

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side Old Hanover Road at S		
Kemp Road	*	DEPUTY ZONING
4 th Election District		
3 rd Councilmanic District	*	COMMISSIONER
(13124 Old Hanover Road)		
Thomas M. Sharkey and Mimi Swanton	*	FOR BALTIMORE COUNTY
<i>Petitioners</i>	*	CASE NO. 08-035-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, Thomas M. Sharkey and Mimi Swanton for property located at 13124 Old Hanover Road. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing non-conforming dwelling to have a front yard setback of 34 feet from the centerline of a street, a side yard setback of 63 feet from the centerline of a street, and a side yard setback of 13 feet in lieu of the required 75, 75 and 35, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners' existing home is small. They wish to construct an addition to connect the existing house to the existing three car garage so that they can use the addition and part of the garage for living space and storage. This will allow them to enter the garage area safely and securely. They currently use the garage as a recreation, work bench and storage area. The primary structure was built in 1851, long before the imposition of any zoning on the property.

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

FILED RECEIVED FOR FILING
 9-18-07
 PB

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 26, 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 August, 2007 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing non-conforming dwelling to have a front yard setback of 34 feet from the centerline of a street, a side yard setback of 63 feet from the centerline of a street, and a side yard setback of 13 feet in lieu of the required 75, 75 and 35, respectively 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.

ORDER RECEIVED FOR FILE

9-18-07

pb

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
BY 9-18-07
BY PM



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

THOMAS M. SHARKEY AND MIMI SWANTON
13124 OLD HANOVER ROAD
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 08-035-A
Property: 13124 Old Hanover Road

Dear Mr. Sharkey and Ms. Swanton:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th H Bostwick", written over the printed name.

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 13124 OLD HANOVER RD. REISTERSTOWN, MD 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) 1A01.3.B.3 - to permit an existing non-conforming dwelling to have a front yard setback of 34 feet from the centerline of a street, a side yard setback of 63 feet from the centerline of a street and a side yard setback of 13 feet in lieu of the required 75, 75 and 35, respectively 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 _____ 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. 08-035-A

REV 10/25/01

Reviewed By RDT

Date 7/19/07

Estimated Posting Date 7/29/07

9-18-07

03

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

13124 OLD HANOVER ROAD
Address
REISTERSTOWN 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):

Reasons we are requesting a variance

The house is small. We are cramped. We want to add a small addition to connect the house to the existing three car garage so that we can use the addition and part of the garage for living space and storage. This will allow us to enter the garage area safely and securely. We currently use the garage as a recreation, work bench and storage area.

We are not reconfiguring the exterior walls of the existing structures (except to add doors to the extension).

The addition will:

- not extend beyond the current edge of the set backs of the existing structures.
- have minor impact on the look of the property
- be in harmony with the spirit and intent of height and area regulations
- have no impact on parking and sign regulations
- have no impact on the surrounding properties, public safety and general welfare.

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
THOMAS M. SHARKEY
Name - Type or Print

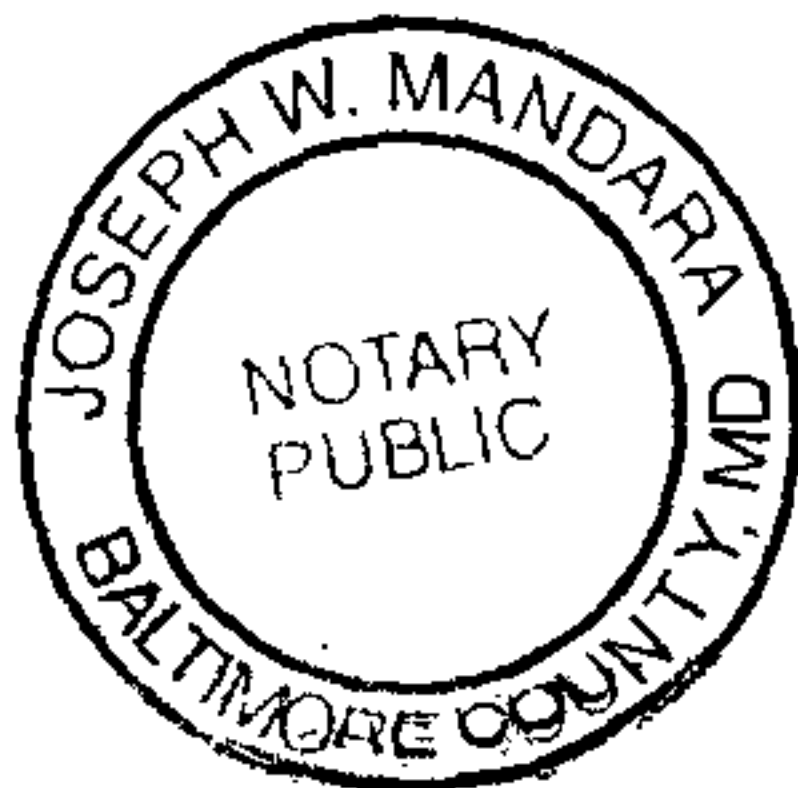
[Signature]
Signature
Mimi Swanton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas A Sharkey + Mimi Swanton
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 4/12/08

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 13124 OLD HANOVER ROAD
Address
REISTERSTOWN, 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):

Reasons we are requesting a variance

The house is small. We are cramped. We want to add a small addition to connect the house to the existing three car garage so that we can use the addition and part of the garage for living space and storage. This will allow us to enter the garage area safely and securely. We currently use the garage as a recreation, work bench and storage area.

We are not reconfiguring the exterior walls of the existing structures (except to add doors to the extension).

The addition will:

- not extend beyond the current edge of the set backs of the existing structures.
- have minor impact on the look of the property
- be in harmony with the spirit and intent of height and area regulations
- have no impact on parking and sign regulations
- have no impact on the surrounding properties, public safety and general welfare.

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.

Thomas M. Sharkey
Signature
THOMAS M. SHARKEY
Name - Type or Print

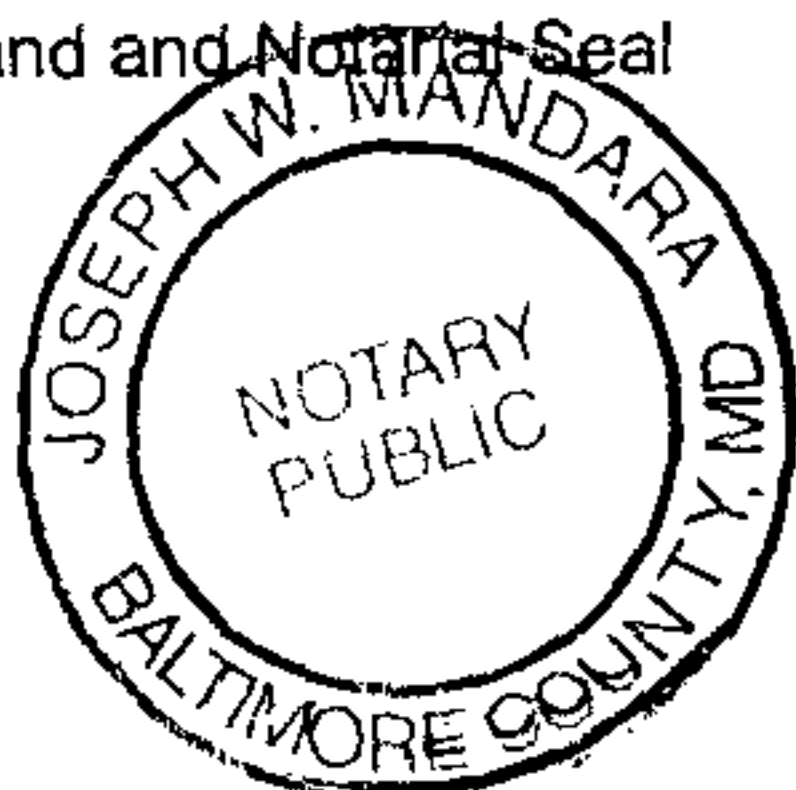
Mimi Swanton
Signature
Mimi Swanton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas M. Sharkey & Mimi Swanton
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Joseph W. Mandara
Notary Public
My Commission Expires 4/12/08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13124 OLD HANOVER RD, REISTERSTOWN, MD ²¹¹³²
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) 1A01.3.B.3 - to permit an existing non-conforming dwelling to have a front yard setback of 34 feet from the centerline of a street, a side yard setback of 63 feet from the centerline of a street and a side yard setback of 13 feet in lieu of the required 75, 75 and 35, respectively.

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):

THOMAS M. SHIRLEY
Name - Type or Print

Signature

Mimi Swanton
Name - Type or Print

Signature

13124 OLD HANOVER RD. 410-429-4479
Address Telephone No.

REISTERSTOWN, MD 21136
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 _____ 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.

CASE NO. 08-035-A

REV 10/25/01

COPIES RECEIVED FOR FILING

9-18-07

pb

Zoning Commissioner of Baltimore County

Reviewed By K. J.

Date

7/19/07

Estimated Posting Date

7/29/07

BEGINNING for the same at a point on the West edge of the Hanover Turnpike situate at the Northeast corner of a parcel of land now owned by Phillip B. Welsh, thence running and bounding on the land of said Welsh North 85 degrees West 292 feet, thence running and bounding on the land of Frank Lochman and Bertha Lochman, his wife, the two following courses and distances: North 3 degrees, East 128 feet, South 85 degrees East 292 feet to the West edge of the said Turnpike, thence running and bounding along the West edge of said Turnpike South 3 degrees West 128 feet to the place of beginning. Containing in all .92 of an acre of land, more or less.

13124 OLD HANOVER RD

REISTERSTOWN, MD 21136

4TH ELECTION DISTRICT

3RD COUNCILMANIC DISTRICT

Item #035

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

PAID RECEIPT

No. **03888**

Date: **7/19/2007**

BUSINESS ACTUAL DATE
7/19/2007 7/19/2007 14528-47
403 WALKIN' KIDZ KRM
CITY # 533434 7/19/2007 CASH

Fund	Agcy	Orgn	Sub	Rev	Source	Sub	Rev	Rept	BS	Acct	Amount
0001	0000				10000						65.00
											65.00
											65.00
											65.00
											65.00

Total:

Rec

From:

For:

WALKIN' KIDZ KRM # 03888-035-A

Receipt Tot: \$65.00
\$65.00 CASH
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 08035

Petitioner/Developer: GREG DRENNING /
A.L. SNYDER

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

Attention: _____

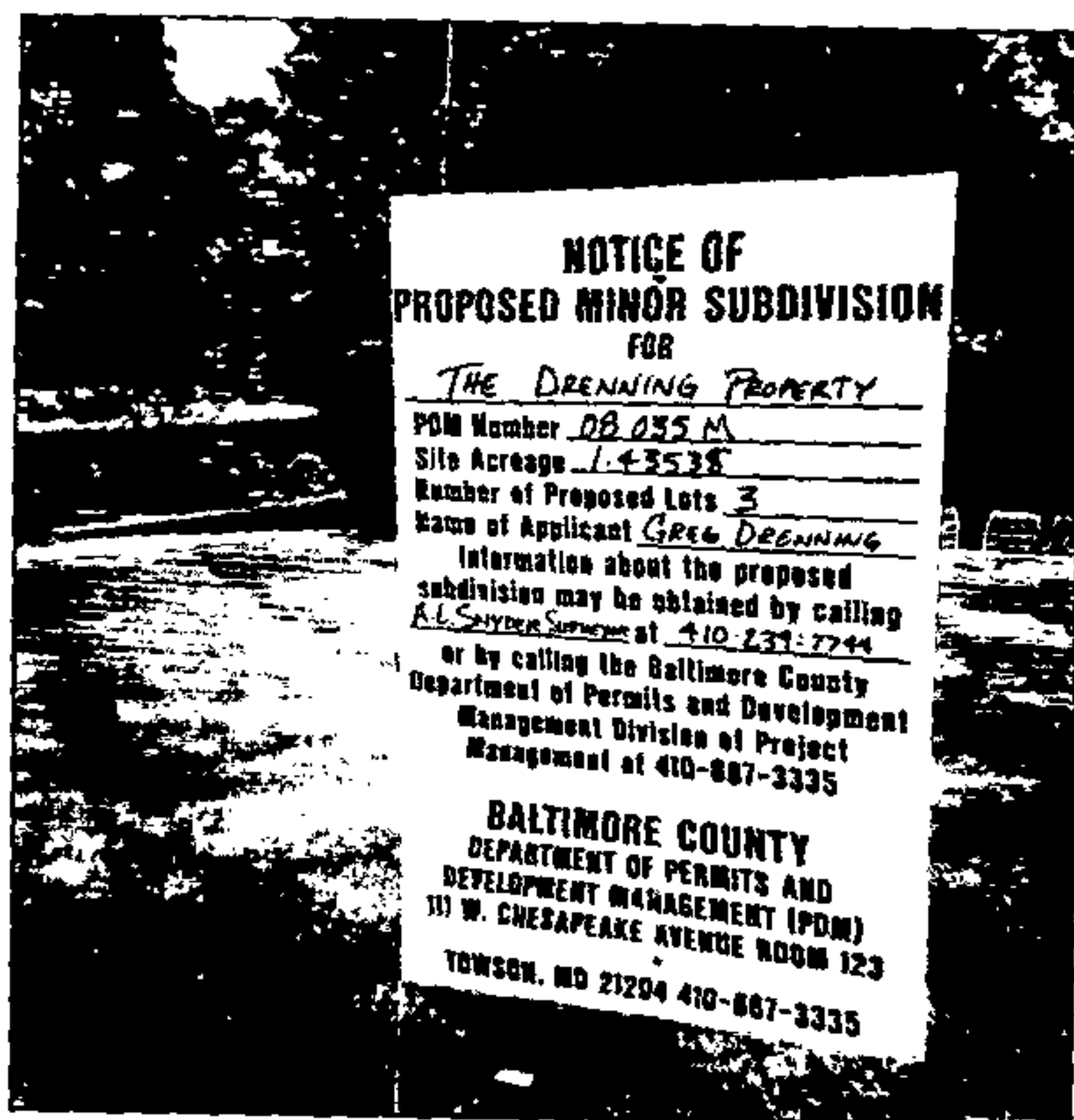
Ladies and Gentlemen:

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

39 STOCKSDALE AVE

REISTERSTOWN MD - 21136

The sign(s) were posted on 5/30/08
(Month/Day/Year)



Sincerely,

B. Ladd
(Signature of Sign Poster/Date)

BILL LADD
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 07/28/07

Case Number: 08-035-A

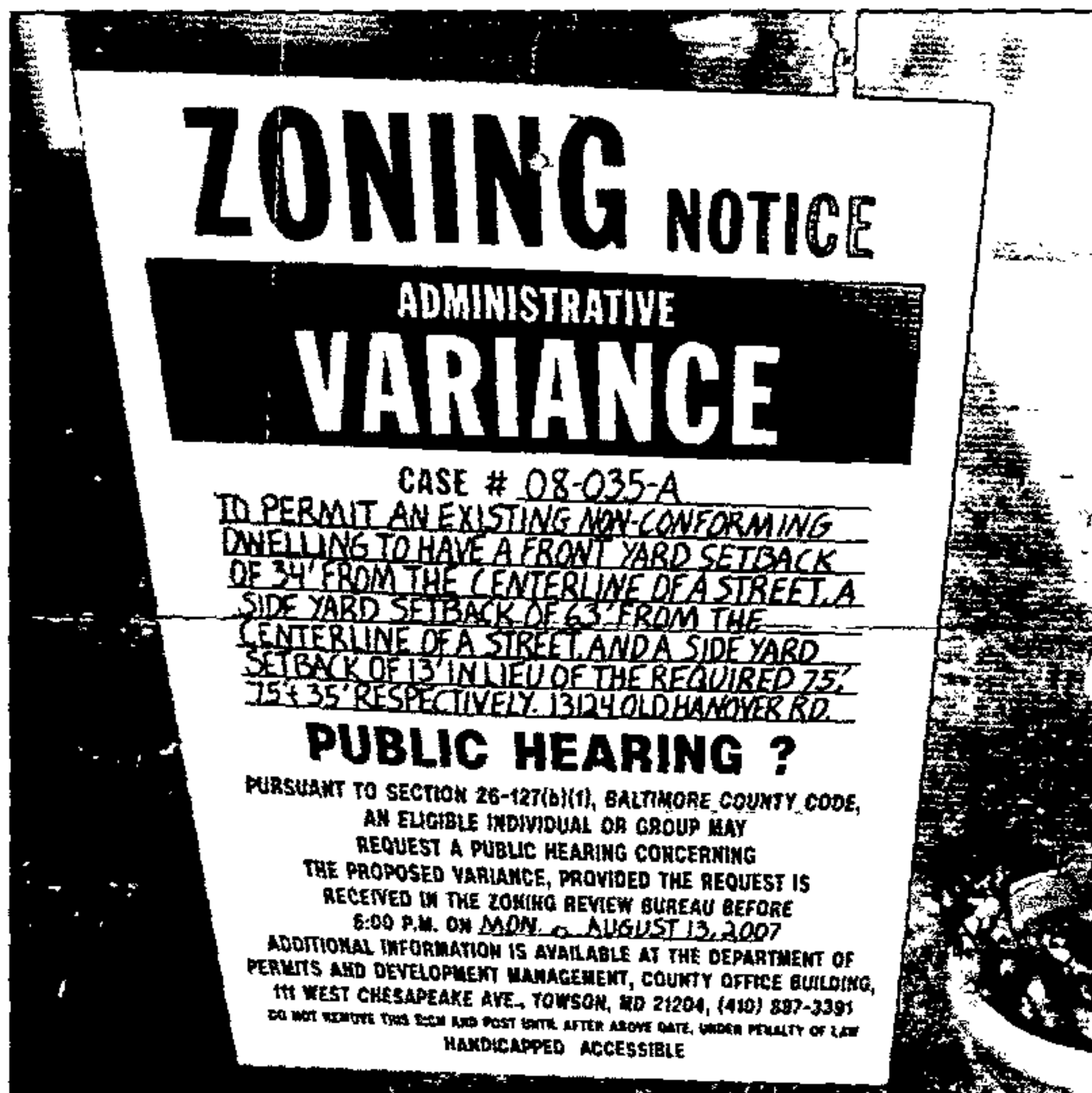
Petitioner / Developer: TOM SHARKEY

Date of Hearing (Closing): AUGUST 13, 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:

13124 OLD HANOVER ROAD

The sign(s) were posted on: 07/26/07



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 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 035 -A Address 13124 Old Hanover Rd
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/19/07 Posting Date: 7/29/07 Closing Date: 8/13/07

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- 035 -A Address 13124 Old Hanover Rd
Petitioner's Name Thomas + Mimi Sharkey Telephone 410 429 4479
Posting Date: 7/29/07 Closing Date: 8/13/07
Wording for Sign: To Permit an existing non-conforming dwelling to have a front yard setback of 34 feet from the centerline of a street, a side yard setback of 63 feet from the centerline of a street, and a side yard setback of 13 feet in lieu of the required 75, 75 and 35, respectively

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.

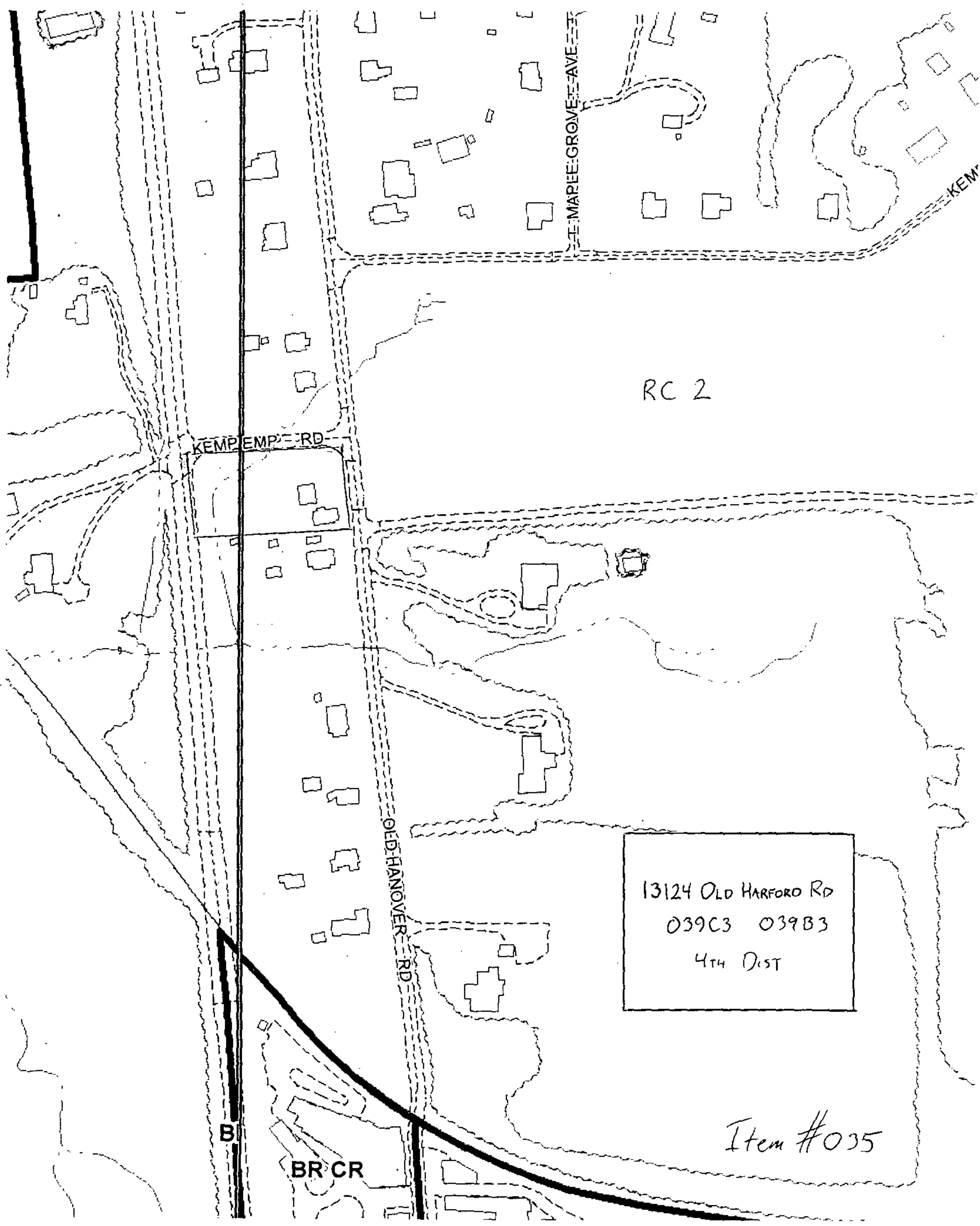
For Newspaper Advertising:

Item Number or Case Number: 08-035-A
Petitioner: THOMAS M. SHARKEY & MIMI SWANTON
Address or Location: 13124 OLD HANOVER ROAD, REISTERSTOWN, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS M. SHARKEY & MIMI SWANTON
Address: 13124 OLD HANOVER ROAD
REISTERSTOWN, MD 21136

Telephone Number: 410-429-4479



RC 2

13124 OLD HARFORD RD
039C3 039B3
4TH DIST

Item #035

B

BR CR

OLD HANOVER RD

KEMPE RD

ST MARIE GROVE AVE

KEM

NW 18-K

4 ED

039B3

RC 4

13218 0423015277 13218

13210 13210

0407000941

13208 0411047210 13208

0423051760

13202

13202 13202

0415000562

RC 2

13124

13124

13122 0423015125 13122

0419071780

0

13114

13114

0423050201

13112

13112

1900007493

0416000700 14004

13108

0403048826 13108

NW 17-K

0423017490,219

13206

13204

13217

13217

13204

13205

0413056730

0407059240

0413022312

0402023051 13211 13211

13209 13209

0423015350

0413040700 5100 5100

5042 0419007050

5042

0419007676 5040

0407000050

13200

13200

13130 0402001942

13130

13130

0402001941

13130 0402001941

0 2100007476

1600002224

2200022130

P.B./FOLIO

3 CD

13125

13121

13121

0416002080

039C3

13117

13117 0405042090

13105 0406057125

13105

Item # 035

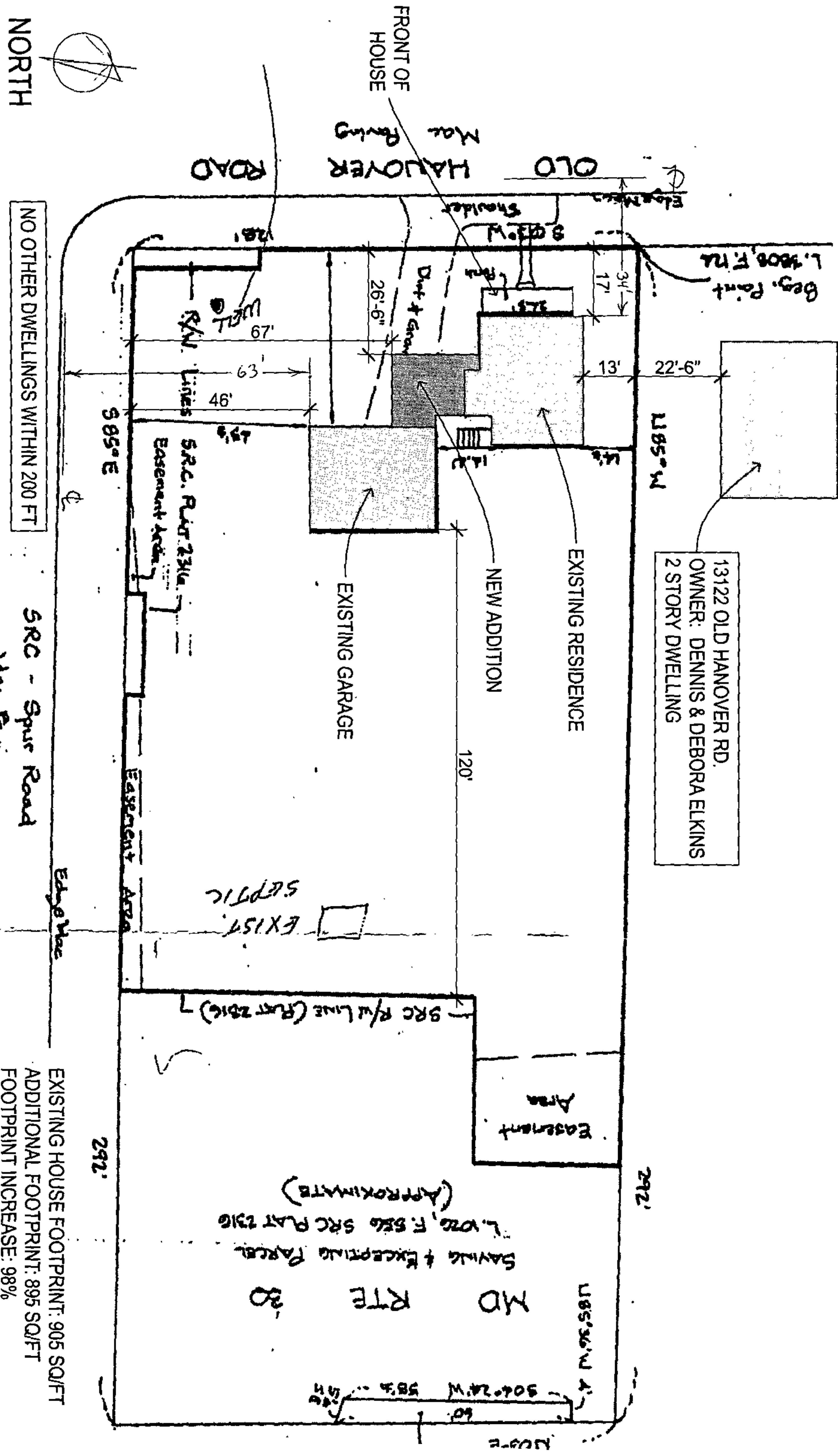
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ ADMINISTRATIVE VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 13124 Old Hanover Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

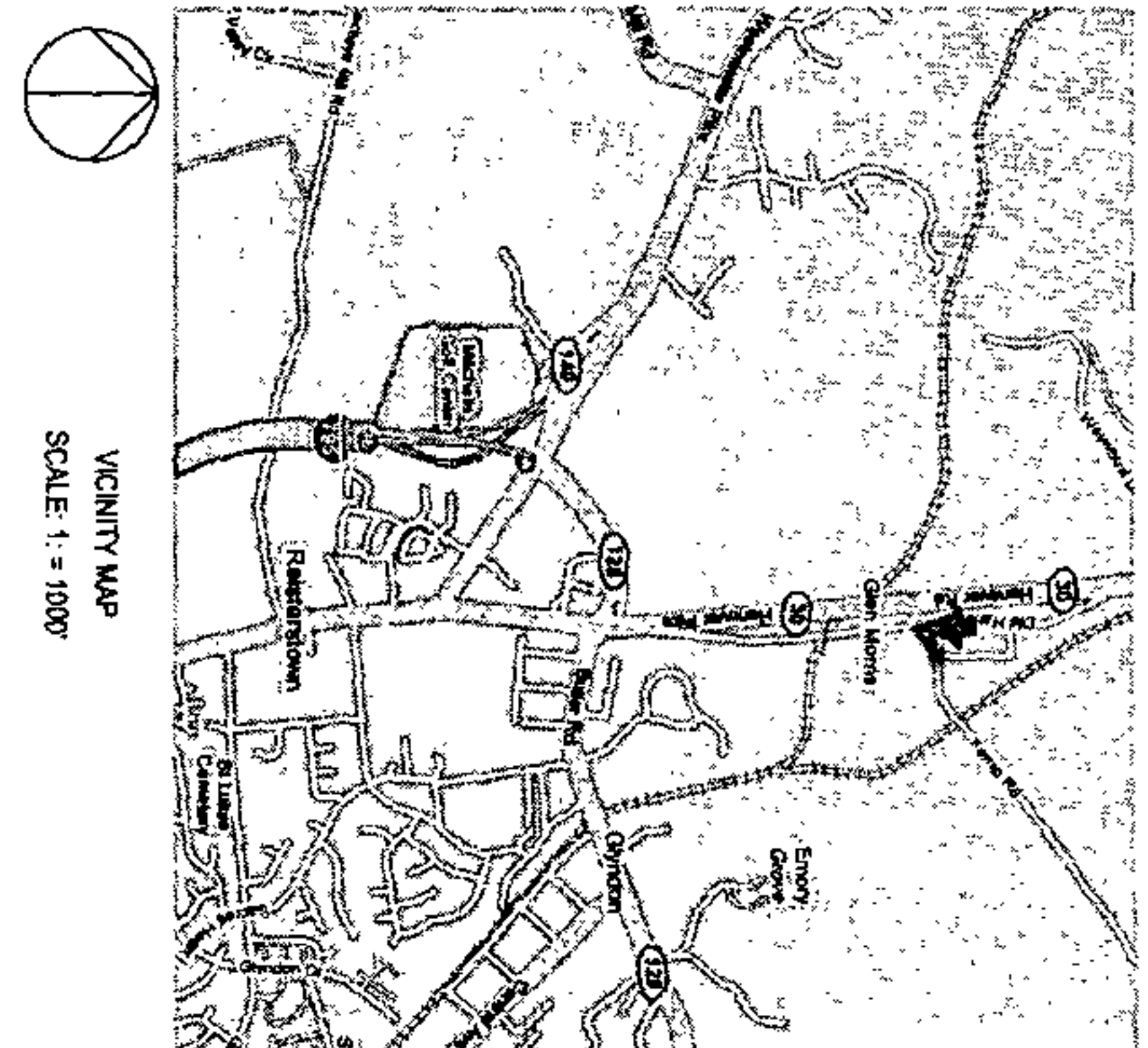
SUBDIVISION NAME: N/A TAX # 04 15 000 562

PLAT BOOK #: N/A FOLIO#: N/A LOT #: N/A SECTION #: N/A

OWNER: Mr. & Mrs. Tom Sharkey



PREPARED BY: Joseph P. Brandli SCALE OF DRAWING: 1" = 30'-0"



LOCATION INFORMATION

ELECTION DISTRICT: 4
COUNCILMANIC DISTRICT: 3
1"=200' SCALE MAP#: 039C3 + 039133
ZONING: RC2
LOT SIZE: 0.71 ACREAGE 30.927 SQUARE FEET
SEWER ☐ PUBLIC ☒ PRIVATE
WATER ☐ ☒
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/ BUILDING ☐ ☒
PRIOR ZONING HEARING: N/A

ZONING OFFICE USE ONLY

REVIEWED BY ITEM# CASE# 08-035-A



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

August 14, 2007

Thomas M. Sharkey
Mimi Swanton
13124 Old Hanover Road
Reisterstown, MD 21136

Dear Mr. Sharkey and Ms. Swanton:

RE: Case Number: 08-035-A, 13124 Old Hanover 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 19, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

August 2, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 30, 2007

Item Number: 035, 036, 037, 038, 039, 040, 041, 043, 044, 046, 047, 048, 050, 051

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



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 31, 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. 8-35-A
13124 OLD HANOVER RD
SHARKEY/SWANTON 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. 8-35-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,

Foster 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

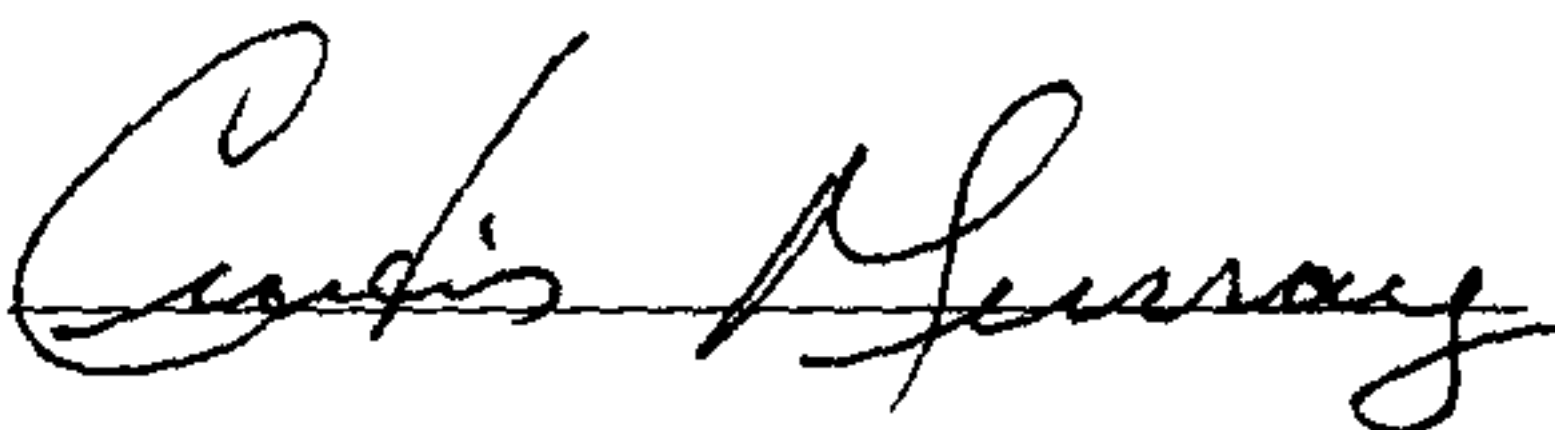
DATE: August 13, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-035- 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 Jessie Bailek in the Office of Planning at 410-887-3480.

Prepared By: 

Division Chief: 

CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 13, 2007

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

RECEIVED
SEP 17 2007

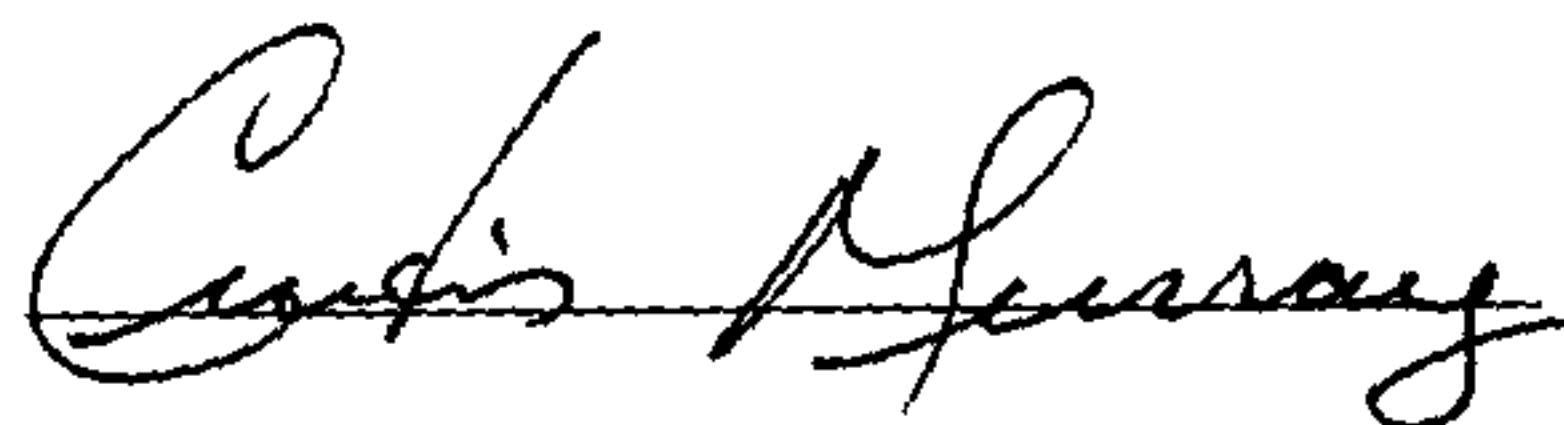
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Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 1, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2007
Item Nos. 08-035, 036, 037, 038, 039,
040, 041, 043, 044, 046, 048 and 051

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-08062007.doc



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w3.1)

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)

Account Identifier: District - 04 Account Number - 0415000562

Owner Information

Owner Name:	SHARKEY THOMAS M SWANTON MIMI	Use:	RESIDENTIAL
Mailing Address:	13124 OLD HANOVER RD REISTERSTOWN MD 21136-4719	Principal Residence:	YES
		Deed Reference:	1) /25625/ 157 2)

Location & Structure Information

Premises Address	Legal Description
13124 OLD HANOVER RD	.71 AC WS 13124 OLD HANOVER PIKE 425 SW KEMPS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
39	23	127						1	Plat Ref:

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1851	1,110 SF	30,927.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	56,730	96,980		
Improvements:	42,660	78,290		
Total:	99,390	175,270	124,683	149,976
Preferential Land:	0	0	0	0

Transfer Information

Seller: SWANTON MIMI A	Date: 05/11/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /25625/ 157	Deed2:
Seller: OBANNON ANNA G	Date: 12/18/1998	Price: \$80,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13384/ 720	Deed2:
Seller: OBANNON JAMES T	Date: 07/08/1976	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 3808/ 124	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

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



Item #
035

GARAGE - ADDITION WILL GO OUT
TO THE FIRST BAY, THE ONE
WITHOUT THE WINDOWS

FRONT OF EXISTING HOME

DIAGONAL VIEW OF WHERE
ADDITION WILL GO.



Item #
035

HOME & GARAGE SHOWING AREA
WHERE ADDITION WILL GO. OUT
FROM HOME LEFT OF MIDDLE WINDOW
TO END OF FIRST BAY.

VIEW FROM BACK YARD

SHOW AREA WHERE ADDITION
WILL GO FROM HOME
GOING LEFT.

VIEW FROM FRONT OF HOME SHOWING
AREA WHERE ADDITION WILL GO
TO THE RIGHT TO END OF FIRST BAY.



Item #035

IMMEDIATE ADJACENT DWELLING
ON LEFT OF HOME FROM THIS
FRONT VIEW; ADDITION WILL NOT
BE VISIBLE FROM THIS DWELLING;
THE OTHER ADJACENT DWELLING IS
ACROSS THE STREET TO THE
RIGHT OF THIS VIEW MUCH FURTHER
AWAY.