IN RE: PETITION FOR ADMIN. VARIANCE

W side of Misty Valley Road, 1125 feet +/- N of c/l of Stansbury Mill Road 10<sup>th</sup> Election District 3<sup>rd</sup> Councilmanic District (14420 Misty Valley Road)

Gordon Leonard III and Hsiao-Hui Lin-Leonard Petitioners

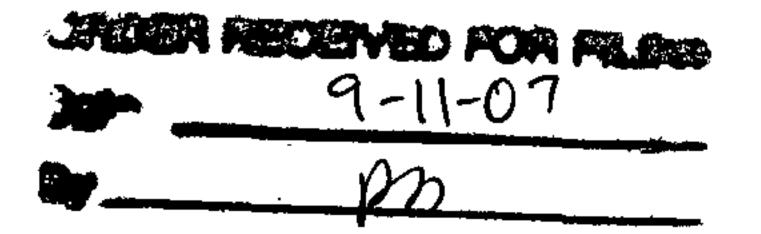
- \* BEFORE THE
- \* DEPUTY ZONING
- \* COMMISSIONER
- \* FOR BALTIMORE COUNTY
- \* Case No. 08-072-A

#### 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, Gordon Leonard III and Hsiao-Hui Lin-Leonard for property located at 14420 Misty Valley Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a height of 25 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a 36 foot x 36 garage. The additional garage height is necessary so that the structure is architecturally compatible with the existing dwelling. The subject site contains 2.0029 acres.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated August 16, 2007, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes. Building materials shall be consistent to that of the existing dwelling.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 19, 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 \_\_\_\_\_\_ day of September, 2007 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a height of 25 feet in lieu of the permitted 15 feet 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.
- 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, kitchen or bathroom facilities.
- 3. The accessory structure shall not be used for commercial purposes.
- 4. The structure shall be built with building materials consistent with that of the existing dwelling.

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

11-10-11-07 9-11-07



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

September 11, 2007

GORDON LEONARD III AND HSIAO-HUI LIN-LEONARD 14420 MISTY VALLEY ROAD PHOENIX MD 21131

Re: Petition for Administrative Variance

Case No. 08-072-A

Property: 14420 Misty Valley Road

Dear Mr. and Mrs. Leonard:

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

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

Very truly yours,

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure

### CERTIFICATE OF POSTING

POSTED 8/19/07

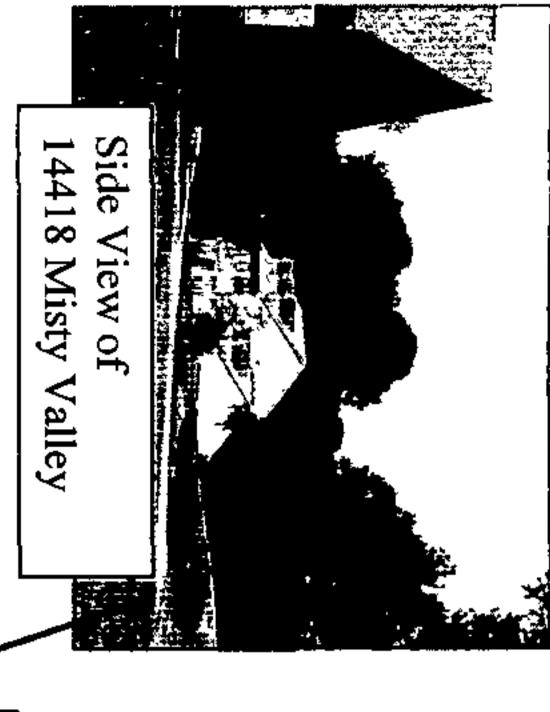
RE: Case No.: \_ 08-072 - A Petitioner/Developer: GONDON LEONARD Date of Hearing/Closing: 9/3/07 Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204 Attention: Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 14420 MISTY VALLEY RD. The sign(s) were posted on (Month, Day, Year) CASE #08-072-A Sincerely, (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD (Address) FALLSTON, MO 21047 THE OWNER WE HER TOTAL IN 17784, (478) 007-23 (City, State, Zip Code) (Telephone Number) 14420 MISTY VALLEY RD

# CERTIFICATE OF POSTING

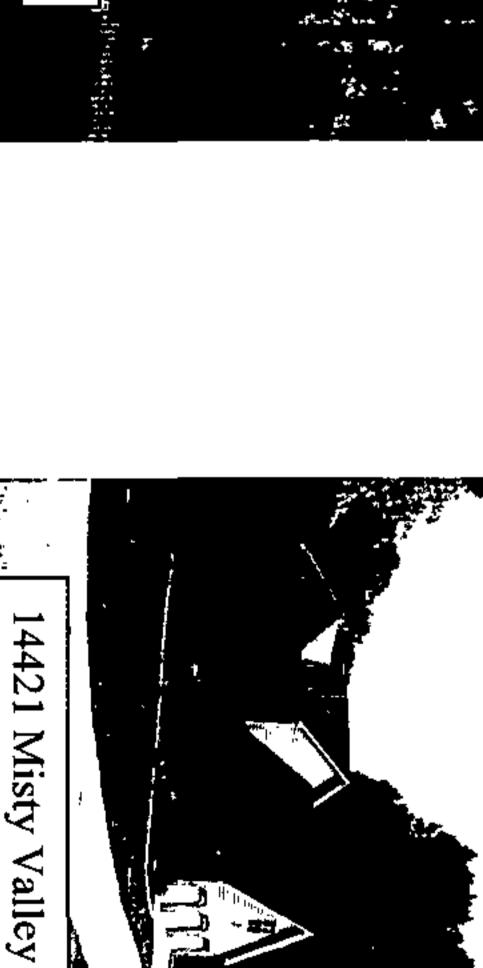
RE: Case No.: 08-072-A Petitioner/Developer: GONDON LEONARD Date of Hearing/Closing: 9/3/07 Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204 Attention: Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at \_ 14420 MISTY VALLEY RD. The sign(s) were posted on \_\_\_ (Month, Day, Year) CASE # 08-072-A Sincerely, (Signature of Sign Poster and Date) RICHARD E. HOFFMAN (Printed Name) 904 DELLWOOD DR. (Address) FALLSTON, MO 21047 MENTS HE STREET, STATEMEN COURT, SALCE ONLY WHEN CHEVILLE ME, TORICK IN 1989. [AND MIT-EN (City, State, Zip Code)

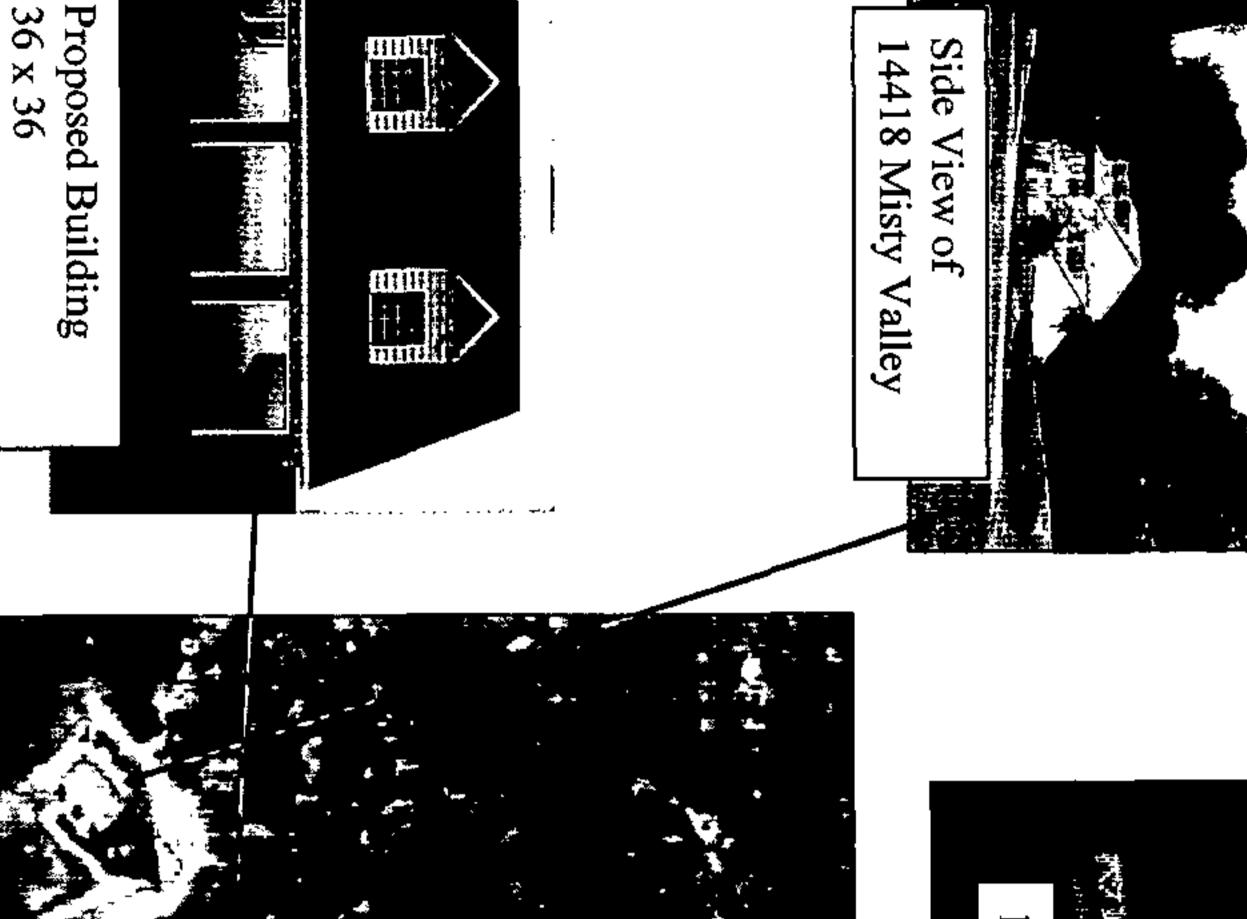
(Telephone Number)

14420 MISTY VALLEY RD
POSTED 8/19/07
6228/2/12/07



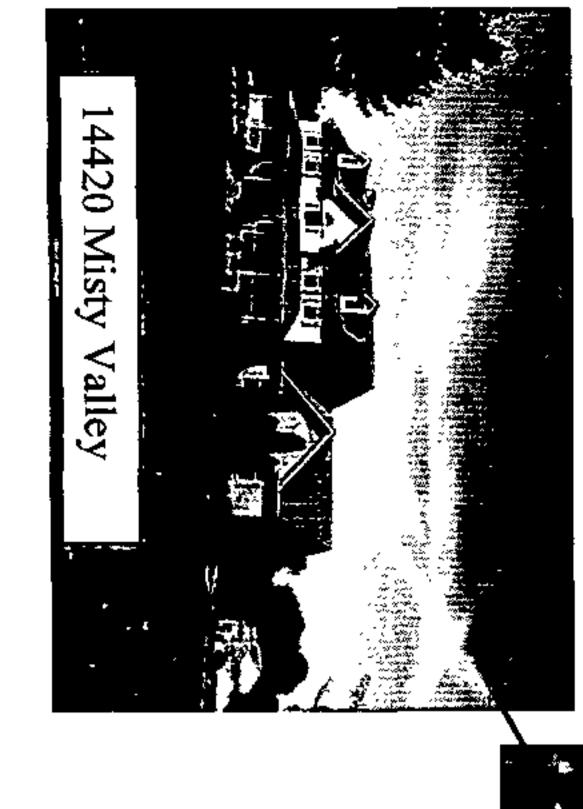








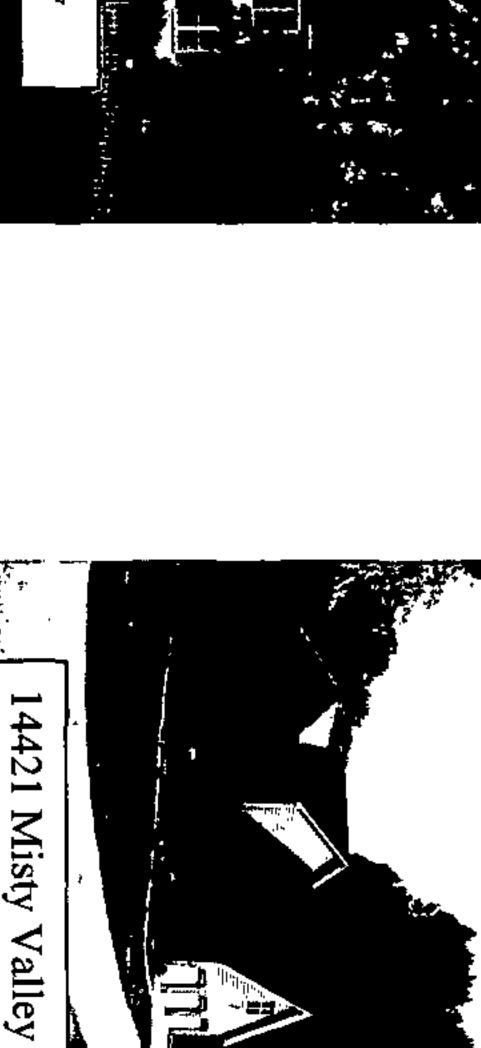














Proposed Building 36 x 36



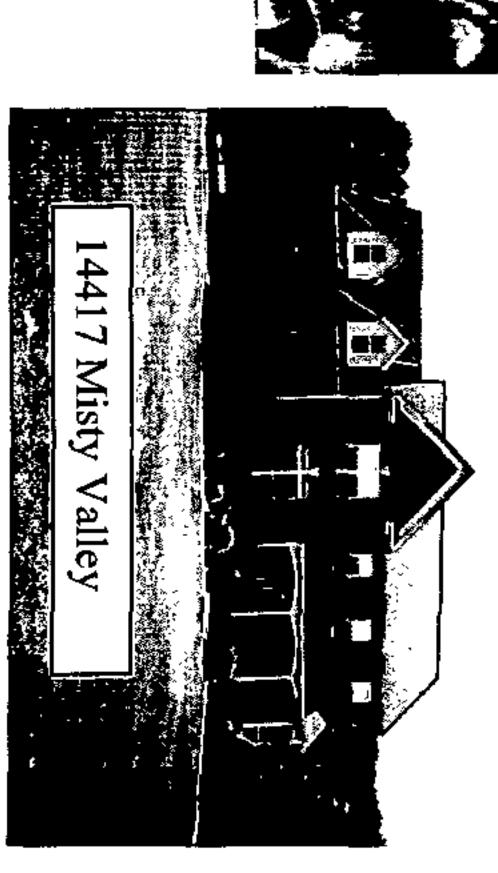


14420

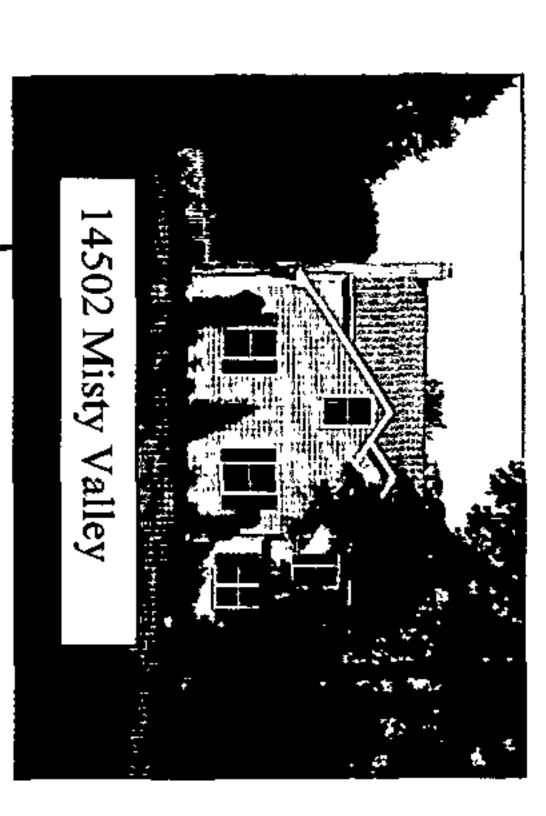
Misty

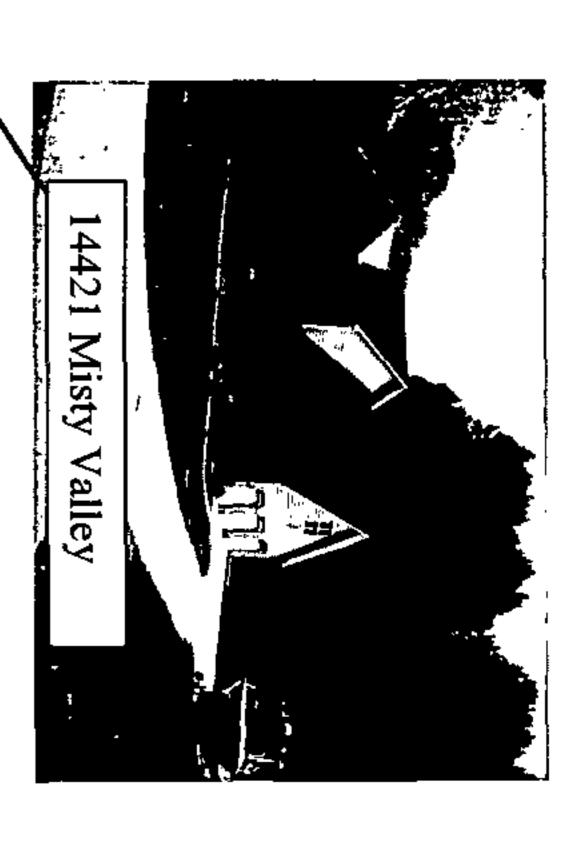
Valley

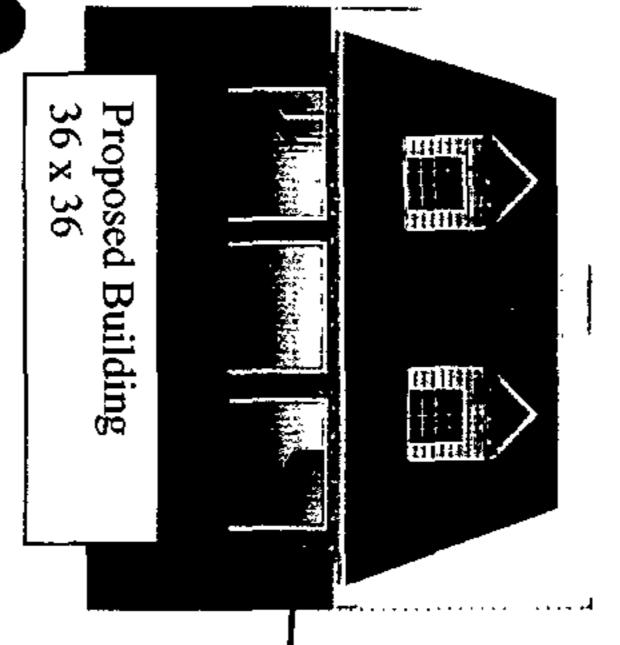
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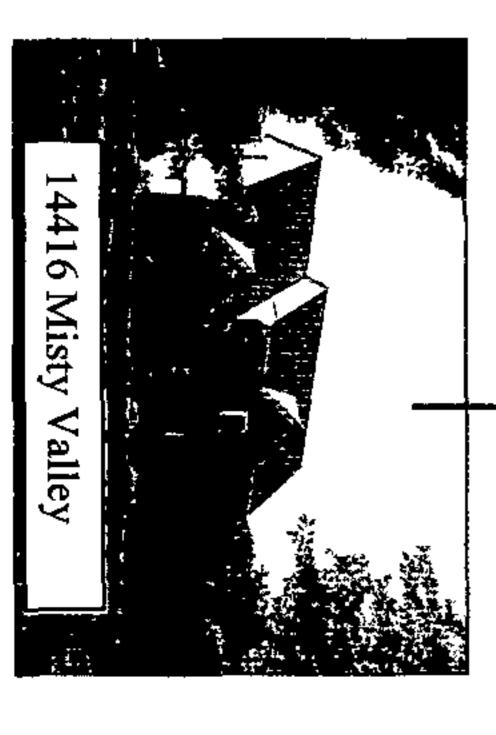


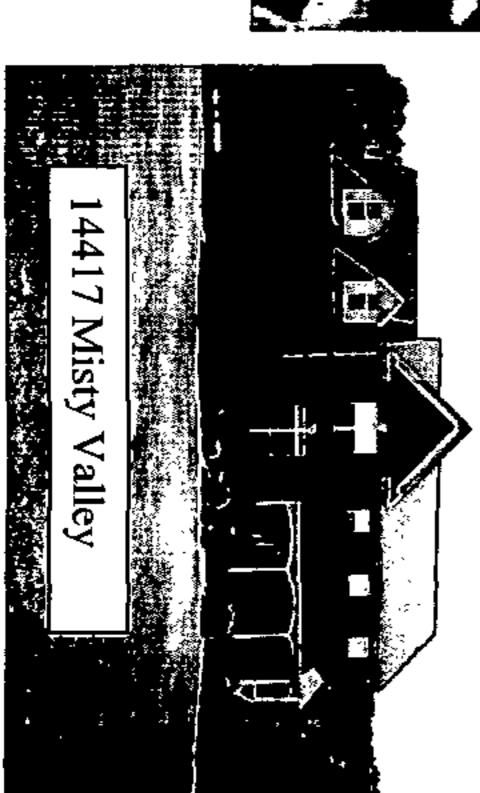














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### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case	Number	-80	072	-A	Address	14420	MISTY	VALL	ey 2
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2.	a jumai	requ	uest for a pi	date is the deaublic hearing. g, the process	Please	understand ti	hat even if t	here is n	eet to file to formal
3.	order that (typically denied, c	at the withing	e matter be in 7 to 10 days go to public	ng date, the factor (a) grant the set in for a ys of the closing. The	requested public hea ng date) a order will t	relief; (b) de aring. You vanished to whether be mailed to y	will receive will receive with the petition hours out by First Countries.	ested relievritten no nas been lass mail	ef; or (c) etification granted,
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# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

Item Number o	
Petitioner:	ordon Leonard
-∉Address or Loc	tion: 14420 Misty Valley Rd; Phoenix MD 2113
PLEASE FORV	ARD ADVERTISING BILL TO:
PLEASE FORV Name:	ARD ADVERTISING BILL TO:
	ARD ADVERTISING BILL TO:
Name:	ARD ADVERTISING BILL TO:



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

September 4, 2007

Gordon Leonard III Hsiao-Hui Lin-Leonard 14420 Misty Valley Road Phoenix, MD 21131

Dear Mr. and Mrs. Leonard:

RE: Case Number: 08-072-A, 14420 Misty Valley Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 8, 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,

U. Call Richards Ir

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

**Enclosures** 

c: People's Counsel

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**DATE:** August 16, 2007

SUBJECT: 8-072- Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 25 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, kitchen or bathroom facilities.
- 2. The accessory structure shall not be used for commercial purposes.
- 3. The structure shall be built with building materials consistent to that of the existing dwelling.

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

Section Chief:

AFK/LL: CM

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** August 15, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 20, 2007

Item Nos. 052, 054, 056, 057, 058, 061, 062, 063, 065, 066, 067, 068, 071, 072, 073, 074, and 075

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-08152007.doc



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

Maryland Department of Transportation

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

Date: AUGUST 13, 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. 8-72-A

LEONARD 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. 8-72-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 J Of Engineering Access Permits

Division

SDF/MB

Street Address: 707 North Calvert Street + Baltimore, Maryland 21202 + Phone: 410.545.0300 + www.marylandroads.com



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

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

August 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 14, 2007

Item Number: Item Number 49 and 052 through 075

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

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

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** August 16, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: 8-072- Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 25 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, kitchen or bathroom facilities.
- 2. The accessory structure shall not be used for commercial purposes.
- 3. The structure shall be built with building materials consistent to that of the existing dwelling.

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

**Section Chief:** 

AFK/LL: CM



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14420 Misty Valley Rd; Phoenix, MD 2113 which is presently zoned RC5

This Petition shall be filed with the Depa owner(s) of the property situate in Baltimore made a part hereof, hereby petition for a Var	County and whi	ch is described in the description :	and plat attached hereto and
A GARAGE WITH	A HE	10-HT OF 25ft.	IN LIEU OF
made a part hereof, hereby petition for a Var  A GARAGE WITH  THE PERMITTED	15 ft.		
of the zoning regulations of Baltimore Count of this petition form.	y, to the zoning	law of Baltimore County, for the re	asons indicated on the back
Property is to be posted and advertised as p l, or we, agree to pay expenses of above Variand regulations and restrictions of Baltimore County a	ce, advertising, po	osting, etc. and further agree to and a	re to be bounded by the zoning y.
		I/We do solemnly declare and a perjury, that I/we are the legal or is the subject of this Petition.	· · · · · · · · · · · · · · · · · · ·
Contract Purchaser/Lessee:		Legal Owner(s):	
		Gordon Leonard III	
Name - Type or Print		Name - Type or Brint	
<u></u>	<del></del>		
Signature		Signature Hsiao-Hui Lin-Leonard	_
Address	Telephone No.	Name - Type or Print	
		Signature	
City	Zip Code		410 620 0026
Attorney For Petitioner:		14420 Misty Valley Rd Address	410-628-8036 Telephone No.
-		Phoenix	MD 21131
Name - Type or Print	<del></del>	City	State Zip Code
		Representative to be Co.	ntacted:
Signature		Gordon Leonard	
Company	<del></del>	Name	
		14420 Misty Valley Rd	410-628-8036
Address	Telephone No.	Address	Telephone No.
City	712 6 2 2 2	Phoenix	MD 21131
City	Zip Code	City	State Zip Code
A Public Hearing having been formally demanded this day of that the	e subject matter of	e required, it is ordered by the Zoning Cothis petition be set for a public hearing, ac	commissioner of Baltimore County, vertised, as required by the zoning
regulations of Baltimore County and that the property b	e reposted.	. E	Titlists,
		WHILE The war was a second	
_		Zoning Commissioner of	Baltimoré County
CASE NO. 08-072-6	Re	viewed By Da	E 8.8.07
REV 10/25/04 PAR PARTY NEW TOTAL BETTER TOTA	Est	timated Posting Date	S 849.07

## Affida Vit 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

14420 Misty Valley Rd Address MD 21131 Phoenix Zip Code

State

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):

Other building placement locations would impact area set aside for septic recovery.

City

Other building placement locations would be visually disruptive and impractical.

That the Affiant(s) acknowledge(s) that if a formal deladvertising fee and may be required to provide additional	mand is filed, Affiant(s) will be required to pay a reposting and I information.
Signature	Signature Signature
Gordon Leonard	Hsiao-Hui Lin-Leonard
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to	and the second s
of Maryland, in and for the County aforesaid, personally	مون المراق بين المراق
the Affiant(s) herein, personally known or satisfactorily id	lentified to me as such Affiant(s).
the Amanus) herein, personally known or saustactory is	
AS WITNESS my hand and Notarial Seal	
	Notary Public  My Commission Expires 7 - /- 2008
REV 10/25/01	



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14420 Misty Valley Rd; Phoenix, MD 2113 which is presently zoned RC5

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 garage with a height of 25ft in Lieu of the permitted 15ft

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. Legal Owner(s): Contract Purchaser/Lessee: Gordon Leonard III Name - Type or Print Name - Type or Print Signature Signature Hsiao-Hui Lin-Leonard Address Telephone No. Name - Type or Print Zip Code City State Signature 14420 Misty Valley Rd 410-628-8036 Attorney For Petitioner: Address Telephone No. MD 21131 Phoenix Zip Code City Name - Type or Print State Representative to be Contacted: Signature Gordon Leonard Name Company 14420 Misty Valley Rd 410-628-8036 Address Address Telephone No. Telephone No. Phoenix MD 21131 City City State Zip Code Zip Code State A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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. 08-072-48.8.0 Reviewed By REV 10/25/61 8-19-07 Estimated Posting Date

# 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

14420 Misty Valley Rd Address 21131 MD Phoenix Zip Code State City

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):

Other building placement locations would impact area set aside for septic recovery.

Other building placement locations would be visually disruptive and impractical.

That the Affiant(s) acknowledge(s) that if a formal demand advertising fee and may be required to provide additional information	is filed, Affiant(s) will be required to pay a reposting and nation.
	Jan
Signature	Signature
Gordon Leonard	Hsiao-Hui Lin-Leonard
Name - Type or Print	Name - Type or Print
	•
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:	
ا HEREBY CERTIFY, this حكت day of	red, <u>,, o o 7</u> , before me, a Notary Public of the State
Gordon & Holgo-Hui Leonard	
the Affiant(s) herein, personally known or satisfactorily identifie	d to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	
	Lolores Dunnigan
	ry Public
My C	commission Expires 7-1-2008
REV 10/25/01	



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14420 Misty Valley Rd; Phoenix, MD 2113 which is presently zoned RC5

I/We do solemnly declare and affirm, under the penalties of

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 Hed 15fl.

A garage with a height of 25ft in Lieu of the permitted 15fl.

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.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: Gordon Leonard III Name - Type of Print Name - Type or Print Signature Signature Hsiao-Hui Lin-Leonard Telephone No. Address Name - Type or/Print Zip Code City Signature State 14420 Misty Valley Rd 410-628-8036 Attorney For Petitioner: Address Telephone No. MD 21131 Phoenix Zip Code City State Name - Type or Print Representative to be Contacted: Signature Gordon Leonard Name Company 14420 Misty Valley Rd. 410-628-8036 Telephone No. Telephone No. Address Address MD 21131 Phoenix City Zip Code State Zip Code City State A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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 - 672-14 Reviewed By REV 10/25/04/2017 MESONE POLICY AND THE POLICY AND Estimated Posting Date

## Affida Vit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at

 14420 Misty Valley Rd

 Address
 MD
 21131

 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):

Other building placement locations would impact area set aside for septic recovery.

Other building placement locations would be visually disruptive and impractical.

That the Affiant(s) acknowledge(s) that if a formal deman advertising fee and may be required to provide additional info	emand is filed, Affiant(s) will be required to pay a reposting and all information.					
Signature	Signature					
Gordon Leonard	Hsiao-Hui Lin-Leonard					
Name - Type or Print	Name - Type or Print					
STATE OF MARYLAND, COUNTY OF BALTIMORE, to with the Hereby Certify, this day of July of Maryland, in and for the County aforesaid, personally appeared the Affiant(s) herein, personally known or satisfactorily identification.	eared					
	Solows Sunnyan  otary Public  y Commission Expires 7-1-2005					

ZONING DESCRIPTION FOR 14420 Misty Valley Road; Phoenix MD 21131

Beginning at a point on the west side of 14420 Misty Valley Road which is 20 feet wide at the distance of 1125 feet north of the centerline of the nearest improved intersection street Stansbury Mill Road which is 25 feet wide. Being Lot 7 as recorded in Baltimore County Plat Book 69, Folio 048 containing 2.003 AC. Also known as 14420 Misty Valley Road and located in the 10<sup>th</sup> Election District, Precinct 3, Legislative District 05B, Congressional District 1, Cuncilmanic District 3.

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