

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Wesley Chapel Road, 2000
feet W of the c/l McComas Road
10th Election District
3rd Councilmanic District
(17509 Wesley Chapel Road)

Elizabeth P. and John J. Neubauer, III
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-237-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, Elizabeth P. and John J. Neubauer, III for property located at 17509 Wesley Chapel Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (for storage) in the rear yard of existing dwelling with a height of 27 feet in lieu of the maximum allowed height of 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct an accessory building measuring 36 feet long x 24 feet wide x 27 feet high in the rear yard. The structure will replace an existing structure that is approximately 24 feet x 24 feet x 20 feet in size. The existing structure is pole construction with a dirt floor. This structure is unsafe for second floor storage and too damp for first floor tool and equipment storage. The new building will be in the same area as the one it will replace. The existing residence has recently undergone an extensive historical renovation and the proposed accessory structure will be in character with these improvements. The proposed structure will be a typical 19th century barn with timer frame construction, board and baton siding and standing seam roof.

ORDER RECEIVED FOR FILING
1-7-08
[Signature]

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 December 4, 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 2, 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.

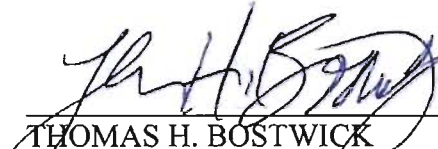
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 7th day of January, 2008 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (for storage) in the rear yard of existing dwelling with a height of 27 feet in lieu of the maximum allowed height of 15 feet is hereby GRANTED, subject to the following:

FROM RECEIVED FOR FILED
1-7-08
Bj

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.

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
1-7-08
m



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 7, 2008

ELIZABETH P. AND JOHN J. NEUBAUER, III
17509 WESLEY CHAPEL ROAD
MONKTON MD 21111

Re: Petition for Administrative Variance
Case No. 08-237-A
Property: 17509 Wesley Chapel Road

Dear Mr. and Mrs. Neubauer:

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 7, 2008

ELIZABETH P. AND JOHN J. NEUBAUER, III
17509 WESLEY CHAPEL ROAD
MONKTON MD 21111

Re: Petition for Administrative Variance
Case No. 08-237-A
Property: 17509 Wesley Chapel Road

Dear Mr. and Mrs. Neubauer:

Enclosed please find the signed decision rendered in the above-captioned case. It came to my attention that the Order sent to you on December 28, 2007 was not signed.

I apologize for any inconvenience this may have caused.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Zook".

Patricia Zook
Legal Secretary

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 17509 Wesley Chapel Rd
which is presently zoned RC2

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) BC2R 400.3

TO PERMIT A PROPOSED ACCESSORY BUILDING (FOR STORAGE)
IN THE REAR YARD OF EXISTING DWELLING WITH A HEIGHT
OF 27 FEET IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF
15 FEET.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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.

CASE NO

08-237-A

REV 10/25/01

17-08

03

Zoning Commissioner of Baltimore County

Reviewed By

A-TSK

Date

11/21/2007

Estimated Posting Date

12/02/2007 - 12/17/2007

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

17509 Wesley Chapel Rd
Address
Monkton Md 21111
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):

We are requesting an Administrative Variance for the construction of an accessory structure 36' long, 24' wide, and 27' high, located in the rear yard at 17509 Wesley Chapel Road, Monkton Maryland 21111. This structure will replace an existing structure that is approx 24' x 20' x 20'. The existing structure is of pole construction with a dirt floor. The structure is unsafe for second floor storage and too damp for first floor tool and equipment storage. The new building will be in the same area as the one it will replace.

The existing residence has recently undergone an extensive historical renovation and the proposed structure will be in character these improvements. The proposed structure will be a typical 19th century barn with; timber frame structure, board and baton siding and standing seam roof.

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.

John J Neubauer III
Signature
John J. Neubauer III
Name - Type or Print

Elizabeth P. Neubauer
Signature
Elizabeth P. Neubauer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of October, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John J. Neubauer & Elizabeth P. Neubauer
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carolyn C. Simon
Notary Public
My Commission Expires Oct 2011

Affidavit in Support of Administrative Variance

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

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

Address 17509 Wesley Chapel Rd
City Monkton State Md Zip Code 21111

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 are requesting an Administrative Variance for the construction of an accessory structure 36' long, 24' wide, and 27' high, located in the rear yard at 17509 Wesley Chapel Road, Monkton Maryland 21111. This structure will replace an existing structure that is approx 24' x 20' x 20'. The existing structure is of pole construction with a dirt floor. The structure is unsafe for second floor storage and too damp for first floor tool and equipment storage. The new building will be in the same area as the one it will replace.

The existing residence has recently undergone an extensive historical renovation and the proposed structure will be in character these improvements. The proposed structure will be a typical 19th century barn with; timber frame structure, board and baton siding and standing seam roof.

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.

Signature John J. Neubauer III
Name - Type or Print John J. Neubauer III

Signature Elizabeth P. Neubauer
Name - Type or Print Elizabeth P. Neubauer

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of October, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN J. NEUBAUER & ELIZABETH P. NEUBAUER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Signature Carolyn P. Benson
Notary Public
My Commission Expires Oct 2011

for the property located at 17509 Wesley Chapel Rd.
which is presently zoned RC2

TO PERMIT A PROPOSED ACCESSORY BUILDING (FOR STORAGE) IN THE REAR YARD OF EXISTING DWELLING WITH A HEIGHT OF 27 FEET IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF 15 FEET.

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

Legal Owner(s):

Name - Type or Print

Signature _____

Address

Telephone No. _____

City

State

Zip Code

Name - Type or Print

Signature _____

Name - Type or Print

Signature _____

Address

City

State

Zip Code

Representative to be Contacted:

Name _____

Address

City

State

Zip Code

Name - Type or Print

Signature _____

Company	Revenue	Profit	Assets	Liabilities	Equity
Company A	100	20	120	80	40
Company B	150	30	180	120	60
Company C	200	40	240	160	80
Company D	250	50	300	200	100
Company E	300	60	360	240	120
Company F	350	70	420	280	140
Company G	400	80	480	320	160
Company H	450	90	540	360	180
Company I	500	100	600	400	200
Company J	550	110	660	440	220
Company K	600	120	720	480	240
Company L	650	130	780	520	260
Company M	700	140	840	560	280
Company N	750	150	900	600	300
Company O	800	160	960	640	320
Company P	850	170	1020	680	340
Company Q	900	180	1080	720	360
Company R	950	190	1140	760	380
Company S	1000	200	1200	800	400
Company T	1050	210	1260	840	420
Company U	1100	220	1320	880	440
Company V	1150	230	1380	920	460
Company W	1200	240	1440	960	480
Company X	1250	250	1500	1000	500
Company Y	1300	260	1560	1040	520
Company Z	1350	270	1620	1080	540
Company AA	1400	280	1680	1120	560
Company AB	1450	290	1740	1160	580
Company AC	1500	300	1800	1200	600
Company AD	1550	310	1860	1240	620
Company AE	1600	320	1920	1280	640
Company AF	1650	330	1980	1320	660
Company AG	1700	340	2040	1360	680
Company AH	1750	350	2100	1400	700
Company AI	1800	360	2160	1440	720
Company AJ	1850	370	2220	1480	740
Company AK	1900	380	2280	1520	760
Company AL	1950	390	2340	1560	780
Company AM	2000	400	2400	1600	800
Company AN	2050	410	2460	1640	820
Company AO	2100	420	2520	1680	840
Company AP	2150	430	2580	1720	860
Company AQ	2200	440	2640	1760	880
Company AR	2250	450	2700	1800	900
Company AS	2300	460	2760	1840	920
Company AT	2350	470	2820	1880	940
Company AU	2400	480	2880	1920	960
Company AV	2450	490	2940	1960	980
Company AW	2500	500	3000	2000	1000
Company AX	2550	510	3060	2040	1020
Company AY	2600	520	3120	2080	1040
Company AZ	2650	530	3180	2120	1060
Company BA	2700	540	3240	2160	1080
Company BB	2750	550	3300	2200	1100
Company BC	2800	560	3360	2240	1120
Company BD	2850	570	3420	2280	1140
Company BE	2900	580	3480	2320	1160
Company BF	2950	590	3540	2360	1180
Company BG	3000	600	3600	2400	1200
Company BH	3050	610	3660	2440	1220
Company BI	3100	620	3720	2480	1240
Company BJ	3150	630	3780	2520	1260
Company BK	3200	640	3840	2560	1280
Company BL	3250	650	3900	2600	1300
Company BM	3300	660	3960	2640	

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.

Reviewed By A-TSUN Date 11/21/2007

REV 10/25/01

Estimated Posting Date 12/02/2007 - 12/17/2007

ZONING DESCRIPTION FOR 17509 WESLEY CHAPEL
ROAD MONKTON, MARYLAND 21111.

Beginning at a point on the South side of Wesley Chapel Road which is 60 feet wide at the distance 2000 West of the centerline of the nearest improved intersecting street McComas Road which is 60 feet wide. Being Lot #4 in the subdivision of "Wesleys Chapel" as recorded in Baltimore County Plat Book #40, Folio #75, containing 2.653 acres. Also known as 17509 Wesley Chapel Road and located in the 10th Election District, 3rd Councilmanic District.

08-237-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 06213

Date:

11/21/07

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 11/21/2007 11/21/2007 09:31:03

REC 001 WALKIN JRIC JHR
 >>RECEIPT # 355498 11/21/2007 OFLH

Dept 5 528 ZONING VERIFICATION
 CR 006213

Recpt Tot \$65.00
 \$65.00 CR \$0.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total:

\$65.00

Rec

From:

For:

17509 WESLEY CHAPEL RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

08-239-A

**CASHIER'S
 VALIDATION**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 18-237-A
TO PERMIT A PROPOSED ACCESSORY
BUILDING FOR STORAGE IN THE REAR YARD OF
EXISTING DWELLING WITH A HEIGHT OF 27
FEET IN REAR OF THE MAXIMUM ALLOWED
HEIGHT OF 2 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. CONSIDERATION
IS DONE IN THE ZONING OFFICE.
420 P.M. ON 11/27/2018
ADDITIONAL INFORMATION
BY THE ZONING ADMINISTRATOR



CERTIFICATE OF POSTING

Date: 12/2/07

RE: Case Number: 08-237-A

Petitioner/Developer: John Neubauer

Date of Hearing/Closing: 12/17/2007

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 17509 Wesley Chapel Rd

The sign(s) were posted on 12/2/07
(Month, Day, Year)

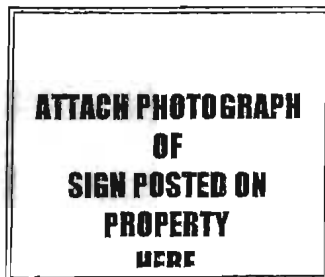
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 237 -A Address 17509 WESLEY CHAPEL ROAD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/21/2007 Posting Date: 12/02/07 Closing Date: 12/17/2007

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- 237 -A Address 17509 WESLEY CHAPEL ROAD
Petitioner's Name JOHN NEUBAUER III Telephone 410-357-1477

Posting Date: _____ Closing Date: 12-17-07

Wording for Sign: To Permit A PROPOSED ACCESSORY BUILDING (FOR STORAGE) IN THE REAR YARD OF EXISTING DWELLING WITH A HEIGHT OF 27 FEET IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF 15 FEET

WCR - Revised 6/25/04

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

December 17, 2007

John J. Neubauer, III
Elizabeth P. Neubauer
17509 Wesley Chapel Road
Monkton, Maryland 21111

Dear Mr. and Mrs. Neubauer:

RE: Case Number: 08-237-A, 27509 Wesley Chapel Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 21, 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

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

DATE: December 4, 2007

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

RECEIVED
DEC 05 2007

BY:.....

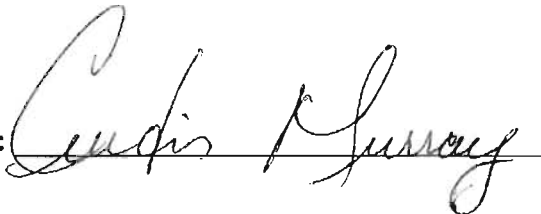
SUBJECT: 8-237- Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 27 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 Bialek at 410-887-3480.

Prepared by:



AFK/LL: CM



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 3, 2007

Item Number: 223,236,237,238,239,240,241,242,244,246,247

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.

. 1The 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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



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: 12/5/2007

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

RE: Baltimore County
Item No. 8-237-A
17509 WEGLEY CHAPEL RD.
NEUBAUER 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. 8-237A.

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

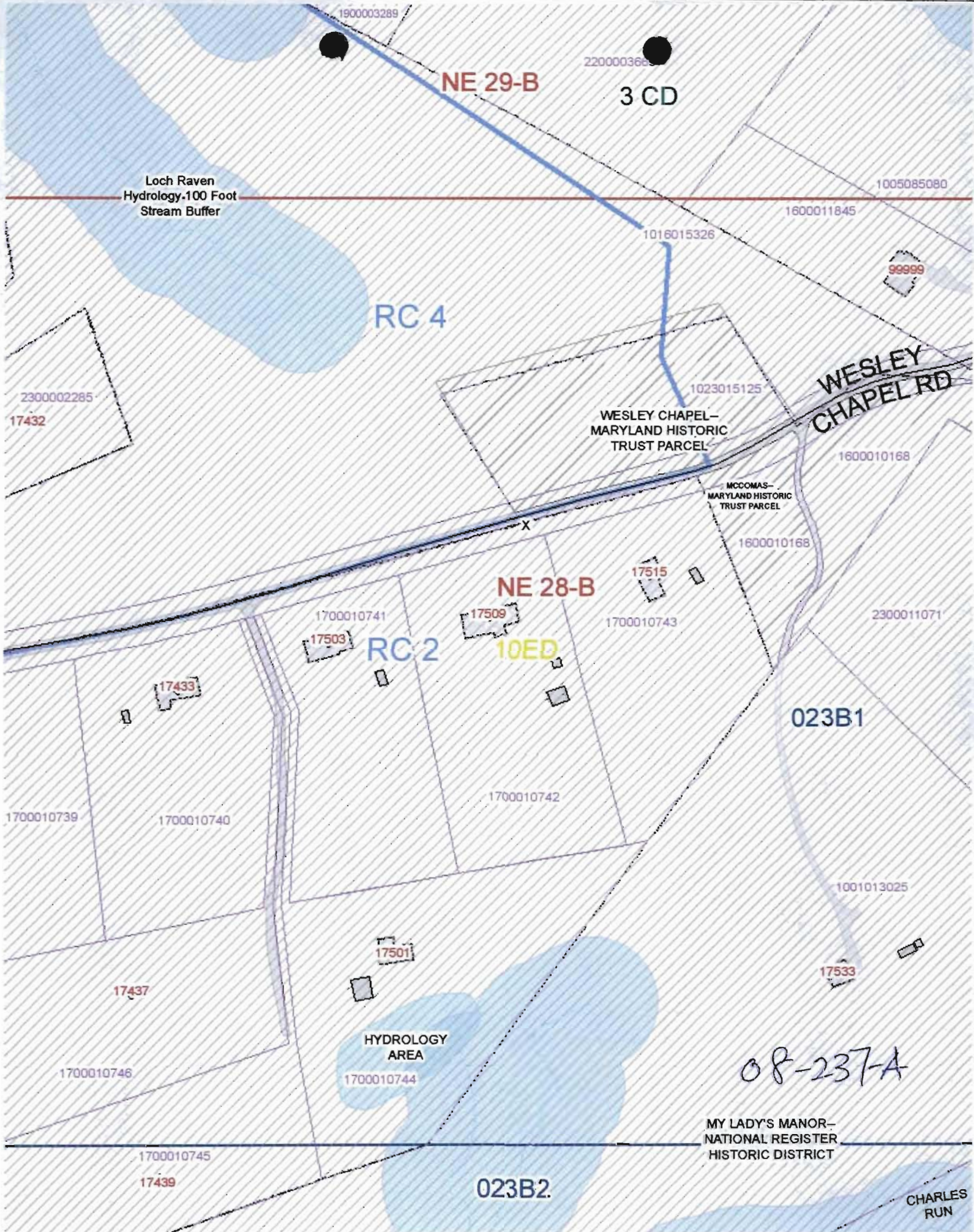
DATE: December 12, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2007
Item Nos. 08-235, 236, 237, 238, 239,
241, 243, 244, 245, 246, 247 and 07-541

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-121207.doc



NE 29-B

3 CD

Loch Raven
Hydrology 100 Foot
Stream Buffer

RC 4

WESLEY
CHAPEL RD

WESLEY CHAPEL-
MARYLAND HISTORIC
TRUST PARCEL

MCCOMAS-
MARYLAND HISTORIC
TRUST PARCEL

NE 28-B

RC 2

10ED

023B1

HYDROLOGY
AREA

MY LADY'S MANOR-
NATIONAL REGISTER
HISTORIC DISTRICT

023B2

CHARLES
RUN

08-237-A

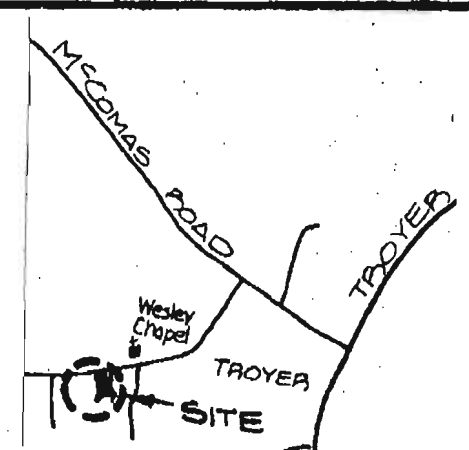
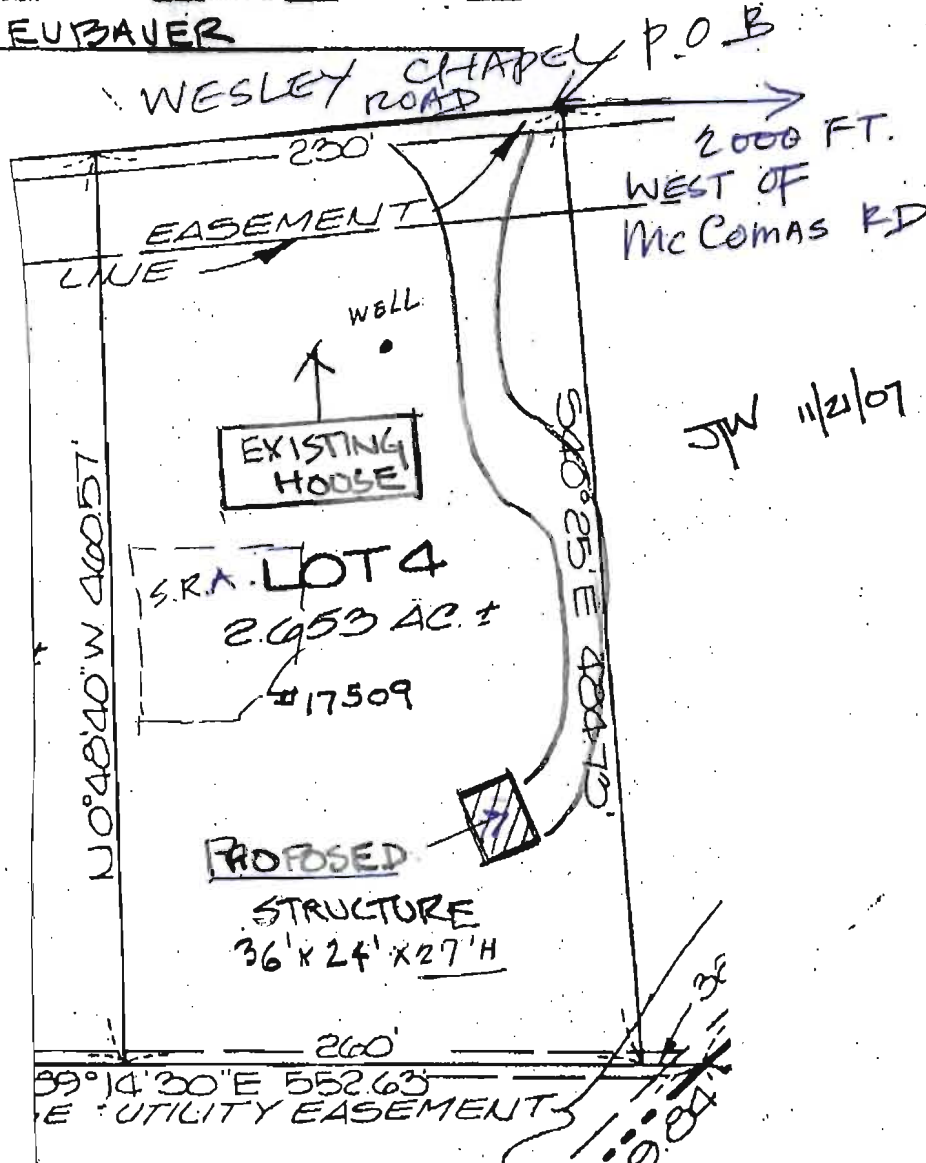
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 17509 WESLEY CHAPEL SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WESLEYS CHAPEL

PLAT BOOK # 40 FOLIO # 75 LOT # 4 SECTION #

OWNER NEUBAUER



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 10TH

COUNCILMANIC DISTRICT 3 RD

1" = 200' SCALE MAP # 023B1

ZONING RC2

LOT SIZE 2.653

ACREAGE

SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE ☒

WATER ☐ PUBLIC ☒ PRIVATE ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

A. T. Sullivan | 237 | 08-237A



NORTH

PREPARED BY JTW JR

SCALE OF DRAWING: 1" = 100'

JTW 11/21/07

①



① NEWLY RENOVATED
EXISTING STRUCTURE
RESIDENCE

NEUBAUER RESIDENCE
17509 WESLEY CHAPEL RD
MONTICELLO MD 21111



② VIEW OF EXISTING STRUCTURE
FROM WESLEY CHAPEL RD



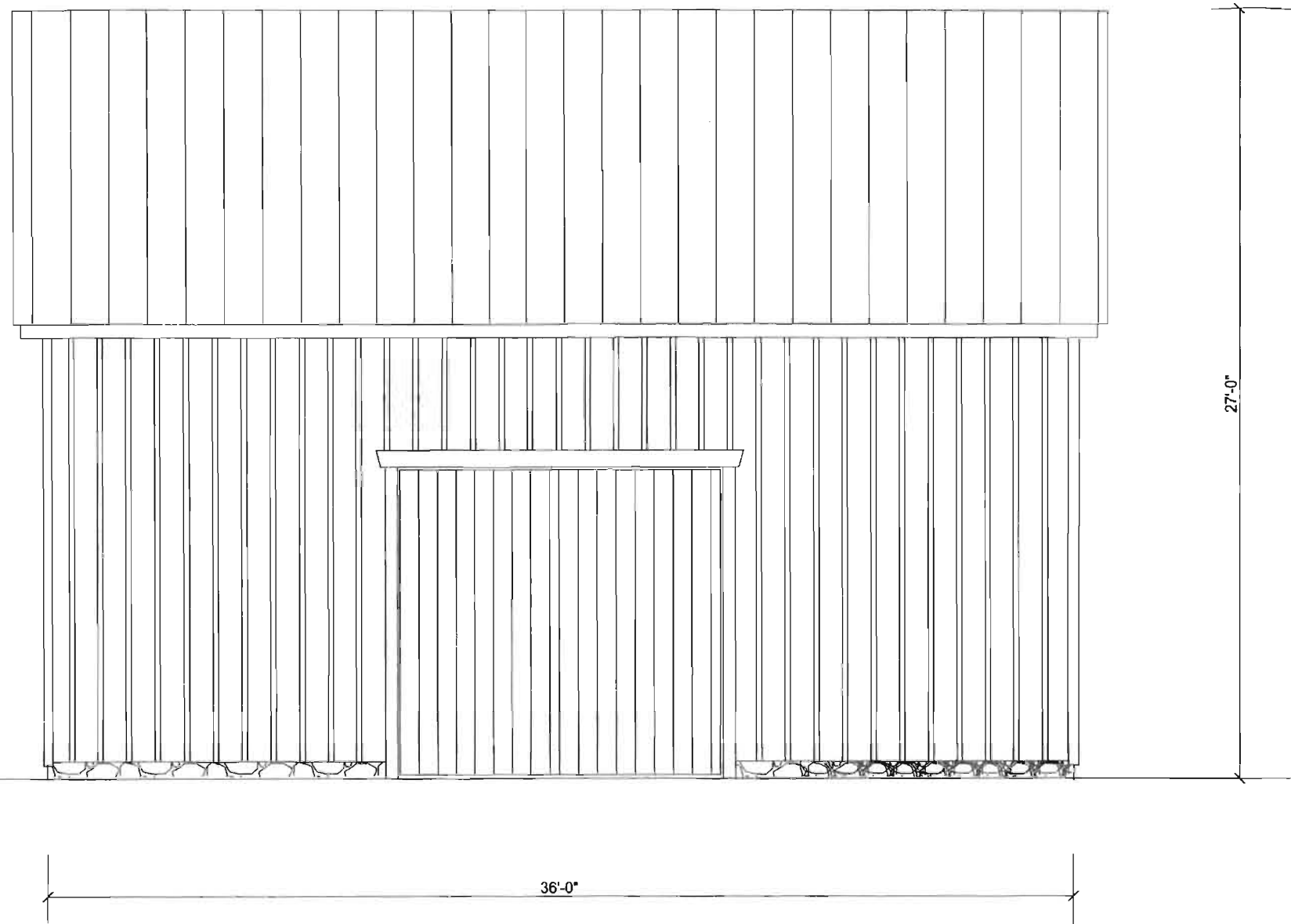
③ EXISTING STRUCT. FROM
REAR PROP. LINE

④ EXISTING STRUCT. SHOWS
DAMAGE TO ROOF, MOLD IN
EAVES AND DAMAGED WINDOWS

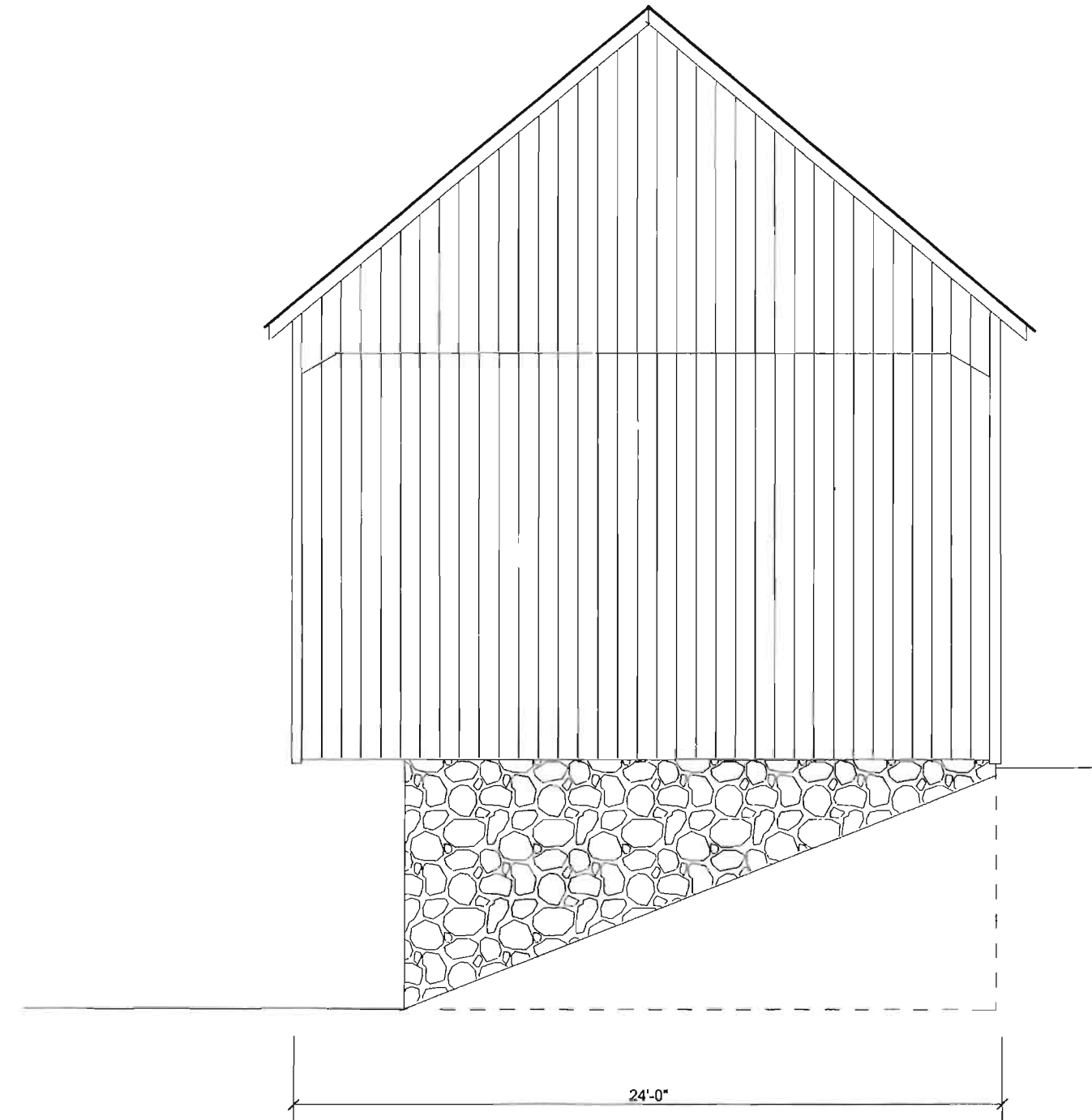
⑤ VIEW OF STRUCTURE FROM
WESLEY CHAPEL RD.

"POD" STORAGE TRAILER IN
DRIVEWAY. 08-237-A





FRONT ELEVATION



SIDE ELEVATION

08-237-A

PROPOSED BARN AT 17509 WESLEY CHAPEL ROAD MONKTON, MARYLAND 21111