

IN RE: PETITION FOR ADMIN. VARIANCE
S side of Margo Road, 175 feet S of the
c/l of Manchester Road
12th Election District
7th Councilmanic District
(711 Margo Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
* CASE NO. 07-574-A

Robert E. and Katherine C. Marston
Petitioners

* * * * *

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, Robert E. and Katherine C. Marston. The variance request is for property located at 711 Margo Road. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 2 feet in lieu of the required 15 feet.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners have an existing carport that they wish to enclose with a window and door system for a sunroom. The carport was approved by administrative variance in Case No. 05-680-A in July, 2005. They are using the carport as a covered patio rather than as a carport. The sunroom will provide added security as well as protection from weather and insects.

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 July 16, 2007. In the previous case (05-680-A) the Petitioners were granted the side yard setback relief for a carport. The proposal encloses that said carport, but does not adversely impact the adjacent property. The Petitioners shall construct the proposed addition of materials that are consistent with that of the existing dwelling.

7-2307
fz

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 1, 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 23rd day of July, 2007 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 2 feet in lieu of the required 15 feet be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall construct the proposed addition of materials that are consistent with that of the existing dwelling.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

7-2307
pz

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Margo Road, 300 ft. E
centerline of Manchester Road
12th Election District
7th Councilmanic District
(711 Margo Road)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-680-A

Katherine C. & Robert E. Marston
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Katherine C. and Robert E. Marston. The variance request is for property located at 711 Margo Road in the eastern area of Baltimore County. The variance request is from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (carport) with a 2 ft. side setback in lieu of the required 11.25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 3, 2005, 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 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 Petitioners.

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.

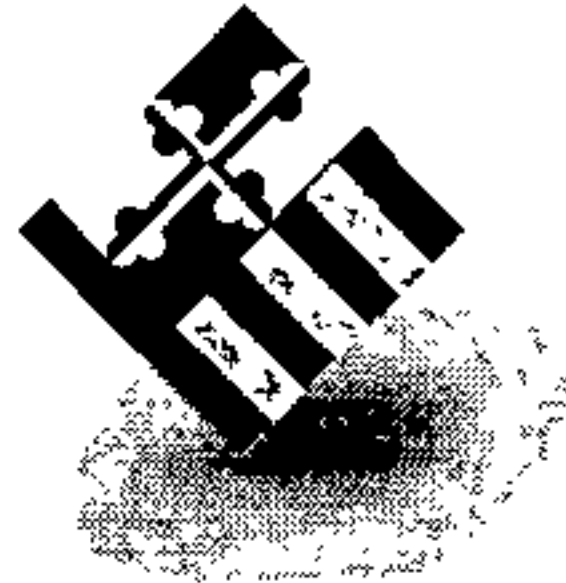
THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this ____ day of July, 2005, that a variance from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (carport) with a 2 ft. side setback in lieu of the required 11.25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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.

WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

WJW,III:raj



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 23, 2007

ROBERT E. AND KATHERINE C. MARSTON
711 MARGO ROAD
BALTIMORE MD 21222

Re: Petition for Administrative Variance
Case No. 07-574-A
Property: 711 Margo Road

Dear Mr. and Mrs. Marston:

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 dark ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Scott Bathurst, 1583 Sulphur Spring Road, Baltimore MD 21227

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 711 Margo Rd.
Address
Baltimore MD 21222
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 would like to enclose our existing carport with a window and door system. We originally filed a petition for an administrative variance in 2005 and it was Granted on July 21st 2005 (case No, 05-680-A) for the carport. Now we are using it more as a covered patio then a carport. Which is really nice, So we would like to enclose the sides with a window and doors system. This would allow us to have more protection from Weather and insects, Plus the added security, This project would not effect our neighbors in that we have an existing stockade fence and all but the roof of the car port is obscured from view. So we are asking for a side yard setback of 2ft. In lieu of the required 15 ft.

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

Robert E. Marston
Name - Type or Print

Katherine C. Marston
Signature

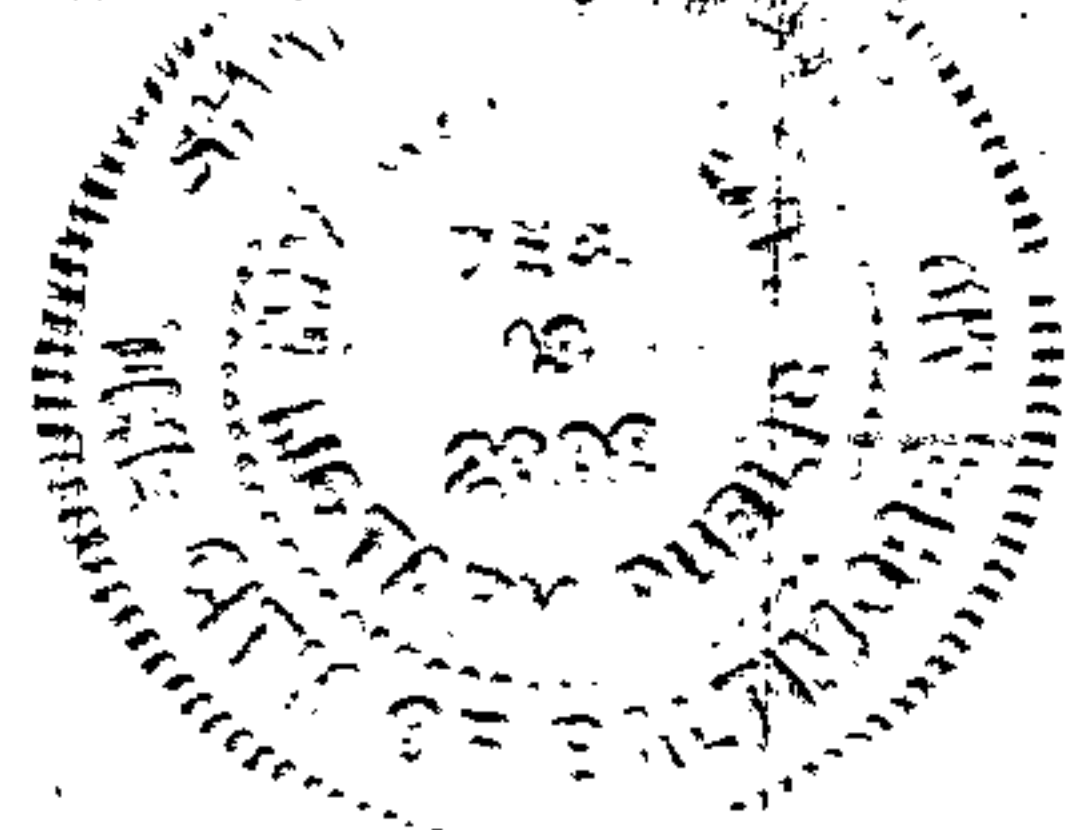
Katherine C. Marston
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of June, 2007, 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



[Signature]
Notary Public

My Commission Expires 12/13/08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 711 Margo Rd.
which is presently zoned DR 5.5

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) 1302.3.B BCZR

To permit an addition with a side yard setback of 2' 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):

Robert E. Marston

Name - Type or Print

Signature

Katherine C. Marston

Name - Type or Print

Signature

711 Margo Rd. 410-288-2729

Address Telephone No.

Baltimore MD 21222

City State Zip Code

Representative to be Contacted:

SCOTT Bathurst

Name

1583 Sulphur Spring Rd 410-242-5970

Address Telephone No.

Baltimore MD 21227

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-574-A

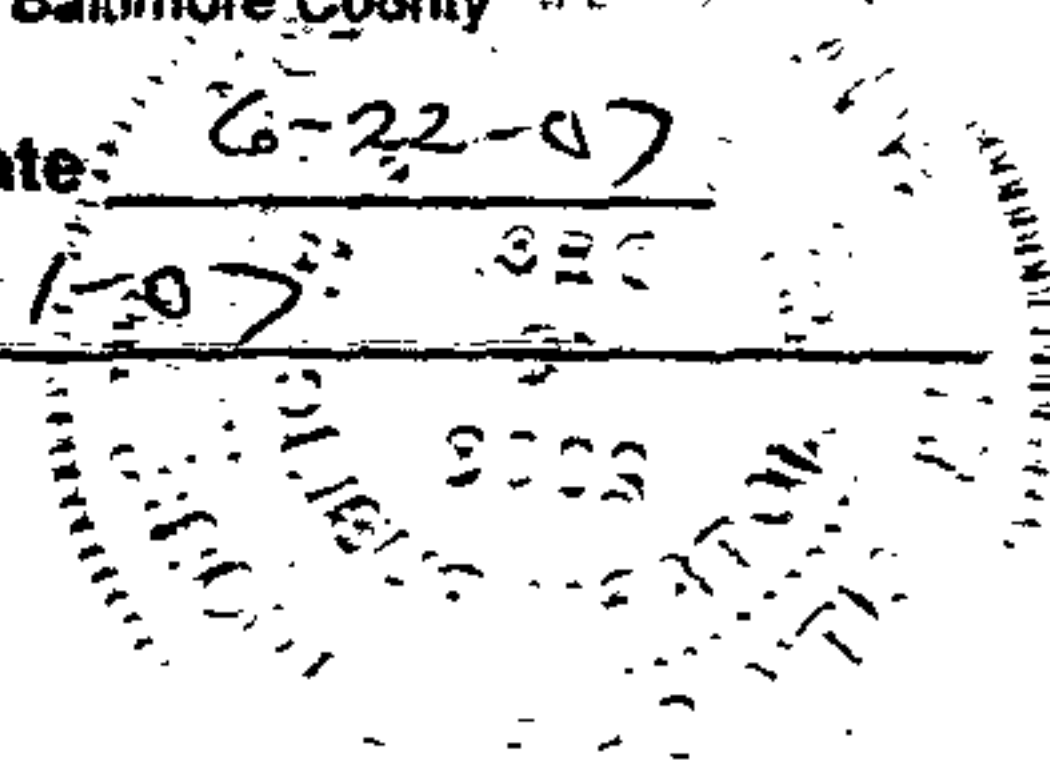
REV 10/25/01

Reviewed By JF Date 6-22-07

Estimated Posting Date 7-1-07

FORM RECEIVED FOR FILING

7-23-07





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 711 Margo Rd.
which is presently zoned DR 5.5

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) 1B02.3.B BC2R

To permit an addition with a side yard setback of 2'
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):

Robert E. Marston

Name - Type or Print

Signature

Katherine C. Marston

Name - Type or Print

Signature

711 Margo Rd. 410-288-2729

Address Telephone No.

Baltimore MD 21222

City State Zip Code

Representative to be Contacted:

Scott Bathhurst

Name

1505 Sulphur Spring Road 410-242-5970

Address Telephone No.

Baltimore MD 21227

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-574-A

Reviewed By JF

Date 6-22-07

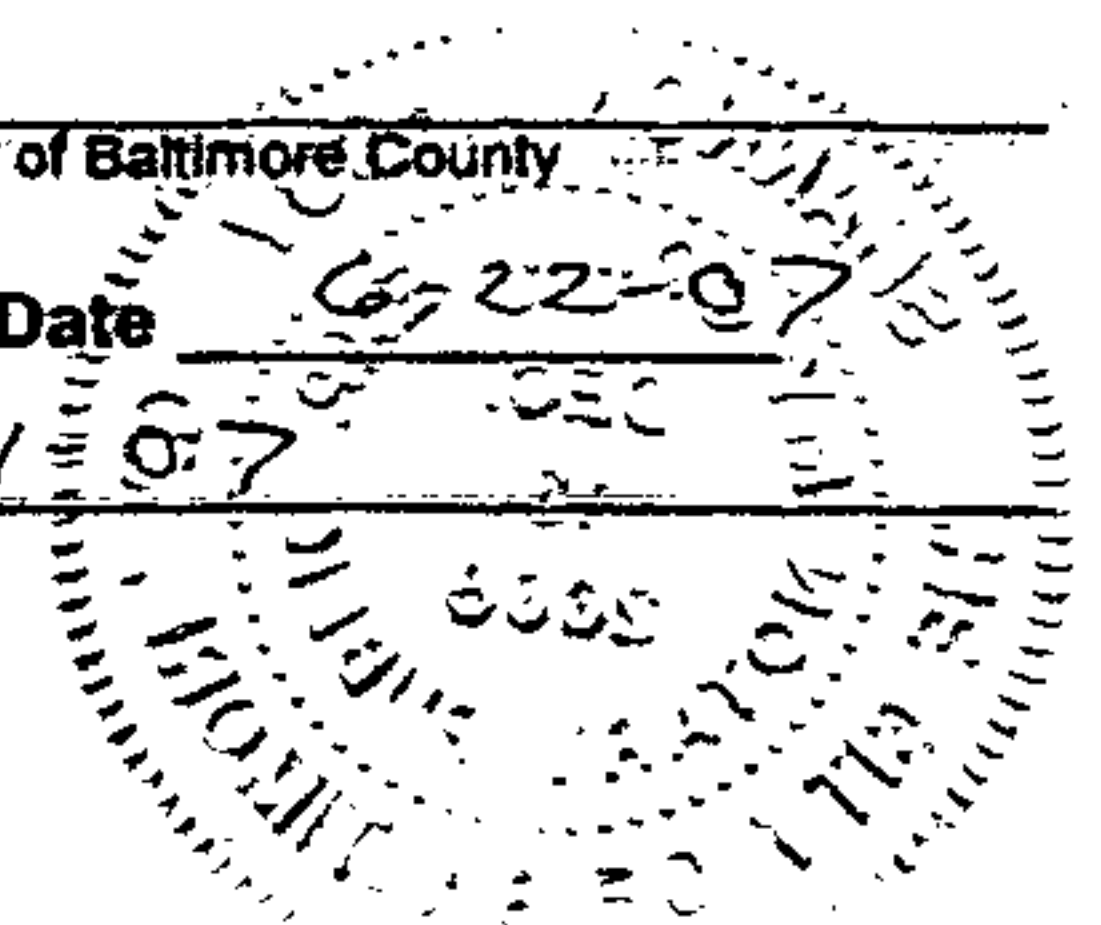
REV 10/25/01

Estimated Posting Date 7-1-07

RECEIVED FOR FILED

7-23-07

86



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 711 Marqo Rd.
Address
Baltimore MD 21222
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 would like to enclose our existing carport with a window and door system. We originally filed a petition for an administrative variance in 2005 and it was Granted on July 21st 2005 (case No, 05-680-A) for the carport. Now we are using it more as a covered patio then a carport. Which is really nice, So we would like to enclose the sides with a window and doors system. This would allow us to have more protection from Weather and insects, Plus the added security, This project would not effect our neighbors in that we have an existing stockade fence and all but the roof of the car port is obscured from view. So we are asking for a side yard setback of 2ft. In lieu of the required 15 ft.

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

Robert E. Marston
Name - Type or Print

[Signature]
Signature

Katherine C. Marston
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

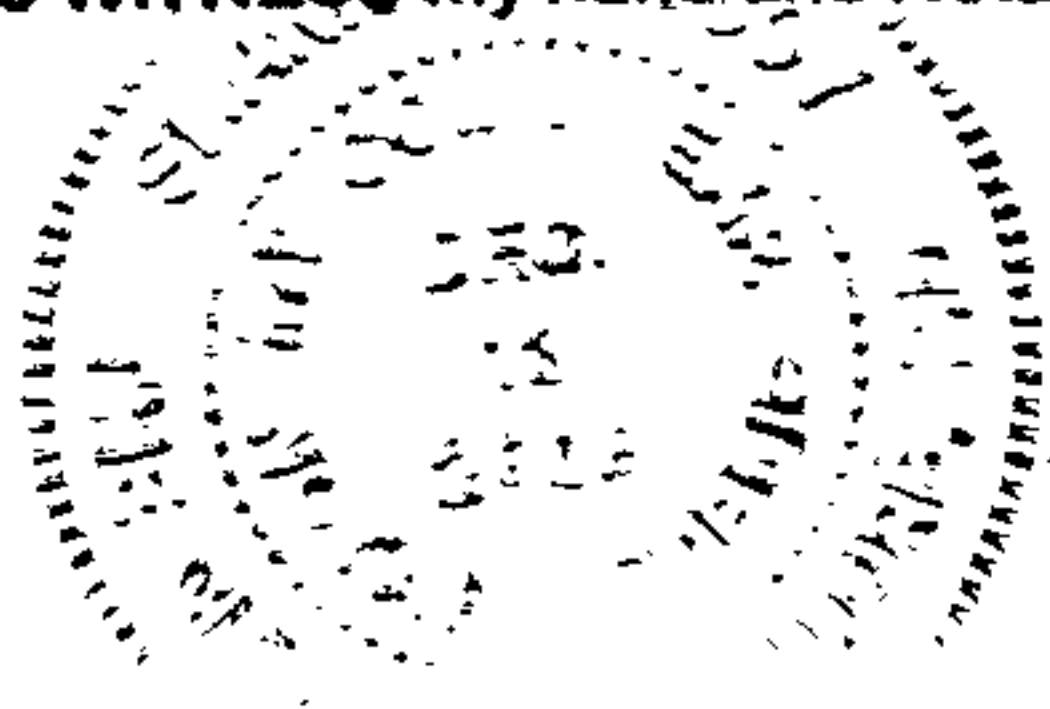
I HEREBY CERTIFY, this 9th day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 12/13/08



Zoning Description for 711 Margo Rd.

Beginning at a point on the South side of Margo Rd. which is 50 ft. radius wide at the distance of 175 ft. South of the centerline of the nearest improved intersecting street Manchester Rd. which is 50 ft. wide. *Being lot #6, Block# B, in the subdivision of Manchester Gardens as recorded in the Baltimore county Plat Book #32, Folio #56, containing 5,460.00 SF . Also known as 711 Margo Rd. and located in the 12th election district, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

PAID RECEIPT

No. 03920

Date: 6-22-07
ADDRESS ACTUAL THE DEPT
BALTIMORE COUNTY MD 21201
RECEIPT # 577626 6/22/2007 09:26:32 4
5 528 EQUIPMENT VERIFICATION 05/07/07 05/07/07

Receipt Tot \$65.00
\$65.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Agcy	Orgn	Sub	Rev	Source	Sub	Rev	Rept	BS	Acct	Amount
001	000	000	000	000	000	000	000	000	000	000	65.00

Total: 65.00

Rec

From: Appleby System

For: Admin. Services Exp 711 Admin. Rel.

CASHIER'S
VALIDATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASE # 07-574-A

CERTIFICATE OF POSTING

RE: Case No.: 07-574-A

Petitioner/Developer: ROBERT A.

KATHERINE MOROTON

Date of Hearing/Closing: 7-16-07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

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

711 MARGO RD

The sign(s) were posted on 7-1-07
(Month, Day, Year)

Sincerely,

Robert Black 7-2-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

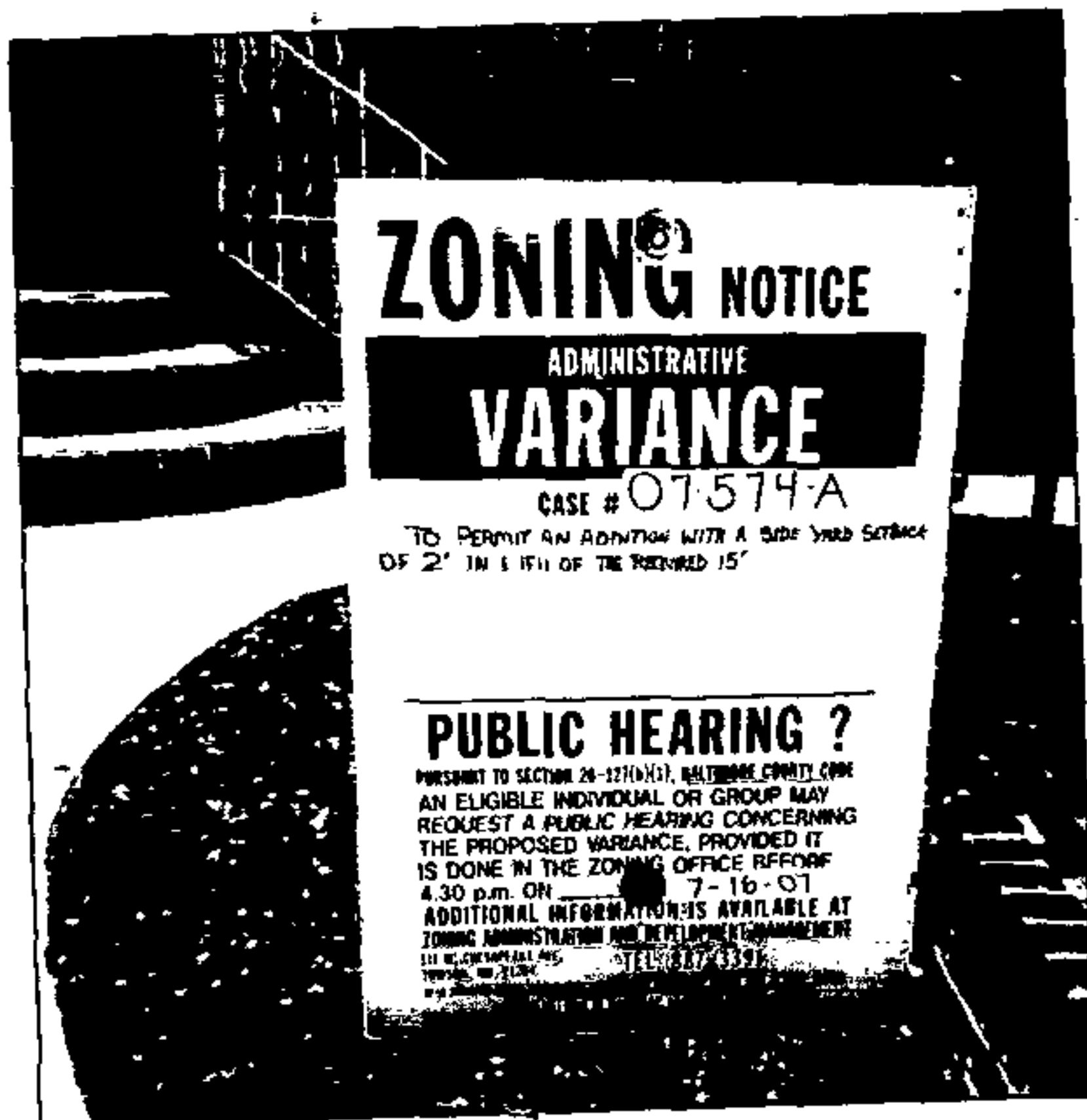
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

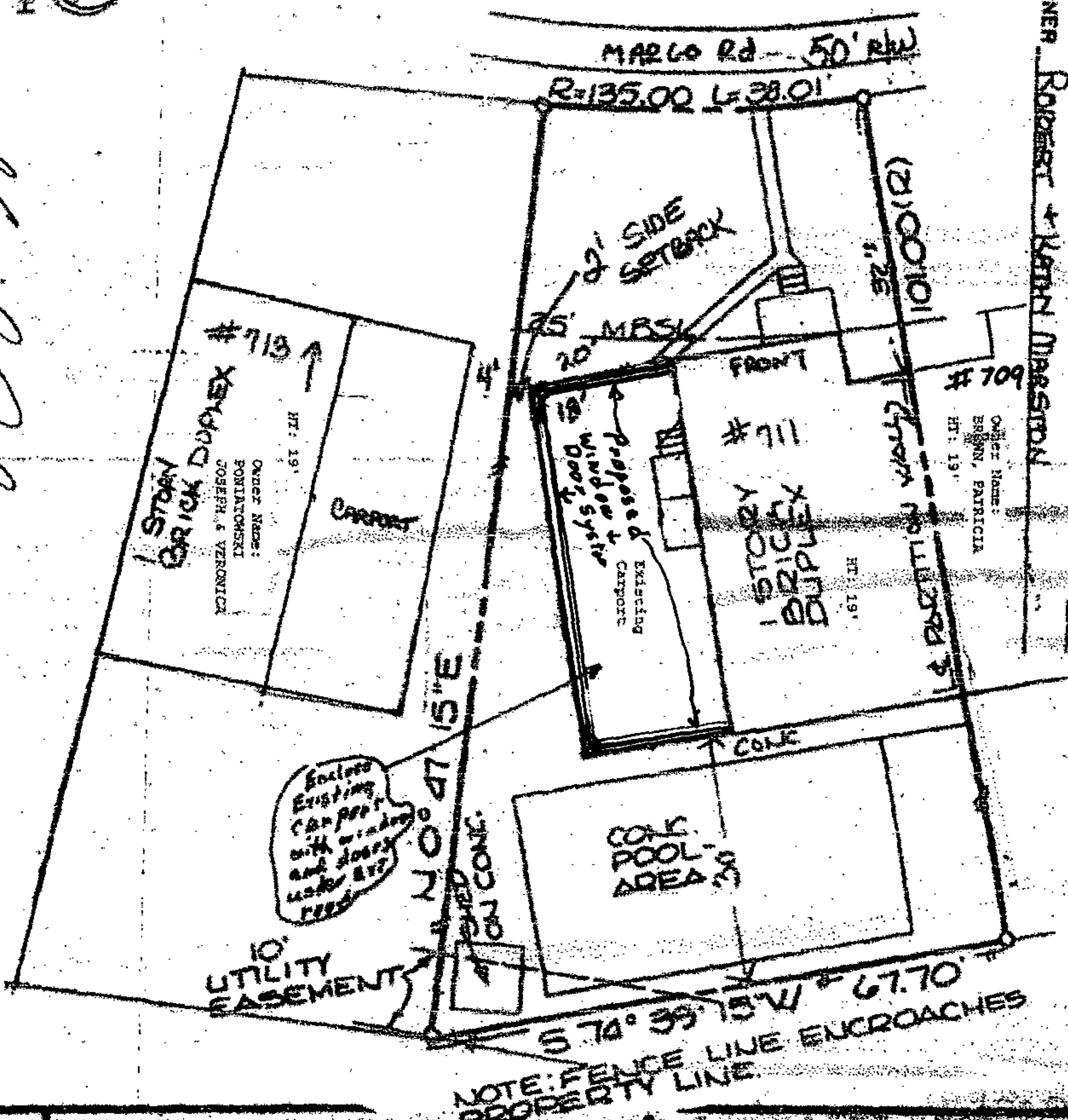
(Telephone Number)



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 711 MARCO RD
 SUBDIVISION NAME MANCHESTER GARDENS
 PLAT BOOK # 22 FOLIO # 56 LOT # 6 SECTION # 1
 OWNER ROBERT & KATHY MASTRON

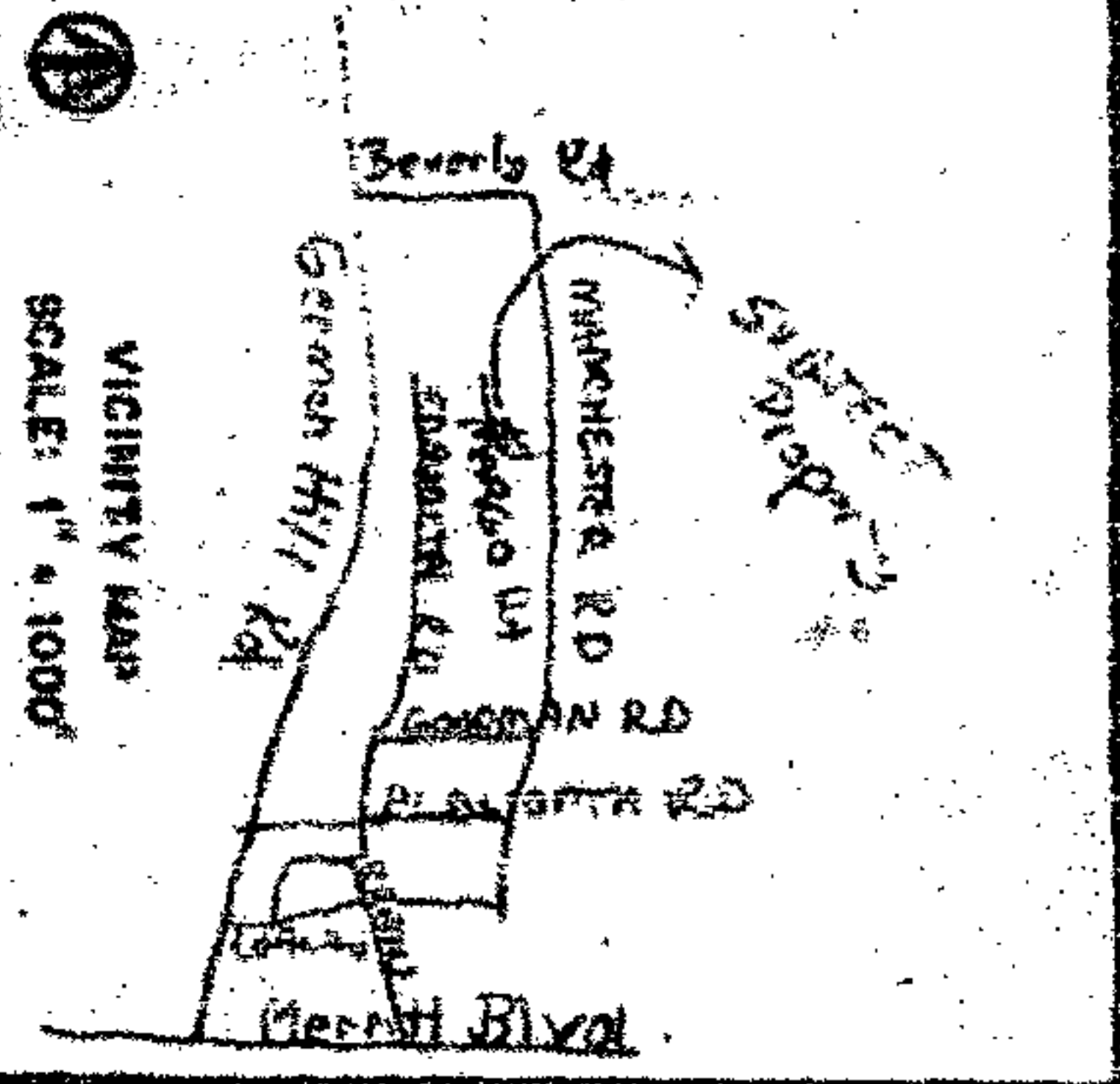


NORTH

PREPARED BY Heard Architects

SCALE OF DRAWING: 1" = 20'

NOTE: FENCE LINE ENCROACHES PROPERTY LINE



LOCATION INFORMATION ELECTION DISTRICT <u>12TH</u> COUNCILMANIC DISTRICT <u>7TH</u> 1" = 200' SCALE MAP # <u>SE 2-E</u> ZONING # <u>R.S.S</u> LOT AREA <u>1.13</u> ACRES <u>5460</u> SQUARE FEET	
SEWER ☒ PUBLIC ☐ PRIVATE WATER ☒ ☐	CHICKEN RAISE BAY ☐ YES ☒ NO 100 YEAR FLOOD PLAIN ☐ ☒ HISTORIC PROPERTY / BUILDING ☐ ☒
PRIOR ZONING HEARING # <u>05-680-A</u>	
ZONING OFFICE USE ONLY REVIEWED BY ITEM # <u>574</u> CASE # <u>574</u>	

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: 07-574-A

Petitioner: Marsten, Robert + Katherine

Address or Location: 711 Marge Rd Balto MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Scott Bathhurst (Appleby)

Address: 1585 Sulphur Spring Rd
Balto MD 21227

Telephone Number: 410 242-5970

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 574 -A

Address 711 MARGO RD.

Contact Person: JUN FERNANDO
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6-22-07

Posting Date: 7-1-07

Closing Date: 7-16-07

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- 574 -A

Address 711 MARGO RD.

Petitioner's Name Robert & Katherine Marston

Telephone 410-242-5970

Posting Date: 7-1-07

Closing Date: 7-16-07

Wording for Sign: To Permit an addition with a side yard setback of 2'
in lieu of the required 15'.



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 16, 2007

Robert E. Marston
Katherine C. Marston
711 Margo Road
Baltimore, MD 21222

Dear Mr. and Mrs. Marston:

RE: Case Number: 07-574-A, 711 Margo 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 22, 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
Scott Bathurst 1583 Sulphur Spring Road Baltimore 21227

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2007

RECEIVED
JUL 23 2007

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

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-574- Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. In a previous case (5-680) the petitioners were granted the side yard setback relief for a carport. The proposal encloses that said carport, but does not adversely impact the adjacent property. The petitioner's shall however construct the proposed addition of materials that are consistent with that of the existing dwelling.

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

Prepared By:

Curtis Murray

Division Chief:

John L. Leland

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

July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 2, 2007

574
Item Number: 573 through 578 and 580 through 594

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For July 9, 2007
Item Nos. 07-456, 574, 575, 576, 577,
578, 579, 580, 581, 582, 583, 584, 585,
586, 587, 588, 589, 590, 591, 592, and 594

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-07052007.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: June 2, 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. 7-574-A
711 MARGO ROAD
MARSTON 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. 7-574-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,

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

SDF/MB

My telephone number/toll-free number is _____

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

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

Patricia Zook - Administrative Variances - need Planning Comments

From: Patricia Zook
To: Murray, Curtis
Date: 7/17/2007 3:47 PM
Subject: Administrative Variances - need Planning Comments

Hi Curtis -

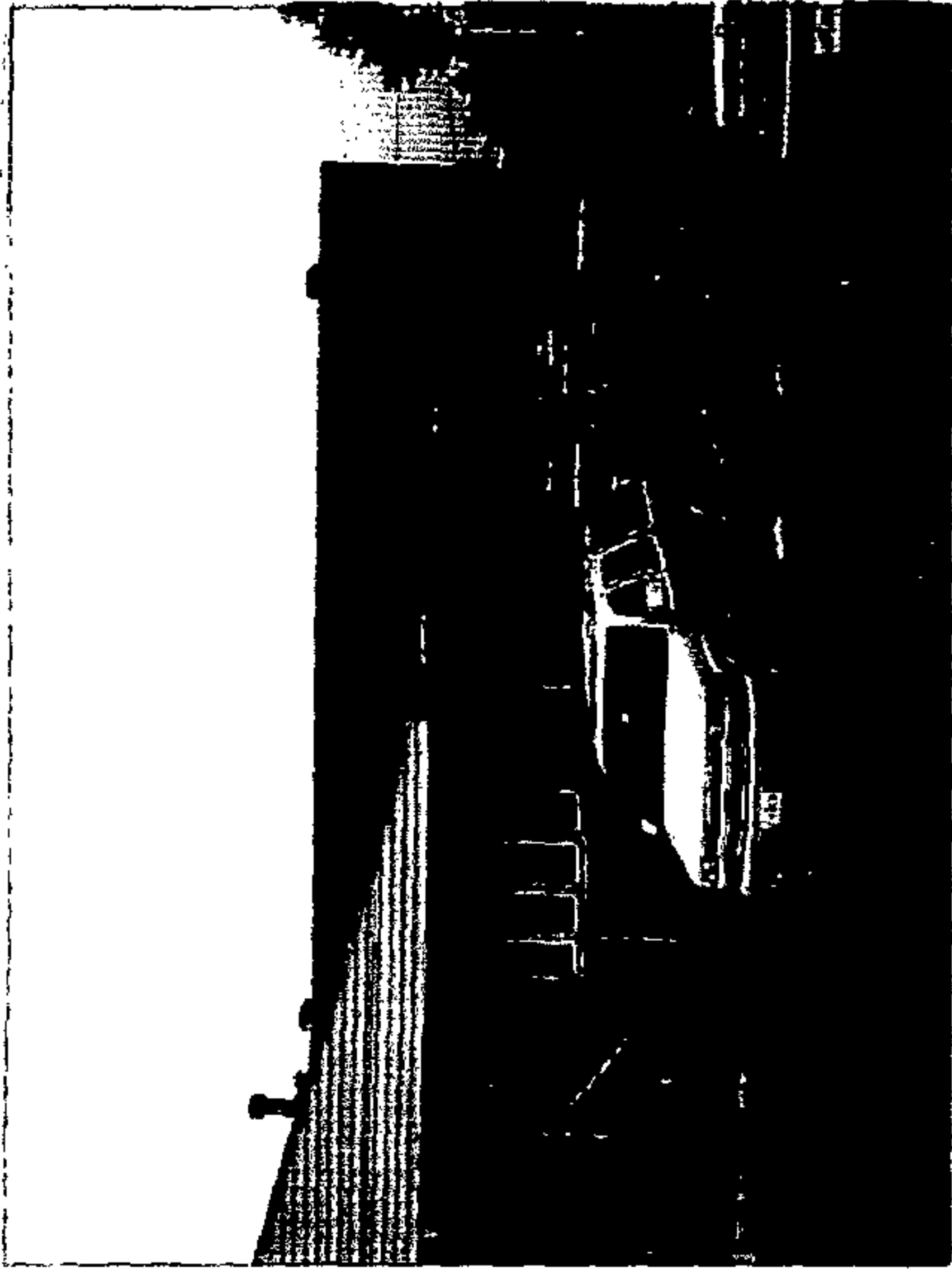
I received today the following administrative variance case files that closed 7-16-07 and all are missing comments from the Planning Office:

07-567-A
~~07-574-A~~
07-571-A
07-569-A and
07-568-A

Comments are still needed for administrative variance case 07-550-A that closed on 7-2-07.

Thanks for your help, Curtis.

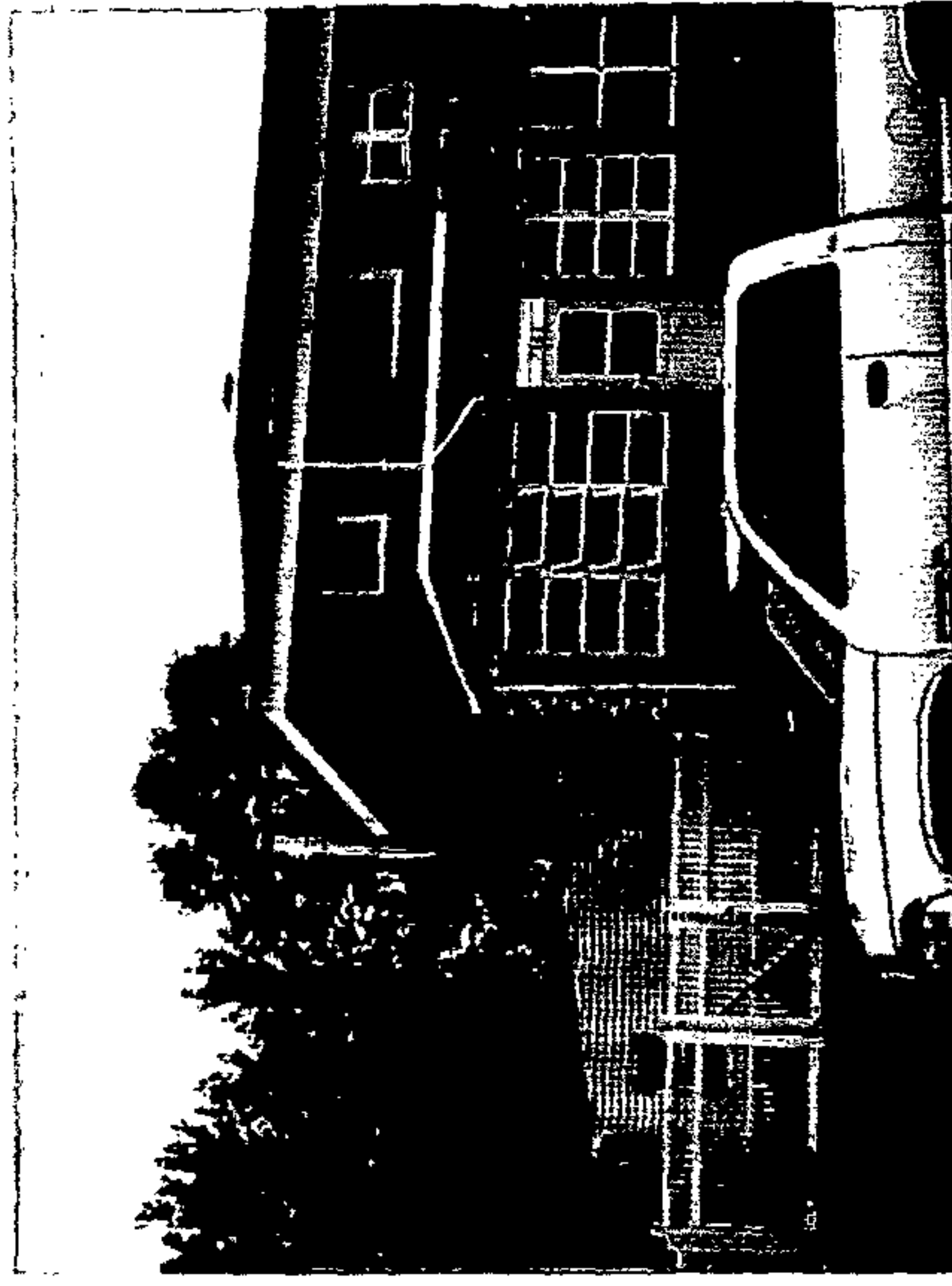
Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov



Location of proposed sunroom
under existing carport on side of house



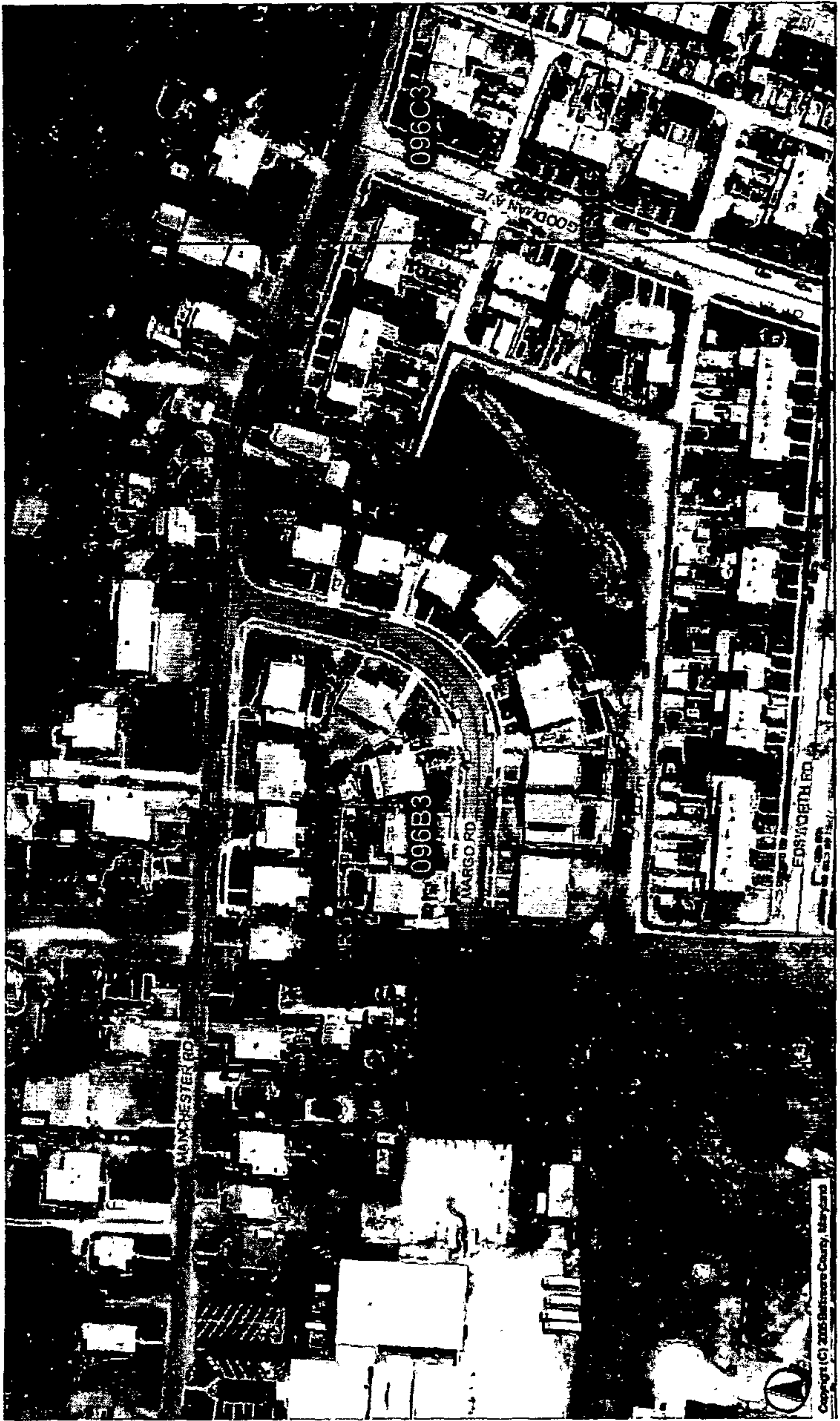
side attached garage located across the
street from our property



View of side yard addition location on
Edsworth Ave in the same subdivision
Location directly behind our property.



Attached side addition located the next block
down from our house



574

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

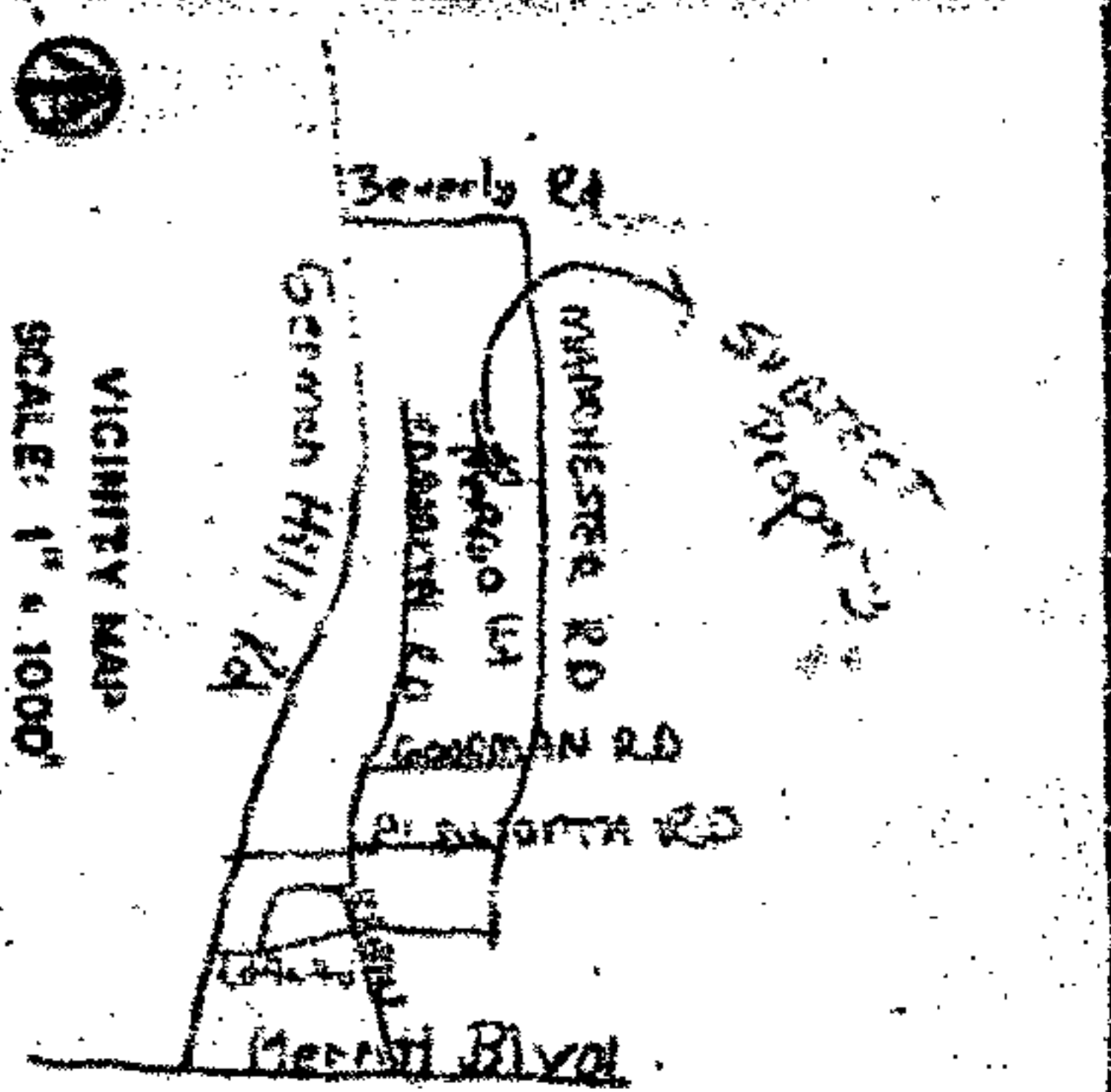
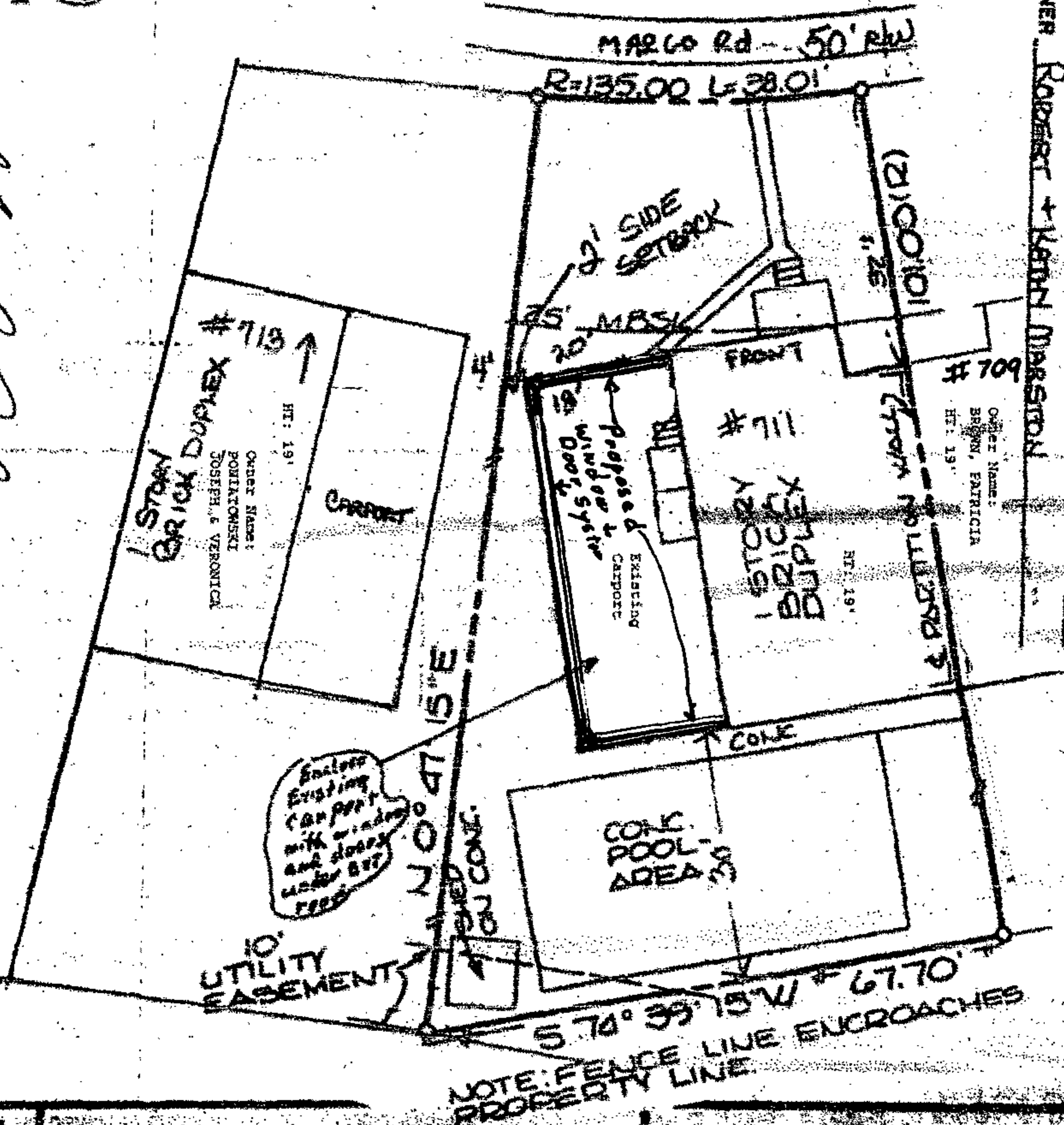
PROPERTY ADDRESS 711 MARCO RD.

SUBDIVISION NAME MANCHESTER GARDENS

PLAT BOOK # 22 PLOD # 56 LOT # 6 SECTION # 1

OWNER ROBERT + KATHY MARSTON

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



LOCATION INFORMATION
 ELECTION DISTRICT 12TH
 COUNCILMANIC DISTRICT 7TH
 1" = 500' SCALE MAP # SE 2-E
 ZONING RA S. 5

LOT AREA	<u>1.3</u>	ACREAGE	<u>5.460</u>
SEWER	☒ PUBLIC	☐ PRIVATE	
WATER	☒	☐	
CHANGING DAY	☐	YES	☒ NO
100 YEAR FLOOD PLAIN	☐		☒
HISTORIC PROPERTY / BUILDING	☐		☒
PRIOR ZONING HEARING #	<u>05-680-A</u>		
ZONING OFFICE USE ONLY			
REVIEWED BY	ITEM #	CASE #	

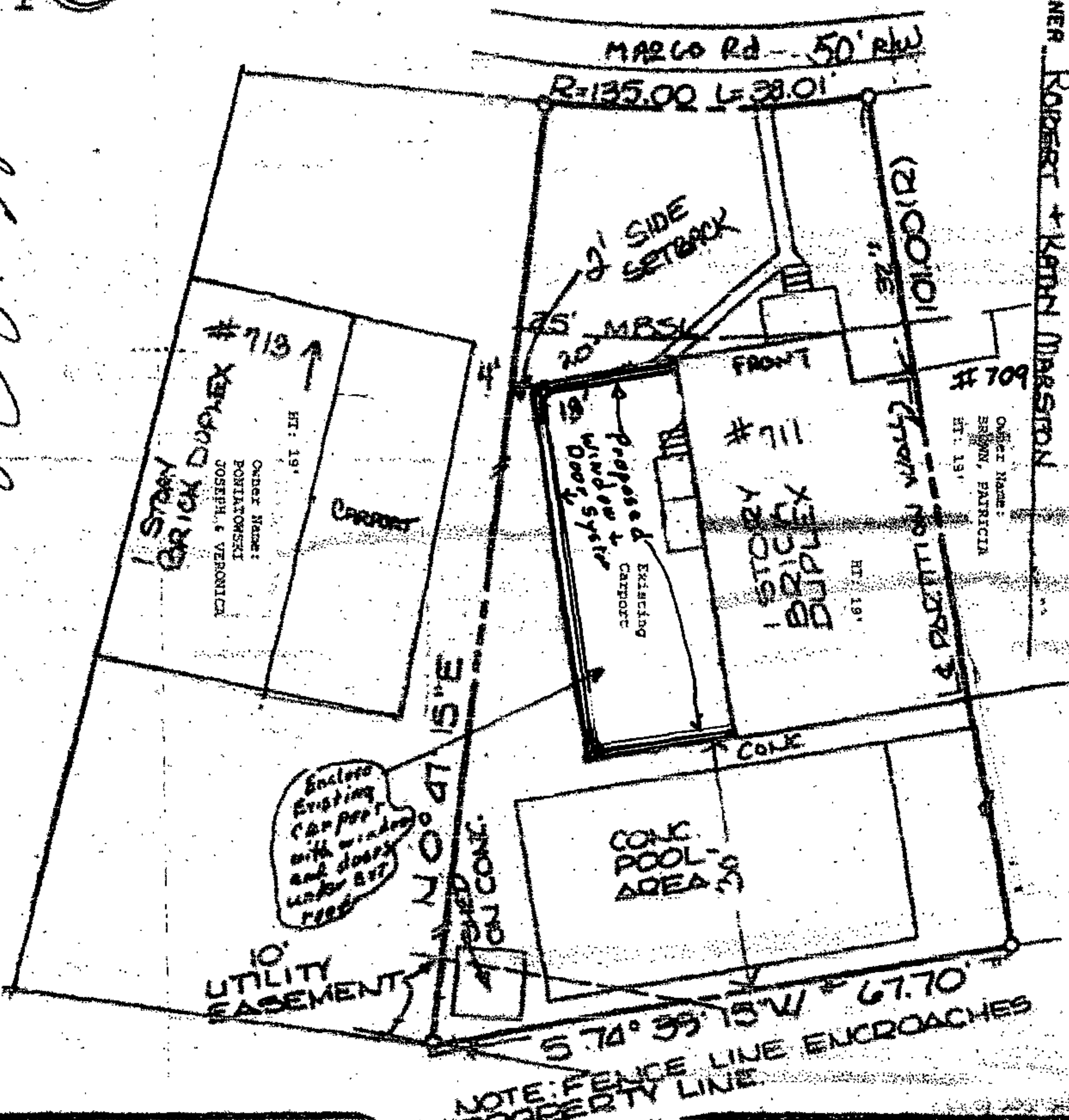
PREPARED BY Heard Builders SCALE OF DRAWING: 1" = 20'



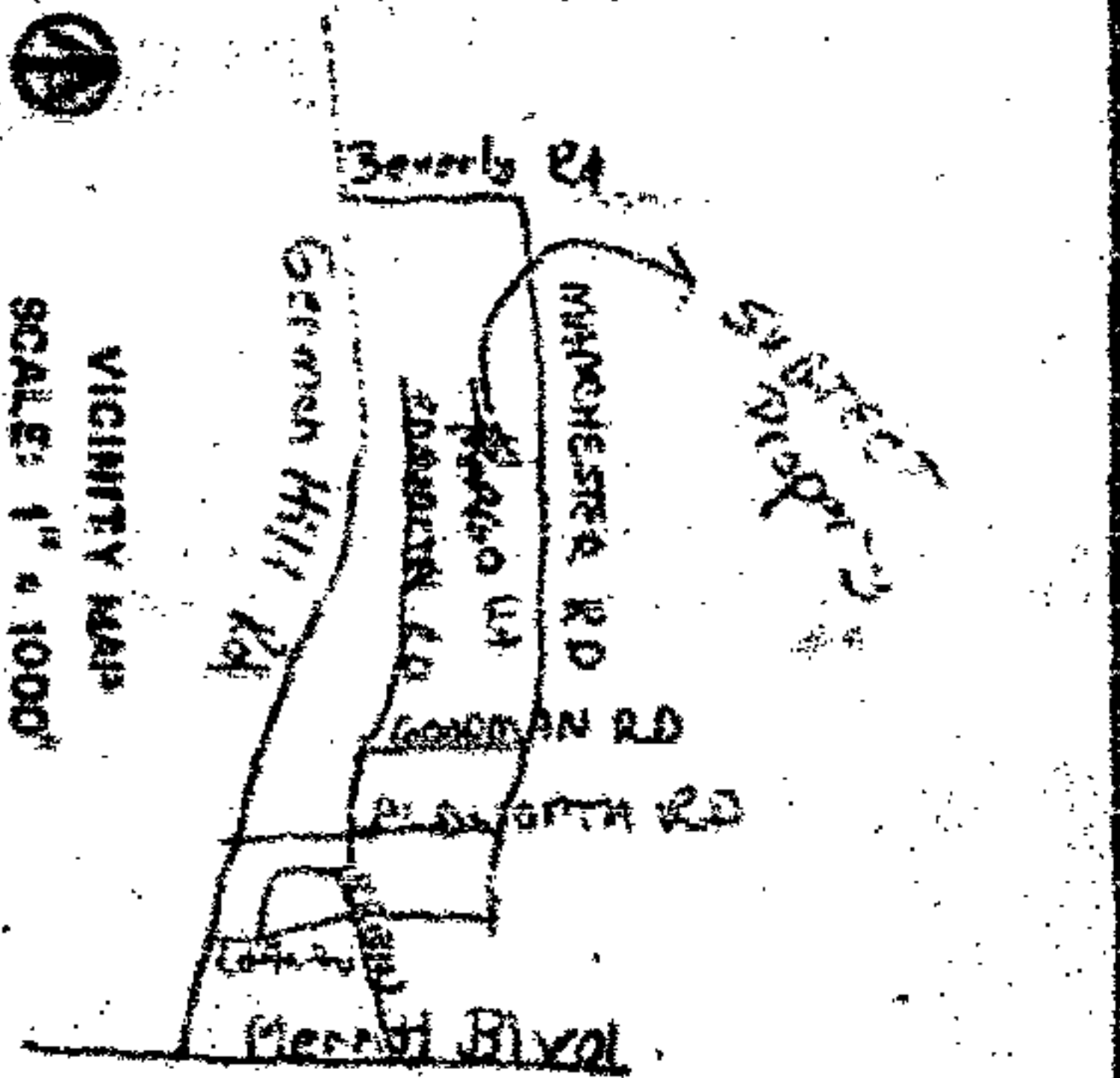
P L A T T O A C C O M P A N Y P E T I T I O N F O R Z O N I N G ☒ V A R I A N C E ☐ S P E C I A L H E A R I N G

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

PROPERTY ADDRESS 711 MARCO RD
 SUBDIVISION NAME MANCHESTER GARDENS
 PLAT BOOK # 222 FOLIO # 56 LOT # 6 SECTION # 1
 OWNER ROBERT & KATHY MARSTON



NOTE: FENCE LINE ENCROACHES PROPERTY LINE



LOCATION INFORMATION

ELECTION DISTRICT 12TH

COUNCILMANIC DISTRICT 7TH

1" GRID SCALE MAP # SE 2-B

ZONING # R 5.5

LOT # 13 ACRES 5.460 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

CDD/STRAKE BAY ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

MINOR PROPERTY ☐ YES ☒ NO

PERIOD ZONING HEARING # 05-680-A

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

DATE 574

PREPARED BY Heath Jones

SCALE OF DRAWING: 1" = 20'

NORTH

