

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Upper Field Court, 500 feet +/- S
of Gontrum Road
11th Election District
3rd Councilmanic District
(9 Upper Field Court)

Bernie J. and Sharon Faloney
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-209-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, Bernie J. and Sharon Faloney for property located at 9 Upper Field Court. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a height of 25 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners are constructing a new detached garage because the existing attached garage is being converted into an in-law suite. The additional garage height is necessary for storage of the in-law's belongings. The Petitioners provided letters of support from their neighbors residing at 7 Upper Field Court, 11 Upper Field Court and 5 Upper Field Court. The subject property contains 1.85 acres.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated November 19, 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.

JOHN RECEIVED FOR FILING
12.4.07
[Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 11, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 4th day of December, 2007 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a height of 25 feet in lieu of the permitted 15 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The 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.
3. The accessory structure shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING
12-4-07
[Signature]

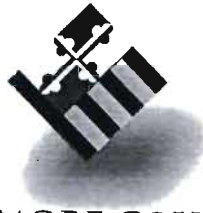
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
12-4-07
123



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 4, 2007

BERNIE J. AND SHARON FALONEY
9 UPPER FIELD COURT
KINGSVILLE MD 21087

Re: Petition for Administrative Variance
Case No. 08-209-A
Property: 9 Upper Field Court

Dear Mr. and Mrs. Foard:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9 Upperfield Ct, Kingsville 21087
which is presently zoned Residential RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR, TO PERMIT A

GARAGE WITH A HEIGHT OF 23 ft. IN LIEU OF
THE PERMITTED 15 ft.

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):

BERNIE J. FALONEY

Name - Type or Print

B. Faloney

Signature

SHARON FALONEY

Name - Type or Print

S. Faloney

Signature

9 Upperfield CRT 410-592-7144

Address

Telephone No.

Kingsville MD 21087

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 12-4-07 day of December 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. 08-209 A

Reviewed By [Signature] Date 11-2-07

REV 10/25/01

Estimated Posting Date 11-11-07

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

Address 9 Upperfield CRT
City Kingsville State MD Zip Code 21087

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):

We request a 23' Garage roof line instead of 15' (8' variance) because:

- 1) We need the storage due to present garage is being converted to an in-law suite.
- 2) We own large SUV's, so the Basic garage size is too small.
- 3) We have 3 kids and a in-law couple who's memories and belongings need to be stored safely.

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.

B. J. Faloney
Signature

BERNIE J. FALONEY
Name - Type or Print

S. Faloney
Signature

SHARON FALONEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of September, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kenneth P. Martin
Notary Public

My Commission Expires

11-1-07

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

Address 9 Upperfield CRT
City Kingsville State MD Zip Code 21087

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):

We request a 23' Garage roof line instead of 15' (8' variance) because:

- 1) We need the storage due to present garage is being converted to an in-law suite
- 2) We own large SUV's, so the Basic garage size is too small
- 3) We have 3 kids and a in-law couple who's memories and belongings need to be stored safely.

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.

B. Faloney
Signature

BERNIE J. FALONEY
Name - Type or Print

S. Faloney
Signature

SHARON FALONEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of September, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kenneth P. Martin
Notary Public

My Commission Expires 11-1-07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9 Upperfield Ct., Kingsville 21087
which is presently zoned Residential - RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3, BCZR, TO PERMIT A

GARAGE WITH A HEIGHT OF 23 FT. IN LIEU OF
THE PERMITTED 15 FT.

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 _____

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.

Legal Owner(s):

BERNIE J. FALONEY
Name - Type or Print _____

B. Faloney
Signature _____

SHARON FALONEY
Name - Type or Print _____

S. Faloney
Signature _____

9 Upperfield Ct 410-592-7144
Address _____ Telephone No. _____

Kingsville MD 21087
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name Same.

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 08-209-A

REV 10/25/01 12-4-07

Reviewed By Jean Date 11-2-07

Estimated Posting Date 11-11-07



KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215 • Glen Burnie, MD 21061
Phone: 410.768.7700 • **Fax:** 410.768.0200
www.kcw-et.com

Metes and Bounds Description of Lot No. 48, "Batter Brook Farms", Eleventh Election District, Baltimore County, Maryland.

BEGINNING FOR THE SAME at the Northeasternmost point of Lot No. 48, as shown on that plat entitled, "Subdivision Plat, Batter Brook Farms, Plat 2 of 3", dated June 21, 1991 and recorded among the Land Records of Baltimore County in Plat Book S.M. No, 64, Folio 36; said point being designated as point No. 46 on said plat; thence leaving said point of beginning and running the following four (4) courses and distances:

1. South 06 degrees 39 minutes 41 seconds West 214.83 feet; thence
2. South 89 degrees 10 minutes 21 seconds West 352.00 feet; thence
3. North 00 degrees 49 minutes 39 seconds West 201.00 feet; thence
4. South 89 degrees 10 minutes 21 seconds West 220.00 feet to a point on the East side of Upper Field Court; thence binding on the East side of Upper Field Court and running:
5. North 00 degrees 49 minutes 39 seconds West 12.00 feet; thence leaving the East side of Upper Field Court and running:
6. North 89 degrees 10 minutes 21 seconds East 600.00 feet to the point of beginning, containing 1.85 acres of land, more or less.

BEING KNOWN AND DESIGNATED AS Lot No. 48, as shown on that plat entitled, "Subdivision Plat, Batter Brook Farms, Plat 2 of 3", dated June 21, 1991 and recorded among the Land Records of Baltimore County in Plat Book S.M. No, 64, Folio 36.

BEING the same property which by Deed dated July 11, 2007 and recorded among the Land Records of Baltimore County in Liber S.M. 26018, Folio 254 was granted and conveyed by Bernard J. Faloney, Jr. to Bernard J. Faloney and Sharon Faloney, his wife.

The improvements thereon being known as No. 9, Upper Field Court.

William K. Woody, L.S.
President and CEO

J. Peter McDonnell
Executive Vice President

Kimberly M. Groves, P.E.
Vice President, Engineering

Reginald C. Roberts
Associate, Dry Utilities Specialist

Douglas L. Kennedy, P.E.
Senior Vice President

Melissa M. Walker
Vice President, CFO

Kevin C. Anderson, Jr., P.E.
*Vice President, Director of
Land Development*

Michael D. Trent
Associate, Chief of Surveys

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **06839**

Date: **11.2.07**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006		0150					65.-

Total: **65.-**

Rec From: **B. FALONEY**

For: **08.209-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTIVITY TIME
 11/2/2007 11:02/2007 09:12:31
 RECEIVED BY: MARTIN ROSE
 RECEIPT # 000003 11/02/2007
 \$ 65.00 DOWNS PENSION
 004077
 Rept Tot 65.00
 65.00 CR 65.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-209-A

Petitioner/Developer: BERNARD

FALONEY

Date of Hearing/Closing: 11-26-07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

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

9 UPPER FIELD CT

The sign(s) were posted on

11-11-07
(Month, Day, Year)

Sincerely,



Robert Black
(Signature of Sign Poster)

11-12-07
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**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: 08-209-A

Petitioner: BEANIE J. FALONEY

Address or Location: 9 UPPERFIELD CT KINGSVILLE, MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: BEANIE J. FALONEY

Address: 9 UPPERFIELD CT, KINGSVILLE, MD 21087

Telephone Number: (410) 340-9141

Revised 7/11/05 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 209 -A

Address 9 Upper Field Ct.

Contact Person: J. Meppery
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11-2-07

Posting Date: 11/11

Closing Date: 11/26

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- 209 -A

Address 9 Upper Field CT.

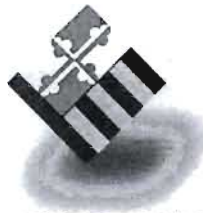
Petitioner's Name BERNARD FALONEY

Telephone 410-592-7144

Posting Date: 11/11

Closing Date: 11/26

Wording for Sign: A VARIANCE
To Permit A GARAGE Height of 23ft.
IN LIEU OF THE PERMITTED 15ft.



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 26, 2007

Bernie J. Faloney
Sharon Faloney
9 Upperfield Court
Kingsville, Maryland 21087

Dear Mr. and Mrs. Faloney:

RE: Case Number: 08-209-A, 9 Upperfield Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 2, 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

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
DEC 19 2007

BY:.....

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *JWL*
DATE: December 18, 2007
SUBJECT: Zoning Item # 08-209-A
Address 9 Upper Field Court
(Faloney 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 evaluation of the septic system will be required to determine if additional septic components are necessary.

Reviewer: S. Farinetti

Date: 12/12/07

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 19, 2007

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

RECEIVED
NOV 29 2007

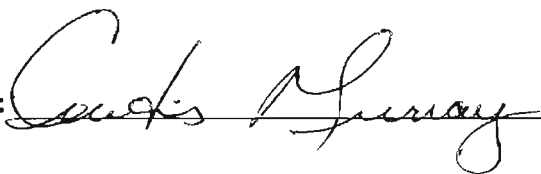
BY:.....

SUBJECT: 8-209 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 23 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 Jessie Bailek at 410-887-3480.

Reviewed by: 

AFK/LL: CM



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 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. 8-209-A
9 UPPER FIELD COURT
FALONEY PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-209A.

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,

FOR: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 9, 2007

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

November 16, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 20, 2007

Item Number: Item Numbers 196, 206 through 216

209

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BERNIE & SHARON FALONEY

August 26, 2007

Mr. & Mrs. J. Kaczaniuk
7 Upper Field Court
Kingsville, MD 21087

Subject: Proposed construction of our new Garage

Dear John & Terri,

As you all know we are planning to construct a new garage at our residence: 9 Upper Field Court. As our immediate neighbors, we wish to get your approval of our plans before we go to the HOA and the County for permits.

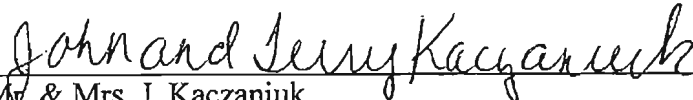
We have attached a copy of the layout plans, and external views for you to look at and base your approval on.

If you agree and approve of our proposal, please return this letter to us, signed in the space below.

Thank you,

Bernie & Sharon Faloney

With our signature below agree and approve of the Faloney's proposed new garage.


Mr. & Mrs. J. Kaczaniuk

**9 Upper Field Crt
Kingsville, MD 21087**

BERNIE & SHARON FALONEY

August 26, 2007

Mr. & Mrs. A. Murphy
11 Upper Field Court
Kingsville, MD 21087

Subject: Proposed construction of our new Garage

Dear Art & Diane,

As you all know we are planning to construct a new garage at our residence: 9 Upper Field Court. As our immediate neighbors, we wish to get your approval of our plans before we go to the HOA and the County for permits.

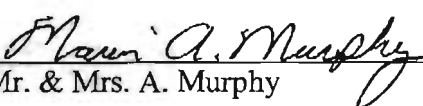
We have attached a copy of the layout plans, and external views for you to look at and base your approval on.

If you agree and approve of our proposal, please return this letter to us, signed in the space below.

Thank you,

Bernie & Sharon Faloney

With our signature below agree and approve of the Faloney's proposed new garage.

 / 
Mr. & Mrs. A. Murphy

**9 Upper Field Crt
Kingsville, MD 21087**

BERNIE & SHARON FALONEY

August 26, 2007

Mr. & Mrs. R. Szewczyk
5 Upper Field Court
Kingsville, MD 21087

Subject: Proposed construction of our new Garage

Dear Ray & Patti,

As you all know we are planning to construct a new garage at our residence: 9 Upper Field Court. As our immediate neighbors, we wish to get your approval of our plans before we go to the HOA and the County for permits.

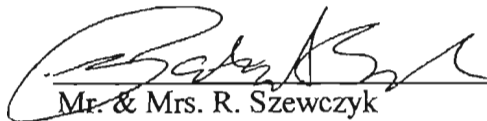
We have attached a copy of the layout plans, and external views for you to look at and base your approval on.

If you agree and approve of our proposal, please return this letter to us, signed in the space below.

Thank you,

Bernie & Sharon Faloney

With our signature below agree and approve of the Faloney's proposed new garage.



Mr. & Mrs. R. Szewczyk

**9 Upper Field Crt
Kingsville, MD 21087**



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

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Account Identifier: District - 11 **Account Number -** 2200011517

Owner Information

Owner Name: SOBCZAK PATRICIA **Use:** RESIDENTIAL
Mailing Address: 5 UPPER FIELD CT **Principal Residence:** YES
 KINGSVILLE MD 21087-1357 **Deed Reference:** 1) /12521/ 625
 2)

Location & Structure Information

Premises Address **Legal Description**
 5 UPPER FIELD CT 1.03 AC
 5 UPPER FIELD CT NS
 BATTER BROOK FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
63	6	636					46	3	2	
									Plat Ref:	64/ 36

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	4,488 SF	1.03 AC	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	90,270	190,570		
Improvements:	394,930	470,870		
Total:	485,200	661,440	602,692	661,440
Preferential Land:	0	0	0	0

Transfer Information

Seller: SOBCZAK DAVID M	Date: 12/01/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12521/ 625	Deed2:
Seller: GAST CONSTRUCTION CO	Date: 09/30/1993	Price: \$99,500
Type: IMPROVED ARMS-LENGTH	Deed1: /10046/ 63	Deed2:
Seller: GONTRUM MARILYN GONTRUM JOHN B	Date: 01/22/1993	Price: \$99,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 9568/	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 *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3)

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Account Identifier: District - 11 **Account Number -** 2200011518

Owner Information

Owner Name: KACZANIUK JOHN G **Use:** RESIDENTIAL
 KACZANIUK TERESA A **Principal Residence:** YES
Mailing Address: 7 UPPER FIELD CT **Deed Reference:** 1) / 9508/ 484
 KINGSVILLE MD 21087-1357 2)

Location & Structure Information

Premises Address **Legal Description**
 7 UPPER FIELD CT 2 AC
 BATTER BROOK FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
63	6	636					47	3	2	
									Plat Ref:	64/ 36

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	2,817 SF	2.00 AC	04
Stories	Basement	Type	Exterior
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	99,000	209,000		
Improvements:	228,910	286,690		
Total:	327,910	495,690	439,762	495,690
Preferential Land:	0	0	0	0

Transfer Information

Seller: GONTRUM MARILYN GONTRUM JOHN B	Date: 12/15/1992	Price: \$107,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9508/ 484	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *



Maryland Department of Assessments and Taxation
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Account Identifier: District - 11 **Account Number -** 2200011519

Owner Information

Owner Name:	FALONEY BERNARD J,JR FALONEY SHARON	Use:	RESIDENTIAL
Mailing Address:	9 UPPER FIELD CT KINGSVILLE MD 21087-1357	Principal Residence:	YES
		Deed Reference:	1) /26018/ 254 2)

Location & Structure Information

Premises Address	Legal Description
9 UPPER FIELD CT	1.85 AC 9 UPPER FIELD CT NE BATTER BROOK FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
63	6	636					48	3	Plat Ref:	64/ 36

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	3,726 SF	1.85 AC	04

Stories	Basement	Type	Exterior
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	97,650	206,150		
Improvements:	290,600	363,950		
Total:	388,250	570,100	509,482	570,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: FALONEY BERNARD J,JR	Date: 08/08/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /26018/ 254	Deed2:

Seller: FALONEY NORAH JANE	Date: 01/22/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /25099/ 371	Deed2:

Seller: FALONEY NORAH JANE	Date: 12/06/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /23015/ 184	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 *



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BALTIMORE COUNTY
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Account Identifier: District - 11 **Account Number -** 2200011520

Owner Information

Owner Name: MURPHY MARVIN A **Use:** RESIDENTIAL
 MURPHY DIANE L **Principal Residence:** YES
Mailing Address: 11 UPPER FIELD CT **Deed Reference:** 1) / 9612/ 741
 KINGSVILLE MD 21087-1357 2)

Location & Structure Information

Premises Address **Legal Description**
 11 UPPER FIELD CT 1.21 AC
 BATTER BROOK FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
63	6	636					49	3	2	
									Plat Ref:	64/ 36

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	3,156 SF	1.21 AC	04
Stories	Basement	Type	Exterior
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	91,890	193,990		
Improvements:	218,630	273,810		
Total:	310,520	467,800	415,372	467,800
Preferential Land:	0	0	0	0

Transfer Information

Seller: GONTRUM MARILYN GONTRUM JOHN B	Date: 02/20/1993	Price: \$105,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9612/ 741	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *

Front view of house



Rear view of house



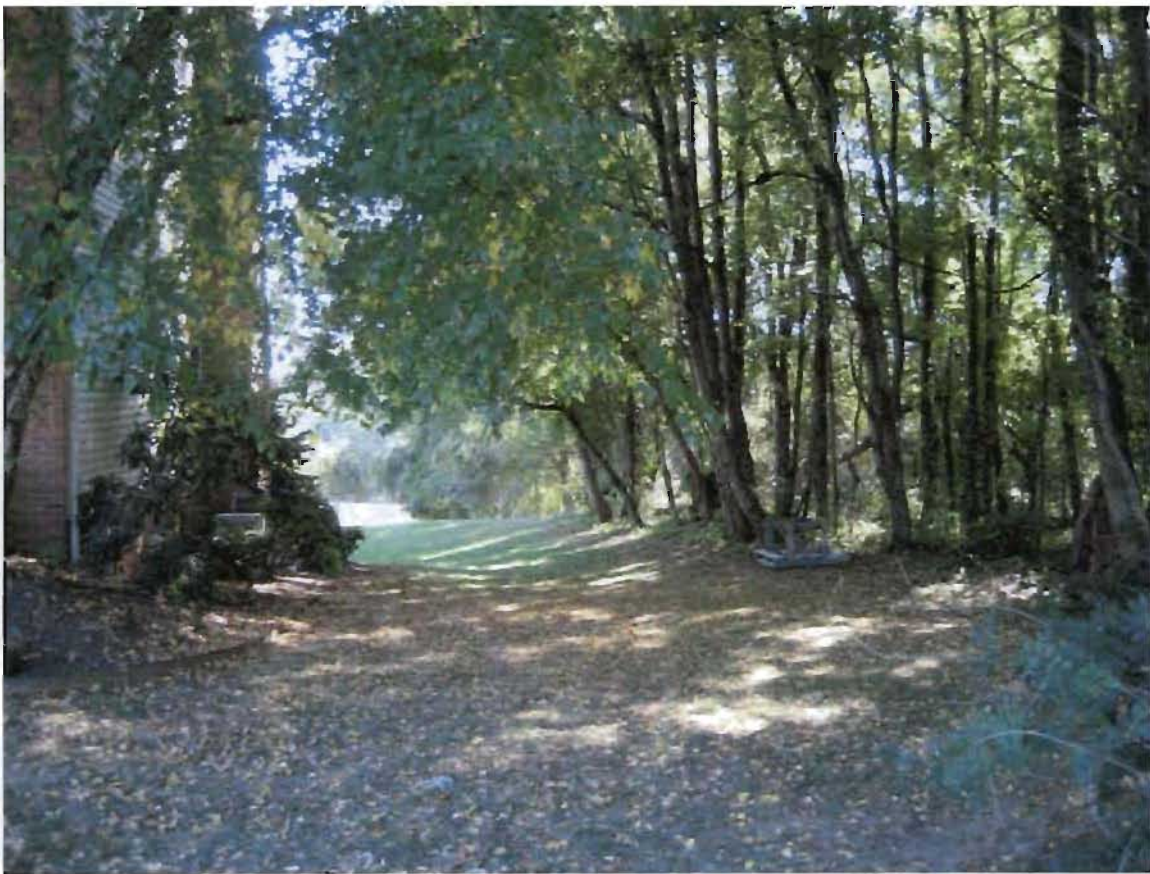


Rear view of proposed new garage area.





View of right side of property.



End pictures of 9 Upper Field ct.
Begin pictures of adjacent properties.

7 Upper Field ct. Kingsville, Md 21087



Pictures of 11 Upper Field Ct. Kingsville, Md 21087





Pictures of 5 Upper Field Ct.



