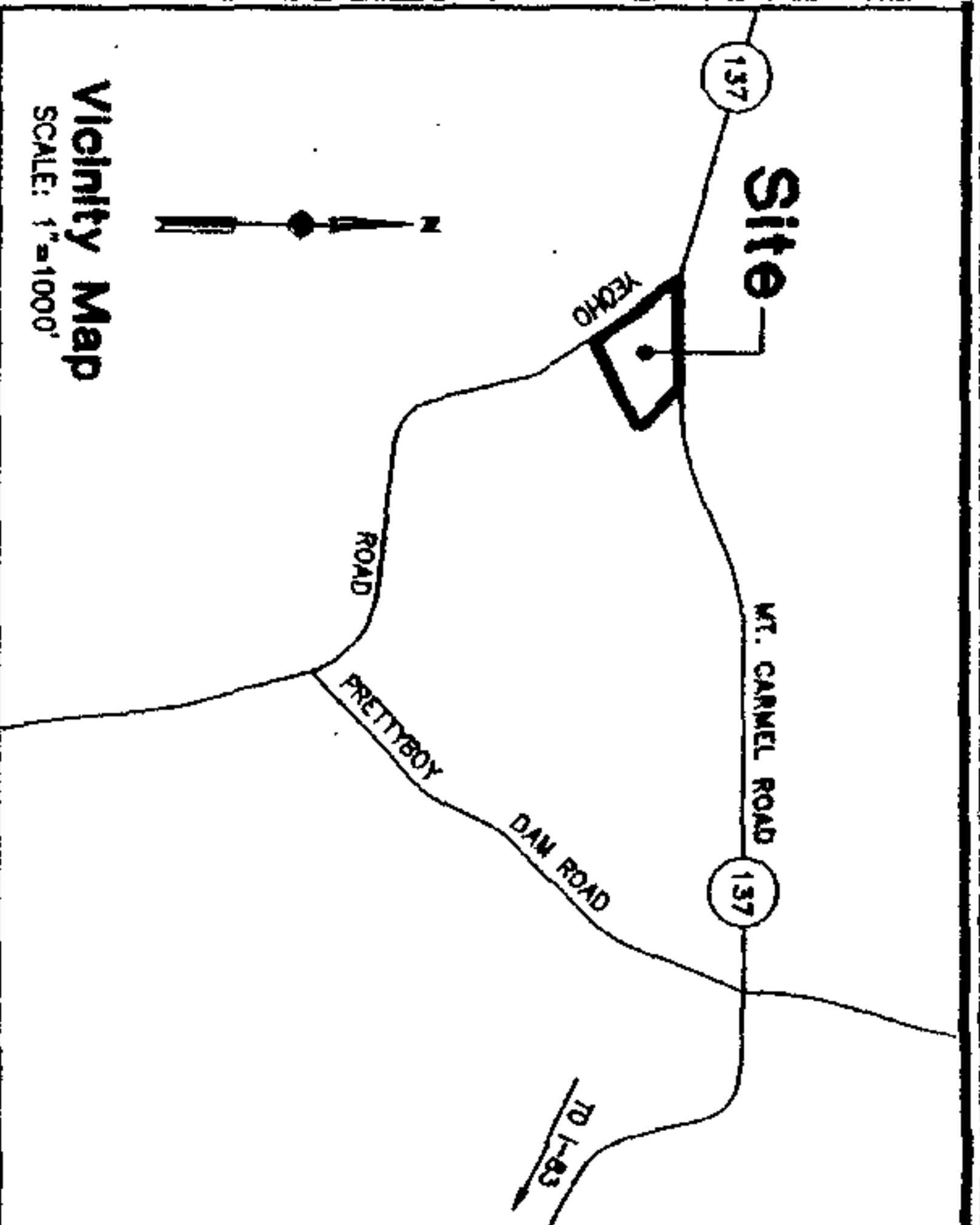
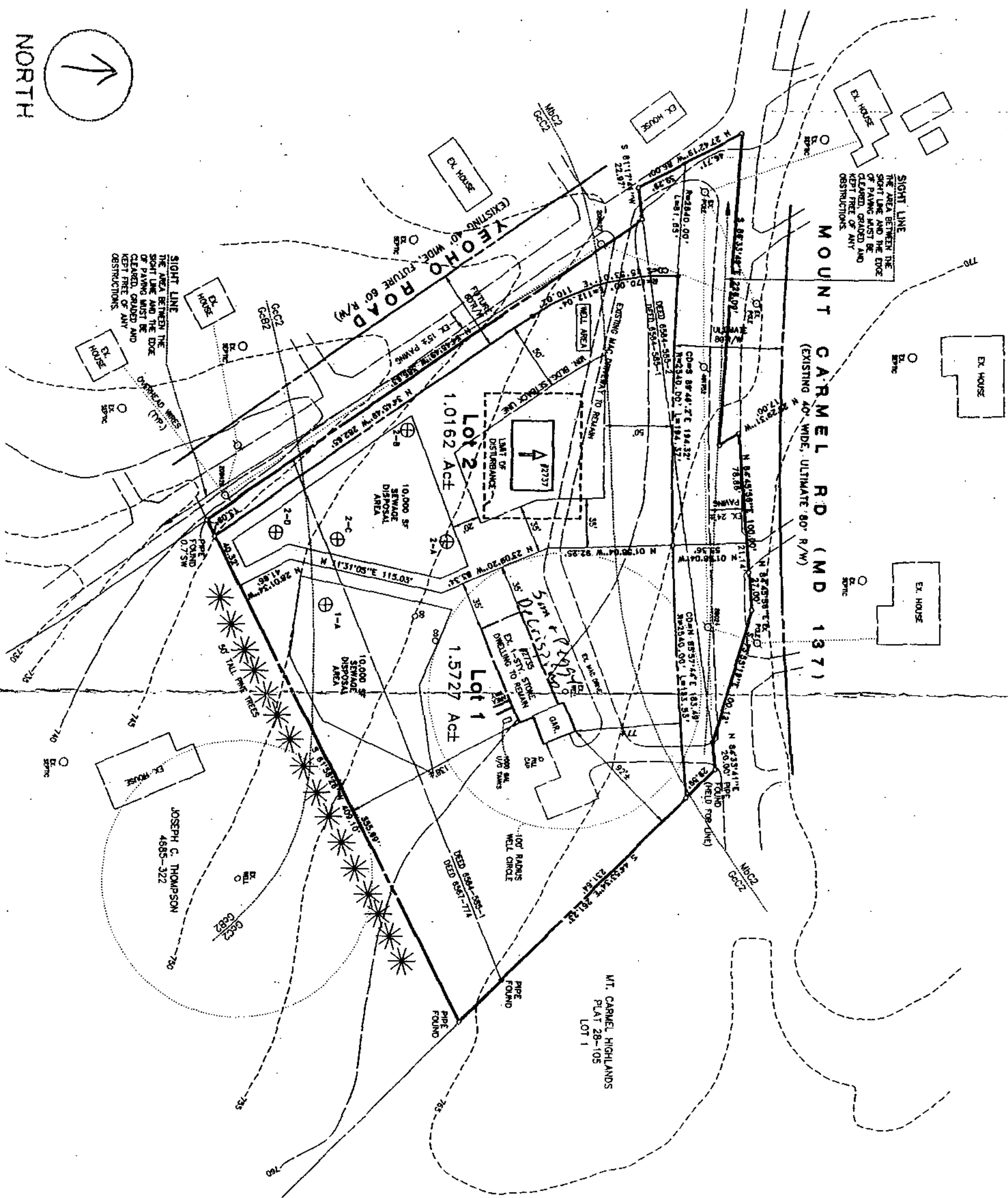
OWNER Brian + Mary Palmer



PREPARED BY

BA8

SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 5
COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 020C2
ZONING RC 2 maps N.W. 27-6
LOT SIZE 1.0162 ACRES

ACREAGE 1.0162 SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒
WATER ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING No

ZONING OFFICE USE ONLY
REVIEWED BY DT ITEM # 538 CASE # 07-538-A