



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 30, 2007

Timothy Leo Frank
Jamie Lynne Frank
2024 Geist Road
Glyndon, MD 21136

Dear Mr. and Mrs. Frank:

RE: Case Number: 08-006-A, 2024 Geist Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 2, 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

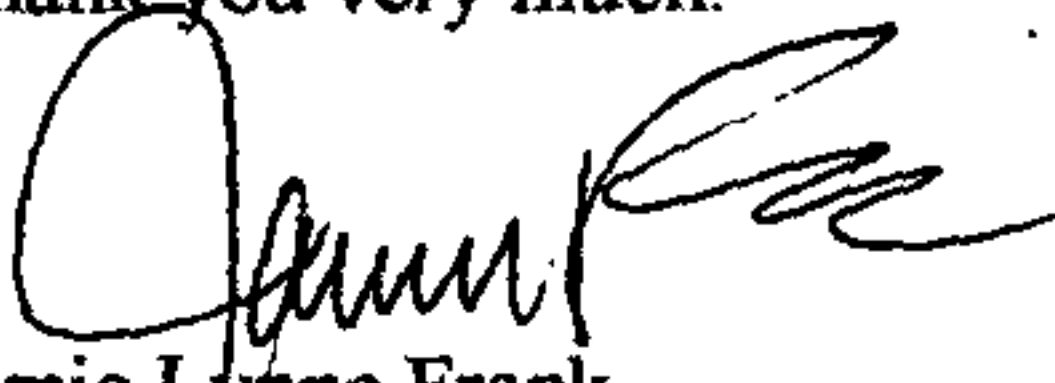
August 24, 2007

Mr. Timothy Kotroco, Director
County Office Buidling
111 Chesapeake Avenue
Room 105
Towson, MD 21204

Dear Mr. Kotroco,

We have lowered our pool house roofline to meet the maximum permitted 15 feet requirement and therefore are canceling our zoning hearing scheduled for September 5th, 2007 at 2:00 p.m. I have attached a copy of the notice.

Thank you very much.



Jamie Lynne Frank
2024 Geist Road
Glyndon, MD 21136
410-785-3314
Case number: 08-006-A

Copy: Patrick Jarosinski, Architect

Rec'd
8/27/07
JLM

ZONING DESCRIPTION FOR 2024 GEIST ROAD

Beginning at a point on the north side of Geist Road which is 21 feet right of way, 18 feet paved wide at 1,500 feet west of the centerline of the nearest improved intersecting street Falls Road which is 24 feet right of-way wide. Being lot 11-A as recorded in Baltimore County Plat Book #36, Folio # 26 containing 7.74 acres. Also known as 2024 Geist Road and located in the 08 Election District, 03 Councilmanic District.

(submitted by Jamie Frank, 410-785-3314)1

08-006 A

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 2024 Best Rd.
Address Glyndon MD 21136
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 wish to construct a pool house to provide facilities and more importantly shade for health reasons (hardship difficulty) while by the pool. We are seeking a height variance so that the pitch of the pool house roof is in keeping with the pitch of our home, as to be aesthetically pleasing (practical difficulty).

We are also seeking a height variance due to the slope of the land as the structure will be built into the hill (like a bank barn). The structure would look dwarfed if not for the additional height.

We also need storage space in the attic of the structure to house the mechanical equipment related to the pool and structure; otherwise, this equipment would have to sit outside our structure and run the risk of being aesthetically displeasing.

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
Jamie Frank
Name - Type or Print

[Signature]
Signature
Timothy Frank
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of June, 07, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jamie Frank and Timothy L. Frank
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 12/6/08



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2024 Geist Road 21136
which is presently zoned RCZ

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 a proposed

accessory building (pool house) with a height of 20 feet in lieu of the maximum permitted 15 feet.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 08-006-A day of August, 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.

CASE NO. 08-006-A

REV 10/25/01

Reviewed By JNP

Estimated Posting Date 7/15/07

Date 7/2/07

Zoning Commissioner of Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 21, 2007 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

410-887-3353

11 H 13,

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-006-A

2024 Geist Road
N/side of Geist Road, 1500 feet west of Falls Road
8th Election District - 3rd Councilmanic District
Legal Owners: Timothy Leo & Jamie Lynn Frank

Variance to permit a proposed accessory building (pool house) with a height of 20 feet in lieu of the maximum permitted 15 feet.

Hearing: Wednesday, September 5, 2007 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

posted 8-15-07
ARA.



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 006 -A Address 2024 Geist Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/2/07 Posting Date: 7/15/07 Closing Date: 7/30/07

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 08- 006 -A Address 2024 Geist Road
Petitioner's Name Timothy & Jamie Frank Telephone 410-785-3314
Posting Date: 7/15/07 Closing Date: 7/30/07
Wording for Sign: To Permit a proposed accessory building (pool house) with a height of 20 feet in lieu of the maximum permitted 15 feet.

No. 59943

CL

Date:

7/2/07

[illegible]

Rec

From:

10

Total:	6500
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Adm. Volume - 2004-05-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-104

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-006-A
2024 Geist Road
N/Side of Geist Road, 1500 feet west of Falls Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Timothy Leo & Jamie Lynn Frank

Variance: to permit a proposed accessory building (pool house) with a height of 20 feet in lieu of the maximum permitted 15 feet.

Hearing: Wednesday, September 5, 2007 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 8/674 Aug. 14 145519

CERTIFICATE OF PUBLICATION

8/16/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/14/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2024 Best Road 21136
which is presently zoned RC2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3, BC2R, to permit a proposed

accessory building (pool house) with a height of 20 feet in lieu of the maximum permitted 15 feet.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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 08 day of August that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

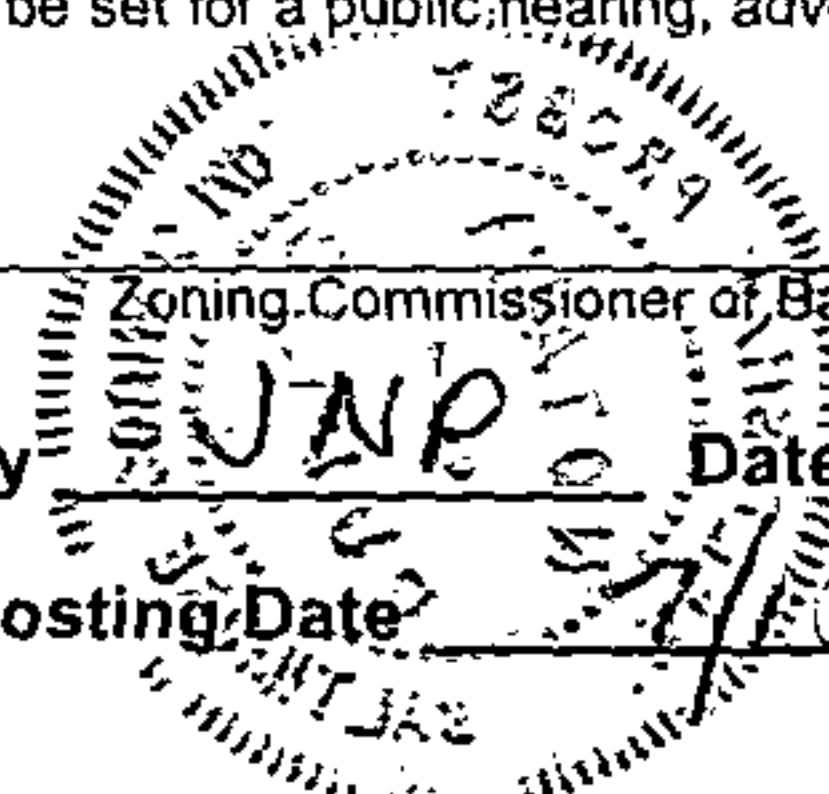
CASE NO. 08-006-A

REV 10/25/01

Reviewed By JNP

Date 7/2/07

Estimated Posting Date 7/15/07



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

2024 Geist Road
Address
Feisterstown MD 21136
City State Zip Code
Glyndon MD 21136

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 wish to construct a pool house to provide facilities and more importantly shade for health reasons (hardship difficulty) while by the pool. We are seeking a height variance so that the pitch of the pool house roof is in keeping with the pitch of our home, as to be aesthetically pleasing (practical difficulty).

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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.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of June, 07, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jamie Frank and Same Timothy L. Frank
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 9, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-006-A

2024 Geist Road

N/side of Geist Road, 1500 feet west of Falls Road

8th Election District – 3rd Councilmanic District

Legal Owners: Timothy Leo & Jamie Lynn Frank

Variance to permit a proposed accessory building (pool house) with a height of 20 feet in lieu of the maximum permitted 15 feet.

Hearing: Wednesday, September 5, 2007 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Frank, 2024 Geist Road, Glyndon 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 21, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 21, 2007 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

410-887-3353

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N/side of Geist Road, 1500 feet west of Falls Road

8th Election District – 3rd Councilmanic District

Legal Owners: Timothy Leo & Jamie Lynn Frank

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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 07/12/07

Case Number: 08-006-A

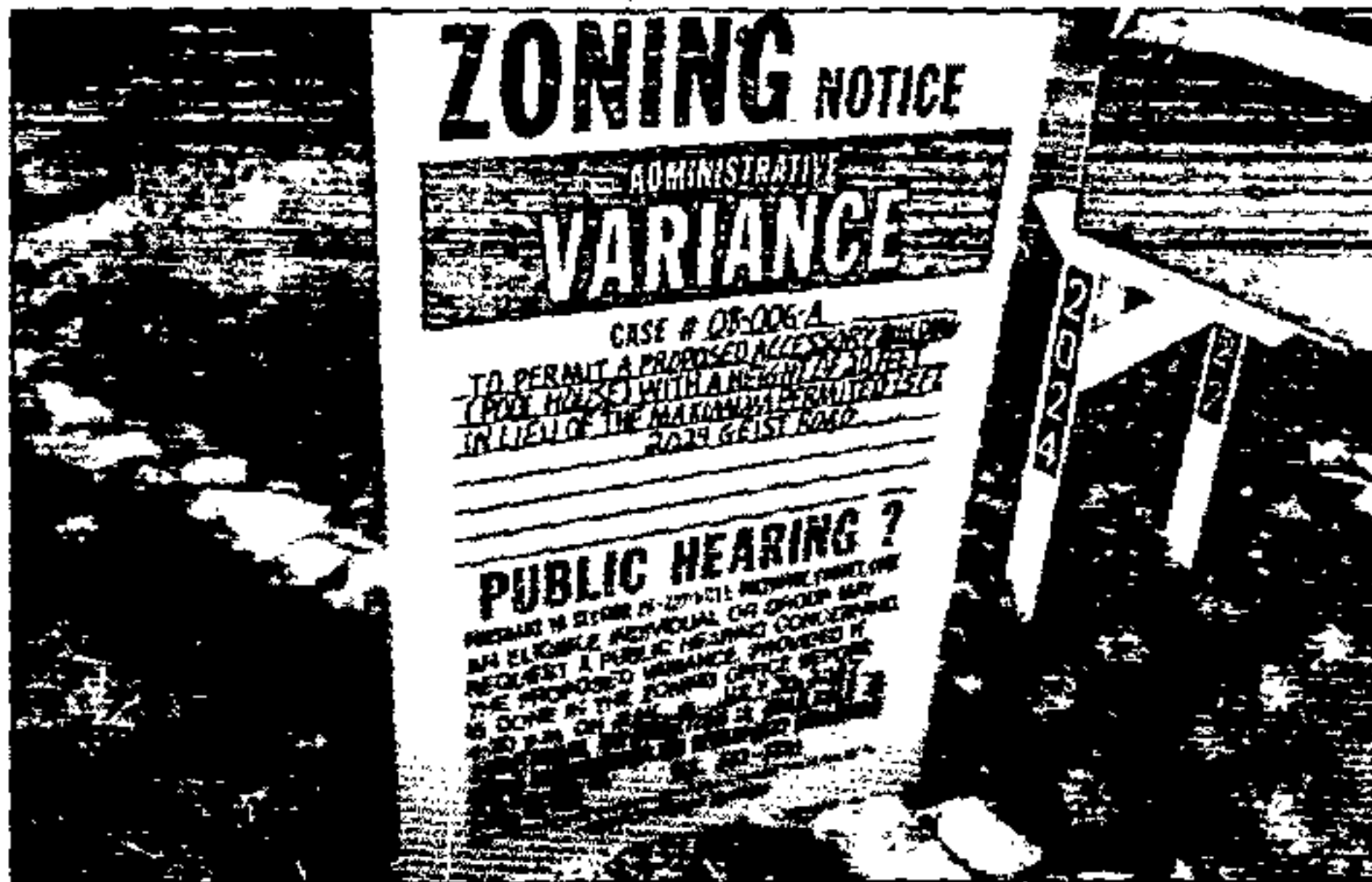
Petitioner / Developer: TIMOTHY & JAMIE FRANK

Date of Hearing (Closing): JULY 30, 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:

2024 GEIST ROAD

The sign(s) were posted on: 07/11/07



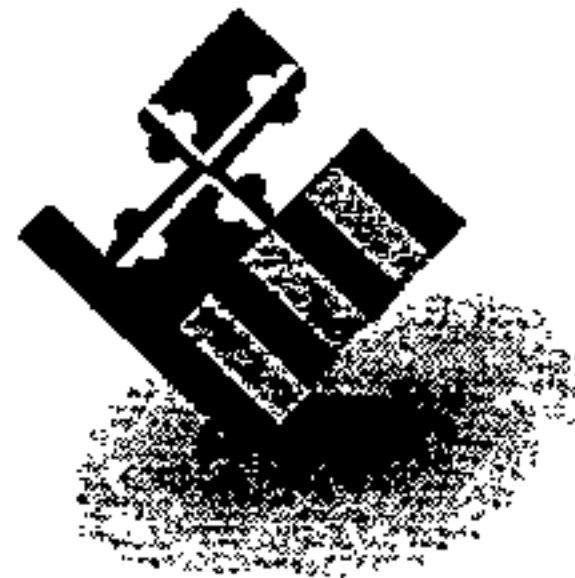
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

August 9, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

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Hearing: Wednesday, September 5, 2007 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

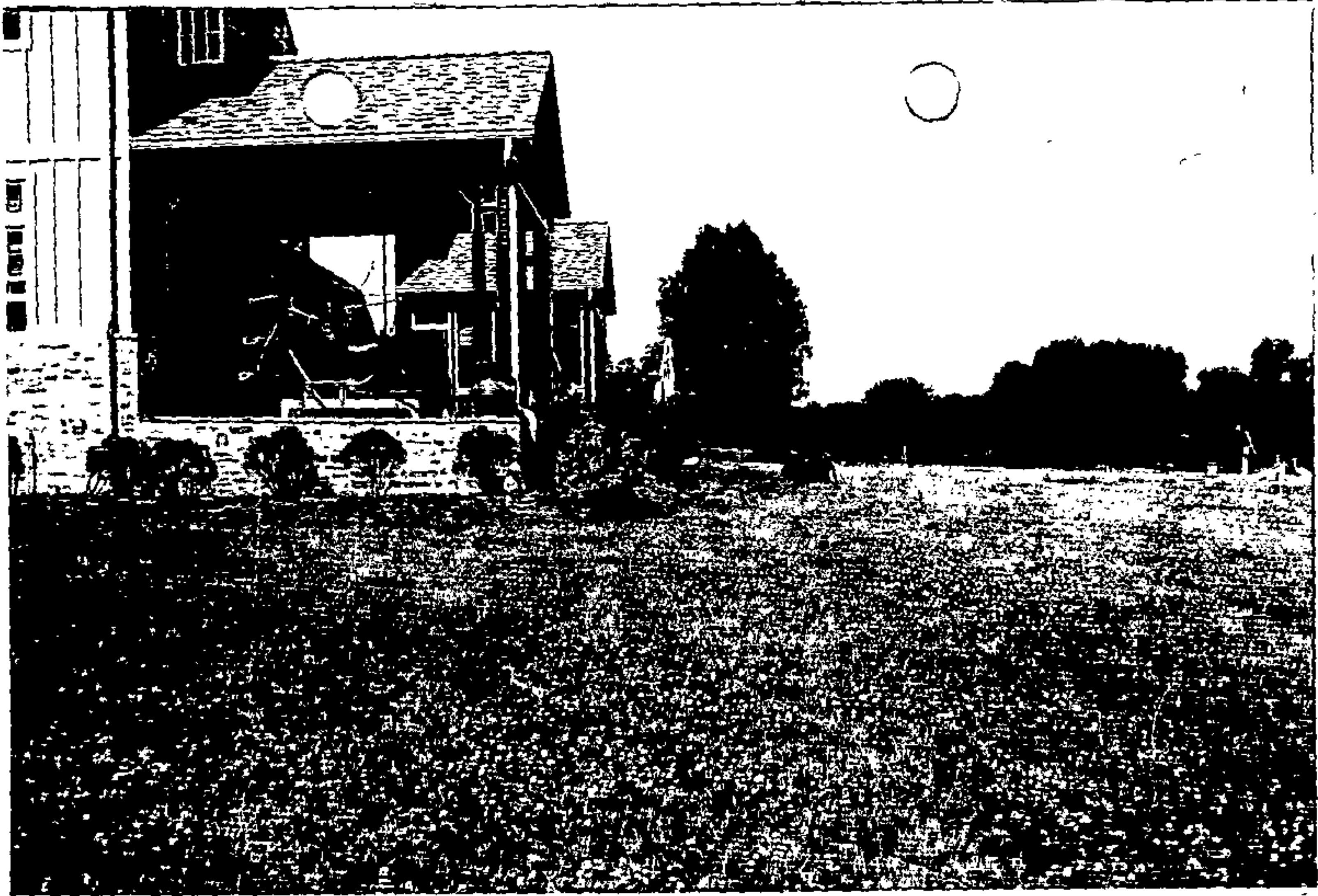
A handwritten signature in black ink, appearing to read "Timothy Kotroco".

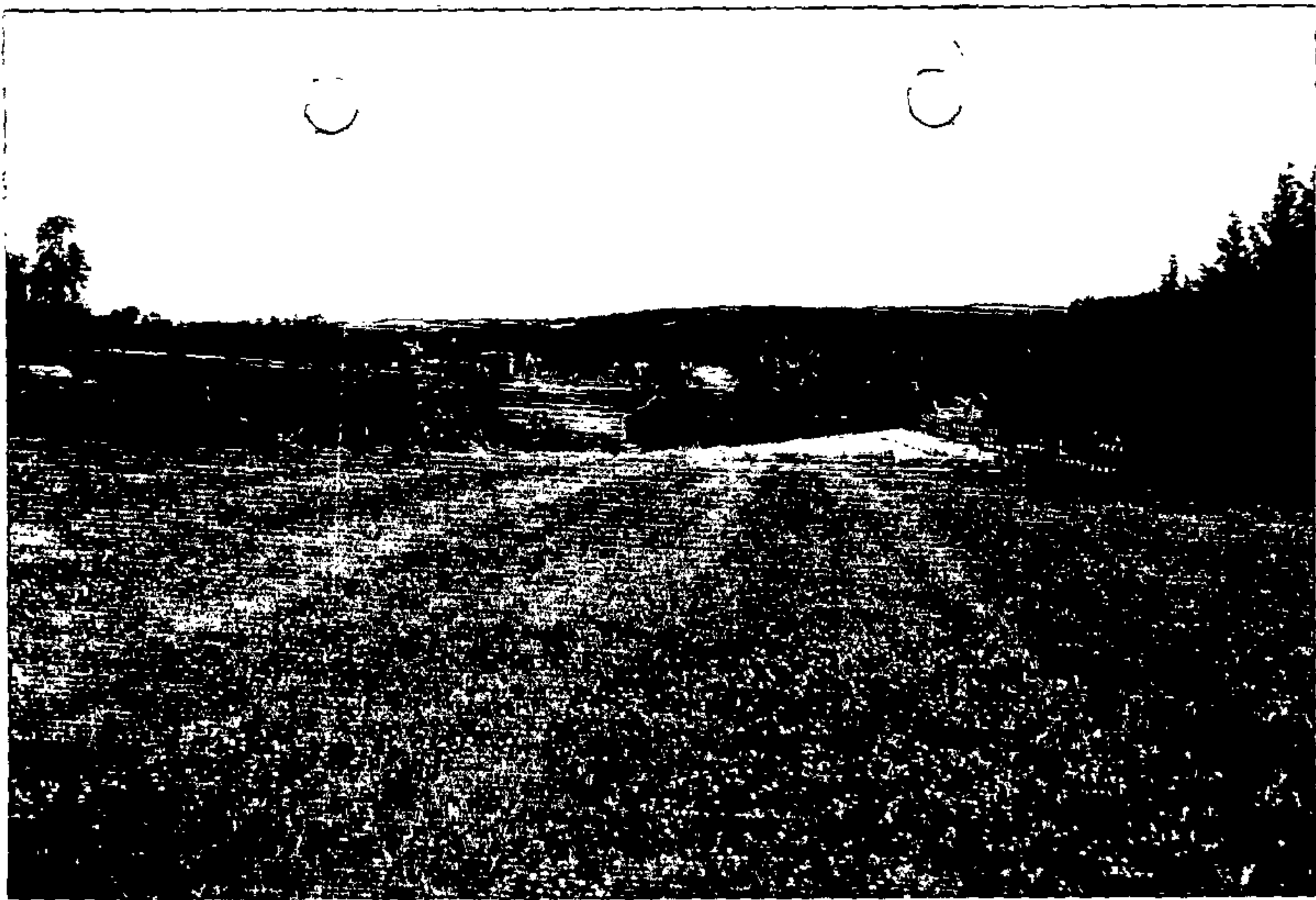
Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Frank, 2024 Geist Road, Glyndon 21136 ✓

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 21, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 17, 2007

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

RECEIVED
JUL 20 2007

BY: _____

SUBJECT: 8-006 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (pool house) with a height of 20 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, or kitchen facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:

Curtis Murray

Section Chief:

Lynn Zerkow

AFK/LL: CM

From: Patricia Zook
To: Matthews, Kristen
Date: 8/2/2007 4:14:36 PM
Subject: Case No. 08-006-A @ 2024 Geist Road (administrative variance)

Hi Kristen -

Please see the attached memo regarding the above-referenced case. This is another pool house with kitchen facilities, laundry facilities, and bar/lounge. Comments from the Office of Planning state that the pool house shall not contain any kitchen or living facilities.

Therefore, we are setting this matter in for a hearing.

Thanks for your help.

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: August 2, 2007

TO: Kristen Matthews
Dept. of Permits & Development Mgmt.

FROM: Patricia Zook, Legal Secretary to 
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 08-006-A @ 2024 Geist Road (administrative variance)

After a review of the above-captioned case file, comments from the Planning Office, and floor plan of the proposed pool house, William J. Wiseman III, Zoning Commissioner, has requested that this case be set in for a public hearing.

We are returning the file to you for further processing, i.e., notifying the petitioner, posting of hearing notices, etc. Per Bill, the County is to post and advertise the hearing.

Thank you for your attention and cooperation in this matter.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2007

FROM: Dennis A. Kennedy, Supervisor *DAK*
Bureau of Development Plans Review *fw*

SUBJECT: Zoning Advisory Committee Meeting
For July 20, 2007
Item Nos. 07-470, 08-001, 002, 003, 004,
005, 006, 007, 008, 009, 011, 012, 013, 014,
015, 016, 017, 018 and 019

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS-07202007.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: JULY 16, 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. 8-6-A
2024 GEIST ROAD
FRANK 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. 8-6-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,

foa¹ 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

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

July 17, 2007

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: July 16, 2007

Item No.: 002, 005, 006, 004

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

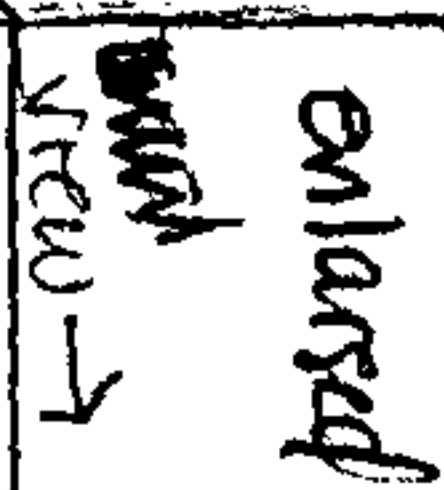
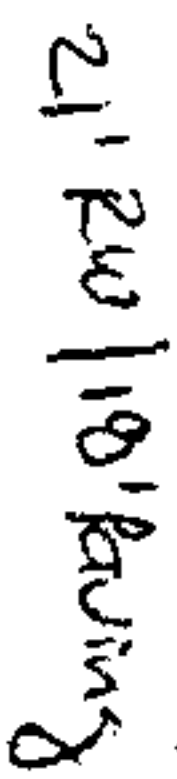
Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Acting Lieutenant William F. Connolly Jr.
Fire Marshal's Office
(O) 410-887-4881
MS-1102F

Visit the County's Website at www.baltimorecountyonline.info

X

PROPERTY ADDRESS : 2024 Geist Road
SUBDIVISION NAME: Shawan Manor
PLAT Book # 24 FOLIO # 129
OWNER: Jarrie and Timothy Frack



LOCATION INFORMATION

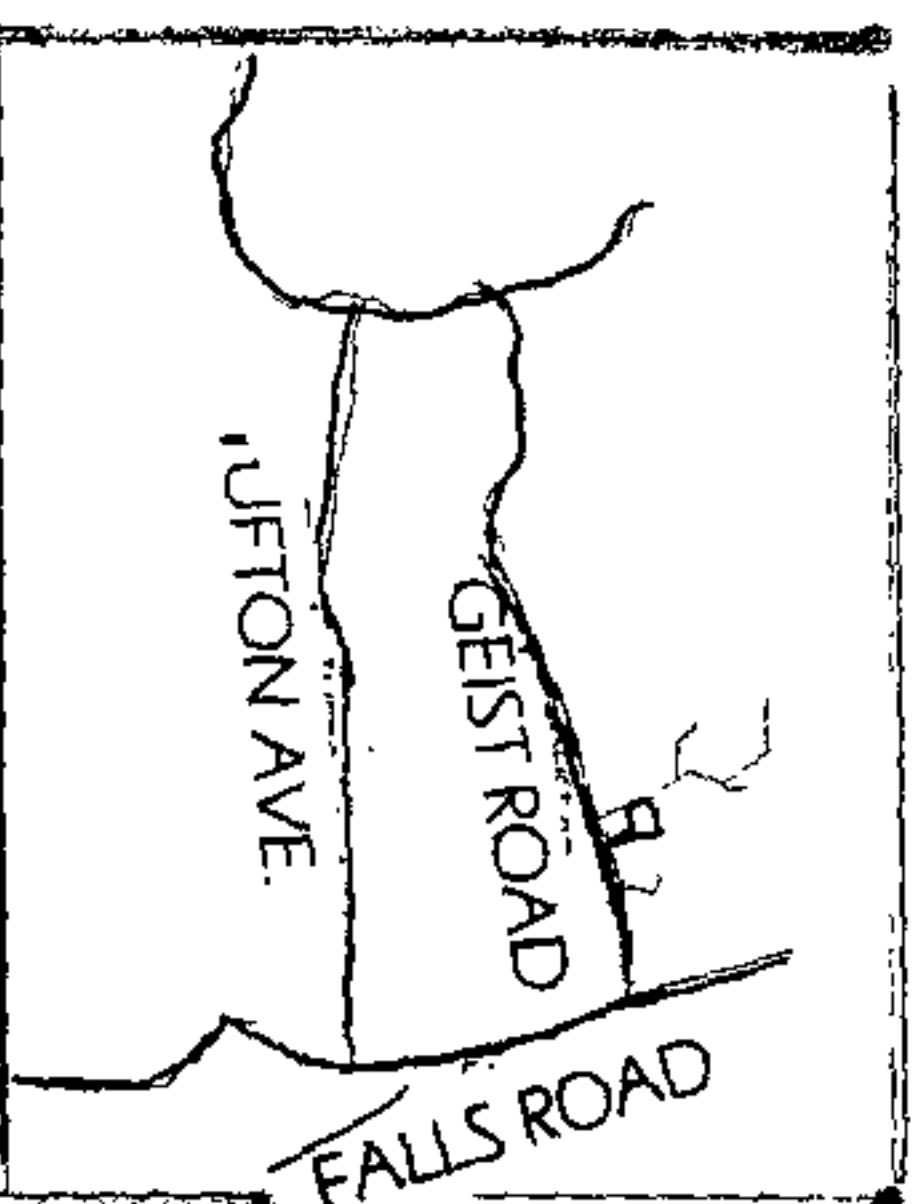
ELECTION DISTRICT 8
COUNCILMANIC DISTRICT
MAP #: 04181
PLAT #: 36, PLAT REF #: 26

LOT SIZE: 7.74 ACRES

PRIVATE WAIT

CHEAS. BAY CRITICAL AREA- NO
100 YEAR FLOOD PLANE- NO
HISTORIC PROP / BLDG- NO
PRIOR ZONING HEARING- NO

VICINITY MAP

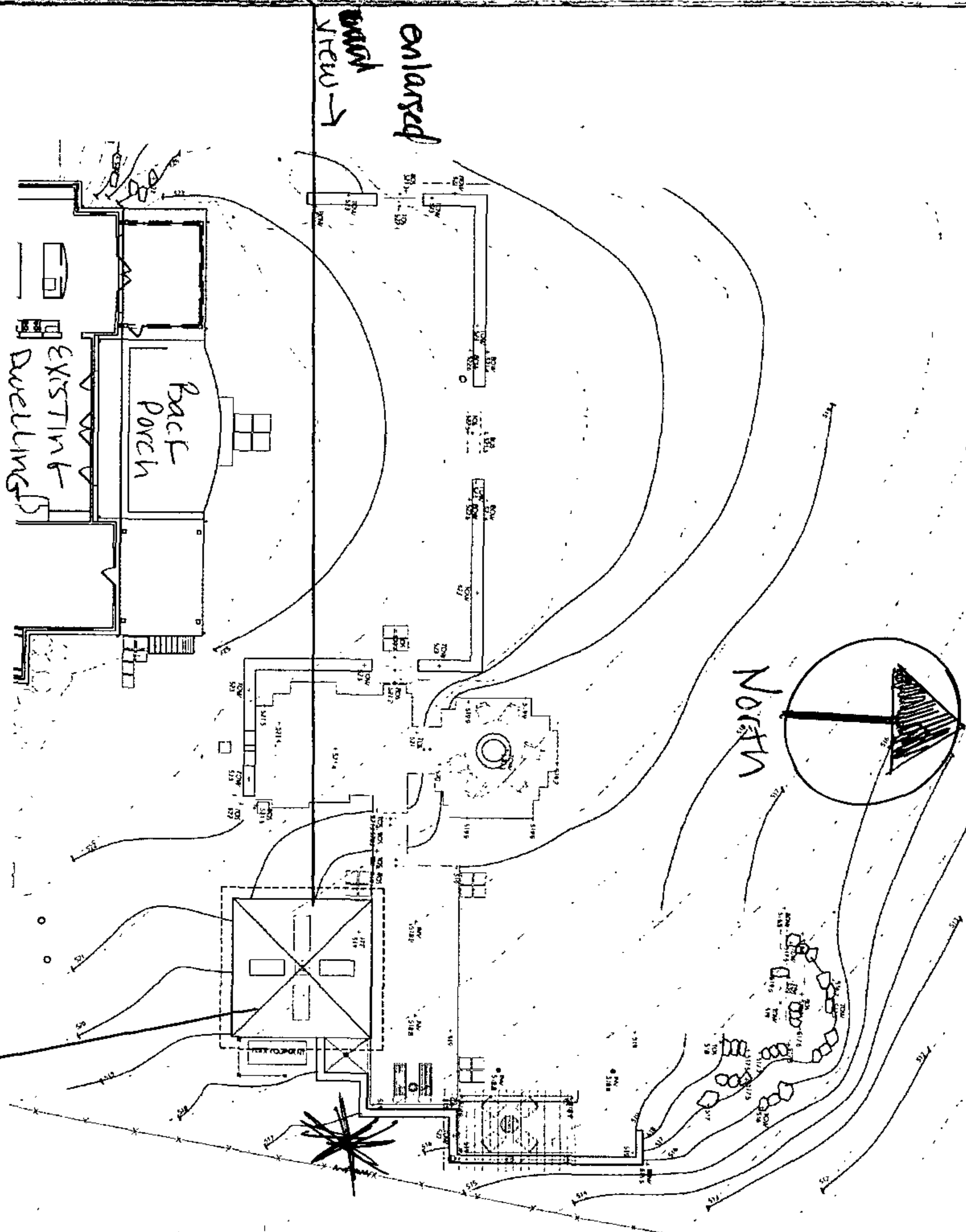
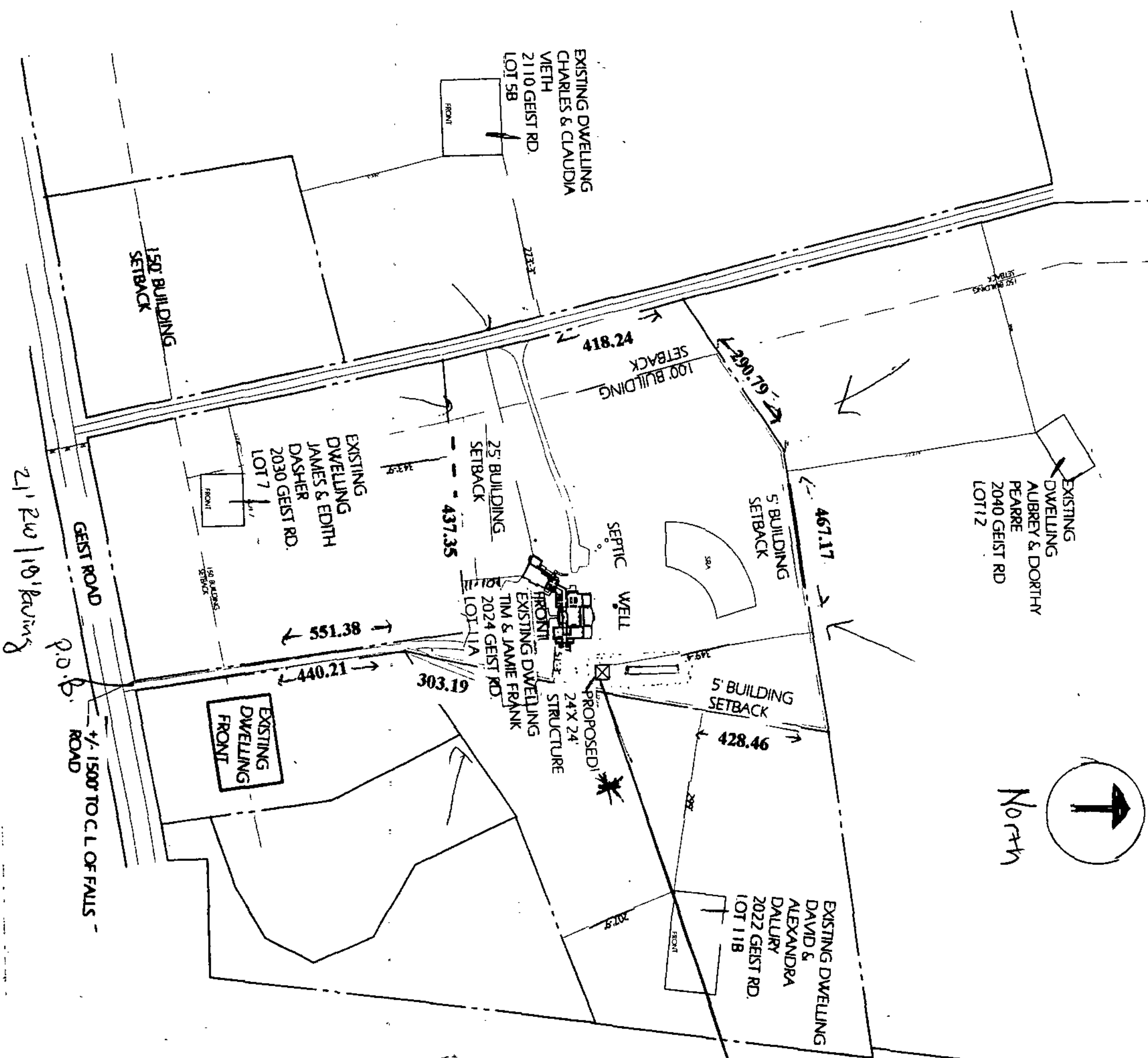


Proposed Pool House

08-006-A

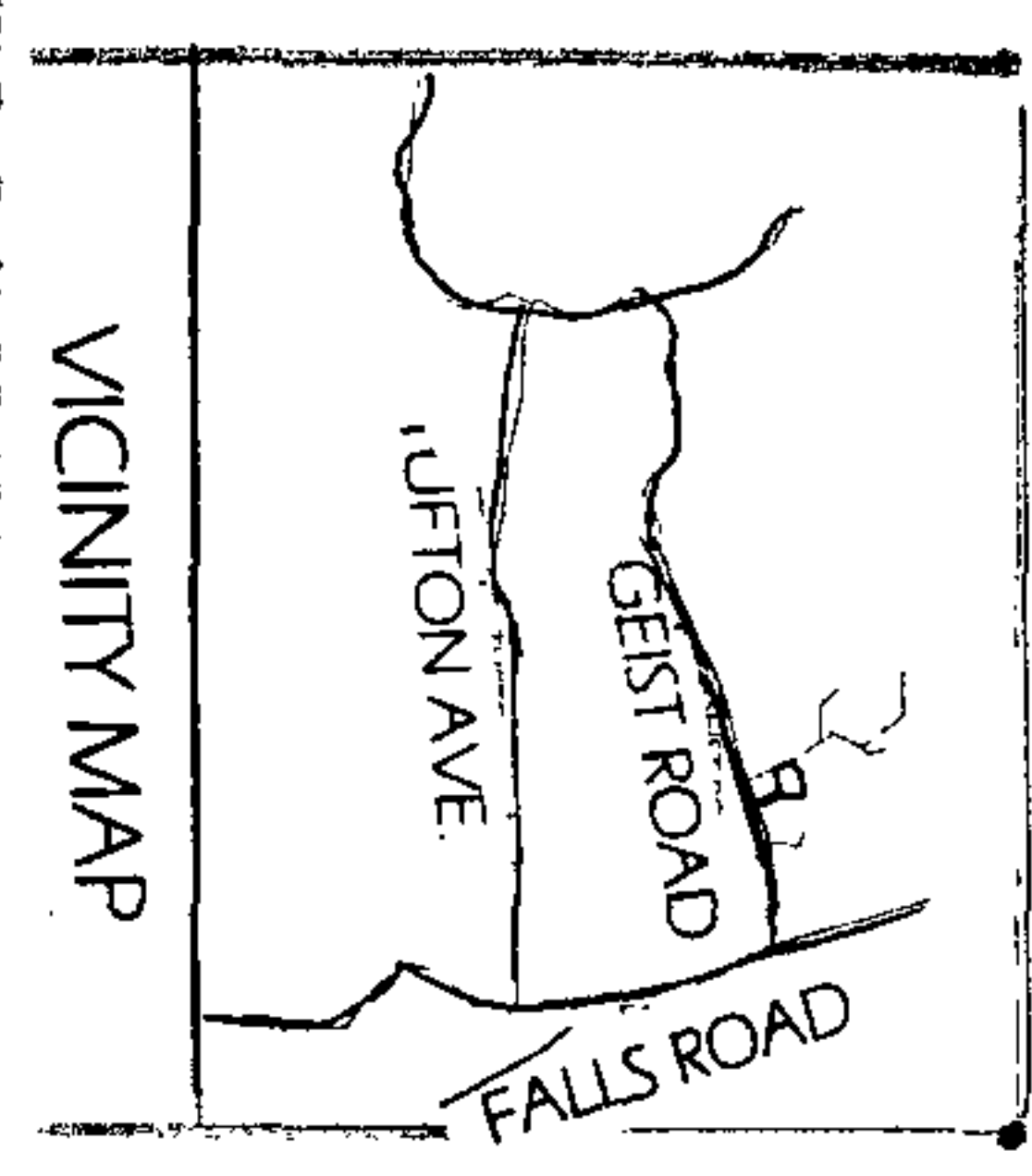
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HE

PROPERTY ADDRESS: 2024 Geist Road
SUBDIVISION NAME: Shawan Manor
PLAT Book # 342 FOLIO # 129 LOT # 11-A SECTIONS #
OWNER: Jamie and Timothy Frank



LOCATION INFORMATION

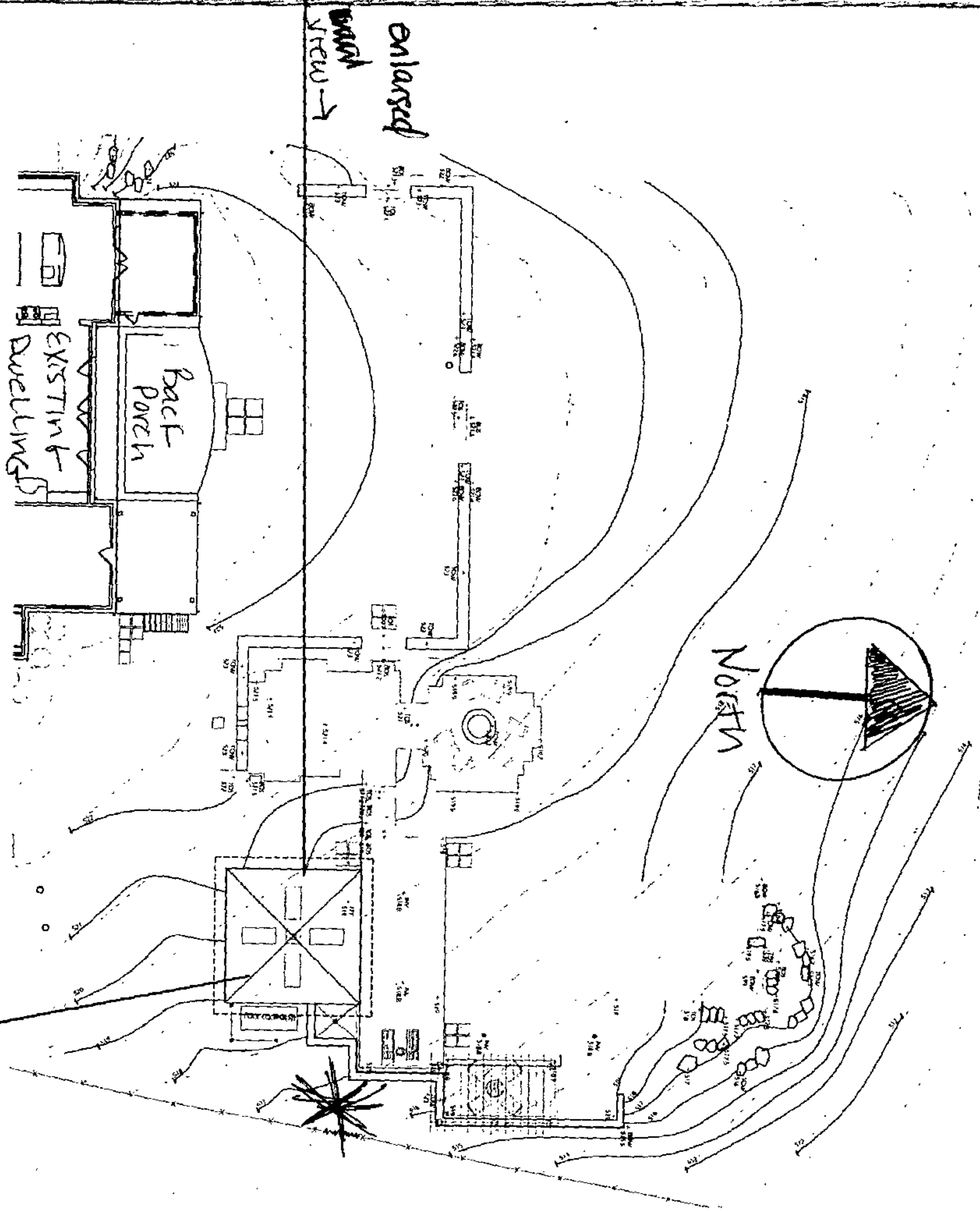
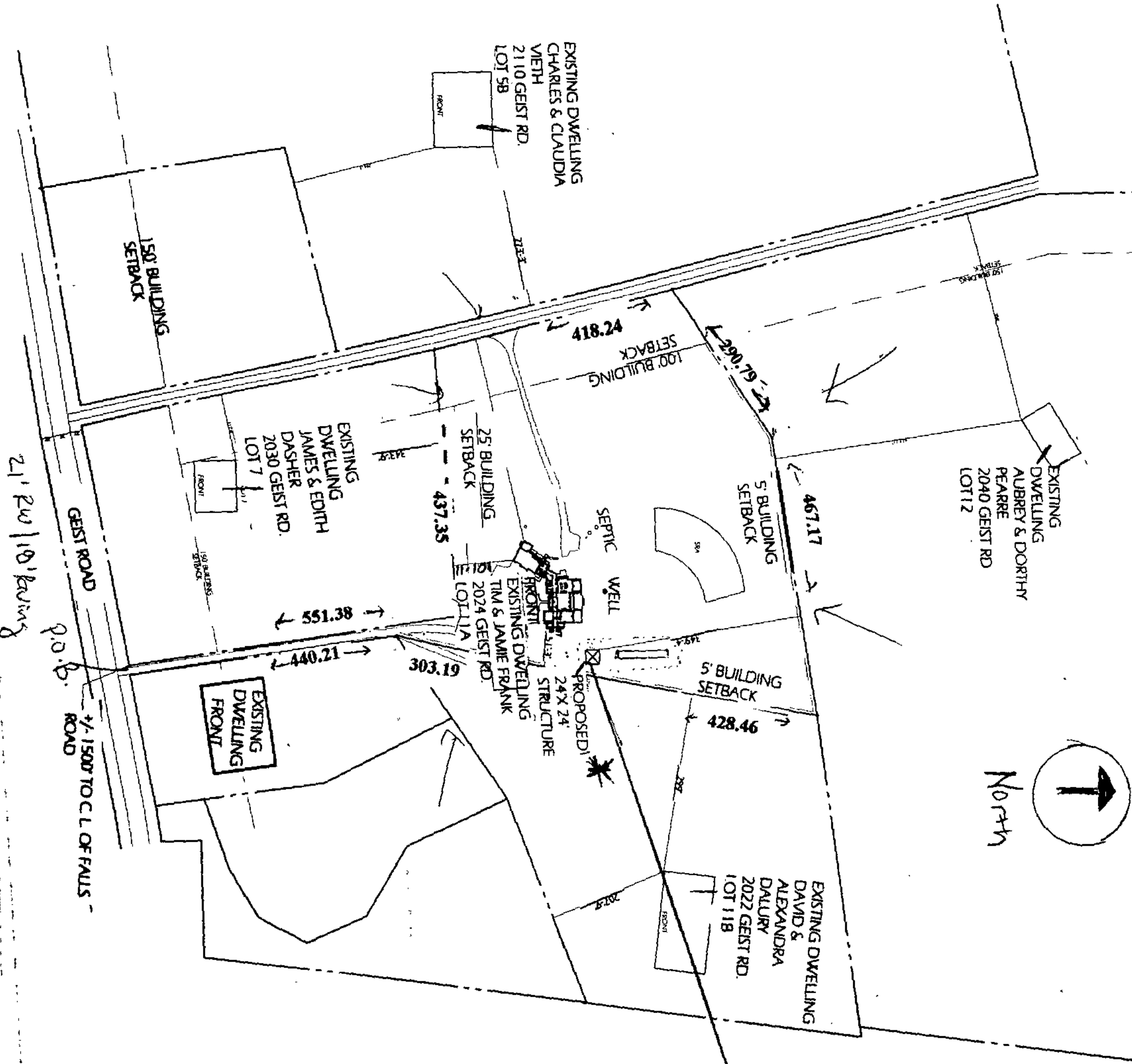
ELECTION DISTRICT 8
COUNTYMANIC DISTRICT 3
MAP # 04181
PLAT # 36, PLAT REF # 26
LOT # 11-A
ZONING: RC 2
LOT SIZE: 7.74 ACRES
337,154 SF
PRIVATE SEWER
PRIVATE WATER
CHEAS BAY CRITICAL AREA- NO
100 YEAR FLOOD PLANE- NO
HISTORIC PROP / BLDG- NO
PRIOR ZONING HEARING- NO



08-006-A

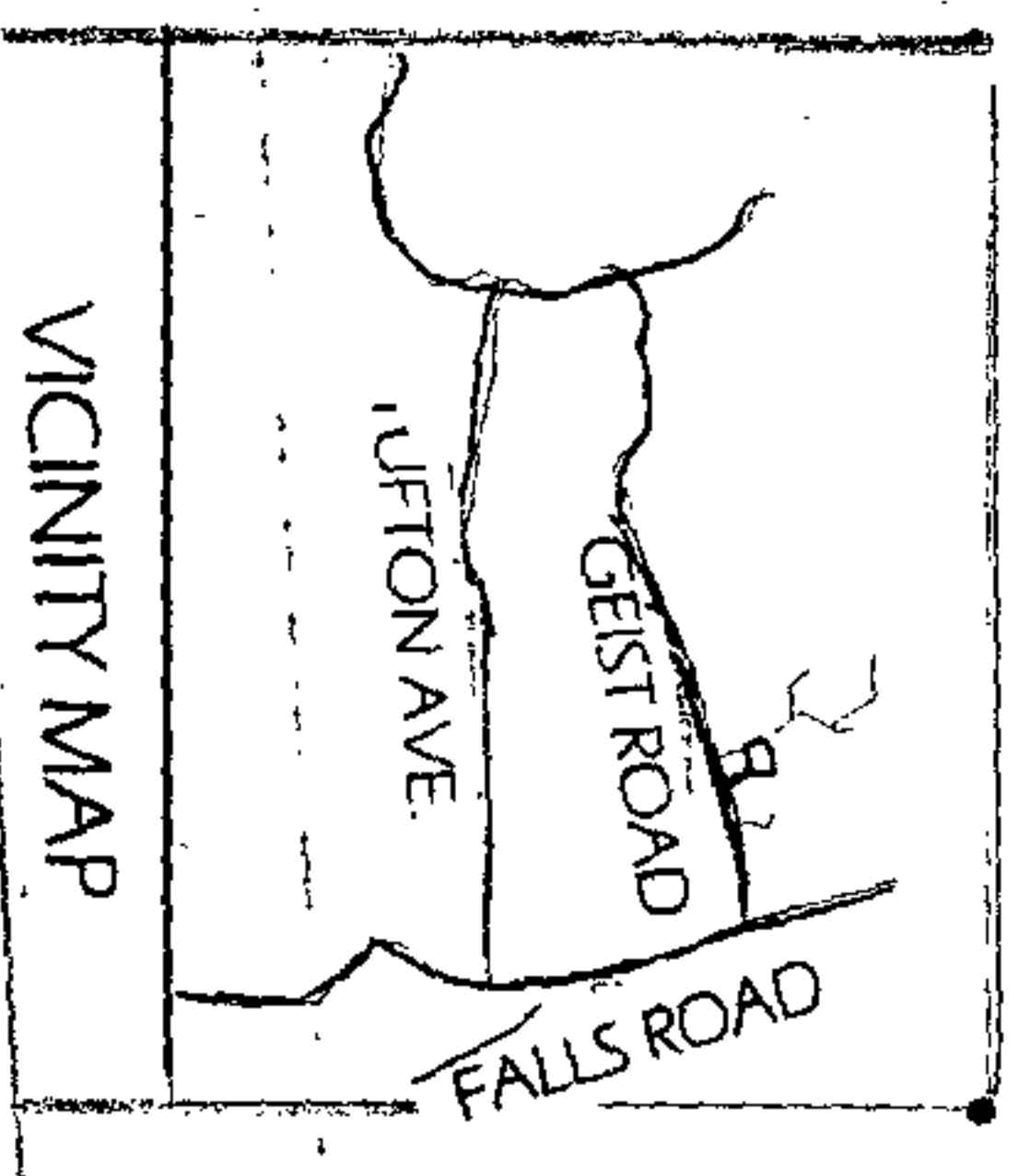
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HE

PROPERTY ADDRESS: 2024 Geist Road
SUBDIVISION NAME: Shawan Manor
PLAT Book # 34 FOLIO # 129 LOT # 11-A SECTIONS #
OWNER: Jamie and Timothy Frank

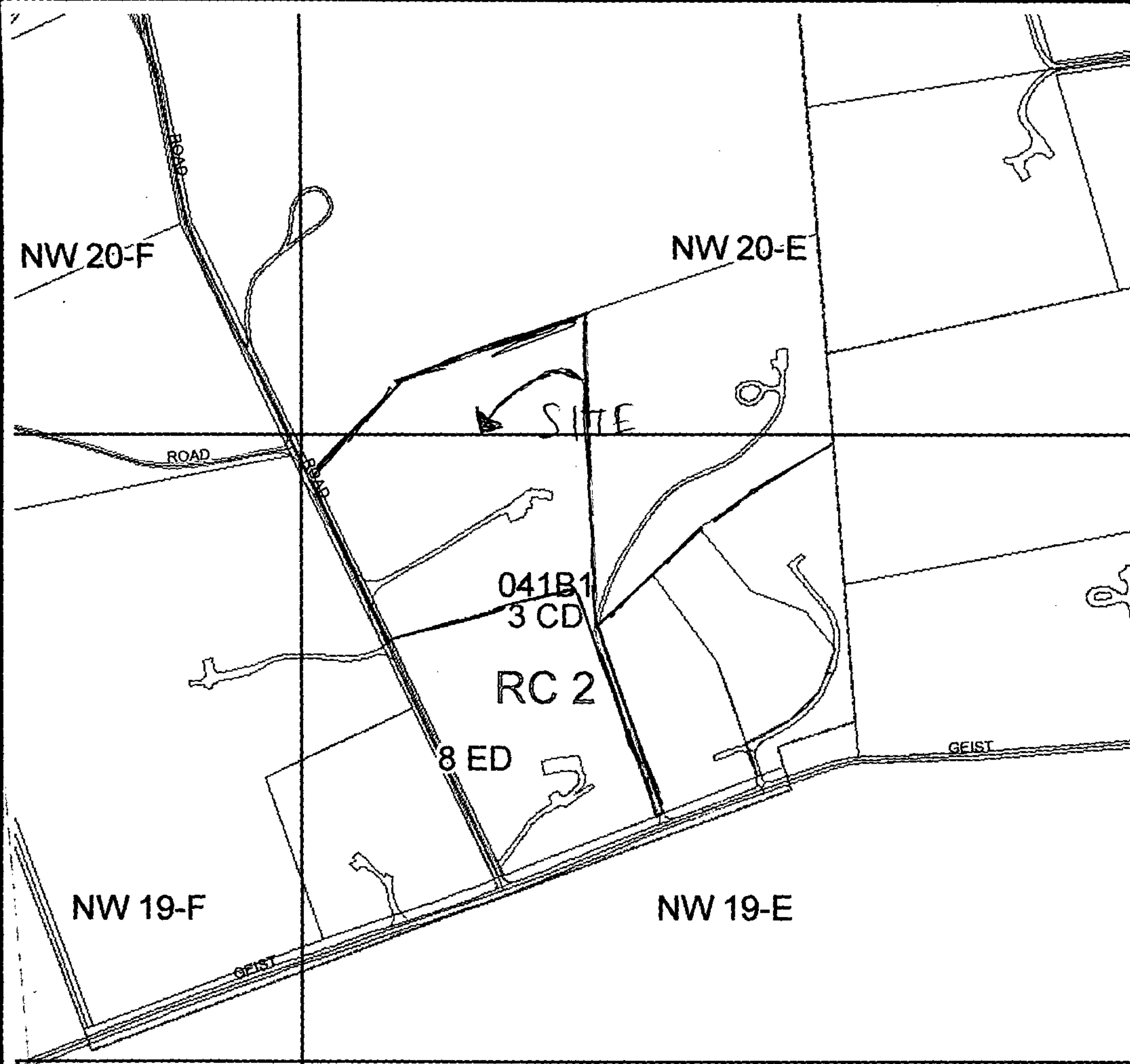


LOCATION INFORMATION

ELECTION DISTRICT 8
COUNCILMANIC DISTRICT 3
MAP # 04181
PLAT # 36, PLAT REF # 26
LOT # 11-A
ZONING: RC 2
LOT SIZE: 7.74 ACRES
337,154 SF
PRIVATE SEWER
PRIVATE WATER
CHEAS. BAY CRITICAL AREA: NO
100 YEAR FLOOD PLANE: NO
HISTORIC PROP / BLDG: NO
PRIOR ZONING HEARING: NO



08-006-A



2024 Geist Road
21136
Frank Pool Project

041B2

08-006-A

The Frank Residence Pool House
2024 Geist Road
Glyndon, Maryland 21071
2007-11R 5/22/07
Patrick D. Jarosinski & Associates, Inc.
PO Box 482
A 2



1/4" - 1'-0"

2024 Geist Road
Glyndon, Maryland 21071

2007-11R 5/22/07

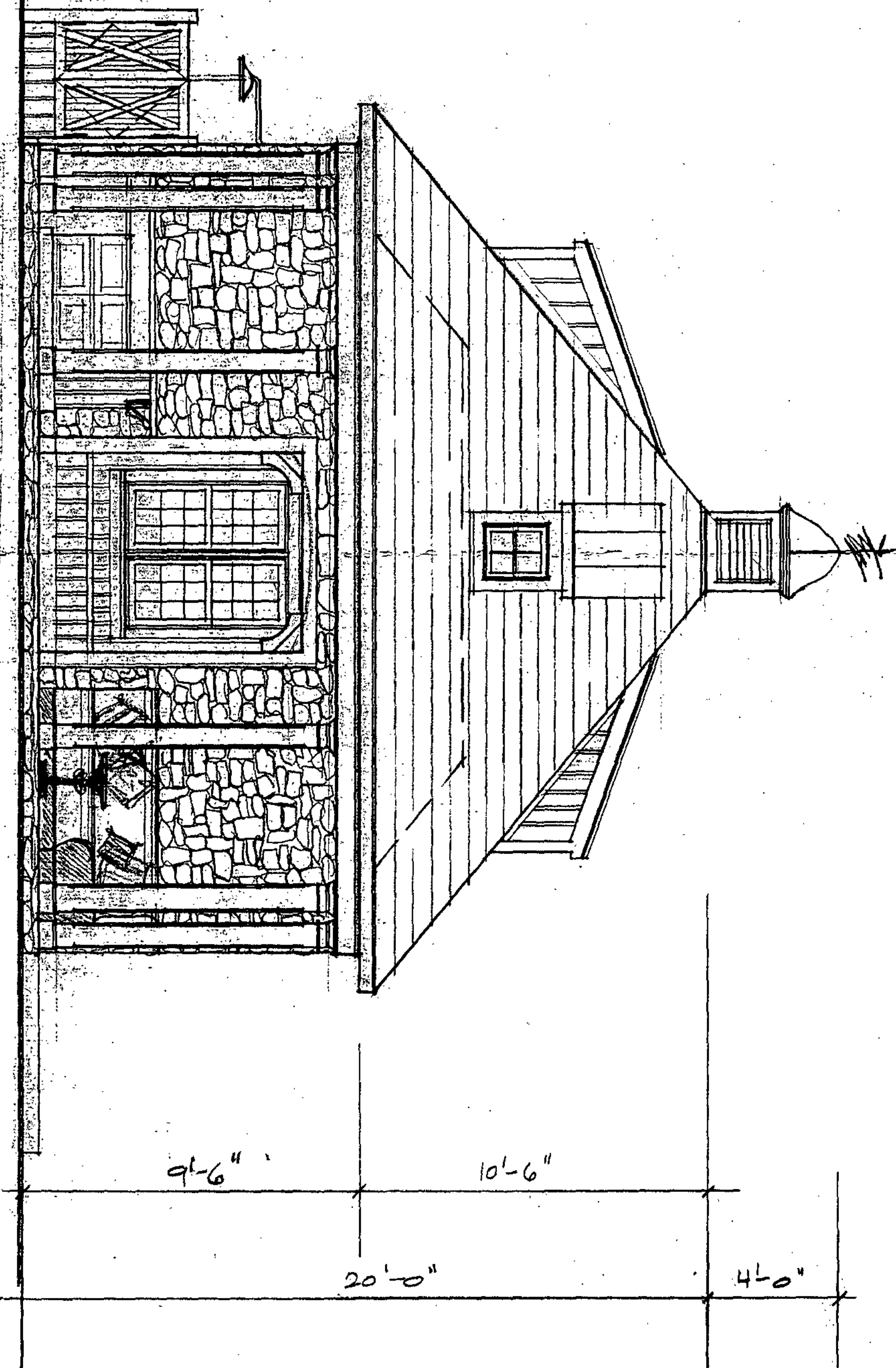
5/22

Patrick D. Jarosinski & Associates, Inc.
PO Box 482

DO NOT SCALE DRAWINGS

1/8" = 1'-0"

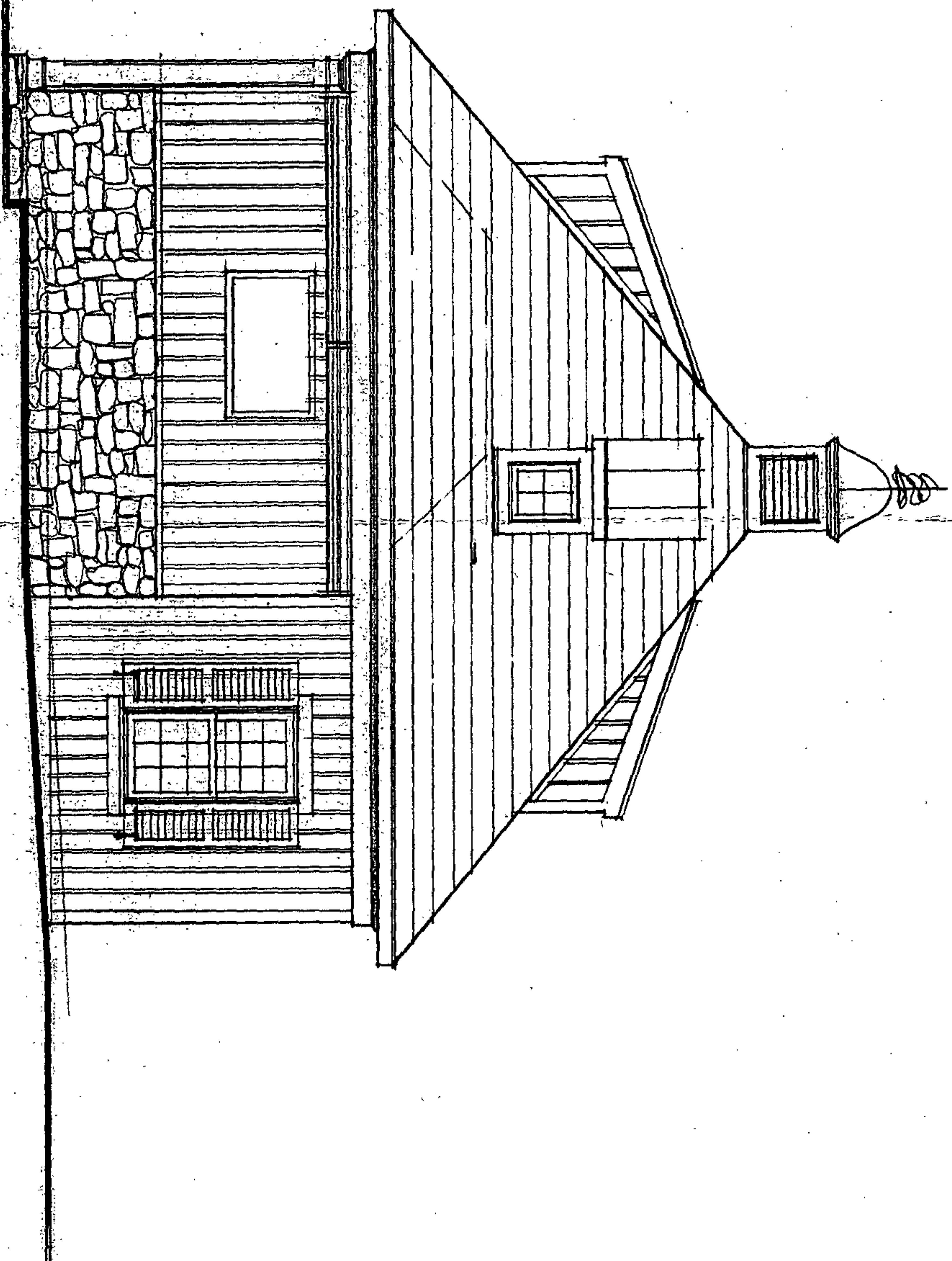
Preliminary North Elevation



The Frank Residence Pool House

2024 Geist Road
Glyndon, Maryland 21071 2007-11R 5/22/07

Patrick D. Jarosinski & Associates, Inc.
PO Box 482



Preliminary West Elevation

1/4" = 1'-0"

The Frank Residence Pool House

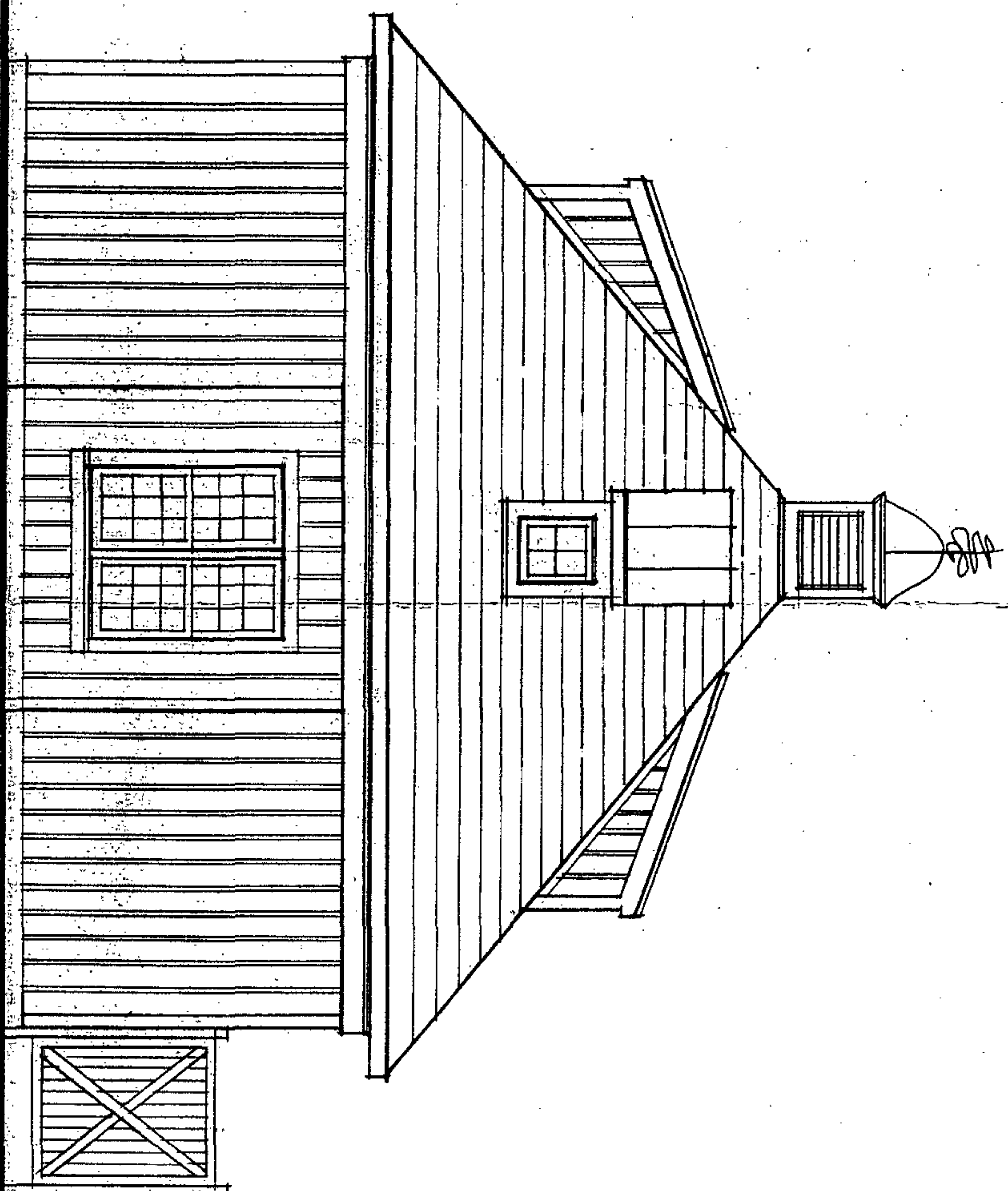
**2024 Gelst Road
Glyndon, Maryland 21071 2007-11R 5/22/07**

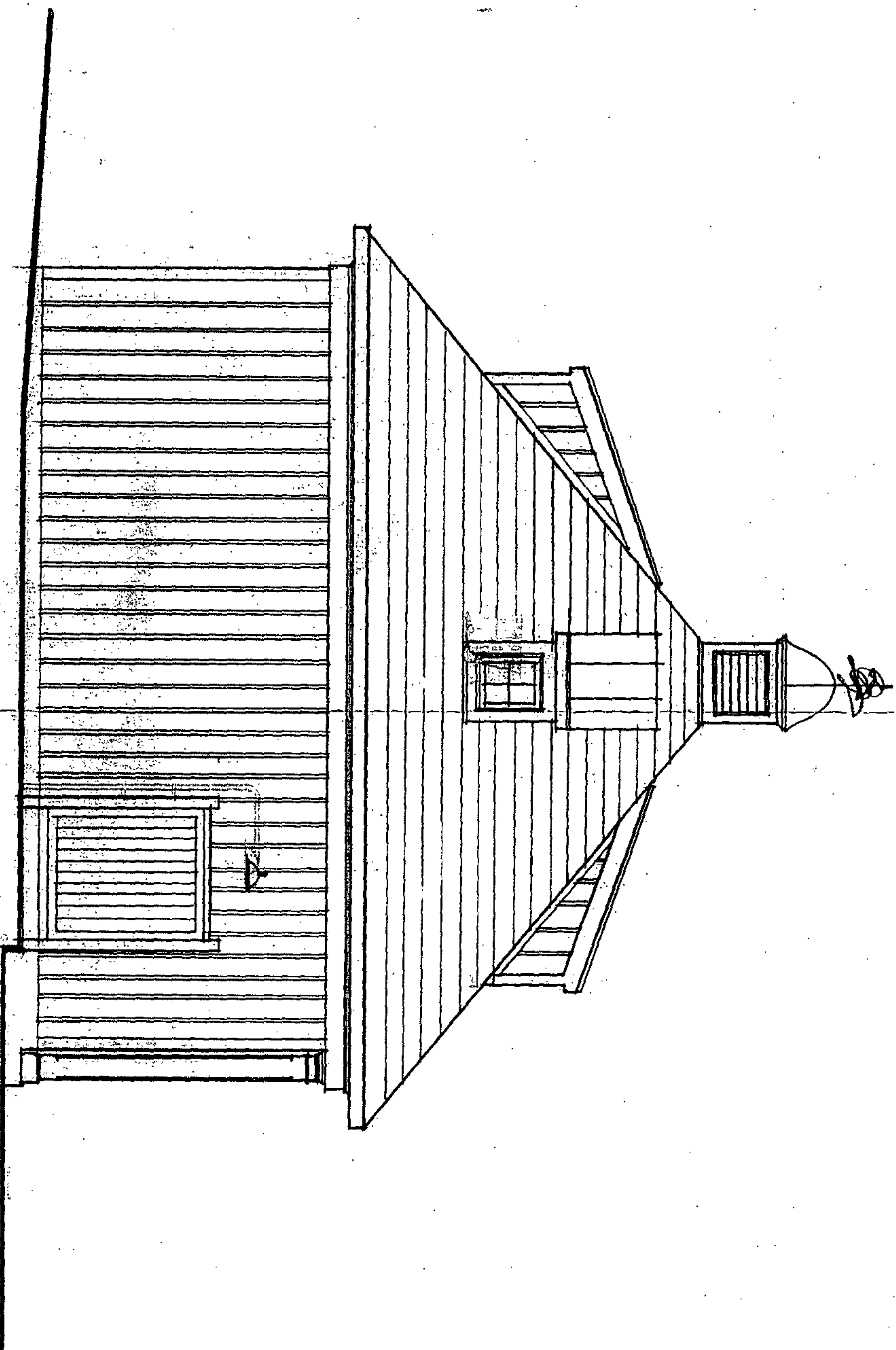
Patrick D. Jarosinski & Associates, Inc.
PO Box 482

DO NOT SCALE DRAWINGS

The Frank Residence Pool House
2024 Geist Road
Glyndon, Maryland 21071 2007-11R 5/22/07

Patrick D. Jarosinski & Associates, Inc.
PO Box 482

 $1/4'' - 1' - 0''$ 



Preliminary East Elevation

1/4" = 1'-0"

DO NOT SCALE DRAWINGS

The Frank Residence Pool House

2024 Geist Road
Glyndon, Maryland 21071 2007-11R 5/22/07

Patrick D. Jarosinski & Associates, Inc.
PO Box 482