IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N side Millpond Court, 0 feet E c/l Grist Stone Way
4th Election District * DEPUTY ZONING COMMISSIONER
4th Councilmanic District
(6 Millpond Court) * BALTIMORE COUNTY

Sean P. and Susan J. Connelly
Petitioners * CASE NO. 07-588-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, Sean P. and Susan J. Connelly for property located at 6 Millpond Court. The variance request is from the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the required 30 feet, and to approve a single lot amendment for Lot 2 of the Final Development Plan for The Mills at Owings Mills to permit construction outside the designated building envelope. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a 12 foot x 20 foot sunroom on the existing deck. The growing family needs the additional living space.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The ZAC 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 7, 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 31st day of July, 2007 that a variance from the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the required 30 feet, and to approve a single lot amendment for Lot 2 of the Final Development Plan for The Mills at Owings Mills to permit construction outside the designated building envelope 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

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 31, 2007

SEAN P. AND SUSAN J. CONNELLY
6 MILLPOND COURT
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 07-588-A
Property: 6 Millpond Court

Dear Mr. and Mrs. Connelly:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Brian Ogle, 906 Charisma Court, Forest Hill MD 21050

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6 MILLPOND COURT, OWINGS MILLS

which is presently zoned DR-3.5

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)

see attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

MR. SEAN P. CONNELLY
Name - Type or Print

Sean P Connelly
Signature

MRS. SUSAN J. CONNELLY
Name - Type or Print

Susan J Connelly
Signature

6 MILLPOND COURT — 410-902-6415
Address — Telephone No.

OWINGS MILLS — MD — 21117
City — State — Zip Code

Representative to be Contacted:

Brian Otte
Name

906 Charisma Ct. — 410 893-4885
Address — Telephone No.

Forest Hill — Md. — 21050
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

My Commission Expires April 1, 2011

CASE NO. 07-588-A **Reviewed By** BK **Date** 6/26/07

REV 10/25/01 **RECEIVED FOR FILING** **Estimated Posting Date** 7/8/07

7/3/07 BK

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 6 MILLPOND COURT
Address
OWINGS MILLS MD 21117
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):

Request for Administrative Variance - 6 Millpond Court, Owings Mills, MD

- Our property is unique among our neighbors' properties. Compared to other surrounding properties, our home offers very little useable space in the backyard. Enclosing the existing deck would best allow us to secure a reasonable return on our property investment by creating "value-add" for resale in the future.
- Conformance to the setback rule is unnecessarily burdensome. Our property suffers from a seasonal problem with bees, wasps, and other flying insects, such that it is impossible to safely (for children especially) to enjoy time spent on the deck. Enclosing the deck would insulate our family from such pests and allow us to make reasonable use of our property. Our plans call to enclose the deck using the current deck footprint and foundation. We will not be further encroaching on our neighbors' properties.
- Our growing family requires the additional space this room would provide.

HEE TEAK LIM NOTARY PUBLIC BALTIMORE COUNTY, MD Commission Expires 04/01/11

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.

Sean P Connelly
Signature

SEAN P CONNELLY
Name - Type or Print

Susan J Connelly
Signature

SUSAN J CONNELLY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of JUNE, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SEAN P CONNELLY and SUSAN CONNELLY

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

AS WITNESS my hand and Notarial Seal

HEE TEAK LIM NOTARY PUBLIC BALTIMORE COUNTY, MD

REV 10/25/01

HEE TEAK LIM
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires
April 01, 2011

Notary Public

My Commission Expires ~~My Commission Expires~~
April 1, 2011

To permit a rear yard setback of 25 ft. in lieu of the required 30 ft. and to approve a single lot amendment for lot #2 of the Final Development Plan for "The Mills at Owings Mills" to permit construction outside the designated building envelope.

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 6 MILLPOND COURT
Address
OWINGS MILLS MD 21117
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):

Request for Administrative Variance - 6 Millpond Court, Owings Mills, MD

- Our property is unique among our neighbors' properties. Compared to other surrounding properties, our home offers very little useable space in the backyard. Enclosing the existing deck would best allow us to secure a reasonable return on our property investment by creating "value-add" for resale in the future.
- Conformance to the setback rule is unnecessarily burdensome. Our property suffers from a seasonal problem with bees, wasps, and other flying insects, such that it is impossible to safely (for children especially) to enjoy time spent on the deck. Enclosing the deck would insulate our family from such pests and allow us to make reasonable use of our property. Our plans call to enclose the deck using the current deck footprint and foundation. We will not be further encroaching on our neighbors' properties.
- Our growing family requires the additional space this room would provide.

HEE TEAK LIM NOTARY PUBLIC Commission Expires 04/01/11 BALTIMORE COUNTY, MD

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.

Sean P Connelly
Signature

SEAN P CONNELLY
Name - Type or Print

Susan J Connelly
Signature

SUSAN J CONNELLY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of JUNE, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SUSAN JANE CONNELLY & SEAN PATRICK CONNELLY

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

AS WITNESS my hand and Notarial Seal

HEE TEAK LIM NOTARY PUBLIC BALTIMORE COUNTY, MD

HEE TEAK LIM
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission **Expires**
April 01, 2011

Notary Public

My Commission Expires **My Commission Expires April 1, 2011**

REV 10/25/04

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6 MILLPOND COURT, OWINGS MILLS
which is presently zoned DR-3.5

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)

see attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

MR. SEAN P. CONNELLY
Name - Type or Print

Sean P Connelly
Signature

MRS. SUSAN J. CONNELLY
Name - Type or Print

Susan J Connelly
Signature

6 MILLPOND COURT — 410-902-6415
Address — Telephone No.

OWINGS MILLS MD 21117
City — State — Zip Code

Representative to be Contacted:

Brian Ogle
Name

906 Charisma Ct. — 410 893-4885
Address — Telephone No.

Forest Hill Md. 21050
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

My Commission Expires
April 1, 2011

CASE NO. 07-588-A

Reviewed By BK **Date** 6/26/07

REV 10/25/01 RECEIVED FOR FILING

Estimated Posting Date 7/8/07

7-31-07

ZONING DESCRIPTION FOR 6 Millpond Court, Owings Mills, MD 21117

Beginning at a point on the North side of Millpond Court which is 50 feet wide at the distance of zero feet East of the centerline of the nearest improved intersecting street Grist Stone Way which is 50 feet wide. Being Lot #2 in the subdivision of The Mills at Owings Mills as recorded in the Baltimore County Plat Book # 65, Folio #74, containing 7971 square feet. Also known as 6 Millpond Court and located in the 4th Election District, 4th Councilmanic District.

#588

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 00930

Date: 6/26/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			1150				$ 115.00
							Total:	$ 115.00

Rec From: Dezel, Dale

For: Variance Filing # 5-08

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	ACTION DATE	TIME	TRN
6/20/2007	6/26/2007	15:15:59	9

03 MULKIN KPOK KEP
RECEIPT # 338269 6/26/2007
5 528 ZONING VERIFICATION
(00930)
Rcpt Tot $115.00
$115.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-588-A

Petitioner/Developer:
SEAN & SUSAN CONNELLY

Date Of Hearing/Closing: 7/23/07

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

Attention:

Ladies and Gentlemen:

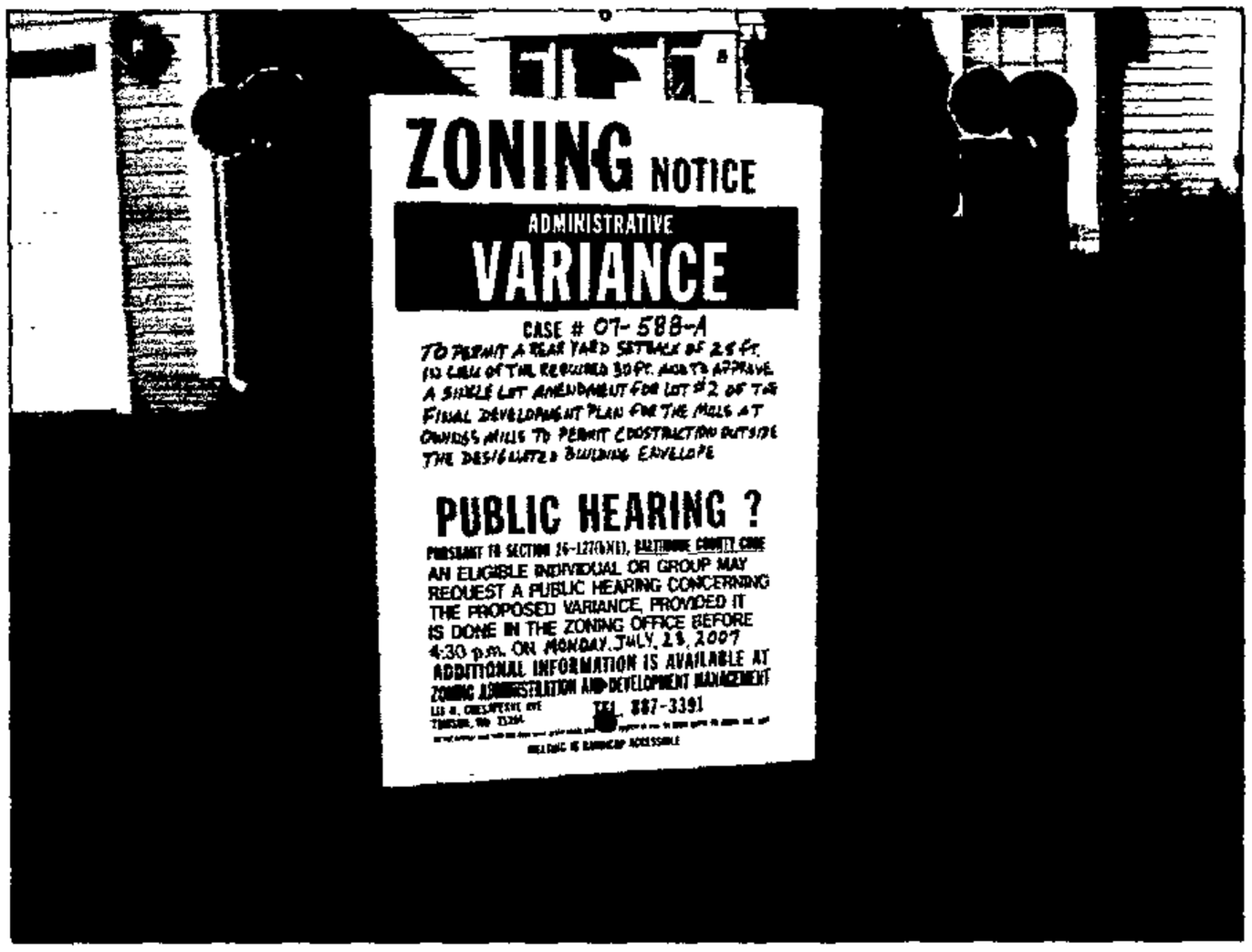
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 6 MILLPOND CT.

This sign(s) were posted on July 7, 2007.
(Month, Day, Year)

Sincerely,

Martin Ogle 7/7/07
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 07-588-A
TO PERMIT A REAR YARD SETBACK OF 25 FT. IN LIEU OF THE REQUIRED 30 FT. AND TO APPROVE A SINGLE LOT AMENDMENT FOR LOT #2 OF THE FINAL DEVELOPMENT PLAN FOR THE MILLS AT OWINGS MILLS TO PERMIT CONSTRUCTION OUTSIDE THE DESIGNATED BUILDING ENVELOPE
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 IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, JULY, 23, 2007
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
887-3391

7/1/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07-588 -A Address 6 Millpond Ct.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/26/07 **Posting Date:** 7/8/07 **Closing Date:** 7/23/07

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 07-588 -A Address 6 Millpond Ct.

Petitioner's Name Sean & Susan Connelly Telephone 410-902-6415

Posting Date: 7/8/07 **Closing Date:** 7/23/07

Wording for Sign: To Permit a rear yard setback of 25 ft. in lieu of the required 30 ft. and to approve a single lot amendment for lot #2 of the Final Development Plan for the Mills at Owings Mills to permit construction outside the designated building envelope.

WCR - Revised 6/25/04

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: 07-588-A

Petitioner: Sean + Susan Connelly

Address or Location: 6 millpond court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sean + Susan Connelly

Address: 6 mill pond court
owings mills Md. 21117

Telephone Number: 410 902-6415

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 23, 2007

Sean T. Connelly
Susan J. Connelly
6 Millpond Court
Owings Mills, MD 21117

Dear Mr. and Mrs. Connelly:

RE: Case Number: 07-588-A, 6 Millpond Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 26, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Brian Ogle 906 Charisma Court Forest Hill 21050

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

SHA
State Highway Administration
Maryland Department of Transportation

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

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. 7-588-A
6 Millpond Court
Connelly 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. 7-588-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,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2007

RECEIVED
JUL 20 2007
BY:_____

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-588- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By: Cindy Murray

Division Chief: Lynn Lanham

CM/LL

W:\DEVREV\ZAC\7-588.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

588

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2007

FROM: 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-588- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

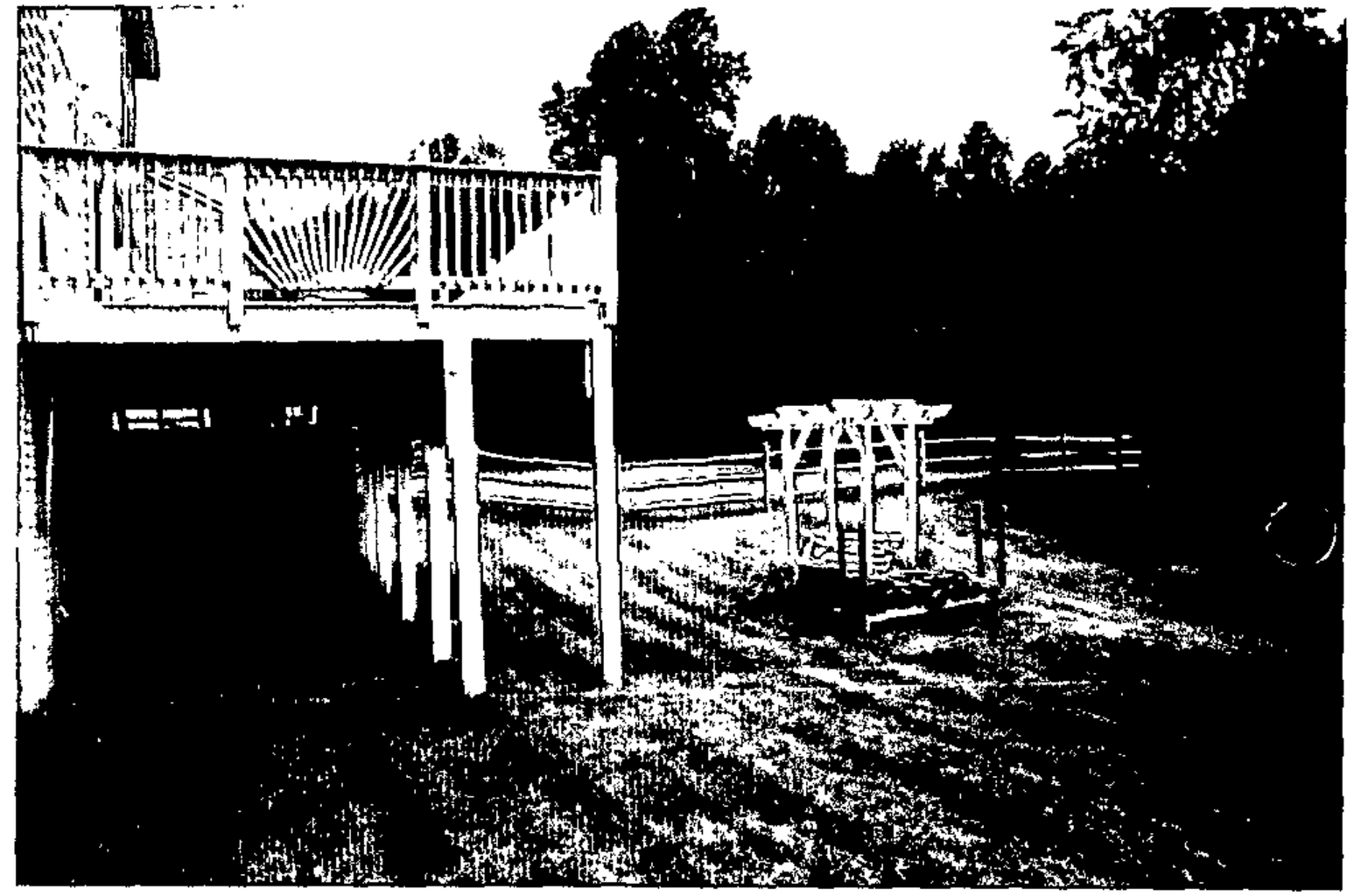
Prepared By: Curtis Murray

Division Chief: Lynn Lanham

CM/LL

W:\DEVREV\ZAC\7-588.doc

LOT 2 "CONNELLY" – PICTURES OF CONNELLY DECK PROPOSED TO BE ENCLOSED USING EXISTING FOOTPRINT



LOT 2 "CONNELLY

LOT 3 "VOICH

#588

LOT 2 "CONNELLY" | LOT 3 "VOICU"

LOT 1 "CEASAR" | LOT 2 "CONNELLY"

VIEW FROM CONNELLY PROPERTY TO PROPERTY IMMEDIATELY BACKING

LOT 2 "CONNELLY" | LOT 1 "CEASAR"

#588

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

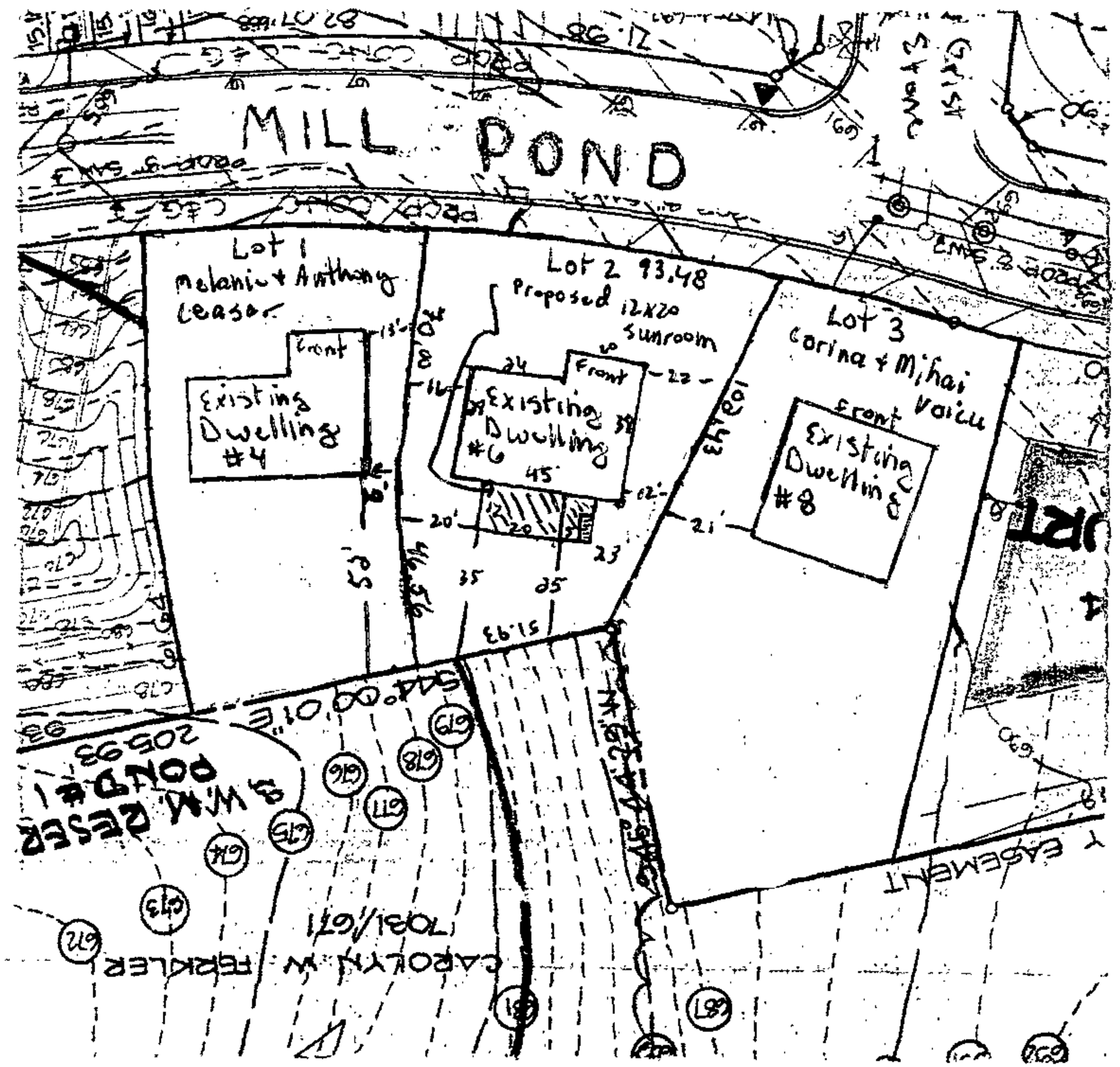
PROPERTY ADDRESS 6 Millpond CT

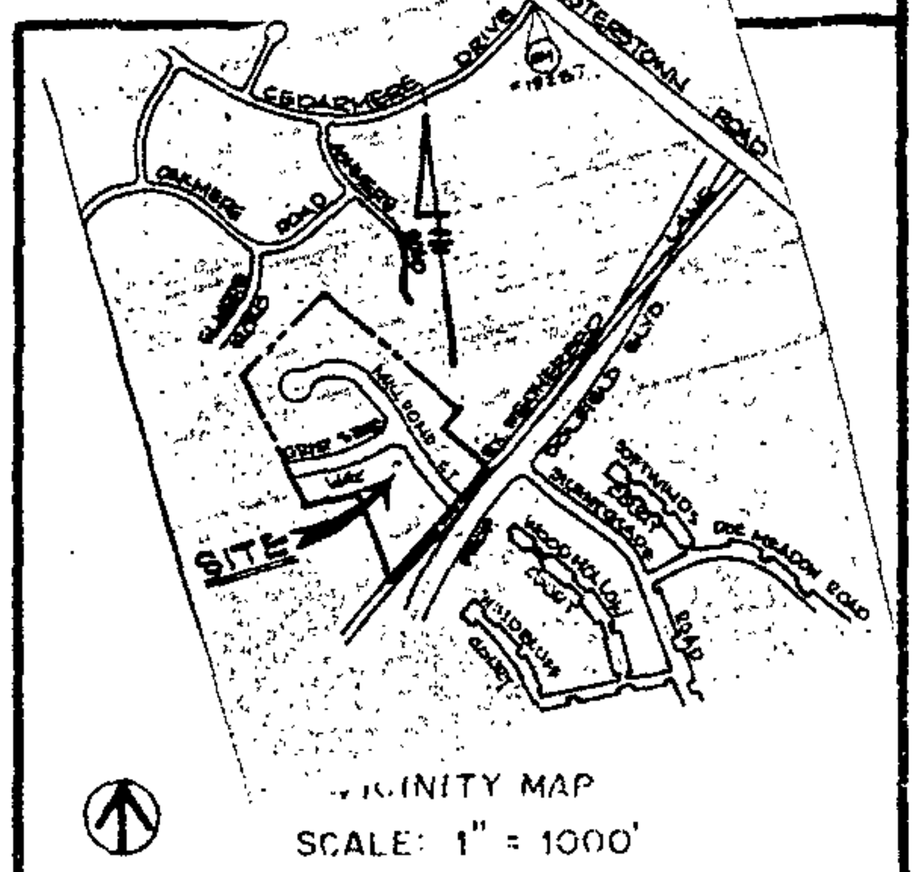
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED

SUBDIVISION NAME The Mills @ Owings Mill

PLAT BOOK # 65 FOLIO # 74 LOT # 2 SECTION # N/A

OWNER Sean + Susan Connelly





LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 4

1"=200' SCALE MAP # 058A2

ZONING DR-3.5

LOT SIZE ACREAGE _____ SQUARE FEET 7,971

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

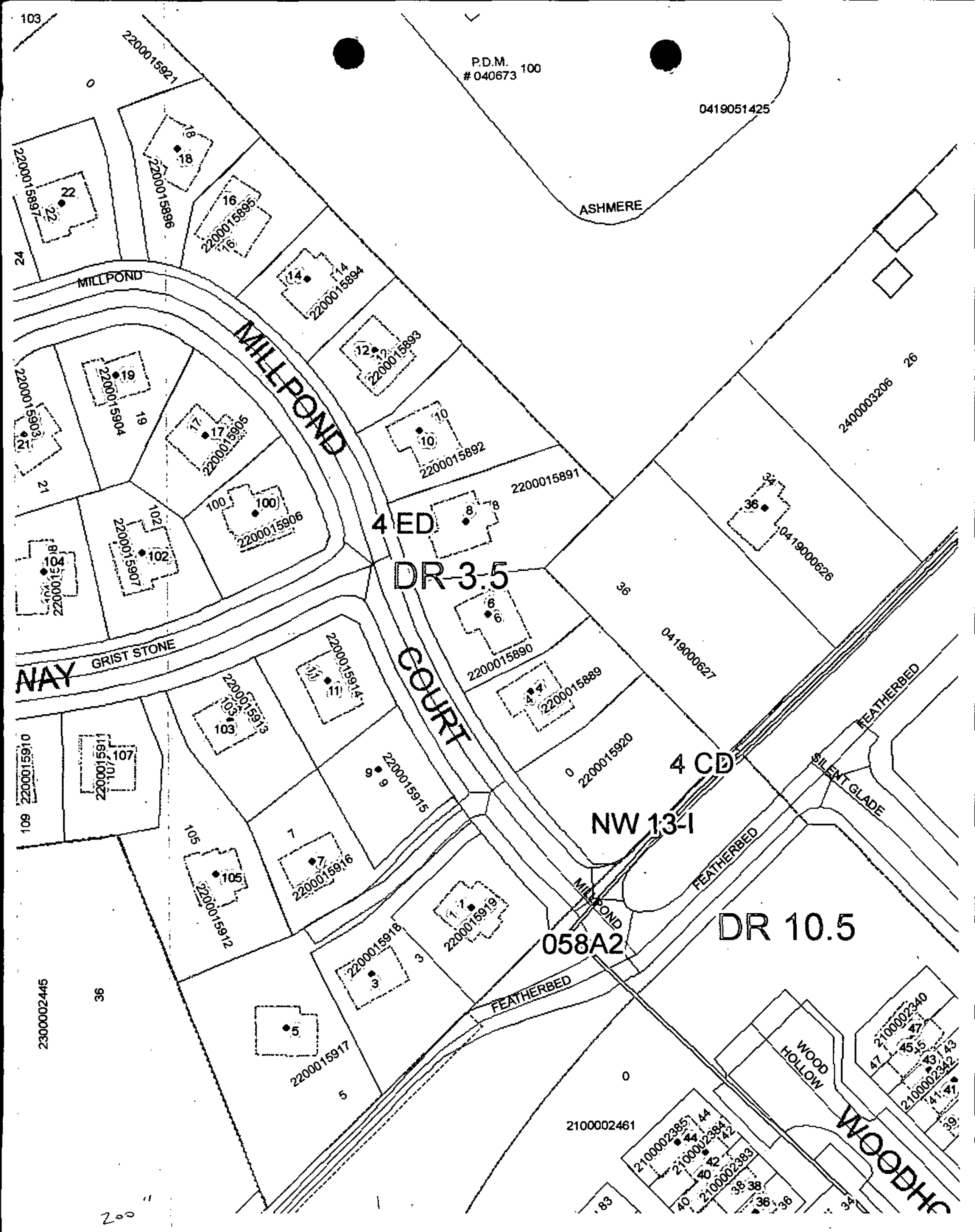
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

PREPARED BY DDI

SCALE OF DRAWING: 1" = 50

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
SK	588	07-588-A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