IN RE: PETITION FOR ADMIN. VARIANCE *

S side of Golf Course Road, 900

feet W of the c/l of Hopkins Lane

3rd Election District

2nd Councilmanic District

(320 Golf Course Road)

Gregory and Sara Mix Petitioners BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

* Case No. 08-195-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

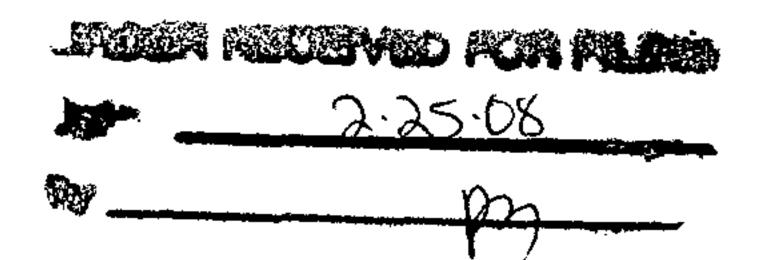
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This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Gregory and Sara Mix. Petitioners are requesting a variance from Sections 1A04.3.B.2.b and 104.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition on the rear and side of an existing dwelling with a side setback of 10 feet in lieu of the required 50 feet, and for the addition to be extended more than 25% of the ground floor area of the existing building. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

On December 7, 2007, the Undersigned called for a formal hearing on this matter because the proposed addition will be extended more than 25% of the ground floor area of the existing dwelling. The hearing was subsequently scheduled for Monday, January 14, 2008 at 11:00 AM in Room 106, of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

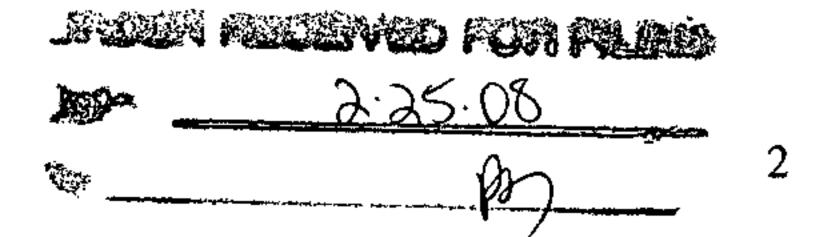
Appearing in support of the requested relief was Petitioner Gregory Mix and Austin Childs, the architect who prepared the site plan. There were no Protestants or other interested persons in attendance at the hearing.



Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel containing approximately one acre of land on the south side of Golf Course Road in the Owings Mills area of Baltimore County. The property is zoned R.C.5 and is improved with Petitioners' existing two-story single-family dwelling. Petitioners submitted a number of photographs of the property, which were collectively marked and accepted into evidence as Petitioners' Exhibit 2.

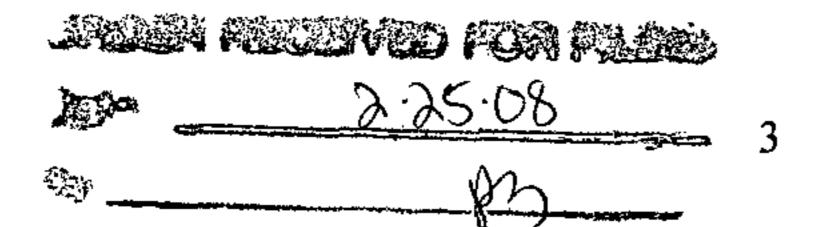
Further testimony revealed that Petitioners' home was originally built in the 1700s and has had two additions to date. The dwelling is currently nonconforming as it was constructed well before the property received an R.C.5 zoning designation and it currently violates the setback requirements mandated by the B.C.Z.R. The home is not centered on the property, but rather exists at the northeast portion approximately 10 feet from the north end and 33 feet from the east end of Petitioners' property line. The proposed addition would extend the home to the south and east, and would provide a one-story area approximately 18 feet wide and 62 feet deep with a garage incorporated into the addition approximately 20 feet wide by 24 feet deep. The resulting structure would lie approximately 10 feet from the eastern portion of the property line, and a variance is needed to provide relief from the 50 feet minimum setback specified in Section 1A04.3.B.2.b of the B.C.Z.R.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain no opposition to the requested relief. The comments received from the Department of Environmental Protection and Resource Management (DEPRM) dated January 11, 2008 indicate that an inspection of the septic system may be required prior to building permit approval.



Considering all of the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land and structure which is the subject of the variance request. The existing dwelling is uniquely old and small in size as it was originally constructed in the Green Spring Valley area almost 300 years ago, and has undergone several additions to the structure since then. Thus, an addition covering an area greater than 25% of the ground floor area of the existing building will not significantly affect the surrounding locale as it might with a newer, larger dwelling in a planned development. Furthermore, given the age and location of the property, and the desire to stay in the home and raise a family comfortably, Petitioners have limited options for constructing an addition. The evidence demonstrated that the layout of the home lends itself to an addition in the proposed area, and that the location of the septic system, as seen on the site plan, prohibits extending the home in a northwest direction towards the center of the property. Thus, the only feasible location for the addition is to the south of the existing structure, which requires Petitioners to obtain a variance from the side setback requirements in an R.C.5 zone.

Additionally, I find that the zoning regulations disproportionately impact the subject property. In support of the requested relief, Petitioners allege that the existing layout of the home does not provide sufficient space for a functioning household of four people to live comfortably in today's society. The proposed addition would provide a sizeable one-story area with space for a kitchen, family room, and garage. I find that the potential benefit to Petitioners of allowing the proposed addition to the property greatly outweighs the potential detrimental impact of the addition on the surrounding area. In fact, no adjacent property owners voiced any objection to the request and there was no evidence that the addition will have any detrimental impacts on the health, safety, or welfare of the surrounding locale whatsoever. Finally, I find



that the requested variance relief can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioners, I find that Petitioners' variance request should be granted.

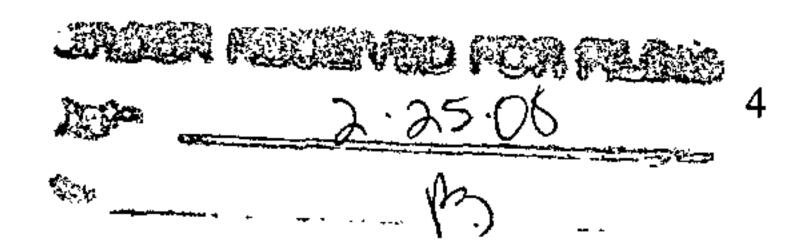
- 1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. An inspection of the septic system may be required prior to building permit approval.

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

February 25, 2008

GREGORY AND SARA MIX 320 GOLF COURSE ROAD OWINGS MILLS MD 21117

Re: Petition for Administrative Variance Case No. 08-195-A

Property: 320 Golf Course Road

Dear Mr. and Mrs. Mix:

Enclosed please find the decision rendered in the above-captioned case.

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

c: Austin Childs, 16260 Falls Road, Monkton MD 21111



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 320 604 COUPSE RO which is presently zoned RC-5

This Petition shall be filed with the Department of Permits a owner(s) of the property situate in Baltimore County and which is made a part hereof, hereby petition for a Variance from Section(s	s described in the description and plat attached hereto and
TO PERMIT A PROPOSED ADDITION	VIAK U
WITH A SIDE SETBACK OF 10 FEET	I IN LIEU OF THE REQUIRED SO FEE
AND, TO BE EXTENDED MORE THAN	1 25 % OF THE GROUND FLOOR
of the zoning regulations of Baltimore County, to the zoning law of this petition form.	of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by the zon I, or we, agree to pay expenses of above Variance, advertising, posting regulations and restrictions of Baltimore County adopted pursuant to the	 a. etc. and further agree to and are to be bounded by the zoning
	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:	Legal Owner(s):
	Gregon Mix
Name - Type or Print	Name! Type or Print Out of Management of Ma
Signature	Signature (
Address Telephone No.	Name Type or Print
City State Zip Code	Signature 1412 of 1
Attorney For Petitioner:	Address JOH (Muse Ra (443)890-
	City MILS MD 2117 Zip Code
Name - Type or Print	Representative to be Contacted:
Signature	AUSTIN B. CHINDS, MA
Company	Name
Address Telephone No.	102100 TALLS PO 910.472. Abba Address Telephone No. 2111
City State Zip Code	City State Zip Code
A Public Hearing having been formally demanded and/or found to be recthis day of that the subject matter of this	quired, it is ordered by the Zoning Commissioner of Baltimore County, 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. 08-195-A Review	wed By A-TSUI Date 10/23/07

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	a

320 GOLF COURSE PD

Address
OWINGS HIUS, MD

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):

The existing house does not provide adequate, functional living space for the Mix family.

After conducting extensive site analysis and evaluation, it has been determined that the design of the existing house, along with the configuration of the existing conditions, particularly the septic system location, site access, and topography, is prohibitive to the addition of needed space on the north or west side of the house.

A low, wetland area is present on the west side of the house.

We have determined that the only feasible area for expansion is on the south and east side of the house, as shown on the site plan.

That the Affiant(s) acknowledge(s) that if a formal demanative advertising fee and may be required to provide additional info	nd is filed, Affiant(s) will be required to pay a reposting and ormation.
My My "	Signature
Signature Signat	Name - Type or Print
Name - Type of Print	
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit	
of Maryland, in and for the County aforesaid, personally app	
the Affiant(s) herein, personally known or satisfactorily identification	ified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	
JONNA FARM	otary Public
$ \begin{cases} \begin{bmatrix} NOTA_{R_1} \\ PO_{R_1} \\ PO_{R_1} \end{bmatrix} \end{cases} $ My	y Commission Expires $\sqrt{d/l/09}$
REV 10/25/01	



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 320 GOLF COURSE RD which is presently zoned RC-5

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) BCZR 1 A 04.3 B2.6,104.3
To PERMIT A PROPOSED ADDITION ON SIDE OF EXISTING DWELLING WITH A SIDE SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 50 FEET, AND, TO BE EXTENDED MORE THAN 25% OF THE GROUND FLOOR AREA OF THE EXISTING BUILDING SO USED. 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:		Legal Owner(s):
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ddress	Telephone No.	Name Type or Print
State	Zip Code	320 GOLF COUNSE Rd. (443)890-3060
Attorney For Petitioner:		Address Telephone No.
lame - Type or Print	- , , , , , , , , , , , , , , , , , , ,	City State Zip Code Representative to be Contacted:
Signature	- 	AUSTIN 13 CHUDS, AIK
Company	,	Name Name FAUS 12D 410.472.46940
Address	Telephone No.	Address Telephone No. Address Telephone No.
State	Zip Code	City State Zip Code
A Public Hearing having been formally den his day of egulations of Baltimore County and that the pr	that the subject matter of this operty be reposted.	quired, It is ordered by the Zoning Commissioner of Baltimore County, petition be set for a public hearing, advertised, as required by the zoning Zoning Commissioner of Baltimore County
CASE NO. 08-195	-A Revie	wed By A TSUI Date 10/23/07

Estimated Posting Date 1//04/07 - 1//16

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.

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That the Affiant(s)	ob\áeob	presently	reside	al

REV 10/25/01

320 GOLF COURSE PD

Address
OWINGS HIUS, MD

Zip Code
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):

The existing house does not provide adequate, functional living space for the Mix family.

After conducting extensive site analysis and evaluation, it has been determined that the design of the existing house, along with the configuration of the existing conditions, particularly the septic system location, site access, and topography, is prohibitive to the addition of needed space on the north or west side of the house.

A low, wetland area is present on the west side of the house.

We have determined that the only feasible area for expansion is on the south and east side of the house, as shown on the site plan.

That the Affiant(s) acknowledge(s) that if a formal demandation advertising fee and may be required to provide additional in	and is filed, Affiant(s) will be required to pay a reposting and information.
Signature Signature Name - Type of Print	Signature Sul MiX Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to was a state of Maryland, in and for the County aforesaid, personally appropriate to the County aforesaid, personally appropriate to the County aforesaid, personally appropriate to the County aforesaid.	before me, a Notary Public of the State peared
the Affiant(s) herein, personally known or satisfactorily idea	ntified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	My Commission Expires 12/1/09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 320 60 F COURSE ROWNich is presently zoned RC-5

This Petition shall be filed with the Department of Permits owner(s) of the property situate in Baltimore County and which i made a part hereof, hereby petition for a Variance from Section(s described in the description and plat attached hereto and (s) BUZIR 1A04.3 B2.6 3 104.3
TO PERMIT A PROPOSED ADDITIO	N ON RIDE OF EXISTING DWELLING
WITH A SIDE SETBACK OF 10 FEET	IN LIEUF THE REQUIRED 50 FET
AND, TO BE EXTENDED MORE TH	HAN 25% OF THE GROUND FLOOR
OF THE EXISTING BUILDING of the zoning regulations of Baltimore County, to the zoning law of this petition form.	NG SO USED of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by the zor I, or we, agree to pay expenses of above Variance, advertising, posting regulations and restrictions of Baltimore County adopted pursuant to the	ning regulations. ag, etc. and further agree to and are to be bounded by the zoning
	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:	Legal Owner(s):
Name - Type or Print	Name - Type or Print
Signature	Signature 1 1/1 Signature
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature Di (142) (201)
Attorney For Petitioner:	Address , Telephone No.
Name - Type ör Print	City State Zip Code
Signature	Representative to be Contacted:
	AUSTIN B. CHILDS, AIA
Company	Name 10.472 Aus 20 410.472 4680
Address Telephone No.	Address Telephone No. City State Zip Code
City State Zip Code	
A Public Hearing having been formally demanded and/or found to be rethis that the subject matter of this regulations of Baltimore County and that the property be reposted.	quired, it is ordered by the Zoning Commissioner of Baltimore County, petition be set for a public hearing, advertised, as required by the zoning
CASE NO. 08-195-A Review	Zoning Commissioner of Baltimore County wed By A-T8W Date 10/23/07
Review Re	ated Posting Date 11/04/07 - 11/19/07

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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That the Affiant(s)	ob\zeob (presently	reside a	ì

320 604	COURSE PD	
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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):

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After conducting extensive site analysis and evaluation, it has been determined that the design of the existing house, along with the configuration of the existing conditions, particularly the septic system location, site access, and topography, is prohibitive to the addition of needed space on the north or west side of the house.

'A low, wetland area is present on the west side of the house.

We have determined that the only feasible area for expansion is on the south and east side of the house, as shown on the site plan.

That the Affiant(s) acknowledge(s) that if a formal denadvertising fee and may be required to provide additional	nand is filed, Affiant(s) will be required to pay a reposting and information.
Signature Name - Type or Print	Signature SMM MiX Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to I HEREBY CERTIFY, this about day of the County aforesaid, personally a	wit:, <u>2007</u> , before me, a Notary Public of the State
the Affiant(s) herein, personally known or satisfactorily ide	entified to me as such Affiant(s).
	Notary Public My Commission Expires 12/1/09
REV 10/25/01	

ZONING DESCRIPTION for the MIX PROPERTY, 320 GOLF COURSE ROAD, OWINGS MILLS, MARYLAND 21117

Beginning at a point on the South side of Golf Course Road, which is 30 ft. wide at the distance of 900 ft. west of the centerline of the nearest intersecting street, Hopkins Lane, which is 24 ft. wide, thence running S 20°05'002" W 140 ft., thence N 59°57'30" W 316.81 ft., thence N 22°07'00" E 140 ft., thence S 59°49'00 E 311.90 ft., to the point of beginning, containing 1.0 acre.

OFFICE MISCELLANEOUS RECEIPT BALTIMORE COUNTY, MARYLAND OF BUDGET AND FINANCE

Date: Wille. 经银铁制 大き

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NOTICE OF ZONING HEARING

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

Case: # 08-195-A,
320 Golf Course Road
320 Golf Course Road
Syside of Golf Course Road, 900 feet west of centerline of Hopkins Lane
of Hopkins Lane
Syside of Golf Course Road, 900 feet west of centerline of Hopkins Lane
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system Obstrict - 2nd Councilmanic District
Legal Owner(s): Gregory & Sara Mix
Variance: to permit a proposed addition on rear and side of existing dwelling with side setback of 10 feet in lieu of of existing dwelling with side setback of 10 feet in lieu of of the ground floor area of the existing building so used.
Hearing: Monday, January 14, 2008 Bt 11:00 a.m. In Hearing: Monday, January 14, 2008 Bt 11:00 a.m. In Hearing: Monday, January 14, 2008 Bt 11:00 a.m. In Hearing: Monday, January 14, 2008 Bt 11:00 a.m. In Hearing: Monday, January 14, 2008 Bt 11:00 a.m. In Hearing: Monday, January 14, 2008 Bt 11:00 a.m. In Hearing: Monday, January 14, 2008 Bt 11:00 a.m. In Hearing: Monday, January 14, 2008 Bt 11:00 a.m. In Hearing: Monday, January 14, 2008 Bt 11:00 a.m. In Hearing: Monday 0ffice Building, 111 West Chesa-

william J. Wiseman, III,

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For Information concerning the File and/or Hearing, (2) For Information concerning the File and/or Hearing, (2) For Information Concerning the File and/or Hearing, (2) For Information Concerning the File and/or Hearing, (3) For Information Concerning the File and/or Hearing, (4) For Information Concerning the File and/or Hearing, (5) For Information Concerning the File and/or Hearing, (5) For Information Concerning the File and/or Hearing, (6) For Information Concerning the File and/or Hearing, (7) For Information Concerning the File and/or Hearing, (8) For Information Concerning the File and (8) For Information Concerning the

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

The Jeffersonian

- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter

☐ North County News

Mullinger

LEGAL ADVERTISING

Department of Permits and Development Management

Director's Office County Office Building 111 W.-Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr., County-Executive Timothy M. Kotroco, Director

25-C-5

December 10, 2007

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-195-A

320 Golf Course Road

S/side of Golf Course Road, 900 feet west of centerline of Hopkins Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Gregory & Sara Mix

Variance to permit a proposed addition on rear and side of existing dwelling with side setback of 10 feet in lieu of the required 50 feet, and to be, extended more than 25% of the ground floor area of the existing building so used.

Hearing: Monday, January 14, 2008 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

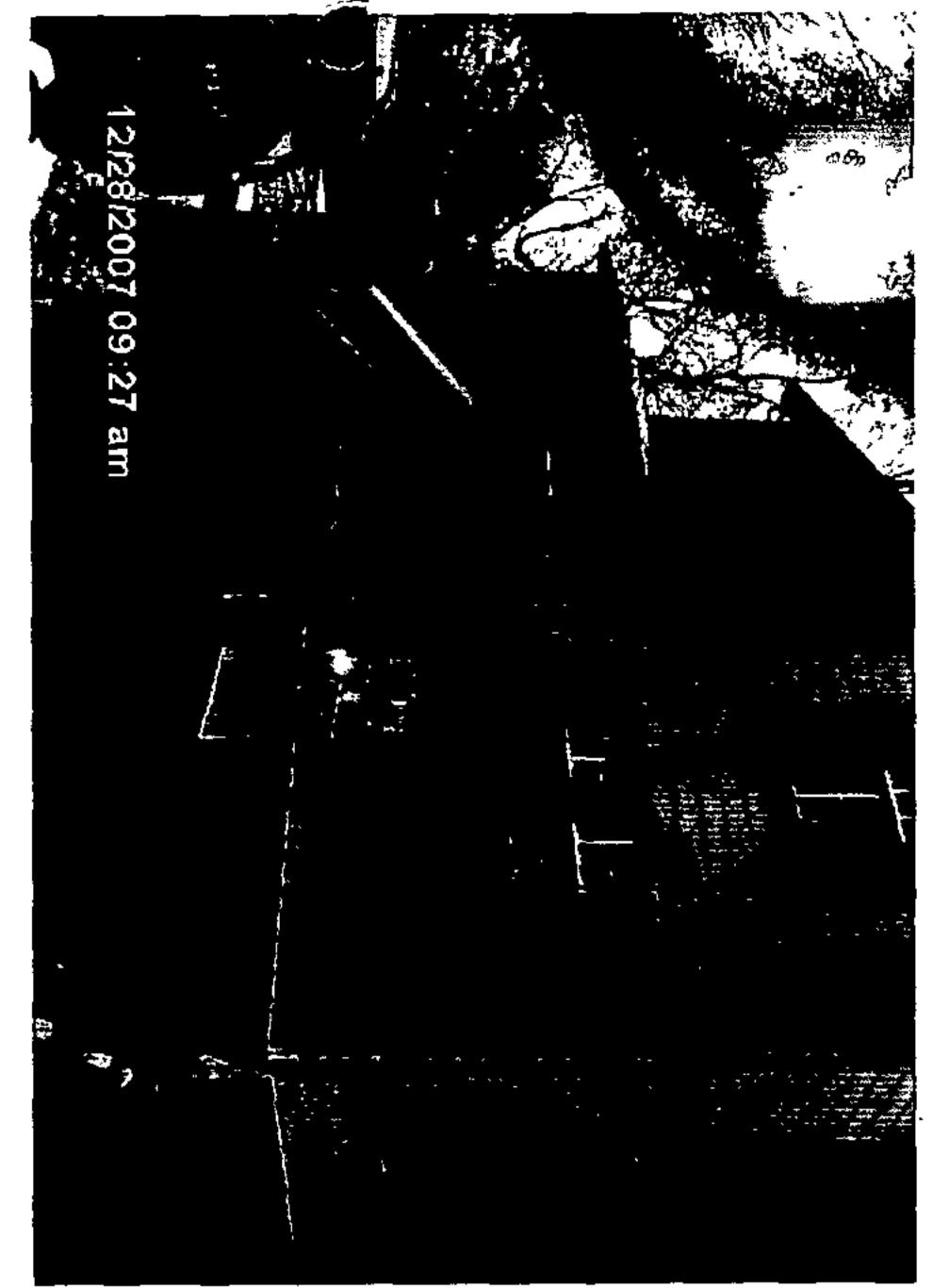
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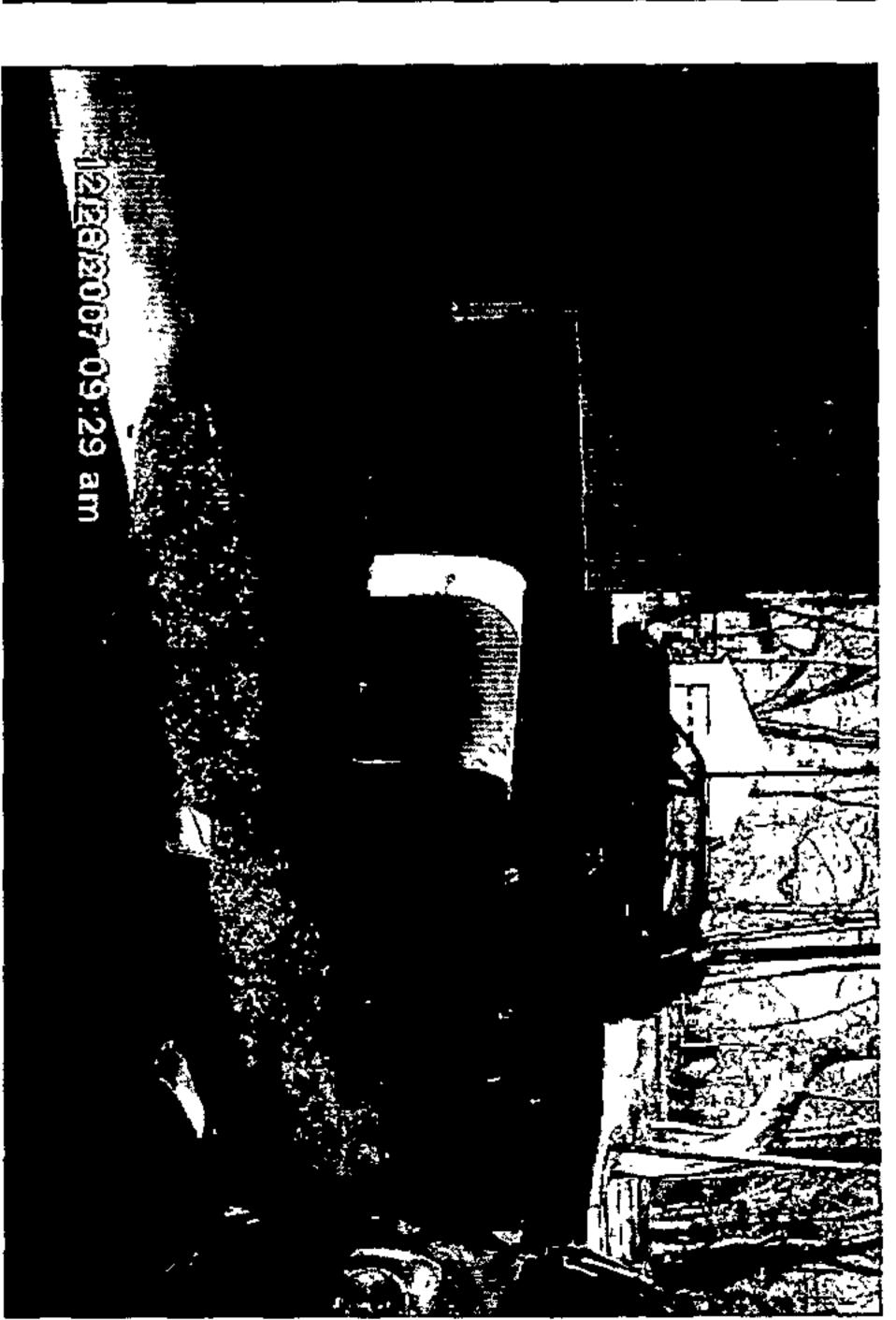
C: Gregory & Sara Mix, 320 Golf Course Road, Owings Mills 21117 Austin Childs, 16260 Falls Road, Monkton 21111

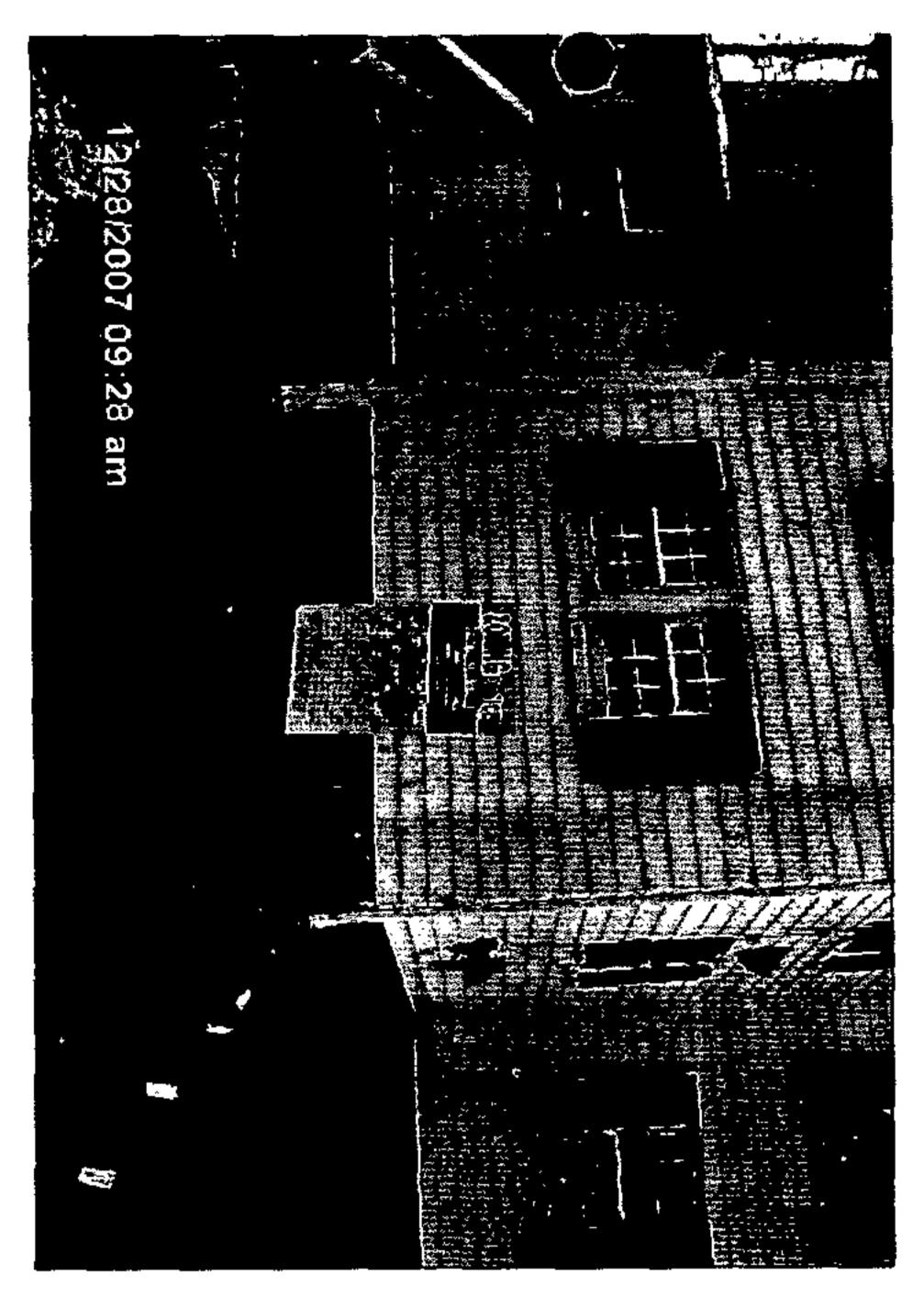
NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 29, 2007.

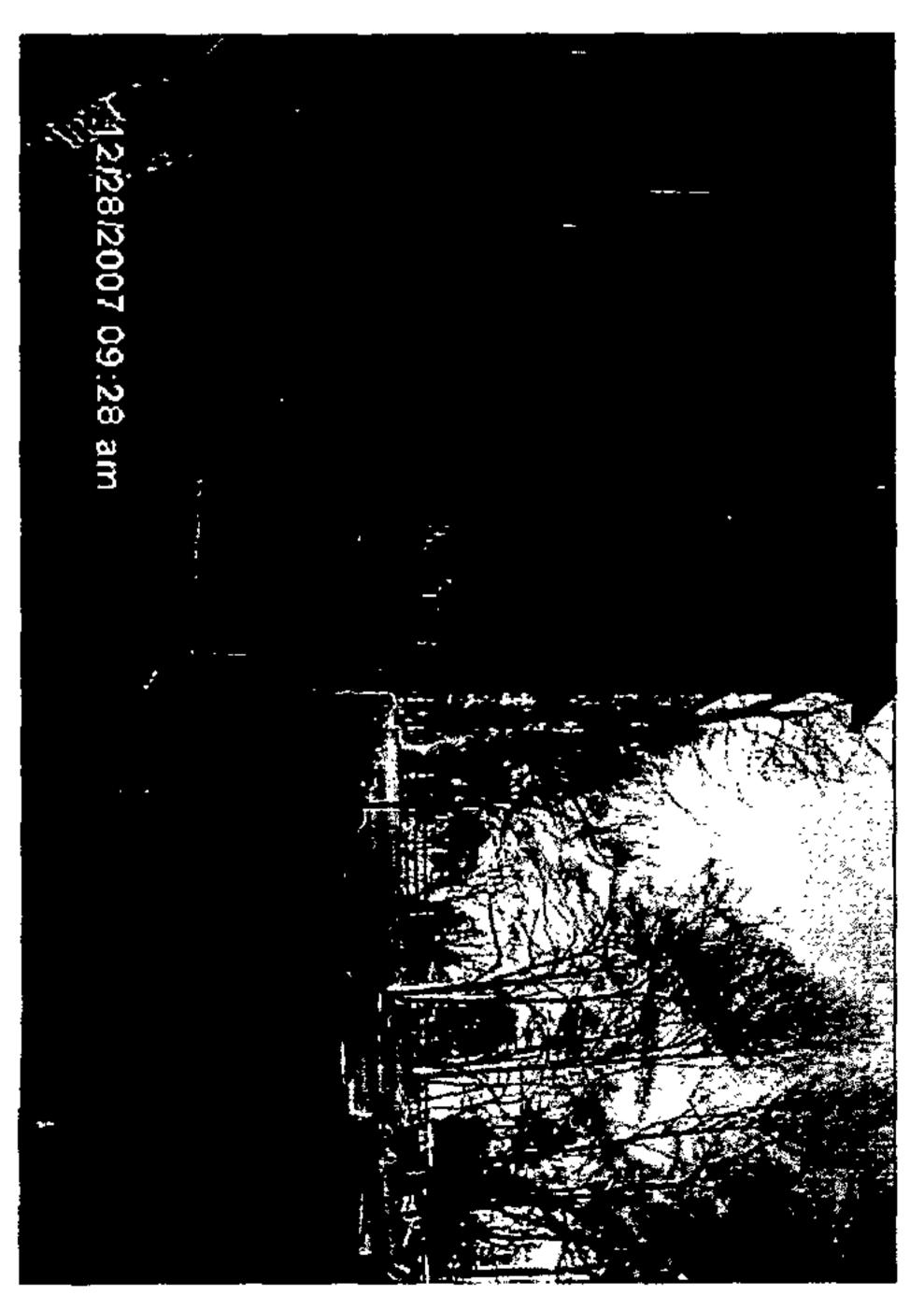
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.











CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 11/03/07

Case Number: <u>08-195-A</u>

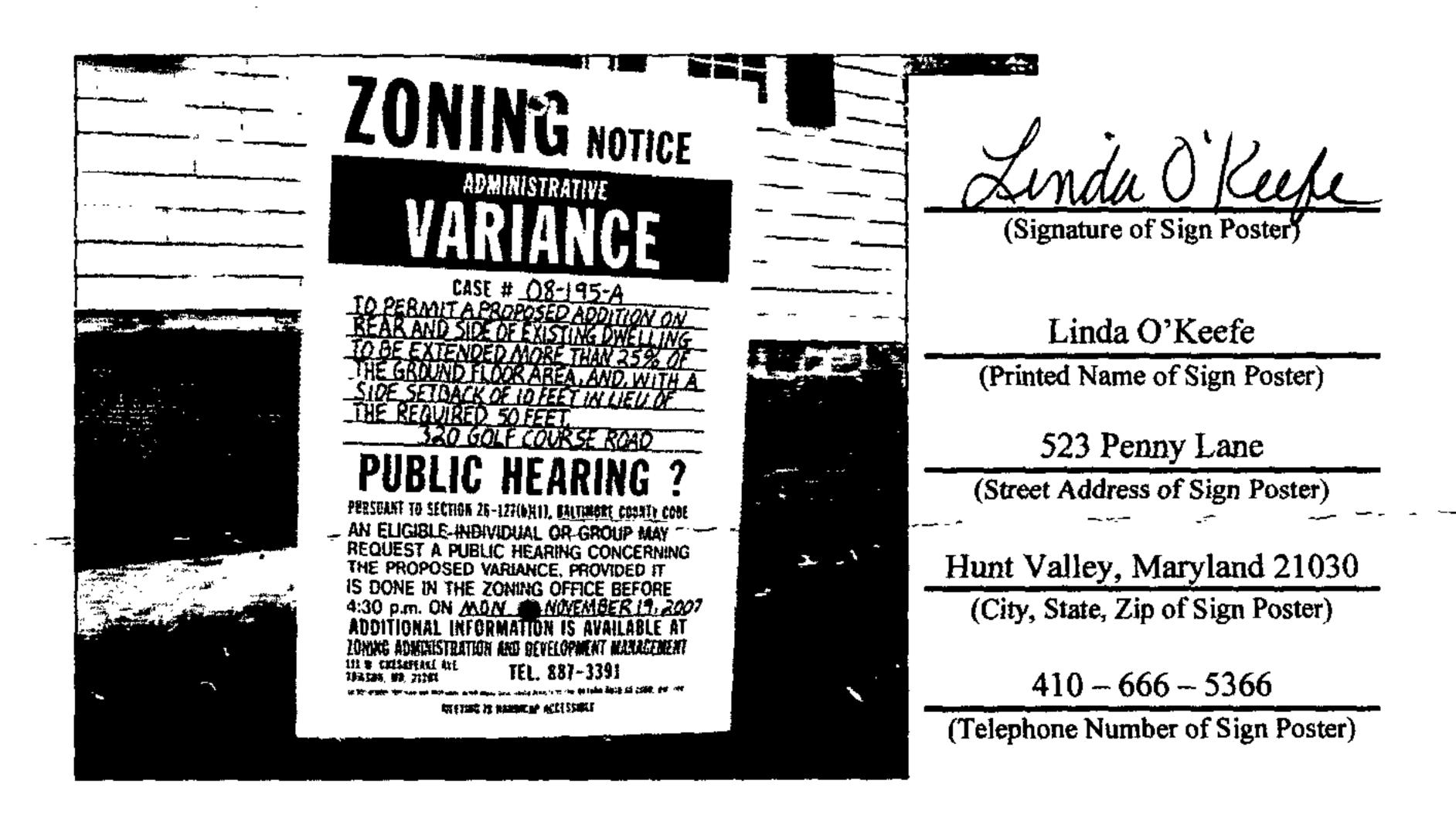
Petitioner / Developer: GREGORY MIX~AUSTIN B. CHILD AIA

Date of Hearing (Closing): NOVEMBER 19, 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:

320-GOLF-COURSE ROAD

The sign(s) were posted on: NOVEMBER 3, 2007





JAMES T. SMITH, JR. County Executive

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

December 4, 2007

Gregory Mix Sara Mix 320 Golf Course Road Owings Mills, MD 2117

Dear Mr. and Mrs. Mix:

RE: Case Number: 08-195-A, 320 Golf Course Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 23, 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,

W. Carl Richards, Jr.

Supervisor, Zoning Review

N. Callalala

WCR:amf

Enclosures

c: People's Counsel

Austin B. Childs 16260 Falls Road Monkton 21111

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 9, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 20, 2007

Item Nos. 08-195, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, and 216

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-11092007.doc



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

Maryland Department of Transportation

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

Date: 11/20/2007

Ms. Kristen Matthews Baltimore County Office Of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

Baltimore County

Item No. 8-195-A

320 GOLF COURSEROAD MIX PROPERTY,

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. 8-195-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 University Engineering Access Permits

Division

SDF/MB

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 195 -A Address 320 GOLF COURSE ROAD
Contact Person: AARON TSUI Planner, Please Print Your Name Phone Number: 410-887-3391
Filing Date: 10/23/2007 Posting Date: 11/04/07 Closing Date: 11/19/07
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. <u>DEADLINE:</u> The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
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- 195 -A Address 320 GOLF COURSE ROAD
Petitioner's Name <u>GREGORY MIX</u> Telephone <u>443-870-3060</u>
Posting Date: Closing Date:
Wording for Sign: To Permit A PROPOSED ADDITION ON REAR & SIDE OF
EXISTING DWELLING TO BE EXTENDED MORE THAN 25% OF THE
GROUND FLOOR AREA, AND, WITH A SIDE SETBACK OF 10 FEET
IN LIEU OF THE REQUIRED 50 FEET.
. WCR - Revised 6/25/04

ZONING REVIEW

NO

Tax Exempt:

Exempt Class:

Go Back View Map New Search

Special Tax Recapture:

* NONE *

District - 03 Account Number - 0320056260 **Account Identifier: Owner Information** MIX GREGORY N RESIDENTIAL **Owner Name:** Use: MIX SARA A YES Principal Residence: 320 GOLF COURSE RD Deed Reference: 1) /25341/ 530 Mailing Address: OWINGS MILLS MD 21117-4114 2) **Location & Structure Information** Legal Description **Premises Address** 320 GOLF COURSE RD 1 AC 320 GOLF COURSE RD 660 N OF CHITTENDON RD **Sub District** Subdivision Section Block Lot **Assessment Area** Plat No: Grid Parcel Map 67 265 Plat Ref: 6 2 Town **Ad Valorem Special Tax Areas** Tax Class **Primary Structure Built Property Land Area Enclosed Area** County Use 04 1921 2,943 SF 1.00 AC Exterior **Stories Basement** Type YES STANDARD UNIT FRAME **Value Information Base Value** Value Phase-in Assessments As Of As Of As Of 01/01/2005 07/01/2007 07/01/2008 175,000 Land 175,000 Improvements: 244,350 244,350 Total: 419,350 419,350 419,350 **NOT AVAIL** Preferential Land: NOT AVAIL 0 0 **Transfer Information** \$750,000 Seller: TOMLINSON EDWARD A 03/13/2007 Price: Date: IMPROVED ARMS-LENGTH **Deed1:** /25341/530 Deed2: Type: Seller: Date: Price: Deed1: Deed2: Type: Seller: Date: Price: Deed1: Deed2: Type: **Exemption Information** 07/01/2008 07/01/2007 Partial Exempt Assessments Class 000 County 0 State 000 0 000 Municipal 0

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: December 3, 2007

Department of Permits and Development Management

FROM:

. Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-195- 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By:

CM/LL

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: December 3, 2007

DEC 0 4 2007

BY:____

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-195- 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By:

CM/LL



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

December 7, 2007

GREGORY AND SARA MIX 320 GOLF COURSE ROAD OWINGS MILLS MD 21117

> Re: Petition for Administrative Variance Case No. 08-195-A Property: 320 Golf Course Road

Dear Mr. and Mrs. Mix:

Your request for an Administrative Variance has been given to me for review. The closing date was November 19, 2007 and the file was received by this office on December 5. The proposed addition will be extended more than 25% of the ground floor area of the existing dwelling. Therefore, this letter is to inform you that a public hearing is necessary for this project.

Krisen Matthews, with the Department of Permits and Development Management, will contact you to schedule the hearing. She can be reached at 410-887-3391.

The property will be reposted and advertised at the County's expense.

Very truly yours,

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz

c: Austin Childs, Chickenranch Design Studio, 16260 Falls Road, Monkton MD 21111 Kristen Matthews, Department of Permits and Development Management

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708





Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

December 10, 2007

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-195-A

320 Golf Course Road

S/side of Golf Course Road, 900 feet west of centerline of Hopkins Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Gregory & Sara Mix

Variance to permit a proposed addition on rear and side of existing dwelling with side setback of 10 feet in lieu of the required 50 feet, and to be, extended more than 25% of the ground floor area of the existing building so used.

Hearing: Monday, January 14, 2008 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Gregory & Sara Mix, 320 Golf Course Road, Owings Mills 21117 Austin Childs, 16260 Falls Road, Monkton 21111

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 29, 2007.

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



TO: PATUXENT PUBLISHING COMPANY

Thursday, December 27, 2007 Issue - Jeffersonian

Please forward billing to:

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

410-887-4587

NOTICE OF ZONING HEARING

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WILLIAM J. WISEMAN IN

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

Tion. com E-MAIL XHIUS SUMS CITY, STATE, ZIP

Case No.:	08-1	95-A		
_ 			 	

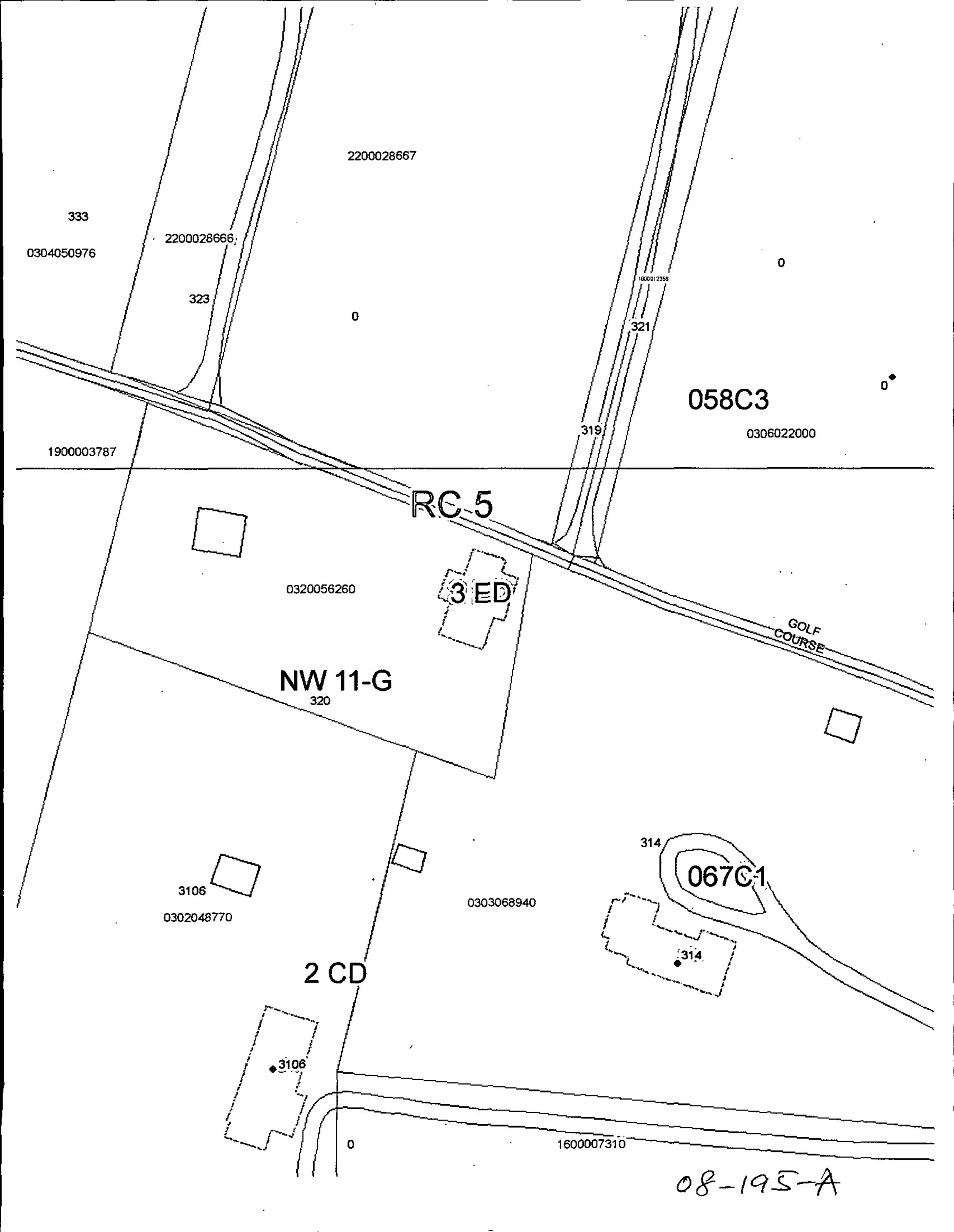
Exhibit Sheet

Petitioner/Developer

Protestant

		•
No. 1	site plan	
No. 2	photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S EXHIBIT NO. KEY TO PHOTOS MIX HOUSE COURSE PD. CASE NO 195.A UB-195-A





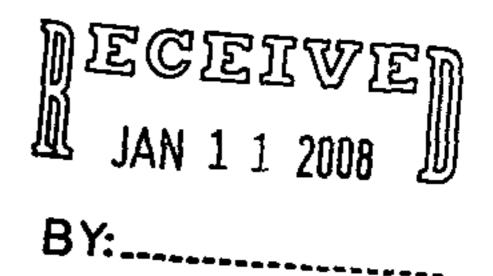
Go Back View Map New Search

		Qw	ner Information				
Owner Name:	MIX GREGORY N			Use:		RESIDENTIAL	
	MIX SARA A			Principal Resid	đence:	YES	
Mailing Address:	320 GOLF COUR	SE RD		Deed Reference		1) /25341/ 530	
	OWINGS MILLS	WINGS MILLS MD 21117-4114				2)	
		Location &	Structure Info	mation			
Premises Address				Le	gal Description		
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				66	O N OF CHITTENDO	ON RD	
Map Grid Parcel	Sub District	Subdivision	Section	Biock Lot	Assessment A	rea Plat No.	
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	Tow						
Special Tax Areas		Valorem					
		Class					
Primary Structu	ıre Built	Enclosed		Property	Land Area	County Use	
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		Val	ue Information			· · · · · · · · · · · · · · · · · · ·	
	Base Value	Value	Phase-in Asses	sments	· · · · · · · · · · · · · · · · · · ·		
		As Of	As Of	As Of			
		01/01/2008	07/01/2007	07/01/2008			
Land	175,000	249,000					
Improvements:	244,350	452,100	440.000				
Total: Preferential Land:	419,350	701,100	419,350	513,266			
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Partial Exempt Assessmo	ents		Class	07/01/200	7 07,	/01/2008	
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'ax Exempt: NO					Special Tax Red	_	

TB 1/14

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence





TO:

Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination 3WL

DATE:

January 11, 2008

SUBJECT:

Zoning Item # 08-195-A

Address

320 Golf Course Road

(Mix Property)

Zoning Advisory Committee Meeting of November 12, 2007

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

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

An inspection of the septic system may be required prior to building permit approval. – S. Farinetti; Ground Water Management





