

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N side of Garrison Farms Road, 50 feet		
SW of the c/l of Garrison Farms Court	*	DEPUTY ZONING
3 rd Election District		
2 nd Councilmanic District	*	COMMISSIONER
(3408 Garrison Farms Road)		
	*	FOR BALTIMORE COUNTY
Shirley H. Simon Revocable		
Living Trust Agreement;	*	
Shirley H. and Irving Simon, Trustees		
<i>Petitioners</i>	*	Case No. 08-277-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Shirley and Irving Simon, Trustees, on behalf of the legal owner of the subject property, Shirley H. Simon Revocable Living Trust. The variance request is from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection addition (carport) with a side yard setback of one foot and rear yard setback of three feet in lieu of the required 11.25 feet and 30 feet, respectively. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

On January 4, 2008, the next door neighbor, Allan Senker, of 3406 Garrison Farms Road, filed a formal demand for hearing. The hearing was subsequently scheduled for Friday, February 1, 2008 at 9:00 in Room 407 of the County Courts Building, 401 Bosley Avenue, Towson, Maryland. Mr. Senker asked for a postponement due to a scheduling conflict and the hearing was subsequently scheduled for Friday, February 22, 2008 at 11:00 AM in Room 407 of the County Courts Building, 401 Bosley Avenue, Towson, Maryland. Due to inclement weather on February 22, 2008 the hearing was then rescheduled to Thursday, March 20, 2008 at 11:00 AM in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

SEARCHED INDEXED FOR FILED
 4-28-08
 [Signature]

Appearing in support of the requested relief were Petitioners Shirley and Irving Simon. Appearing as Protestants opposed to the requested relief were Allan and Polly Senker of 3406 Garrison Farms Road, the adjacent property owners who filed the demand for hearing, and their attorney, Francis X. Borgerding, Esquire.

Testimony and evidence offered revealed that the subject property is a pie-shaped property containing approximately 20,037 square feet or .46 acre, more or less, and zoned D.R.2. The property is improved with Petitioners' existing one-story single-family dwelling. The property is part of the Garrison Farms subdivision located on the north side of Garrison Farms Road, north of the Interstate 695 Beltway and east of Stevenson Road, in the Pikesville area of Baltimore County.

Petitioners have lived at the subject residence for the past six years and at this juncture desire to erect a carport on the east side of their property, attached to the dwelling. As shown on the site plan, Petitioners' driveway runs up the east side of the residence, with a turnaround area approximately half way up on the left side towards the home. The carport would measure approximately 23 feet wide by 20 feet deep and would accommodate two vehicles under cover. The driveway area leading to the carport would be widened for the two vehicles. In order to construct the carport, Petitioners require zoning relief because the northeast corner of the proposed carport will be three feet from the rear yard setback line and one foot from the side yard setback line.

In support of the request, Petitioners indicated that their property is one of the only homes in the 3400 block of Garrison Farms Road that does not have either a carport or garage. They desire to be in conformity with the other homes in the area. In addition, Petitioners indicated that during inclement weather, they are exposed to the elements which is detrimental to them given their advanced age (Mr. Simon is 82 and Mrs. Simon is 74) and physical limitations. Petitioners

ORDER RECEIVED FOR ALBA
4.28.08
PM

also pointed to the uniqueness of the property in that it is pie-shaped. Petitioners produced photographs that were marked and accepted into evidence as Petitioners' Exhibits 3A through 3D and show the end of Petitioners' driveway where the carport would be located, as well as the area between the subject property and Mr. and Mrs. Senker's property next door. Additional photographs that were marked and accepted into evidence as Petitioners' Exhibits 4A through 4D show the location of the proposed carport and a closer view of the area between the properties.

Following Petitioners' testimony, Mr. Borgerding presented Protestants' case. Initially, Mr. Borgerding submitted a copy of the record plat for the Garrison Farms subdivision dated June 14, 1963 which was marked and accepted into evidence as Protestants' Exhibit 1. This plat depicts Lots 1 through 3 and 7 through 16. This plat shows several rectangular-shaped lots and several pie-shaped lots, and then several others that could be characterized as irregular-shaped. In fact, as also shown on the plat, Protestants' lot is also pie-shaped. As a result, the rear yards of both lots taper inward significantly. Marked and accepted into evidence as Protestants' Exhibit 2 is a photograph of Protestants' home. It is improved with an attached carport on the west side of the home. If Petitioners' variance petition were granted, the carports would be adjacent to one another.

Testifying in opposition to the requested relief, Mr. Senker indicated that he and his wife have resided at 3406 Garrison Farms Road since 1990, and that his home is very similar to the other homes built in the subdivision, with mid-sized lots improved with one-story, rancher homes and flat roofs. He presented a location survey of his property dated September 13, 1968 that was marked and accepted into evidence as Protestants' Exhibit 3. This survey shows that his carport is 15 feet from the closest side yard setback line. Mr. Senker then introduced photographs he took of all the homes shown on the Garrison Farms plat. These photographs

were marked and accepted into evidence as Protestants' Exhibits 4A through 4O. They show the other homes in the neighborhood, some with carports and some without. In Mr. Senker's view, these photographs also show that there is sufficient room between the homes in the neighborhood. He indicated he understands Petitioners' desire to have a carport, but is very concerned that if the instant variance is granted, with only a one foot setback from his side yard property, it will have a negative impact on his property because not only will it look aesthetically out of place, but will also affect his home value in the longer term, since his would essentially be the primary home affected by Petitioners' plans.

In addition, Mr. Senker stressed that he does not believe the subject property nor any of the other properties in the neighborhood are particularly unique -- at least not to the extent to justify variance relief from the zoning regulations. His lot is pie-shaped, the subject property is pie-shaped, and there are others in the neighborhood that are pie-shaped. In addition, the properties are relatively flat and improved with similar-looking structures. Mrs. Senker's testimony essentially mirrored her husbands, and added that privacy and enjoyment of her property would be affected if a carport were permitted to be erected very close to their side yard property line.

Following Protestants' case, Petitioners presented an alternative site plan which was marked and accepted into evidence as Petitioners' Exhibit 5. This site plan shows the same size carport as originally submitted, but the carport has been moved closer to the driveway, away from the side yard. As a result, the majority of the carport sits in the "front" yard and has a side yard setback of five feet instead of one foot.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The instant case presents an extremely difficult decision. Legally, it is not so problematic, but factually, and based on the need articulated by Petitioners and my desire to want to help them if possible, it is arduous. I can certainly appreciate Petitioners' desire to have a carport in order to protect them from severe weather, both during the winter months and in the heat of the summer. Petitioners are of advanced age and naturally desire a way to give them relief from the elements. On the other hand, Protestants, who live next door and would be most directly affected by Petitioners' plans, also have a vested interest in the appearance of their property and adjacent properties, not to mention their longer term property values. Hence, the zoning regulations are in place to give balance and impartiality to these competing interests. With that said, I must decide this case based on the merits of whether a variance is warranted in this particular case. That is, have Petitioners satisfied the variance requirements of the B.C.Z.R. and the relevant case law to be granted relief from the requirements of Sections 1B02.3.B and 301.1 of the B.C.Z.R.?

Variance relief can be granted only if the requirements contained in Section 307 of the B.C.Z.R. are met. This section states that the Zoning Commissioner may grant variances:

... only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the zoning regulations of Baltimore County would result in practical difficulty or unreasonable hardship.

Variances are not favored under the law and presumed to be in conflict with the regulations. As stated in *Cromwell v. Ward*, 102 Md.App. 691, 703 (1995), "[t]he general rule is that the authority to grant a variance should be exercised sparingly and only under exceptional circumstances."

Considering all the testimony and evidence presented, I cannot find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance

OFFICE RECEIVED FOR PLANNING
4.28.08
[Signature]

request. Other than the testimony that the property is situated on a pie-shaped lot, there was no evidence submitted to show that the property is unique. The more persuasive evidence is that there are several pie-shaped lots in the subdivision and the lots are flat and relatively unremarkable. As such, it does not meet the threshold requirement for a finding of uniqueness as set forth in *Cromwell, supra*. Moreover, I cannot decide this case based on possible "extenuating circumstances" or that Petitioners have a legitimate need for the carport. Indeed, if "need" were the deciding factor in variance cases, they would be granted in almost every instance. As such, having determined that no uniqueness exists as to Petitioners' property, I am compelled to deny the variance requested by Petitioners.

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

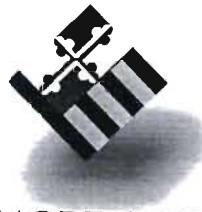
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 28th day of April 2008, that an administrative variance from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection addition (carport) with a side yard setback of one foot and rear yard setback of three feet in lieu of the required 11.25 feet and 30 feet, respectively, is hereby DENIED.

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

APR 28 2008
4-28-08
pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 29, 2008

SHIRLEY H. AND IRVING SIMON
3408 GARRISON FARMS ROAD
BALTIMORE MD 21208

Re: Petition for Administrative Variance
Case No. 08-277-A
Property: 3408 Garrison Farms Road

Dear Mr. and Mrs. Simon:

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

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

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, MD
21204
Allan and Polly Senker, 3406 Garrison Farms Road, Baltimore MD 21208



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3408 GARRISON FARMS RD
which is presently zoned DR2

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) 1802.3.B AND 301.1 BCER

To permit an open projection addition (carport) with a side yard setback of 1' and rear yard setback of 3' in lieu of the required 11.25' and 30' respectively

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:

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

Attorney For Petitioner:

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

Legal Owner(s):

SHIRLEY H. SIMON REVOCABLE LIVING TRUST AGREEMENT DATE 11/27/1996
Name - Type or Print
SHIRLEY H. SIMON, TRUSTEE
Signature
Shirley H. Simon
IRVING SIMON, TRUSTEE
Name - Type or Print
Irving Simon
Signature
3408 GARRISON FARMS RD 410 484 2578
Address Telephone No.
BALTIMORE MD 21208
City State Zip Code

Representative to be Contacted:

SHIRLEY H. SIMON
Name
3408 GARRISON FARMS RD 410 484 2578
Address Telephone No.
BALTIMORE MD 21208
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.

08-277-A

Reviewed By

JF

Date

12-21-07

REV 10/25/01

Estimated Posting Date

12-30-07

4.28.08

P3

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 3408 GARRISON FARMS ROAD
Address
BALTIMORE MD 21208
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):

Zoning regulations cannot be met at 3408 Garrison Farms road because:

1. the lot is somewhat pie shape according to map 068B2
2. a carport for two cars in the appropriate area of the lot will be closer to the lot line than is currently allowed.

3408 Garrison Farms Road is the only home in the 3400 block of Garrison Farms Road that does not have either a car port or garage. We would like our home to conform to the other homes on the street.

When the cars are used in inclement weather, we are exposed to the elements. Because of our age, Irving Simon being 82, and Shirley Simon being 74, and physical limitations, it is very difficult for us to remove snow and ice from the vehicles.

For the above reasons we would greatly appreciate an administrative variance be granted in a timely manner so that construction of the carport can begin as soon as a possible.

If any further clarification is needed, please do not hesitate to call us.

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.

Irving Simon
Signature
Irving Simon
Name - Type or Print

Shirley H. Simon
Signature
Shirley H. Simon
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of Dec, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Irving Simon & Shirley H Simon
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Monika Smith
Notary Public
My Commission Expires 5-1-11

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 3408 GARRISON FARMS ROAD
Address
BALTIMORE MD 21208
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):

Zoning regulations cannot be met at 3408 Garrison Farms road because:

1. the lot is somewhat pie shape according to map 068B2
2. a carport for two cars in the appropriate area of the lot will be closer to the lot line than is currently allowed.

3408 Garrison Farms Road is the only home in the 3400 block of Garrison Farms Road that does not have either a car port or garage. We would like our home to conform to the other homes on the street.

When the cars are used in inclement weather, we are exposed to the elements. Because of our age, Irving Simon being 82, and Shirley Simon being 74, and physical limitations, it is very difficult for us to remove snow and ice from the vehicles.

For the above reasons we would greatly appreciate an administrative variance be granted in a timely manner so that construction of the carport can begin as soon as a possible.

If any further clarification is needed, please do not hesitate to call us.

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.

Irving Simon
Signature
Irving Simon
Name - Type or Print

Shirley H. Simon
Signature
Shirley H. Simon
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of Dec, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Maisha Smith
Notary Public

My Commission Expires 5-1-11



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3408 GARRISON FARMS RD
which is presently zoned DR 2

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) 1802.3.B AND 301.1 BCZR

To permit an open projection addition (carport) with a side yard setback of 1' and rear yard setback of 3' in lieu of the required 11.25' and 30' respectively.

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:

NA

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

NA

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

SHIRLEY H. SIMON, Revocable Living Trust
Agreement date 11-27-1986

Name - Type or Print

Shirley H. Simon, Trustee
Shirley H. Simon

Signature

IRVING Simon Trustee

Name - Type or Print

Irving Simon

Signature

3408 GARRISON FARMS Rd 410 484 2578
Address Telephone No.

Baltimore
City

MD
State

21208
Zip Code

Representative to be Contacted:

Shirley Simon

Name

3408 GARRISON FARMS Rd 410 484 2578
Address Telephone No.

BALTIMORE
City

MD
State

21208
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. 08-277-A

Reviewed By JF Date 12-21-07

REV 10/25/01

Estimated Posting Date 12-30-07

4-28-08

PS

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3408 GARRISON FARMS ROAD

Beginning at a point on the north side of Garrison Farms Road which is 50 feet wide at the distance of 50 feet southwest of the centerline of the nearest improved intersecting street, Garrison Farms Court which is 50 feet wide. Being Lot#2, Block A, Section #2 in the subdivision of "Garrison Farms" as recorded in Baltimore County Plat Book # 29, Folio# 90, containing 20,037 square feet. Also known as 3408 Garrison Farms Road and Located in the 03 Election District, 02 Councilmanic District.

NOTICE OF ZONING HEARING

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

Case: #08-277-A

3408 Garrison Farms Road

N/side of Garrison Farms Road @ distance of 50 ft.
s/west of centerline of Garrison Farms Ct.

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Shirley Simon & Irving Simon, Trustees

Variance: to permit an open projection addition (carport) with a side yard setback of one foot and rear yard setback of 3 feet in lieu of the required 11.25 feet and 30 feet, respectively.

Hearing: Thursday, March 20, 2008 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

JT 3/634 Mar. 4

165535

CERTIFICATE OF PUBLICATION

3/6, 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 3/4, 2008.

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

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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

Case: #08-277-A

3408 Garrison Farms Road

N/side of Garrison Farms Road @ distance of 50 ft.

s/west of centerline of Garrison Farms Ct.

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Shirley Simon & Irving Simon, Trustees

Variance: to permit an open projection addition (carport) with a side yard setback of one foot and rear yard setback of 3 feet in lieu of the required 11.25 feet and 30 feet, respectively.

Hearing: Friday, February 22, 2008 at 11:00 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/022 Feb. 7

162748

CERTIFICATE OF PUBLICATION

2/7/2008

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 2/7/2008.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09210**

Date: **12-21-07**

PAID RECEIPT

BUSINESS ACTUAL TIME AM

12/26/2007 12/21/2007 11:25:29

REC 005 BALTIM CITE CDS

>>RECEIPT N 420055 12/21/2007 00:00

Dept 5 528 JUDICIAL VERIFICATION

CR N 09210

Recpt Tot \$65.00

\$65.00 CR 4.00 CA

Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6130				65.00

Total: **65.00**

Rec

From: **Shirley Simon**

For:

Paid for Adams, V-M

CASE # OF-277-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 17236

Date: 1/3/08

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 1/07/2008 1/04/2008 13:23:22 1

REG 0001 WALKER JRIC JHR
 >>RECEIPT # 360304 1/04/2008 OFLH

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			WISO				50.00
Total:								50.00

Dept 5 528 ZONING VERIFICATION
 009236

Recpt Tot: -850.00
 850.00 OK 4.00 CA
 Baltimore County, Maryland

Rec

From: ALLAN SENKER

For: 08-277-A DEMAND FOR HEARING
3408 HARRISON FARMS RD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 3/2/08

RE: Case Number: 08-277-A

Petitioner/Developer: Irving Simon

Date of Hearing/Closing: March 20, 2008 11AM

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 3408 Garrison Farms Rd

The sign(s) were posted on 3-2-08
(Month, Day, Year)

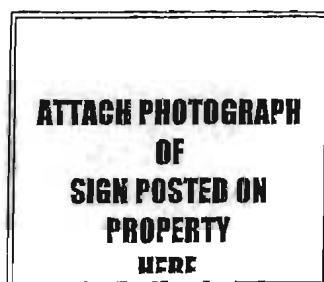
J. Lawrence Pilson
(Signature of Sign Poster)

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)



CASE # DB-277-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: COUNTY OFFICE BLDG-ROOM 106
100 E. CHESAPEAKE AVE., TOWSON 21204

DATE AND TIME: THURS. MARCH 20 2008 11AM

REQUEST: TO PERMIT AN OPEN PROTECTION

ADDITION (CARPORT) WITH A SIDEYARD SETBACK
OF 1 FOOT AND REARYARD SETBACK OF
FEET IN LIEU OF THE REQUIRED 125 FEET
RESPECTIVELY

SOMETIMES RECESSOR.

ZONING NOTICE

CASE # DB-277-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

COUNTY COURTS BLDG - ROOM 407
PLACE: 401 BOSLEY AVE., TOWSON 21204

DATE AND TIME: FEB. 22, 2009 11 AM

REQUEST: TO PERMIT AN OPEN PROTECTION

ADDITION (CARPORT) WITH A SIDEYARD SETBACK
OF 1 FOOT AND REARYARD SETBACK OF

3 FEET IN LIEU OF THE REQUIRED 12.5 FEET
AND 30 FEET, RESPECTIVELY

OTHER CONDITIONS ARE SOMETIMAS NECESSARY.
CALL 410-387-3392

ACTUALITY OF LAW

CERTIFICATE OF POSTING

Date: 1-19-08

RE: Case Number: 08-277-A

Petitioner/Developer: Irving Simon

Date of Hearing/Closing: 2-22-08 11AM

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 3408 Garrison Farms Rd

The sign(s) were posted on 1-18-08
(Month, Day, Year)

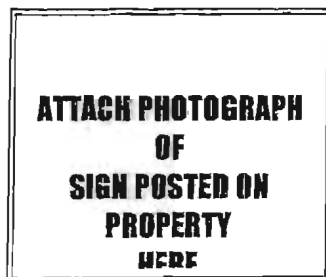
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, Md 21220
(City, State, Zip Code of Sign Poster)

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



ZONING NOTICE

CASE # DB-277-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

COUNTY COURTS BLDG - ROOM 401
PLACE: 401 BOSLEY AVE., TOWSON 21204

DATE AND TIME: FEB. 1, 2008 10 AM

REQUEST: TO PERMIT AN OPEN PROTECTIVE

FEEDITION (CARPORT) WITH A SURFACED SIDEWALK

OF 1 FOOT AND REAR YARD SETBACK OF

3 FEET IN LIEU OF THE REQUIRED 10 FEET

FEET, RESPECTIVELY

CONDITIONS ARE SOMETIMES NECESSARY.

CERTIFICATE OF POSTING

Date: 1/13/08

RE: Case Number: 08-277-A

Petitioner/Developer: Irving & Shirley Simon

Date of Hearing/Closing: Feb 1, 2008

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 3408 Garrison Farm Rd

The sign(s) were posted on 1-13-08
(Month, Day, Year)

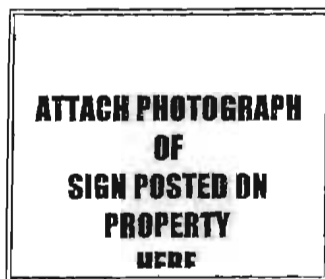
J. Lawrence Pilson
(Signature of Sign Poster)

J-LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, N.C. 28120
(City, State, Zip Code of Sign Poster)

410 343-1443
(Telephone Number of Sign Poster)



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-277-A

TO PERMIT AN OPEN PROJECTION
ADDITION CARPORT WITH A SIDEYARD
SETBACK OF 1 FOOT AND REARYARD SET-
BACK OF 3 FEET IN LIEU OF THE REQUIRED
11.5 FT AND 20 FT, RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU

5:00 P.M. ON 1-14-08
ADDITIONAL INFORMATION IS
PERMITS AND DEVELOPMENT
IN WEST

CERTIFICATE OF POSTING

Date: 12-30-07

RE: Case Number: 08-277-A

Petitioner/Developer: Irving and Shirley Simon

Date of Hearing/Closing: 1-14-08

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 3408 Garrison Farm Rd

The sign(s) were posted on 12-30-07
(Month, Day, Year)

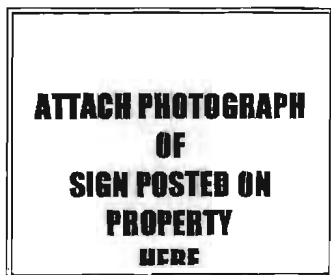
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parpton, Md 21120
(City, State, Zip Code of Sign Poster)

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





FORMAL DEMAND FOR HEARING

CASE NUMBER: 08-277-A

Address: 3408 GARRISON FARMS RD.

Petitioner(s): IRVING + SHIRLEY SIMON

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We ALLAN H. SENKOL
Name - Type or Print

(☒) Legal Owner OR () Resident of

3408 GARRISON FARMS RD.
Address

BALTIMORE MD 21208-1850
City State Zip Code

410.484.8774
Telephone Number

which is located approximately (NEXT DOOR) feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Allan H. Senkol 1/4/08
Signature Date

RECEIVED

Signature
Revised 9/18/98 - wcr/scj

JAN 03 2008 Date

Per ST



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

January 7, 2008

Shirley Simon
Irving Simon
3408 Garrison Farms Road
Baltimore, MD 21208

Dear Mr. and Mrs. Simon:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 08-277-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand for a public hearing concerning the above proposed administrative procedure.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Allan Senkor, 3406 Garrison Farms Road, Baltimore 21208

ALLAN H. SENKER
3406 GARRISON FARMS ROAD
BALTIMORE, MARYLAND 21208-1850

January 11, 2008

OK to postpone.
reset on next
available date
JMC

By Facsimile

Kristen Matthews
Baltimore County, Maryland
Zoning Review
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Case No.: 08-277-A

Dear Ms. Matthews:

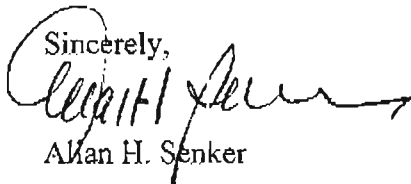
Pursuant to our telephone conversation earlier today, I am requesting a postponement of the scheduled Public Hearing, Administrative Variance. The scheduled date and time is February 1, 2008 at 9:00 AM. Both my wife and I will be out of town on business from the 31st of January, and not returning until the 3rd of February.

We will be available the remainder of the month of February for a hearing. Should it be necessary to hold a hearing in March, we will be out of town on business and unavailable from March 4th through March 17th.

Should you need to reach me by telephone, I can be reached during the day at 410.833.5000.

Thanking you in advance for your consideration in this matter.

Sincerely,


Allan H. Senker

**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: 08-277-A
Petitioner: Irving + Shirley Simon
Address or Location: 3408 Garrison Farms Road
Baltimore, Maryland 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: Irving + Shirley Simon
Address: 3408 Garrison Farms Road
Baltimore, Maryland 21208

Telephone Number: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 277 -A

Address 3408 Garrison Farms Rd.

Contact Person: JF
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12-21-07

Posting Date: 12-30-07

Closing Date: 1-14-08

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- 277 -A Address 3408 Garrison Farms Rd.

Petitioner's Name Irving & Shirley Simon Telephone 410-484-2578

Posting Date: 12-30-07 Closing Date: 1-14-08

Wording for Sign: To Permit an open projection addition (carport) with a side yard setback of 1' and rear yard setback of 3' in lieu of the required 11.25' and 30', respectively.

WCR - Revised 6/25/04



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: 08-277-A

3408 Garrison Farms Road

N/side of Garrison Farms Road @ distance of 50 ft. s/west of centerline of Garrison Farms Ct.
3rd Election District – 2nd Councilmanic District

Legal Owners: Shirley Simon & Irving Simon, Trustees

Variance to permit an open projection addition (carport) with a side yard setback of one foot and rear yard setback of 3 feet in lieu of the required 11.25 feet and 30 feet, respectively.

Hearing: Friday, February 1 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Shirley & Irving Simon, 3408 Garrison Farms Road, Baltimore 21208
Allan Senkor, 3406 Garrison Farms Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER 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:

Irving Simon
3408 Garrison Farms Road
Baltimore, MD 21208

410-484-2578

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: 08-277-A

3408 Garrison Farms Road

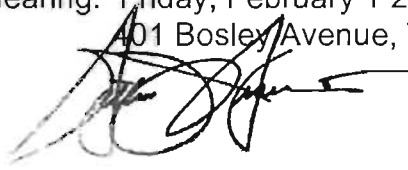
N/side of Garrison Farms Road @ distance of 50 ft. s/west of centerline of Garrison Farms Ct.

3rd Election District – 2nd Councilmanic District

Legal Owners: Shirley Simon & Irving Simon, Trustees

Variance to permit an open projection addition (carport) with a side yard setback of one foot and rear yard setback of 3 feet in lieu of the required 11.25 feet and 30 feet, respectively.

Hearing: Friday, February 1 2008 at 9:00 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 26, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NEW 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: 08-277-A

3408 Garrison Farms Road

N/side of Garrison Farms Road @ distance of 50 ft. s/west of centerline of Garrison Farms Ct.

3rd Election District – 2nd Councilmanic District

Legal Owners: Shirley Simon & Irving Simon, Trustees

Variance to permit an open projection addition (carport) with a side yard setback of one foot and rear yard setback of 3 feet in lieu of the required 11.25 feet and 30 feet, respectively.

Hearing: Thursday, March 20, 2008 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Shirley & Irving Simon, 3408 Garrison Farms Road, Baltimore 21208
Allan Senkor, 3406 Garrison Farms Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNSDAY, MARCH 5, 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
Tuesday, March 4, 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: 08-277-A

3408 Garrison Farms Road

N/side of Garrison Farms Road @ distance of 50 ft. s/west of centerline of Garrison Farms Ct.

3rd Election District – 2nd Councilmanic District

Legal Owners: Shirley Simon & Irving Simon, Trustees

Variance to permit an open projection addition (carport) with a side yard setback of one foot and rear yard setback of 3 feet in lieu of the required 11.25 feet and 30 feet, respectively.

Hearing: Thursday, March 20, 2008 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 7, 2008 Issue - Jeffersonian

Please forward billing to:

Irving Simon
3408 Garrison Farms Road
Baltimore, MD 21208

410-484-2578

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: 08-277-A

3408 Garrison Farms Road

N/side of Garrison Farms Road @ distance of 50 ft. s/west of centerline of Garrison Farms Ct.

3rd Election District – 2nd Councilmanic District

Legal Owners: Shirley Simon & Irving Simon, Trustees

Variance to permit an open projection addition (carport) with a side yard setback of one foot and rear yard setback of 3 feet in lieu of the required 11.25 feet and 30 feet, respectively.

Hearing: Friday, February 22, 2008 at 11:00 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 14, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NEW 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: 08-277-A

3408 Garrison Farms Road

N/side of Garrison Farms Road @ distance of 50 ft. s/west of centerline of Garrison Farms Ct.
3rd Election District – 2nd Councilmanic District

Legal Owners: Shirley Simon & Irving Simon, Trustees

Variance to permit an open projection addition (carport) with a side yard setback of one foot and rear yard setback of 3 feet in lieu of the required 11.25 feet and 30 feet, respectively.

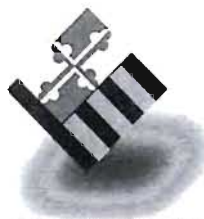
Hearing: Friday, February 22, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Shirley & Irving Simon, 3408 Garrison Farms Road, Baltimore 21208
Allan Senkor, 3406 Garrison Farms Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 7, 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.



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

February 12, 2008

Shirley H. Simon Revocable Living Trust Agreement
Shirley H. Simon, Trustee
Irving Simon, Trustee
3408 Garrison Farms Road
Baltimore, MD 21208

Dear Mr. and Mrs. Simon:

RE: Case Number: 08-277-A, 3408 Garrison Farms Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 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: January 24, 2008

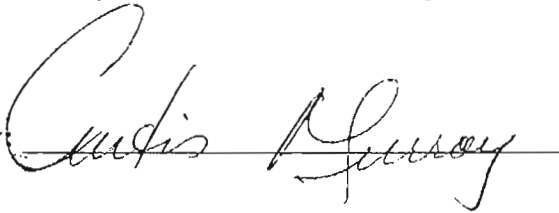
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-277- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Curtis Murray in the Office of Planning at 410-887-3480.

Prepared By:

A handwritten signature in cursive script, reading "Curtis Murray", is written over a horizontal line.

CM/LL

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



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

Maryland Department of Transportation

Date: JANUARY 7, 2008

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-277-A
3408 GARRISON FARMS ROAD
SIMON 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-277A.

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,

A handwritten signature in black ink that reads "Michael Bailey".

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 8, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2008
Item Nos. 08-082, 275, 276, 277, 278,
279, 280, 281, and 285

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-01082008.doc

08-277-A

3408 Garrison Farms Road
Baltimore, Maryland 21208
December 6, 2007

Zoning Commissioner
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Commissioner,

On November 30, 2007 we came to the Zoning Review office for help in preparing to ask for an administrative variance to construct a carport at our home. Mr. David Duvall met with us and reviewed the materials that we had assembled. He gave us very explicit instructions on how we were to complete the forms and where to get the information that we needed.

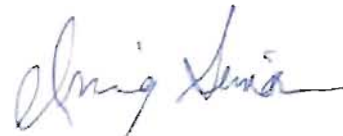
His patience and guidance were very much appreciated. It was a pleasure to work with a county employee that was so helpful.

We think that it is important that Mr. Duvall's helpfulness should be recognized.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shirley H. Simon".

Shirley H. Simon

A handwritten signature in blue ink, appearing to read "Irving Simon".

Irving Simon

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: February 25, 2008

TO: Kristen Matthews
Department of Permits & Development Management

FROM: Patti Zook, Legal Secretary to
Tomas Bostwick, Deputy Zoning Commissioner

SUBJECT: Cases To Be Rescheduled Due to Inclement Weather
Case Nos. 08-264-A, 08-270-A and 08-277-A

The above-referenced cases need to be rescheduled because of inclement weather on Friday, February 22, 2008. You were kind enough to pick the files up this morning.

Please place a copy of this memorandum in each case file

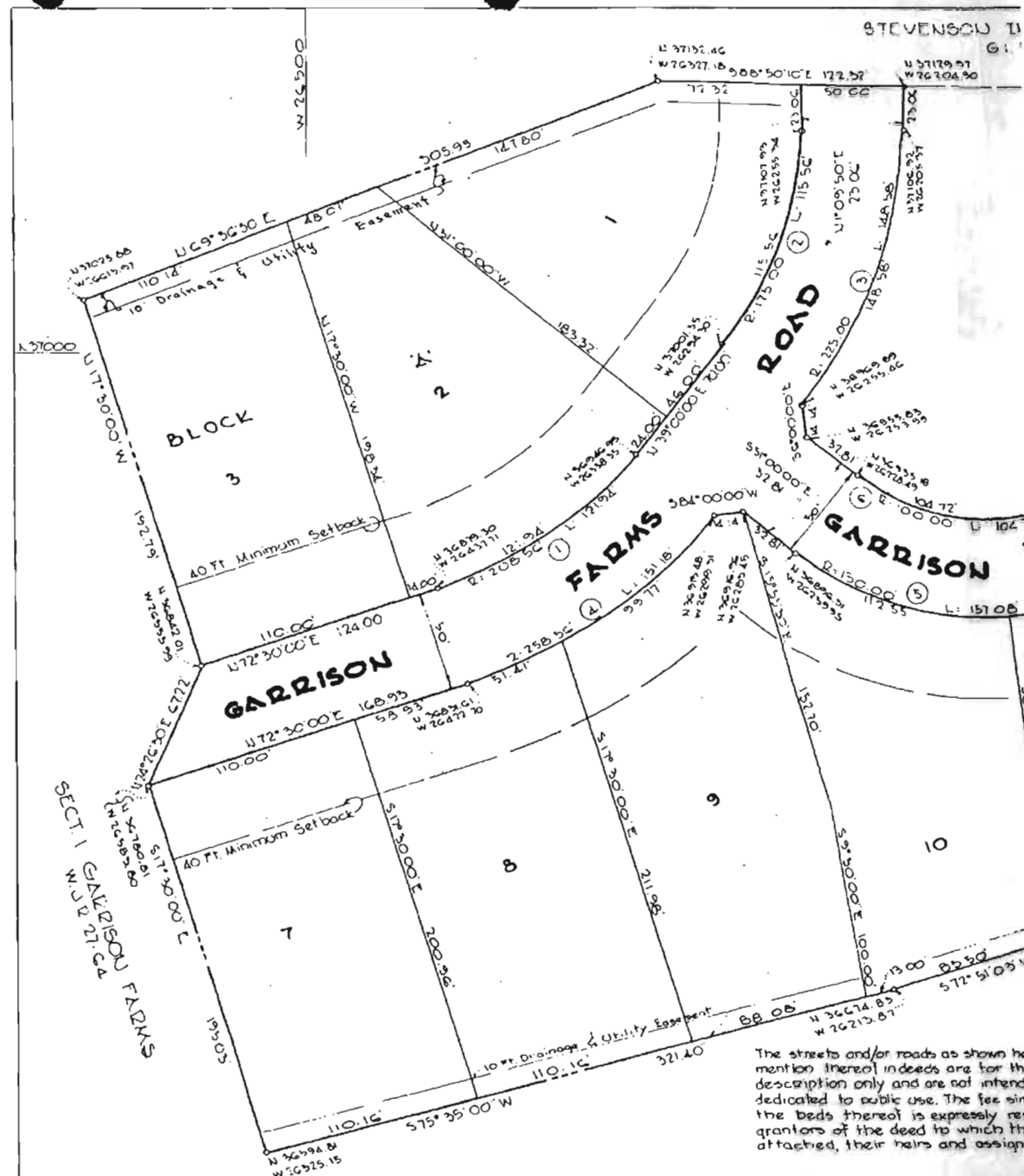
Thanks for your help.

CASE NAME _____
CASE NUMBER 08-217-A
DATE _____

[illegible]

DATE _____

Protestants



CURVE DATA					
No.	Radius	Δ	Δrc	Ton	L.C. Bearing
1	208.56	37°30'00"	121.94	62.77	120.21 S55°45'00"W
2	175.00	37°30'10"	115.56	59.98	113.48 N20°04'55"E
3	225.00	37°30'10"	148.58	77.11	149.90 N20°04'55"E
4	258.56	37°30'00"	151.18	77.82	149.03 S55°45'00"W
5	150.00	60°00'00"	157.08	86.40	150.00 S61°00'00"E
6	100.00	60°00'00"	104.72	57.74	100.00 S61°00'00"E
7	20.00	49°59'26"	17.45	9.72	16.90 S44°00'17"E
8	20.00	49°59'26"	17.45	9.72	16.90 S66°00'17"E
9	50.00	28°05'01"	24.43	-	-

OUTLINE ESTABLISHED BY MATZ, CHILDS & ASSOCIATES

APPROVED FOR BALTO CO. PLANNING BOARD

HIGHWAY DEPT. OF BALTO. CO.
APPROVED FOR STREET ALIGNMENT & LOCATION

APPROVED BALTO CO.

W. J. Brown
DIRECTOR

7/19/63
DATE

W. J. Brown
DIRECTOR

7/19/63
DATE

William H. F. C.
DEPUTY STATE & CO.

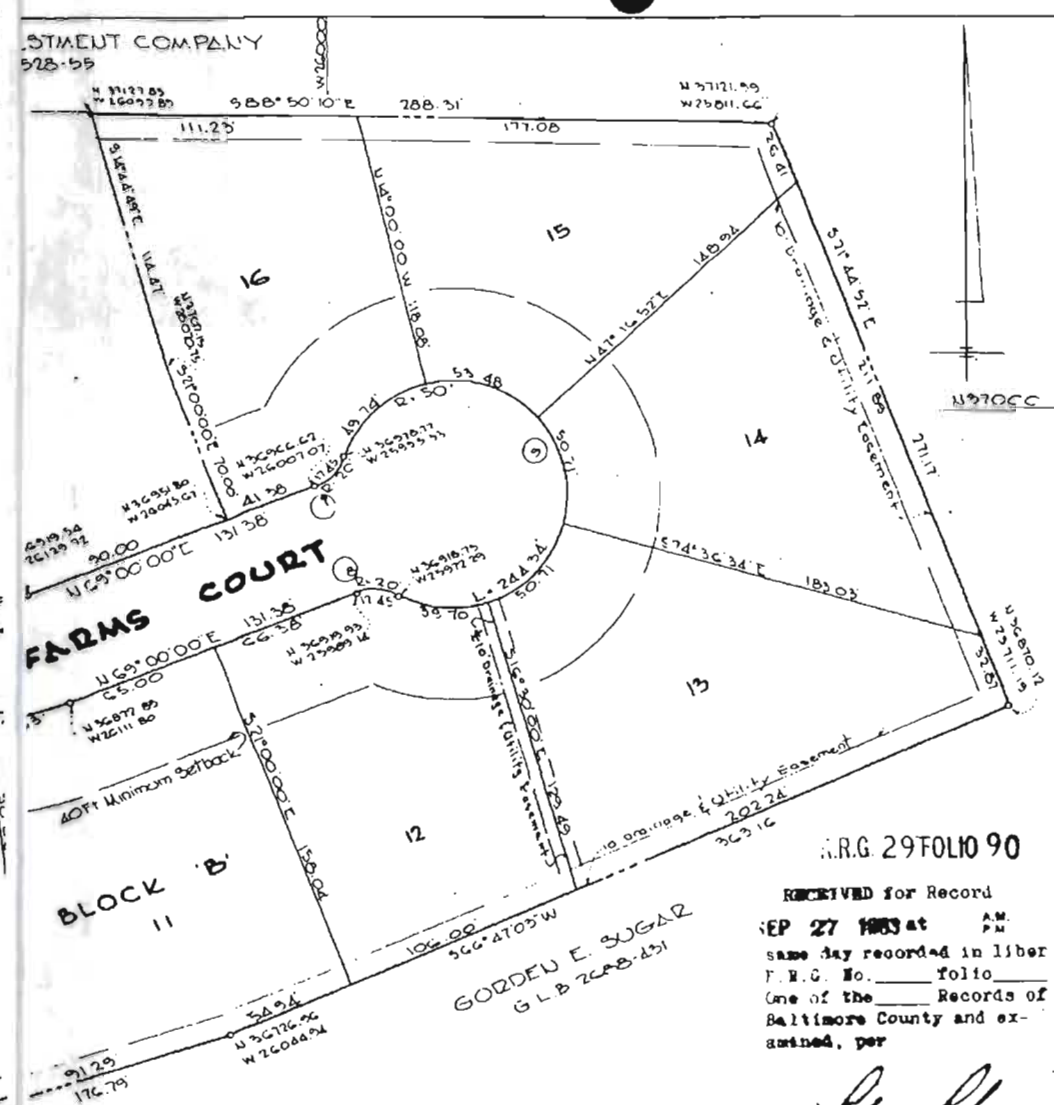
The streets and/or roads as shown hereon are for the purpose of the plat only and are not intended to be dedicated to public use. The fee in the beds thereof is expressly reserved to the grantors of the deed to which this plat is attached, their heirs and assigns.

I, J. B. Brown, a registered Land Surveyor of the State of Maryland, do hereby certify that the foregoing plat has been prepared in accordance with the law relating to the subdivision of land known as House Bill No. 459, Chapter of 1945 and Subsequent Amendments.

J. B. Brown
Registered Land Surveyor No. 4208

The requirements of Section 72-B of the Annotated Code of Maryland (Block as far as they relate to the preparation of this plat) have been complied with.

W. J. Brown
Owner



R.G. 29FOLIO 90

RECEIVED for Record
SEP 27 1963 at AM
same day recorded in Liber
F.M.C. No. folio
One of the Records of
Baltimore County and ex-
amined, per

John A. Lee
Clerk

PLAT OF
SECTION TWO

GARRISON FARMS

3RD ELEC. DIST. BALTO. CO., MD.
SCALE: 1"=50' JUNE 14, 1963

DEVELOPER
PRIME CONTRACTORS, INC.
210 E. LEXINGTON STREET
BALTIMORE, MARYLAND

PROTESTANT'S
EXHIBIT NO. 2

and the
pose of
be
title to
in the
is

or of the
if the land
plot
provision
of land
of the Act
is

7-29-63
Date

17 of the
supplement
this plat

one

ALTH DEPARTMENT

Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations.

J. B. ENGINEERING & ASSOC
1336 LIMIT AVE.
BALTIMORE 12, MD

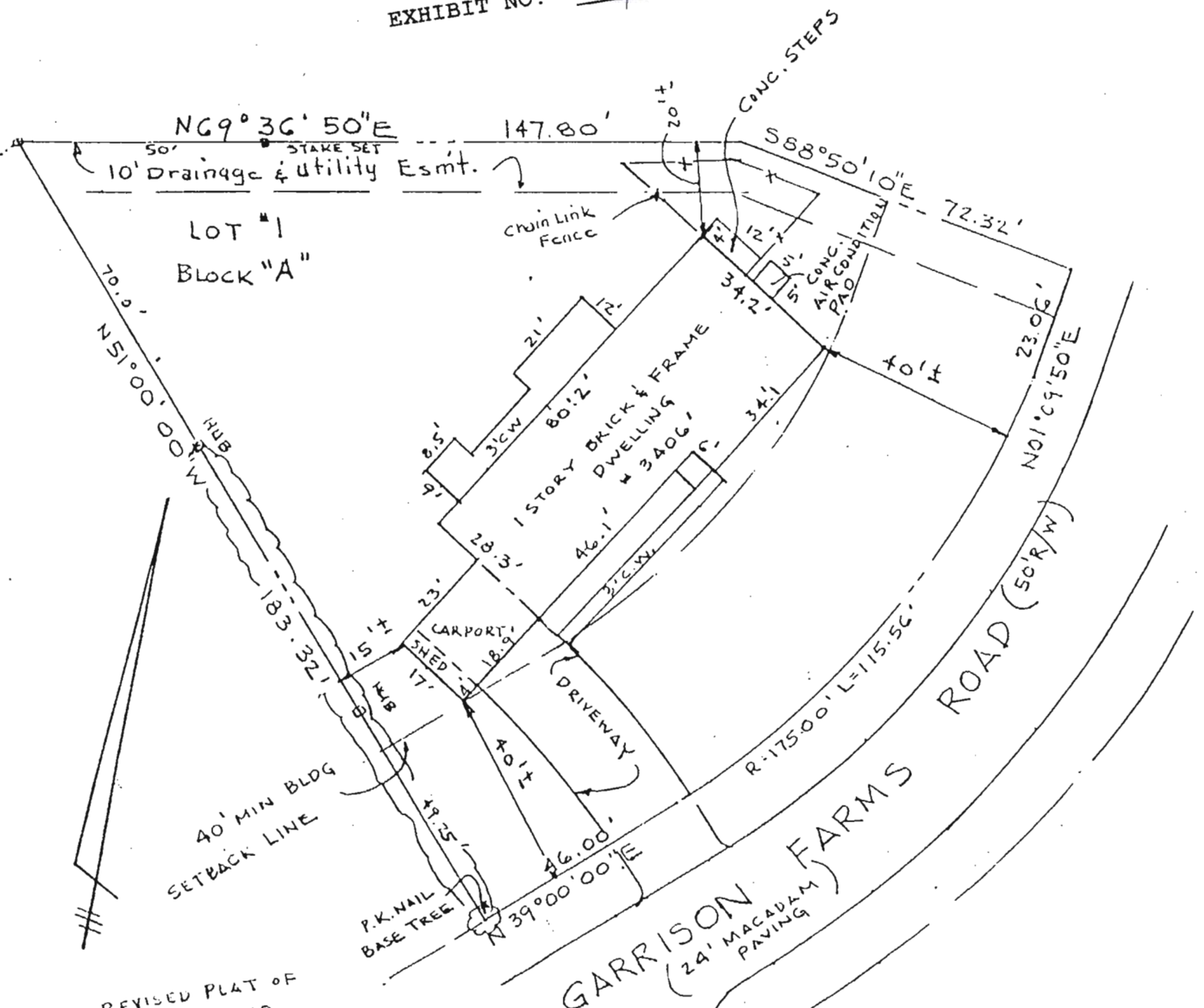
John D. P. H. 16
HEALTH OFFICER DATE

X-2474 N 308°00'00"E W 24 576.48
X-2475 N 308°00'00"E W 24 116.10

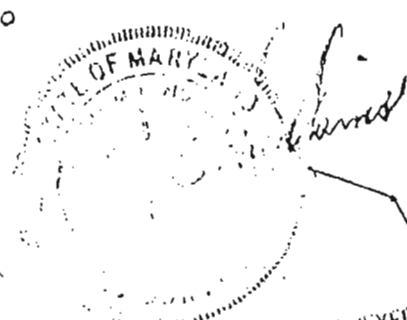
MSK 5511236-3703

PROTESTANT'S

EXHIBIT NO. 3



REVISED PLAT OF
SECTION TWO
"GARRISON FARMS"
RKG. 30/98
ERRG 24/90



LOCATION SURVEY
3406 GARRISON FARMS RD
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30'
SEPTEMBER 13, 1968.

THIS SURVEY WAS CONDUCTED
FOR THE PURPOSE OF
IMPROVING THE
LOCALITY

HCC3

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

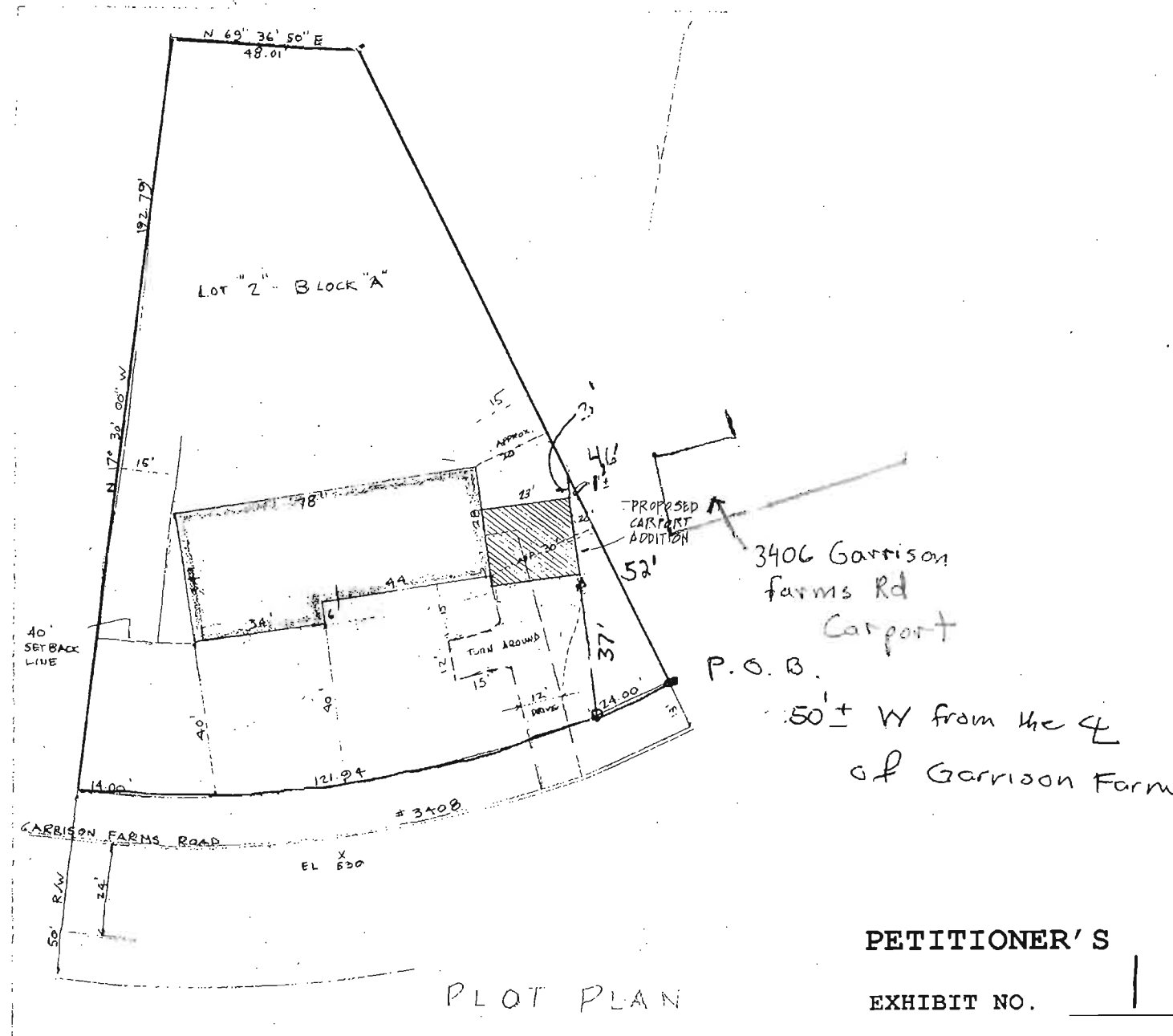
PROPERTY ADDRESS 3408 Garrison Farms Rd

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

SUBDIVISION NAME Garrison Farms

PLAT BOOK # 29 FOLIO # 90 LOT # 2 SECTION # II (1963)

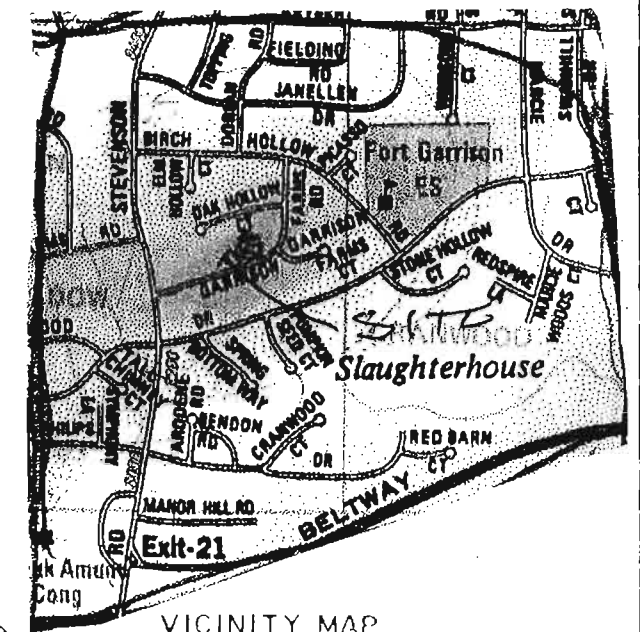
OWNER Shirley H. Simon revocable living Trust
Agreement date 11/27/1996



NORTH

PREPARED BY SS

SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 068B2

ZONING DR2

LOT SIZE 29,637
ACREAGE 0.67 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

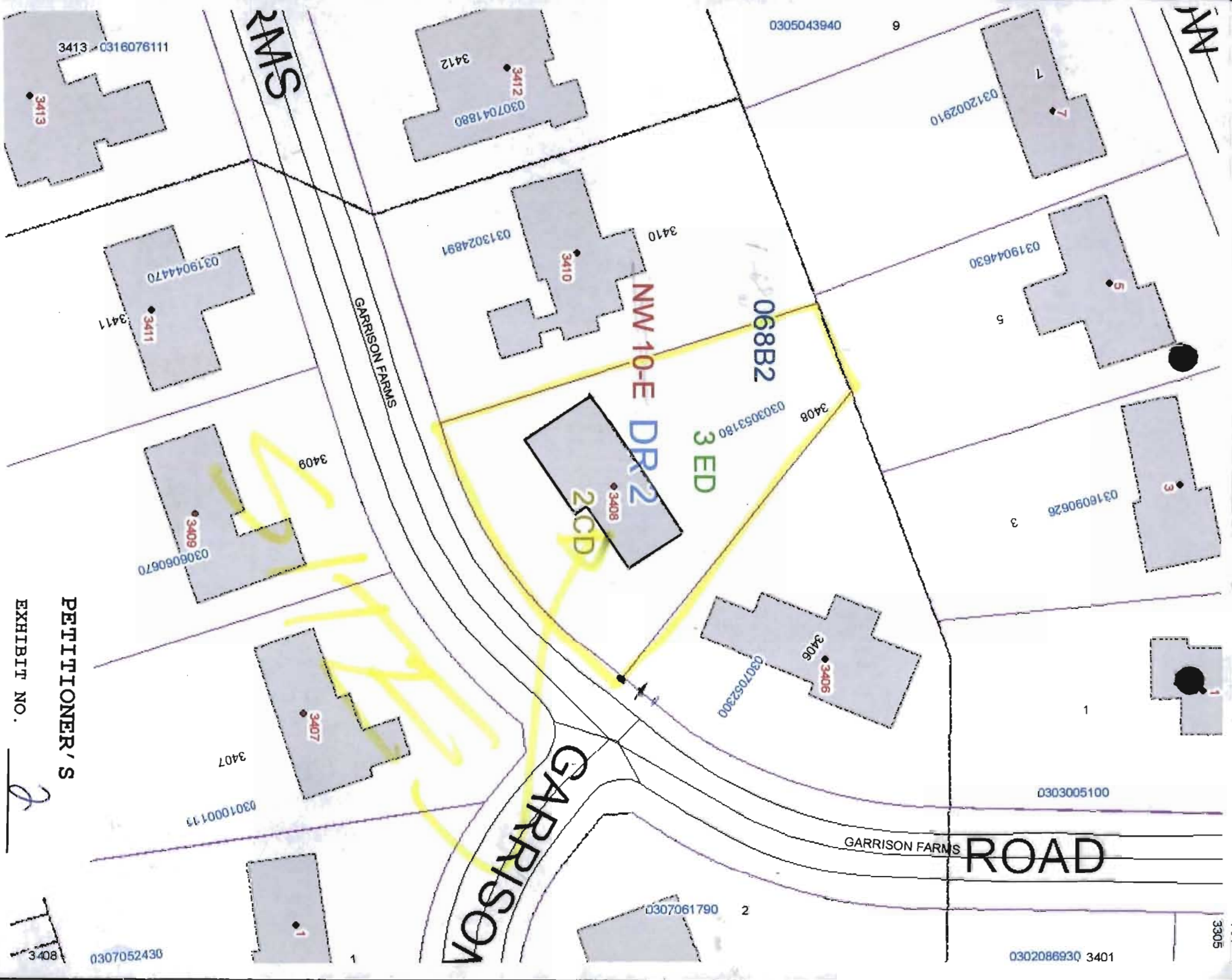
	YES	NO
TORIC PROPERTY/ BUILDING	☐	☒

OR ZONING HEARING None

PETITIONER'S

EXHIBIT NO. 1

ZONING OFFICE USE ONLY
REVIEWED BY JE ITEM # 277 CASE # 08-277-A



PETITIONER'S
EXHIBIT NO. 2

A



B



PETITIONER'S

EXHIBIT NO.

3

C



3410 Garrison Farms Road

3408 Garrison Farms Rd

D



3408 (Our house)

Garrison Farms Road

3406 Garrison Farms Rd



PETITIONER'S

EXHIBIT NO.

4A-

12.02.2007 10:23

A



09.15.2007 14:51

B



09.15.2007 14:50

C





00



PROTESTANT' S

EXHIBIT NO. 5

3411 GHERISON Farms (RM)

PROTESTANT' S

EXHIBIT NO. 12

3406
A

PROTESTANT' S

EXHIBIT NO. A-Z

3406
A

3408
B



3408
B

3410
C

3410
C

3412

3412

3414



3414

3416

3416

3418

3418

3420



3420

3422

3409
E

3407
F

3411
D

3409
E



3413

3411
D

3415

3413

3417

3415



3419

3417

3421

3419

3423

3421



#1
G

#1
G

#3
H

#3
H

#5
I



#5
I

#7
J

7
J

9
K

9
K

10
L



10
L

8
M

8
M

Fort

#4
N