

IN RE: PETITION FOR ADMIN. VARIANCE
SE side of Moonstone Road, 356 feet S of
the c/l of Perryvale Road
11th Torpoint Road
5th Election District
Councilmanic District
(9007 Moonstone Road)

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

BALTIMORE COUNTY

Van L. and Ethelyn L. Carmean
Petitioners

*

CASE NO. 07-583-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, Van L. and Ethelyn L. Carmean. The variance request is for property located at 9007 Moonstone Road. The variance request is from Sections 1B01.2.C.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (proposed open deck) on rear of existing dwelling with a rear setback of 16 feet in lieu of the required 22.5 feet, and to amend the Final Development Plan of Perryvale for Lot 50 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 14 foot x 16 foot deck on the rear of the home and replace the existing older deck. When the deck is constructed there will still be 16 foot between the deck and the property line.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. This comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 6, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

FILED RECEIVED FOR FILING
7-26-07
[Signature]

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 26th day of July, 2007 that a variance from Sections 1B01.2.C.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) To permit an addition (proposed open deck) on rear of existing dwelling with a rear setback of 16 feet in lieu of the required 22.5 feet, and to amend the Final Development Plan of Perryvale for Lot 50 only 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.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

 7-26-07

 PB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 26, 2007

VAN L. AND ETHELYN L. CARMEAN
9007 MOONSTONE ROAD
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 07-583-A
Property: 9007 Moonstone Road

Dear Mr. and Mrs. Carmean:

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 black ink, appearing to read "TH H Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9007 MOONSTONE ROAD
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) BCZR 1B01.2C-6 & 301.1

TO PERMIT AN ADDITION (PROPOSED OPEN DECK) ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 22 1/2 FEET, AND TO AMEND THE FINAL DEVELOPMENT PLAN OF PERRYVALE FOR LOT #50 ONLY.

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):

VAN L. CARMEAN

Name - Type or Print

Signature

ETHELYN L. CARMEAN

Name - Type or Print

Signature

9007 MOONSTONE ROAD

Address

City

State

410-256 5648

Telephone No.

BALTIMORE MD 21236

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

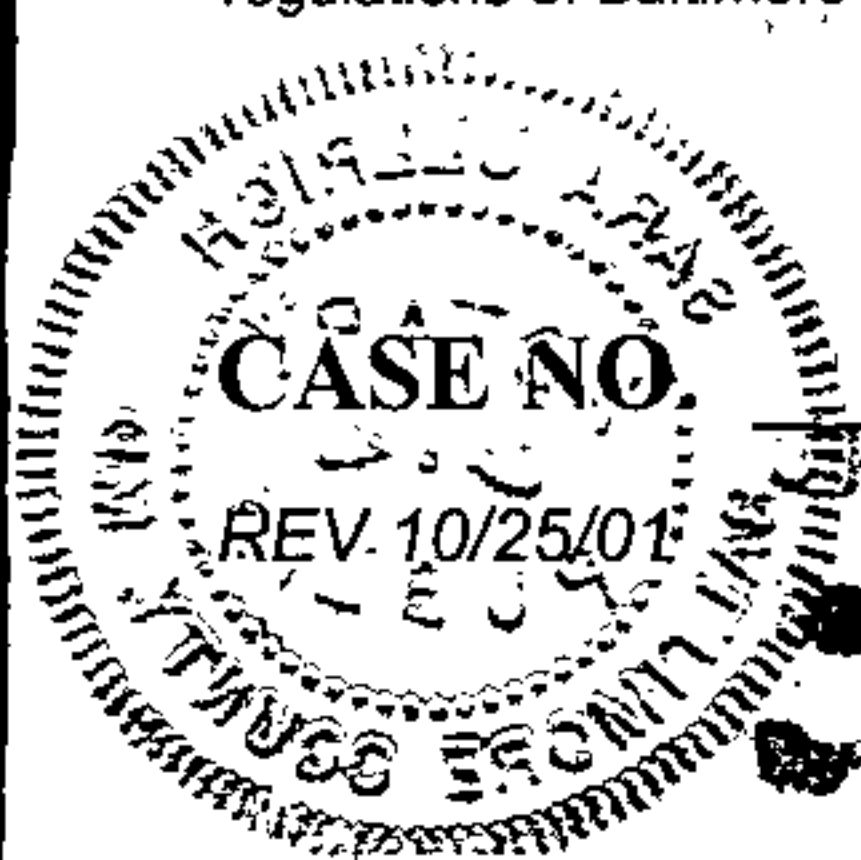
Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07-583A 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

Reviewed By Aaron Tsui Date 6/25/07

Estimated Posting Date 7/08/07 - 7/23/2007



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

9007 MOONSTONE ROAD
Address
BALTIMORE MARYLAND 21236
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):

VARIANCE IS REQUESTED TO ALLOW CONSTRUCTION OF A 14' X 16' DECK ON REAR OF HOUSE LOCATED ON PROPERTY. SETBACK ON PROPERTY ZONED DR 5.5 IS 30' WITH 25 % ALLOWED FOR DECK. WHEN CONSTRUCTED A DISTANCE OF 16' WILL REMAIN BETWEEN DECK AND PROPERTY LINE.

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.

Van L. Carmean
Signature
VAN L. CARMEAN
Name - Type or Print

Ethelyn L. Carmean
Signature
ETHELYN L. CARMEAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

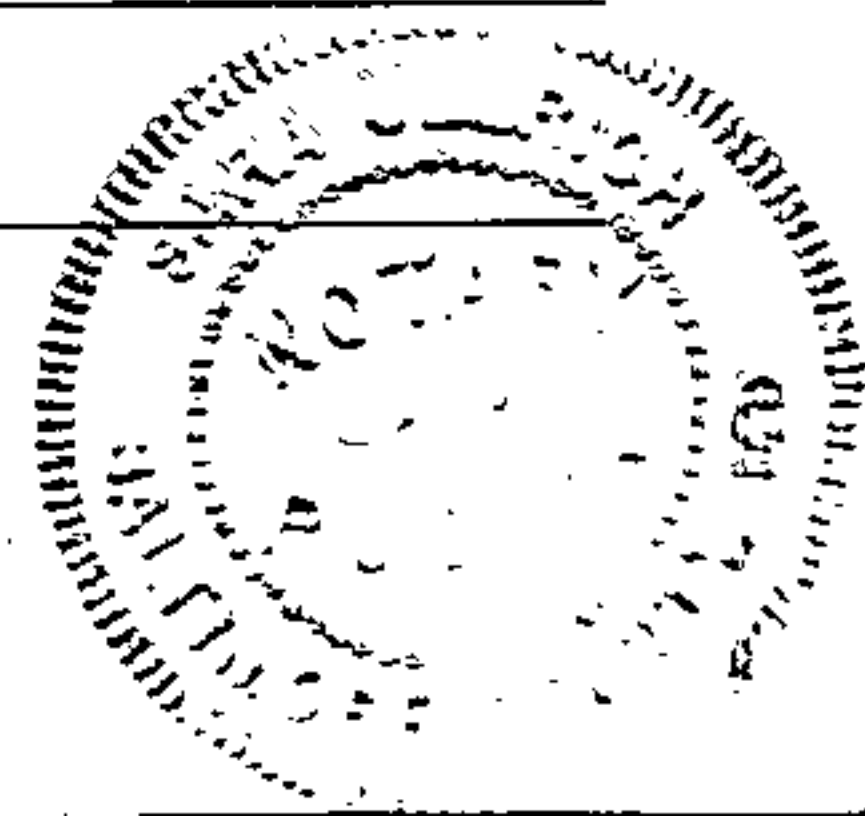
I HEREBY CERTIFY, this 7th day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Van L. Carmean and Ethelyn L. Carmean
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sara Ullrich
Notary Public

My Commission Expires _____



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is 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 9007 MOONSTONE ROAD
Address
BALTIMORE MARYLAND 21236
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):

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Van L. Carmean
Signature
VAN L. CARMEAN
Name - Type or Print

Ethelyn L. Carmean
Signature
ETHELYN L. CARMEAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

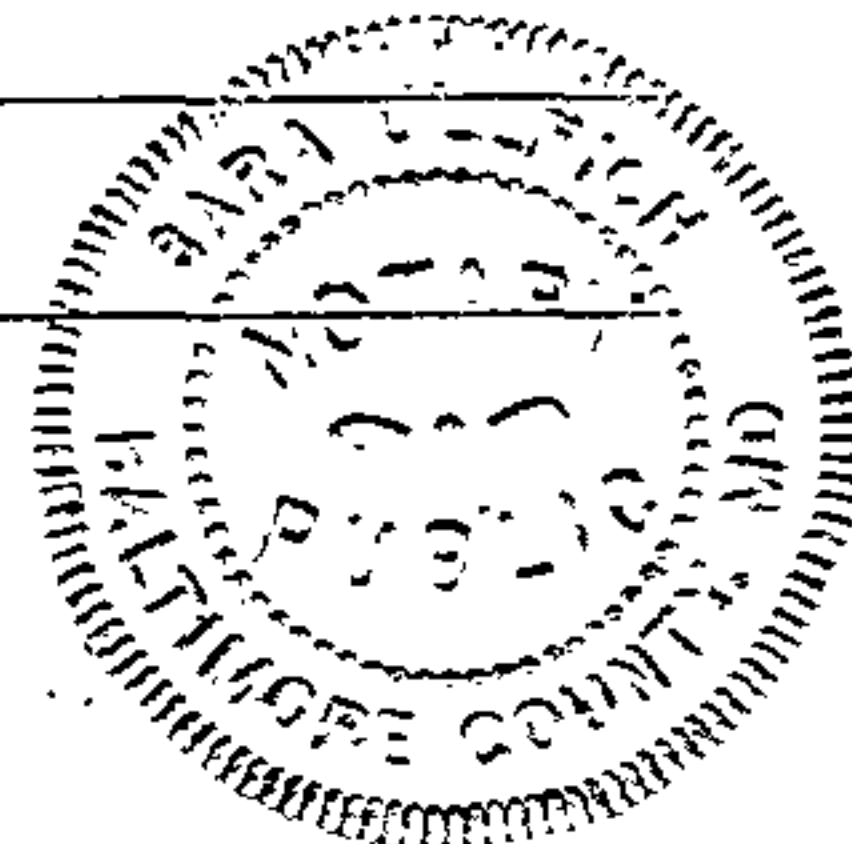
I HEREBY CERTIFY, this 7th day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Van L. Carmean and Ethelyn L. Carmean
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sara Ullrich
Notary Public

My Commission Expires _____





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9007 MOONSTONE ROAD
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) BCZR 1 B01.2C.6 & 301.1

TO PERMIT AN ADDITION (PROPOSED OPEN DECK) ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 22 1/2 FEET; AND TO AMEND THE FINAL DEVELOPMENT PLAN OF PERRYVALE FOR LOT #50 ONLY

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):

VAN L. CARMEAN

Name - Type or Print

Signature

ETHELYN L. CARMEAN

Name - Type or Print

Signature

9007 MOONSTONE ROAD

410-456-5648

Address

Telephone No.

BALTIMORE

MD

21236

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 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

Reviewed By Aaron Tsui

Date 6/25/2007

Estimated Posting Date 7/08/07 - 7/23/2007

07-583A

1-26-07

PB

CASE NO.

REV 10/25/01

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 9007 MOONSTONE ROAD

Beginning at a point on the south-east side of Moonstone Road which is 50 feet wide at the distance of 356' + south of the centerline of the nearest improved intersecting street Perryvale Road which is 60 feet wide.

Being Lot #50, Block C, in the subdivision of Perryvale as recorded in Baltimore County Plat Book # 41, Folio #63, containing 6,222 square feet. Also known as 9007 Moonstone Road and located in the 11th Election District, 5th Councilmanic District.

07-583 A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 00928

Date: 6/25/2007

PAID RECEIPT

AMOUNT \$115.00
DATE 6/25/2007 15:19:33
BY [Signature]

LOT 2 415537 6/25/2007

5 500 TRADING ASSOCIATION

109.04 104 6115.00
\$115.00 00
Baltimore County, Maryland

Fund	Agcy	Orgn	Sub	Rev	Source	Rev	Sub	Rept	BS	Acct	Amount
001	006			6150							115.00

Total: \$ 115.00

Rec From: VAN L. CARMEAN

For: ADM VARIANCE RT 9007
Moonstone Road

CASHIER'S
VALIDATION

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

07-583 H

CERTIFICATE OF POSTING

Date: 7/6/07

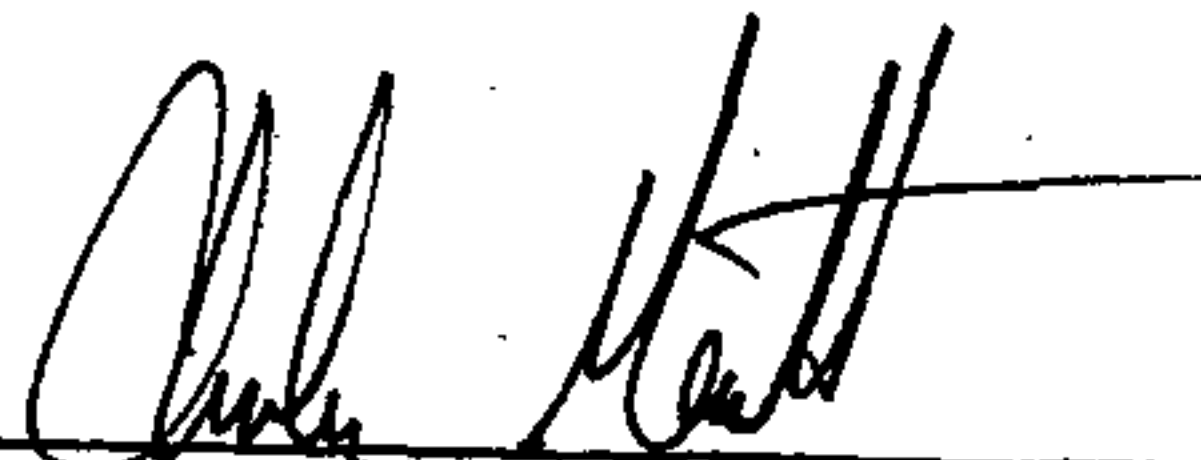
RE: Case Number: 07-583A

Petitioner/Developer: VAN L. CARMEAN

Date of Hearing/Closing: 7/23/2007

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 9007 MOONSTONE ROAD

The sign(s) were posted on JULY 6, 2007
(Month, Day, Year)


(Signature of Sign Poster)

Charles E. Merritt
9831 Magledd Road
Baltimore, MD 21234
410-665-5562

RECEIVED

JUL 10 2007

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



ZONING NOTICE

ADMINISTRATIVE VARIANCE

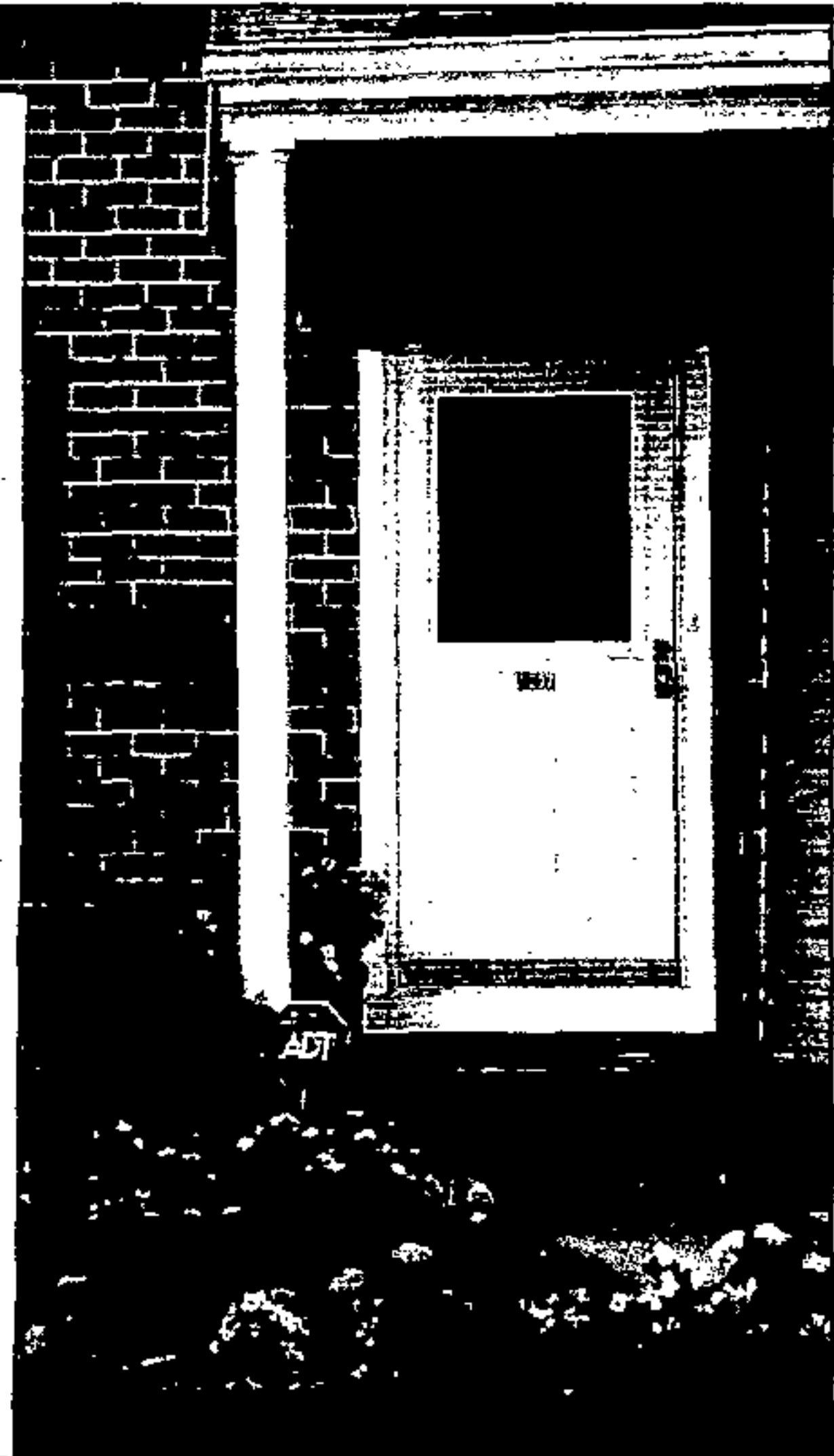
CASE # 07-583

TO PERMIT AN ADDITION (PROPOSED OPEN DECK) ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 22 1/2 FEET, AND TO AMEND THE FINAL DEVELOPMENT PLAN OF LOT #50 ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 7-23-2007.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391. DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 07-583

TO PERMIT AN ADDITION (PROPOSED OPEN DECK) ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 22 1/2 FEET, AND TO AMEND THE FINAL DEVELOPMENT PLAN OF LOT #50 ONLY.

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POSTED 7/6/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 07- 583 -A Address 9007 Moonstone RoadContact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 6/25/2007 Posting Date: 7/08/2007 Closing Date: 7/23/2007

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 FORMATCase Number 07- 583 -A Address 9007 Moonstone Road
Petitioner's Name VAN L CARMEAN Telephone 410-256-5648

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit AN ADDITION (PROPOSED OPEN DECK) ON REAR
OF EXISTING DWELLING WITH A REAR SETBACK OF 16 FEET IN
LIEU OF THE REQUIRED 22 1/2 FEET; AND TO AMEND THE FINAL
DEVELOPMENT PLAN OF PERRYVALE FOR LOT # 50 ONLY.

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 583 -A

Address 9007 Moonstone Road

Contact Person: AARON TSUI

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/25/2007

Posting Date: 7/08/2007

Closing Date: 7/23/2007

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Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07- 583 -A

Address 9007 Moonstone Road

Petitioner's Name VAN L CARMEAN

Telephone 410-256-5648

Posting Date: 7.8.07

Closing Date: 7.23.07

Wording for Sign: To Permit AN ADDITION (PROPOSED OPEN DECK) ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 22 1/2 FEET; AND TO AMEND THE FINAL DEVELOPMENT PLAN OF PERRYVALE FOR LOT # 50 ONLY.

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

July 23, 2007

Van L. Carmean
Ethelyn L. Carmean
9007 Moonstone Road
Baltimore, MD 21236

Dear Mr. and Mrs. Carmean:

RE: Case Number: 07-583-A, 9007 Moonstone 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 25, 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: July 9, 2007

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

RECEIVED
JUL 11 2007

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-583- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:



Division Chief:



CM/LL

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

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

583

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



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: JULY 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. 7-583-A
9007 MOONSTONE RD
CARMEAN 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. 7-583-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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

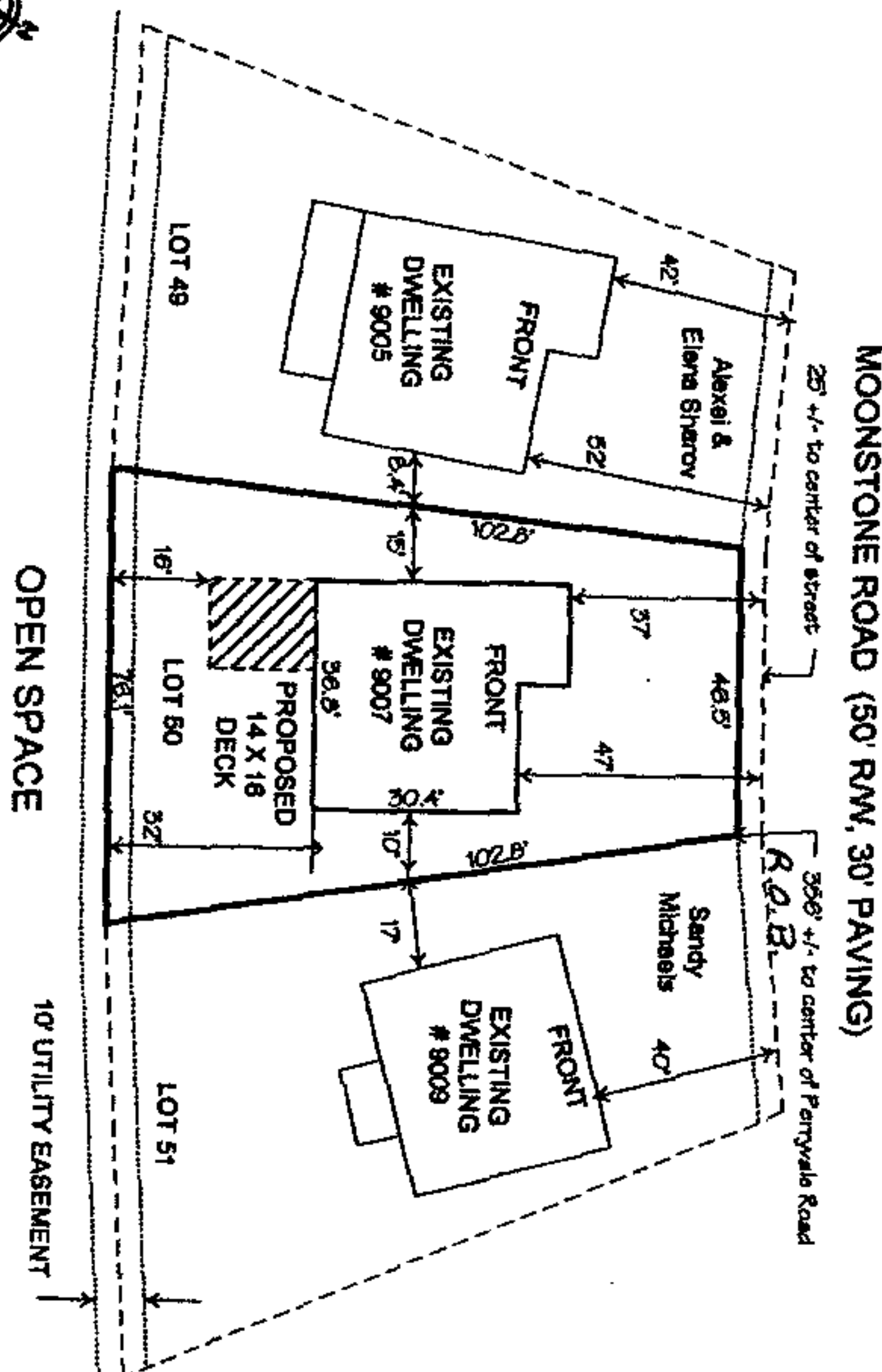
PROPERTY ADDRESS 9007 Moonstone Road

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

SUBDIVISION NAME PERRYVALE

PLAT BOOK # 41 FOLIO # 63 LOT # 50 SECTION # NA BLOCK C

OWNER VAN L & ETHELYN L CARMAN



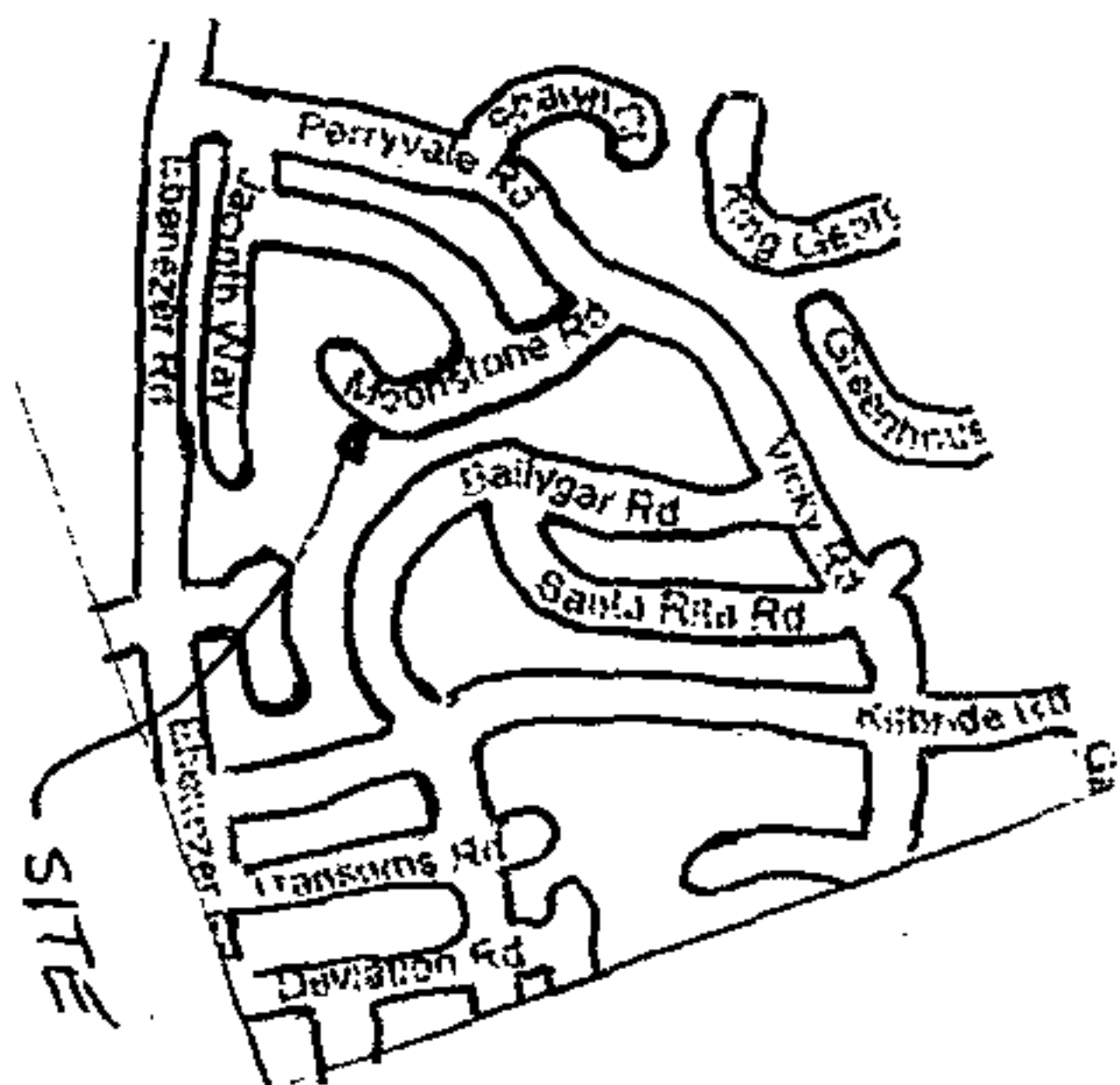
NORTH

PREPARED BY MW

SCALE OF DRAWING: 1" = 50'



VICINITY MAP



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # N/E 9 H

ZONING DRS.5

LOT SIZE 0.14 6,222.0
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

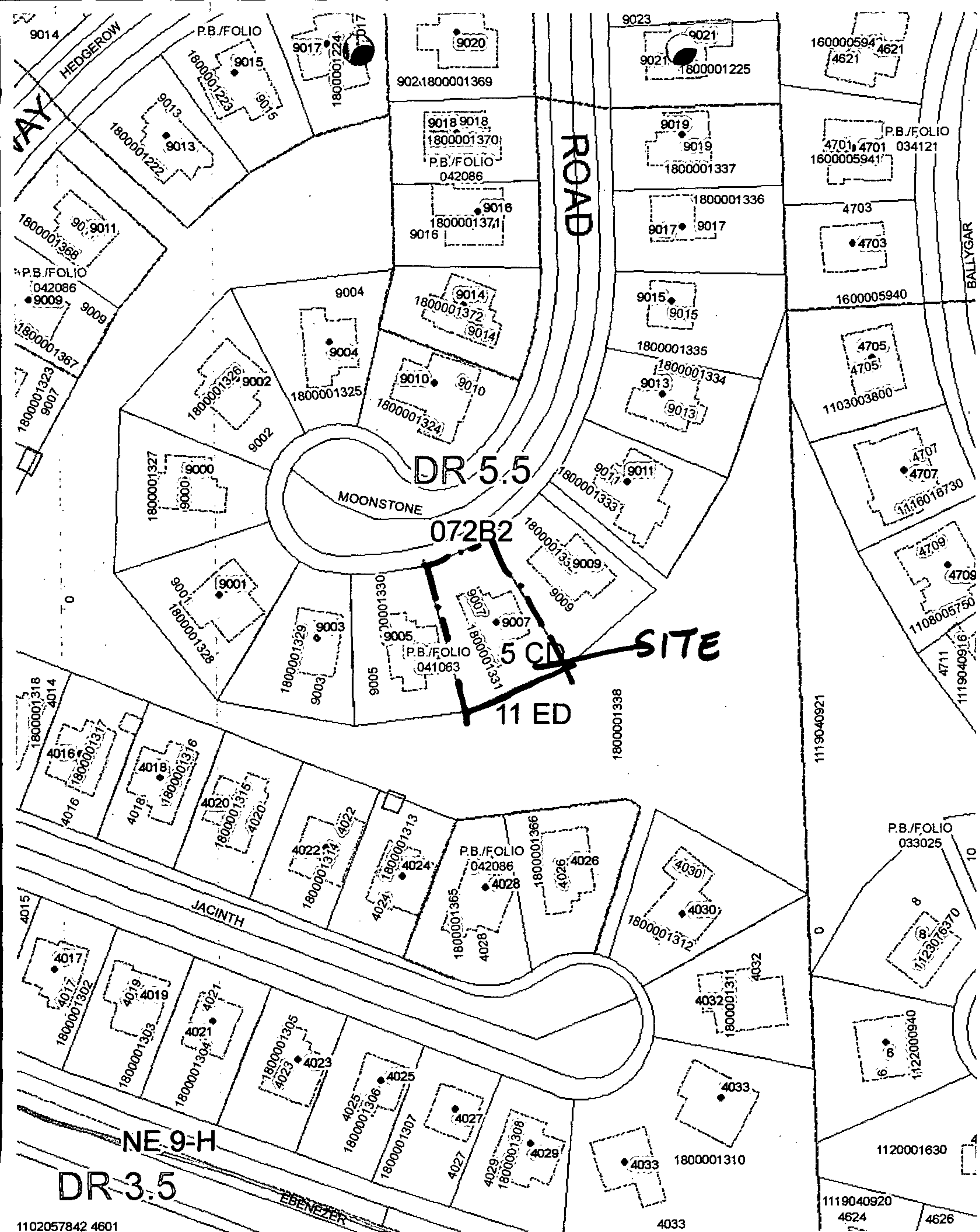
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

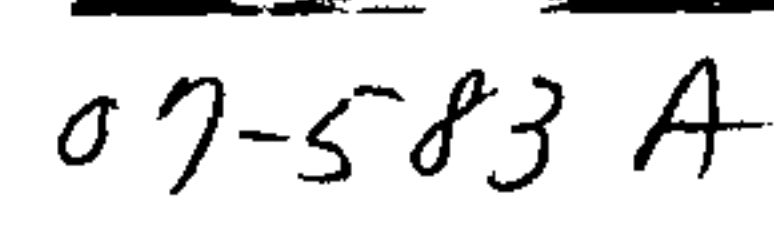
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #
A-TSUI 583 109-5834





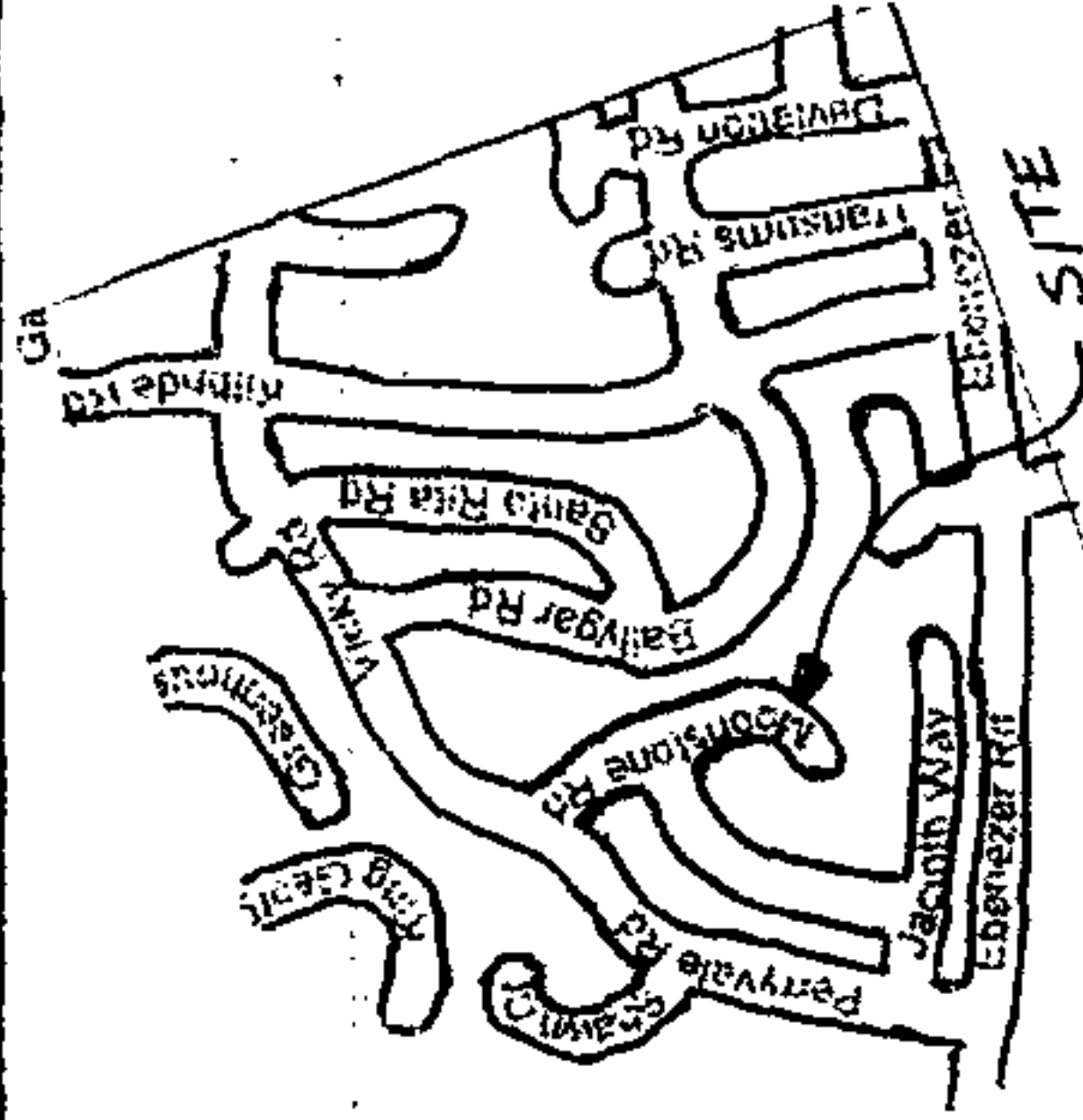
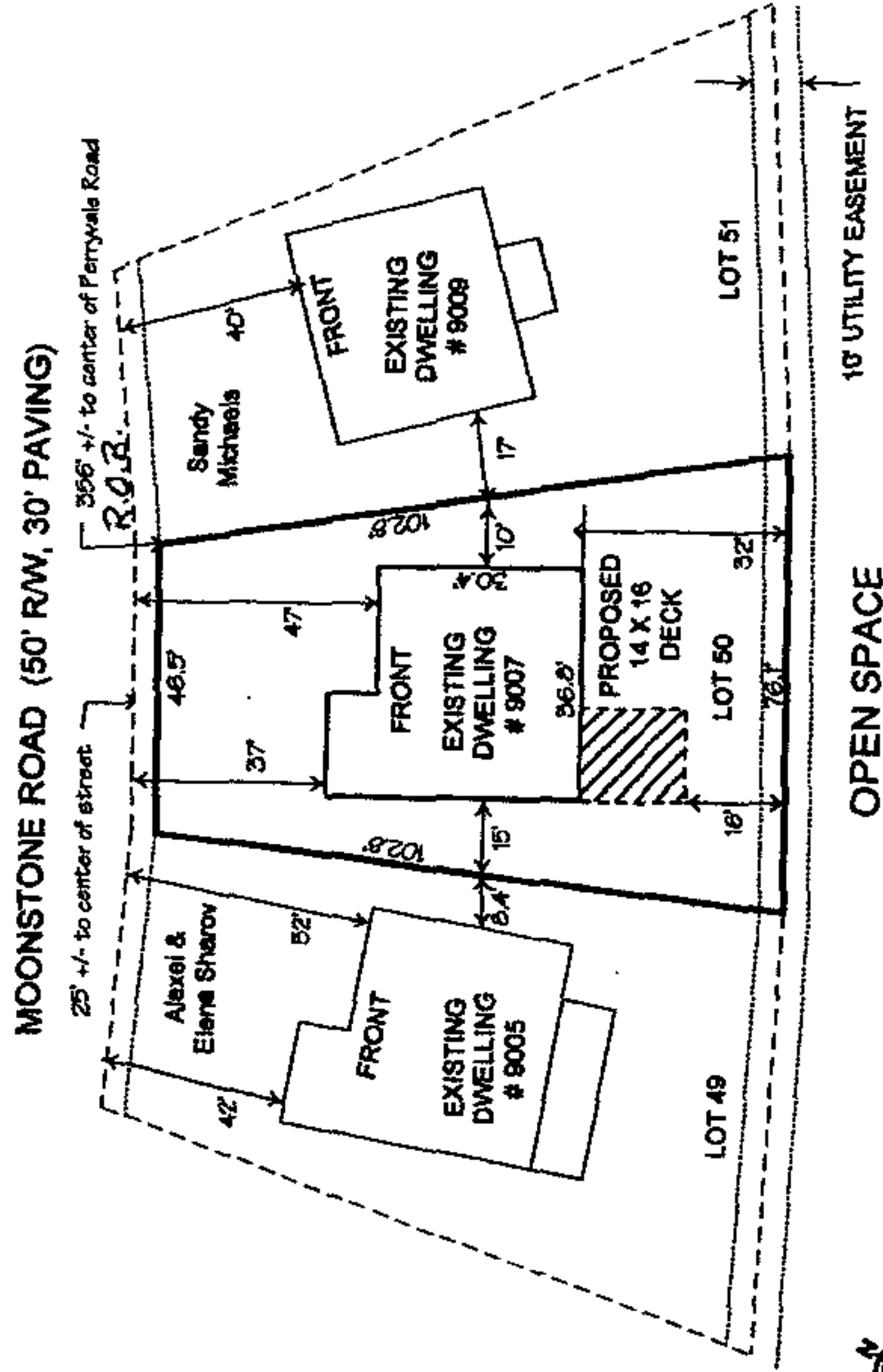
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9007 Moonstone Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME PERRYVALE

PLAT BOOK # 41 FOLIO # 63 LOT # 50 SECTION # NA Block C

OWNER VAN L & ETHELYN L CARMEAN



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # NE 9 H

ZONING DR5.5

LOT SIZE 0.14 ACRES 6,222.0 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE

WATER ☒ PUBLIC ☒ PRIVATE

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

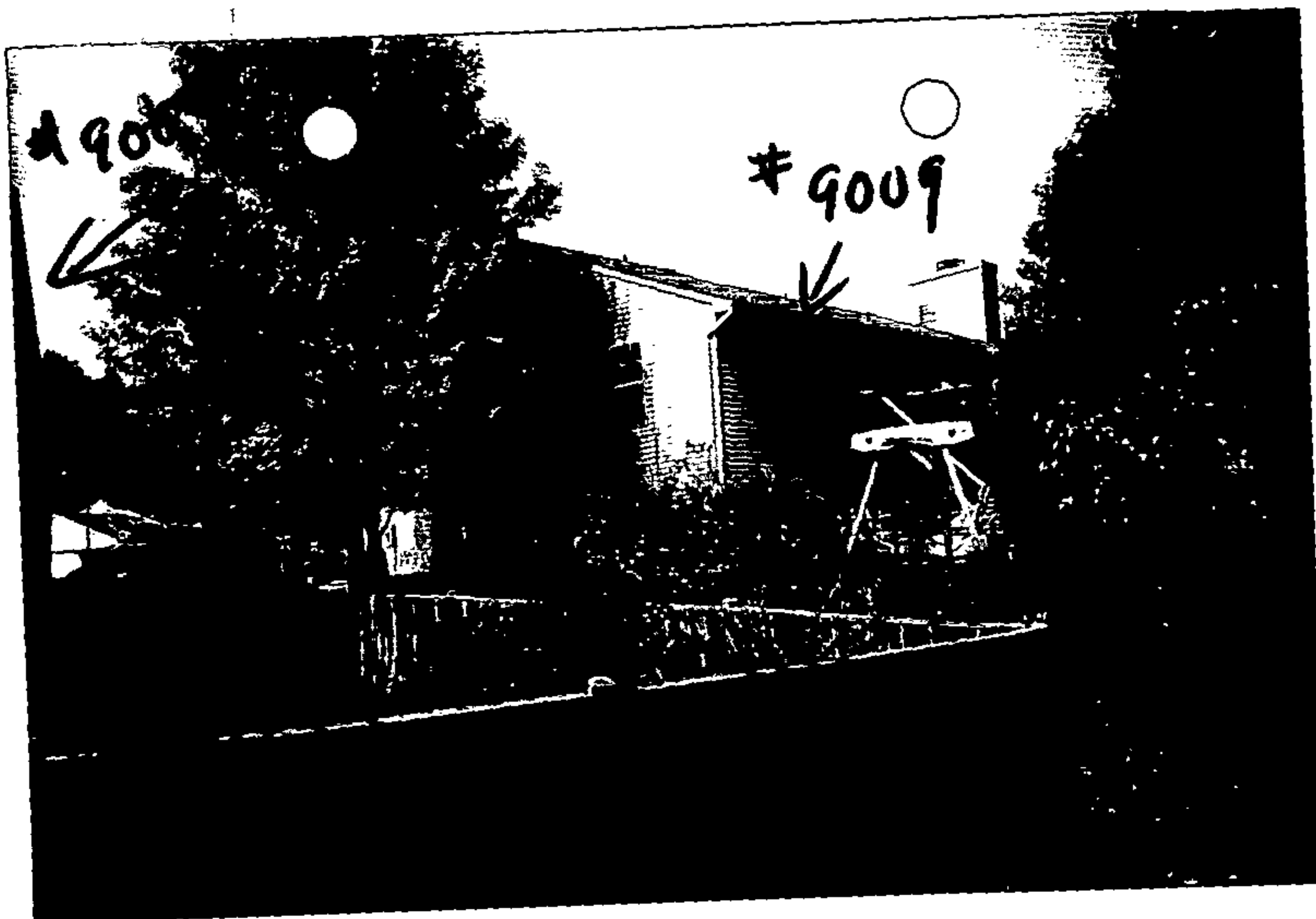
HISTORIC PROPERTY / BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY A. TSUI ITEM # 583 CASE # 107-583A

PREPARED BY MW SCALE OF DRAWING: 1" = 50'

NORTH







Grass
Deck to be
removed.

REAR YARD