

IN RE: PETITION FOR ADMIN. VARIANCE

NE side Margaret Avenue, 275 feet NW
of Cedar Avenue
15th Election District
7th Councilmanic District
(325 Margaret Avenue)

Traci C. and Robert R. Crampton, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 08-197-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, Traci C. and Robert R. Crampton, Jr. for property located at 325 Margaret Avenue. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (two-story garage with powder room) with a height of 22 feet, 6 inches in lieu of the permitted height of 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Although there was no request for hearing by any interested citizens during the posting period, on December 20, 2007 the Undersigned called for a public hearing on this matter based on the Office of Planning's comment that they do not support the Petitioners' request for a powder room in the garage. The hearing was subsequently scheduled for Friday, February 1, 2008 at 10:00 AM, in Room 407 of the County Courts Building, 401 Bosley Avenue, Towson, Maryland.

Appearing in support of the requested relief was Petitioner Robert R. Crampton, Jr.. There were no Protestants or other interested citizens in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is rectangular in shape, contains 0.17 acre, and is improved with the Petitioners' existing 1½ story dwelling. The property

~~NOT RECORDED FOR FILING~~
2-1-08
[Signature]

measures 50 feet wide x 150 feet deep. The Petitioner does not currently have a garage and wishes to construct a detached garage measuring 30 feet x 24 feet x 22 feet 6 inches in the rear of the property. Mr. Crampton stated that the lower level of the garage will provide them with additional room for parking vehicles off the street and in a secured area. The density of the neighborhood makes on street parking sometimes hard to find. The Petitioner commented that the home is small and has very limited space for a family of four. On the second floor of the garage, they want to create an indoor area that will provide space for family recreation and include areas for displaying collectibles and a room for a model train garden. Since they expect to spend a lot of time in the garage, they are requesting to install a powder room. Mr. Crampton testified that it would be very difficult to add a two-story garage onto the house since the rear of the house has a low roof, and construction of a garage at this location would require removing the existing deck and it would also block the view from the existing kitchen.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Comments were received from the Office of Planning dated November 27, 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. In an e-mail dated December 20, 2007, the Planning Office reiterated that there are no special circumstances that would justify allowing a powder room in an accessory structure. Comments were also received from the Department of Environmental Protection and Resource Management dated December 18, 2007 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is located within the Intensely Developed Area of the C.B.C.A. and must meet all requirements of

~~RECEIVED FOR FILE~~
2-1-08
Pj

Baltimore County Code Article 33 Title 2 C.B.C.A. Protection. Mitigation is required for all new impervious surfaces proposed.

Based upon the testimony and evidence presented and information in the file there is nothing 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 testimony, 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.

I find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Finally, I find this variance 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. No one in the neighborhood expressed any opposition to the requested relief.

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 1st day of February, 2008 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (2-story garage with powder room) with a height of 22 feet, 6 inches in lieu of the permitted height of 15 feet is hereby GRANTED, subject to the following:

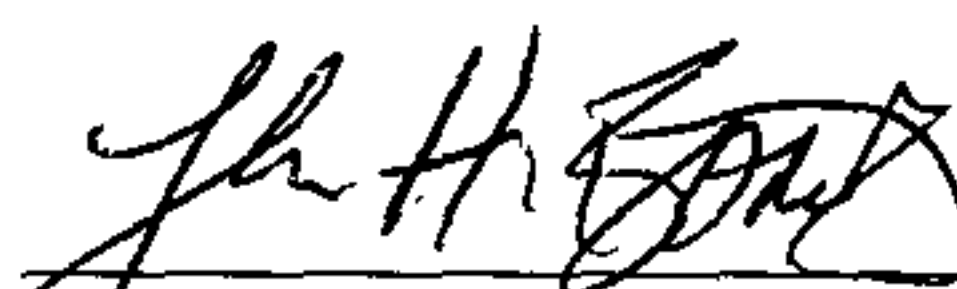
ORDER RECEIVED FOR FILED

2-1-08

[Signature]

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 or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.
4. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
5. The site is located within the Intensely Development Area (IDA) of the Chesapeake Bay Critical Area (CBCA) and must meet all requirements of Baltimore County Code Article 33 Title 2 Chesapeake Bay Critical Areas Protection. Mitigation is required for all new impervious surfaces proposed.

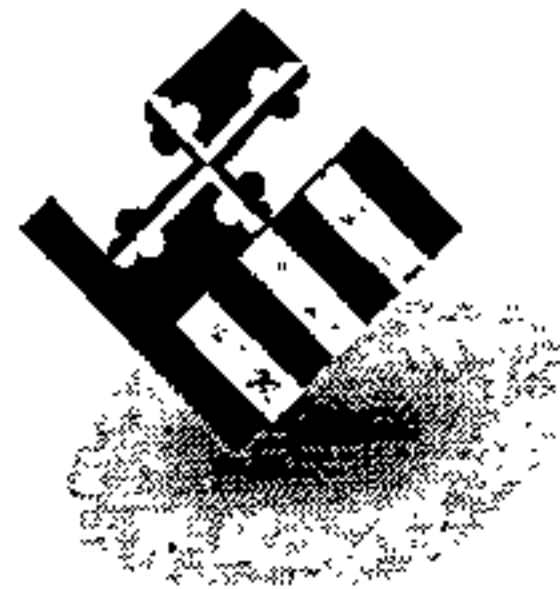
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILE

2-1-08



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

February 1, 2008

TRACI C. AND ROBERT R. CRAMPTON, JR.
325 MARGARET AVENUE
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 08-197-A
Property: 325 Margaret Avenue

Dear Mr. and Mrs. Crampton:

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

COCA Flood

TAX. ACC. # **1509350130**



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 325 MARGARET AVENUE
which is presently zoned DR-5.5

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) 400.3

TO PERMIT AN ACCESSORY STRUCTURE (2 Sty. Garage w/ Powder Room)

HEIGHT OF 22' ^{6"} IN LIEU OF THE PERMITTED HEIGHT OF 15'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

ROBERT R. CRAMPTON, JR.
Name - Type or Print _____
Signature *Robert R. Crampton JR* _____
TRACI C. CRAMPTON
Name - Type or Print _____
Signature *Traci Crampton* _____
325 MARGARET AVE **410 682-2618**
Address Telephone No. _____
BALTIMORE MARYLAND 21221
City State Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 08 197 A
REV 10/25/01 **RECEIVED FOR FILING**
2-1-08
P3

Reviewed By IL Date 10/25/07
Estimated Posting Date 11/04/07

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.

That the Affiant(s) does/do presently reside at 325 MARGARET AVENUE
Address
BALTIMORE MARYLAND 21221
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):

1. The garage construction will give us additional room for parking our vehicles off the street in a secured area. Due to the density of the neighborhood on street parking can sometimes be very hard to find. The garage and driveway will give us good reason to feel more secure for our family and vehicles.
2. The second floor of the proposed garage is the space we need to be comfortable living at this location. We have lived in this neighborhood all our lives and want to stay here. Our house has very limited space for a family of four. We want to create an in door area that will provide space for family recreation and include space for displaying collectibles and room for a model train garden. Since we expect to spend a lot of time in this area we would also like to install a small powder room.
3. The existing dwelling would be very difficult to add a two story garage onto since the rear of the house has a low roof and would take away the deck and block the outside view at the existing kitchen. Modifications to the existing house would far exceed our budget for this project.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert R. Crampton, Jr.
Signature
ROBERT R. CRAMPTON, JR.
Name - Type or Print

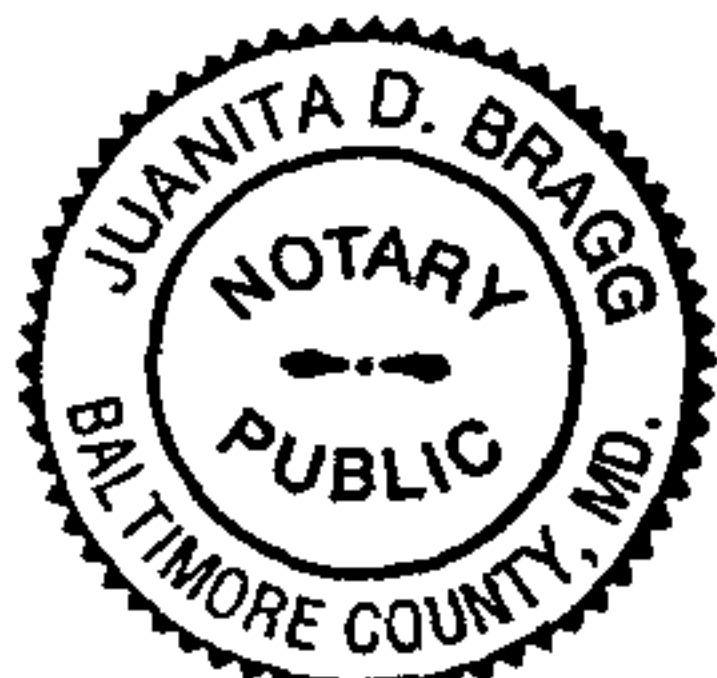
Traci C. Crampton
Signature
TRACI C. CRAMPTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of October, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert R. Crampton, Jr. & Traci C. Crampton
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Juanita D. Bragg
Notary Public
My Commission Expires 7/18/2011

Clea Flood

TAX. ACC.

1509350130



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 325 MARGARET AVENUE
which is presently zoned DR-5.5

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) 400.3

TO PERMIT AN ACCESSORY STRUCTURE (2 Sty. Garage w/ Powder Room)

HEIGHT OF 22' IN LIEU OF THE PERMITTED HEIGHT OF 15'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

ROBERT R. CRAMPTON, JR.

Name - Type or Print

Signature

TRACI C. CRAMPTON

Name - Type or Print

Signature

325 MARGARET AVE

Address

410 682 2618

Telephone No.

BALTIMORE MARYLAND 21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 08 197 A

REV 10/25/01

Reviewed By JL

Date 10/25/07

Estimated Posting Date 11/04/07

2-1-08

pm

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 325 MARGARET AVENUE
Address
BALTIMORE MARYLAND 21221
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):

1. The garage construction will give us additional room for parking our vehicles off the street in a secured area. Due to the density of the neighborhood on street parking can sometimes be very hard to find. The garage and driveway will give us good reason to feel more secure for our family and vehicles.
2. The second floor of the proposed garage is the space we need to be comfortable living at this location. We have lived in this neighborhood all our lives and want to stay here. Our house has very limited space for a family of four. We want to create an in door area that will provide space for family recreation and include space for displaying collectibles and room for a model train garden. Since we expect to spend a lot of time in this area we would also like to install a small powder room.
3. The existing dwelling would be very difficult to add a two story garage onto since the rear of the house has a low roof and would take away the deck and block the outside view at the existing kitchen. Modifications to the existing house would far exceed our budget for this project.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert R. Crampton, Jr.
Signature

ROBERT R. CRAMPTON, JR.
Name - Type or Print

Traci C. Crampton
Signature

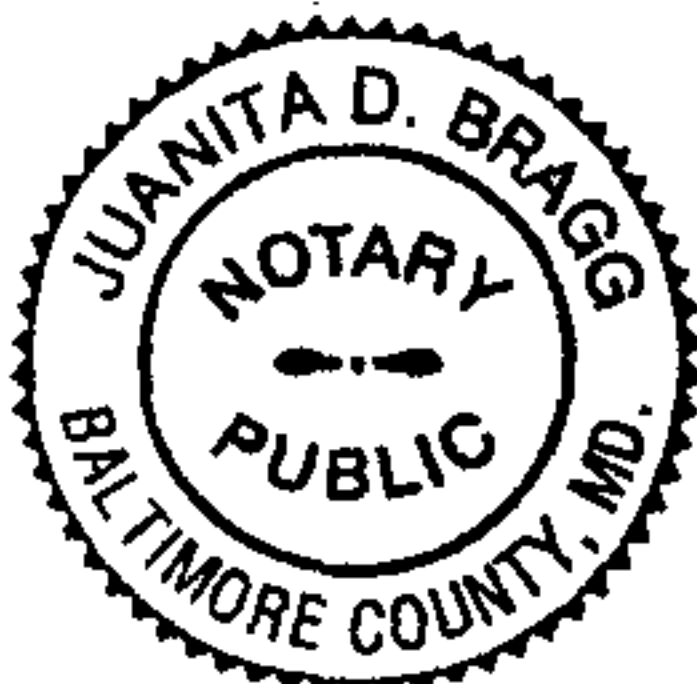
TRACI C. CRAMPTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of October, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert R. Crampton, Jr. & Traci C. Crampton
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Juanita D. Bragg
Notary Public
My Commission Expires 7/18/2011



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 325 MARGARET AVENUE
which is presently zoned DR-5.5

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) 400.3

TO PERMIT AN ACCESSORY STRUCTURE (2 Sty. Garage w/ Powder Room)

HEIGHT OF 22'^{6"} IN LIEU OF THE PERMITTED HEIGHT OF 15'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

ROBERT R. CRAMPTON, JR.
Name - Type or Print _____
Signature Robert R. Crampton JR
TRACI C. CRAMPTON
Name - Type or Print _____
Signature Traci C. Crampton
325 MARGARET AVE 410 682 2618
Address _____ Telephone No. _____
BALTIMORE MARYLAND 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 08 197 A

Reviewed By JL Date 10/25/07

REV 10/25/01

Estimated Posting Date 11/04/07

2-1-08
BB

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 325 MARGARET AVENUE
Address
BALTIMORE MARYLAND 21221
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):

1. The garage construction will give us additional room for parking our vehicles off the street in a secured area. Due to the density of the neighborhood on street parking can sometimes be very hard to find. The garage and driveway will give us good reason to feel more secure for our family and vehicles.
2. The second floor of the proposed garage is the space we need to be comfortable living at this location. We have lived in this neighborhood all our lives and want to stay here. Our house has very limited space for a family of four. We want to create an in door area that will provide space for family recreation and include space for displaying collectibles and room for a model train garden. Since we expect to spend a lot of time in this area we would also like to install a small powder room.
3. The existing dwelling would be very difficult to add a two story garage onto since the rear of the house has a low roof and would take away the deck and block the outside view at the existing kitchen. Modifications to the existing house would far exceed our budget for this project.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert R. Crampton, Jr.
Signature

ROBERT R. CRAMPTON, JR.
Name - Type or Print

Traci C. Crampton
Signature

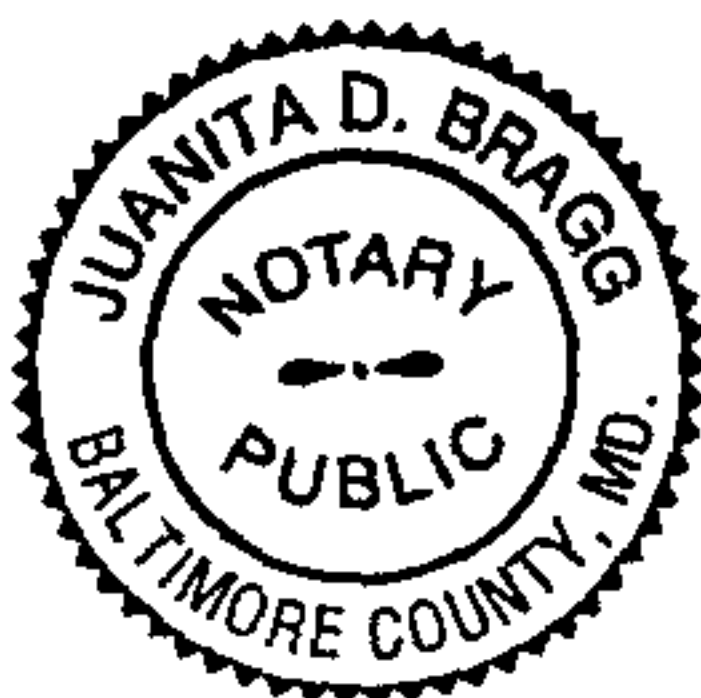
TRACI C. CRAMPTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of October, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert R. Crampton, Jr. & Traci C. Crampton
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Juanita D. Bragg
Notary Public
My Commission Expires 7/19/2011

ZONING DESCRIPTION FOR

325 Margaret Avenue
Baltimore, Maryland 21221

Beginning at a point on the north side of Margaret Avenue which is 50 feet wide at the distance of 275 feet northwest of the centerline of Cedar Avenue which is 50 feet wide.

Being Lot #24, Section E, Block 1H in the subdivision of The Plat Of Essex, as recorded in Baltimore County Plat Book 9, folio 74. Containing 7500 square feet. Also known as 325 Margaret Avenue and located in the 15 th Election District, 7th Councilmatic District.

1a7

Patricia Zook - Case 08-197-A (administrative variance -closed 11-19-07)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 12/19/2007 12:22:32 PM
Subject: Case 08-197-A (administrative variance -closed 11-19-07)

Hi Jeff -

still need comments for this one also.....

Good morning Jeff -

We need DEPRM comments for the above-referenced administrative variance case that closed 11-19-07. The property is located at 325 Margaret Avenue.

Thanks for your help.

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

Patricia Zook - Case 08-197-A (administrative variance -closed 11-19-07)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 12/7/2007 10:39 AM
Subject: Case 08-197-A (administrative variance -closed 11-19-07)

Good morning Jeff -

We need DEPRM comments for the above-referenced administrative variance case that closed 11-19-07. The property is located at 325 Margaret Avenue.

Thanks for your help.

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

Patricia Zook - Re: Case 08197A

From: Patricia Zook
To: Swam, Doug
Date: 12/7/2007 10:32 AM
Subject: Re: Case 08197A

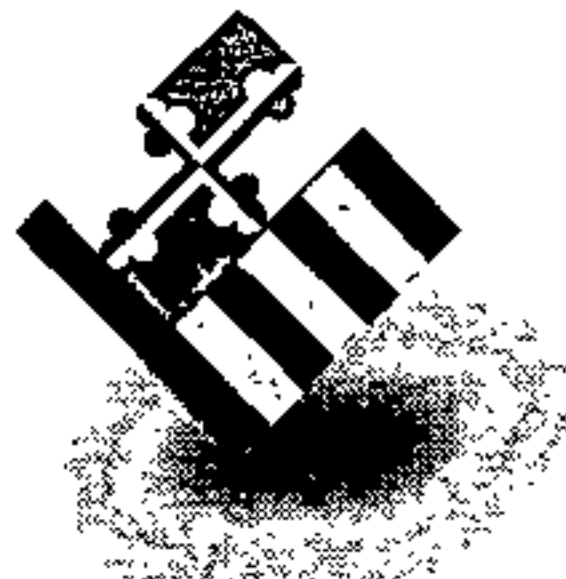
Hi Doug -

I have this administrative variance case file and I'm waiting for comments from DEPRM since the property is in the CBCA.

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

>>> Doug Swam 12/7/2007 9:35 AM >>>

Pat, I think this case is over there to be done. If it is and has not been written yet would you talk to Bill about it for me. I have already spoken to Bill about it. Thanks.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 7, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

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: 08-197-A

325 Margaret Avenue

N/east side of Margaret Avenue, 275 feet n/east of Cedar Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Robert & Traci Crampton

Variance to permit an accessory structure (2 story garage with powder room) height of 22 feet, 6 inches in lieu of the permitted height of 15 feet.

Hearing: Friday, February 1, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Robert & Traci Crampton, 325 Margaret Avenue, Baltimore 21221

- NOTES: (1) **THE ZONING NOTICE SIGN POSTED BY A SIGN POSTER THRU THIS OFFICE ON THE PROPERTY BY THURSDAY, JANUARY 17, 2008.**
- (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, January 17, 2008 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

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: 08-197-A

325 Margaret Avenue

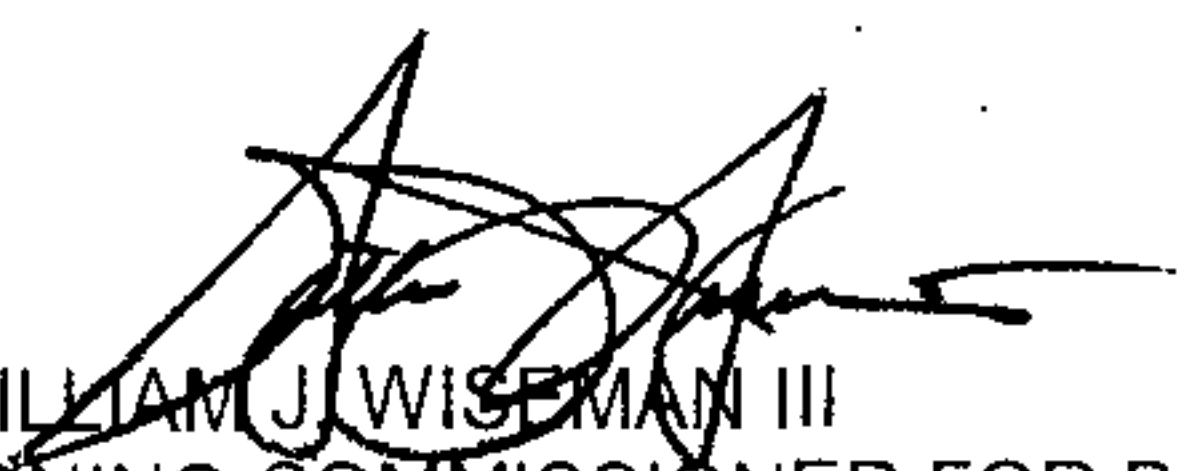
N/east side of Margaret Avenue, 275 feet n/east of Cedar Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Robert & Traci Crampton

Variance to permit an accessory structure (2 story garage with powder room) height of 22 feet, 6 inches in lieu of the permitted height of 15 feet.

Hearing: Friday, February 1, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III

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.

CERTIFICATE OF POSTING

RE: Case No: 08-197-A

Petitioner/Developer: ROBERT ?
TRACI CLAMPTON

Date Of Hearing/Closing: 12/10/07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

RECEIVED
DEC 20 2007
BY:

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 325 MARGARET AVE.

This sign(s) were posted on November 24, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 11/24/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-297-A

TO PERMIT AN ACCESSORY STRUCTURE
(2 STORY GARAGE) WITH A HT. OF 22 1/2 FT
IN LIEU OF THE PERMITTED 15'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127.5(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY DECEMBER 10, 2007
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
301 W. LANSAPARK AVE
FREDERICK, MD 21704
TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

Myastor
11/24/07

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 20, 2007

TO: Kristen Matthews
Dept. of Permits and Development Management

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 08-197-A located at 325 Margaret Avenue

After a review of the above-captioned case file and comments from the Planning Office, Tom Bostwick has requested that this case be set in for a public hearing. The Office of Planning does not support the Petitioner's request for a powder room in the garage. The size of the proposed two-story garage and its impact on the neighbors is a concern.

We are returning the file to you for further processing, i.e., notifying the Petitioner, posting of hearing notices, etc. Per Tom, the County is to post and advertise the hearing.

Thank you for your attention and cooperation in this matter.



**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 on the property identified herein as follows:

Case: #08-197-A

325 Margaret Avenue -
N/east side of Margaret
Avenue, 275 feet n/east of
Cedar Avenue

15th Election District
7th Councilmanic District
Legal Owner(s): Robert &
Traci Crampton

Variance: to permit an accessory structure (2 story garage with powder room) height of 22 feet, 6 inches in lieu of the permitted height of 15 feet.

Hearing: Friday, February 1, 2008 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

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, Contact the Zoning Review Office at (410) 887-3391.

1/24/08 Jan. 17 160871

CERTIFICATE OF PUBLICATION

1/17/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/17/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 17, 2008 Issue - Jeffersonian

Please forward billing to:
Deborah Kendall-Sipple
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

410-887-4587

37C10

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: 08-197-A

325 Margaret Avenue
N/east side of Margaret Avenue, 275 feet n/east of Cedar Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Robert & Traci Crampton

Variance to permit an accessory structure (2 story garage with powder room) height of 22 feet, 6 inches in lieu of the permitted height of 15 feet.

Hearing: Friday, February 1, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


WILLIAM J. WISEMAN III
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.

Posted 1/18/08 by JRA

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 197 -A

Address 325 MARGARET AVE.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/25/07

Posting Date: 11/25/07
~~11/04/07~~

Closing Date: 12/10/07
~~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.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 197 -A

Address 325 MARGARET AVE.

Petitioner's Name ROBERT & TRACI CRAMPTON

Telephone 410-682-2618

Posting Date: 11/04/07

Closing Date: 11/19/07

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (2 STORY GARAGE)
WITH A HT. OF 22 1/2 FT. IN LIEU OF THE PERMITTED 15'

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08 197 A

Petitioner: CRAMPTON

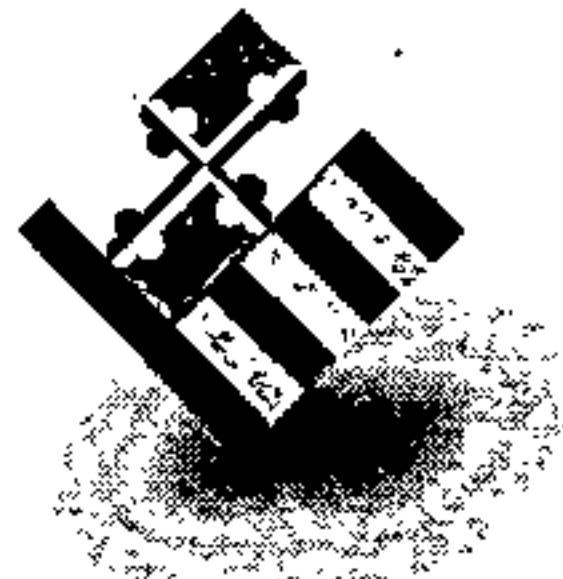
Address or Location: 325 Margaret Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Crampton Jr

Address: 325 MARGARET AVE
Balto Md 21221

Telephone Number: 410 682 2618



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

November 19, 2007

Robert R. Crampton, Jr.
Traci C. Crampton
325 Margaret Avenue
Baltimore, MD 21221

Dear Mr. and Mrs. Crampton:

RE: Case Number: 08-197-A, 325 Margaret Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 25, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

DATE _____

E-MAIL

Balt	MD	21236
------	----	-------

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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

Account Identifier: District - 15 Account Number - 1509350130

Owner Information

Owner Name:	CRAMPTON ROBERT R,JR CRAMPTON TRACI C	Use:	RESIDENTIAL
Mailing Address:	325 MARGARET AVE BALTIMORE MD 21221-6822	Principal Residence:	YES
		Deed Reference:	1) /19505/ 256 2)

Location & Structure Information

Premises Address
325 MARGARET AVE

Legal Description

325 MARGARET AVE ES
ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	8	370			E	1H	24	3	
									Plat Ref: 5/ 76

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,436 SF	7,500.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	32,120	62,120		
Improvements:	80,000	97,540		
Total:	112,120	159,660	143,812	159,660
Preferential Land:	0	0	0	0

Transfer Information

Seller: CRAMPTON ROBERT R,JR	Date: 01/29/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /19505/ 256	Deed2:
Seller: REYNOLDS VICTOR F,JR	Date: 01/04/1994	Price: \$97,500
Type: IMPROVED ARMS-LENGTH	Deed1: /10257/ 478	Deed2:
Seller: GROMEK ADAM	Date: 06/29/1989	Price: \$65,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8213/ 775	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

PETITIONER'S

EXHIBIT NO. 1

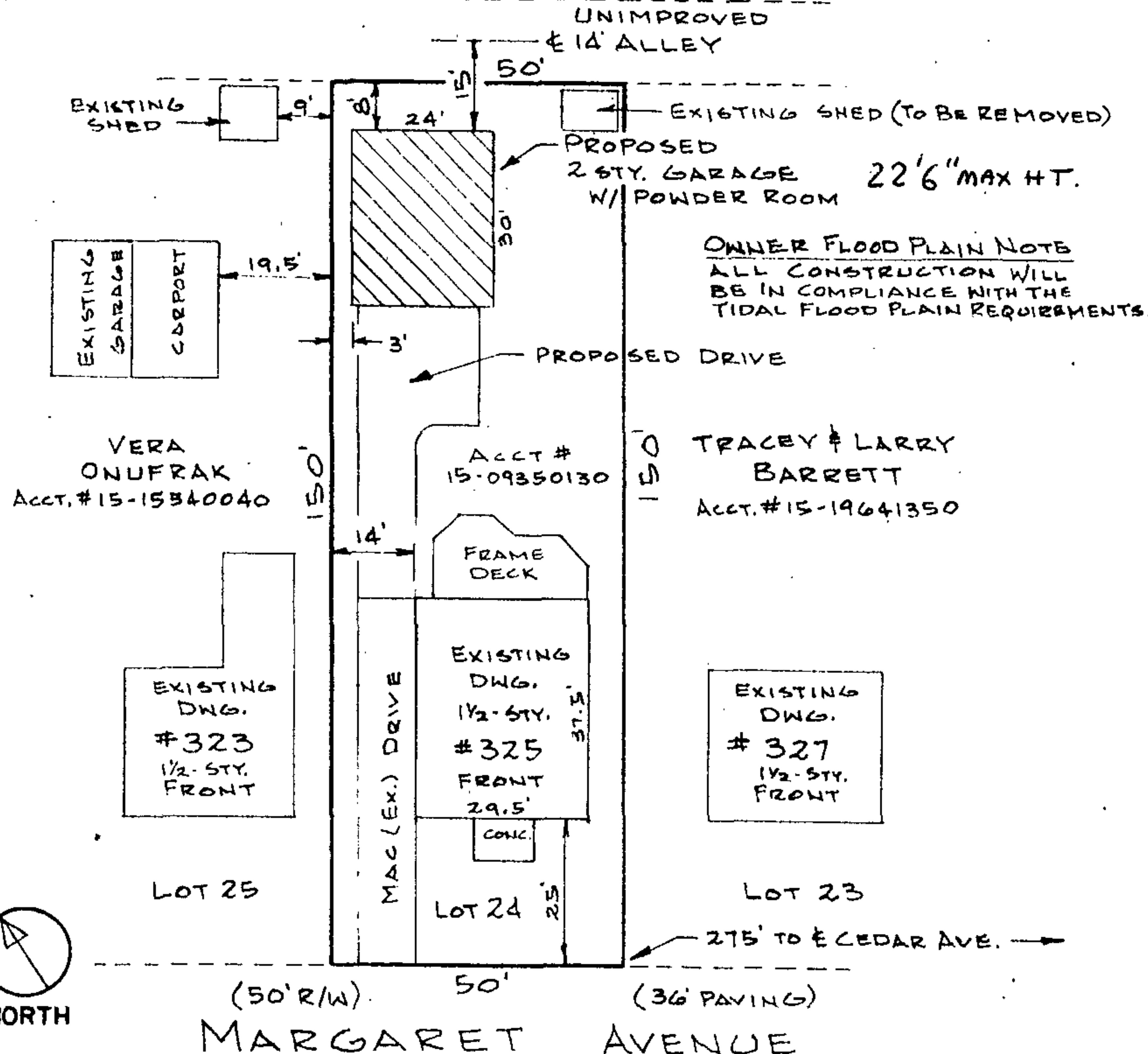
PROPERTY ADDRESS 325 MARGARET AVENUE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR AD

SUBDIVISION NAME PLAT OF ESSEX

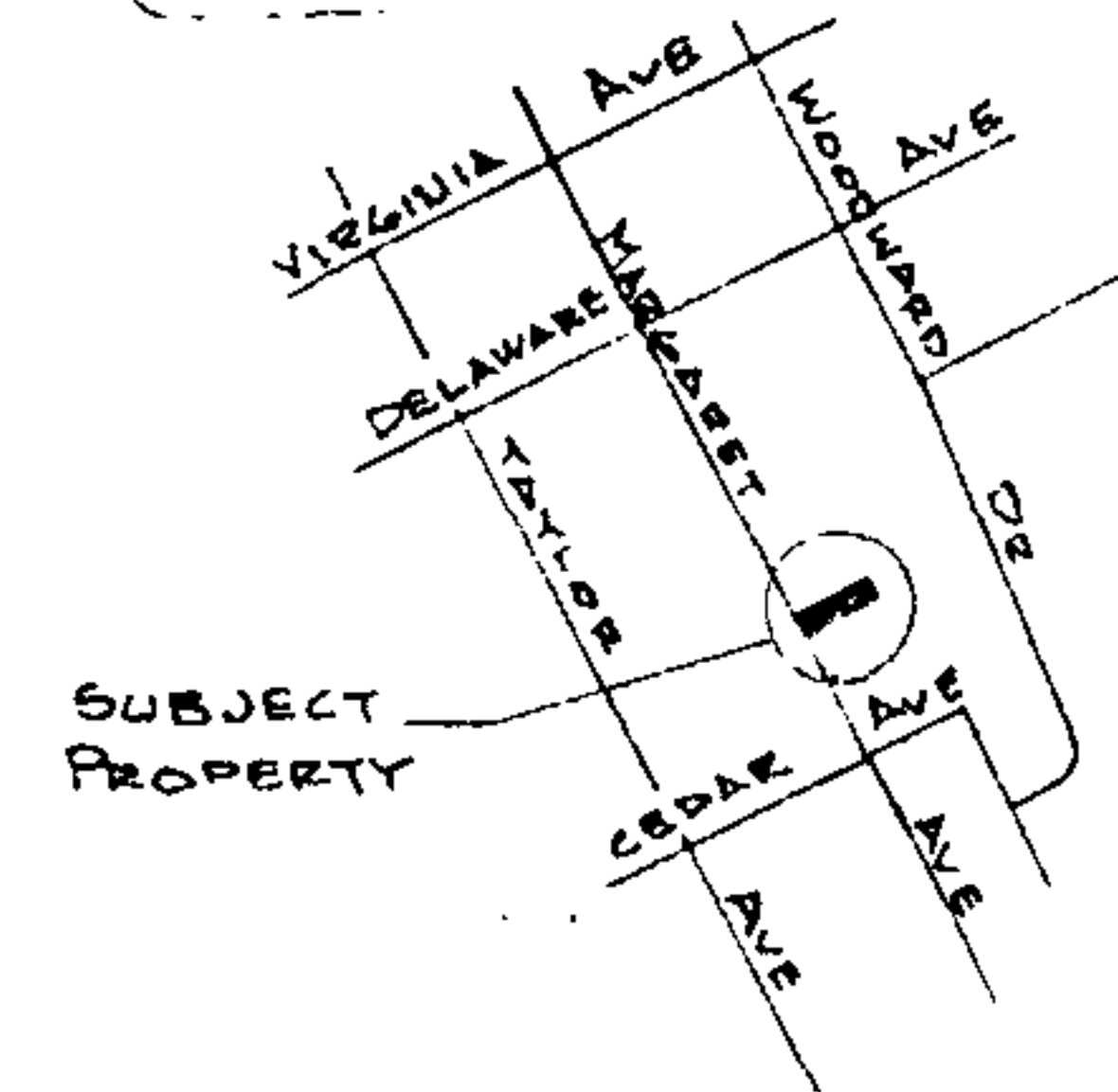
PLAT BOOK # 9 FOLIO # 14 LOT # 24 SECTION # E BLOCK # 1H

OWNER ROBERT & TRACI CRAMPTON



PREPARED BY W.M.G.

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # NE 1-G

ZONING DR 5.5

LOT SIZE 0.17 ACRES 7500 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

100 YEAR FLOOD PLAIN	☒	☐
----------------------	-------------------------------------	--------------------------

HISTORIC PROPERTY/ BUILDING	☐	☒
-----------------------------	--------------------------	-------------------------------------

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JL

08/197-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 325 MARGARET AVENUE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

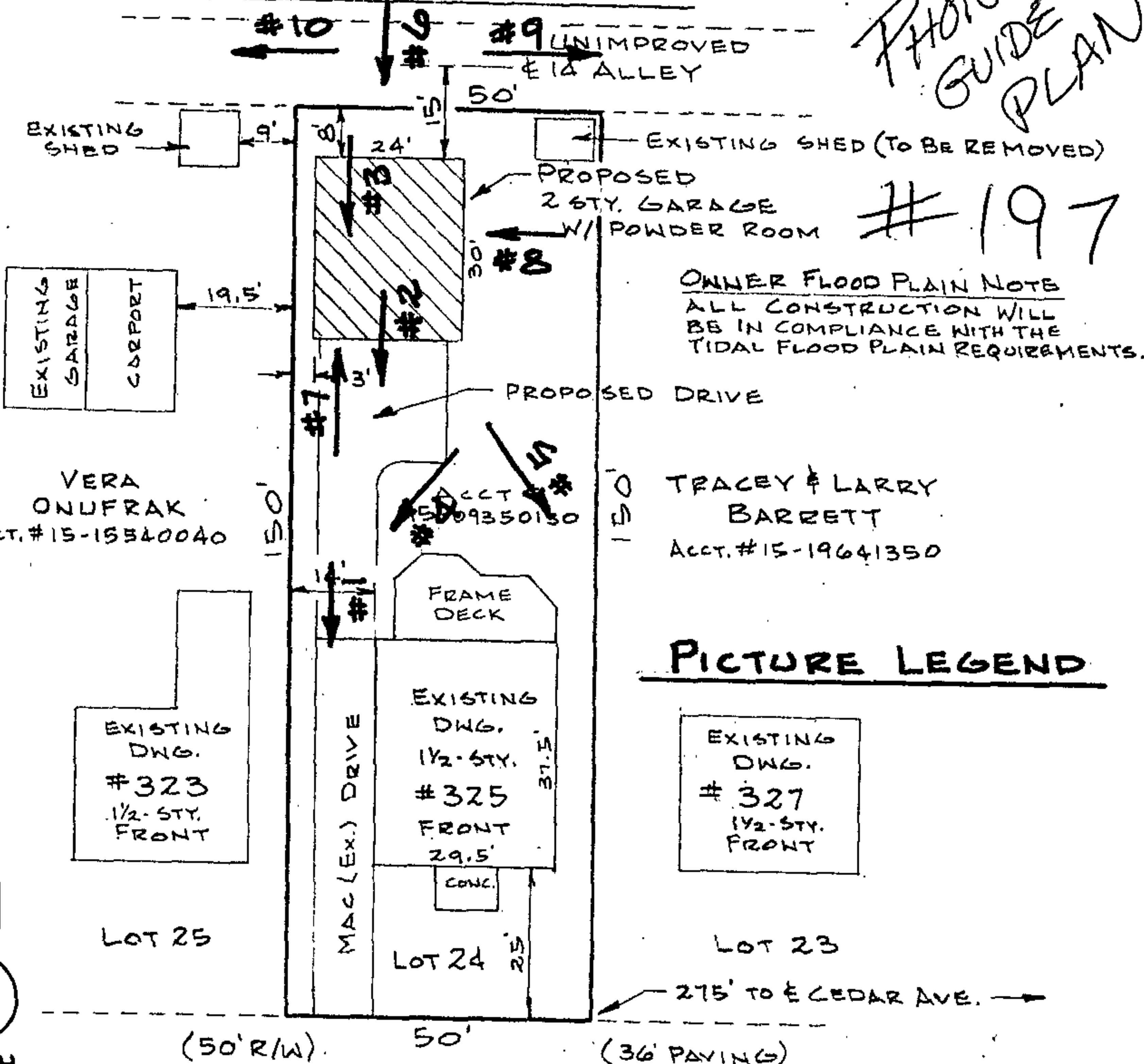
SUBDIVISION NAME PLAT OF ESSEX

PLAT BOOK # 9 FOLIO # 14 LOT # 24 SECTION # E BLOCK # 1H

OWNER ROBERT & TRACI CRAMPTON

PHOTO GUIDE PLAN

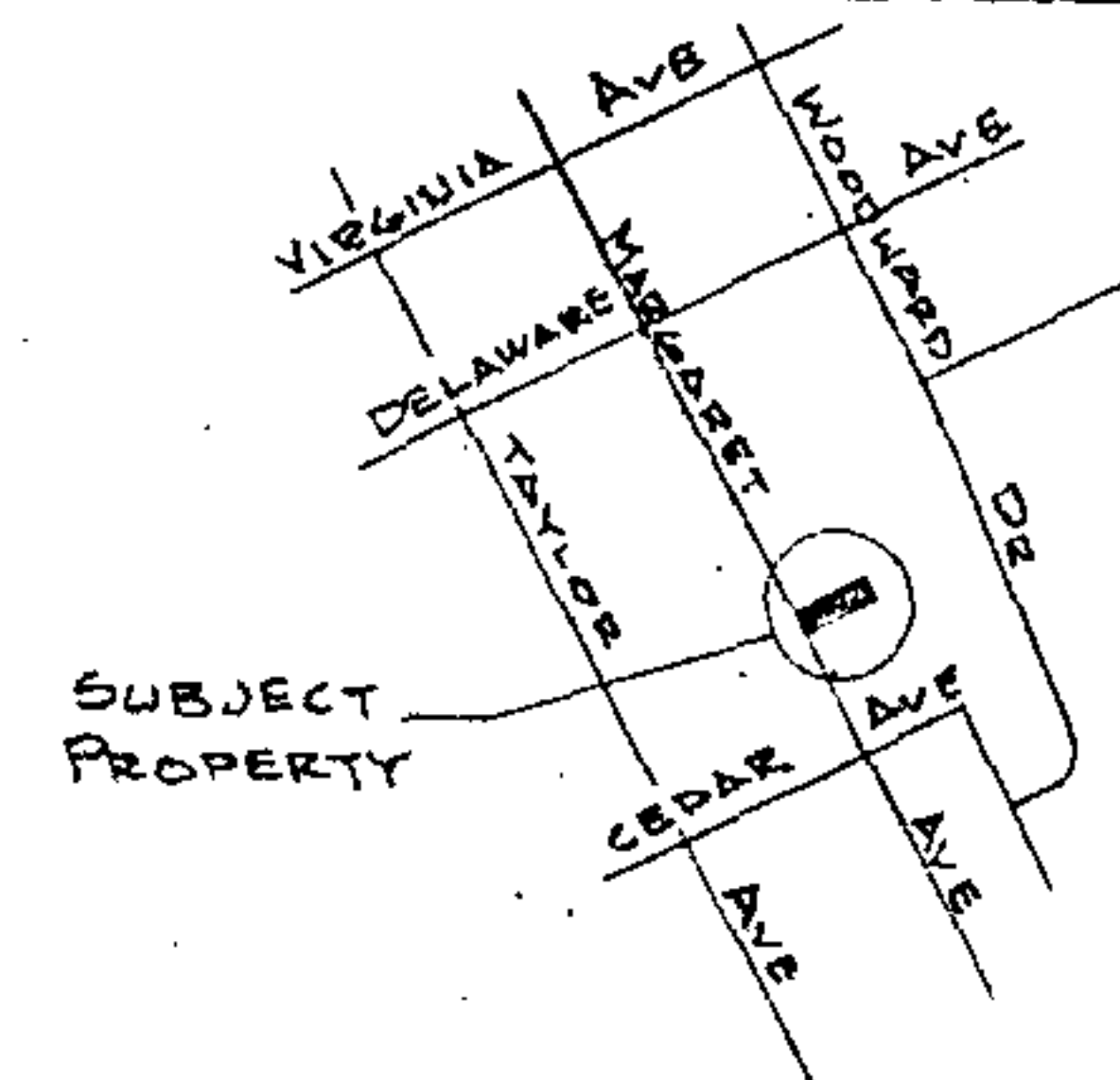
#197



OWNER FLOOD PLAIN NOTE
ALL CONSTRUCTION WILL BE IN COMPLIANCE WITH THE TIDAL FLOOD PLAIN REQUIREMENTS.

PICTURE LEGEND

EXISTING DWG. #327 1 1/2-STY. FRONT



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 7
1" = 200' SCALE MAP # NE 1-G
ZONING DR 5.5

LOT SIZE 0.17 ACRES 7500 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

EXHIBIT NO.

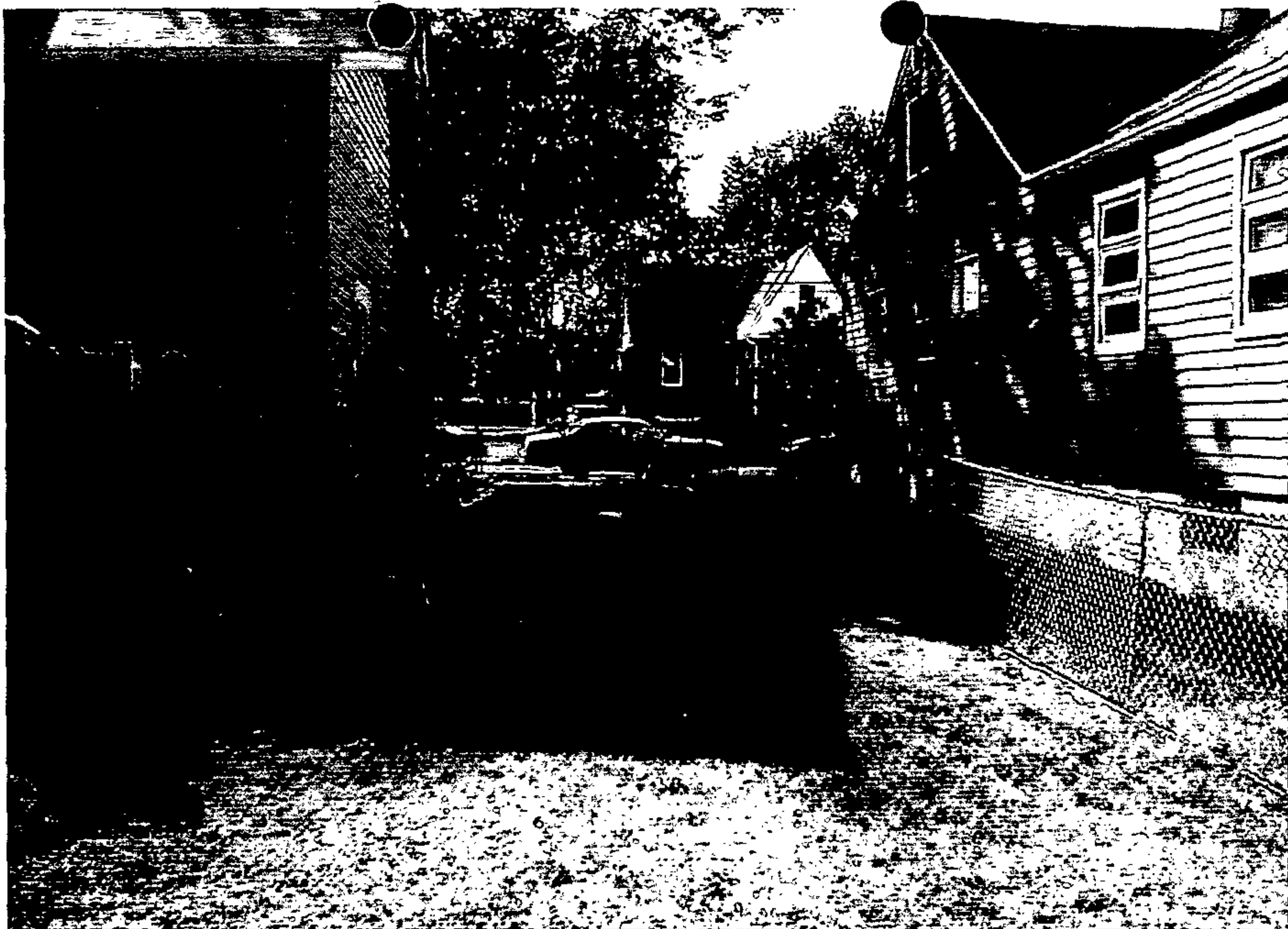
PETITIONER'S

2A-1



PREPARED BY W.M.G.

SCALE OF DRAWING: 1" = 30'



#1

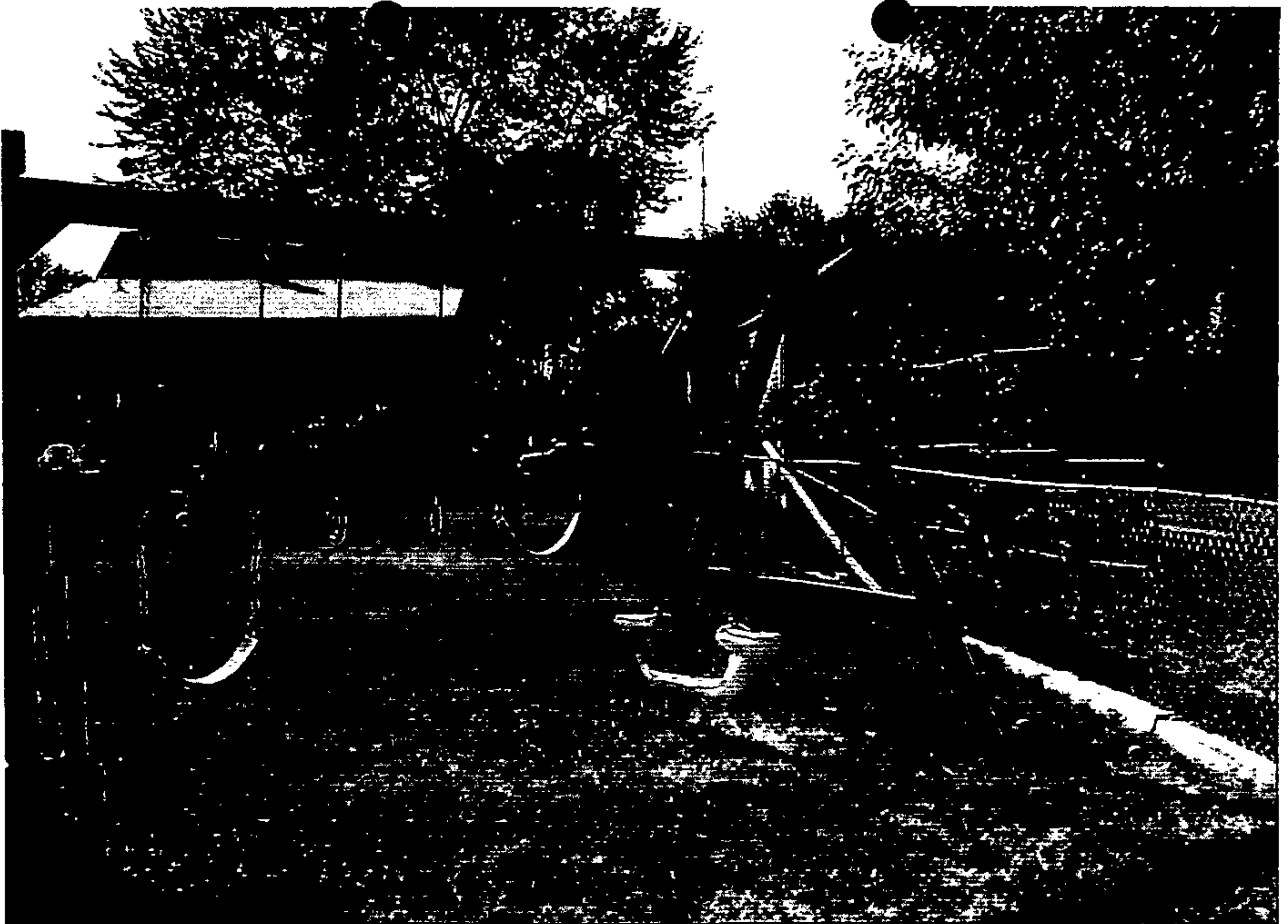


#2

197

PETITIONER'S

EXHIBIT NO. JA-



#3

197



#4



#5

197



#6



#7

197



#8



#9

197



#10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
DEC 18 2007

BY:

TO: Timothy M. Kotroco

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

DATE: December 18, 2007

SUBJECT: Zoning Item # 08-197-A
Address 325 Margaret Avenue
(Crampton Property)

Zoning Advisory Committee Meeting of November 5, 2007

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

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

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

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

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

Additional Comments:

The site is located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) and must meet all requirements of Baltimore County Code Article 33 Title 2 Chesapeake Bay Critical Areas Protection. Mitigation is required for all new impervious surfaces proposed.

Reviewer: Paul A. Dennis

Date: 12/12/07

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 6, 2007

FROM: Dennis A. Kennedy^{DK}, Supervisor
Bureau of Development Plans Review

RECEIVED
DEC 20 2007

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2007
Item Nos. 08-189, 197, 198, 199, 201,
202, 203, 204, and 205

BY:.....

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-11062007.doc

RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
VARIANCE *
325 Margaret Avenue; NE/S Margaret *
Avenue, 275' NW of Cedar Avenue * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Traci & Robert Crampton * FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 08-197-A

RECEIVED
DEC 20 2007

* * * * *

BY:.....

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of November, 2007, a copy of the foregoing Entry of Appearance was mailed to, Robert & Traci Crampton, 325 Margaret Avenue, Baltimore MD 21221, Petitioner(s).

RECEIVED

NOV 20 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 20, 2007

TO: Kristen Matthews
Dept. of Permits and Development Management

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 08-197-A located at 325 Margaret Avenue

After a review of the above-captioned case file and comments from the Planning Office, Tom Bostwick has requested that this case be set in for a public hearing. The Office of Planning does not support the Petitioner's request for a powder room in the garage. The size of the proposed two-story garage and its impact on the neighbors is a concern.

We are returning the file to you for further processing, i.e., notifying the Petitioner, posting of hearing notices, etc. Per Tom, the County is to post and advertise the hearing.

Thank you for your attention and cooperation in this matter.

Patricia Zook - Re: Case 08-197-A - posting notice?

From: Kristen Matthews
To: Zook, Patricia
Date: 12/20/2007 10:46:10 AM
Subject: Re: Case 08-197-A - posting notice?

Hello there, I just checked and we do have the posting and also the entry of appearance on behalf of people's counsel over here. I will bring it over if not sometime today, tomorrow.

>>> Patricia Zook 12/20/2007 10:39 AM >>>
Hello again -

Can you check around the office and see if you received a confirmation of posting for **Case 08-197-A** located at **325 Margaret Avenue**? It's an administrative variance that closed 11-19-07. I finally received all the dept. comments and realized the file is missing the posting notice.

Thanks for looking around.....

If you don't have the posting I will call the petitioners and see if they can provide it. If not, the file will be returned to you.

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

From: Curtis Murray
To: Zook, Patricia
Date: 12/20/2007 10:02:31 AM
Subject: Re: Case 08-197-A (admin. variance) need revised comment

Patti,

Our comments indicate no bathroom or kitchen facilities are permitted in accessory structures. There are no special circumstances that would justify such relief.

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
410-887-3480
Fax: 410-887-5862
cjmurray@co.ba.md.us

>>> Patricia Zook 12/19/07 4:11 PM >>>
Curtis and John -

Do you have information about the November 27 Planning comments being revised to accommodate the powder room as the Petitioner requested in his Petition? It has been a month since the closing date and we would like to issue an Order.

Good morning Curtis -

The case file contains comments from the Office of Planning dated November 27, 2007. The comments indicate that the accessory structure "shall not contain any sleeping quarters, living area, kitchen or bathroom facilities".

However, the Petition states 'to permit an accessory structure (2-story garage with powder room) with a height of 22'6" in lieu of the permitted height of 15'.

Should the November 27 Planning comments be revised to delete the phrase *bathroom facilities*? Or perhaps state that a *tub/show is not permitted*.

The file is in my office. The closing date for this case was November 19, 2007.

Thanks for your help.

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

Patricia Zook - Case 08-197-A (admin. variance) need revised comment

From: Patricia Zook
To: Alexander, John; Murray, Curtis
Date: 12/19/2007 4:11:53 PM
Subject: Case 08-197-A (admin. variance) need revised comment
CC: Bostwick, Thomas

Curtis and John -

Do you have information about the November 27 Planning comments being revised to accommodate the powder room as the Petitioner requested in his Petition? It has been a month since the closing date and we would like to issue an Order.

Good morning Curtis -

The case file contains comments from the Office of Planning dated November 27, 2007. The comments indicate that the accessory structure "shall not contain any sleeping quarters, living area, kitchen or bathroom facilities".

However, the Petition states 'to permit an accessory structure (2-story garage with powder room) with a height of 22'6" in lieu of the permitted height of 15'.

Should the November 27 Planning comments be revised to delete the phrase *bathroom facilities*? Or perhaps state that a *tub/show is not permitted*.

The file is in my office. The closing date for this case was November 19, 2007.

Thanks for your help.

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

12-20-07
per Curtis -
OP is not
revising their
comment

Patricia Zook - Case 08-197-A (admin. variance) need revised comment

From: Patricia Zook
To: Murray, Curtis
Date: 12/7/2007 10:37 AM
Subject: Case 08-197-A (admin. variance) need revised comment

Good morning Curtis -

The file contains comments from Planning dated November 27, 2007. The comments indicate 'shall not contain any sleeping quarters, living area, kitchen or bathroom facilities'.

However, the Petition states 'to permit an accessory structure (2-story garage with powder room) with a height of 22'6" in lieu of the permitted height of 15'.

Can the Planning comments be revised to delete the phrase *bathroom facilities*? Or perhaps state that a *tub/show is not permitted*.

Thanks for your help.

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 18, 2007
SUBJECT: Zoning Item # 08-197-A
Address 325 Margaret Avenue
(Crampton Property)

RECEIVED
DEC 19 2007
BY:

Zoning Advisory Committee Meeting of November 5, 2007

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

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

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

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

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

Additional Comments:

The site is located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) and must meet all requirements of Baltimore County Code Article 33 Title 2 Chesapeake Bay Critical Areas Protection. Mitigation is required for all new impervious surfaces proposed.

Reviewer: Paul A. Dennis

Date: 12/12/07

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 27, 2007

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

RECEIVED
NOV 29 2007

SUBJECT: 8-197 – Administrative Variance

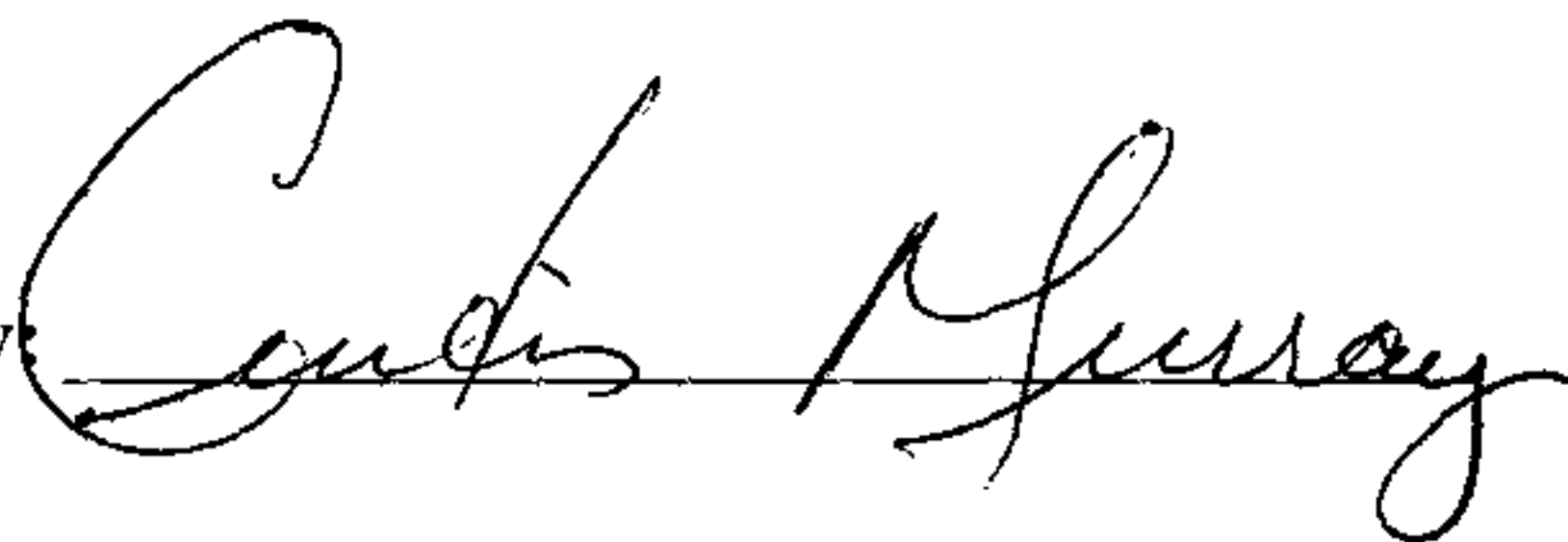
BY:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22.6 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.

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

Reviewed by:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 27, 2007

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

SUBJECT: 8-197 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22.6 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.

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

Reviewed by: _____

AFK/LL: CM

Patricia Zook - Case 08-197-A - located at 325 Margaret Avenue – comments needed

From: Patricia Zook
To: Kennedy, Dennis; Livingston, Jeffrey; Murray, Curtis
Date: 11/26/2007 1:13 PM
Subject: Case 08-197-A - located at 325 Margaret Avenue – comments needed

Gentlemen -

The above-referenced administrative variance case needs comments from your department. The administrative variance closed on Monday, 11-19-07.

Thanks for your help.

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

BDPR ✓
PLNG ✓

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 6, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2007
Item Nos. 08-189, 197, 198, 199, 201,
202, 203, 204, and 205

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-11062007.doc

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



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

Maryland Department of Transportation

Date: **NOVEMBER 6, 2007**

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

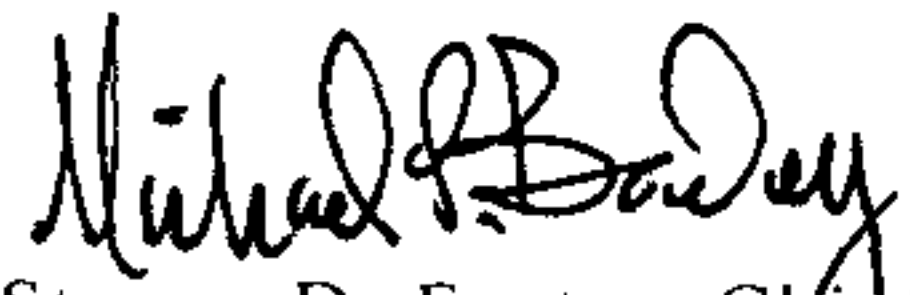
RE: Baltimore County
Item No. **B-197-A**
329 MARKET AVENUE
CRAMPTON PROPERTY
ADMINISTRATIVE VARIANCE

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. **B-197-A**.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

1523156550

319

322

1520550330

324

• 321

321

1520800160

1515540040

323

323

326
1519450170

NE 1-G

325

15 ED
DR 5.5
097A1

10

• 325

1509350130

1519641350

321

7 CD

• 327

1516900270

MARGARET

10

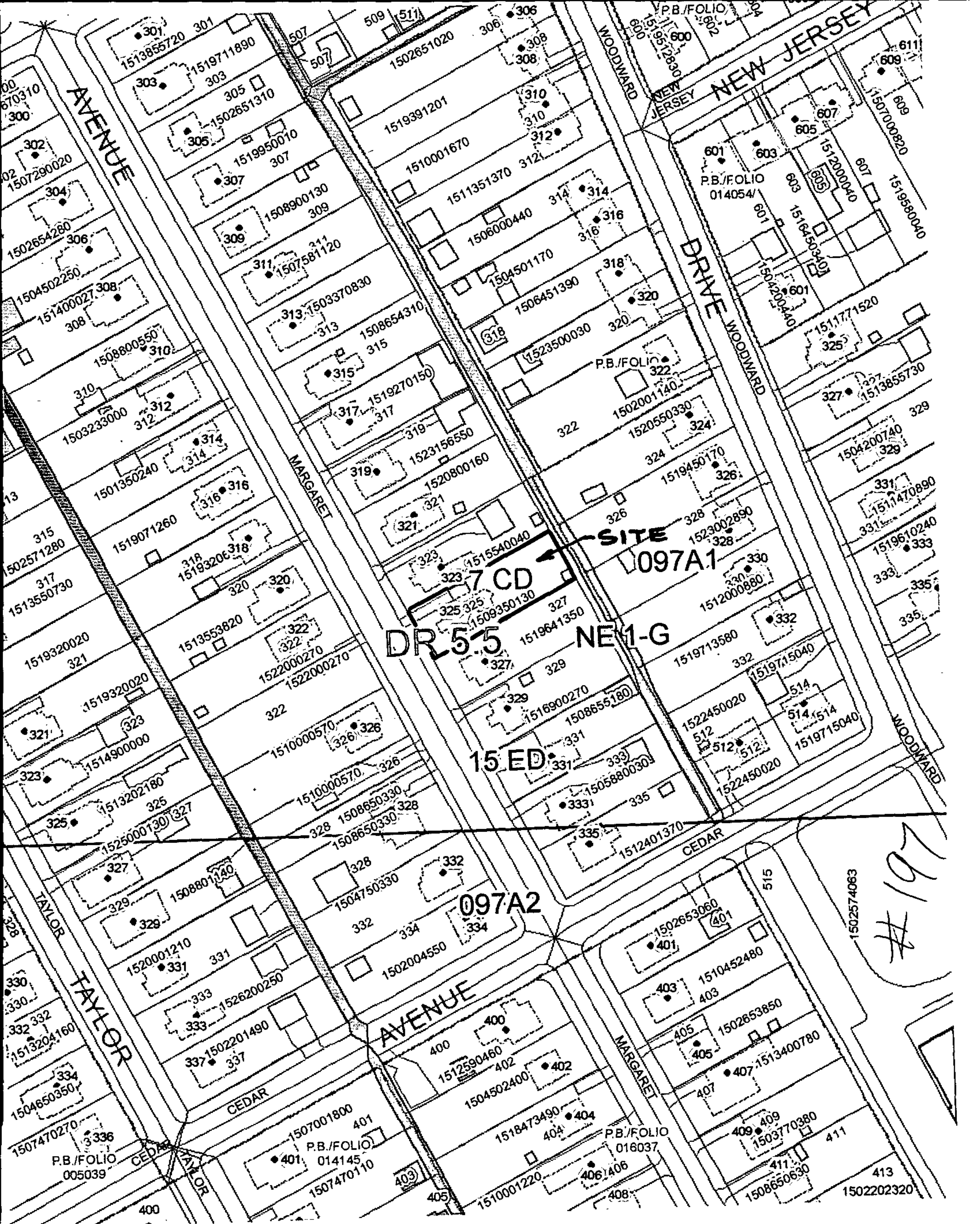
329

TOPO MAP

• 329

331

1508655180



ZONING MAP

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

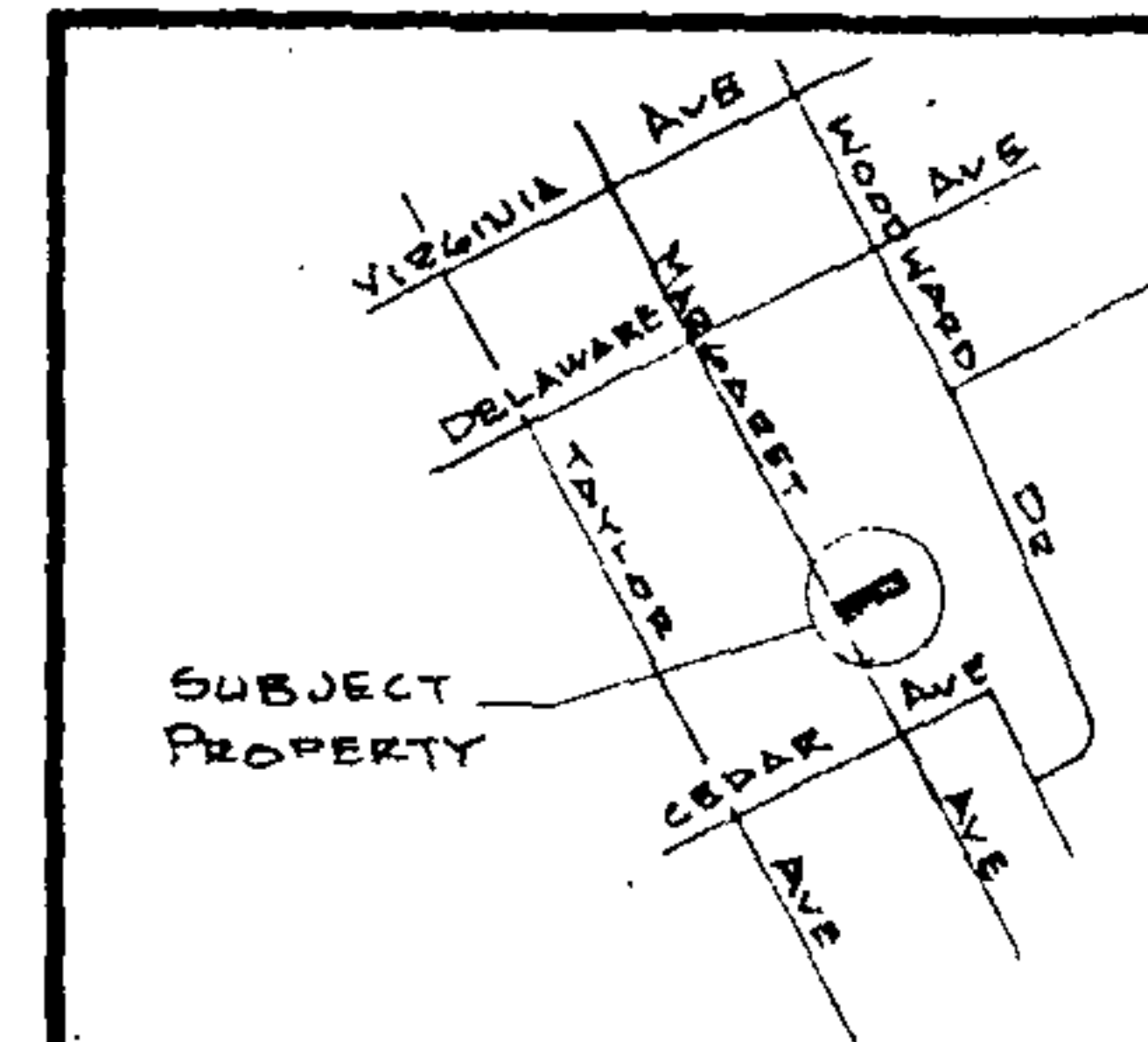
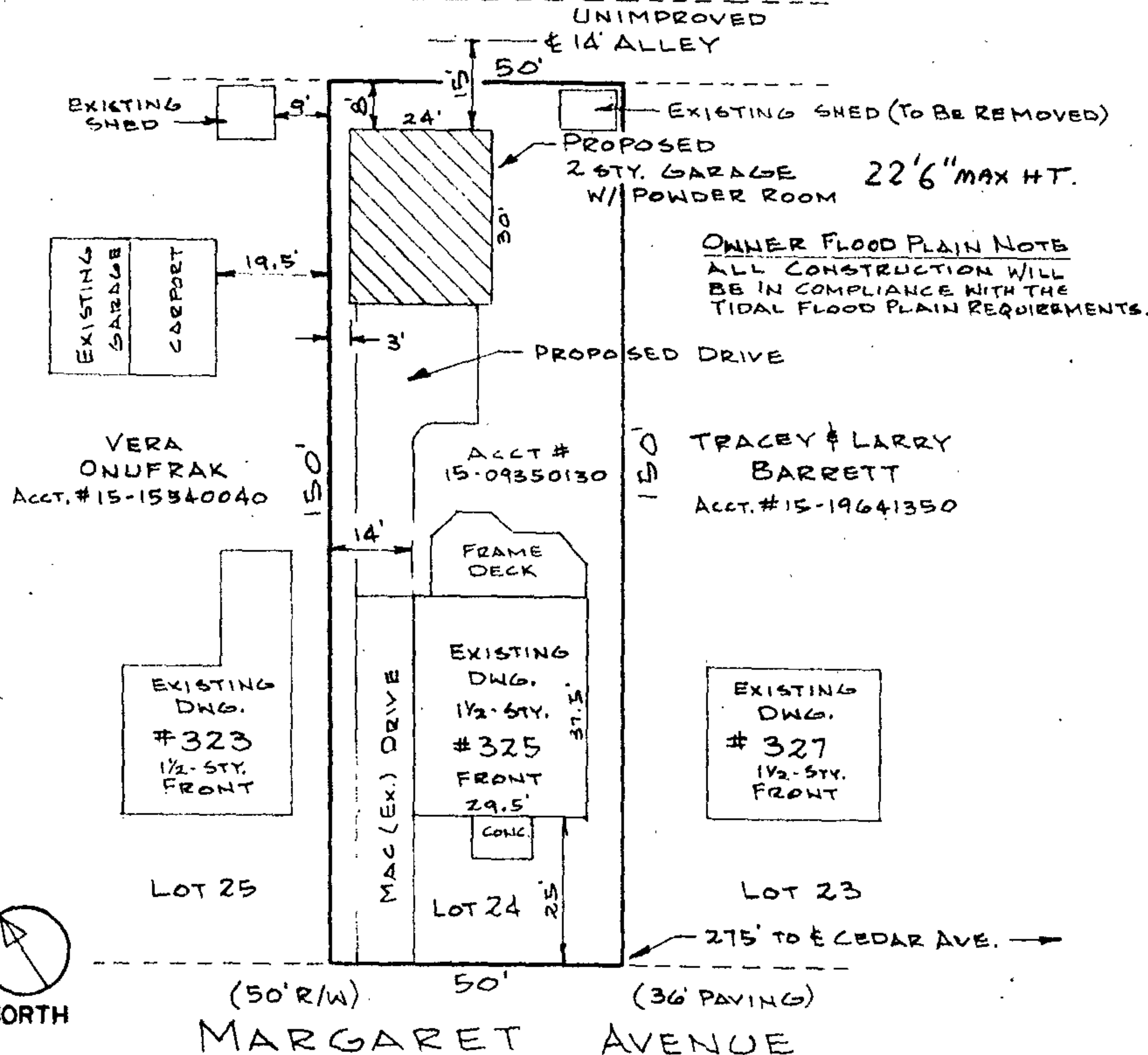
PROPERTY ADDRESS 325 MARGARET AVENUE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME PLAT OF ESSEX

PLAT BOOK # 9 FOLIO # 74 LOT # 24 SECTION # E BLOCK # 1H

OWNER ROBERT & TRACI CRAMPTON



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # NE 1-G

ZONING DR 5.5

LOT SIZE 0.17 ACRES 7500 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY

REVIEWED BY JL ITEM # 08197-A CASE #

PREPARED BY W.M.G.

SCALE OF DRAWING: 1" = 30'