

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S side of Church Road, 499 feet E of		
Graves Run Road	*	DEPUTY ZONING
6 th Election District		
3 rd Councilmanic District	*	COMMISSIONER
(4329 Church Road)		
	*	FOR BALTIMORE COUNTY
Lauren K. and Lawrence E. Porter, Jr.		
<i>Petitioners</i>	*	CASE NO. 08-012-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, Lauren K. and Lawrence E. Porter, Jr., for property located at 4329 Church Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (pole barn) with a height of 18.5 feet in lieu of the allowed maximum height of 15 feet and to amend the last approved Final Development Plan of the Wehr Property for Lot 2. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners need the additional building height in order safely store farm equipment including a tractor, garden equipment, and watercraft. The accessory structure measures 30 feet x 40 feet in size. The property is 5.88 acres in size.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Comments were received from the Office of Planning dated July 17, 2007 and received September 17, 2007, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, or kitchen facilities, and not be used for commercial purposes. Comments were received from the Department of Environmental Protection and Resource Management dated

ORDER RECEIVED FOR FILING
 9-18-07
 By PB

September 13, 2005 which states that the property must comply with the Forest Conservation Regulations.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 15, 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 18th day of September, 2007 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (pole barn) with a height of 18.5 feet in lieu of the allowed maximum height of 15 feet and to amend the last approved Final Development Plan of the Wehr Property for Lot 2 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

ORDER RECEIVED FOR FILES

9-18-07

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 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 or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. Development of this property must comply with the Forest Conservation Regulations (Section 33-6-101 through 33-6-122 of the Baltimore County Code).
5. Forest Conservation Regulations may be addressed by filing a single lot declaration of intent.

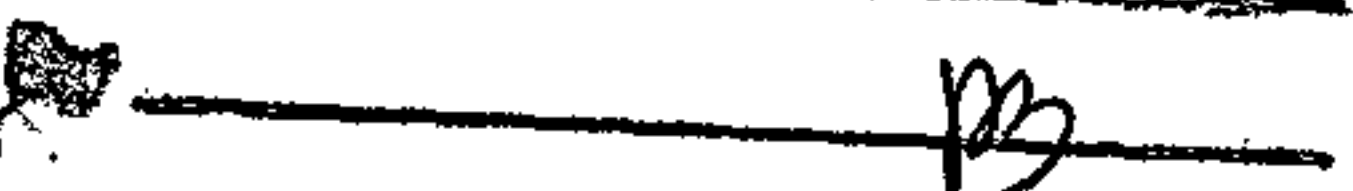
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

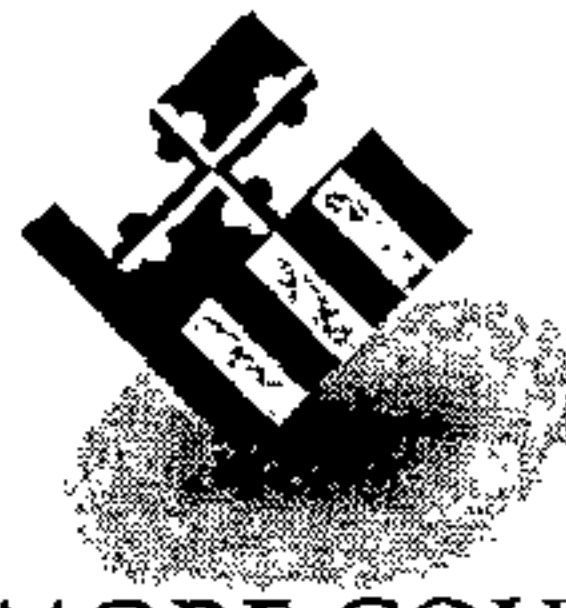

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

9-18-07





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 18, 2007

LAUREN K. AND LAWRENCE E. PORTER, JR.
4329 CHURCH ROAD
HAMPSTEAD MD 21074

Re: Petition for Administrative Variance
Case No. 08-012-A
Property: 4329 Church Road

Dear Mr. and Mrs. Porter:

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 "THB", with a stylized flourish at the end.

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 4329 Church Road
which is presently zoned RC 8

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 (pole barn) with a height of 18 1/2 ft. in lieu of the allowed maximum Ht. of 15 ft. and to amend the Last approved F.D.P. of the Wehr Property for Lot #2.

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. Lawrence E. Porter, Jr.
Name - Type or Print

Signature

Mrs. Lauren K. Porter
Name - Type or Print

Mrs. Lauren K. Porter
Signature

4329 Church Road
Address

Hampstead, MD
City

State

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 08 012 A

REV 10/25/01

Reviewed By JL

Date 7/05/07

Estimated Posting Date 7/15/07

9-18-07

103

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 4329 Church Road
Address
Hampstead MD 21074
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 are requesting a variance because of practical difficulty. The reasons include the following:

1. *The proposed pole barn is over 15 feet high based on design of the manufacturer. Due to snow load I request the high ceiling clearance. I have need for storage of my farm tractor with bucket, storage of canoes and boats, lawn tractors, garden equipment and wood storage. My tractors have deteriorated because of exposure to the weather and a dry storage space will facilitate their longevity.*

2. *Issuing a variance would give substantial relief and provide the means to protect personal property. The pole barn would be 100 feet away from the nearest property line and over 250' from the nearest neighbor's house.*

3. *The structure would be obscured from view due to its placement on our 5.88 acre parcel, therefore, public welfare and safety would not be compromised.*

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.

Lawrence E. Porter Jr.
Signature

Lawrence E. Porter, Jr.
Name - Type or Print

Lauren K. Porter
Signature

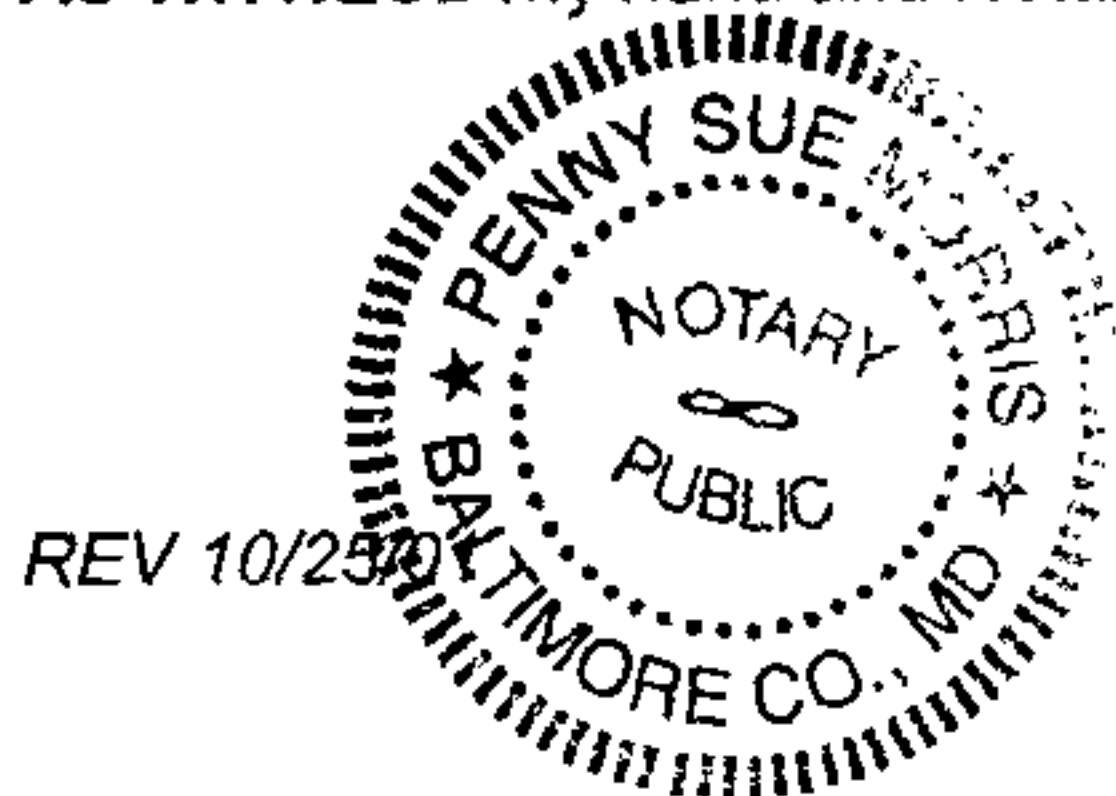
Lauren K. Porter
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lawrence E. Porter Jr. Lauren K. Porter
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Penny Sue Morris
Notary Public

My Commission Expires 2-8-2011

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 4329 Church Rd
Address
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City State Zip Code

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We are requesting a variance because of practical difficulty. The reasons include the following:

- 1. The proposed pole barn is over 15 feet high based on design of the manufacturer. Due to snow load I request the high ceiling clearance. I have need for storage of my farm tractor with bucket, storage of canoes and boats, lawn tractors, garden equipment and wood storage. My tractors have deteriorated because of the weather and a dry storage space will facilitate their longevity.*
- 2. Issuing a variance would give substantial relief and provide the means to protect equipment. The pole barn would be 100 feet away from the nearest property line and over 250' from the nearest neighbor's house.*
- 3. The structure would be obscured from view due to its placement on our 5.88 acre parcel, therefore, public welfare and safety would not be compromised.*

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.

Lawrence E. Porter Jr
Signature
Lawrence E. Porter, Jr
Name - Type or Print

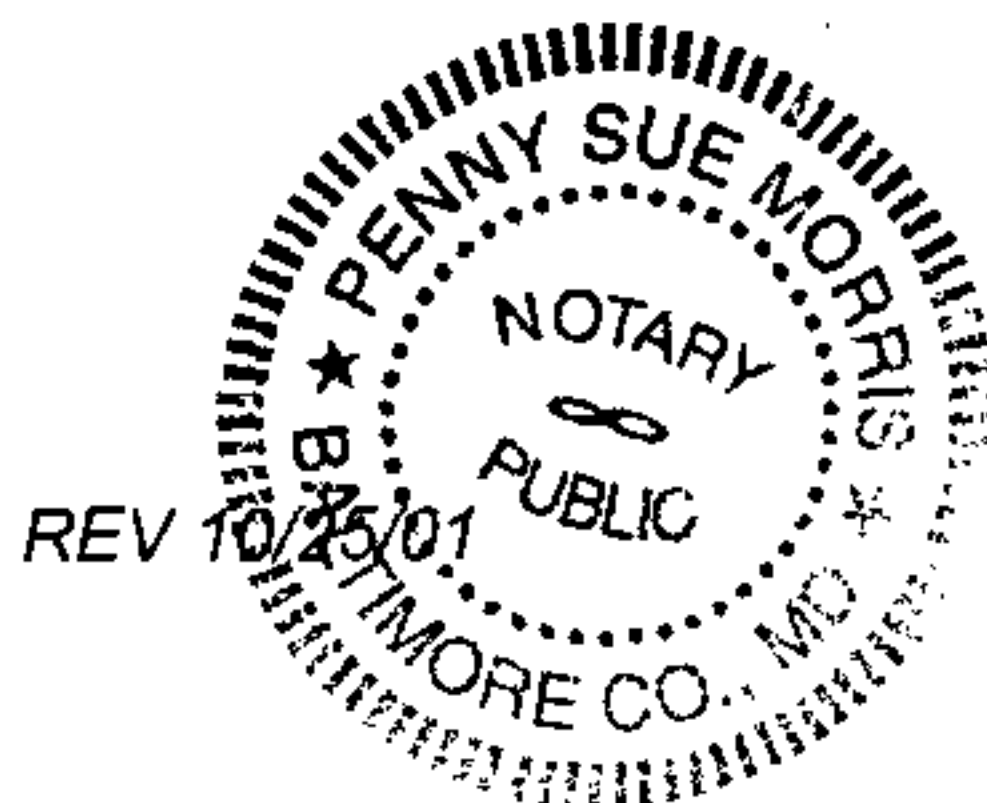
Lauren K. Porter
Signature
Lauren K. Porter
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lawrence E. Porter Jr Lauren K. Porter
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Penny Sue Morris
Notary Public
My Commission Expires 2-8-2011



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4329 Church Road

which is presently zoned RCB

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 (Pole Barn)
with a height of 18 1/2 ft. in lieu of the allowed
maximum ht. of 15 ft. and to amend the last
approved F.D.P. of the Wehr Property for Lot # 2.

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. Lawrence E. Porter, Jr.

Name - Type or Print

Signature

Mrs. Lauren K. Porter

Name - Type or Print

Mrs. Lauren K. Porter

Signature

4329 Church Road W- 410-477-2775

Address

Telephone No.

Hampstead

MD

21074

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 9-18-07 day of September 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. 08-012-A

REV 10/25/01

Reviewed By JL

Date 7/05/07

Estimated Posting Date 7/15/07

012

ZONING DESCRIPTION FOR 4329 CHURCH ROAD

Beginning at a point on the ^{SOUTH} ~~north~~ side of Church Road which is ^{40'±} ~~336.37~~ feet wide
at the distance of ^{499±} ~~668.25~~ feet ^{EAST} ~~west~~ of the centerline of the nearest improved
intersecting street Grave Run Road which is 499.82 wide. Being Lot #2, Map 10,
Grid 7, Parcel 87, and Plat Reference 47/35 as recorded in Baltimore County Plat
Book # 47, Folio # 35, containing 5.8831 acres. Also known as Wehr Property
and located in the 6 Election District, 3 Councilmanic District.

Lawrence E. Porter

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT**

No. 00956

100

76-012

Date:

7/05/07

2. 10/15/1971 2012/2013 12/15/91

[illegible]

Rec: From:

10

For: Reynolds/ FD/ 4329 CHURCH RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

DATE: July 16, 2007

TO: Baltimore County, Zoning

RE : Case No. : 08-012-A
#4329 Church Road
MAI : Job No. : SP-017

ATTENTION: Mr. John Lewis / Kristen Matthews

☒ We are submitting ☐ We are returning ☐ We are forwarding
☐ Herewith ☐ Under separate cover

No.	Description
1	Certificate Of Posting
2	Photos

☒ For processing ☐ For your use ☐ For your review
☐ Please call when ready ☐ Please return to this office ☐ In accordance with your request

Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

William D. Gulick, Jr.

cc: File

RECEIVED

JUL 17 2007

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Attention: Mr. John Lewis / Ms Kristen Matthews
RE: Case Number : 08-012-A

Date: July 16, 2007
MAI Job No : SP-017

Petitioner/Developer: Lawrence E., Jr. & Lauren K. Porter

Date of Hearing/Closing: Monday, 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 # 4329 Church Road

The sign(s) were posted on

July 15, 2007

(Month, Day, Year)

(Signature of Sign Poster)

William D. Gulick, Jr.

(Printed Name of Sign Poster)

McKee and Associates, Inc.

5 Shawan Road, Suite 1

(Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

(410) 527-1555

(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

SEE
**ATTACH PHOTOGRAPH
OF
SIGN POSTED ON
PROPERTY**

RECEIVED

JUL 17 2007

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-012-A

TO PERMIT A PROPOSED ACCESSORY
BUILDING (POLE BARN) WITH A HT. OF 18 1/2 FT.
IN LIEU OF A 15 FT. HT. MAXIMUM
ALLOWED AND TO AMEND THE F.D.R.
FOR LOT 2, WEHR PROPERTY

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 JULY 30, 2007

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

131 N. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 887-3391

AN INDIVIDUAL MAY REQUEST A PUBLIC HEARING BY A WRITTEN NOTICE TO THE ZONING OFFICE

MEETING IS HANDICAP ACCESSIBLE



07-15-2007 18:49

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08 012 -A Address 4329 CHURCH RD

Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/05/07 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.

- 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.
- 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.
- 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.
- 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 08 012 -A Address 4329 CHURCH RD

Petitioner's Name PORTER Telephone 410 239 3055

Posting Date: 7/15/07 Closing Date: 7/30/07

Wording for Sign: To Permit A PROPOSED ACCESSORY BUILDING (POLE BARN) WITH
A HT OF 18 1/2 FT IN LIEU OF A 15 FT. HT. MAXIMUM ALLOWED
AND TO AMEND THE FDR FOR LOT 2, WEHR PROPERTY

**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: 08-012-A
Petitioner: Lawrence E. Porter, Jr. & Lauren K. Porter
Address or Location: - 4329 Church Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Porter, Jr.
Address: 4329 Church Road
Hampstead, MD 21074

Telephone Number: 410-239-3055



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

Lawrence E. Porter, Jr.
Lauren K. Porter
4329 Church Road
Hampstead, MD 21074

Dear Mr. and Mrs. Porter:

RE: Case Number: 08-012-A, 4329 Church 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 5, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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.: 001, 003, 004, 007, 008, 009, 010, 011, 012, 013, 014,
016, 017, 018, 019

The Fire Marshal's Office has no comments at this time.

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 (C) 443-829-29
MS-1102F

cc: File

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





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. 8-12-A
1329 CHURCH ROAD
PORTER 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. 8-12-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,

Steven D. Foster, Chief
For 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

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

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

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
SEP 17 2007

SUBJECT: 8-012 – Administrative Variance

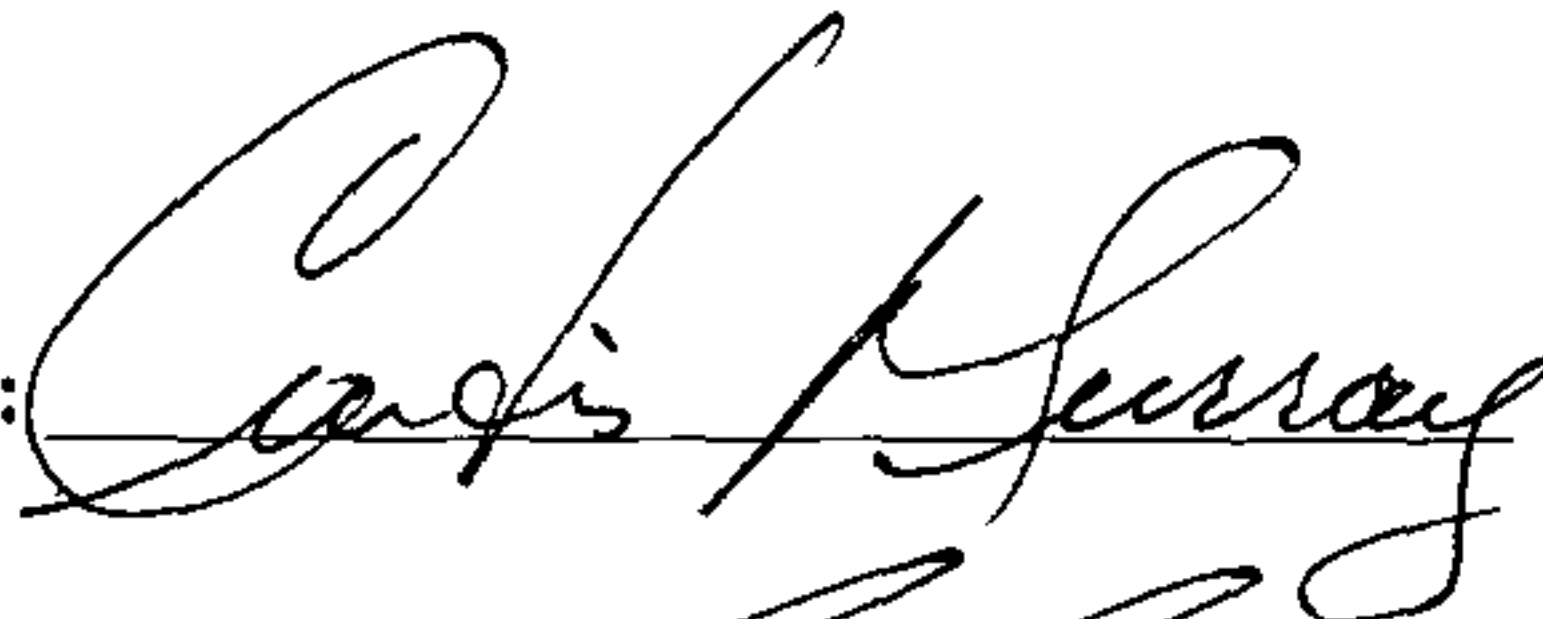
BY:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (pole barn) with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

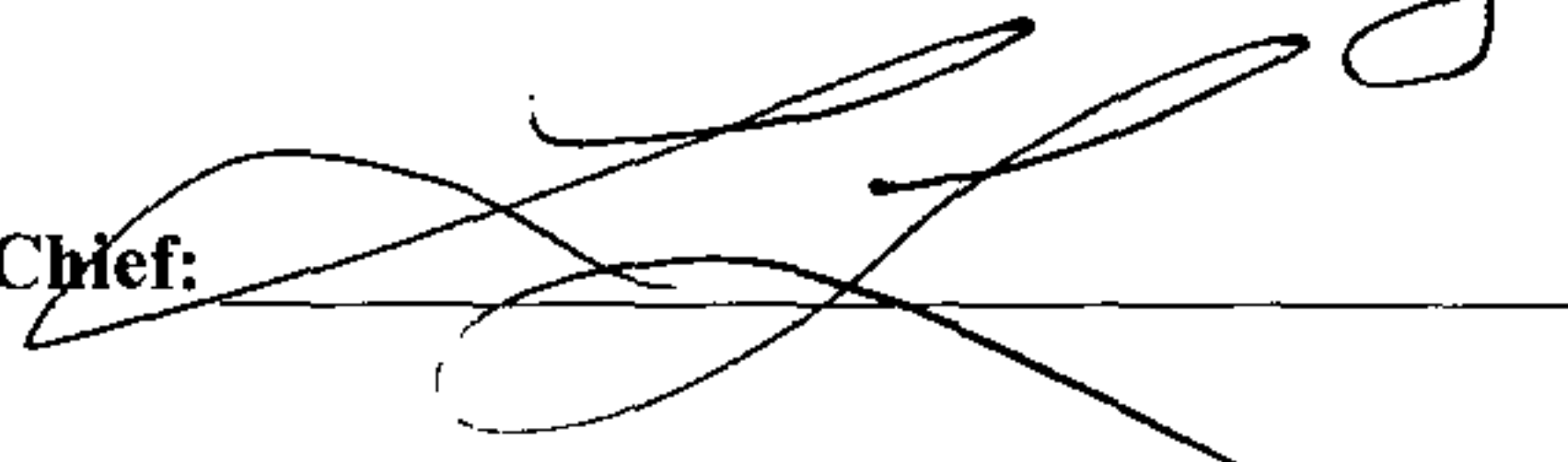
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, or kitchen facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM

AV
7/30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
SEP 13 2007

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JLL*

DATE: September 13, 2007

SUBJECT: Zoning Item # 08-12-A
Address 4329 Church Road
(Porter Property)

Zoning Advisory Committee Meeting of July 16, 2007

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Forest Conservation Regulations may be addressed by filing a single lot declaration of intent.

Reviewer: Jonathan Bowman

Date: August 22, 2007

Patricia Zook - Administrative Variance cases - Planning comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 9/5/2007 12:06:10 PM
Subject: Administrative Variance cases - Planning comments needed

Curtis -

We need comments from Planning for the following administrative variance cases:

08-012-A, closed 7-30
08-035-A, closed 8-13
08-052-A, closed 8-20
08-044-A, closed 8-20
08-051-A, closed 8-20

08-058-A, closed 8-27
08-056-A, closed 8-27

Thanks for your help.

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

N4

N 135,500

116.50
- 361.11
+ 57.51

512.76

SUBDIVISION NAME
WEHR PROPERTY
(RC-4 ON PLAT)
4 LOT SUB.

THE UNDERSIGNED
IS RESPONSIBLE
FOR THE ACCURACY
OF THE INFORMATION
ON THIS PLAN :

Lauren Pontre
07-05-07

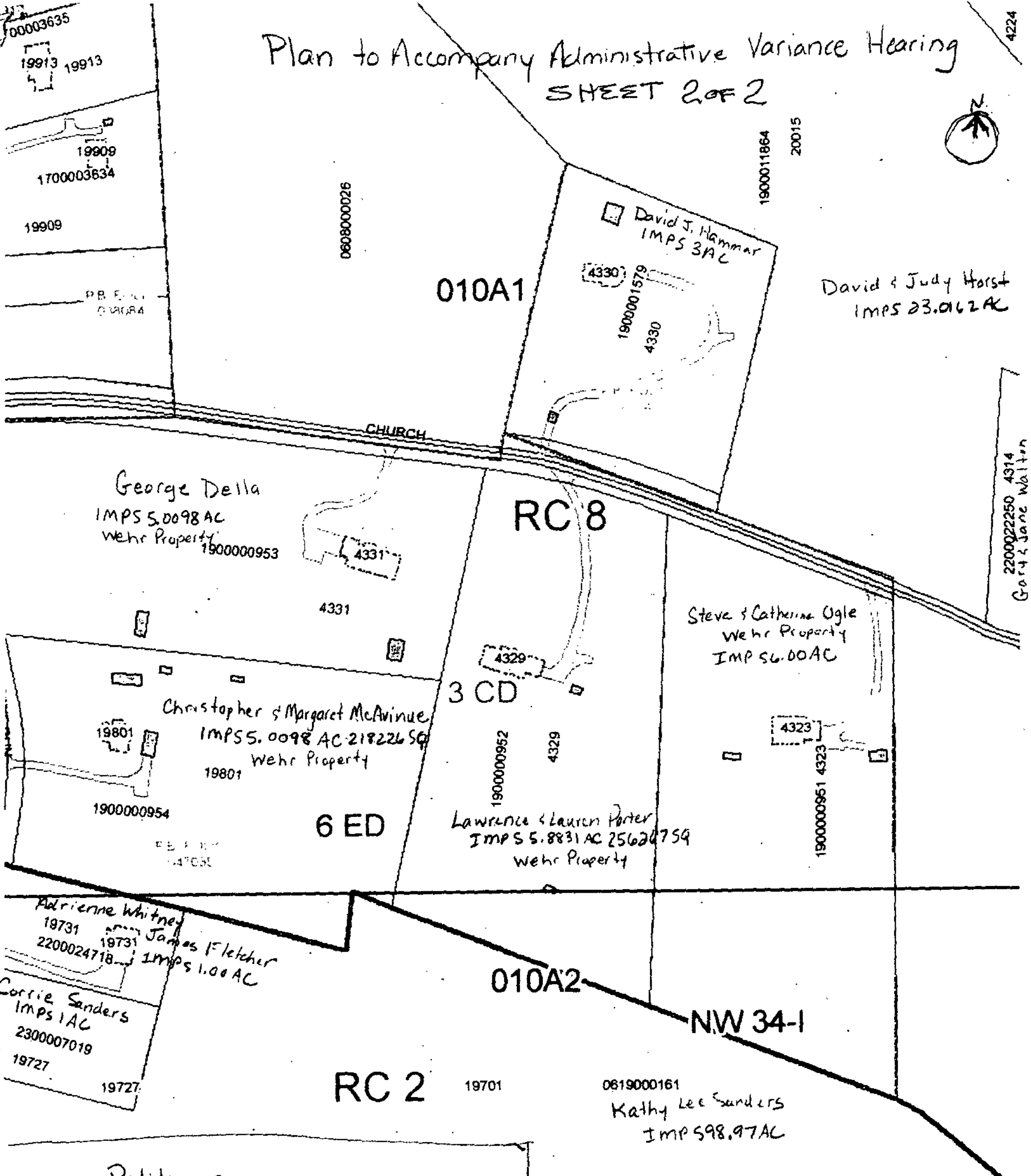
SCALE 1" = 100' N 6'
ZONE PC 8
CD 3, ED 6
UTILITIES: WELL + SEPTIC

LOT SIZE: 5.88 AC ±
NOT IN A FLOOD PLAIN
NOT IN A HISTORIC DISTRICT

Plan to Accompany Administrative Variance Hearing

SHEET 2 of 2

4224



Petitioner

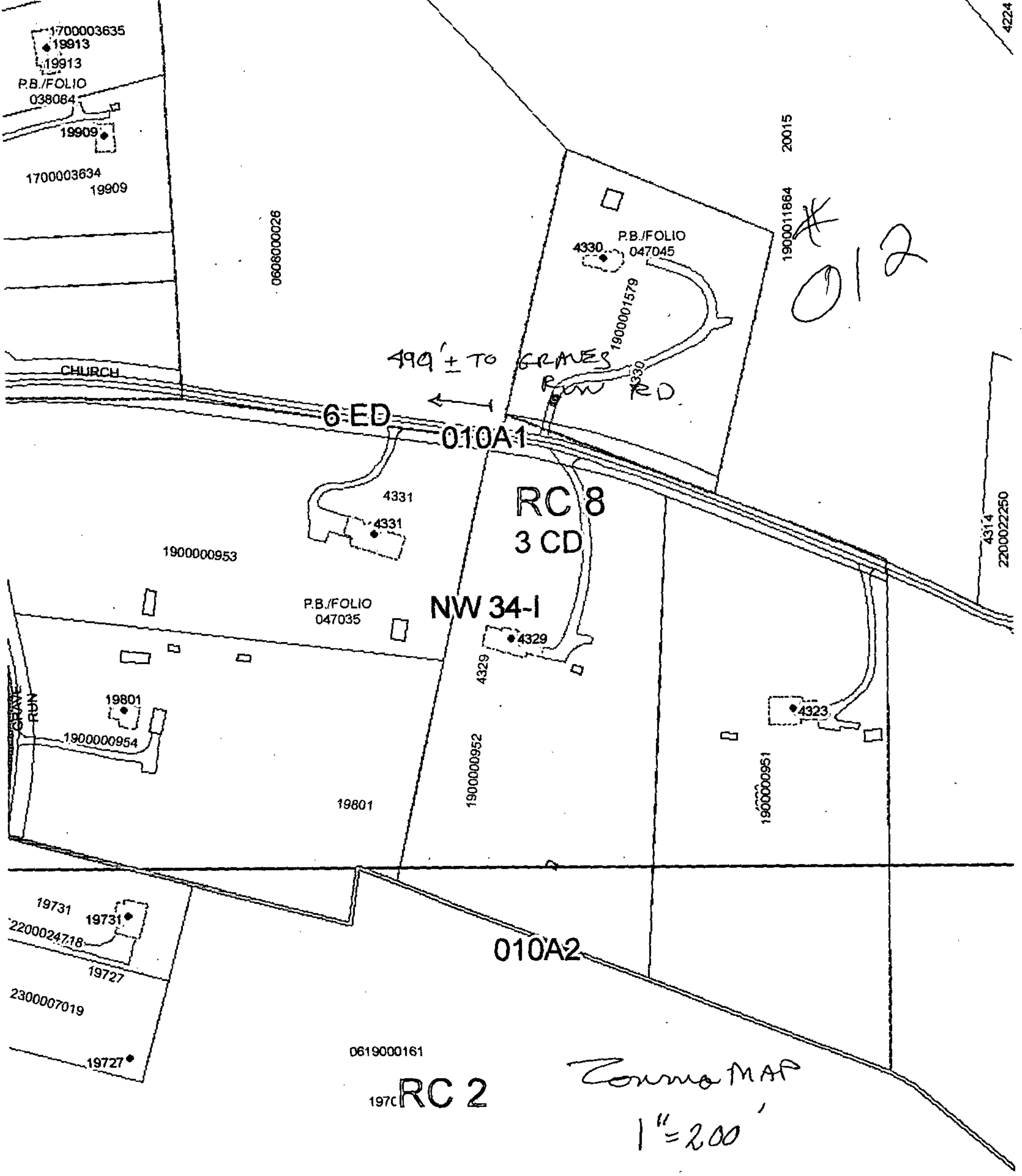
Porter, Lawrence E., Jr. and Lauren K
4329 Church Rd
Hampstead, MD 21074
July 5, 2007

Prepared by: Larry Porter

Wehr Property
Plat Book #417
Folio # 35
Lot 2

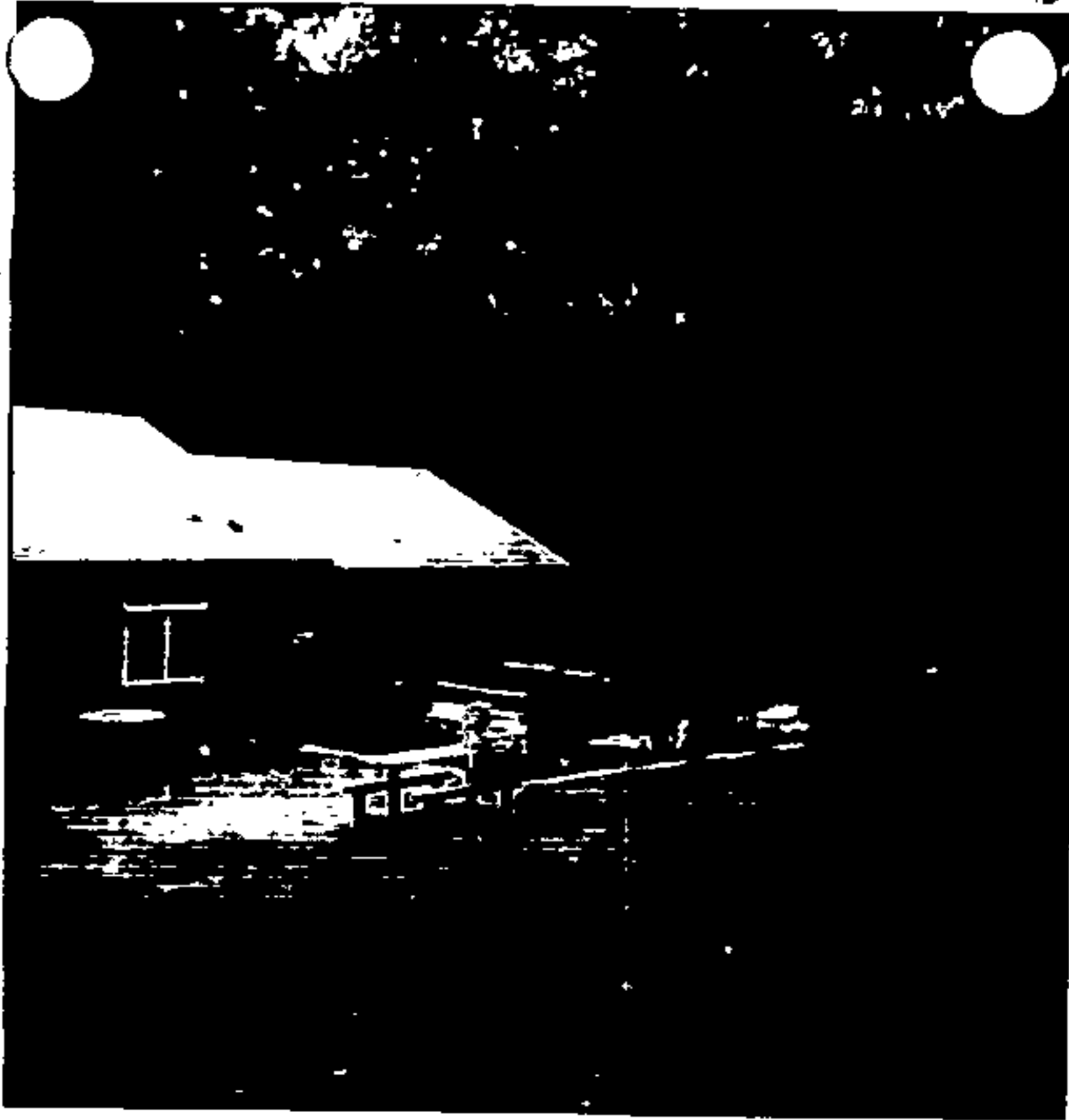
1" = 200' THIS SHEET SCALE

Election District 6
Councilmanic District 3



Topographic Map
1" = 200'

4329 Church Rd. #012



Back of House showing
small shed. Pole Barn to
be located approximately 40'
behind house. and to the ^{rt.} from
back of house.

4329 Church Road #012



Front of House. Pole
Barn to be located behind
and to the Left of driveway

4329 Church Rd. #012



From Driveway looking
south to planned site
of Pole Barn.