

IN RE: PETITION FOR ADMIN. VARIANCE

W side of York Road, 600 feet N of Calder Avenue
(18916 York Road)
7th Election District
3rd Council District

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Stephen A. Bogucki and Mary Heather L. Wirth
Petitioners

Case No. 07-551-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Stephen A. Bogucki and Mary Heather L. Wirth. Variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) with a height of 19 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated because the Petitioner's need a safe and secure means of storing personal belongings and equipment. The shed measures 16 feet x 20 feet with a height of 19 feet

7-10-07
CO-07
RECEIVED FOR FILE

to accommodate said equipment. The subject property is in a rural area of the County where such accessory structures are common. There is only one adjacent property that will be impacted directly by the proposed structure. That property owner, Elizabeth McKibbin, at 18914 York Road, has no objection to the shed.

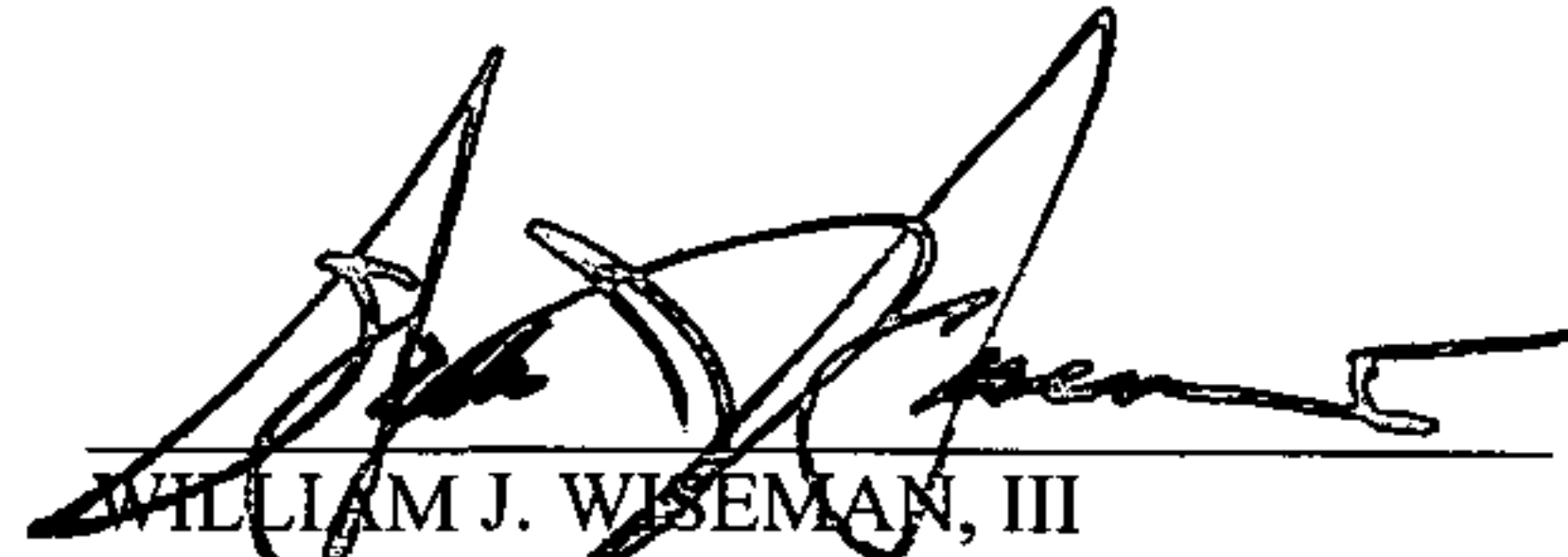
There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. The Office of Planning stated in their ZAC comment dated June 22, 2007 that they do not oppose the Petitioner's request. The Petitioners are advised that the accessory structure shall not be converted into a dwelling unit or apartment; cannot contain any sleeping quarters, living area, kitchen or bathroom facilities; shall not be used for commercial purposes; and the building materials for the accessory structure shall be consistent with that of the existing dwelling and surrounding community. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of July, 2007 that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) with a height of 19 feet in lieu of the required 15 be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 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.
- 4) Building materials for the proposed accessory structure shall be consistent with that of the existing principle structure and surrounding community.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

RECEIVED FOR FILING
7-10-07
PZ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 10, 2007

STEPHEN A. BOGUCKI AND MARY HEATHER L. WIRTH
18916 YORK ROAD
PARKTON MD 21120

RE: Petition For Administrative Variance
Property: 18916 York Road
Case No. 07-551-A

Dear Mr. Bogucki and Ms. Wirth:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 18916 YORK RD
which is presently zoned RC 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) 400.3 BCZR

To permit an accessory structure (shed) with a height of 19' in lieu of the required 15'.

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):

Stephen A. Bogucki

Name - Type or Print

Signature

Mary Heather L. Wirth

Name - Type or Print

Mary Heather L. Wirth

Signature

18916 York Road (410) 357-4932

Address

Parkton

City

MD

State

21120

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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. 07-551-A

REV 10/25/01

Reviewed By JF Date 6-8-07

Estimated Posting Date 6-17-07

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 18916 York Road
Address
Parkton MD 21120
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):

Petitioners seek a minor relaxation of the height restriction for an accessory structure. Height restriction is 13', proposed barn is 19' feet in height. Subject property is in a rural area where such structures are common. The proposed structure meets all county requirements except for the height restriction. The relief requested is in the spirit of the ordinance & will not endanger public safety or welfare. There is only one adjacent property that will be impacted directly by the proposed structure, and the owner of that property has no objection (see attached affidavit of Elizabeth McElibbin).

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.

Mary Heather Lee Wirth
Signature

Mary Heather Lee Wirth
Name - Type or Print

Stephen A. Bogucki
Signature

Stephen A. Bogucki
Name - Type or Print

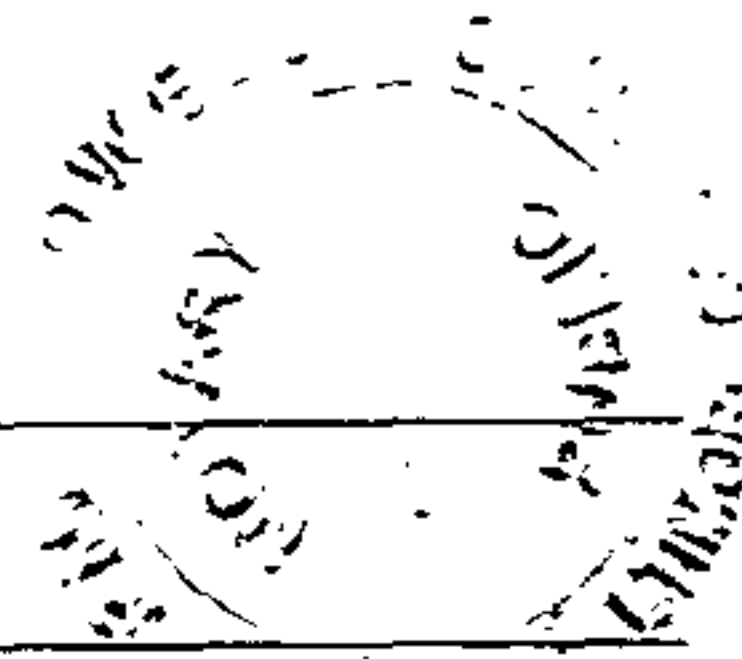
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stephen A. Bogucki and Mary Heather Lee Wirth
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

H. Barnes Mott
Notary Public H. Barnes Mott
My Commission Expires 11/1/10





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 18916 YORK RD
which is presently zoned RC 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) 400.3 BC2R

To permit an accessory structure (shed) with a height of 19' in lieu of the required 15'.

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):

Stephen A. Bogucki

Name - Type or Print

Signature

Mary Heather L. Wirth

Name - Type or Print

Signature

18916 York Road

(410) 357-4932

Address

Telephone No.

Parlton

MD

2120

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 07-551 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.

REV 10/25/01

Reviewed By

JP

Date

6-8-07

Estimated Posting Date

6-17-07

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Address
Parkton MD 21120
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):

Petitioners seek a minor relaxation of the height restriction for an accessory structure. Height restriction is 15', proposed barn is 19' feet in height. Subject property is in a rural area where such structures are common. The proposed structure meets all county requirements except for the height restriction. The relief requested is in the spirit of the ordinance & will not endanger public safety or welfare. There is only one adjacent property that will be impacted directly by the proposed structure, and the owner of that property has no objection (see attached affidavit of Elizabeth McKibbin).

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.

Mary Heather L. Wirth
Signature

Mary Heather Lee Wirth
Name - Type or Print

Stephen A. Bogucki
Signature

Stephen A. Bogucki
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stephen A. Bogucki and Mary Heather Lee Wirth
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

H. Barnes Mays
Notary Public
My Commission Expires 11/1/10



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 18916 YORK RD
which is presently zoned RC 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) 400.3 BCZR

To permit an accessory structure (shed) with a height of
19' in lieu of the required 15'

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):

Stephen A. Bogucki

Name - Type or Print

Stephen A. Bogucki

Signature

Mary Heather L. Wirth

Name - Type or Print

Mary Heather L. Wirth

Signature

18916 York Road

(410) 357-4932

Address

Telephone No.

Parkton

MD

2120

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 7 day of July, 2007, 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. 07-551-A

REV 10/25/01

Reviewed By J#

Date 6-8-07

Estimated Posting Date 6-17-07

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City State Zip Code

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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.

Mary Heather L. Wirth
Signature
Mary Heather Lee Wirth
Name - Type or Print

Stephen A. Bogucki
Signature
Stephen A. Bogucki
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stephen A. Bogucki and Mary Heather Lee Wirth
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

H. Barnes Myers
Notary Public
My Commission Expires 11/1/10

ZONING DESCRIPTION FOR 18916 YORK ROAD

Beginning at a point on the South 75 degrees 57 minutes 50 seconds East 338.79 feet to a point in or near the centerline of York Road, thence running in or near the center line of York Road North 14 degrees 47 minutes 10 seconds East 8.25 feet, and North 24 degrees 01 minutes 57 seconds East 59.40 feet, thence leaving York Road North 76 degrees 15 minutes 56 seconds West 313.50 feet to a point, thence South 42 degrees 47 minutes 10 seconds West 74.25 feet to the place of beginning.

York Road paved 40.3 feet wide

Containing 0.492 acres of land more or less. As recorded in deed Liber 8467, Page 303.

Also known as 18916 York Road and located in the 07 Election District, 03 Councilmanic District.

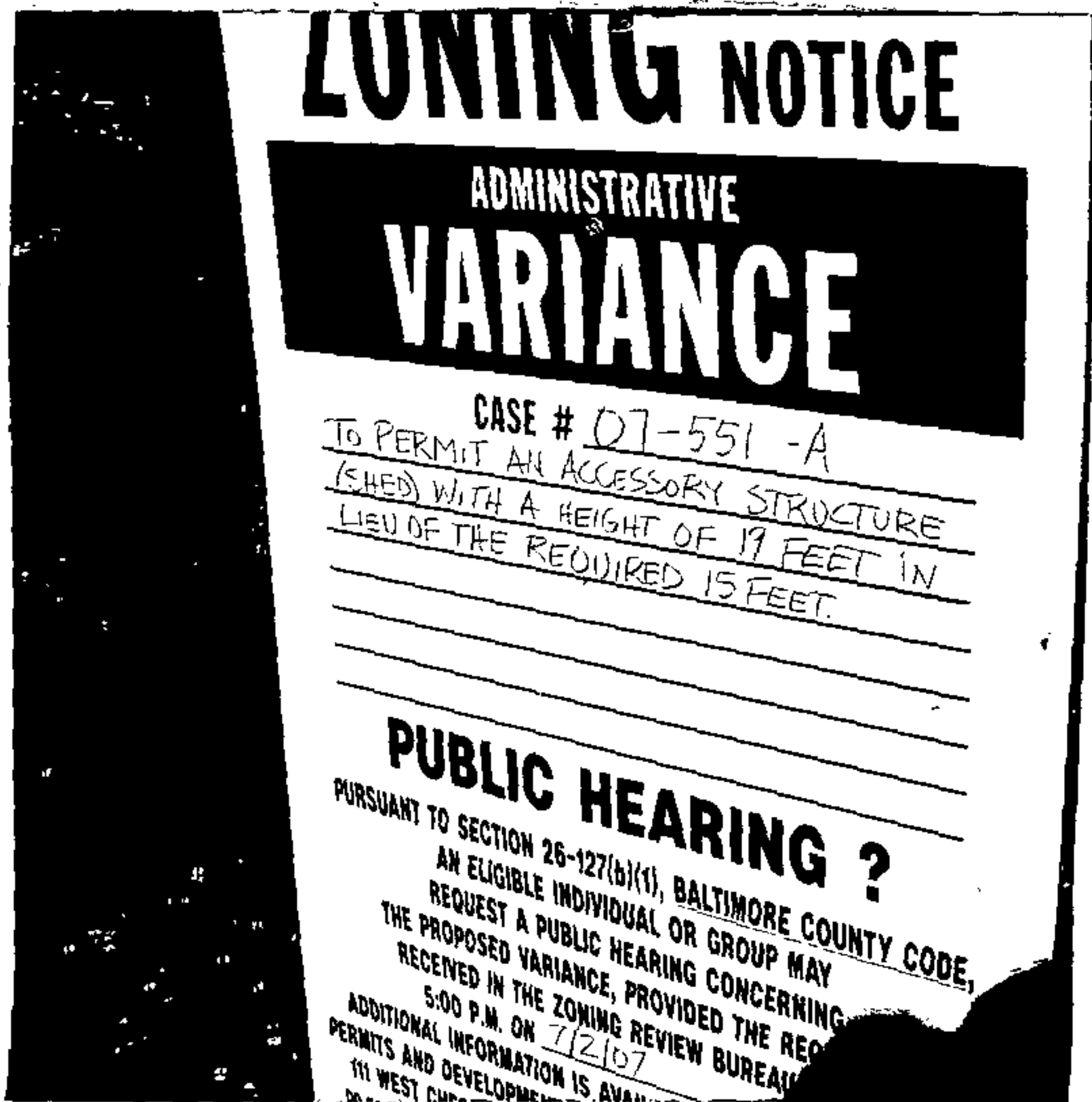
CERTIFICATE OF POSTING

Date: 6-17-07

RE: Case Number: 07-551-A
Petitioner/Developer: Stephen Bogucki, Heather Wirth
Date of Hearing/Closing: 7/2/07

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 18916 York Rd

The sign(s) were posted on 6/17/07
(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)

Darlington, MD 21020
(City, State, Zip Code of Sign Poster)

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

Revised 3/1/01 - SCJ

Immediate neighbor's house

Petitioner's house





Views of Dr of property. Proposed shed to be located where tent appears in picture.



view from location of proposed shed back toward house



Neighbor's house & separate garage



proposed shed to be located where tent is located in picture.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 551 -A Address 18916 YORK RD

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-8-07 Posting Date: 6-17-07 Closing Date: 7-02-07

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- 551 -A Address 18916 YORK RD

Petitioner's Name Stephen Bogucki & Mary Heather Wink Telephone 410-357-4932

Posting Date: 6-17-07 Closing Date: 7-02-07

Wording for Sign: To Permit an accessory structure (shed) with a height of 19' in lieu of the required 15'.

Zoning Review
Dept. of Permits and Development Mgmt.
111 West Chesapeake Avenue
Rm. 111
Towson, MD 21204

Dear Sir or Madam:

It is my understanding that my immediate neighbors, Stephen A. Bogucki and Mary Heather Lee Wirth, are seeking an administrative variance in order to erect an accessory structure on their property which will exceed by 4 feet the Baltimore County height restriction for an accessory structure. I have no objection to the proposed structure and would not protest or challenge the variance if a formal administrative variance procedure is required.

Sincerely,

Elizabeth A. McKibbin

Elizabeth McKibbin
18914 York Road
Parkton, MD 21120

ITEM # 551

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 07-551-A
Petitioner Stephen A. Bogucki and Mary Heather Lee Wirth
Address or Location 18916 York Road Parkton MD 21120

PLEASE FORWARD ADVERTISING BILL TO

Name M. Heather L. Wirth
Address 18916 York Road
Parkton MD 21120

Telephone Number (410) 357-4932

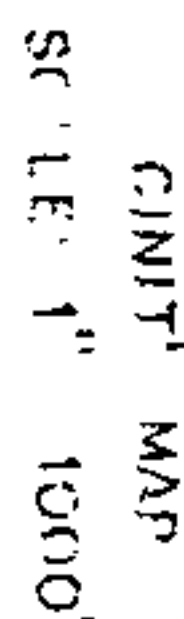
☐ SPECIAL HANDLING

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YORK

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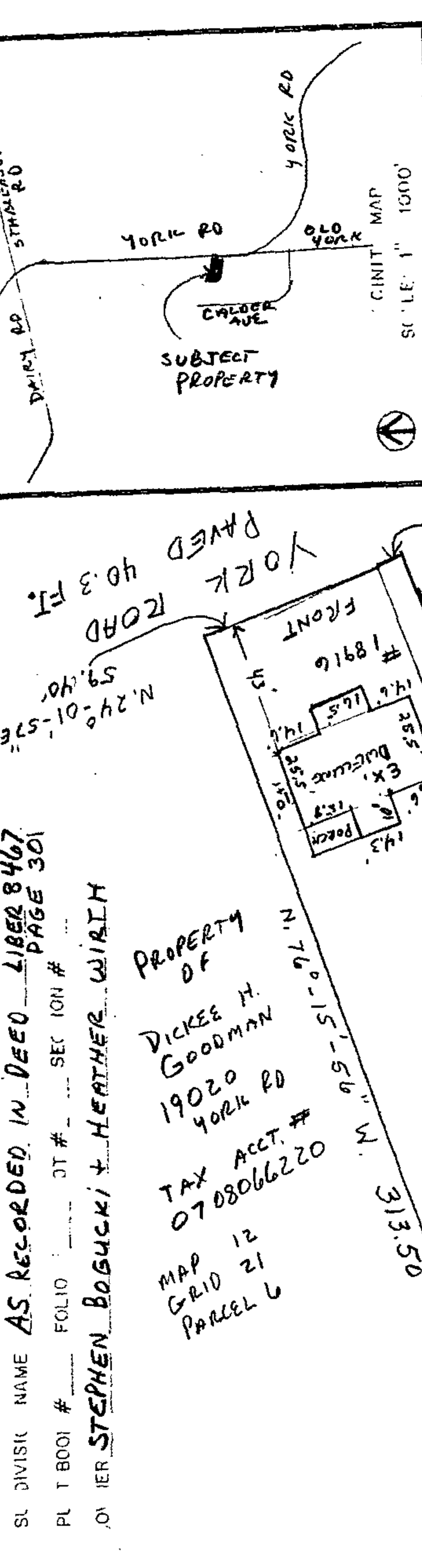
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PLATT AC COMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING
 PROPERTY ADDRESS 18916 YORK ROAD
 PLAT BOOK # FOLIO # SECTION #
 AS RECORDED IN DEED LIBER 8467 PAGE 301
 SUBDIVISION NAME
 OWNER STEPHEN BOGUCKI + HEATHER WIRTH



CINIT MAP
 SCALE 1" = 1000'
 LOCATION INFORMATION
 ELECTION DISTRICT 07
 COUNTY MANIC DISTRICT 03
 1" = 20' SCALE MAP #
 ZONING RC 5 017A1-017B1
 LOT SE 0.492 ac.
 ACCESSION SURVIE FEE
 PURCHASE PRIVATE
 SEWER WATER
 CHESAPEAKE BY CRITICAL AREA
 100' AIR FLIGHT PLAZA
 HISTORIC PROPERTY BUILDING
 PRIOR ZONING HEARING none
 REVIEWED BY OFFICE USE ONLY CASE #
 551

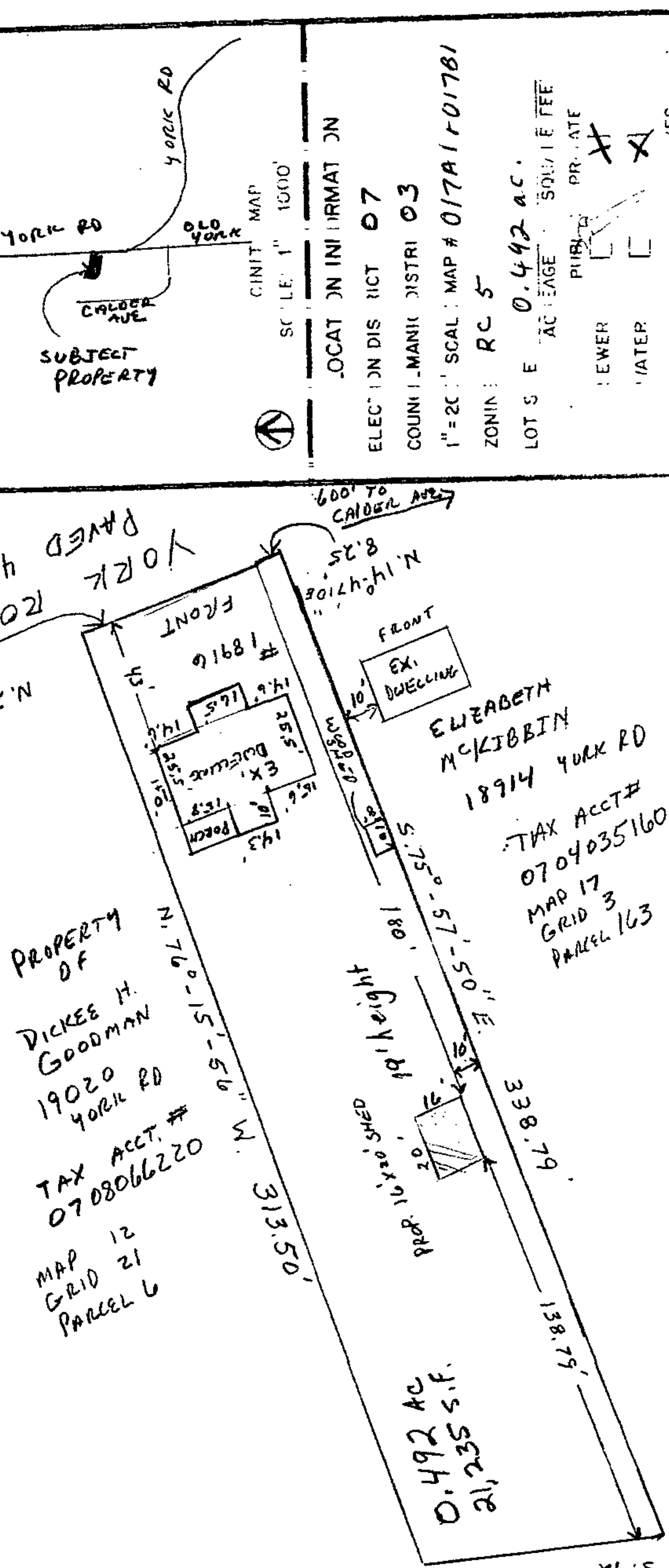


PREPARED BY
 HNW

SCALE OF DRAWING 1" = 50'

PLAT AC COM PAN PETIT ON OR ZON NG ☒ VARIANCE ☐ SPECIAL HEARIN
 PRC ERTY ADDRE S 18916 YORK ROAD ☐ ADDIT IAL RE QUIRE D FORMA ON

SE DIVISIO NAME AS RECORDED IN DEED LIBER 8467
 PL T BOOI # FOLIO DT # SECTION #
 OWNER STEPHEN BOGUCKI & HEATHER WIRTH



CINIT MAP SCALE 1" = 1000'
 LOCATION INFORMATION
 ELECTION DISTRICT 07
 COUNTY MANIC DISTRICT 03
 1" = 20' SCALE MAP # 017A1-017B1
 ZONING RC 5
 LOT SE 0.442 ac.
 ACCEGE SOLI E FEE
 PUBLI PR-ATE
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 REVIEW D BY OFFICE USE ONLY CASE #
 JF SS1
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 SCALE OF RAW 1" = 50'



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

July 2, 2007

Stephen A. Bogucki
Mary Heather L. Wirth
18916 York Road
Parkton, MD 21120

Dear Mr. Bogucki and Ms. Wirth:

RE: Case Number: 07-551-A, 18916 York 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 8, 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
cc: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 22, 2007

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

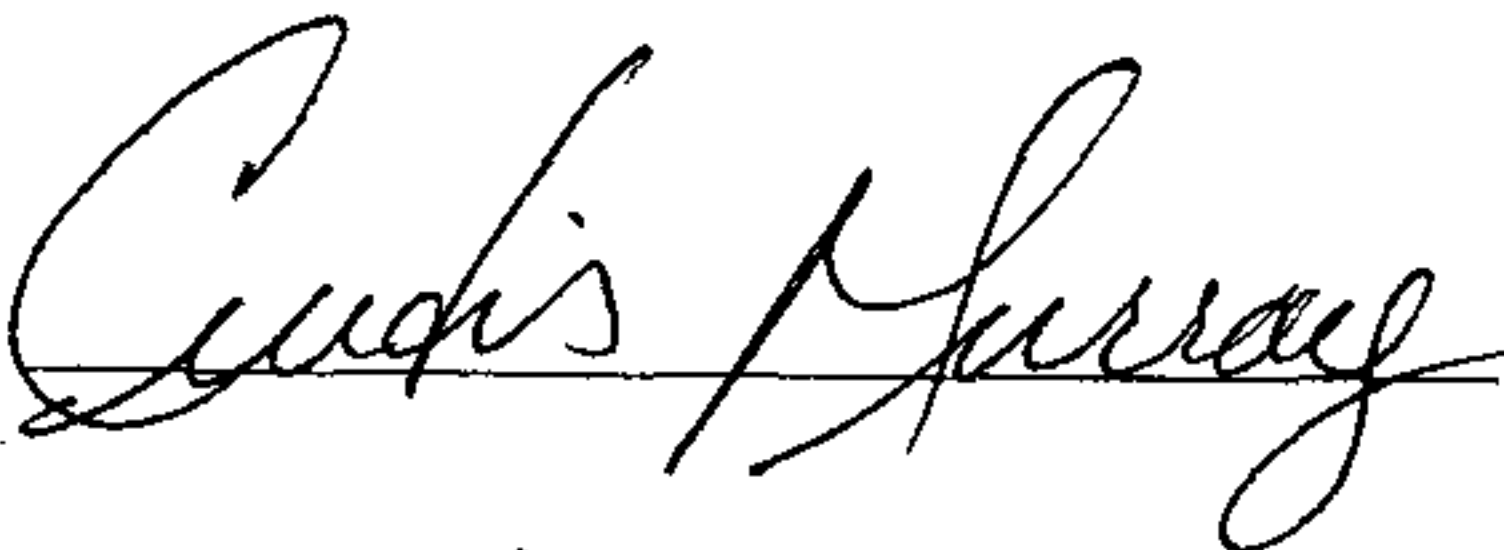
SUBJECT: 7-551 – Administrative Variance

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.
3. Building materials for the proposed accessory structure shall be consistent with that of the existing principle structure and surrounding community.

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

Prepared by:



Section Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 22, 2007

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

RECEIVED
JUN 27 2007

BY:

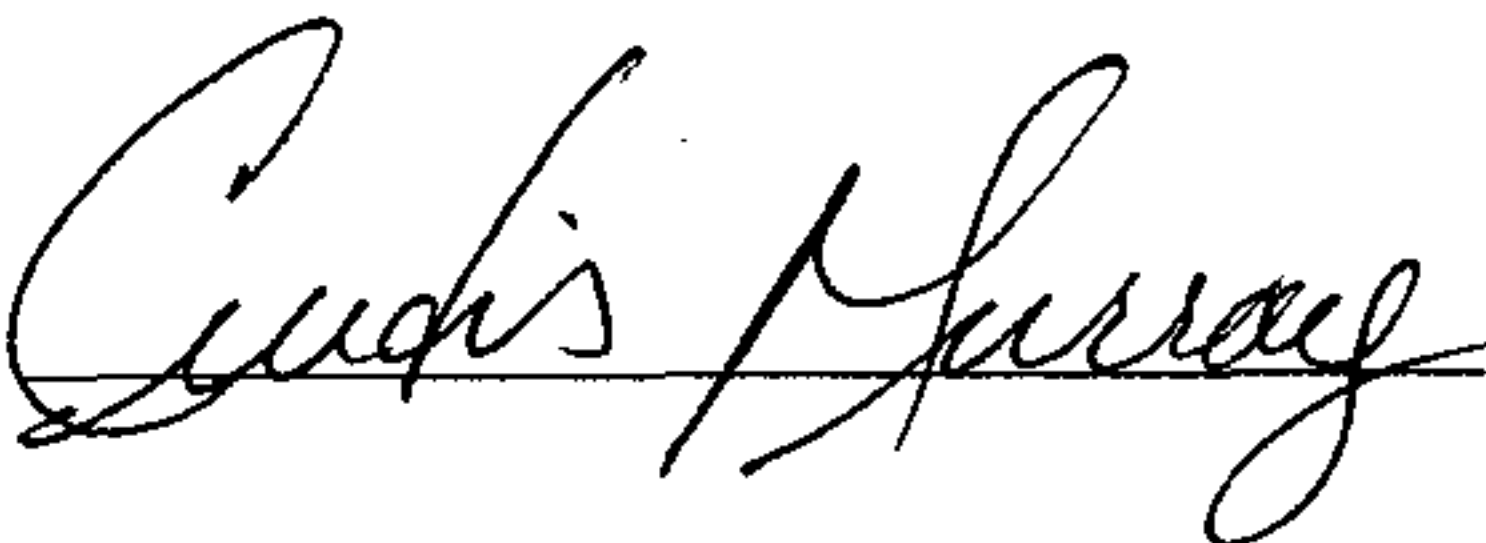
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Prepared by:



Section Chief:



AFK/LL: CM



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

State Highway
Administration

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

Maryland Department of Transportation

June 22, 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. 07-551-A
MD 45 (York Road)
18916 York Road
Wirth Property
Variance-

Dear Ms. Matthews:

We have reviewed the referenced plan and have no objection to approval, as a field inspection reveals that an existing driveway provides access to 18916 York Road property. Therefore, based on available information, please advise Baltimore County Zoning Advisory Committee this office has no further comment to with regard to 18916 York Road Wirth Property Item No. 07-551-A.

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

Very truly yours,

^{for} Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

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 25, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 18, 2007

Item Number: ⁵⁵¹550 Through 554 and 556

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 25, 2007
Item Nos. 07-550, 551, 552, 553, and 556

DATE: June 21, 2007

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-06212007.doc

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29209

DATE 6-8-07 ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Stephen A. Bragucki
18716 York Rd.

FOR: Admin Ver ITEM # 551

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

DATE 6/11/2007 TIME 1:00 PM
BY BAKIN DEPT 100
STATE OF MD COUNTY ANNAPOLIS
DEPT 5 DIVISION ADMINISTRATION
OFFICE 100 ROOM 100
CITY BALTIMORE STATE MARYLAND

CASHIER'S VALIDATION