IN RE: PETITION FOR ADMIN. VARIANCE

NE corner of Silver Gate Court and

Farm Brook Court 11<sup>th</sup> Election District

5<sup>th</sup> Councilmanic District

(2 Farm Brook Court)

Robert Windsor Petitioner BEFORE THE

DEPUTY ZONING

COMMISSIONER

\* FOR BALTIMORE COUNTY

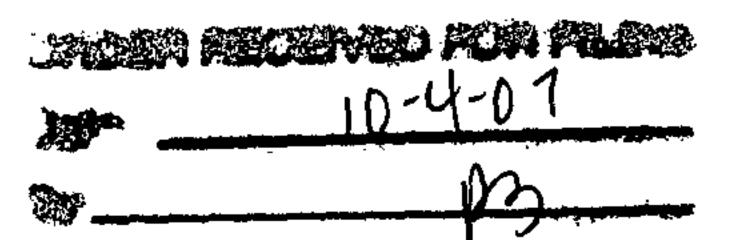
\* Case No. 08-126-A

#### 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 owner of the subject property, Robert Windsor for property located at 2 Farm Brook Court. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (proposed inground pool) to be located in the side yard of existing dwelling in lieu of in the rear yard in the third farthest removed from the street as required. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to install a 20 foot x 40 foot in-ground vinyl swimming pool. Petitioner wants the end of the pool to start 26 feet from the sidewalk of Silver Gate Court. In this location, the pool lines up with the west side of the home. At this location, the pool would be 20 feet from the east property line. The subject property is a corner lot located at the intersection of Farm Brook Court and Silver Gate Court.

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.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 14, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.



The Petitioner has 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 October, 2007 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (proposed inground pool) to be located in the side yard of existing dwelling in lieu of in the rear yard in the third farthest removed from the street as required is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

October 4, 2007

ROBERT WINDSOR 2 FARM BROOK COURT PERRY HALL MD 21128

Re: Petition for Administrative Variance

Case No. 08-126-A

Property: 2 Farm Brook Court

Dear Mr. Windsor:

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,

HOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure



REV 10/25/01

#### Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2 FARM BROOK CT 21128 which is presently zoned DR 3.5 H

DROP OFF PETITION BY COUNCILMAN HON. VINCE GARDINA'S OFFICE

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) TO PERMIT AN ACCESSORY BUILDING (PROPOSED INGROUND) POOL) TO BE LOCATED IN THE SIDE YARD OF EXISTING DWELLING IN LIEU OF IN THE REAR YARD IN THE THIRD FARTHEST REMOVED FROM THE STREET AS REQUIRED . 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: obert WINDSON - Type or Print Name - Type or Print Signature... Signature Name - Type or Print Telephone No. Address Zip Code Signature State City & FARM DRUBIL CIT Attorney For Petitioner: Telephone No. Address GRRY Zip Code State Name - Type or Print Representative to be Contacted: Signature Name Company 410-627-3227 FARM BROOK Telephone No. Telephone No. Address Address MD Zip Code State Zip Code State City 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

#### 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   | 2 FARM BRO                    | OK CT  |                            |
|---|-------------------------------|--|----------------------------|
|   | Address<br>Perry Hall<br>City | Mr   | 2 //28 Zip Code            |
| That based upon personal knowledge, the folio   | wing are the facts upon wh    |  | •                          |
| Variance at the above address (indicate hardship)   |                               | Imminut Poo                                  | >L_                        |
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| IN CENTER OF BAC  | K YARD.                       |  |                            |
| WANT TO START   | POOL 26' OFF                  | SIDRWALK                                     | o-F                        |
| 51 LURR GATE RT W   | HICH 15 EVEN                  | WITH SIDE                                    | •                          |
|   |                               |  |                            |
|   | •                             |  |                            |
| That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a |                               | ant(s) will be require                       | ed to pay a reposting and  |
|   |                               | •  |                            |
| Signature   | Signature                     | <u>.                                    </u> | <u></u>                    |
| Name - Type or Print  | Name - Typ                    | e or Print                                   | <u> </u>                   |
|   |                               |  | <b></b>                    |
| STATE OF MARYLAND, COUNTY OF BALTIN   | •                             |  |                            |
| I HEREBY CERTIFY, this 20th day of June of Maryland, in and for the County aforesald, per         | rsonally appeared             | 2 <u>007</u> , before me, a                  | Notary Public of the State |
| ROBERT WINDSOR the Affiant(s) herein, personally known or satisfa                                 | ctorily identified to me as s | uch Affiant(s).                              |                            |
| and the second personally through an addition   |                               |  | NN WELCO                   |

AS WITNESS my hand and Notarial Seal

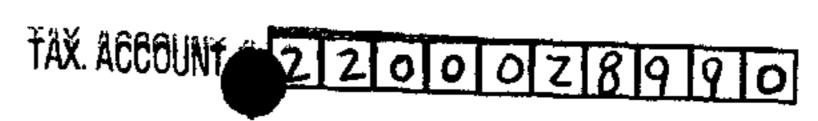
My Commission Expires 5 - / - 2011

#### 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 t     | he Affiant(s) does/do presently reside at  |  | M Broo                     | KCT                           |   |
|------------|--|--|----------------------------|-------------------------------|---|
|            |  | Address  | HALL                       | MD                            | 21/28                                   |
| That I     | based upon personal knowledge, the follonce at the above address (indicate hardsh                | City<br>owing are the fact<br>hip or practical dif | ts upon which<br>ficulty): | State<br>ch I/we base the rec | Zip Code<br>quest for an Administrative |
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| 0          | CAN NOT BY INSTALLED<br>IN CENTER OF BACK Y  | IF Pool  | _ MUST                     | START                         |   |
| •          | WANT TO START POOL   | 26' OFF  | SIDEWA                     | LK OF                         |   |
| <b>(2)</b> | SILVER GATE CT. WHICH<br>OF House.   |  |                            |                               |   |
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| That adver | the Affiant(s) acknowledge(s) that if a fitting fee and may be required to provide               | ormal demand i<br>additional inform                | s filed, Affiai<br>ation.  | nt(s) will be require         | ed to pay a reposting and               |
| Signati    | 77   | <u> </u>   | Signature                  | <u></u>                       |   |
| Alman -    | Lobert WINDSON   | ·  | Name - Type                | or Print                      |   |
| Name       | - Type or Print  | •  |                            |                               |   |
|            | E OF MARYLAND, COUNTY OF BALTI   |  |                            | <b>-</b>                      |   |
| I HER      | REBY CERTIFY, this <u>20 HA</u> day of <u>Au</u><br>aryland, in and for the County aforesaid, po | ersonally appear                                   | ed ,                       | , before me, a                | a Notary Public of the State            |
| •          | ROBERT (D) NOSOR<br>ffiant(s) herein, personally known or satisf                                 | •            |                            | ch Affiant(s).                | <u></u>                                 |
|            |  | WIN WEST   | harlet                     | te ann U                      | Lusheit                                 |
|            | ME!  |  | Public  mmission Ex        | xpires 5-18-                  | 2011                                    |

REV 10/25/01





#### Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

| for the property located at 2 FARM BROOK | CT | 21128 |
|--|----|-------|
| which is presently zoned                 | DR | 3,5H  |

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) 4-120.

TO PERMIT AN ACCESSORY BUILDING ( PROPOSED IN GROUND POOL)
TO BE LOCATED IN THE SIDE YARD OF EXISTING DWELLING IN LIEU
OF IN THE REAR YARD IN THE THIRD FARTHEST REMOVED FROM
THE STREET AS REQUIRED.

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

DROP OFF PETITION BY COUNCIL MAIN OFFICE

|  |             |                         | perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.  |
|--|-------------|-------------------------|---|
| Contract Purchaser/                          | Lessee:     |                         | Legal Owner(s):   |
|  |             |                         | Robert S WINDSOR  |
| Name - Type or Print                         |             |                         | Name - Type or Print  |
| Signature                                    |             |                         | Signature   |
| Address                                      |             | Telephone No.           | Name - Type or Print  |
| City   | State       | Zip Code                | Signature   |
| <u>Attorney For Petition</u>                 | <u>ner:</u> |                         | ZFARM BROOK CT 410-627-3227  Address PERRY HALL MD 21128  |
| Name - Type or Print                         |             | <u></u>                 | City State Zip Code   |
| <del></del>                                  |             |                         | Representative to be Contacted:   |
| Signature                                    |             |                         | Robert WINDSOL  |
| Company                                      |             |                         | 2 FARM BROOK CT 410-627-3227  |
| Address                                      |             | Telephone No.           | RERRY HALL MD 21128   |
| City   | State       | Zip Code                | City State Zip Code   |
| this day of<br>regulations of Baltimore Coun | , th        | at the subject matter o | Toning Commissioner of Baltimore County  Zoning Commissioner of Baltimore County  Zoning Commissioner of Baltimore County  A Date  Date |
|  | FOR FLOR    |                         | stimated Posting Date 9/16/07-10/1/07   |

#### Zoning Description for 2 Farm Brook Court

Beginning at point on the <u>north side</u> of <u>Farm Brook Court</u> which is <u>50 feet</u> wide at the distance of <u>25 feet east</u> of the center line of the nearest improved intersecting street <u>Silver Gate Court</u> which is <u>50 feet</u> wide. Being <u>lot# 106 Section#</u> I in the subdivision of <u>Perry Hall Farms</u> as recorded in Baltimore County Plat <u>Book# 69</u>, <u>Folio # 58</u>, containing <u>0.276 acres.</u> Also known as 2 Farm Brook Court and located in the <u>11 Election District</u>, <u>5 Councilmanic District</u>.

|                        | 事 "          | <del>=</del> |               | 3                   |           |          |              |      |           |                              |
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|                        | 16 Million   |              | t Amount Web! |                     |           | <u> </u> |              |      |           | W - CUSTOMER                 |
| Š                      | Date         | Rept BS      | Catg Acct     |                     |           | Total:   | NDSOR        | CT   | -126-     | YELLOW                       |
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| BALTIMORI<br>OFFICE OF | MISCELLAN    |              | Fund          |                     |           |          | Rec<br>From: | For: |           | DISTRIBUTION<br>WHITE - CASH |

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#### McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning Real Estate Development

| ZONING TO: Baltimore County.          | DATE: September 17, 2007  RE: Case No.: 08-126-A # 2 Farm Brook Court MAI:Job No.: SP-021 |
|---------------------------------------|---|
| ATTENTION: Mrs. Kristen M             | atthews / Mr. Aaron Tsui  |
| (X) We are submitting                 | ( ) We are returning ( ) We are forwarding  |
| () Herewith                           | ( ) Under separate cover  |
| No.                                   | Description   |
| 1 Certificate Of Posting              | <b>g</b>  |
| 2 Photos                              |   |
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| "                                     |   |
| (X) 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, pleas        | se contact the writer at this office.  Very truly yours,                                  |
| · · · · · · · · · · · · · · · · · · · | Very truly yours,  Mckee & Associates (Iric)  |

cc: File

RECEIVED

SEP 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

Date: Sept. 17, 2007 MAI Job No : SP-021

Attention: Mr. Aaron Tsui RE:Case Number: 08-126-A

SEE

ATTACH PHOTOGRAPH

SIGN POSTED ON

**PROPERTY** 

Petitioner/Developer: Robert Windsor

Date of Hearing/Closing: Wednesday, Oct. 1, 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 #2 Farm Brook Court

The sign(s) were posted on

September 14, 2007

(Month, Day**, Y**ear

(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



99:21 1002 7. 80

### IONING MOTICE

ADMINISTRATIVE

CASE # 08-126-A

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JARRA OF THE LOT FARTHEST REMOVED FROM

THE STREET AS REQUIRED:

#### PUBLIC HEARING?

PURSUANT TO SECTION 26-12T(b)(), BALTEMORE COUNTY CODE,

AN ELIGIBLE MONDOLAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5-00 PME ON CAST. 12 1 2 2 2 2 7

DOUTONAL RECORDATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEPERMENT MANAGENERY; COUNTY OFFICE BUILDING, "IN WEST CHESAPEAKE AYE., TOWSON, ND 21204; (410) 887-3391 NO MINERAL THE SAME AND POST WITH MOTH MADE MINER PERMIT OF LAW HANDLAPPED, ACCESSIBLE

#### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

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| Filing   | Date: _                           | 9                                   | 17/07                                   |                                       | Posting Dat   | e: <u>9</u>                    | /16/0                                | 7                          | Closing                              | Date:                          | 10/                        | 1/07                        |
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|          | reverse<br>repostin<br>is again   | side<br>g mu<br>resp                | of this for<br>st be don<br>onsible for | rm) and to<br>e only by<br>or all ass | r must use on<br>he petitioner is<br>one of the sig<br>ociated costs.<br>g date noted a | respo<br>n poste<br>The z      | nsible for<br>ers on the<br>oning no | or all<br>e app<br>otice s | printing/p<br>roved list<br>sign mus | osting<br>t and th<br>t be vis | costs<br>ne pet<br>sible ( | . Any<br>itioner<br>on the  |
| ;        | a forma                           | req                                 | uest for a                              | a public                              | s the deadline<br>hearing. Plea<br>process is not                                       | ise und                        | lerstand                             | that                       | even if t                            | there is                       | 0 feet<br>s no             | to file<br>formal           |
| · (      | commiss<br>order th<br>(typically | sione<br>at the<br>with             | r. He ma<br>e matter<br>in 7 to 10      | ay: (a) g<br>be set i<br>days of      | te, the file will rant the requent the public the closing daing. The order              | sted re<br>hearin<br>te) as t  | lief; (b) o<br>g. You<br>o whethe    | deny<br>will<br>er the     | the requireceive petition            | ested i<br>written<br>has be   | relief;<br>notifi<br>en gr | or (c)<br>cation            |
|          | whether<br>commiss<br>changed     | r due<br>sione<br>I givir<br>certif | to a ne<br>r), notifica<br>ng notice    | ighbor's<br>ation will<br>of the he   | AND REPOST<br>formal reques<br>be forwarded<br>aring date, tim<br>ge and a phot         | t or by<br>I to yo<br>e and le | order on the ocation.                | of the<br>sign<br>As w     | zoning on the when the               | or der<br>proper<br>sign wa    | outy z<br>ty mu<br>as orio | zoning<br>ust be<br>ginally |
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| Case N   | lumber                            | 08-[                                | 126                                     | -A                                    | Address   | 2 F                            | ARM                                  |                            |                                      | CT                             |                            | - <del></del> -             |
| Petition | er's Nar                          | me _                                | ROBE                                    | RT 1                                  | VINDS012  |                                | T                                    | elept                      | none <u>41</u>                       | 0-62                           | 7-                         | 3227                        |
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|          |                                   |                                     |   |                                       |   |                                |                                      |                            | V                                    | VCR - Re                       | evised                     | 6/25/04                     |



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

October 1, 2007

Robert Windsor 2 Farm Brook Court Perry Hall, MD 21128

Dear Mr. Windsor:

RE: Case Number: 08-126-A, 2 Farm Book Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 7, 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. Callabal)

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 18, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For September 24, 2007

Item Nos. 08-124, 125, 126, 127, 128, 129 and 130

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-09182007.doc

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

DATE: September 20, 2007

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-126- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Reviewed By:

CM/LL



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

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

Maryland Department of Transportation

Date: SEPT. 17, 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.8-126 -A

2 FARM BROOK COURT WINDSOR 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. 8-126-4.

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).

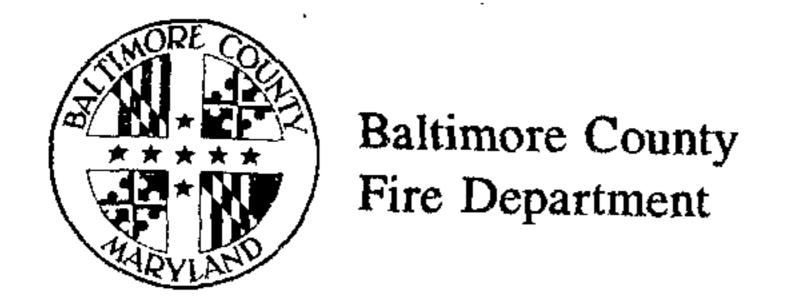
Very truly yours,

Steven D. Foster, Chiè

Engineering Access Permits

Division

SDF/MB



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 23, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 17, 2007

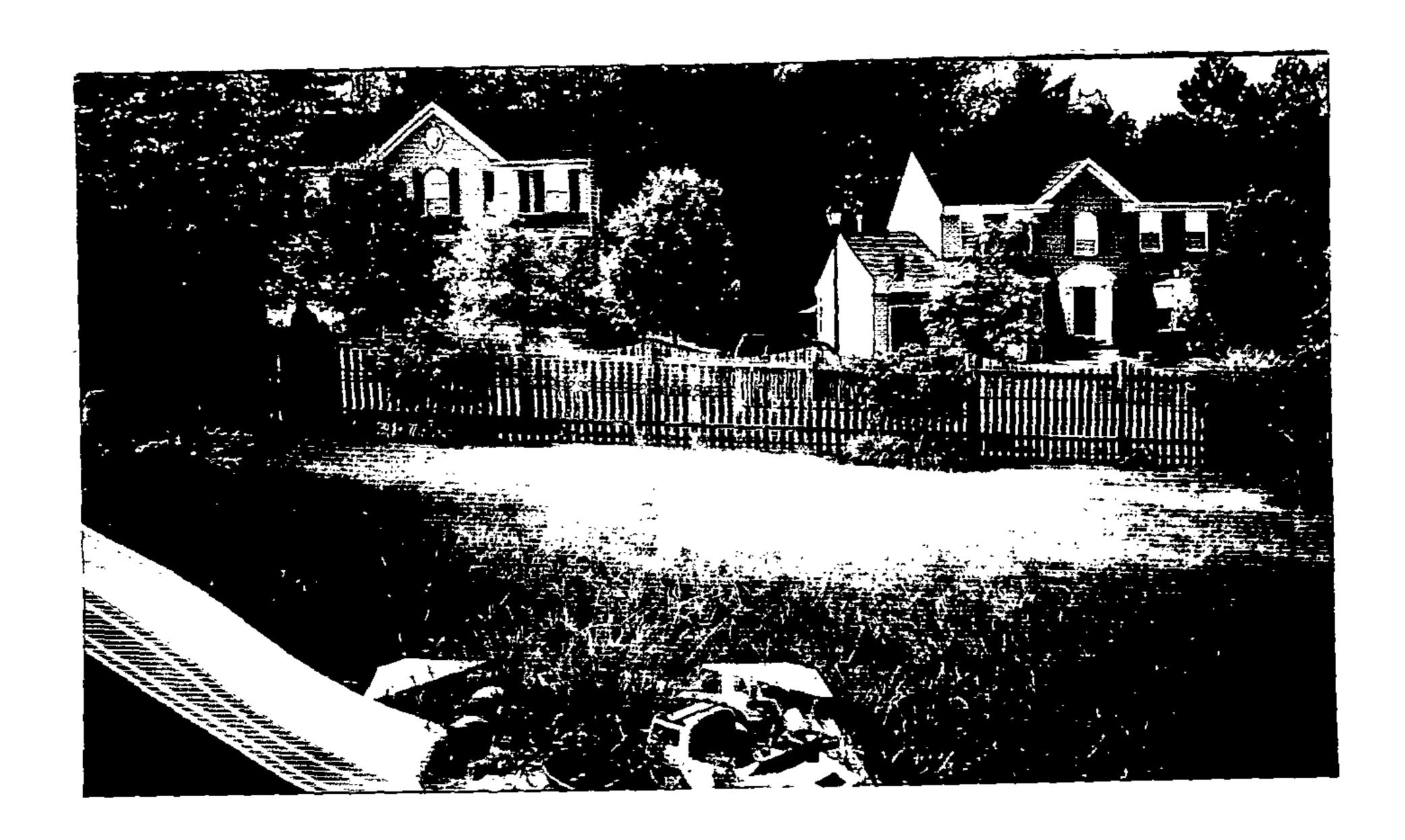
Item Number: Item Number 124,125 126,127,128,129,130

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

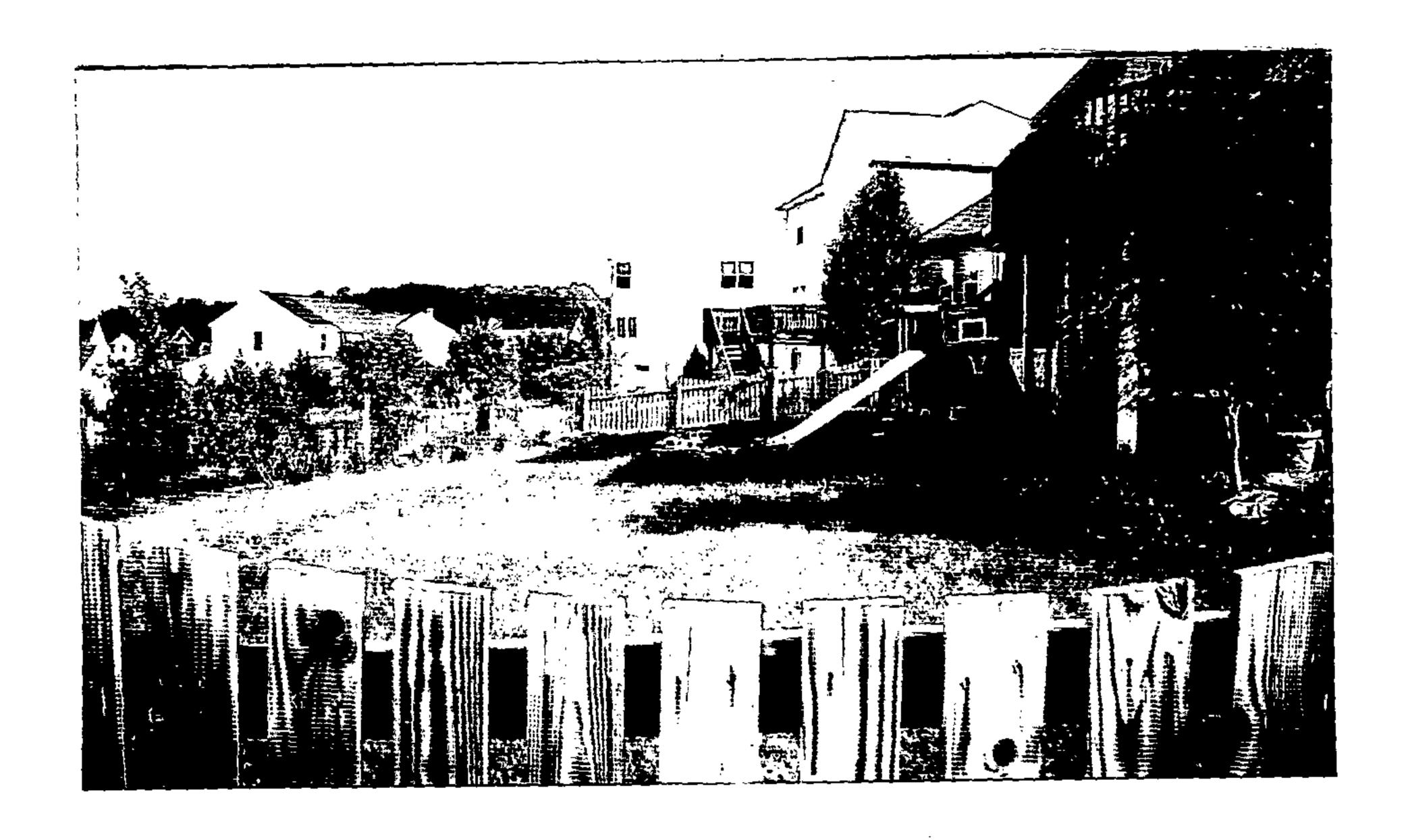
cc: File





LOOKING West to SILVER GATE CT

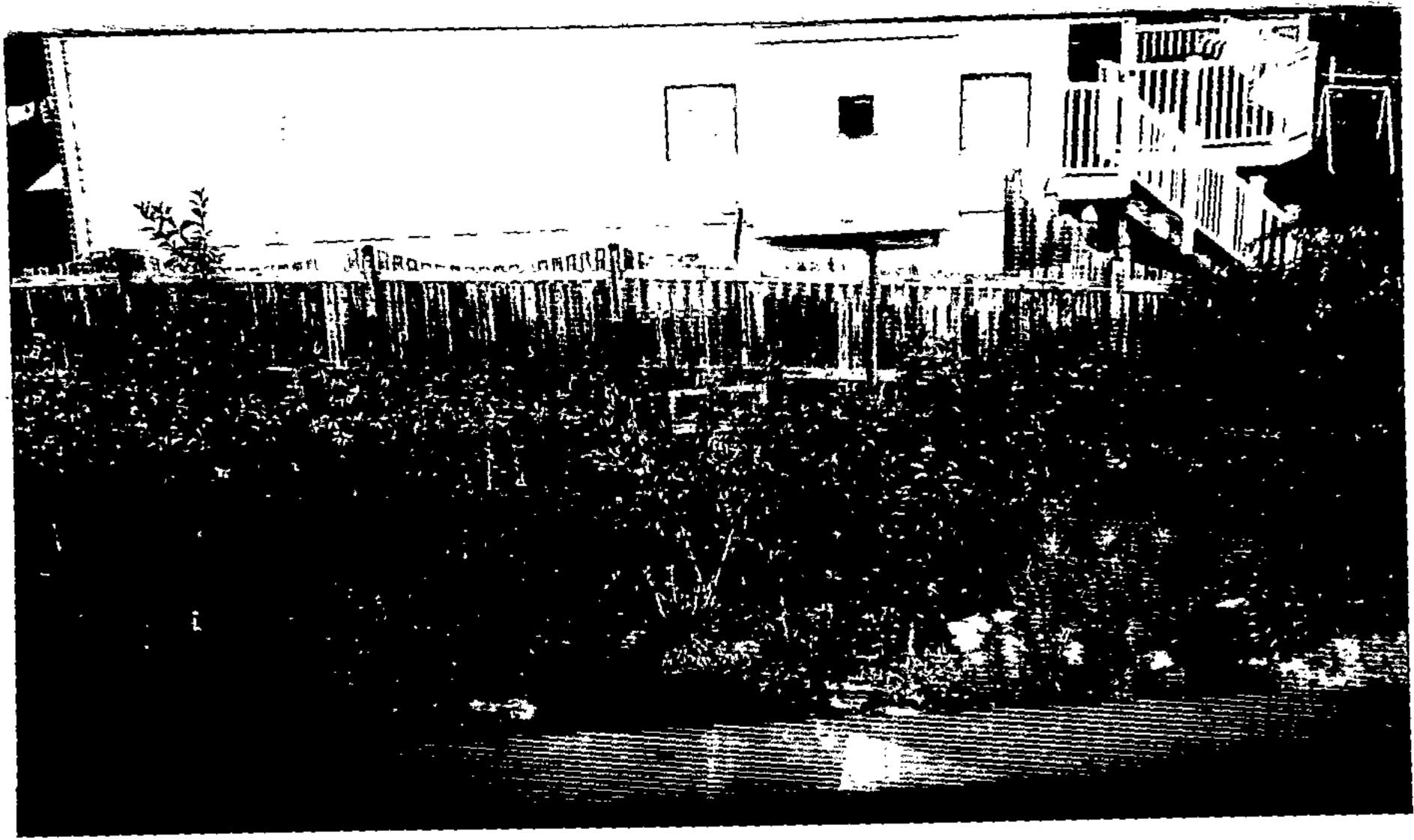
#### 2 FACT BROOK CT 21128



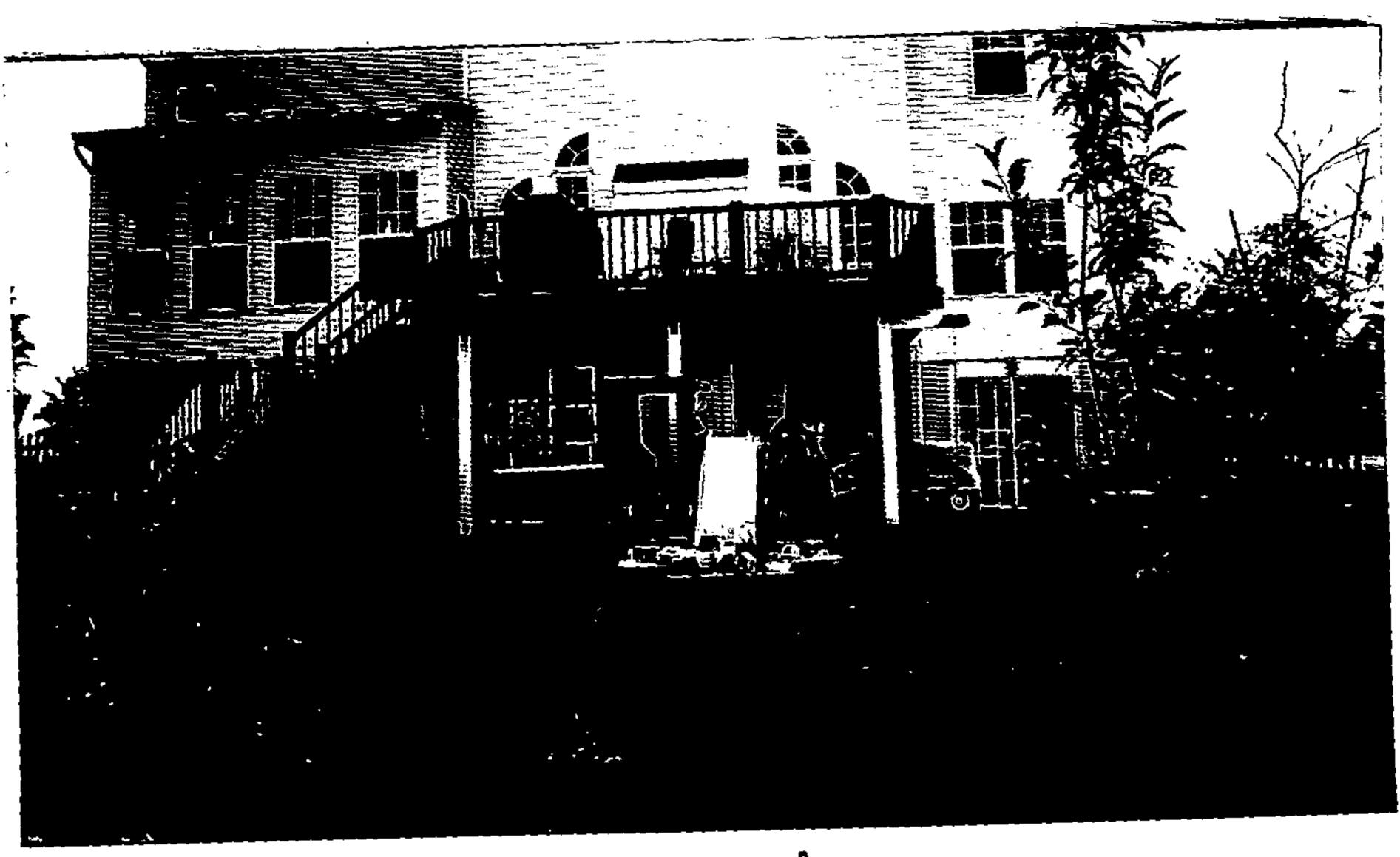


LOOKING EAST FROM SILVERGATE Ct.

08-126-A



LOOKING NORTH



LOOKING South

#### 2 m Brook CT 2117





LOOKING NORTH EAST

08-126-A



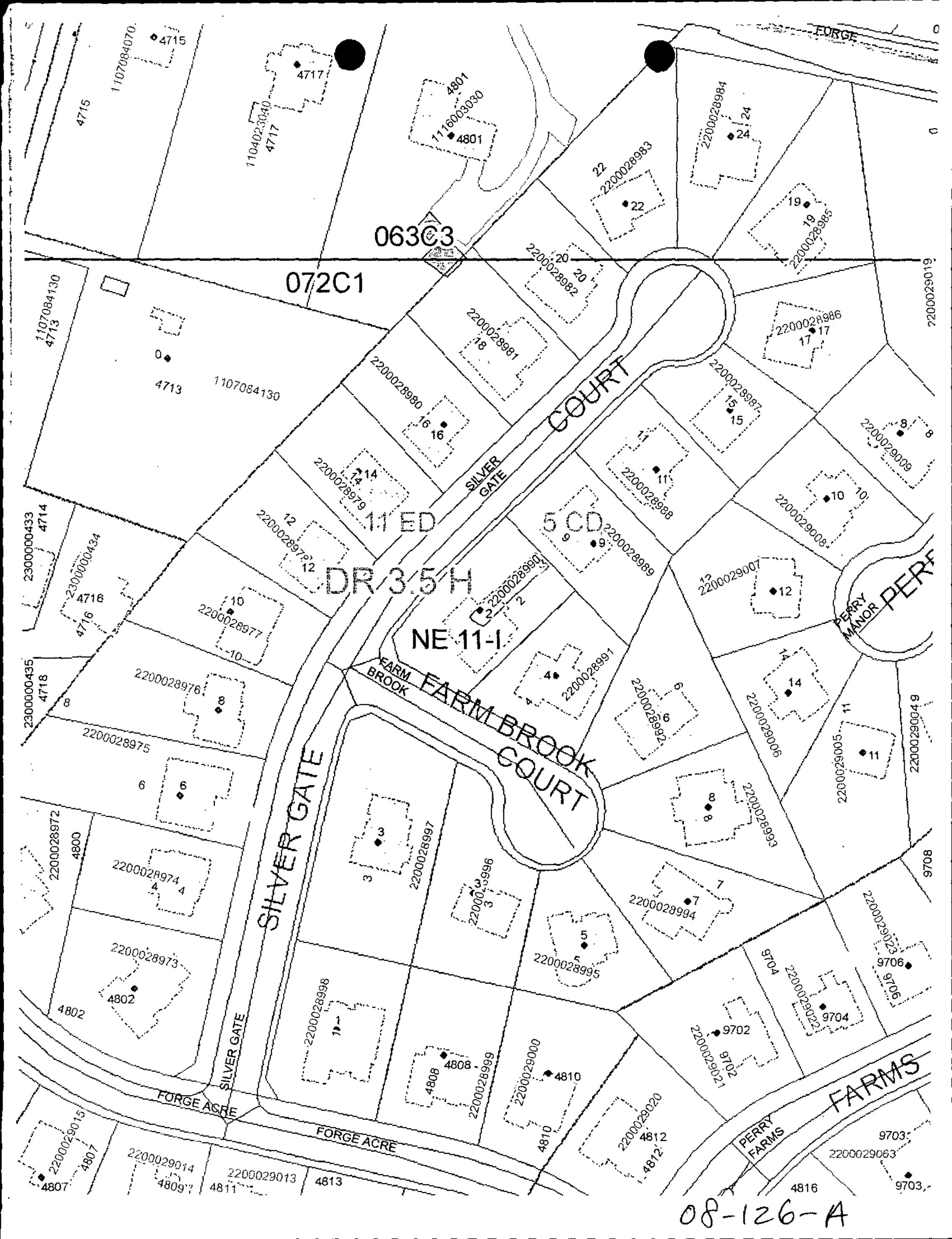
Maryland Department of Assessments and Taxation BALTIMORE COUNTY
Real Property Data Search (2007/2)

Go Back View Map New Search GroundRent

**Account Identifier:** District - 11 Account Number - 2200028990 **Owner Information Owner Name:** WINDSOR ROBERT S Use: RESIDENTIAL WINDSOR VALERIE B YES Principal Residence: Mailing Address: 2 FARM BROOK CT Deed Reference: 1) /13424/ 409 PERRY HALL MD 21128-8808 **Location & Structure Information Premises Address Legal Description** .276 AC 2 FARM BROOK CT **AKA 7 SILVER GATE CT** PERRY HALL FARMS **Sub District** Subdivision Section Block Lot 2 Map Grid Parcel Plat No: **Assessment Area** 72 214 106 3 **Plat Ref:** 69/ 58 Town Special Tax Areas Ad Valorem Tax Class **Primary Structure Built Enclosed Area Property Land Area** County Use 1999 2,986 SF 12,043.00 SF 04 Stories **Basement** Exterior Type STANDARD UNIT YES SIDING **Value Information Base Value** Value Phase-in Assessments As Of As Of As Of 01/01/2006 07/01/2007 07/01/2008 75,010 153,010 Land 227,930 Improvements: 358,820 **Total:** 302,940 511,830 442,200 511,830 Preferential Land: 0 Transfer Information Seller: PERRY HALL FARMS JOINT VENTURE **Date:** 01/05/1999 Price: \$78,020 Type: NOT ARMS-LENGTH Deed1: /13424/ 409 Deed2: Seller: Date: Price: Deed2: Deed1: Type: Seller: Price: Date: Deed1: Deed2: Type: **Exemption Information** Partial Exempt Assessments 07/01/2007 07/01/2008 Class County 000 0 000 State Municipal 000 Û NO Special Tax Recapture: Tax Exempt: \* NONE \* **Exempt Class:** 

O.8-126-A

for John Madran.



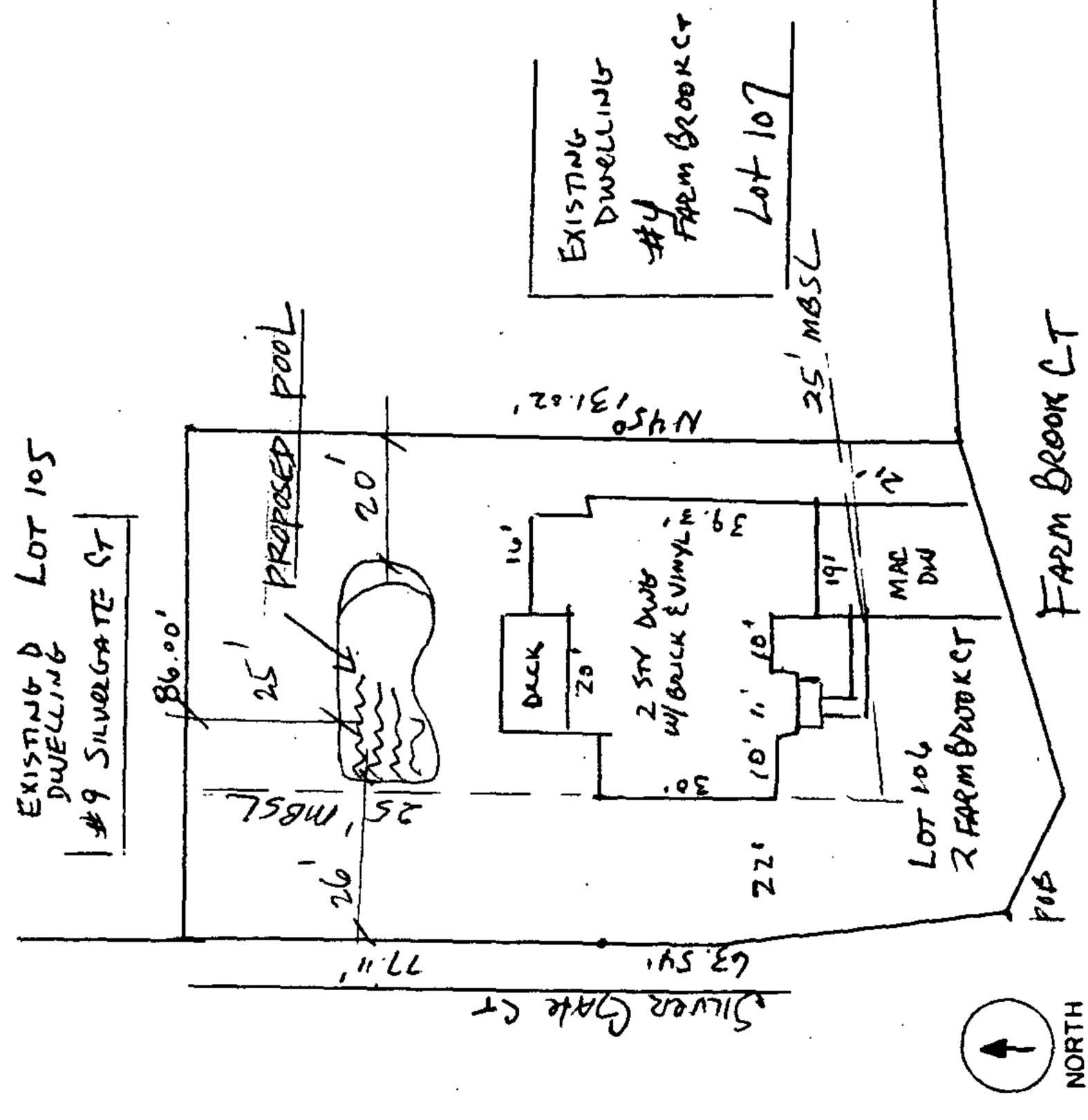
## SPECIAL HEARING VARIANCE PETITION FOR ZONING ACCOMPANY

SEE PAGES 5 8 6 OF

BROOK C.T 2 FARM ADDRESS

HALL FARMS PERRY SUBDIVISION NAME

H FOLIO # 58 LOT # 106 SECTION # WINDSOR t VALRERE OWNER (Robers PLAT BOOK # 6



SOUNE FEET

O. 276 ACREAGE

LOT SIZE

PRIVATE

PIJBI IC

×

SEWER

X

WATER

12 40S.

LOCATION INFORMATION

COUNCIL MANIC DISTRICT

ELECTION DISTRICT

MAP #

1" = 200' SCALE

ω .

ZONING DR

1000 =

SCALE

VICINITY MAP

§**⊠** X  $\Xi$ 100 YEAR FLOOD PLAIN PRIOR ZONING HEARING PROPERTY/ CHESAPEAKE BAY CRITICAL AREA HISTORIC PR BUILDING

USE ONLY ZONING OFFICE

108-126-126 A-1800

> DRAWING: SCALE OF

Bob Windson

PREPARED

-G1-

THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

Propert

Subsect

SITE

FARM BROOK

SILVER GATE CT

8

Frack Acre

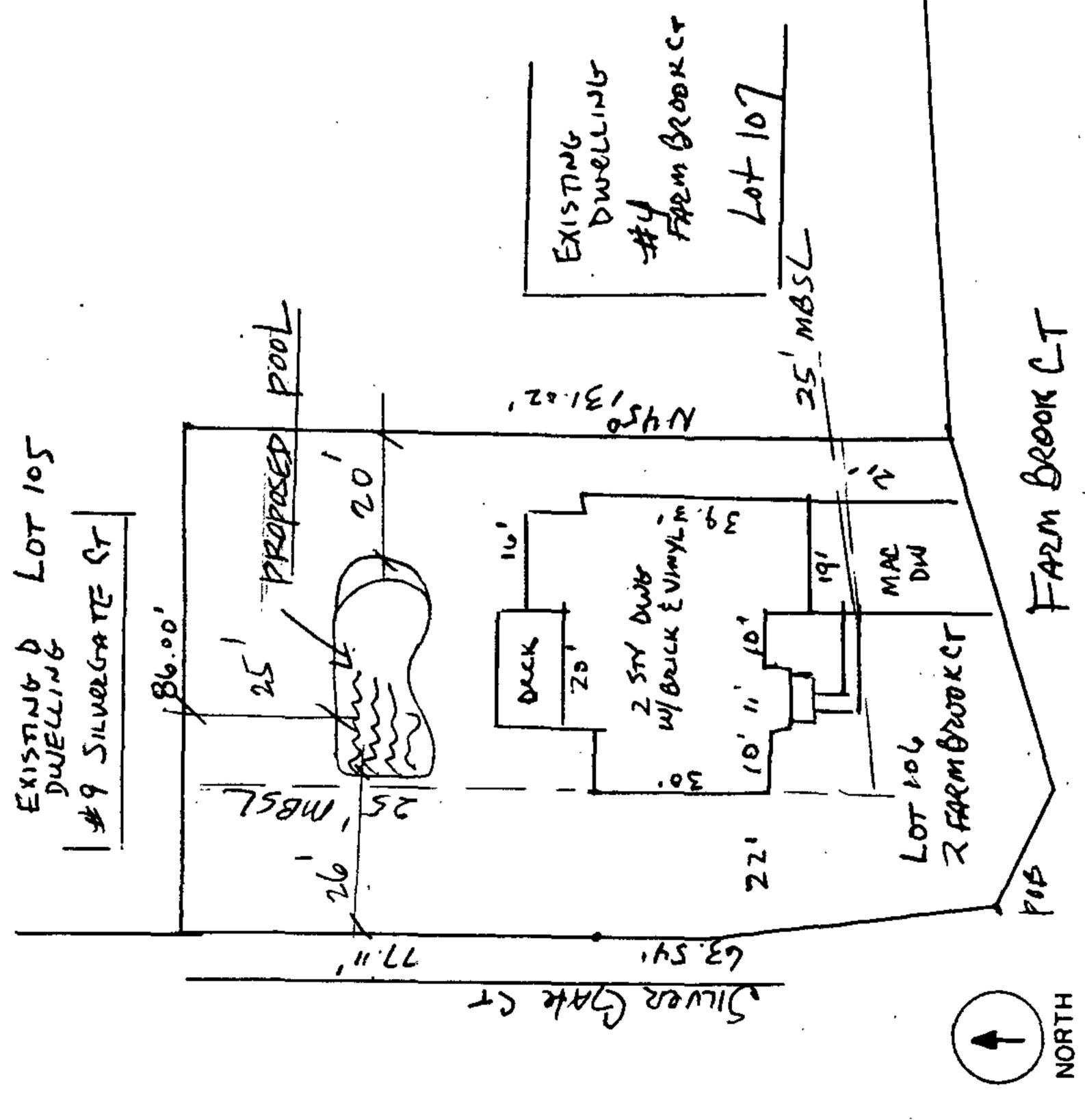
# SPECIAL HEARING VARIANCE ACCOMPANY PETITION FOR ZONING

SEE PAGES 5 8 6 OF

BROOK CT 2 FARM ADDRESS

HALL FARMS PERRY SUBDIVISION NAME

FOLIO # 58 LOT # 106 SECTION # & VALREIG WIND SOR OWNER (RO DER) 9 PLAT BOOK #



SOUNE FEET

0.276 ACREAGE

LOT SIZE

PRIVATE

PUBLIC

×

SEWER

X

WATER

12 405.

LOCATION INFORMATION

COUNCIL MANIC DISTRICT

ELECTION DISTRICT

1" = 200' SCALE MAP #

ij

ZONING DR

1000, =

**:\_** 

SCALES

VICINITY MAP

FURTH ACRE

<u>≥</u> ∑  $\Xi$ 100 YEAR FLOOD PLAIN PRIOR ZONING HEARING PROPERTY/ CHESAPEAKE BAY CRITICAL AREA HISTORIC PR BUILDING

OFFICE USE ONLY
ITEM # CASE # ZONING REVIEWED BY

108-126-36 4-18C

30

DRAWING: 1" SCALE OF

Bob Windson

PREPARED

--GF-

THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY

Subsect

SITE

×

STATE

FARM BROOK

ZITNEK